

PREMIUM

March 2014

# PropertyIndex

propertyindex.com.ng

Nigeria's guide to Property Sales & Rentals

N200



## Adejoke's Court, Parkview estate, Ikoyi

Why every Entrepreneur  
should Invest in  
Real Estate

Creative & Modern  
Office Designs

5 Top Marketing and  
Communication Skills

3,000 Exciting Deals  
Inside



 **VAVA**  
FURNITURE

furniture...man's best friend

[www.vavafurniture.com](http://www.vavafurniture.com)

LEKKI SHOWROOM  
Scapular Plaza  
Km. 17, Lekki-Epe Express Way,  
By Igbo-Efon Round About, Lekki  
Tel: +234 702812044

IKEJA SHOWROOM  
17A, Allen Avenue next to Cash  
and Carry, Ikeja  
Tel: 018449029,  
07061882111

VICTORIA ISLAND SHOWROOM  
17B, Karimu Koton Street, next to  
Nissan Motor.  
Tel: 234 8090777666

ABUJA SHOWROOM  
Valley Mall, Plot 215,  
Adetokunbo Ademola Crescent  
Opposite AP Plaza Wuse II  
Tel: 08098777666

## Trophy Lease Collection



### Maansbay - Queen's Drive, Ikoyi

The elegant Maansbay apartments located in the prestigious Queen's Drive, Ikoyi has an unrivalled waterfront view. Fully completed and ready for occupation, on offer are 3 Bedroom Apartments and 3 Bedroom Penthouses on four floors.

Some of its facilities include;

- Central Air Conditioning System
- State-of-the-art Fitness Centre
- Pile Jetty
- High level security
- 1 Bedroom Service Apartment
- World class lounge and bar



### Osborne Towers, Ikoyi

Limited units in Osborne Towers are now available for lease. These fully sold out apartments exude elegance from the marble bathrooms to the state-of-the-art kitchen. On offer are 4 bedroom all en-suite apartments. Other facilities include;

- Motion Sensor in all the rooms in every apartment
- 2 Swimming pools
- Health and Fitness centre
- Sauna and Massage Pavilion
- Squash Court
- Club House
- Internet facility
- 3800 KVA Caterpillar Generators
- Dedicated Transformer
- Video Door Entry Telephone, CCTV, and 24hr Security



For Further enquiries please call 08096000024



@FineandCountryWestAfrica

**VAVA FURNITURE**  
[www.vavafurniture.com](http://www.vavafurniture.com)

**60% DISCOUNT**

\* 7 seater italian leather sofa start from 430,000 N  
\* 6x6 beds+2bed sides+mattress start from 150,000 N  
\* Dining tables with chairs start from 120,000 N



Join us on: Pin: 2B4FBBBB vava furniture www.vavafurniture.com

|   |   |  |
|---|---|--|
| <b>LEKKI SHOWROOM</b><br>Scapular Plaza<br>Km. 17, Lekki-Epe Express Way,<br>By Igbo-Efon Round About, Lekki<br>Tel: +234 702812044 | <b>IKEJA SHOWROOM</b><br>17A, Allen Avenue next to Cash<br>and Carry, Ikeja<br>Tel: 018449029,<br>07061882111 | <b>VICTORIA ISLAND SHOWROOM</b><br>17B, Karimu Kotun Street, next to<br>Nissan Motor.<br>Tel: 234 8090777666 |
| <b>OPENING SOON IN PORT HARCOURT</b>  |   |  |
| <b>ABUJA SHOWROOM</b><br>Valley Mall, Plot 215,<br>Adetokunbo Ademola Crescent<br>Opposite AP Plaza Wuse II<br>Tel: 08098777666     |   |  |



5BEDROOM DETACHED HOUSE, ALL ROOMS EN SUITE WITH 2 ROOMS BQ, LEKKI PHASE 1

ON REQUEST



RENAISSANCE PARK APARTMENTS, TERRACES AND MAISONETTE @OJOTA, KETU

N15.5M, N26M, N45M RESPECTIVELY



3BR TERRACE HOUSE, ALL ROOMS EN SUITE @ALPHA BEACH ROAD, LEKKI

OPTION FOR LEASE



DAVIDS COURT 3BEDROOM FLAT, ALL ROOMS ENSUITE @ALUSA, IKEJA

N45



3BR FLAT, ALL ROOMS EN SUITE WITH A ROOM BQ @PRIME WATER VIEW ESTATE

N130m



HEIRS PARK, 4BR MAISONETTE, LEKKI

ON REQUEST



THE BELVEDERE 4BR TERRACE HOUSE, LEKKI 2

N35M



10 UNITS OF 3 BEDROOM FLATS ALL ENSUITE @CHEVY VIEW ESTATE LEKKI

N37M

 Rydal Mews Ltd  
Real Estate Management & Development

Tel: 08036500329, 07062374122, 08182808527, 08181459681  
Office: Canaan Mall, Suite 17 Plot 2, Block 105, Lekki Epe Expressway, Lekki Phase 1, Lagos.  
E-mail: [danjous@rydalnewsld.com](mailto:danjous@rydalnewsld.com), [enweke@rydalnewsld.com](mailto:enweke@rydalnewsld.com), [ayusuf@rydalnewsld.com](mailto:ayusuf@rydalnewsld.com),  
Website: [www.rydalnewsld.com](http://www.rydalnewsld.com)

Property Index Magazine - [www.propertyindex.com.ng](http://www.propertyindex.com.ng) March 2014

# A Home for you



## GRACE'S COURT

Parkview estate, Ikoyi



Prices from  
**N60m**

## SOLOMON'S COURT

Onikoyi Layout, Banana Island, Ikoyi



## ADEJOKE'S COURT

Parkview estate, Ikoyi



### 2, 3 and 4 bedroom units available

Flexible payment plan & promotional sales

#### Facilities:

Massage room, Spa/ Sauna, Swimming pool, Fully equipped gym, Standby Generators, Borehole / Water treatment plant, 24 hours electricity / security, Dedicated transformers

#### The finishing:

Marble external walls/ floors, Chandeliers, Fitted Kitchens, Fitted wardrobes, Recessed lights.

**Hot Lines: 08023007777, 07030002255**



Powered by:  
Gibraltar Construction  
Limited

# HFP BUILDING BLOCKS

*...the Builders' Preferred Choice!*



From our fully automated state of the art **BUILDING BLOCK FACTORY**, comes our high quality vibrated Building Blocks with over 2,500M<sup>2</sup> production capacity. Made of the finest materials and highest standards, our blocks keeps structures strong, tenacious and long lasting.

- Durable
- Reliable
- Rugged
- Computer Controlled Mixtures Strong
- Competitively Priced
- Delivery Options Available



*For order placement & further enquiries, please call:*



**H.F.P ENGINEERING (NIG) LIMITED**  
HOUSING • FABRICATION • PROJECTS

Tel: 01-4610000, Osas: 0809 46 10000, Don: 0802 209 5534.  
Christy: 0806 900 5881, Bose: 0706 497 1148, Glory: 0803 212 2577.  
E-mail: osas.ogbeide@hfpeng.com, donterblanche@gmail.com

# Every Entrepreneur should be involved in Real Estate

Real estate is an investment every entrepreneur should take on. It brings the best of value for any investment. Why? Simply because, it will grow over time, outlive you and generations to come. According to some property servicing companies in Nigeria, the real estate market has great potentials that can make it stand as a

substitute to oil and gas as a major source of income generation to the Nigerian economy. Growing urbanization, demography, are some of the trends powering Nigeria's appeal to foreign investors and it is therefore imperative that these are harnessed positively in the interest of the country's economic development.



This is where the property business comes into play. The property business is one area where investors can expect to recoup their investment within a short period of time because of the high return on investment (ROI). Even Small and Medium Scale Entrepreneurs (SMEs) desirous of growing their businesses can make conscious efforts to tap into the huge property market in the country, even as they plough back the excess funds into their business.

The secret behind the success of this is quality service delivery. You should make effort in selling service and also strive to sell the service properly and excellently. Sales generally should be done ruggedly, professionally and excellently; whether you are selling a hotel room or selling a cinema experience or selling food.

The tenet of professionalism should also be upheld for you to make it in real estate business. The charge here is giving clients

value for their money.

Another secret is to eschew any form of professional misconduct and dishonesty while carrying out your professional services. Also you must build your career on integrity which is more sustainable than money.

As a professional you must always upgrade yourself and ensure you are on top of issues around your profession. Always note that the nation is looking up to you to provide veritable solutions to the issue of housing shortage in the country.

Although there are challenges to the real estate sector's contribution to the nation's GDP, they aren't much. Challenges such as "Access to land, the high cost of finance alongside the high cost of construction, a dearth of qualified/skilled professionals, the lack of use of innovative and appropriate building techniques, up-to-date market data and the unclear legal frame work in the country are some of the challenges facing the real estate sector in the country. These challenges have limited the real estate sector's contribution to the nation's GDP to just 1.79 per cent as opposed to the 10 to 15 per cent contribution in other emerging markets.

While some experts in the property business say there should be more incentives to attract more investors into the sector, the general advice is, "get into this market with the best of information available."

## Contents

### Page.

- 6. EVERY ENTREPRENEUR SHOULD BE INVOLVED IN REAL ESTATE
- 9. DANGOTE CEMENT TO TAP INTO RAW MATERIAL
- 10. NIGERIA INSTITUTION OF ESTATE SURVEYORS
- 12. 5 TOP MARKETING AND COMMUNICATION SKILLS
- 19. CREATIVE AND MODERN OFFICE DESIGNS
- 20. STYLISH NUVOLONE SOFA

### Properties for Rent

- 22. Bungalows
- 22. Commercial
- 22. Duplex
- 22. Flat
- 23. Houses

### Properties for Sale

- 24. Bungalows
- 24. Commercial
- 24. Duplex
- 25. Flat
- 27. Houses
- 27. Land.

**Contact Us: 07062279099, 07065272081**

**Team:** Editor in Chief: Okechukwu, Head of sales: Chukwudi Mba. Distribution Manager: Maxwell Oshoche Jnr. Graphic Designer: Seyi Ogundipe. Advisory Board: Damilola Bamiro

**Address:** 4 Gabaro Close, off Amodu Ojukwu Street, off Saka Tinubu, Victoria Island, Lagos. Email: info@propertyindex.com.ng. www.propertyindex.com.ng


**FORE SIGHT ESTATE**  
Ibeju Lekki, Lagos.



After Promo Price  
N2m Per Serviced Plot

**FEATURES & FACILITIES**  
PROPOSED INFRASTRUCTURAL FACILITIES
 

- + Property laid out plots
- + Estate perimeter fencing
- + Clustered borehole centres
- + Recreation / Sporting Facilities
- + Good Road Network
- + Dedicated Electricity Transformers linked to National Grid
- + Security Post

**OTHER BENEFITS**

- + Lagos State Excise (ask your Lawyer)
- + Quick appreciation in value
- + Easy access to major Highways such as:

**NEIGHBOURS TO THE ESTATE**

- + Proposed International Airport (Under Construction)
- + Proposed 4th Mainland Bridge
- + Amen Estate
- + New Town Development Project (Resident & Industrial)
- + Catholic University & Other Seminaries
- + Lagos Business School (Permanent Site)
- + Other Proposed Estates.

**DOCUMENTS AVAILABLE:**

- + Lagos State Excise
- + Approved Perimeter Survey Plan
- + Approved Estate Layout Plan

**OTHER PAYMENT OPTIONS**

- + After Promo: N2,000,000.
- (PROMO PRICE)
- + Outright Payment @ N1,800,000
- + N500,000 (Initial payment) with N215,000 per month for 6 months
- + N300,000 (Initial payment) with N140,000 per month for 12 months
- + N120,000 per month for 18 months
- + N100,000 per month 24 months

**Excluding Documentation & Infrastructure Levies**

**Other selling Estates.**

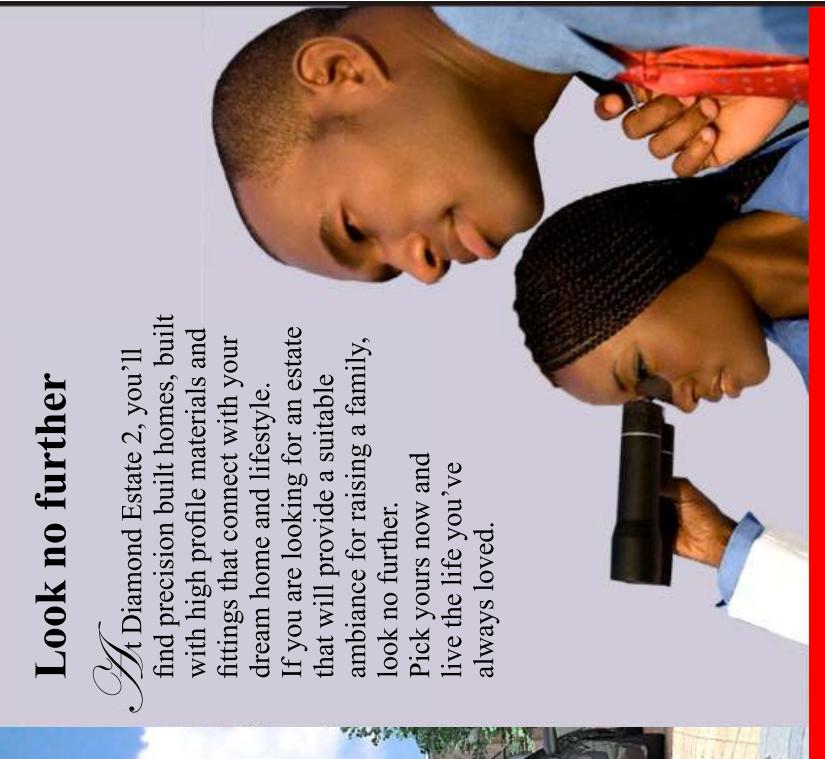
- + Goodlife Estate, Alapoti Agbara - Outright N750,000, Minimum, N40,000 per month for 24 months
- Other payment plans available: 6 months, 12 months, 18 months: Call-in
- + VIP Garden Estate, Ibeju Lekki - Outright N4,000,000, Minimum, N250,000 per month for 24 months
- Other payment plans available: 6 months, 12 months, 18 months, Call-in

**VIP Management Services Limited**  
Ajah Office | HQ: 149 Herbert Macaulay Street,  
C248, Ikota Shopping Complex, Ajah | Opposite MRS Petrol Station, Adekunle Bus Stop  
Ajah, Lagos | Yaba, Lagos.

**SALES HOT LINES:**  
**08023163827, 08067313163**

E-Mail: info@goodlifeestate.com Website: www.foresightestate.com Terms & Conditions Apply

## Searching for COMFORT... CLASS & SERENITY?



### Look no further

At Diamond Estate 2, you'll find precision built homes, built with high profile materials and fittings that connect with your dream home and lifestyle. If you are looking for an estate that will provide a suitable ambiance for raising a family, look no further.

Pick yours now and live the life you've always loved.



## DIAMOND ESTATE 1 . SOLD OUT DIAMOND ESTATE II, SANGOTEDO, LEKKI - NOW ON SALE



Mortgage Finance:



HEAD OFFICE:  
Block 113A, Plot 7  
Oba Adeyinka Oyekan Estate Road,  
Elf Bus-stop, Lekki Phase 1, Lagos.  
Tel: 01 8436250

USA OFFICE:  
9320 Indianapolis Road Suite B1  
Lanham, MD 20706  
Toll Free Fax: 1-888-508-6410

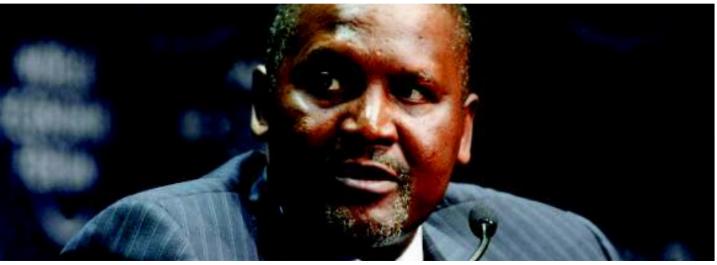


USA  
Salib Makinde:  
(917) 292-4000  
Adejoke Uiyoshiora:  
00912023450696  
Toll Free Line:  
1-888-508-6405



NIGERIA  
Gloria: 08023043971, 08174596269  
Evi: 08182539909, 08174596297  
Saheed: 08033487914, 08098487914  
[www.femabpropertieslimited.com](http://www.femabpropertieslimited.com)

## Dangote cement to tap into Raw Material potential of Kenya



Dangote has begun plans for investment in Africa to be in top gear. This was the highpoint of a business visit made by the Kenya government led by the Deputy President, Mr. William Ruto as the company targets a new cement plant in Kenya.

Dangote recently received the Deputy President, Mr. William Ruto at the Obajana cement plant in Kogi state. He spoke on the need to be given an operation license in time which he is expecting from the Kenyan government.

"we have concluded arrangements to invest \$600m in the cement factory in Kenya. As soon as the operation license is issued to us, we will commence work immediately." Dangote took the Kenya delegates around the plant and the mining site at Oyo-Oworo village in Obajana.

It was disclosed that 98% of the raw materials being used to produce high quality com-

cial cement in Nigeria were locally sourced, adding that 180 megawatts of electricity was being generated in the plant to power the machines.

It was further revealed, the plan, to use gas instead of diesel to run the cement plant as N28billion was being used annually on diesel to keep the power plant running. The businessmen said they would save N20billion per annum if gas is used instead of diesel.

The deputy president of Kenya said his team was satisfied with the development at the Obajana factory and promised that the Kenyan government would issue license to facilitate the setting up of the factory in Kenya. "What I have seen here in Obajana has convinced me beyond reasonable doubt that we are dealing with the right 'people'."

**B**for us, if you want to paint something, anything, there is a paint to meet your expectations. Follow our paint manufacturers guide and you will find the paint appropriate for your goals.

We have both exterior and interior paints which come in a wide range of colours and sheens, as well as different price levels. Usually you will get high quality paints that are relatively affordable from us. Our high quality paints give long-lasting satisfaction. You could use the paints in schools, hospitals, shopping malls, offices etc.



Bitech paints also protect objects from adverse effects of weather e.g. A coat of our paint protects buildings and structures from the effects of water and the sun by preventing water seepage and the effects of U.V. radiation which would otherwise make the building and the structures rot and degrade.

Bitech paints can also be used on Metal structures to prevent them from rusting. Our Paints are also used to decorate all sorts of objects.

Paint decoration is an important industry. These Painted objects become more attractive and valuable as you use Bitech paints.

**Why not visit us today at:**

1 Engineering close, engineering building,  
Victoria Island, Lagos  
or call us on 08033442973, 0803245655

## ELEGANCE REDEFINED

From classic beauty to clean modern design  
Nigress has you covered



Whether you want a complete new look or just refresh your current style, there's never been a better time to visit

**Nigress**  
PRODUCTS

1st Floor, Goldcrest Plaza, Lekki Express Way, Ikota 1st Gate B/Stop, Lekki, Lagos. t: 0809 012 3314, 0809 012 3315, e: niggessproducts@gmail.com

Security Systems

RC:665771

## PROTECT YOUR INVESTMENT HOME, FAMILY & BUSINESS

24 HOUR PROTECTION

FREE CONSULTATION / INSTALLATION

CCTV | Motion Detector| Smoke Detector

Smoke Detector

DCS Vandal-Proof IR Network Dome Camera

Specification:

- 1/3" 3.0 Megapixel Progressive Scan Aptina WDR CMOS sensor
- Multiple network monitoring;
- Web viewer, CMS
- Max IR LEDs length 20m
- True Day/Night ICR
- Built-in Web server, NVR, CMS (PSS/DSS) & DMSS
- 2.8-12mm f/1.4 Manual lens
- Micro SD memory, IP66, IK10, PoE

Price: N56,000

DCS HD Water-proof IR Network Camera

Specification:

- 1/3" 1.3 Megapixel Aptina CMOS sensor
- 3.6-12mm lens
- Web viewer, CMS
- Max IR Distance:20m
- True Day/Night ICR
- Support Alarm I/O
- Ip66 all-environments protection

Price: N48,000

DCS HD Network IP Mini Dome Camera

Specification:

- 1/3" 1.3 Megapixel Aptina CMOS sensor
- 3.6-12mm lens
- Web viewer, CMS
- Max IR Distance:20m
- True Day/Night ICR
- Support Alarm I/O
- Ip66 all-environments protection

Price: N36,000

DCS Security Network Camera

Specification:

- Model: DCS-HD652RCB3-DP
- Waterproof grade Ip66
- Lens: 3.6-12mm (2.8mm/6mm optional)
- Max. IR distance: 20m
- True Day/Night ICR
- IP66 all-environments protection.
- Support DC12V power supply, PoE
- Built-in Web server, NVR, CMS(PSS/DSS) & DMSS
- Small and exquisite appearance & easy installation

Price: N36,000

DCS HD Network IR PTZ Dome Camera

Specification:

- 3Megapixel SONY Progressive Scan CCD
- Powerful 10x optical zoom and 12x digital zoom
- Day/Night (ICR), Auto irs, Auto focus, AWB, BLC
- Built-in Web server, NVR, CMS (PSS/DSS) & DMSS

Price: N350,000

DCS Full HD WDR Vandal-proof Network IR Dome Camera

Specification:

- 3Megapixel progressive WDR Sony HAD CCD
- Auto irs, AWB, BLC
- Multiple network monitoring;
- Web viewer, CMS(DSS/PSS) & DMSS
- 3.3-12mm varifocal lens
- Built-in 1/1 alarm in/out
- Max. IR LEDs length 20m
- Micro SD memory, IP66, IK10, PoE,

Price: N89,000

DCS Smoke Detect Housing Dome Camera

Specification:

- 1/3 "SONY Super HAD CCD
- Easy to install
- Minimum illumination of 0.5lux
- Auto Tracking White Balance
- Electronic shutter of 1/50-1/100,000 seconds
- S/N ratio of more than 48dB

Price: N14,000

DCS IR Dome Camera

Specification:

- 1/3 "SONY Super HAD CCD
- Easy to install
- Max horizontal resolution: 1000TVL
- 24pc 95 LED
- 3.6/6mm lens (option)
- IR distance:10-15m.
- Waterproof grade IP 65

Price: N12,500

DCS Power Plug Hidden Camera

Specification:

- 1/3 SONY Super HAD CCD
- Horizontal resolution:420 TVL
- Minimum illumination: 0.5LUX
- Built-in pin Hole Lens 4.3mm

Price: N14,000

DCS 15m IR Waterproof Camera

Specification:

- 1/3 SONY Super HAD CCD
- Horizontal resolution:420 TVL
- Minimum illumination: Color0.5Lux (F1.2)
- Waterproof grade Ip66
- Fixed lens 3.6/6mm optional
- 24pcs 95 IR Led, IR Distance 10-20m
- With integrated bracket

Price: N12,500

DCS 15m IR Waterproof Camera

Specification:

- 1/3 SONY Super HAD CCD
- Horizontal resolution:480 TVL
- Minimum illumination - Color0.3Lux (F1.2)
- Waterproof grade Ip66
- Fixed lens 3.6/6mm optional
- 24pcs 95 IR Led, IR Distance 10-20m
- With integrated bracket

Price: N14,500

DCS 4 Ch DVR with 850 TVL Camera Kit

Specification:

- 1XSC Power Distribution Wire
- 1XSC Camera Wire
- 4XSpecial Camera Bracket
- 4x18m BNC Wire
- 500G HDD

Price: N160,000

DCS 8 Ch DVR with 850 TVL Camera Kit

Specification:

- IEEE 802.3at Power over Ethernet (PoE) Standard Compliant
- 2.9 x 10/100Mbps Auto-Negotiation and Auto-MDI/MDIX Fast Ethernet RJ45 Ports
- Built-in 4 PoE Ports (Port 1 ~ Port 8)
- Supports PoE Power Maximum 25 watts for each PoE port
- Data transmission up to 150m.

Price: N225,000

8 Channel Storage: 500GB Price: N110,000

16 Channel Storage: 1TB Price: N150,000

8 Channel Storage: 500GB Price: N165,000

16 Channel Storage: 1TB Price: N195,000

For sales call : 01-7617977, 08028362063.

[www.dcssecuritysystem.com](http://www.dcssecuritysystem.com)

Property Index Magazine - www.propertyindex.com.ng March 2014

# Nigeria Institution of Estate Surveyors to tackle quacks that have invaded the Industry

The Nigerian Institution of Estate Surveyors and Valuers (N.I.E.S.V.) has raised eyebrows on why they call quacks that have invaded the estate agency industry. At the event, the 20th John Wood Ekpengny Memorial and lecture, the agency took stock and discussed the way forward in the profession. The topic "ESTATE AGENCY: HAVE WE LOST IT" was the high point of the event.

Speaking at the occasion, the 11th president of the body, ESV O.J.A. IDUDU pinpointed the invasion of the estate agency with all manner of people including - lawyers, doctors, engineers, accountants, teachers, unemployed etc. He called on professionalism from all fronts in estate agency.



He reiterated the definition of the profession, defining it as the art, science and practice of selling, buying or letting as an agent, real or personal property or any other interest therein as he cited the government backing of estate surveyors and valuers. He pointed out that the two indigenization decrees of 1972 and 1977 did not suggest that the real estate business was an all comers business. He recalled how the 1977 Nigerian Enterprises Promotion Decree 1977 was enacted and brought into law to empower those who were interested in property business. According to him the decree did not suggest that the practice of estate agency needed no professional training.

Lack of regulation and control was the unprofessionalism of estate agency in Nigeria.

He quoted the words of the second vice president of the NESIV, Dr. B.J. Patunola

"They are proud, they are unfriendly, impolite, insulting because they believe we are in competition. The way the quacks operate, calls for serious concern. They are not disciplined, they are

not trained, some of them can be fraudulent, they collect your rent and disappear but the estate surveyor who is regulated by NIESV cannot do that."

He further disclosed how these have led to Lagos State establishing a department called the Lagos State Real Estate Transaction

Department under the Ministry of Housing in conjunction with the Ministry of Justice principally to register estate agents, regulate their activities, lay down a code of conduct and punish defaulters.



Estate Surveyors and Valuers (N.I.E.S.V.) and the Estate Surveyors and Valuers Registration Board of Nigeria (ESVARBON) to put their feet down to control the activities of the quacks.

He applauded the media especially the print media for devoting dedicated pages of their papers to advertising properties either for sale or for letting.

He said this was the bane of the institution as he called on the Nigerian Institution of

**AJAYI APATA ROYAL ESTATE**  
Lekki - Epe Expressway, Lagos



**BUY NOW**  
 @ only ₦4.7M  
 Per 800 sqm

**TITLE: C. of O.**

**Land features :**  
 One minute drive from the New SHOPRITE  
 5 Minute drive from Lagos Business School  
 Right in between Farra-Park and Crown estate

**For Enquiries, Visit Our office:**  
 Jabita Court, Suites 3, Plot 136,  
 Alake Onile-Ere Crescent,  
 Gbagada Phase II Lagos.  
Dawo Associates

**Tomi:** 07059192004  
**Ola:** 08123954589

**Abiola Court 5**

Chevron Drive, Lekki-Lagos.



**Now Selling**

**19 Units Terrace**

20% down payment, 20% after 6 months and 60% balance on completion.

Call (+234) 08107576721, 08185823404, 08033451533

**DILLON**

Developer: **GTHomes**  
GTHomes Limited



FOR SALE  
 60m Asking  
Title: Gov. Consent  
Price Negotiable

Newly completed 6 bedroom duplex (all rooms spacious) with 1 room BQ  
 Having a fully functional borehole with drinkable water.  
 Located in a serene environment at Ilaje, Lekki Ajah.



TO LET  
 4.5m PER YEAR

5 Bedroom Duplex, all rooms ensuite with a 4 bedroom BQ.  
 Facilitated with advanced water treatment System and Ample Parking space. Located at Alpha Beach Road, Lekki, Lagos.

**IFC REALTY**  
 Office Address: 19, Osapa London, Lekki, Lagos.  
 Tel: 07065272081, 09093077763

# 5 Top Marketing and Communication Skills for Today's Real Estate Leaders

**E**ffective communication is critical in all aspects of your work and personal life: for getting your points across, for being understood, for creating powerful connections with your colleagues, friends and loved ones and for heading off conflict.

Here are 5 skills that can help you become a better communicator as you begin marketing that property or as you begin your real estate career:

LOCAV. It's easy to remember since it is an anagram for VOCAL!

## 1. Listening

When you think of communication, you may be inclined to think about what you are saying. However, the top communication skill is actually listening! Listening is a process that involves paying attention to detail, being open-minded to what you are hearing and patiently taking in the information from the speaker so that you can formulate the appropriate response without allowing your own agenda to clutter up your impressions.

It means that you are aware of both what the person is saying—the words—as well as how the person is saying them by observing her tone of voice, the speed with which she talks and the volume of her voice. It also means reading between the lines for what is not being said and listening intuitively for the person's real agenda.

## 2. Open-Ended Questions

Over the course of a week, think of all the situations where you ask questions: To gather information, To get to know someone else

better in a networking or in an interpersonal situation. To solve problems and clear up potential conflicts with collaborators or colleagues. Asking powerful questions is the key to effective communication because it maximizes the learning process through an exchange of relevant information. The most effective way to do this is through open ended questions; questions that are not susceptible of a yes or no answer; because they engage others in meaningful dialogue that encourages in-depth answers from others, as well as explore perceptions, challenge assumptions, consider possibilities and consequences and lead to solutions and action steps.

## 3/4. Clarification and Acknowledgement

The next two parts of LOCAV—Clarification and Acknowledgement—come into play when you are engaged in delicate conversations where emotions are on the line. These two skills can help you build emotional intelligence or EQ because they are at the heart of relationship management: the ability to create successful bonds with others so that you can effectively communicate, handle challenging situations, diffuse conflict and influence others to follow you.

Here is how they work:  
Acknowledgement is where you paraphrase what you have just heard so that your collaborator knows that you are paying attention.

Clarification is where you clear up any confusion that may arise from what she has said to make sure that you understand exactly what the person has said.

## 5. Validation

Validation is an essential communication and relationship skill since it is one of the best ways to avoid conflict. Validation is another great way to build EQ. It looks like this:

Suppose you and your real estate client are talking about a sensitive issue. The two of you do not necessarily agree. Yet, rather than fan the flames, you can open the other person up to further discussion by saying,

From where you sit, no wonder you feel upset. Allow me explain how I see the situation."

When you validate another person's views, you recognize the legitimacy of that person's feelings and let her know that she has a right to feel that way. It is not a judgment on whether you agree or whether someone is right or wrong; rather, it shows that you understand that person's situation. This, in turn, will open up the other party to consider your point of view.

### Action Steps:

1. Practice listening objectively. Then, deepen your listening skills to listen intuitively. Avoid subjective listening!
2. Select



## PARASOL INTEGRATED SERVICES LIMITED

www.parasolisl.com

### SALES

**BANANA ISLAND**  
2034sqmts at Zone M PLOT 23 with C of O N550M  
4 bedroom terrace house with a room bq @ N160M

**OSBORNE PHASE 1**  
700SQMTS AT OSBORNE 1 ESTATE IKOYI WITH C OF O N200M  
3800SQMTS AT OSBORNE 1 ESTATE IKOYI WITH C OF O N650M

**ONIKOYI FORESHORE LAYOUT BANANA ISLAND IKOYI**  
Luxury newly 4 bedrooms Town House with a room bq, @ N105M  
Luxury newly 3 bedrooms flat with a room bq, @ N79M  
Luxury newly 4 bedrooms flat with a room bq, @ N88M  
Water front 2800sqmts @ Block 8 with Fed C of O N590m  
784.304sqmts @ block 3 with Lag C of O N180m  
828.107sqmts @ block 3 with Lag C of O N180m  
784.195sqmts @ block 3 with Lag C of O N180m

**PARKVIEW ESTATE IKOYI**  
Brand new 4 bedroom semi detached house with a room bq c of o N200m  
Brand new 6 bedroom detached house with 2 room bq, s/pool c of o N260m  
Luxury newly 3 bedrooms flat with a room bq, @ N78M  
Luxury newly 2 bedrooms flat with a room bq, @ N68M  
Luxury newly 4 bedrooms Town House with a room bq, @ N130M  
Luxury newly 4 bedrooms Town House with a room bq, @ N98M  
4 bedroom terrace house with a room bq @ N160M

**VICTORIA ISLAND**  
1250SQMTS CLOSE TO AJOSE ADEOGUN VICTORIA ISLAND WITH C of O N235M  
2 NOS OF 6 BEDROOM SEMI DETACHED WITH SERVANT QUARTERS OFF BISHOP OLUWOLE WITH C of O 235M EACH  
10 BEDROOM DETACHED HOUSE ON A LARGE GROUND C/P OFF ADEOLA ODEKU WITH C of O N350

**ONIRU ESTATE IKOYI**  
4 bedroom terrace house with a room bq @ N65M  
5 BEDROOM DETACHED HOUSE WITH 2 ROOM BQ AT LEKKI 1 N100M

07061533366 – 08023465838 | INFO@PARASOLSL.COM

### LEKKI PHASE 1

1000SQMTS LAND AT BLOCK 1 OFF FATAI AROBIEKE STREET N98M TITLE L/A ALL LEVIES PAID  
2000SQMTS LAND AT BLOCK 1 OFF FATAI AROBIEKE STREET N200M TITLE L/A ALL LEVIES PAID  
2500SQMTS LAND AT BLOCK 1 OFF FATAI AROBIEKE STREET N225M TITLE L/A ALL LEVIES PAID  
3500SQMTS LAND AT BLOCK 3 OFF FATAI AROBIEKE STREET N320M TITLE L/A ALL LEVIES PAID  
5 BEDROOM DETACHED HOUSE WITH 2 ROOM BQ AT LEKKI 1 N120M  
4 BEDROOM TOWN HOUSE WITH A ROOM BQ, FITTED KITCHEN, SWINMING POOL, SECURITY AT LEKKI PHASE 1 68M.

### CHEVY VIEW ESTATE LEKKI

5 BEDROOM DETACHED HOUSE WITH A ROOM BQ N55M  
4 BEDROOM TERRACE HOUSE WITH A ROOM BQ N38M

### ASOKORO ABUA

Massive fully furnished of 2 nos of 4 bedroom and 3 bedroom duplex with 2 room bq each and 2 nos of 1 bedroom room guest chalet, fitted kitchen and game terrace with massive Jacuzzi, table tennis etc on about 2000sqmts Asokoro Abuja N850m (New House)

### LETTING

- 4 Bedroom Semi Detached with a room bq at Abacha Estate Ikoyi N6m p.a
- SERVICE 2 NOS 3 BEDROOM FLAT WITH A ROOM BQ, GYM , SWINMING POOL, 24 HOURS LIGHT, SECURITY,AMPLE , AIR CONDITION IN ALL ROOMS ,FITTED KITCHEN, PARKING SPACE AT OSBORNE ESTATE PHASE 1 N3.5M S.C 1.5M
- TASTEFULLY FINISHED WATER FRONT 4 BEDROOM TERRACE HOUSE WITH A ROOM BQ , AMPLE PARKING SPACE ,SECURITY,LARGE GREEN AREA , 24 HOURS LIGHT ,FITTED KITCHEN,A.C IN ALL ROOMS, JUST 3 UNIT IN A LARGE COMPOUND 4000SQMTS AT OSBORNE ESTATE PHASE 1 IKOYI N7.5M SERVICE CHARGE 1.8M.
- NEWLY 4 BEDROOM TERRACE HOUSE WITH A ROOM BQ , AMPLE PARKING SPACE ,SECURITY,FITTED KITCHEN,A.C IN ALL ROOMS, SWINMING POOL, AT OSBORNE ESTATE PHASE 2 IKOYI N3.7M
- 4 BEDROOM TOWN HOUSE WITH A ROOM BQ, FITTED KITCHEN, SWINMING POOL, and SECURITY AT LEKKI PHASE 1 N3.5M P.A.



Detached House, 5 bed duplex + 2 service room, on a tarred road, Ikate Elegushi, Lekki

N 65m



2 Nos of a semi detached 5bed rooms duplex, plus service room at Lekki Phase 1, Lagos. 120m

N 65m



Town house, 6Units of 3bedrooms + 1bed service room, on a tarred road Behind con oil service station. Ikate Elegushi, Ikate Elegushi, Lekki, Lagos. 60m / unit

N 60m / Unit



5 bed rooms detached houses. With +2 service room with swimming pool, it's a corner piece LEKKI PHASE1, LAGOS. 160m

N 160m

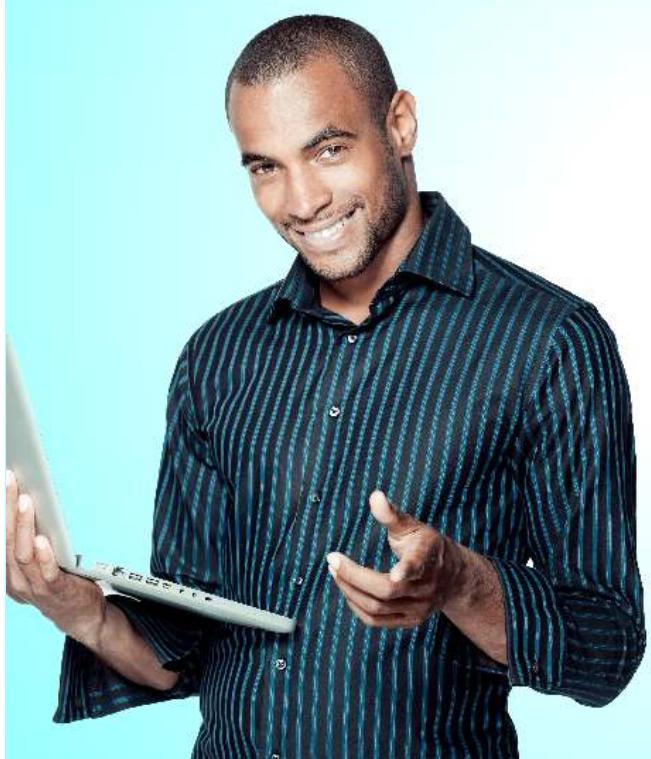
**Auratelhomes**

Tel : 08185076948

Email: flashcrude@hotmail.com



## Advertise on Property Index and Grow your Real Estate Business



### Advertisement Rates / Packages

#### Advert Boxes

|                    |          |
|--------------------|----------|
| Front Cover        | N180,000 |
| Front Cover bottom | N150,000 |
| Outside back Cover | N135,000 |
| Inside Front Cover | N125,000 |
| Inside Back Cover  | N110,000 |
| Full Page - Inside | N102,000 |
| Half Page - Inside | N 52,500 |
| Quarter Page       | N 31,500 |

#### Listing Section

| Package  | Pricing              | No. listings |
|----------|----------------------|--------------|
| Basic    | N15,000 for 3 months | 20           |
| Standard | N25,000 for 3 months | 50           |
| Premium  | N35,000 for 3 months | 100          |

\* Advertising in the listing section includes online and print

Call 07062279099, 07065272081

# HONEY VILLE

Between Osapa And Chevron Drive!



Now Selling



#### GENERAL FACILITIES

- Roof-top swimming pool
- Large vehicle parking space
- Excellent access road
- Auto mechanical main iron gate
- 24hrs CCTV security monitoring
- High technology water treatment
- Roof-top children play-ground
- Well-trained security men
- 24/7 power backup and supply
- Security post and watch tower
- Re-creational area and garden
- Roof-top modern gym space
- Front desk and concierge
- Italian sanitary sets
- Inter-communications link
- General maintenance manager

#### GENERAL FITTINGS

- Fitted kitchen from UK
- Light fittings from Italy
- Tall white American doors
- Brick-tiles from USA & S. Africa

#### PRICE TAG

- 2 Bedroom Apartment Flat: N 30,000,000.00 (thirty million naira only)
- 3 Bedroom Apartment Flat: N 35,000,000.00 (thirty five million naira only)
- 4 Bedroom Apartment Flat: N 40,000,000.00 (forty million naira only)

#### PAYMENT TERMS

20% initial deposit, 25% after 60 days, 25% after 120 days, 15% after 180 days, 15% at completion. 100% payment attracts 2% discount.



**2WIN PASSION**  
L I M I T E D  
RC 1149139

#### APARTMENT FEATURE

- Bedrooms are all en-suite
- Maid's room and service quarter
- Large master bedrooms
- Modern fully-fitted kitchen
- Well-ventilated living & dining
- Italian Marble floors
- Privately located guest toilet
- 12 units of 2 bedrooms apartments
- 4 units of 3 bedrooms apartments
- 4 units of 4 bedrooms apartments

DILLON

DESIGNED AND BUILT BY

Femi 08186023137  
(+234) 08033048368  
08023354146

# FOR SALE/LEASE



#### OSBORNE ESTATE

LOCATION  
This property is located within Osborne Foreshore Estate Phase 1, Ikoyi, Lagos

DESCRIPTION

2 units of super luxury 5 bedroom detached houses, each unit comprises of 2 sitting areas, en-suite rooms, power jet showers for both madam and master's bedrooms, fully fitted kitchen, dedicated entrance with security house, parking lots for 5 to 6 cars and 1 room BQ each.

FOR SALE

N170m (One Hundred and Seventy Million Naira Only) each

FOR LEASE

N10 million per annum x 1 year or N8m per annum x 2 years

TITLE  
Governor's Consent



#### OKO-ADO

(Besides Lagos Business School)

LOCATION

This property is located within Oko-Ado close to Pan African University

DESCRIPTION

A massive 6 bedroom building with lush landscape sitting on 5 plots of cornerpiece land and with 2 units of 2 bedroom apartment styled flats

FOR SALE

N120M (One Hundred and Twenty Million Naira Only)

FOR LEASE

N8M per annum x 5 years



#### OLOKONLA

(Besides Lagos Business School)

LOCATION

This property is located within Olokola Village close to Lead City University, Lekki Campus

DESCRIPTION

3 Units of 4 bedroom terrace houses

FOR SALE

N30M (Thirty Million Naira Only)

FOR LEASE

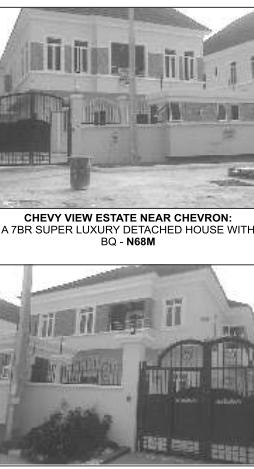
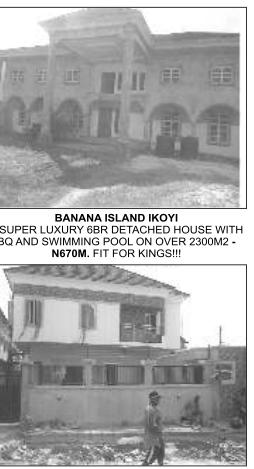
N1.5M per annum x 1 year rent

Assist-2-Sell Properties  
Plot. 45a, Olabanji Olajide Street  
Behind Mobolaji Johnson Estate  
Lekki Phase 1, Lagos  
Nigeria

0809 111 2111, 0809 111 6111, 0809 111 7111  
E-mail: [tosellproperties@yahoo.com](mailto:tosellproperties@yahoo.com), Website: [www.info@assist2sellpropertiesng.com](http://www.info@assist2sellpropertiesng.com)  
Follow us online @ Lamudi-Nigeria "LAMUDI.COM.NG"

## ISLAND PROPERTIES FOR SALE EXCELLENT PROPERTY DEALS

AT POCKET FRIENDLY PRICES!!!



CHEVY VIEW ESTATE, CHEVRON DRIVE, LEKKI  
5BR DETACHED HOUSE - N50M

CHEVRON TOLLGATE BY CHEVRON SOUTHERN  
VIEW, LEKKI  
5BR FULLY DETACHED HOUSE WITH BQ - N46M

AGUNGI BEFORE CHEVRON LEKKI:  
4BR SPACIOUS DUPLEX PLUS BQ (2 IN A  
COMPOUND) - N36M NET

CHEVY VIEW ESTATE BY CHEVRON ESTATE  
LEKKI: LUXURY 5BR FULLY DETACHED HOUSE  
WITH LARGE PARKING. N58M



CARLTON GATE ESTATE BY CHEVRON:  
5BR LUXURY DETACHED HOUSE + BQ - N95M

IDADO GATED COMMUNITY BEFORE CHEVRON  
LEKKI:  
5BR DETACHED HOUSE PLUS BQ - N47M  
VERY GOOD!

BANANA ISLAND IKOYI  
A SUPER LUXURY 5BR DETACHED HOUSE WITH  
BQ AND SWIMMING POOL ON OVER 2300M2 -  
N670M. FIT FOR KING!!!

BANANA ISLAND IKOYI  
A SUPER LUXURY 5BR DETACHED HOUSE WITH  
BQ AND SWIMMING POOL ON OVER 2300M2 -  
N670M. FIT FOR KING!!!

AGUNGI BEFORE CHEVRON:  
4BR TOWN HOUSE, 3 IN THE COMPOUND -  
N33M EACH. PAY AND PACK IN!!!  
VERY NICE

**EMAT PROPERTIES LIMITED**

TEL: 08023138884, 08187726388

Email: ematproperties@yahoo.com

## FOR SALE

1. 5(no) newly developed detached duplex at ikota villa estate Off lekki/eppe road Lagos State Title: Governors consent Price: 65m each
2. 1,200sqm of land at Abijo GRA. Lekki-Epe Express way Lagos. Title: C OF O Price: 15.500m
3. 4 Plots of land fenced at Ogombo village, off Lekki- Epe Express way Lagos. Title: C OF O Price: 14m
4. Plot of land behind Lekki gardens phase 1 off Lekki- Epe Express way Lagos. Title: C OF O Price: 5m
5. Plot of land at peninsular garden Estate off Lekki- Epe road Lagos Title: Governors consent Price: 13m
6. 1,3600sqm of land at ijoyi village, off addo/Badore rd Lagos State Title: Gazette Price: 10m

## TO LET

### PORTHARCOURT:

- 2 wings open plan Office Space on three floor measuring approximately 140sqm each at Abuja Lane, D-Line Port-Harcourt, Rivers State=N1, 200.000 (one million two hundred thousand Naira) only per annum.

### LAGOS

- 3 Bedroom Flat Ikota villa Estate off lekki -Epe express way Lagos State=N1, 00.000 (one million Naira) only per annum
- 4 Bedroom Duplex for let @ Peninsular Garden Estate by Lasu External Campus Sangotedo off Lekki Epe Road for 1.8 per annum
- 2 no 4 bedroom terrace (all ensuite) at peninsular Garden Estate for 35m

### CALL:



**CLOVERLEAF PARTNERS**

(solicitors & Real Estate Advisors)

Suite A9 & 10 Warike mall, Abijo bus stop Abijo.

Lekki epe express way Lagos State.

**08085839264, 08057126964**

Email:Cloverleafpartners@gmail.com



For sale. 4 storey office Building @53 opebi RD ikeja.. and  
6berms 4berms BQ @ Abgareh close off Allen Avenue ikeja.  
both property has COFO Lag.  
pls call for details..

## ASHAKA PROPERTY BULLETIN LANDS FOR SALE

1. 1ACRE OF WATERFRONT LAND @OZUMBA MBADIWE ROAD V.I. LAND CERT. N1.6 ASKING
2. 5000SQM land for sale @beach Resort Estate Lekki phase2 behind Nixon town.Title:C of O @N3800m
3. 17000sqm Land by pearly gate estate near VGC, on lekki epe expressway. ojomu DOCS. N900m Asking
4. 4 storey building on 53 opebi rd ikeja. cofo. call for details.
5. 9675QM land @cooperative Villa,Badore.Title:C of O @N22m
6. 6/R Duplex,2no 2B/R Duplexes@ Ajao Estate. Title:C of O @N150m
7. 2 Plots 1307sqm at Admiralty Homes. off Alpha Beach Road lekki. N20M Each.
8. A plot @owutu. ikorodu.Deed. survey:ASKing.N16m
9. Bare Land at Langasa Village Ibeju Lekki (4.239 Hectares) N250m
10. Bare land@ oshodi-Apapa express way between Cele and Ijes (7,000sqm)N500m
11. plots of land @ Awuya. Deed and Survey N4m.. N5m..N7m..and N3.5m half plots
12. 2.4 Hectors of industrial Land @ shagamu RD ikorodu.COFO. N100m Asking
13. Bare land at Rhythm Avenue, Lekki Lagos. (1166.087sqm ) N80m
14. 2 plots. 1400sqm @on ikoyi banana Island Rd. FCOFO N300m
15. 1 Acre of land on Ikorodu Road by Majidun b/stop. N40m asking.
16. 3 Plot of land fenced at Awuya, Lekki Lagos. N5m per plot
17. A Plot fenced/Gated, With Uncompleted Building @ Awuya Lekki. N12m.
18. Dry Bare Land 3442sqm waterfront by VGC Club. CoFO N350m Asking
19. Bare Land mrsing 1577 sqm by First bank VGC Lekki Lagos. N170m.
20. Bare land fenced 1500sqm@osapa london by sebuff plaza.lekki cofo.N70m
21. bare land mrsing 2800sqm waterfront by Banana Island Road ikoyi. cofo N600m Asking

## HOUSES FOR SALE

21. A 5 STOREY BUILDING WITH 10 FLATS WITH BQ. @1-3 IKOYI COFO. N1.1BIL.
22. 6 bedrms 4bedrms BQ etc. @ Abgareh Close off Allen Avenue ikeja. pls call.
23. Mini Estate of 2nos 4B/R Duplex,8nos 3B/R flat and 6nos 1B/R studio flats @Oniru.Title:C of O @N1.3b
24. 32 Room Hotel on Ozumba Mbadiwe, V/I. Title:C of O @N1.5b
25. 12 Rooms Bungalow at the back of Alesh hotel Ajah. Deed.survey.N10m
26. 3 Story Building made up of office blocks at Obra Akran Ikeja (5000sqm) N 1.3 billion.
27. 4 No. Hotel Complex accommodating 60 rooms each on 3 floors IN Asaba (24,010sqm) N1.9 billion
28. A Duplex at Block III, Phase IV, Core Area , Asaba, Delta State (1054.745sqm) N60m
29. Uncompleted Hotel with 2 No blocks on 2 and 3 floors respectively with 16 bedrooms on each floor at Obale Street Orile, Lagos. (520sqm) N70m
30. 4 Bedroom Duplex on two floors with a pent house and 2 unit 3 bedroom flats (uncompleted) Okota, Lagos. (281,289sqm) N70m
31. 5 Bedroom house on 2 floors and a pent house, 2 bedroom apartment. A 1 story building @ Okupe Estate .Maryland (300sqm) N950m
32. A Ststorey Building of 10flats with BQ. by Waterfront and jety.@ olukun close ikoyi.N1.1BAskin
33. Filling Station @ Moboluronpule Village Okehan Along New Ibadan /IFE Road, Egbeda Area, Ibadan Oyo State. (5071.175sqm) N100m
34. Filling Station & 2 wing office premises on 2 floors at OPIC Beachland Estate Lagos - ibadan Expressway Ifobo Ogun State. (1343.185sqm) N 250m
35. A warehouse, Administrative Block with Pent House, @ Oluewa Adenekan Street, Off Ajegunle Bus-stop, Lagos Abeokuta Expressway. (2,505 Hectares) N 550m
36. Warehouse at Badore Road, Ajah, Lagos on(1200sqm) N95m
37. Warehouse on 6.3 Acre Industrial Estate with warehouses, and vacant land @ oregun. Title:C of O @N2.5B Asking

## PROPERTIES TO LET

1. 4BEDRMS. 3BEDRMS AND 2BEDRMS AT AWUYAYA. N400K..N500K..N600K
2. 5 bedrooms 2rooms BQ semi detached duplex at V.I N9m per year.
3. 5 bedrmr duplex@exxonmobil estate ikota lekki N3M PER YEAR
4. 4 Bedroom 2 rms 2bq semidetached@exxonmobil Emerald estate N2m p/y
5. 12 Flats on 3 floors with BQ. Swimming pool.CCTV.PABX.oniru N4m p/y corporate tenant.
6. BLOCK OF 4..3BEDRMS FLAT NEW AT THOMAS ESTATE AJAH. CALL.



**ASHAKA PROPERTY LTD**

OFFICES. ONIRU. EMERALD ESTATE AJAH . AWOYAYA. ASABA. PH. ABUJA.  
TEL: 08036708092, 08024222864,  
08163769454, 08184337546

## INTERLOCKING PAVING STONES PRODUCED WITH HYDRAULIC PRESSED MACHINE

FOR: ROADS, RESIDENCIAL, OFFICES,  
HOTELS, PETROL STATIONS, AND WAREHOUSES

### Construction Blocks

also available

Available @ : August Ventures Ltd.  
Factory, Plot 18 & 20, Johnson Adegoke Street,

Tel: 08060371928, 08057372300  
Of Unity Road, by Cooperative Villa Badore Ajah, Lagos.

## PROPERTY FOR SALE

·78.199 Hectares with certificate of occupancy

Location: oke-Iran village, oke ajah

Price: N8Million per plot.

·2 (1) storey building on a 465.700Sqm Piece of land with registered deed of assignment.

Location: Borno way near Alagomeji bus stop

Price: N 60 Million (Net)

·4 Bedroom detached terrace house with certificate of occupancy.

Location: Lekki Mews, Abebe drive, Off Babatunde Anjou Street, Lekki Phase 1

Price: N60, 000,000 (Negotiable)

·Land Measuring 2,159.386 Sqm (4plots).

Location: Anthony with Registered Conveyance.

Price: N150, 000,000 (Net)

·2 Plots of land with large 2 bedroom bungalow with certificate of occupancy

Location: Ikotun

N 13,000,000

·37270 Sqm size of land with certificate of occupancy

Location: lekki Peninsula, Tourism Zone (Blue water)

Price: N 2.5 Billion (Negotiable)

## OLUWAJOBA PROPERTIES

2 Martins street, off ojuelegba road surulere, Lagos.

08033074695, 07084977467

### ISLAND PROPERTIES FOR SALE

- 1. ONIRU Superbly built and well maintained 8 no 3br/ flats, 6 no mini flats and 2 wings of 5 bedroom duplex with swimming pool, tennis court, b/q on a large well landscaped compound with C of O. N1b

- 2. IKOYI: Well maintained 3 br/ flat plus 1-room bq in a block of flats on Mosley Road N150M

- 3. VGC: 5 Bedroom well maintained and renovated house with 2 room bq and well maintained lawns off Road 3. N90m

- 4. LEKKI SCHEME 1: Well maintained 7 bedroom detached house with 3 room bq on over 800 square metres off Admiralty Street. N180m.

- 5. BEACH LAND ESTATE: 450m2 plot of land. N12M.

- 6. 1004 ESTATE, VICTORIA ISLAND: Well maintained 4 b/r low rise flat on B Cluster N65m.

- 7. OSBORNE (IKOYI): (a) Brand new 9 bedroom mansion with all modern gadgets, swimming pool etc (must see to appreciate). N850m

- (b)Brand new 2 nos 5 bedroom Detached houses with a/c's, equipped kitchen etc N200m per house.

- (c) 1,295square metres land with Approved Building plan for 3 no. Town Houses, CoFO, etc. N350m

### TO LET

- 1. IKOYI (PARKVIEW ESTATE): (a) Well maintained 5b/ Detached House plus 2 room boys quarters, + equipped kitchen having Fridge, Deep freezer, Micro wave, Oven, all rooms are ensuite and with split unit a/c. N11m p/a x 2 yrs

- (b) An exotic and well designed/super executive 2 bedroom bungalow with split unit alc's. All rooms are ensuite. Bungalow has well manicured lawn. Good for bachelor or spinster or a young family N3p.a x 2yrs

- 2. ONIRU (WUROLA ESTATE): Well maintained 3br/ flat on 2nd floor with 1-room bq N3.5m.p.a

- 3. LEKKI SCHEME 1: Highly improved 3br/ flat with marble flooring + treated borehole and one room bq in a highly secured compound and on tarred road. N2.5m

- (a) Well maintained 7 bedroom detached house with 3 room bq on over 800 square metres off Admiralty Street. N180m.

- (b) Brand new 5 b/r detached house with 1-room bq on 613 square metre land N90m. Block 128b, plot 9

- (c) Block 140, plot 2 having 1,140 square metre land with Approved building plan for 2 wings of duplex. Can be divided

<div data-bbox="534 722 729

## HOUSE FOR SALES IN LEKKI AREA and PROPERTIES TO LET IN LEKKI AREA

5Bedroom duplex + BQ for sale @ lekki phase 1 ...120M, 150M,  
 5bedroom duplex + BQ @ Lekkiphasse 1 .....5M.  
 5Bedroom duplex + BQ for sale @Agungi ..... 57M  
 3Bedroom service apartment @ park view ikoyi  
 5Bedroom duplex +BQ for sale @Chevyview ..... 70M, 60M  
 4Bedroom terraced duplex +BQ for sale @Chevy view ..... 5.5M SC 3M.  
 40M 4Bedroom furnished Duplex + BQ @ park view  
 3Bedroom flat for sale @ chevy view estate chevron .....35M, 38Mikoyi.... 700 dollars per night.  
 3Bedroom terraced + BQ for sale @ agungi ..... 38M  
 3bedroom flat @ lekki phase 1 .... 3M  
 4bedroom terraced duplex @ osapa London .....55M  
 3Bedroom flat @ osapa London .... 1.7M, 2M  
 5Bedroom duplex + BQ for sale @ carlton gate estate..... 100M  
 3Bedroom flat @ idado .....1.5M SC 950K  
 5Bedroom duplex with BQ for sale @ ikotavilla ...50M, 45M, 40  
 5Bedroom duplex + BQ @ chevy view .... 3M  
 4Bedroom semi detaches duplex with BQ for sale @ ikota villa...38M  
 3bedroom flat @ chevy view .....2M,  
 4Bedroom duplex with BQ for sale @ V.G.C .....95M  
 8un of 3bedroom flat @ chevy view ... 2.5M  
 Shop for sale @ ikota shopping Complex V.G.C Lekki ..... 6.5M  
 4bedroom duplex + BQ @ ikota villa ..2M, 2.3M  
 3bedroom flat for sale @ Thomas estate Ajah.....23M  
 3Bedroom flat @ ikota villa ..... 1.2M, 1.5M  
 4Bedroom duplex with BQ for sale @ ogidanajah..... 35M  
 4Bedroom duplex + BQ @ V.G.C ..... 3M, 3.5M  
 4bedroom duplex @ bodillon court ..... 3.5M  
 Shop for sale @ ikota phase 2 ..... 5M  
 3Bedroom flat @ Thomas estate ajah... 750k  
 Shop @ ikota shopping complex ..... 400k  
 Miniflat @ igbofon..... 600k  
 4Bedroom duplex for rent @ agungi.....1.5M

## LAND FOR SALE

775SQM of land for sale @ ikota villa estate lekki .....25M  
 1600SQM of land for sale @ ikota villa estate Lekki .....34M  
 920SQM of land for sale @ Royal Garden estate Ajah..... 45m  
 Land for sale @ lekki phase 2..... 15M, 17M  
 Plot of land for sale @ Thomas estate ajah ..... 14M  
 2Plot of land for sale @ ibejulekki 3plot to the express .....12M  
 675QM @ VGC ..... 65M

## 4TEE PROPERTIES

Suite C193 Ikota Shopping Complex V.G.C Ajah Lagos  
 Tel: 08138626902, 07083675988, 08094643323  
 Email: kehinde@consultant.com

## FOR SALE In Lekki

- Several plots of land in osapa London
- 4 ,units of 5 bedroom Semi detached duplex in osapa London
- 2 plots of land in a top residential area in osapa London.
- 3 acres at monastary rd shongotedo 7m each plot.choice land
- 4 plots opposite osapa bus stop,just by the express road.
- 2 plots opposite skye bank osapa London ,just by the express road.

## C&A PROPERTIES

19 Bamidele street, Osapa London, Lekki Peninsula  
 08165884916, 08023194253

## PROPERTY BULLETIN

### FOR SALE

1. land with 2(nos) detach houses measuring 2900sqm at Ladipo Oluwole Avenue, Ikeja. title : registered conveyance price : **N320m**
2. 3 Bedroom flat @ Akinola Cole Crescent, Ikeja. title-Registered conveyance Price - **35m**
3. A Plot of Land Measuring 1500m2 @ Block 139a, Plot 19, Lekki Phase1 Title: C of O Price: **N110m**
4. 6 Plots of Land with fence by Genesis School, BisiAfolabistreetoff Addo Road, Ajah. Title: Good Price: **N24m**
5. 5 Bedroom Detached House+ 6 No. BQ on 2925.883sqm @ Alexandra Avenue Title: Federal C of O Price:**N850m**
6. Property measuring 5000 sqm@ Ahmadu Bello Way, V I Price:**N1.6 Billion** Title: Federal C of O
7. 5 Bedroom Detached @ OlamuyiwaTaiwo Street, Magodo. Price: **N90m**
8. 4no. 3 Bedroom Flat on 648sqm @ BakareMakinde Close, Ketu. Title: C of O Price: **N12m**
9. 4no 3 Bedroom Flat on 787.645sqm @ Apomuje Street, Off BayoOyewole Street, Isolo-Ire Akari Estate. Title: C of O Price: **N55m**
- 10.2 nos 3Bedroom Serviced Apartment @ ApapaGRA Price :N45m/Flat
- 11.A Storey Building @ YomiKuye Street, Shangisha Price :**N30m**

### LETTING

1. 3Bedroom flat @ Akinola Cole crescent, Ikeja - **1.5m p.a**
2. 8(nos) Newly completed 2bedroom Flat @ Eyita, Ikorodu - 200,000 p.a
3. 3bedroom luxury flat with a room boys quater @ Lugard Avenue, Ikoyi - **5m p.a.** (net)
4. A building on 3 floors designed for office @ Ogunusi road, close to excellence hotel, Ogba - **10m p.a**

For further details CONTACT:



Block B, Suite 138, Sura Complex, Simpson Street, Lagos  
 Tel: 07032744028, 07057701134,  
 08035820708

# Creative & Modern Office Designs Around The World



One of the days when offices were typically cubicle, surrounded by white walls and lit by white fluorescent lights. Thanks to corporate giants that have demonstrated tremendous success despite their unconventional workplaces, more people are embracing the idea that creative work environment helps stimulate minds and inspire innovation. From simply ditching the crisp white walls for graphical wallpapers to a total overhaul of the office layout, we are all trying to break the mold and introduce a unique working environment to the team, and hopefully inspire



some genius ideas along the way.

In lieu of asking "Are Traditional Offices Dead?", we decided to round up some inspiring office spaces. The featured companies have decided to leave the cubicle farms behind in favor of creative office designs. Some Companies have been highlighted in the past few years but it is evident that the non-traditional office is being adopted by companies of

all sizes and industry.

In most families, the home office plays a wide variety of roles. If you work from home, it is your 9-to-5 place of business; for others, it's a place to pay the bills, go through mail or store important documents. For kids, it's a homework spot, or maybe the place to play hours and hours of computer games. It can be a library, a sitting room or just a quiet place