

Luxury.
Architecture.
Lifestyle.



LARCHFIELD ROW

**LUXURY DUPLEXES &
PENTHOUSES**



LARCHFIELD ROW

SNAPSHOT

TOTAL PROPERTY SIZE - 610 SQM

FEATURES:

- 2 Bedroom Luxury Maisonette
- 2 Bedroom Luxury Penthouse Apartment

Starting at ₦37,000,000

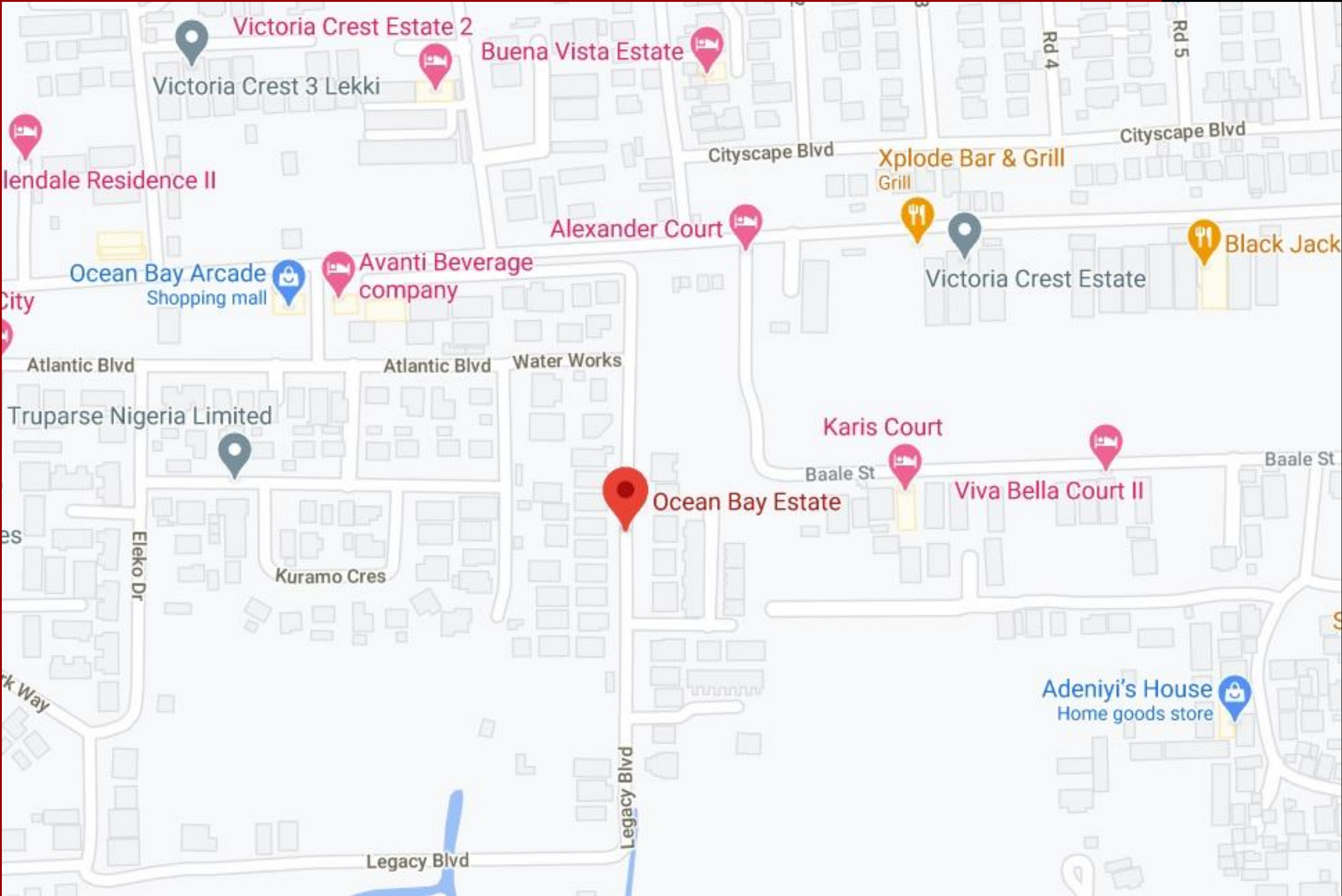










“We shape our buildings
thereafter our buildings
shape us.”

Winston Churchill

LOCATION

Premium Location, Exquisite Neighbourhood



-  Good Roads
-  Bars & Restaurants
-  Sport/Recreation
-  Schools
-  Malls
-  Drainage System
-  Security
-  Banks & Centers

LIVING ROOM

Exquisite craftsmanship, detailed finishing & aesthetical masterpiece.

Each apartment has a contemporary, sophisticated feel and offers owners the finest in materials and finishes.

The living areas use light-toned colour schemes, impressive textures and light features to give it a unique feel and other exotic features to give our owners a true taste of comfort.

- Pendant Lights
- Home Automation
- High Floor to Ceiling
- Spot Lights
- Perfect Finishing





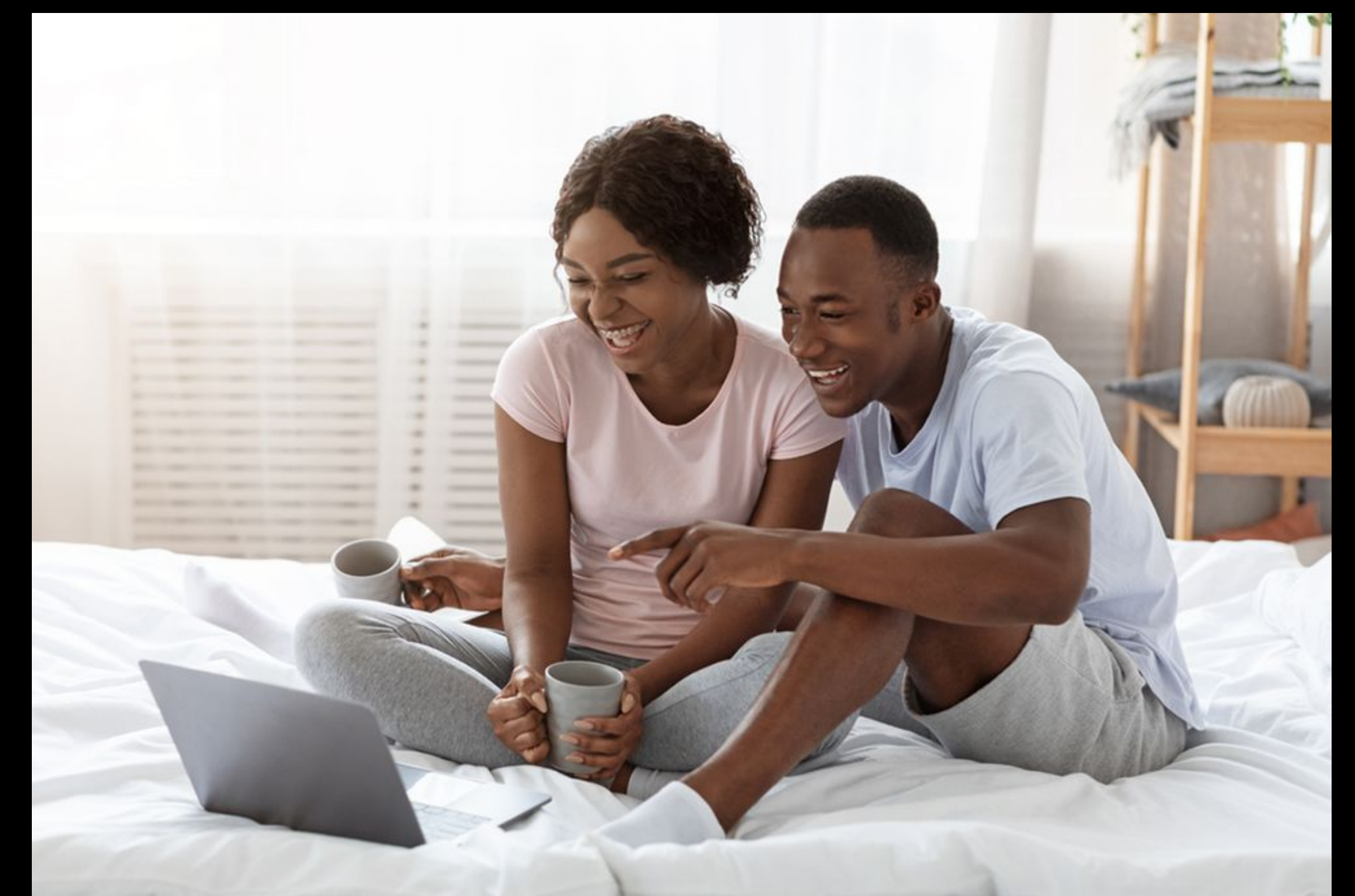


**Live Differently.
Live Stylishly.
Live Luxuriously.**

BEDROOM

An artistic and seamless blend of contemporary architecture with a unique and generous dose of style.

Feel the grandeur the moment you step into this ultra-modern bedroom built to give you a feeling of comfort and security.





BATHROOM

A faucet of Luxury.

Our bathrooms with premium sanitary fittings make shower time the best part of your day.

Relish the comfort of our masterfully finished bathrooms with premium sanitary wares artistically inspired, designed for royalty.



Larchfield Row is an architectural masterpiece, skillfully crafted to challenge the norm in style and design.





**Opulence.
Influence.
Affluence.**



KITCHEN

Kitchen is the heart of every home, for most part of it. It evokes memories of your family history.

This modern, state of-the-art open-plan kitchen combined with high end appliances is a delight for families who enjoy home-made meals. Either you love to spend time hanging around the kitchen or you love to cook, our functional and exquisite design makes it a joyful experience for you.





FEATURES & FACILITIES



2-Bedroom Maisonette



2-Bedroom Penthouse



En-suite Bathrooms



24/7 Security



High Quality Fittings



Lake View



Modern Kitchen



Large Windows



Home Automation



2-BEDROOM MAISONETTE/ ROAD-FACING UNIT

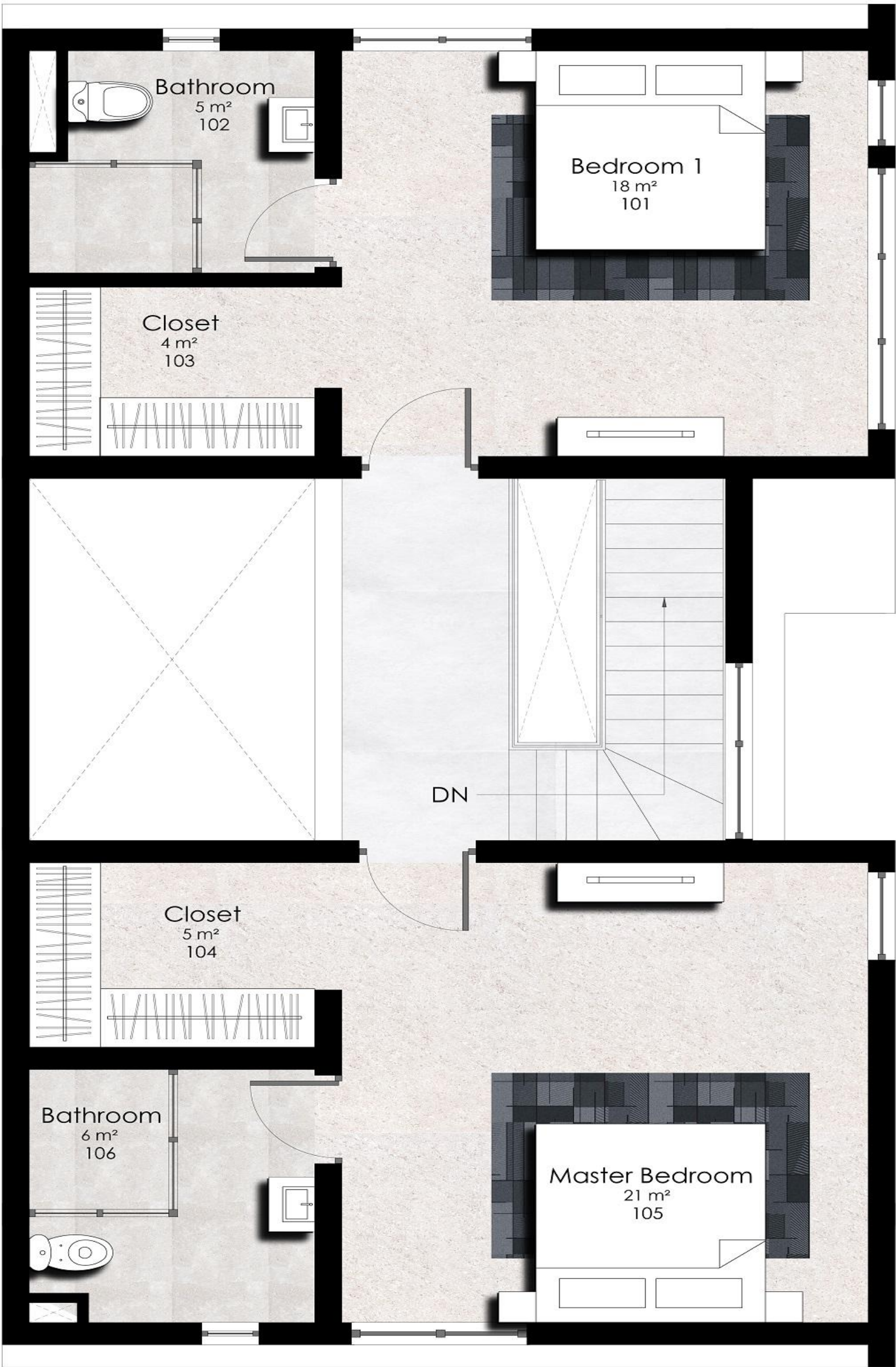
Apprx. 127 Sq.m

Ground Floor



Living Area and Open Plan Kitchen	46 Sq.m
Visitor's Toilet	2 Sq.m

First Floor

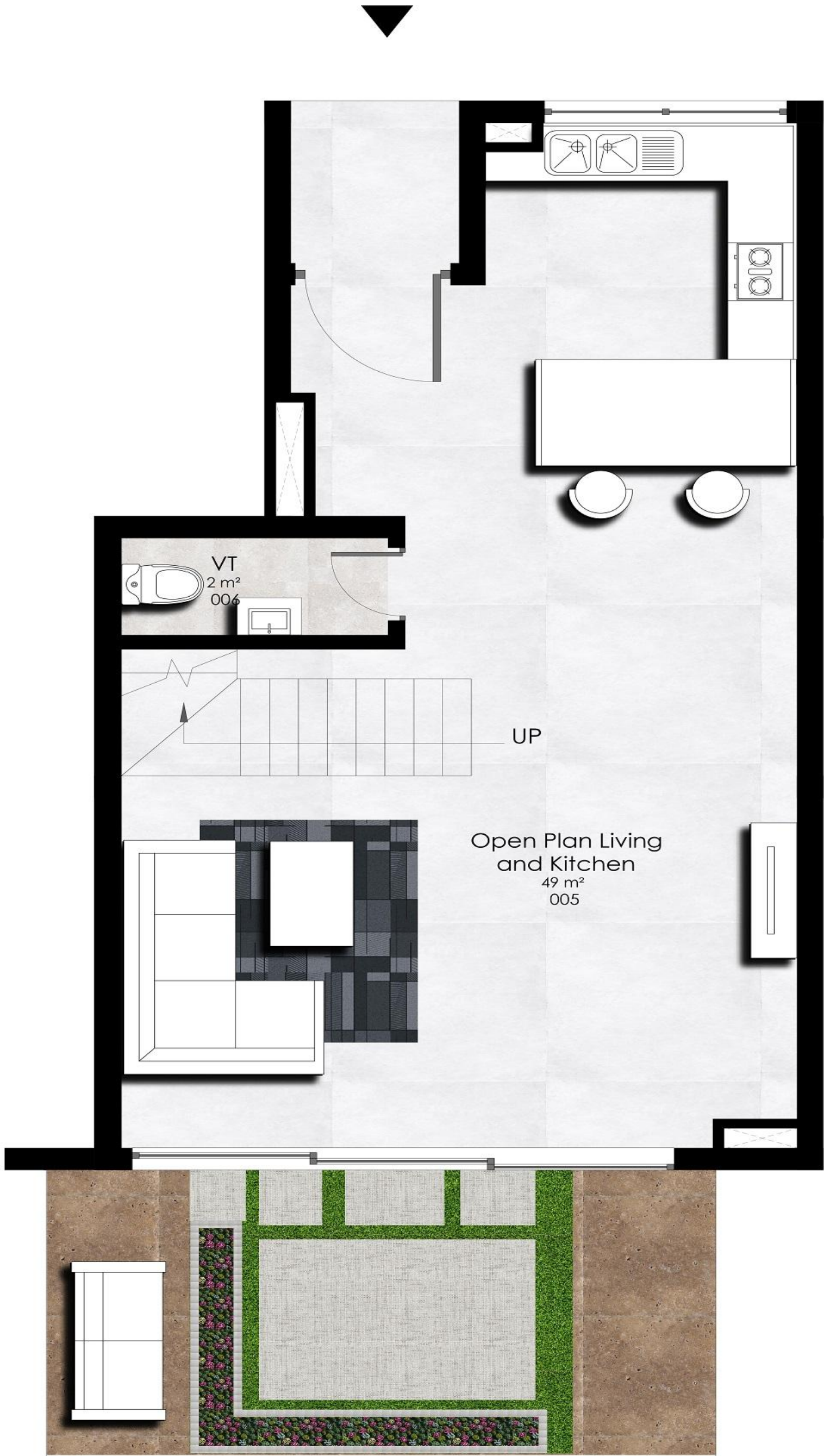


Master Bedroom	21 Sq.m
Master Toilet/Bathrooms	6 Sq.m
Master Closet	5 Sq.m
Bedroom 1	18 Sq.m
Toilet/Bathroom 1	5 Sq.m
Closet	4 Sq.m

2-BEDROOM MAISONETTE/MIDDLE UNIT

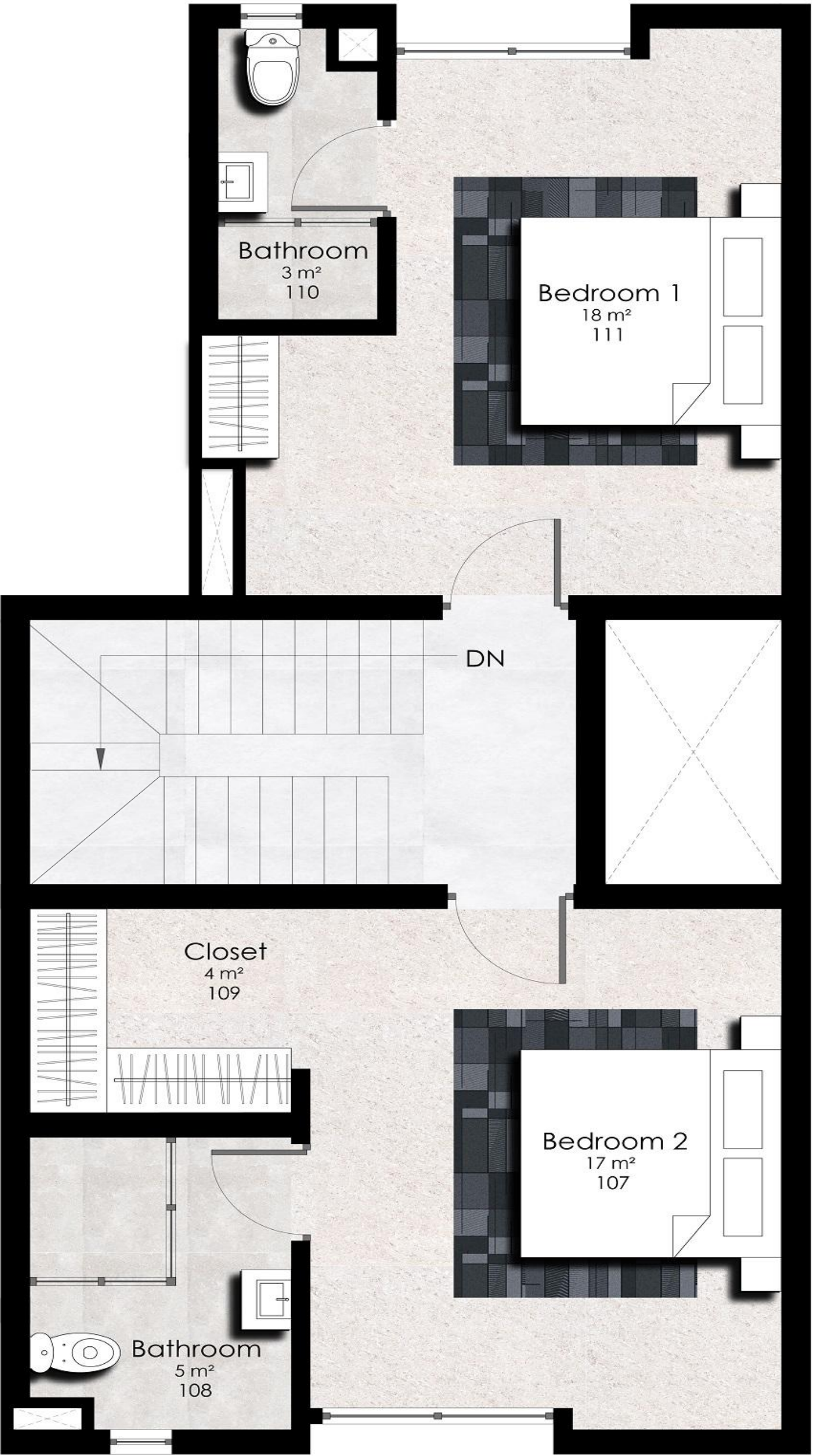
Apprx. 112 Sq.m

Ground Floor



Living Area and Open Plan Kitchen	49 Sq.m
Visitor's Toilet	2 Sq.m

First Floor

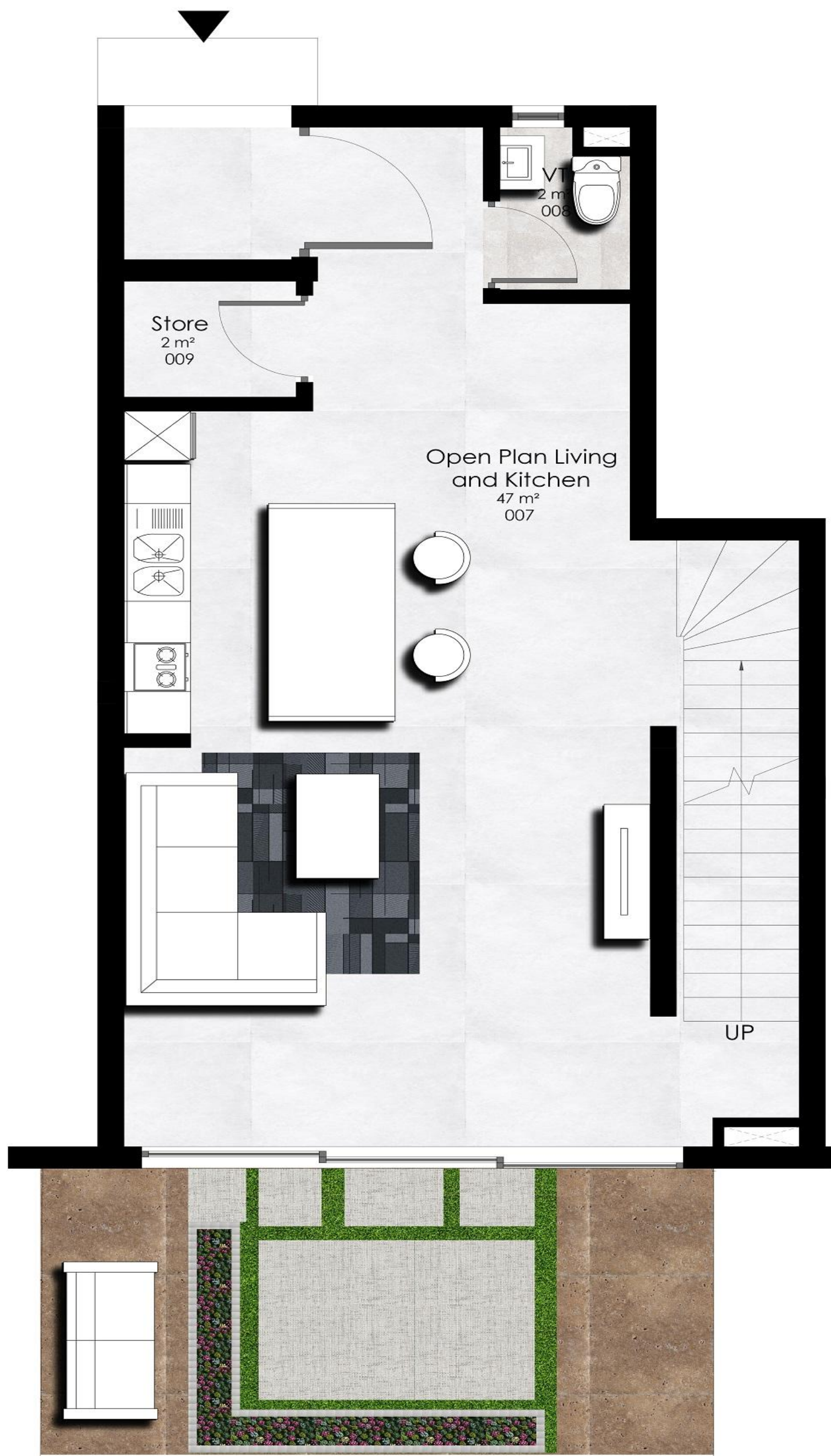


Bedroom 1	18 Sq.m
Toilet/Bathrooms 1	3 Sq.m
Bedroom 2	17 Sq.m
Toilet/Bathroom 2	5 Sq.m
Closet	4 Sq.m

2-BEDROOM MAISONETTE/REAR UNIT

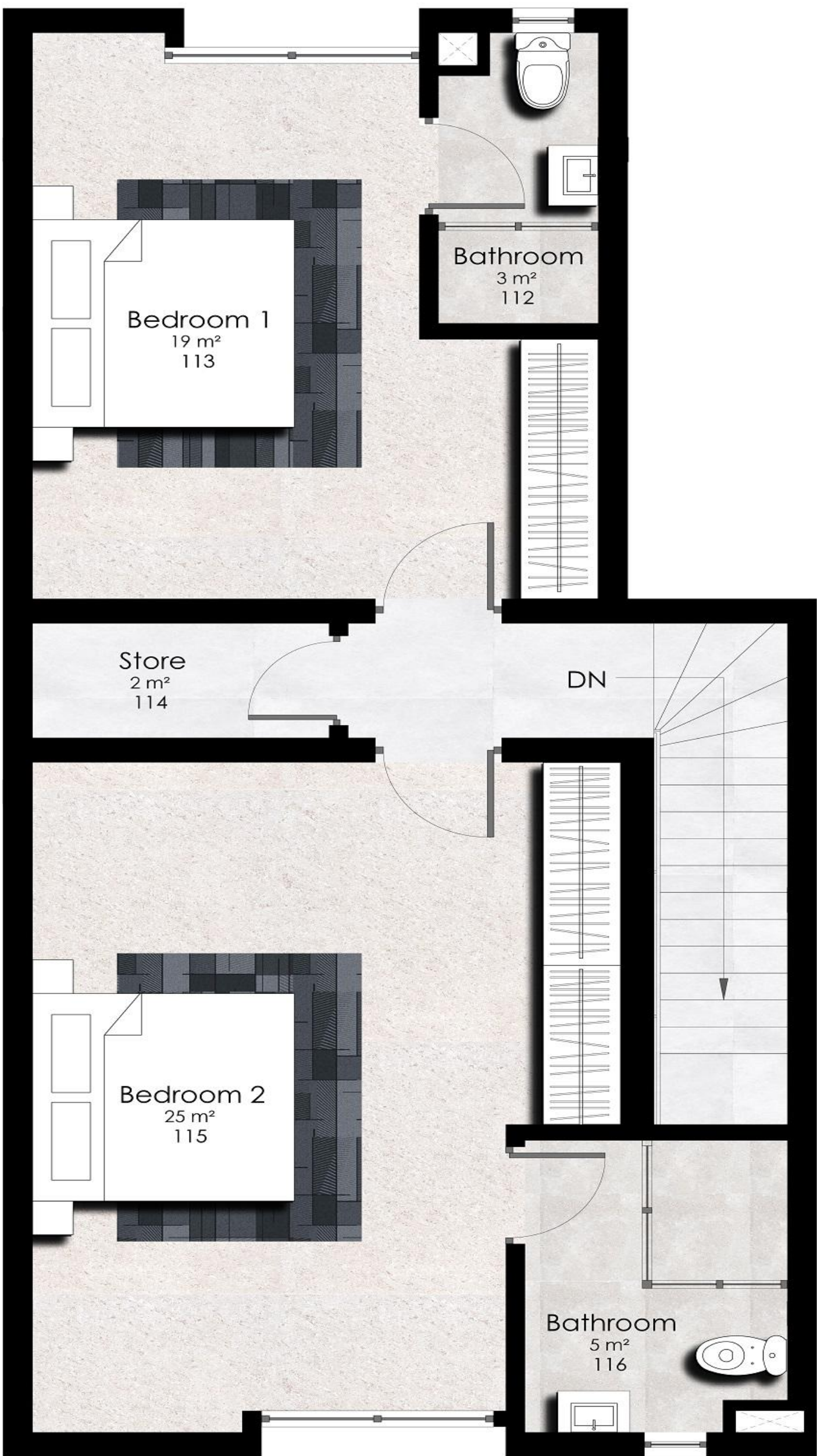
Apprx. 116 Sq.m

Ground Floor



Living Area and Open Plan Kitchen	47 Sq.m
Store	2 Sq.m
Visitor's Toilet	2 Sq.m

First Floor



Bedroom 1	19 Sq.m
Toilet/Bathrooms 1	3 Sq.m
Bedroom 2	25 Sq.m
Toilet/Bathroom 2	5 Sq.m
Store	2 Sq.m

2-BEDROOM PENT APARTMENT

Apprx. 156 Sq.m



PENTHOUSE SIZE/UNIT

Living Area	46 Sq.m
Bedroom 1	24 Sq.m
Bedroom 1 Bath	5 Sq.m
Bedroom 1 Closet	4 Sq.m
Bedroom 2	18 Sq.m
Bedroom 2 Bath	4 Sq.m
Visitor's Toilet	2 Sq.m
Terrace	52 Sq.m

INVESTMENT

Don't wait to buy real estate,
buy real estate and wait.

Setting new standards for luxurious living. Larchfield Row
is a unique opportunity designed to acquire exceptional
homes in a premium locality.

OFF-PLAN SALES PRICE

Sizes	No. of Rooms	Price
127 sqm	2 Bedroom Maisonette (with BQ; road-facing unit)	₦41,000,000
112 sqm	2 Bedroom Maisonette (middle unit)	₦40,000,000
116 sqm	2 Bedroom Maisonette (rear unit)	₦40,000,000
156 sqm	2 Bedroom penthouse	₦37,000,000

*** Exclusive of connection fee.



PARTNERS

Mechanical & Electrical
Consultant

Architect

Project Manager



INVESTMENT

PROJECTED PROPERTY VALUATION

Sale Yield

Year 3: 23.84% appreciation

Year 5: 36.22% appreciation

Year 10: 67.18% appreciation

Shortlet and Rental Yield

Rental Yield: 6.5% per annum

Shortlet Yield: 40% occupancy rate (12% per annum)

PAYMENT SAFEGUARDS

We offer flexible payment plans with instalments due only at development milestones/dates agreed in the offer letter.

Clients will also get regular updates on progress of the project to keep them informed and assured that their funds are safe.





“Luxury doesn’t have to break the bank.”

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