



Luxury Architecture

EMIOLA MEWS

BLOCK OF APARTMENT

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External renderings



EMIOLA MEWS

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Internal renderings





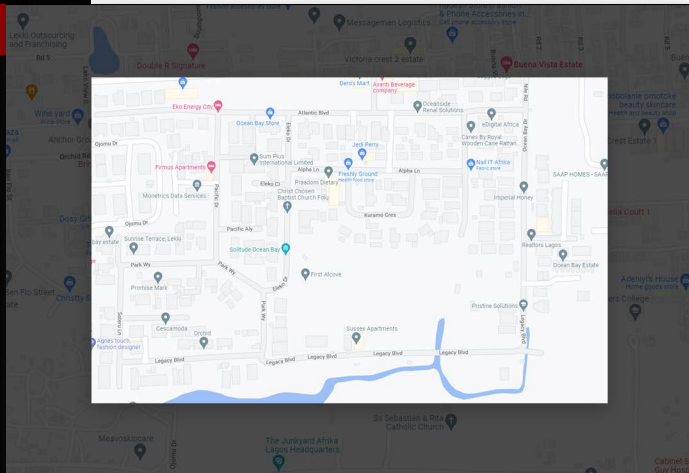
UNIT TYPES

3 BEDROOM LUXURY TERRACES
3 BEDROOM LUXURY APARTMENTS
2 BEDROOM LUXURY TERRACES
2 BEDROOM LUXURY APARTMENTS



RAPID DEVELOPING LOCATION

- Good Roads
- Secured Estate
- Good Water Drainage System
- Proximity to Infrastructural Developments
- Access to Coastal Road
- Good Schools & Malls





Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world.

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Each apartment is designed with high-quality materials and finishes to offer a luxurious living experience to its owners.

The living areas are designed with light-toned color schemes, textures, and unique light features to create a distinct ambiance. Additionally, there are exotic features incorporated to enhance the comfort and overall experience of its residents.

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



EXPERIENCE LUXURY

Where ALL elements are
PERFECTY balanced.



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.

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

BEDROOM



A TIMELESS room is a combination of two things: A classic and enduring design that never goes out of style and gives a piece of the FUTURE.



This modern, state-of-the-art 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.

- Cabinets
- Large Space
- Luxury Fittings
- Spot Lights
- Double Wash Hand Basin
- Shelves

KITCHEN



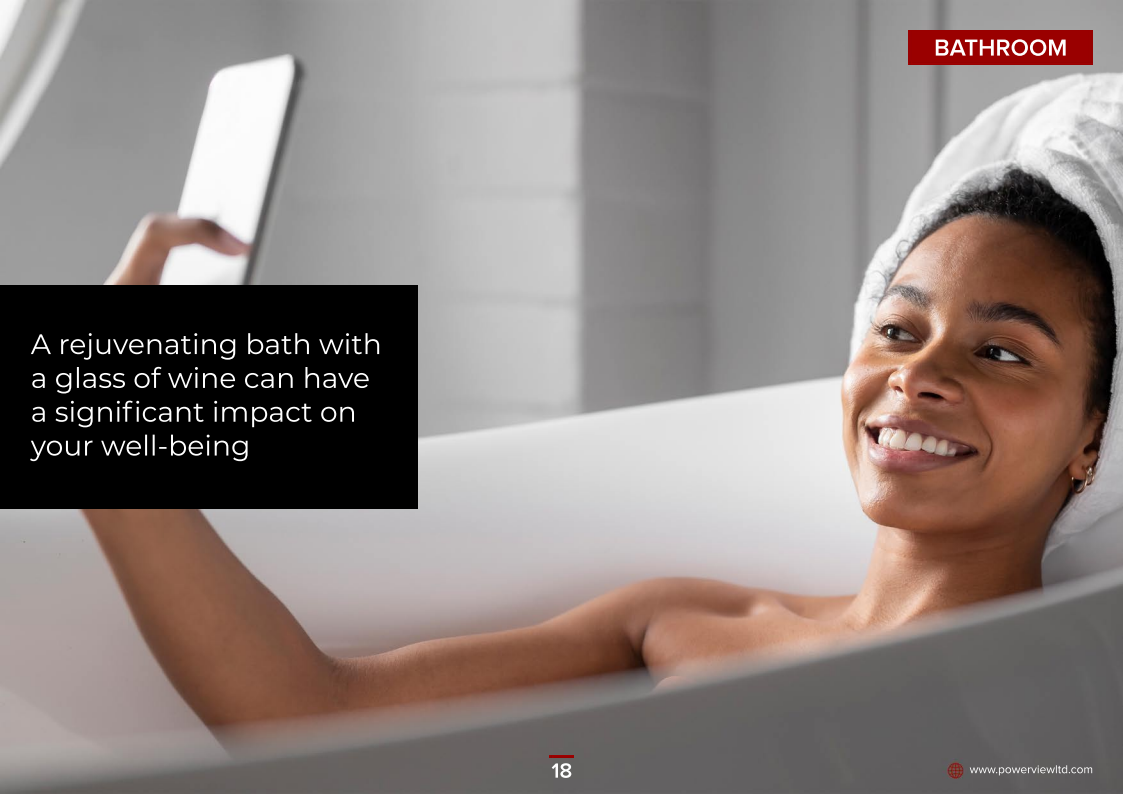
It is said that the way to our hearts is through our stomachs; therefore the KITCHEN is essential to creating an inviting and welcoming space that encourages socialization, cooking, and spending quality time with loved



Our bathrooms with premium sanitary fittings make shower time relaxation time. Relish the comfort of our opulence and luxurious finished bathrooms with premium sanitary wares and fittings artistically inspired and designed to making the bathroom an inviting space to unwind and rejuvenate.

- Quality finishing
- Walk-in shower
- Luxury Fittings
- Spot Lights



A woman with dark hair wrapped in a white towel is relaxing in a white bathtub. She is smiling and looking towards the right while holding a tablet computer in her right hand. The background is a light-colored tiled wall.

A rejuvenating bath with
a glass of wine can have
a significant impact on
your well-being



EMIOLA MEWS BLOCK OF APARTMENTS

~Ground Floor Plan



Living space
BQ
Bath
Store
Foyer
V/T

49^{sqm}
6^{sqm}
2^{sqm}
2^{sqm}
2^{sqm}
2^{sqm}

Living space
Store
Foyer
V/T

40^{sqm}
2^{sqm}
7^{sqm}
3^{sqm}

Living space
Store
Foyer
V/T

40^{sqm}
2^{sqm}
7^{sqm}
3^{sqm}

Living space
BQ
Bath
Store
Foyer
V/T

49^{sqm}
6^{sqm}
2^{sqm}
2^{sqm}
2^{sqm}
2^{sqm}

EMIOLA MEWS BLOCK OF APARTMENTS

-First Floor Plan



Master bedroom	21 ^{sqm}
Master closet	6 ^{sqm}
Master bathroom	6 ^{sqm}
Bedroom 1	17 ^{sqm}
Bathroom 1	5 ^{sqm}
Closet	3 ^{sqm}
Bedroom 2	15 ^{sqm}
Bathroom 2	4 ^{sqm}
Lobby	7 ^{sqm}
Box room	4 ^{sqm}
Terrace	7 ^{sqm}
Terrace	7 ^{sqm}

Master bedroom	22 ^{sqm}
Master closet	5 ^{sqm}
Master bathroom	6 ^{sqm}
Bedroom 2	18 ^{sqm}
Bathroom 2	4 ^{sqm}
Box room	2 ^{sqm}
Lobby	5 ^{sqm}
Terrace	3 ^{sqm}
Terrace	8 ^{sqm}

Master bedroom	22 ^{sqm}
Master closet	5 ^{sqm}
Master bathroom	6 ^{sqm}
Bedroom 2	18 ^{sqm}
Bathroom 2	4 ^{sqm}
Box room	2 ^{sqm}
Lobby	5 ^{sqm}
Terrace	3 ^{sqm}
Terrace	8 ^{sqm}

Master bedroom	21 ^{sqm}
Master closet	6 ^{sqm}
Master bathroom	6 ^{sqm}
Bedroom 1	17 ^{sqm}
Bathroom 1	5 ^{sqm}
Closet	3 ^{sqm}
Bedroom 2	15 ^{sqm}
Bathroom 2	4 ^{sqm}
Lobby	7 ^{sqm}
Box room	4 ^{sqm}
Terrace	7 ^{sqm}
Terrace	7 ^{sqm}

EMIOLA MEWS BLOCK OF APARTMENTS
-Second Floor Plan



Living space	56 ^{sqm}	Living space	45 ^{sqm}
Master bedroom	25 ^{sqm}	Master bedroom	27 ^{sqm}
Master closet	7 ^{sqm}	Master bathroom	5 ^{sqm}
Master bathroom	5 ^{sqm}	Bedroom 2	19 ^{sqm}
Bedroom 1	22 ^{sqm}	Bathroom 2	4 ^{sqm}
Bathroom 1	4 ^{sqm}	Kitchen	10 ^{sqm}
Bedroom 2	23 ^{sqm}	Store	3 ^{sqm}
Bathroom 2	4 ^{sqm}	Box room	3 ^{sqm}
Kitchen	19 ^{sqm}	V/T	2 ^{sqm}
Store	2 ^{sqm}	Lobby	7 ^{sqm}
Box room	3 ^{sqm}	Terrace 1	12 ^{sqm}
V/T	2 ^{sqm}	Terrace 2	9 ^{sqm}
BQ lobby	4 ^{sqm}		
Stairwell Lobby	14 ^{sqm}		
Lobby	10 ^{sqm}		
Terrace 2	7 ^{sqm}		
Terrace 3	4 ^{sqm}		
Terrace 4	4 ^{sqm}		
BQ	9 ^{sqm}		
BQ Bath	3 ^{sqm}		

EMIOLA MEWS BLOCK OF APARTMENTS
-Third Floor Plan



Living space	56sqm	Living space	45sqm
Master bedroom	25sqm	Master bedroom	27sqm
Master closet	7sqm	Master bathroom	5sqm
Master bathroom	5sqm	Bedroom 2	19sqm
Bedroom 1	22sqm	Bathroom 2	4sqm
Bathroom 1	4sqm	Kitchen	6sqm
Bedroom 2	23sqm	Store 1	3sqm
Bathroom 2	4sqm	Store 2	3sqm
Kitchen	19sqm	Box room	3sqm
Store	2sqm	V/T	2sqm
Box room	3sqm	Lobby	7sqm
V/T	2sqm	Terrace 1	12sqm
BQ lobby	4sqm	Terrace 2	9sqm
Stairwell Lobby	14sqm		
Lobby	10sqm		
Terrace 2	7sqm		
Terrace 3	4sqm		
Terrace 4	4sqm		
BQ	9sqm		
BQ Bath	3sqm		

FEATURES AND FACILITIES



TERRACES



MODERN DESIGN



PARKING SPACE



FITTED KITCHEN



EN-SUITE BATH



LARGE WINDOWS



SECURED ESTATE



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)
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PAYMENT SAFEGUARDS

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

We provide clients with a sense of reassurance and confidence giving regular updates on project progress and better appropriation of their funds.



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