



ÌLÚBÌRIN

inspiring tomorrow

LAGOS ISLAND

THE PREMIER COLLECTION

Contents

INTRODUCTION..... 2

THE ARCHITECTS & INTERIOR DESIGNER..... 4

THE APARTMENTS..... 12

SPECIFICATION 54

THE TEAM..... 55

CONTACT 58

DISCLAIMER..... 58



The Premier Collection

AFFORDABLE LUXURY

AN EXQUISITE COLLECTION OF STUDIO, TWO AND THREE
BEDROOM APARTMENTS SURROUNDED BY SUMPTUOUS
LANDSCAPING AND ALL THE ENERGY OF ILUBIRIN.

The Premier Collection is Ilubirin's first residential
apartments, consisting of five elegant buildings. Stylish
studios, two and three bedroom homes, they have been
carefully designed and detailed, providing some of the
finest places to live in Lagos.

The buildings themselves are surrounded by a host of trees
and planting, with apartment balconies from which to enjoy
the views, and a sophisticated interior specification. A sense
of arrival is provided by the spacious and refined entrance
lobbies and the management service will ensure a clean
and safe environment in which all can live.



PREMIER COLLECTION
CGI rendering of the first
phase residential units -
The Premier Collection, with
the shops and cafés nearby.

The Architects & Interior Designers

OUR AMBITION

TO DELIVER A NEW
STANDARD OF HOMES:
AFFORDABLE, STYLISH
WITH A STRONG SENSE
OF COMMUNITY.



SAOTA is driven by the dynamic combination of Stefan Antoni, Philip Olmesdahl, Greg Truen, Phillippe Fouché and Mark Bullivant, who share a potent vision easily distinguished in their design. This, paired with both an innovative and dedicated approach to the design and execution of projects globally, has seen SAOTA become an internationally sought-after company. This success is motivated by a design philosophy that connects function and form, and the pursuit of true architectural design to create appropriate solutions.



PREMIER COLLECTION
CGI rendering of the first
phase residential units.



ECAD ARCHITECTS is a multidisciplinary international company under the leadership of Ade Laoye, Wole Goyea, Abiodun Akanni and Leke Adekanbi. Throughout the Firm's 23-years it has consistently secured projects with both local and international clients. ECAD's computerised operations and high standards of design enables the firm to deliver luxury apartment buildings, townhouses, villas, commercial office space, corporate head offices, specialist hospitals and institutional projects.



TOPE EDU DESIGNS offers over 13 years of experience in interior design services including space planning and design consultation, interior decoration, the supply of furniture and soft furnishings, procurement of finishes, materials and corporate brand styling. Approaching each project with a full understanding of how to achieve the client's requirements and objectives. Tope Edu Designs has created individually tailored client practical and state-of-the-art design solutions for luxury private residences, residential developments, commercial, hospitality and retail spaces.





LIVING & DINING
A CGI of a typical two bedroom
apartment living room in
The Premier Collection.



KITCHEN

A CGI of a typical two bedroom apartment kitchen in The Premier Collection.





BEDROOM

A master bedroom CGI of a two bedroom apartment in The Premier Collection.

BATHROOM
A CGI of a typical two bedroom
apartment bathroom in
The Premier Collection.

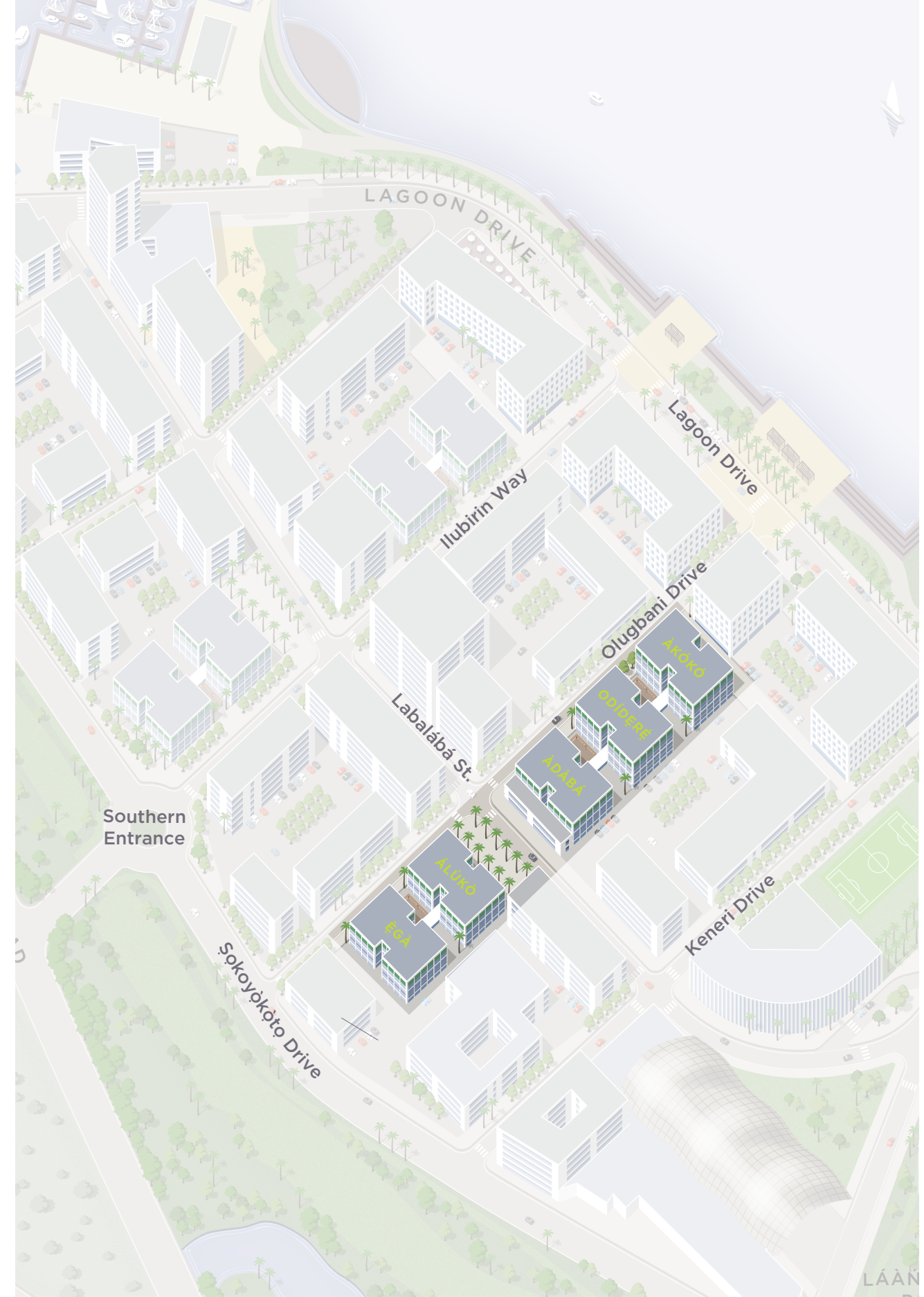


The Premier Location in Ilubirin



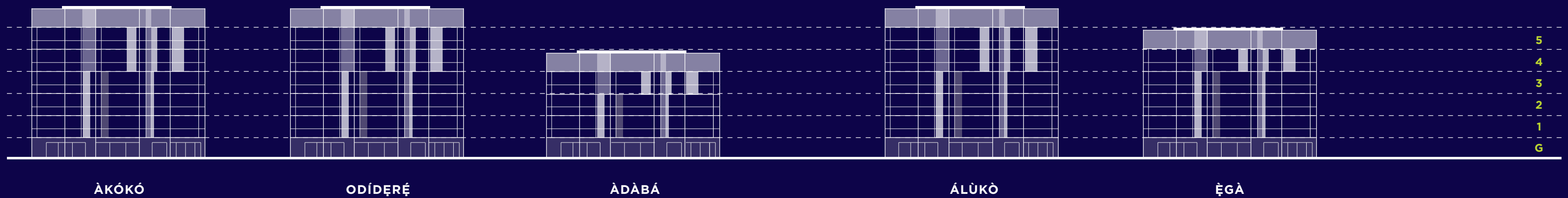
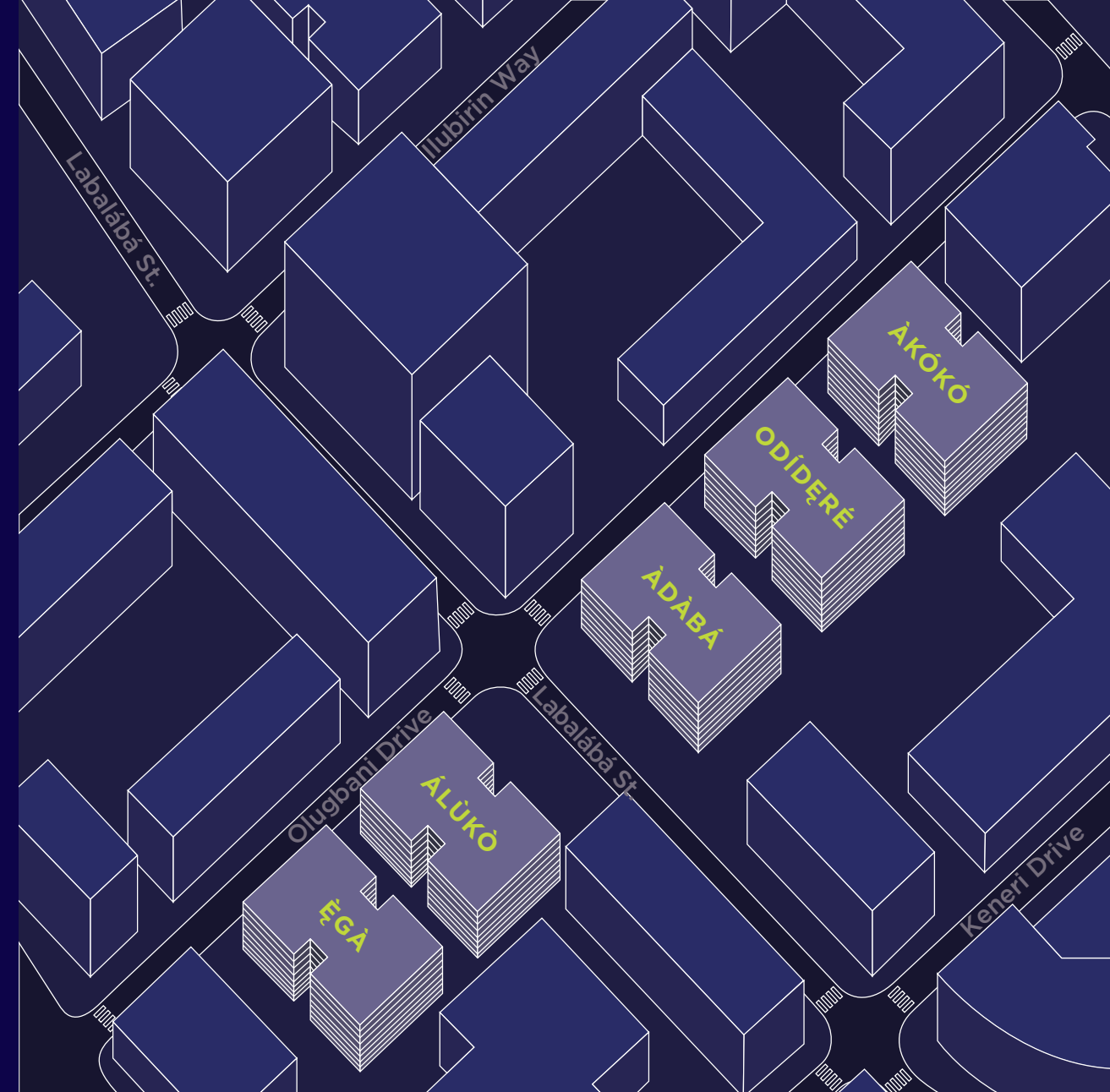
SITE PLAN

The Premier Collection is ideally located, a mere block from the principal shopping boulevard and a short walk to the waterfront. The landscaping, essential to the district, has freshly curated wetland walks just a few yards from the front door.



The Apartments

THE PREMIER COLLECTION APARTMENTS ARE SET WITHIN
FIVE BUILDINGS OF VARYING HEIGHTS, EXTENSIVELY
LANDSCAPED, WITH BALCONIES TO MANY OF THE HOMES.



Index

EACH BUILDING HAS A SELECTION
OF STUDIOS, TWO AND THREE
BEDROOM APARTMENTS.

ÀKÓKÓ	Apt	Floor	Floorplate	Wing	Bedroom
	501	5	F	A	2 Bed
	502	5	F	A	3 Bed
	401	4	F	A	2 Bed
	402	4	F	A	3 Bed
	301	3	F	A	2 Bed
	302	3	F	A	3 Bed
	203	2	E	A	2 Bed
	202	2	E	A	Studio
	201	2	E	A	2 Bed
	101	1	D	A	2 Bed
	102	1	D	A	Studio
	103	1	D	A	2 Bed
	501	5	F	B	3 Bed
	502	5	F	B	2 Bed
	401	4	F	B	3 Bed
	402	4	F	B	2 Bed
	301	3	F	B	3 Bed
	302	3	F	B	2 Bed
	201	2	E	B	2 Bed
	202	2	E	B	Studio
	203	2	E	B	2 Bed
	101	1	D	B	2 Bed
	102	1	D	B	Studio
	103	1	D	B	2 Bed

ODÍDERẸ	Apt	Floor	Floorplate	Wing	Bedroom
	501	5	F	A	2 Bed
	502	5	F	A	3 Bed
	401	4	F	A	2 Bed
	402	4	F	A	3 Bed
	301	3	F	A	2 Bed
	302	3	F	A	3 Bed
	201	2	E	A	2 Bed
	202	2	E	A	Studio
	203	2	E	A	2 Bed
	101	1	D	A	2 Bed
	102	1	D	A	Studio
	103	1	D	A	2 Bed
	501	5	F	B	3 Bed
	502	5	F	B	2 Bed
	401	4	F	B	3 Bed
	402	4	F	B	2 Bed
	301	3	F	B	3 Bed
	302	3	F	B	2 Bed
	201	2	E	B	2 Bed
	202	2	E	B	Studio
	203	2	E	B	2 Bed
	101	1	D	B	2 Bed
	102	1	D	B	Studio
	103	1	D	B	2 Bed

ÀDÀBÁ	Apt	Floor	Floorplate	Wing	Bedroom
	301	3	C	A	3 Bed
	302	3	C	A	2 Bed
	201	2	B	A	2 Bed
	202	2	B	A	Studio
	203	2	B	A	2 Bed
	101	1	A	A	2 Bed
	102	1	A	A	Studio
	103	1	A	A	2 Bed
	301	3	C	B	2 Bed
	302	3	C	B	3 Bed
	201	2	B	B	2 Bed
	202	2	B	B	Studio
	203	2	B	B	2 Bed
	101	1	A	B	2 Bed
	102	1	A	B	Studio
	103	1	A	B	2 Bed

Index

EACH BUILDING HAS A SELECTION
OF STUDIOS, TWO AND THREE
BEDROOM APARTMENTS.

ÈGÀ	Apt	Floor	Floorplate	Wing	Bedroom
	401	4	C	A	3 Bed
	402	4	C	A	2 Bed
	301	3	C	A	3 Bed
	302	3	C	A	2 Bed
	201	2	B	A	2 Bed
	202	2	B	A	Studio
	203	2	B	A	2 Bed
	101	1	A	A	2 Bed
	102	1	A	A	Studio
	103	1	A	A	2 Bed
	401	4	C	B	2 Bed
	402	4	C	B	3 Bed
	301	3	C	B	2 Bed
	302	3	C	B	3 Bed
	201	2	B	B	2 Bed
	202	2	B	B	Studio
	203	2	B	B	2 Bed
	101	1	A	B	2 Bed
	102	1	A	B	Studio
	103	1	A	B	2 Bed

ALUKO	Apt	Floor	Floorplate	Wing	Bedroom
	501	5	C	A	3 Bed
	502	5	C	A	2 Bed
	401	4	C	A	3 Bed
	402	4	C	A	2 Bed
	301	3	C	A	3 Bed
	302	3	C	A	2 Bed
	201	2	B	A	2 Bed
	202	2	B	A	Studio
	203	2	B	A	2 Bed
	101	1	A	A	2 Bed
	102	1	A	A	Studio
	103	1	A	A	2 Bed
	501	5	C	B	2 Bed
	502	5	C	B	3 Bed
	401	4	C	B	2 Bed
	402	4	C	B	3 Bed
	301	3	C	B	2 Bed
	302	3	C	B	3 Bed
	201	2	B	B	2 Bed
	202	2	B	B	Studio
	203	2	B	B	2 Bed
	101	1	A	B	2 Bed
	102	1	A	B	Studio
	103	1	A	B	2 Bed





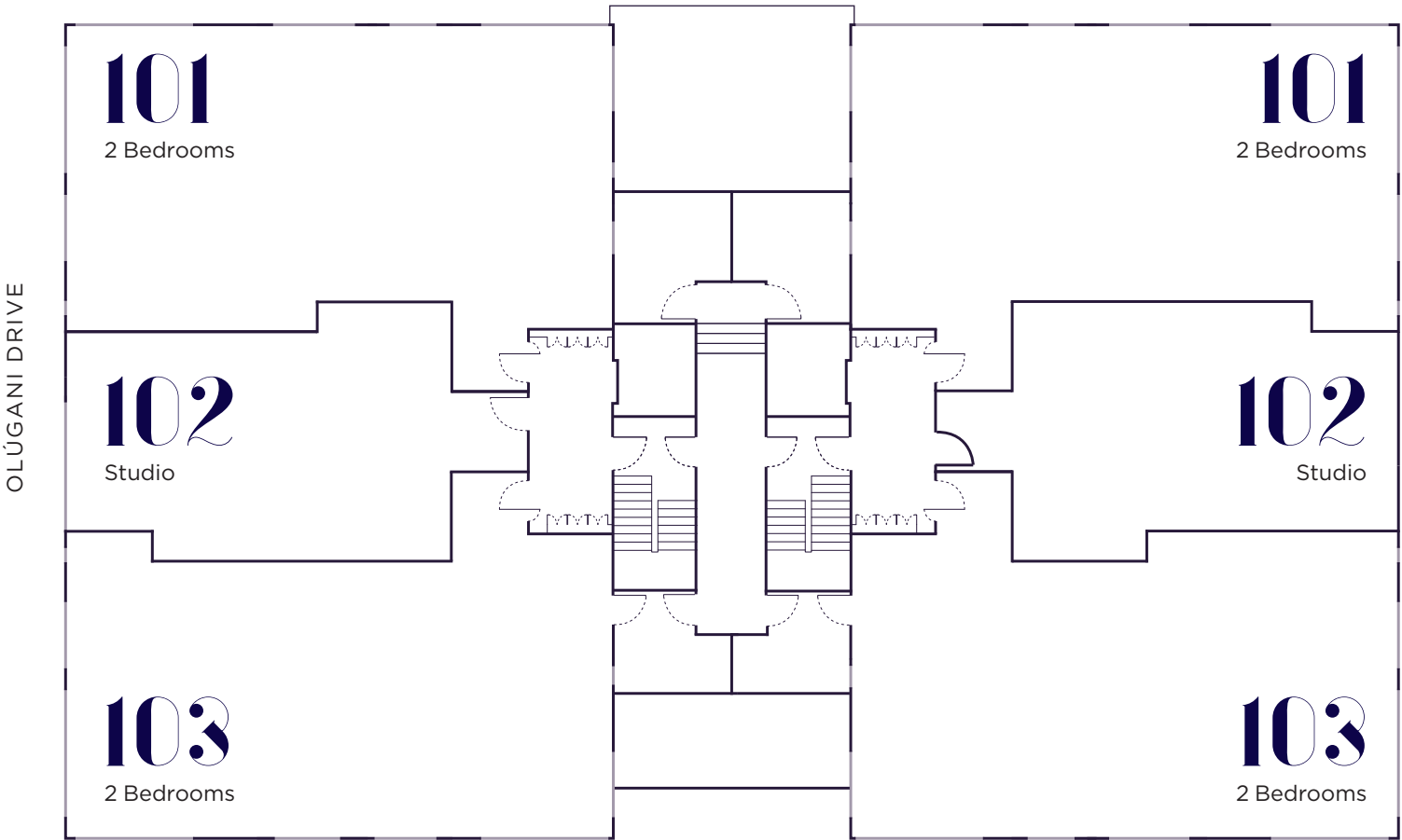
APARTMENT TYPE A

FLOOR PLATE TYPE A

STUDIOS & 2 BEDROOM APARTMENTS

WING B

WING A



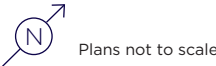
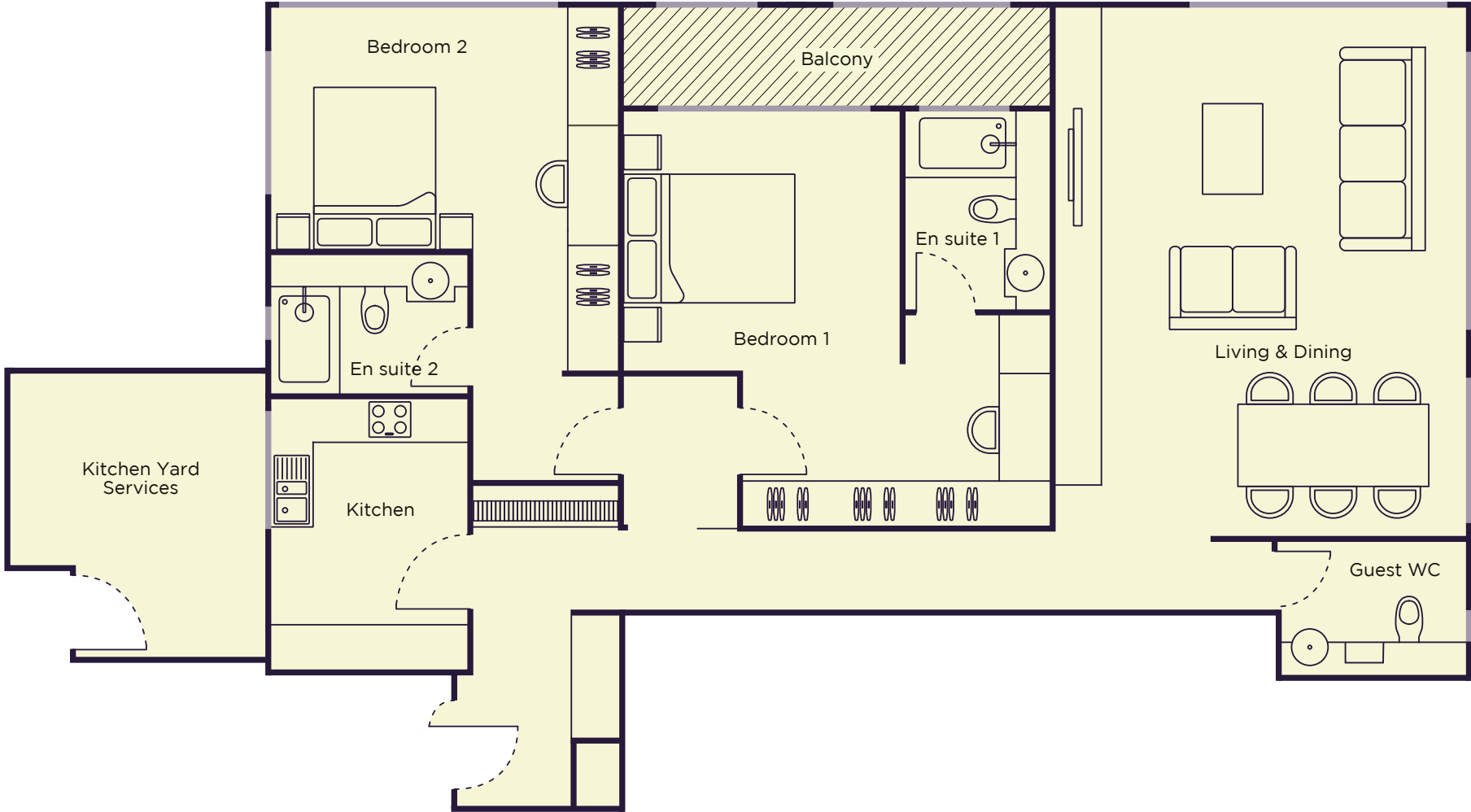
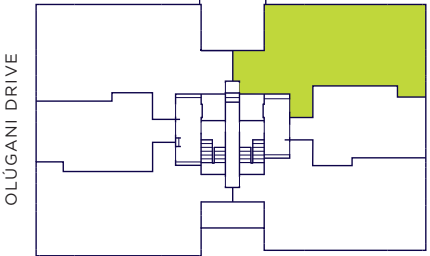
Typical floor plate A is on the first floor of each building



Wing A

APARTMENT 101
2 BEDROOMS

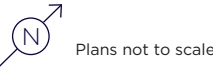
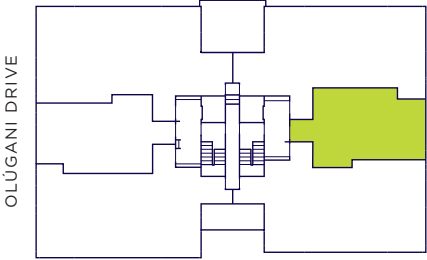
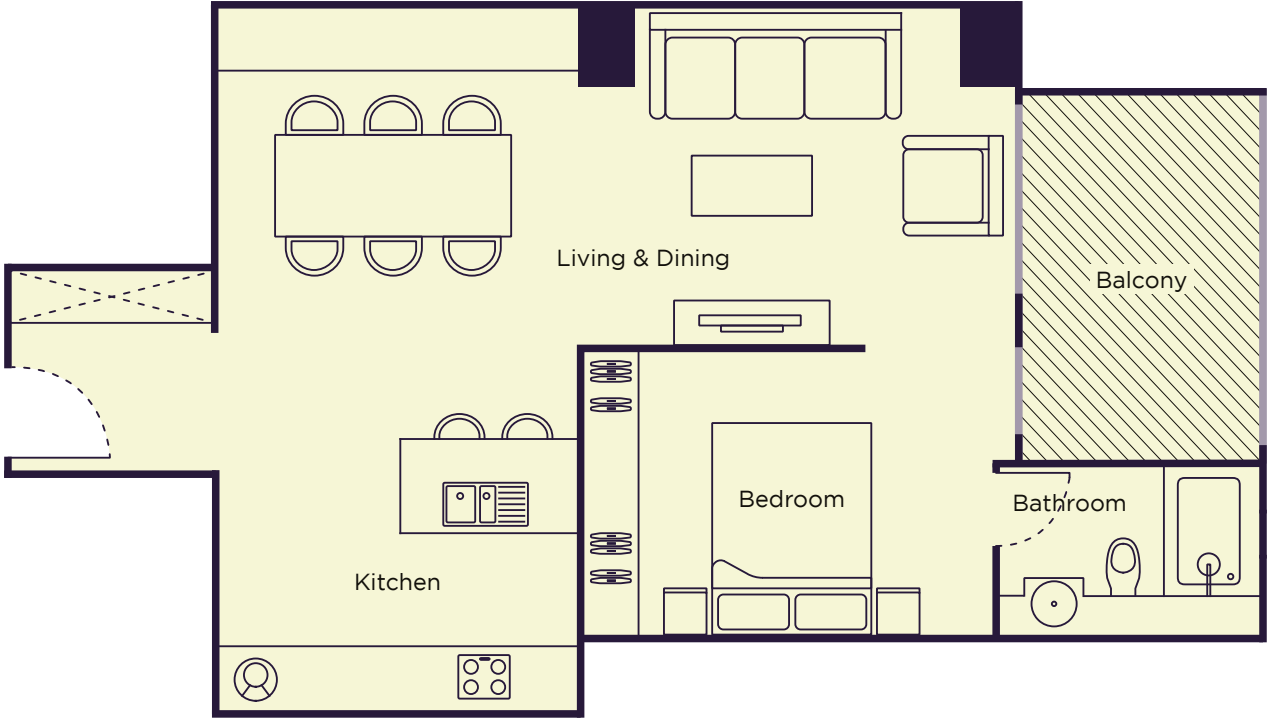
Net Internal Area
140.0 sq m



Wing A

APARTMENT 102
STUDIO

Net Internal Area
65.0 sq m

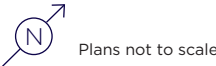
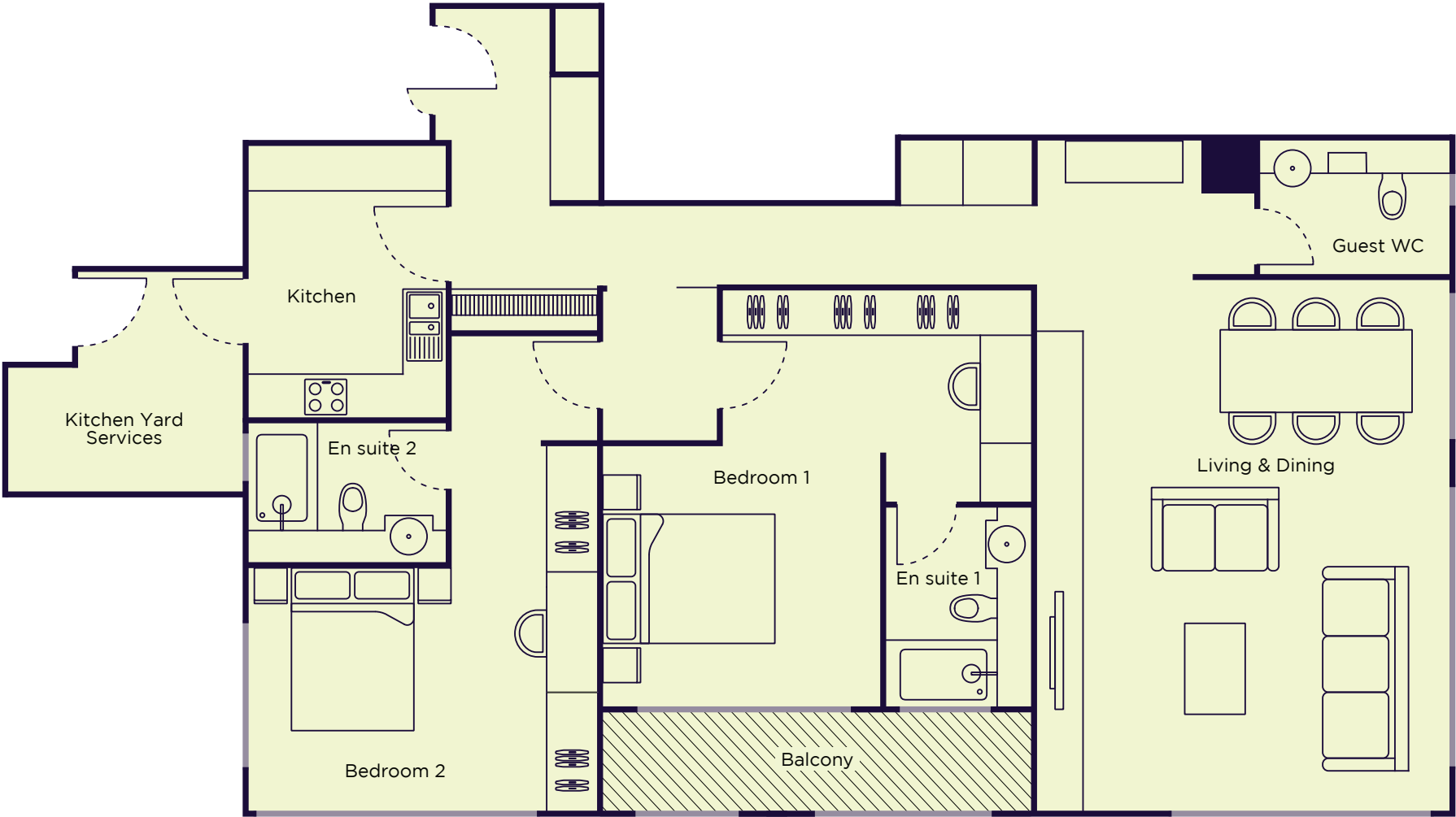
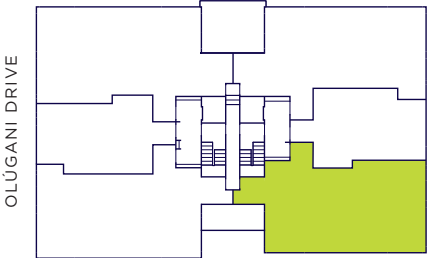


Plans not to scale

Wing A

APARTMENT 103
2 BEDROOMS

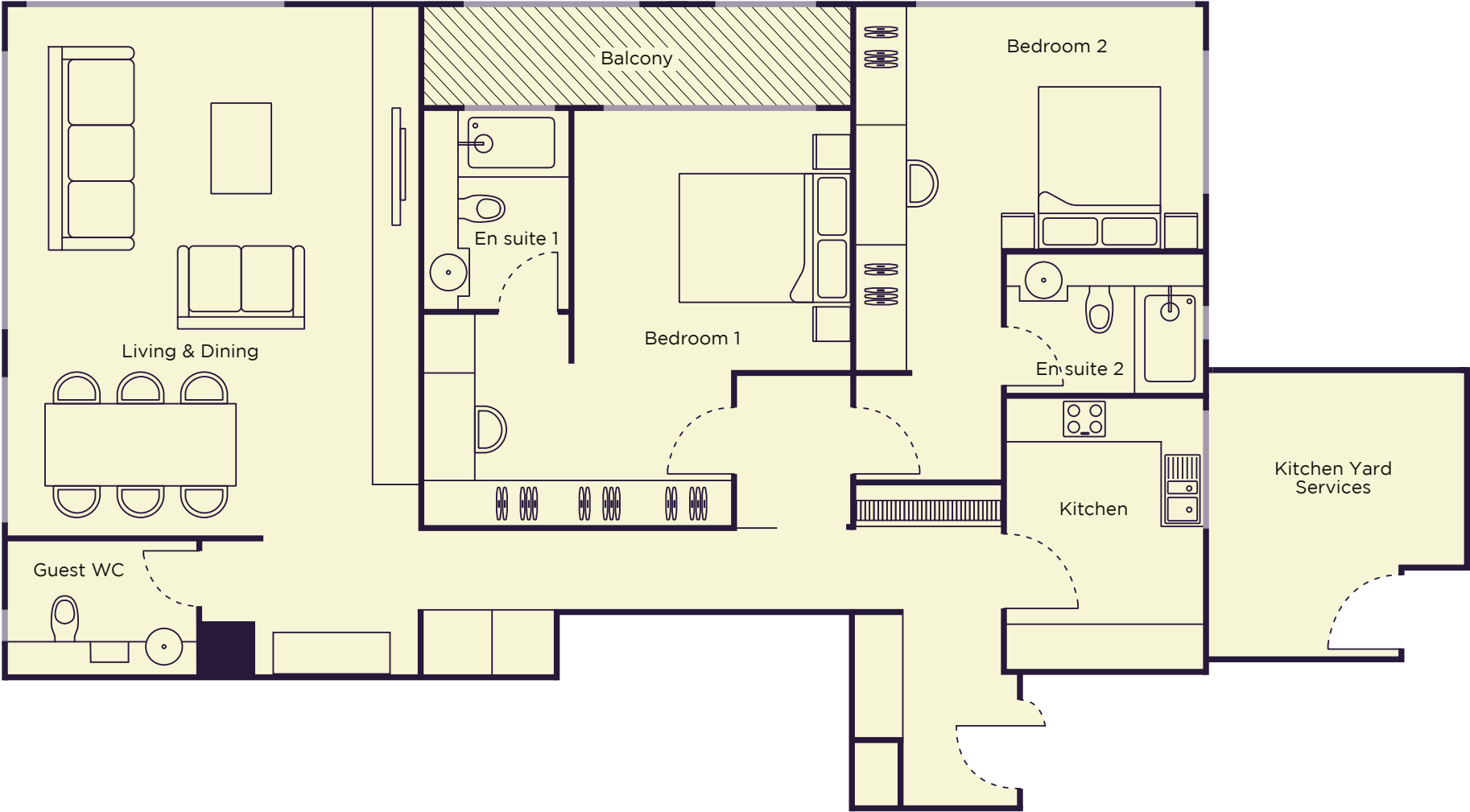
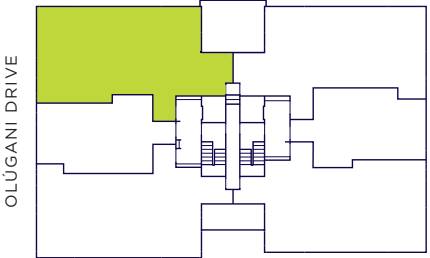
Net Internal Area
138.0 sq m



Wing B

APARTMENT 101
2 BEDROOMS

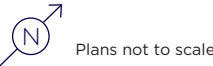
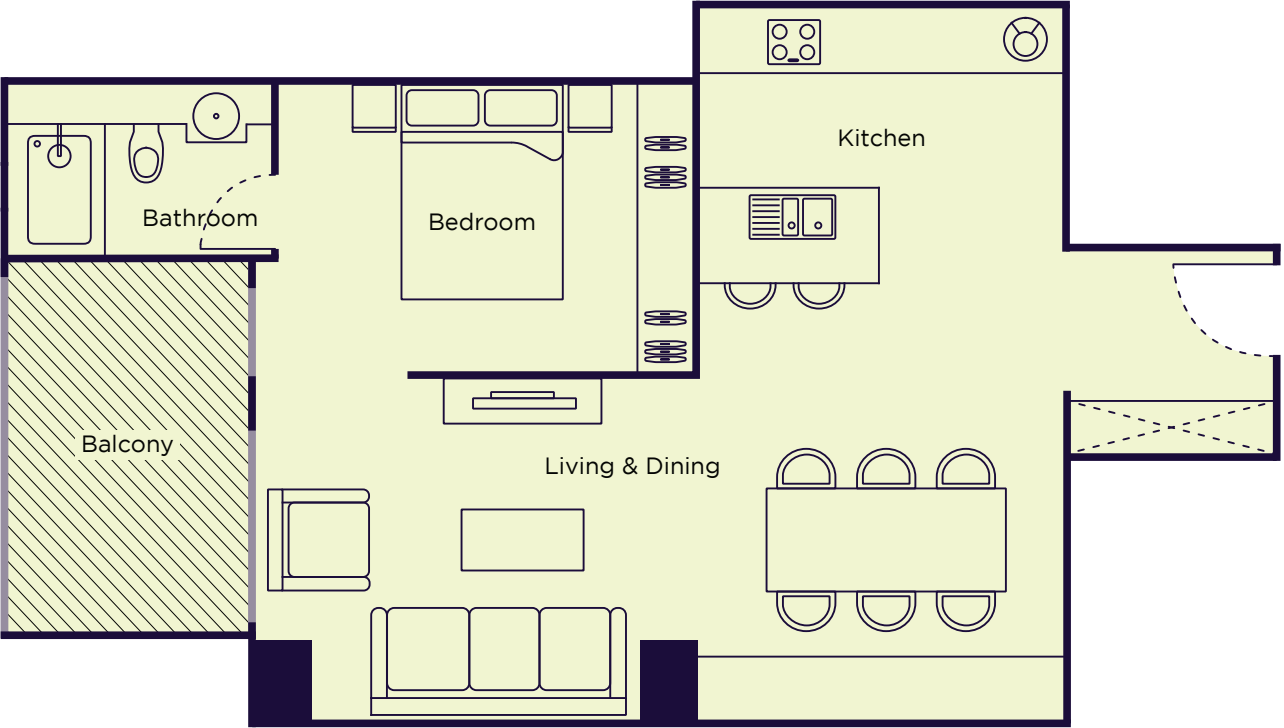
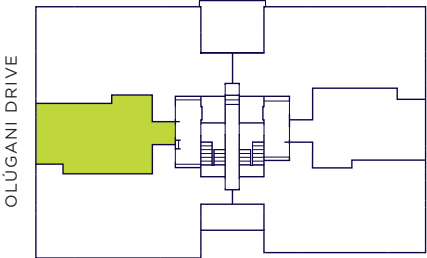
Net Internal Area
141.0 sq m



Wing B

APARTMENT 102
STUDIO

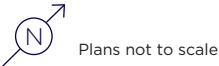
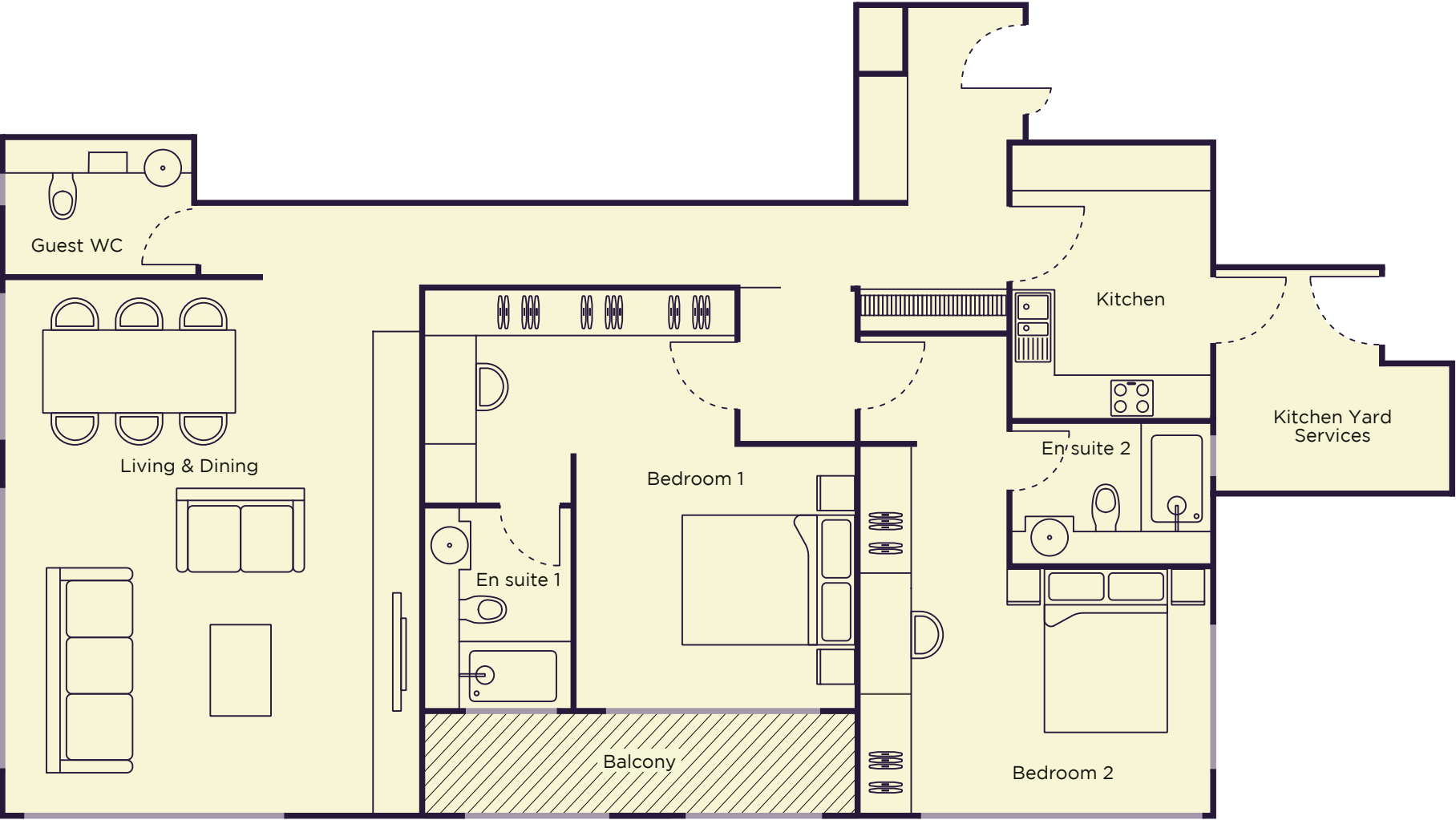
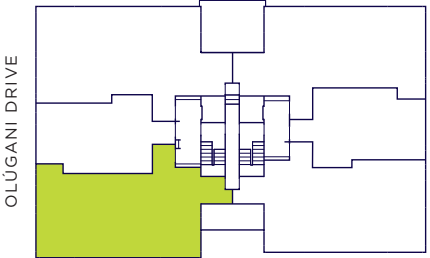
Net Internal Area
64.0 sq m



Wing B

APARTMENT 103
2 BEDROOMS

Net Internal Area
137.0 sq m





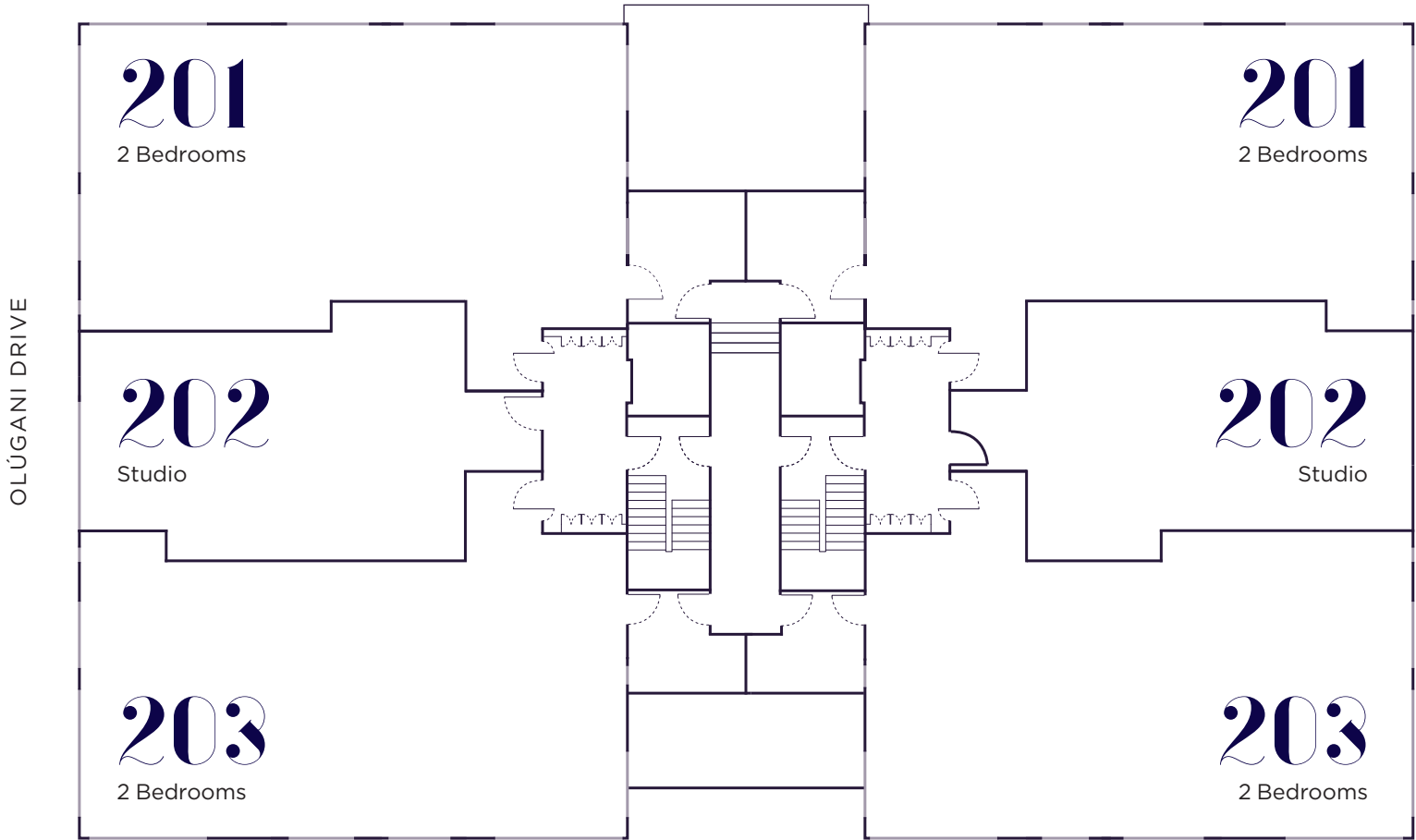
APARTMENT TYPE B

FLOOR PLATE TYPE B

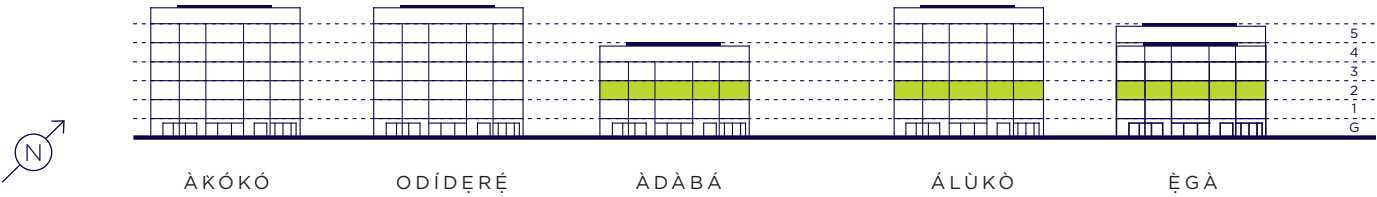
STUDIOS & 2 BEDROOM APARTMENTS

WING B

WING A



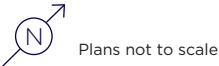
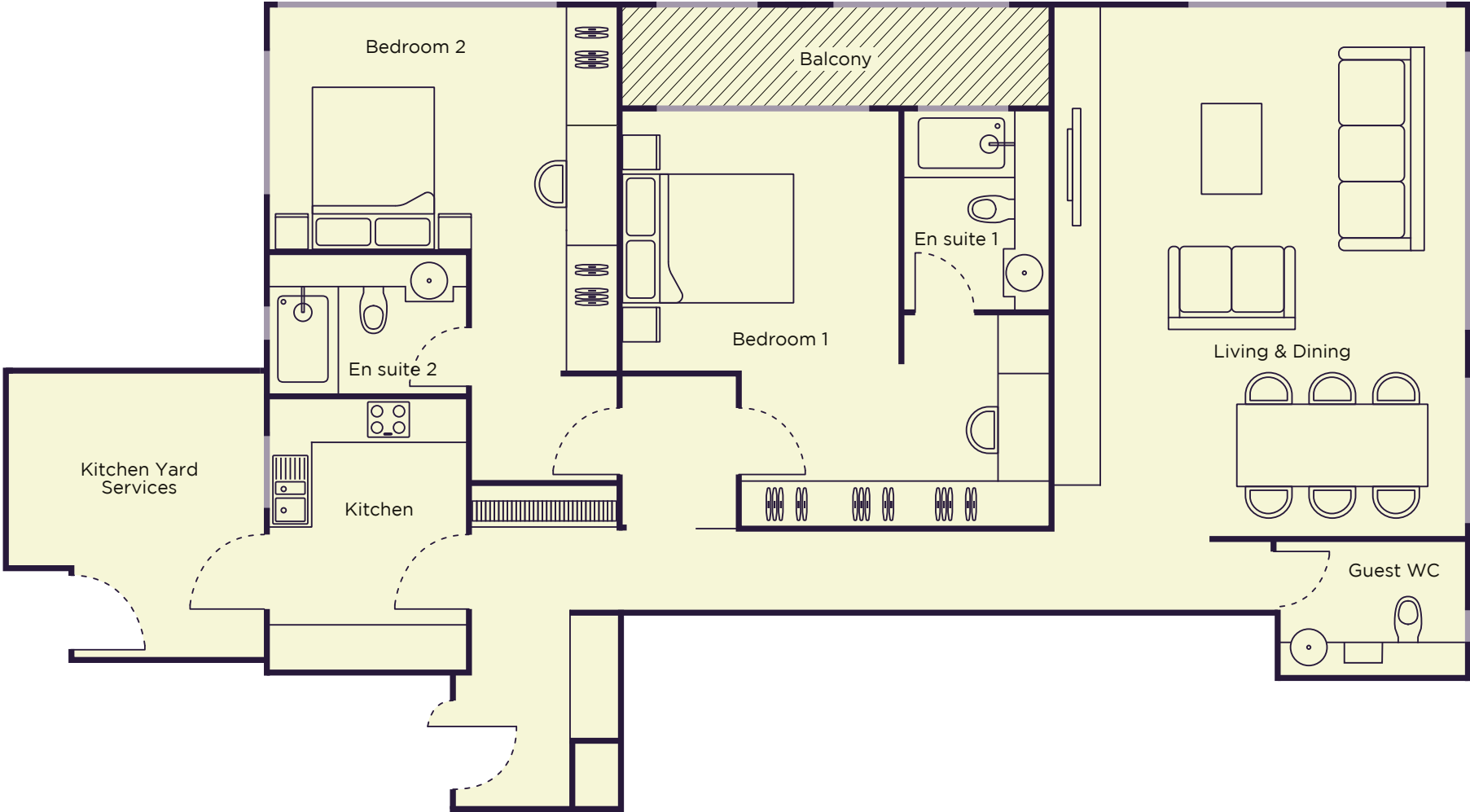
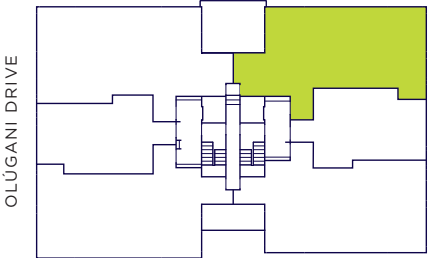
Typical floor plate B is on the second floor of each building



Wing A

APARTMENT 201
2 BEDROOMS

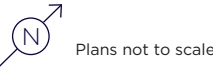
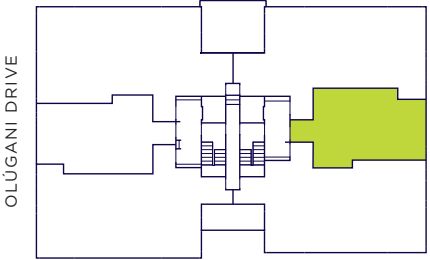
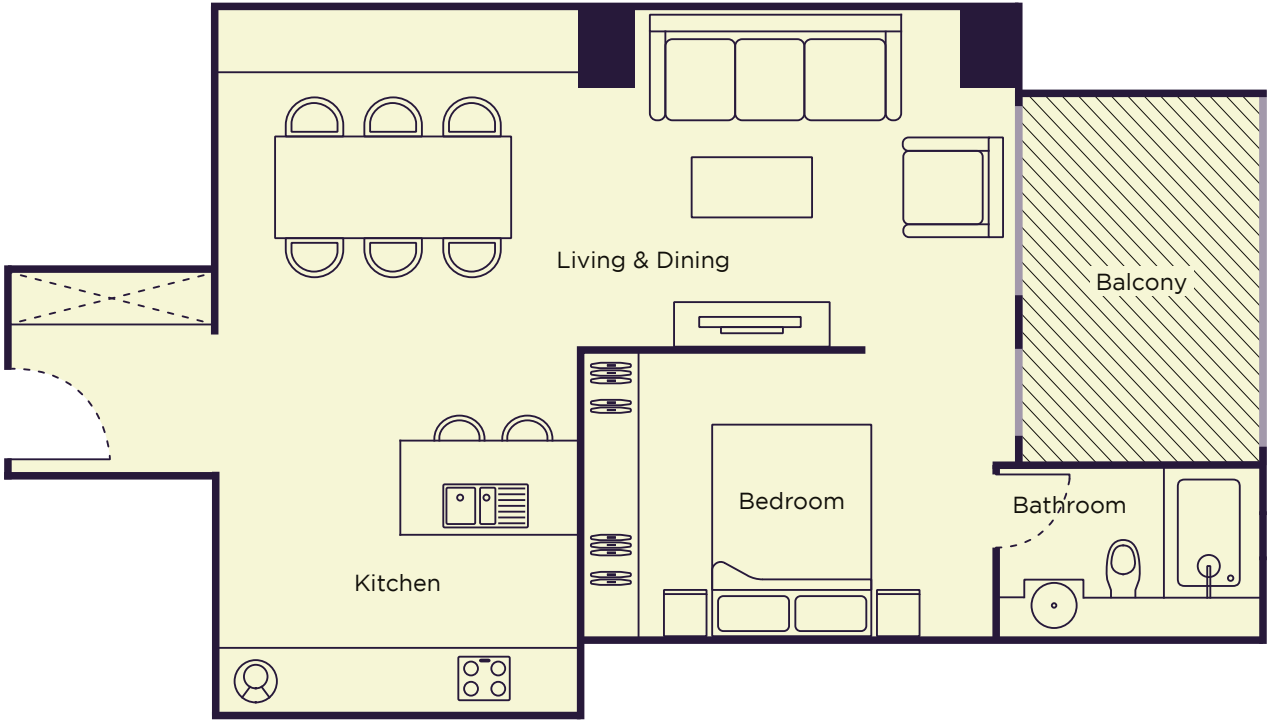
Net Internal Area
140.0 sq m



Wing A

APARTMENT 202
STUDIO

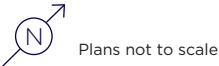
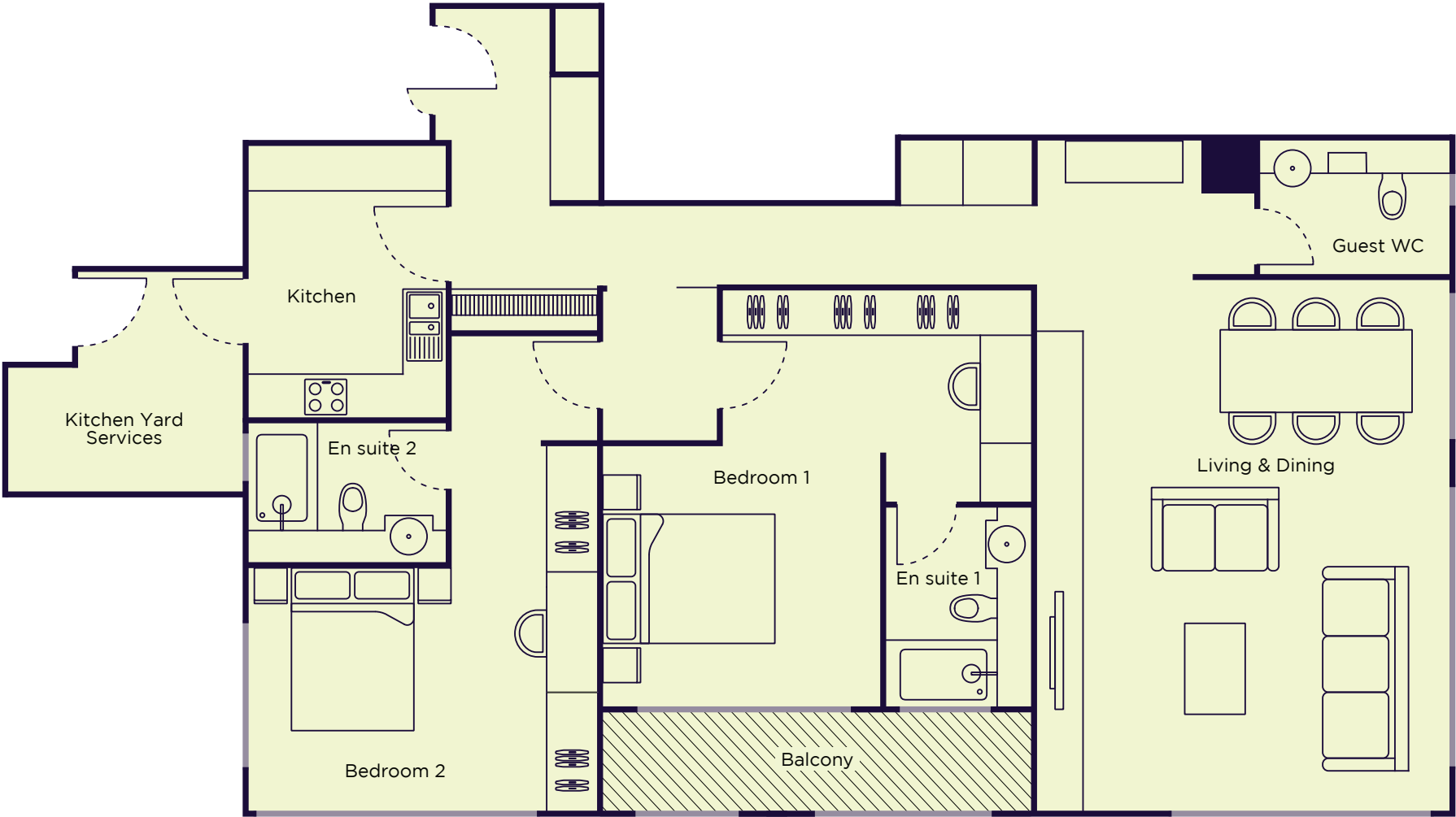
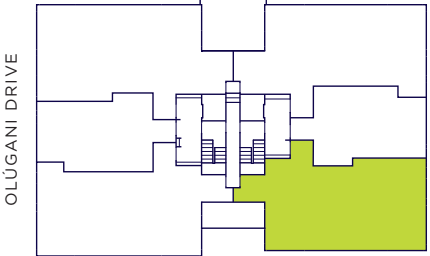
Net Internal Area
64.0 sq m



Wing A

APARTMENT 203
2 BEDROOMS

Net Internal Area
138.0 sq m

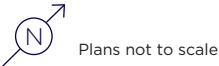
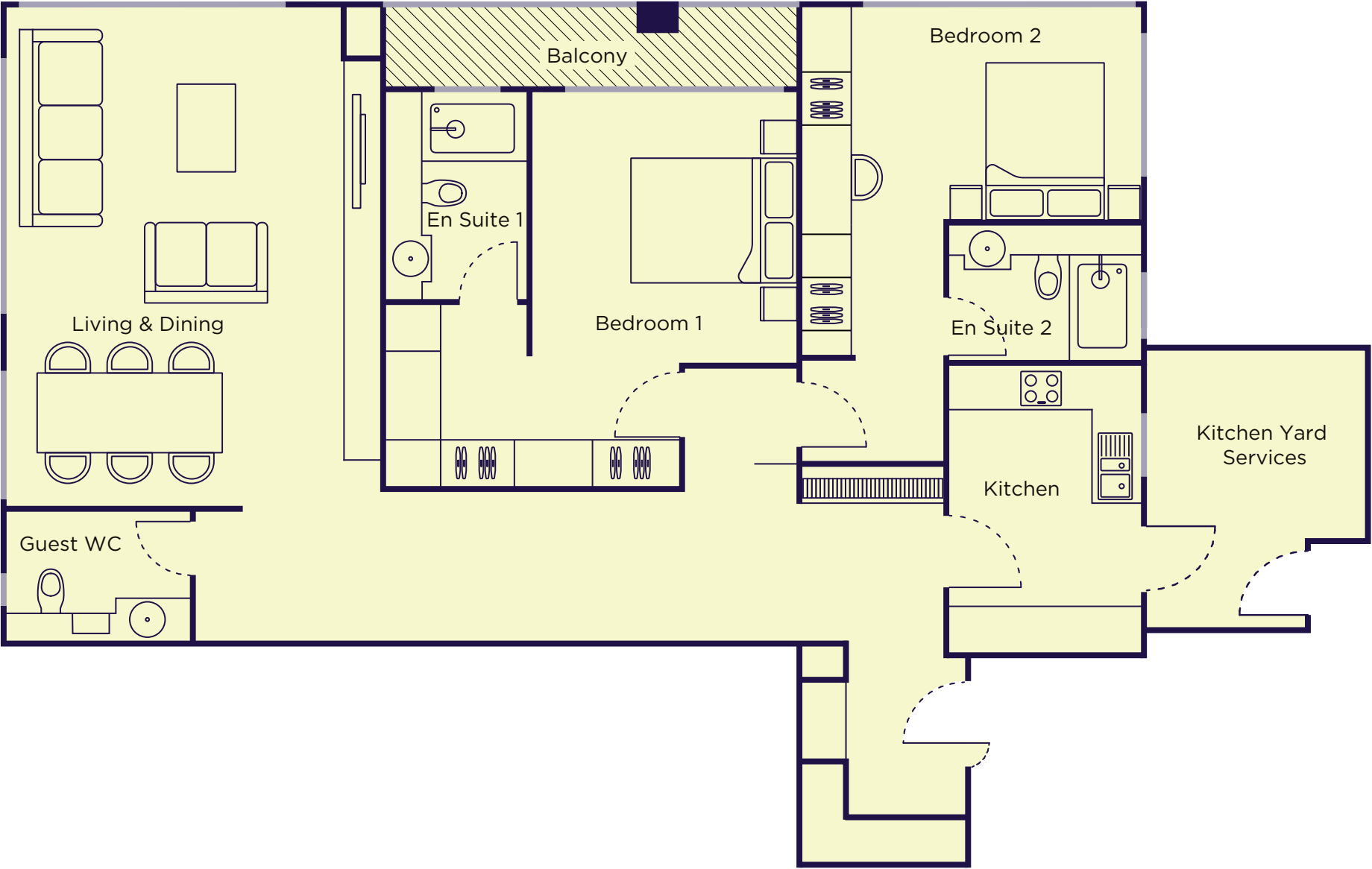
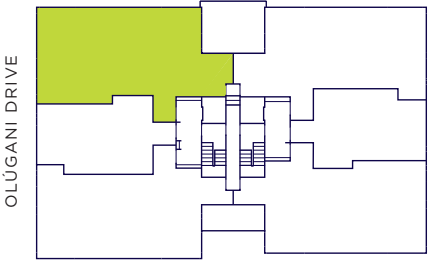


Plans not to scale

Wing B

APARTMENT 201
2 BEDROOMS

Net Internal Area
141.0 sq m

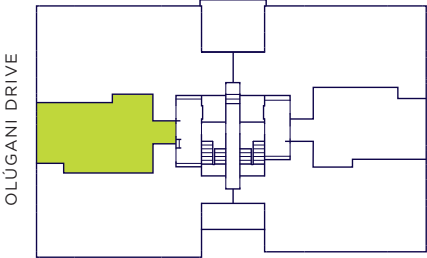
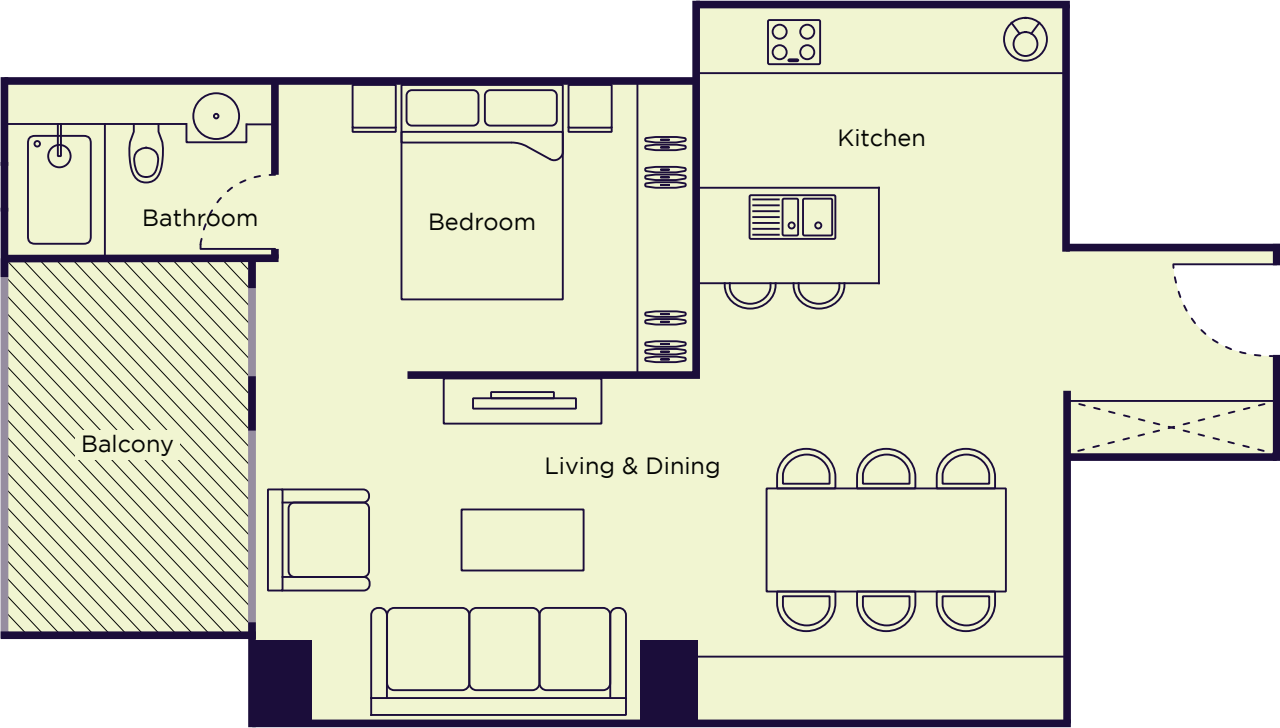


Plans not to scale

Wing B

APARTMENT 202
STUDIO

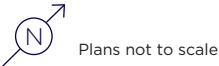
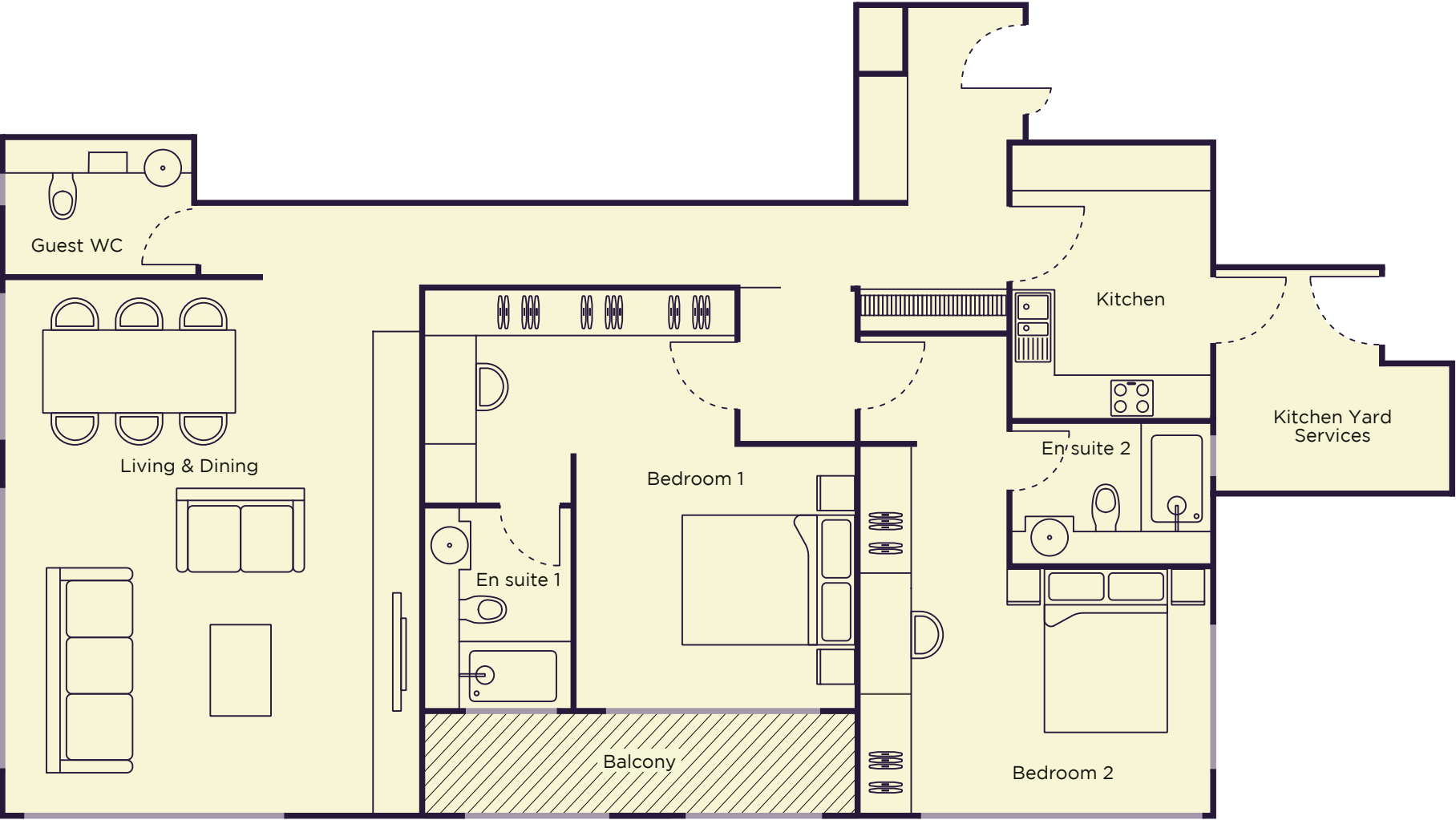
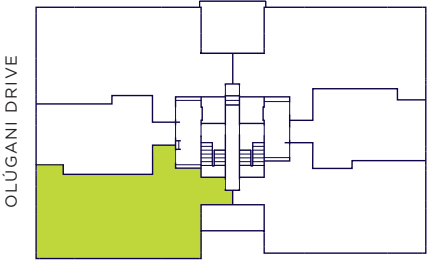
Net Internal Area
64.0 sq m



Wing B

APARTMENT 203
2 BEDROOMS

Net Internal Area
137.0 sq m

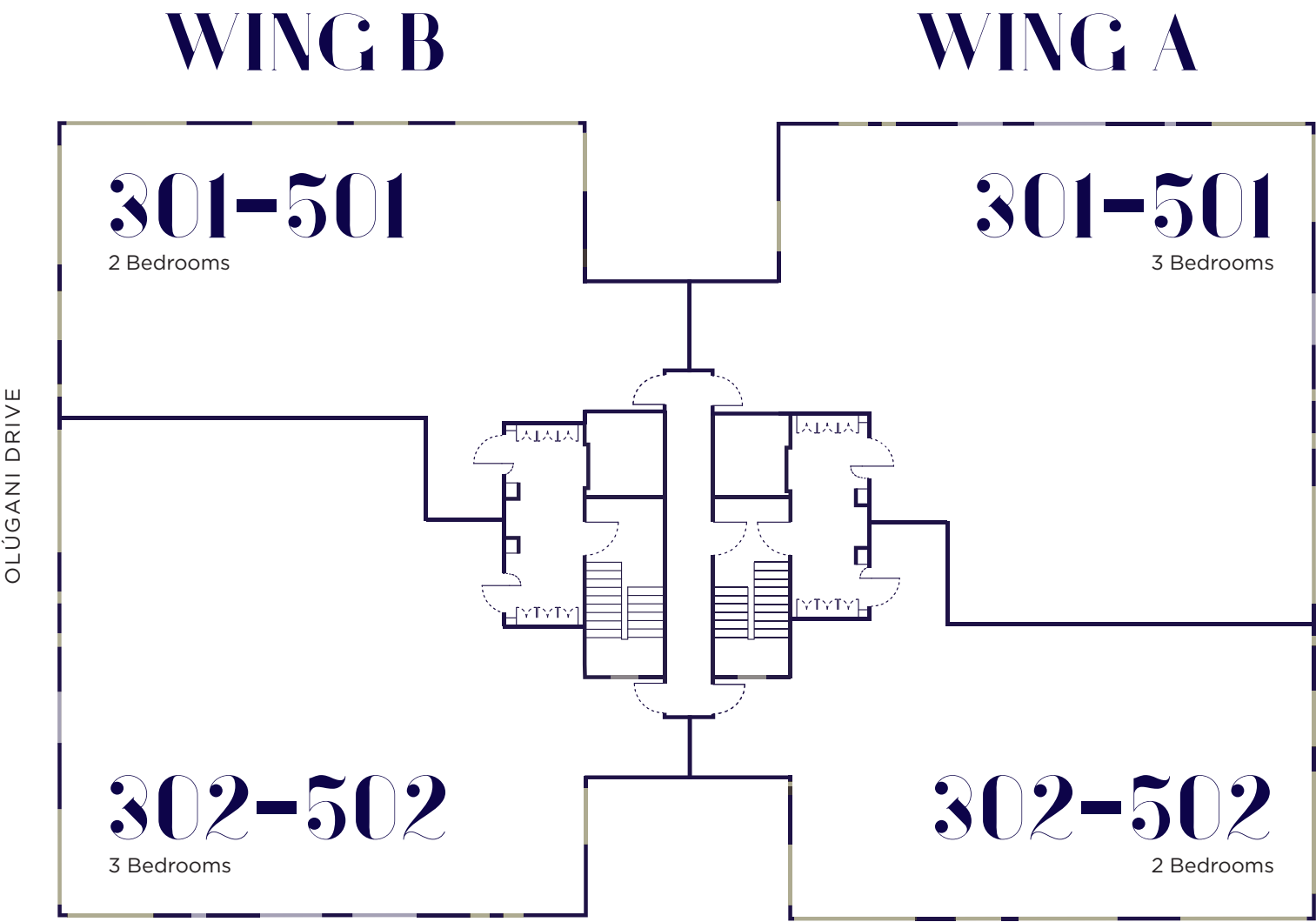




APARTMENT TYPE C

FLOOR PLATE TYPE C

2 & 3 BEDROOM APARTMENTS



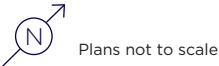
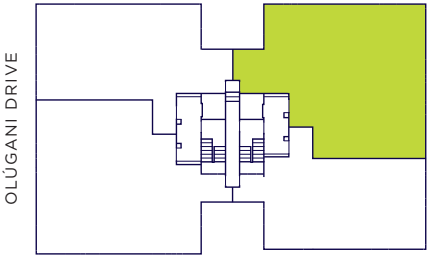
Typical floor plate C are on top floors of each building



Wing A

APARTMENT 301
3 BEDROOMS

Net Internal Area
206.0 sq m

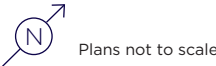
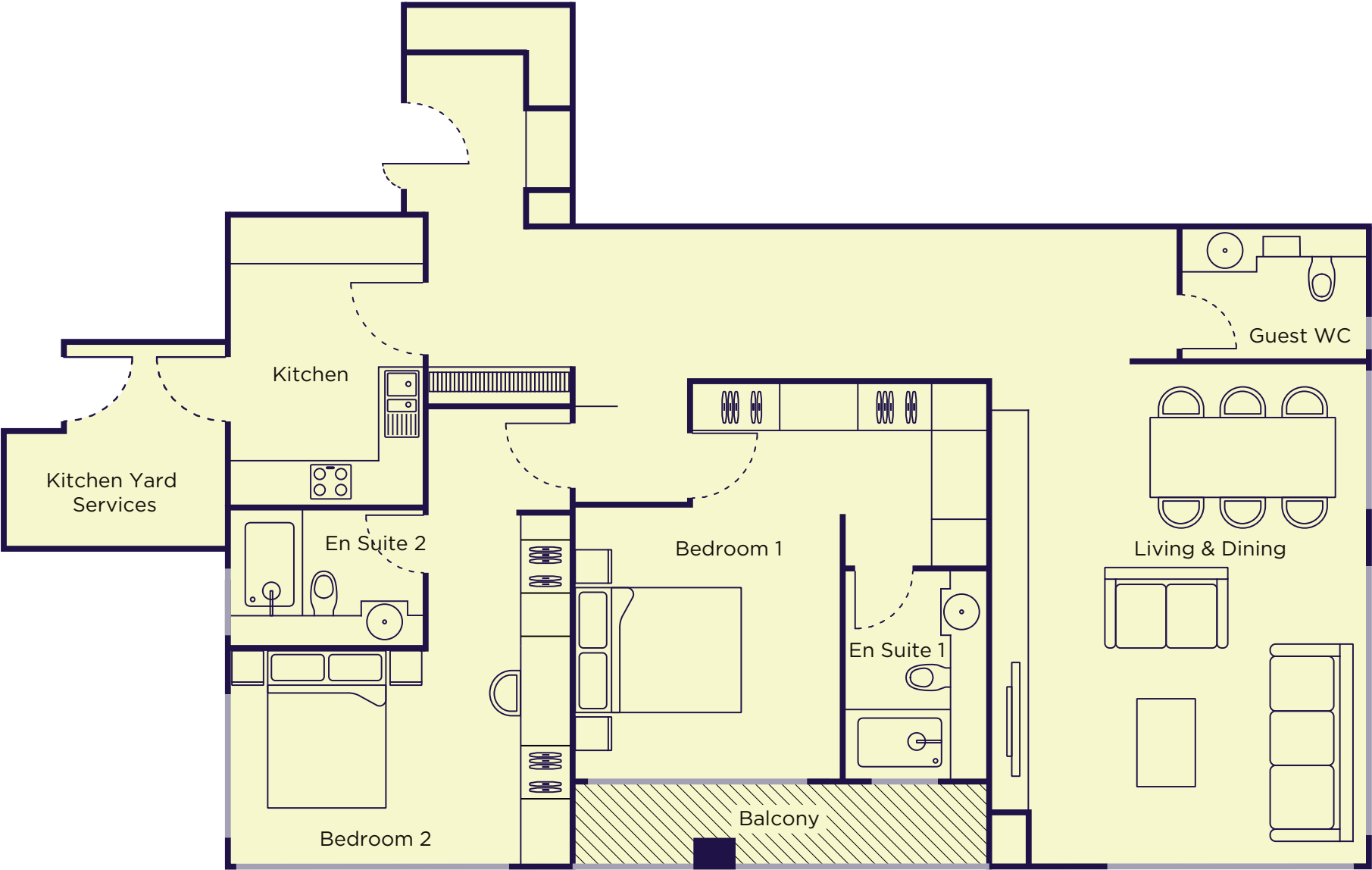
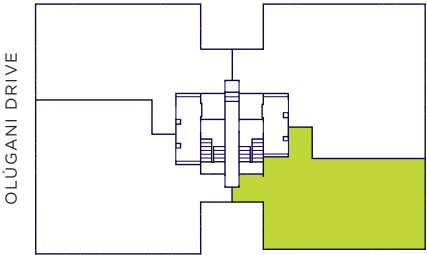


Plans not to scale

Wing A

APARTMENT 302
2 BEDROOMS

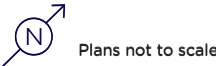
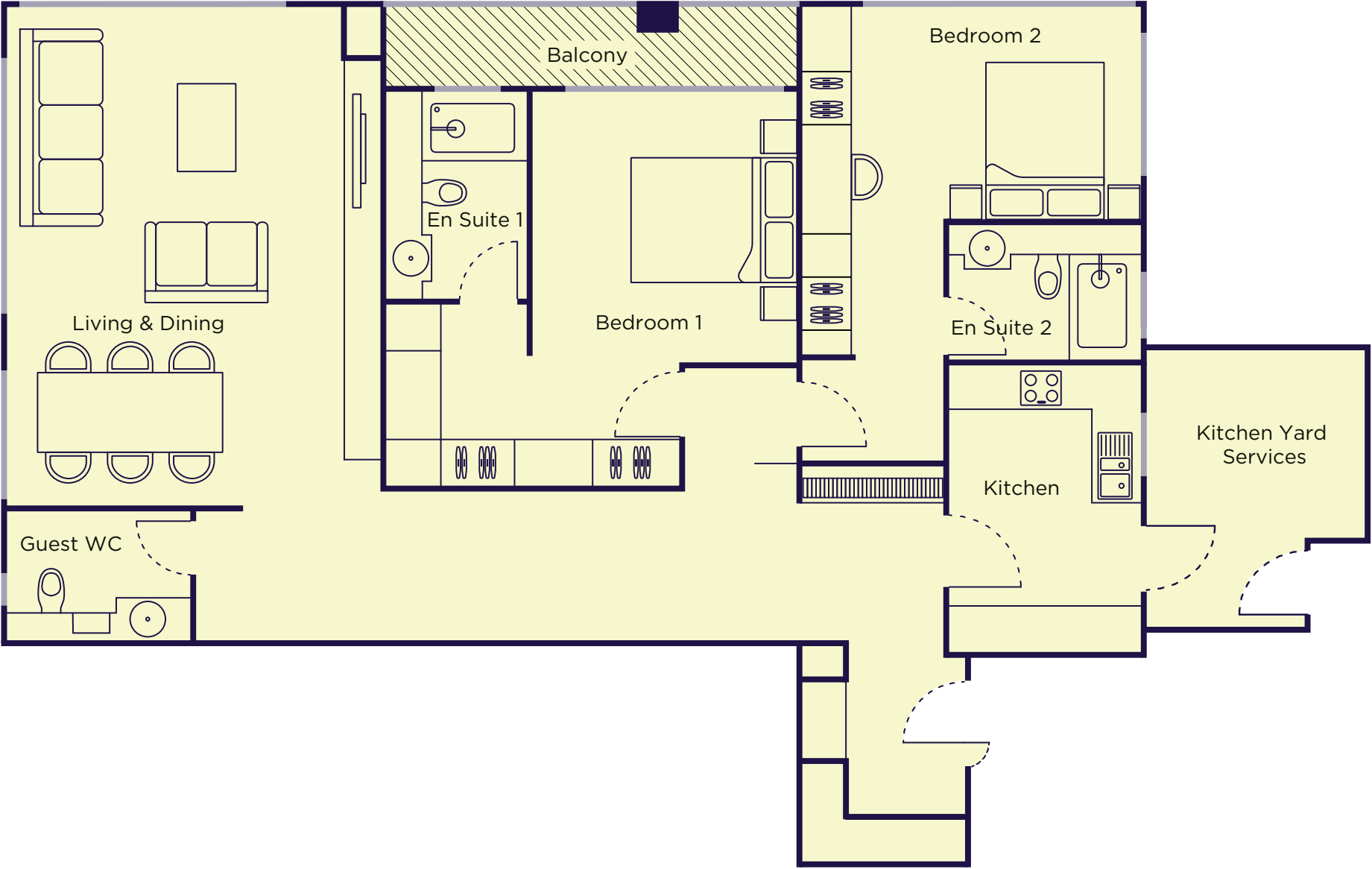
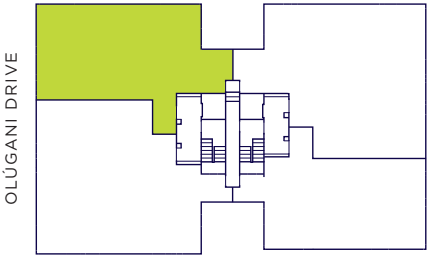
Net Internal Area
141.0 sq m



Wing B

APARTMENT 301
2 BEDROOMS

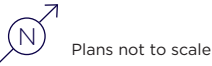
Net Internal Area
143.0 sq m



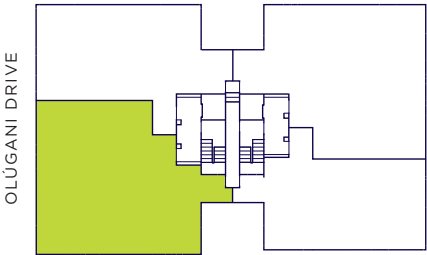
Wing B

APARTMENT 302
3 BEDROOMS

Net Internal Area
202.0 sq m



Plans not to scale

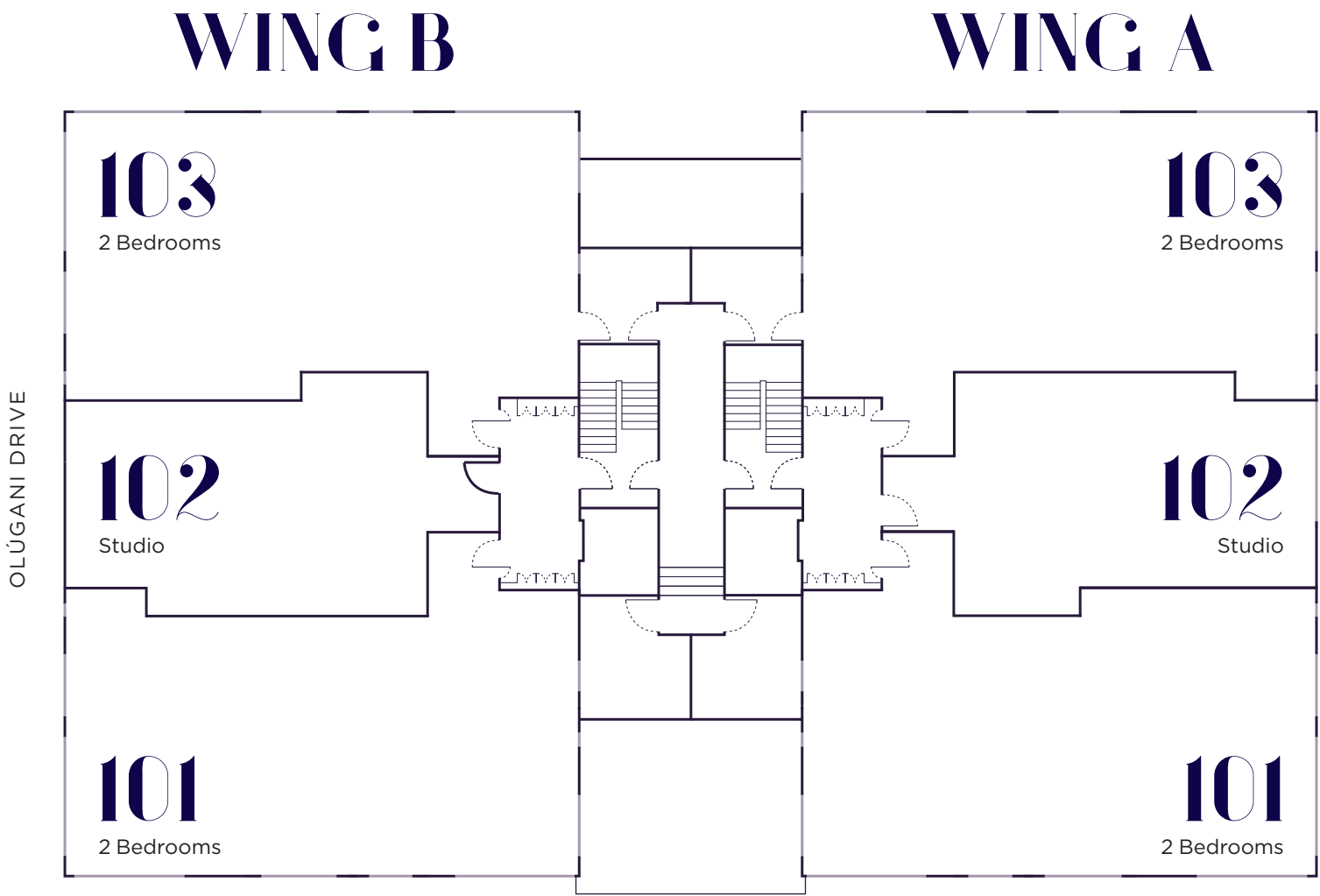




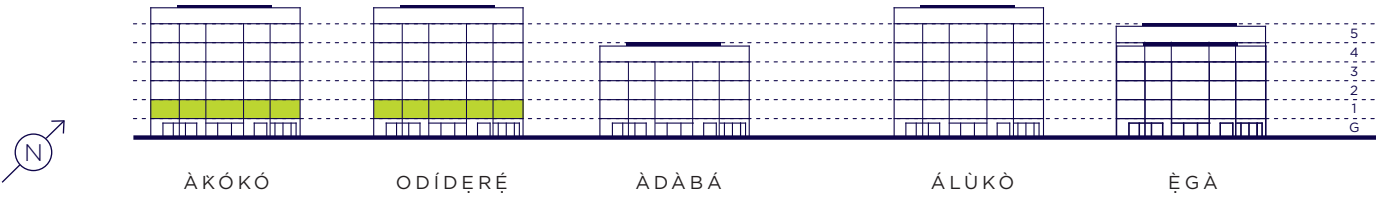
APARTMENT TYPE D

FLOOR PLATE TYPE D

STUDIOS & 2 BEDROOM APARTMENTS



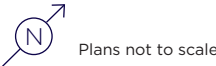
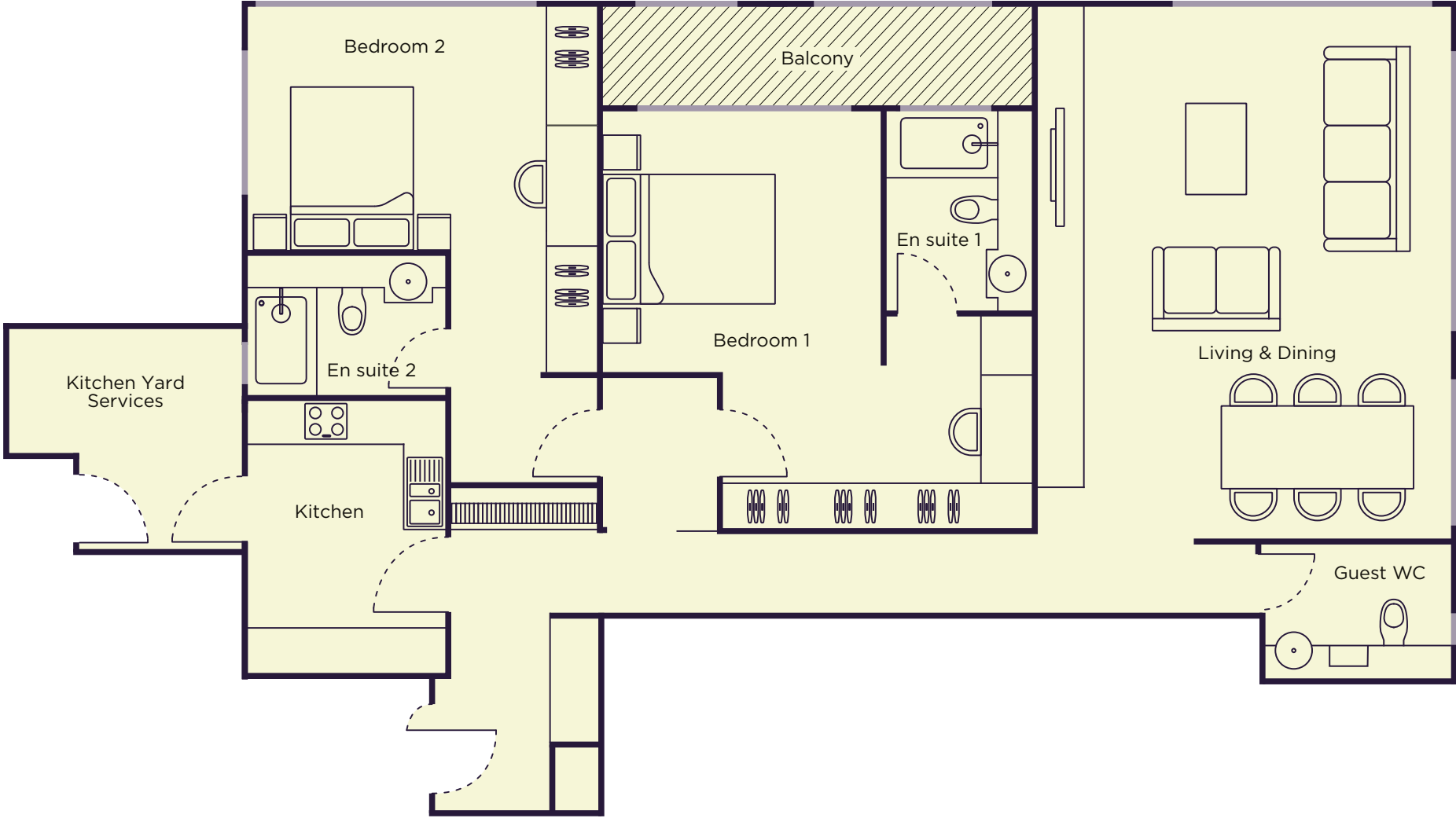
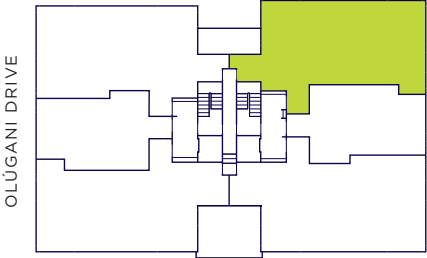
Typical floor plate D is on the first floor of each building



Wing A

APARTMENT 103
2 BEDROOMS

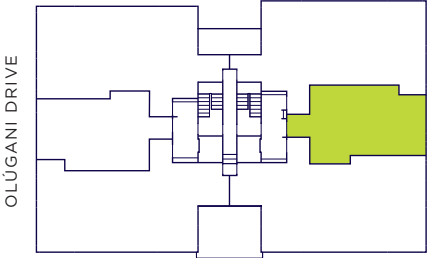
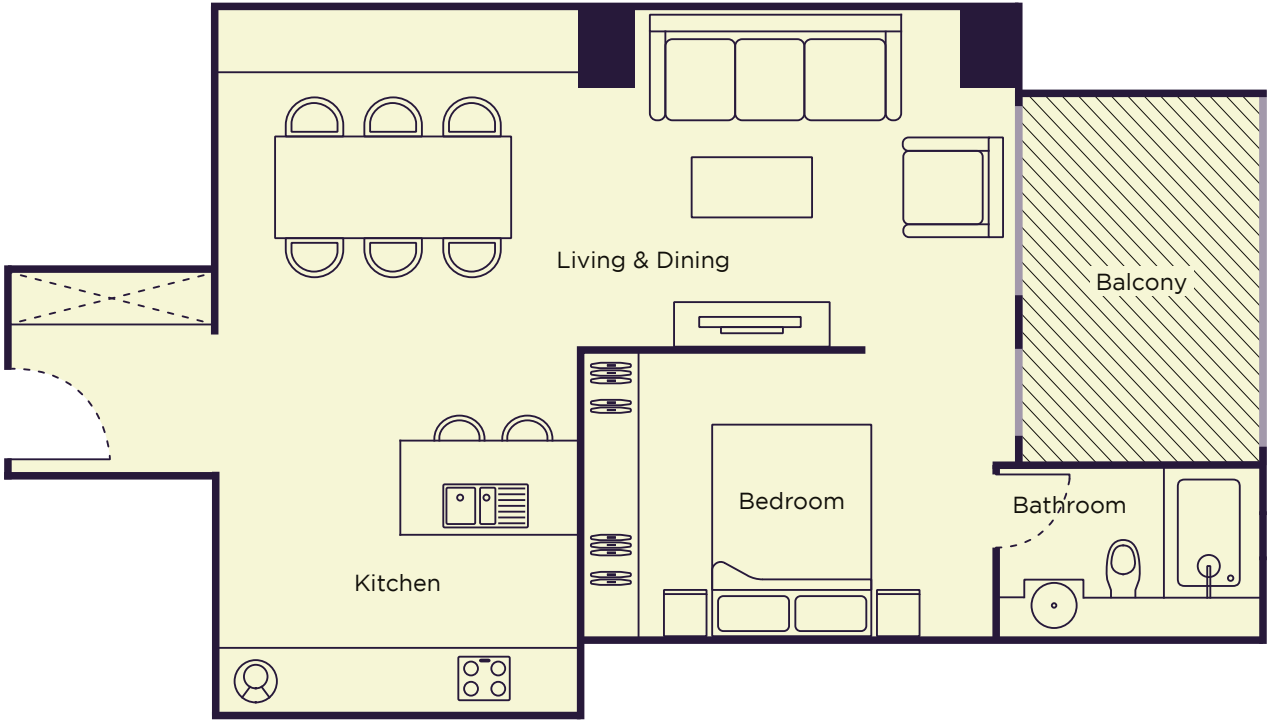
Net Internal Area
135.0 sq m



Wing A

APARTMENT 102
STUDIO

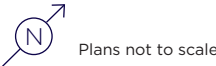
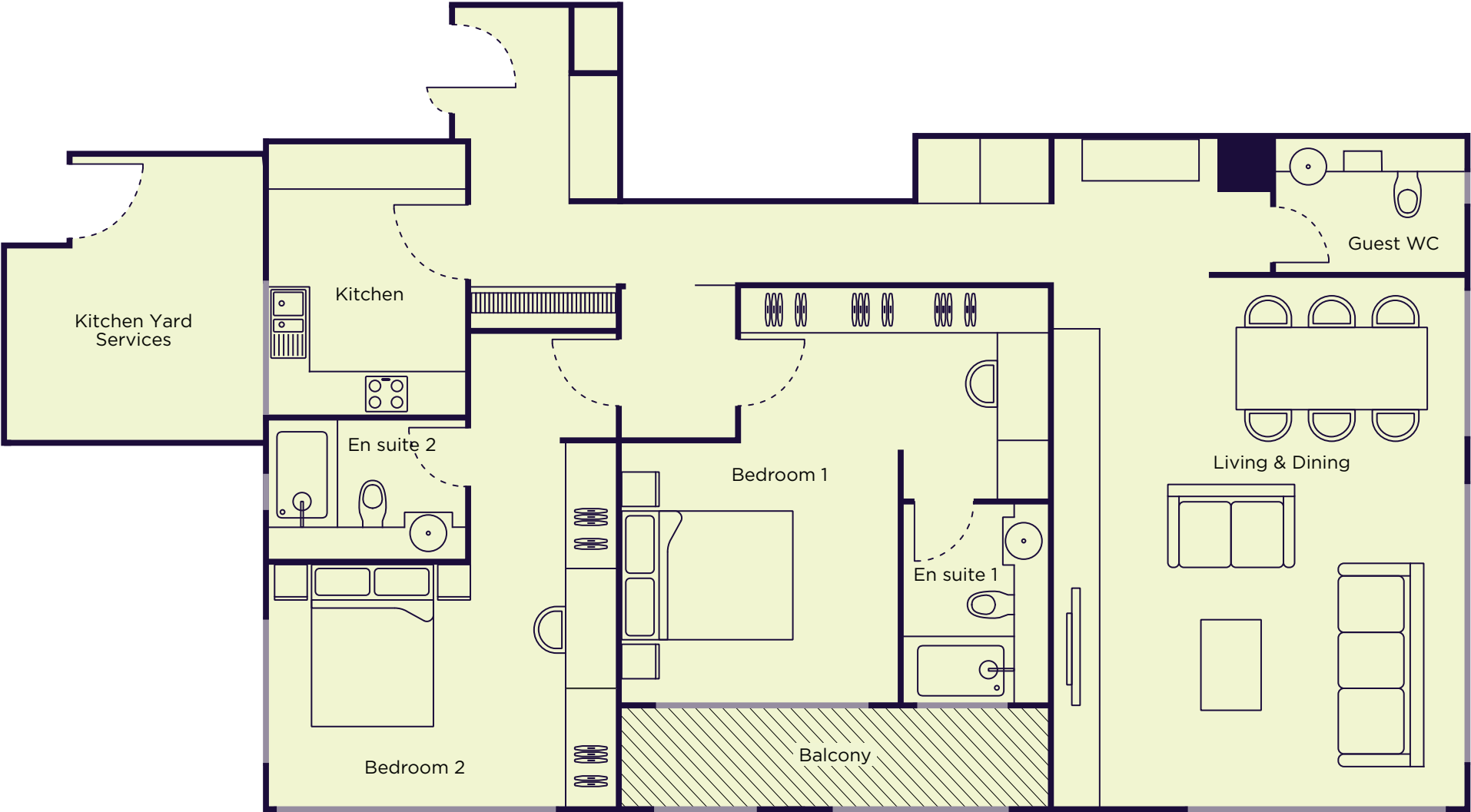
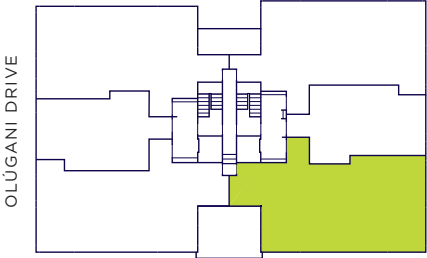
Net Internal Area
64.0 sq m



Wing A

APARTMENT 101
2 BEDROOMS

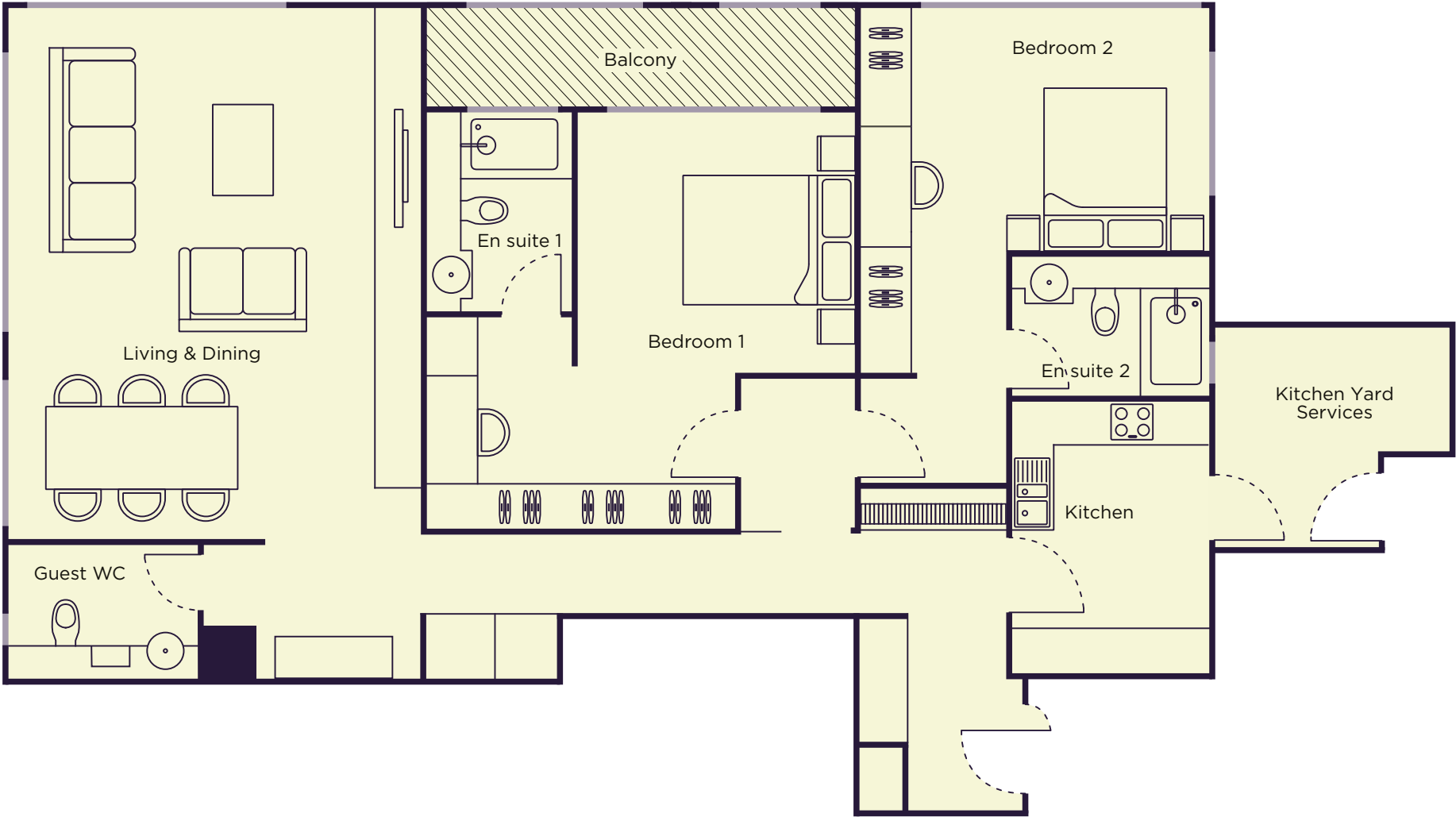
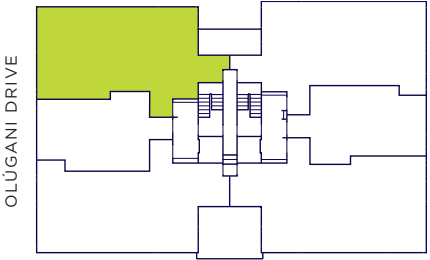
Net Internal Area
142.0 sq m



Wing B

APARTMENT 103
2 BEDROOMS

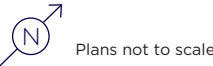
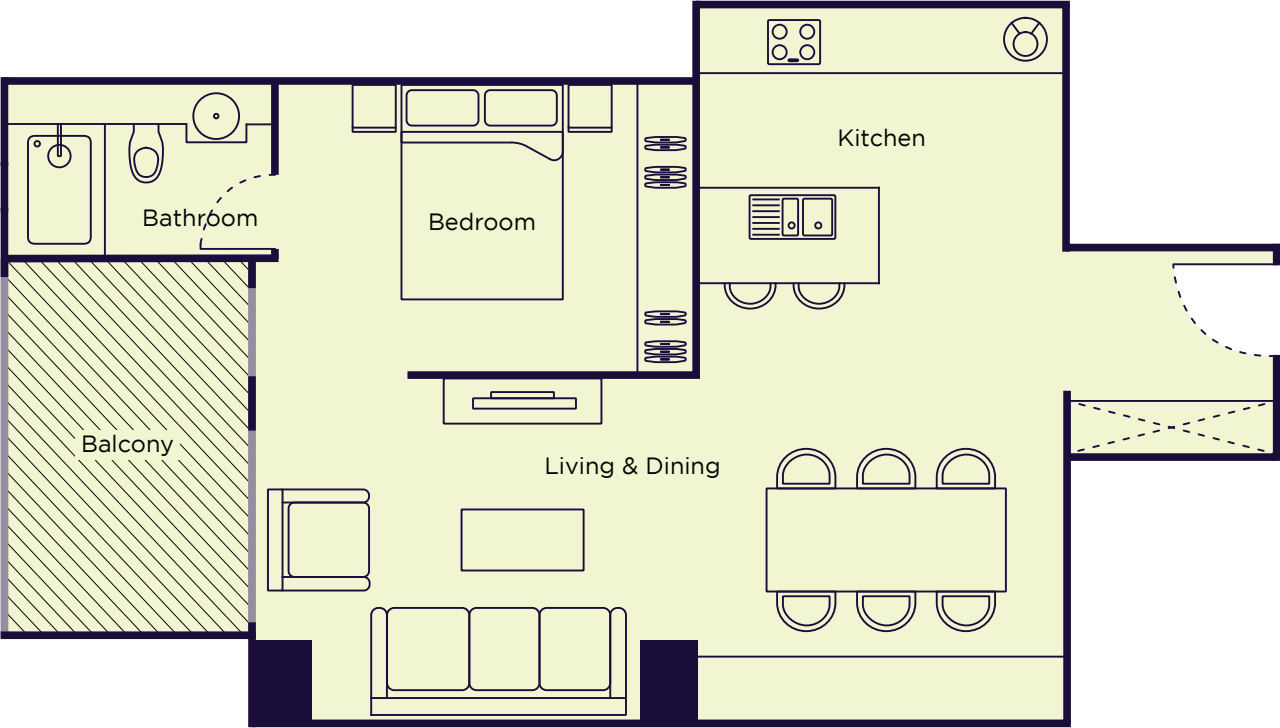
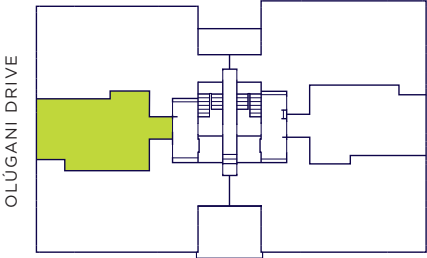
Net Internal Area
137.0 sq m



Wing B

APARTMENT 102
STUDIO

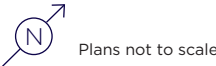
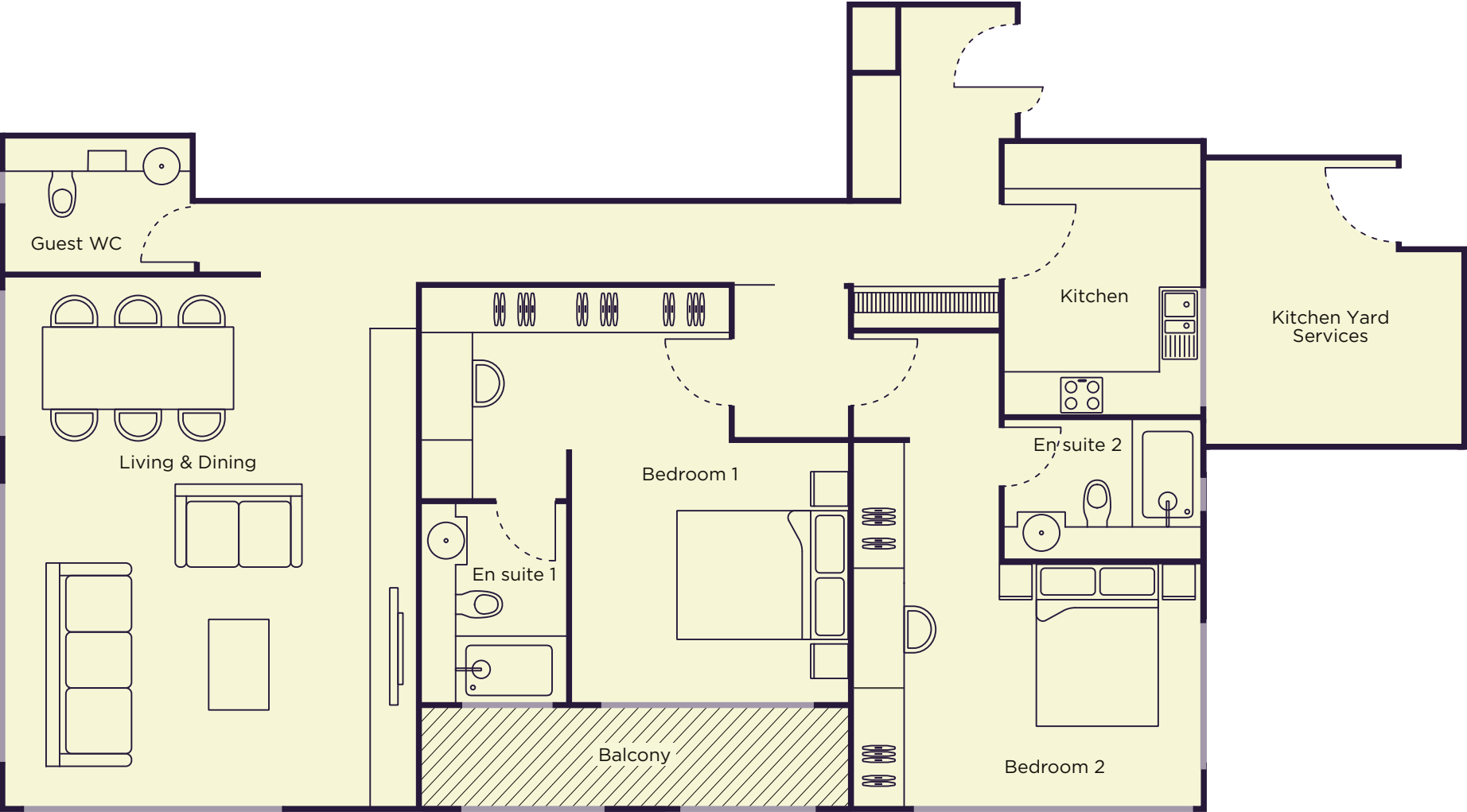
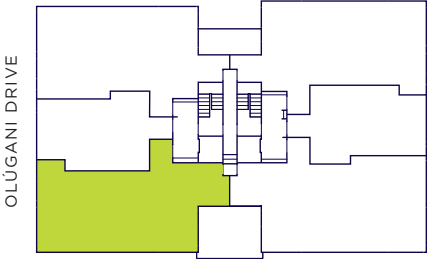
Net Internal Area
63.0 sq m



Wing B

APARTMENT 101
2 BEDROOMS

Net Internal Area
141.0 sq m

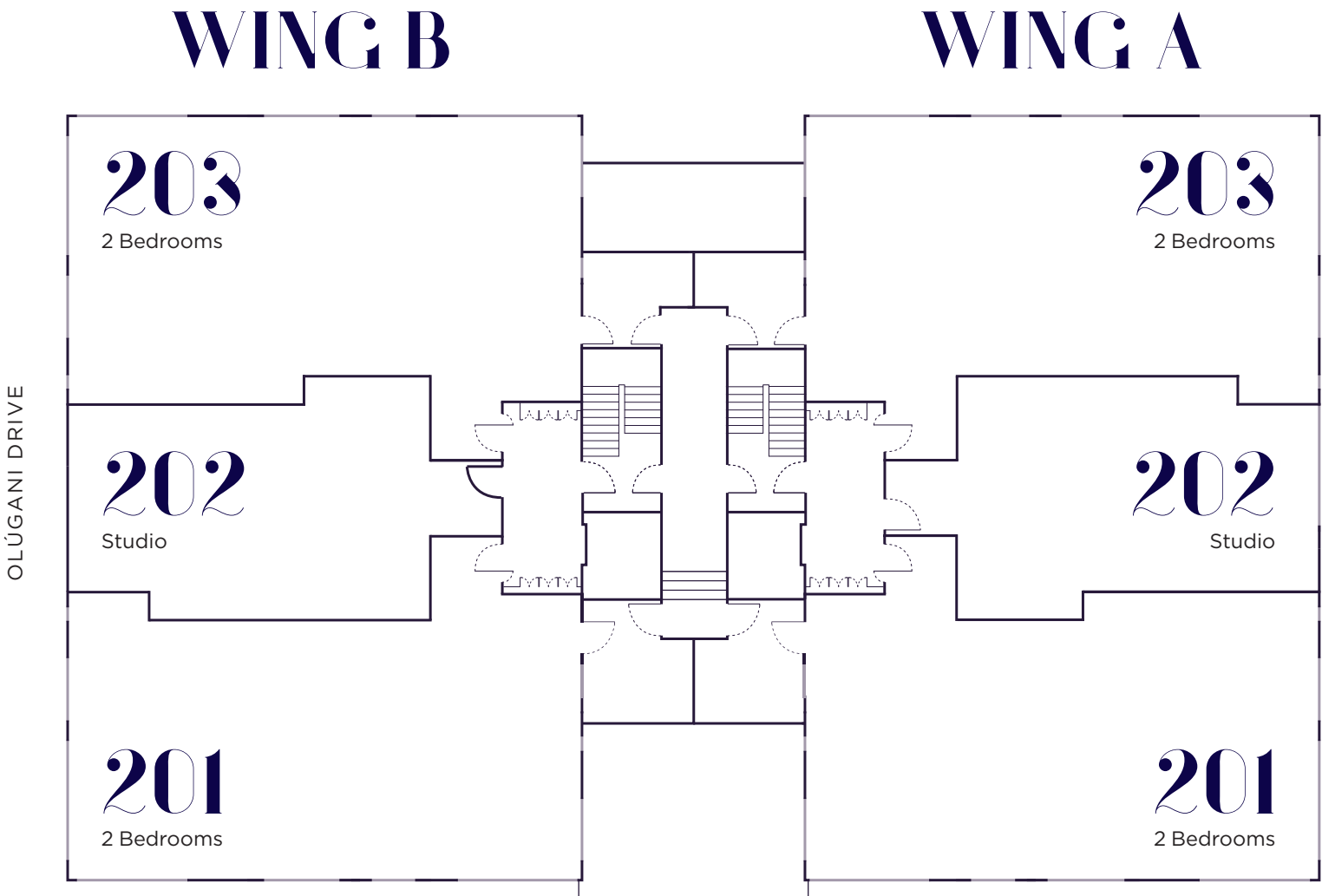




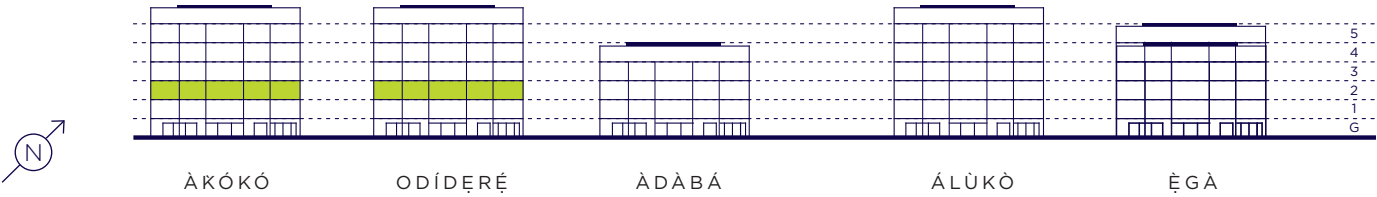
APARTMENT TYPE E

FLOOR PLATE TYPE E

STUDIOS & 2 BEDROOM APARTMENTS



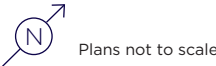
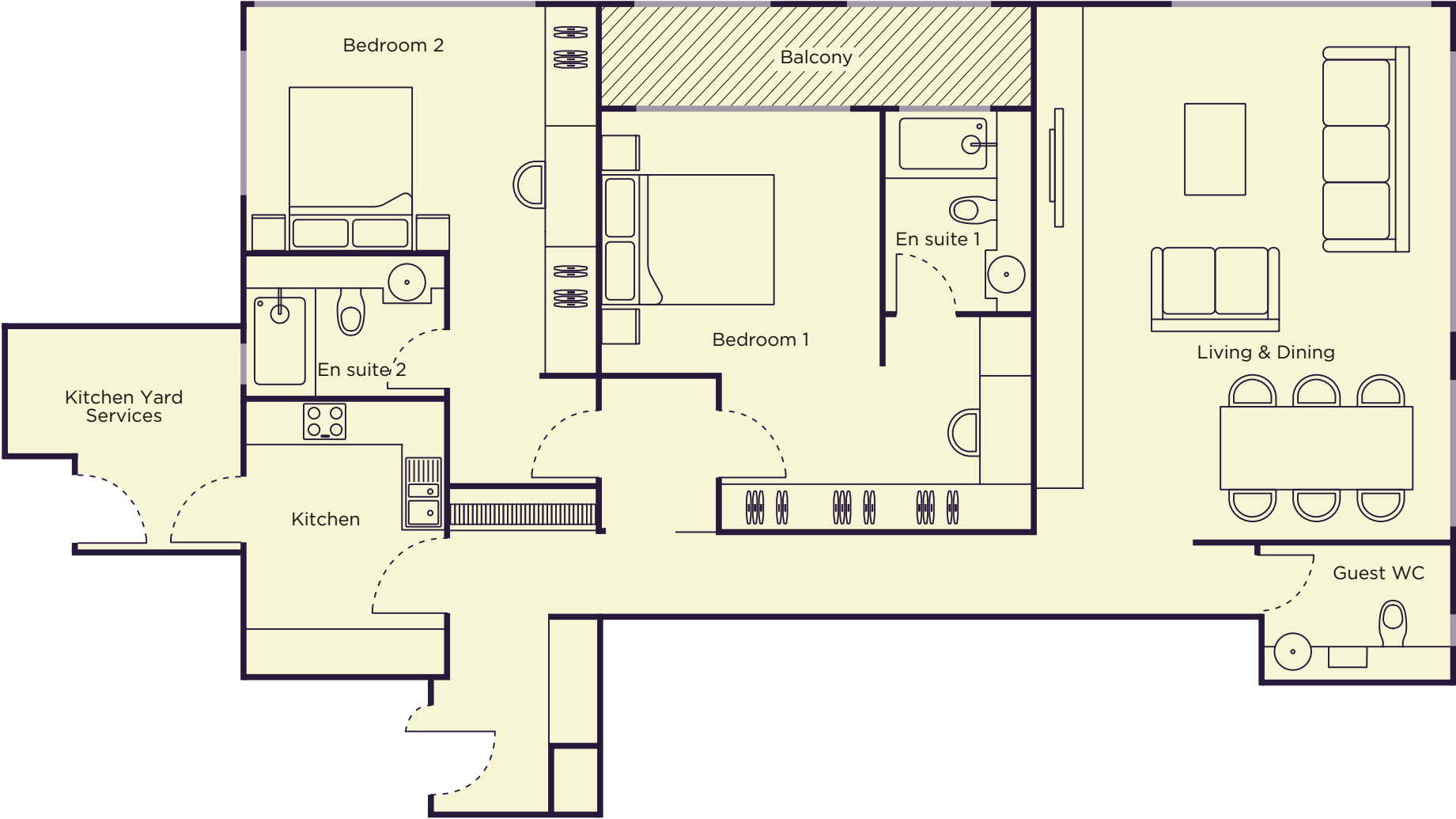
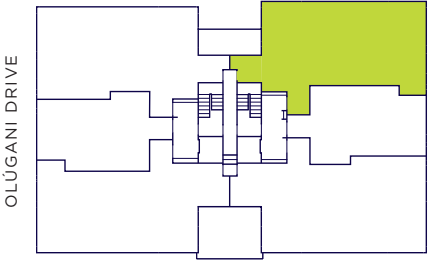
Typical floor plate E is on the second floor of each building



Wing A

APARTMENT 203
2 BEDROOMS

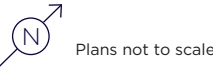
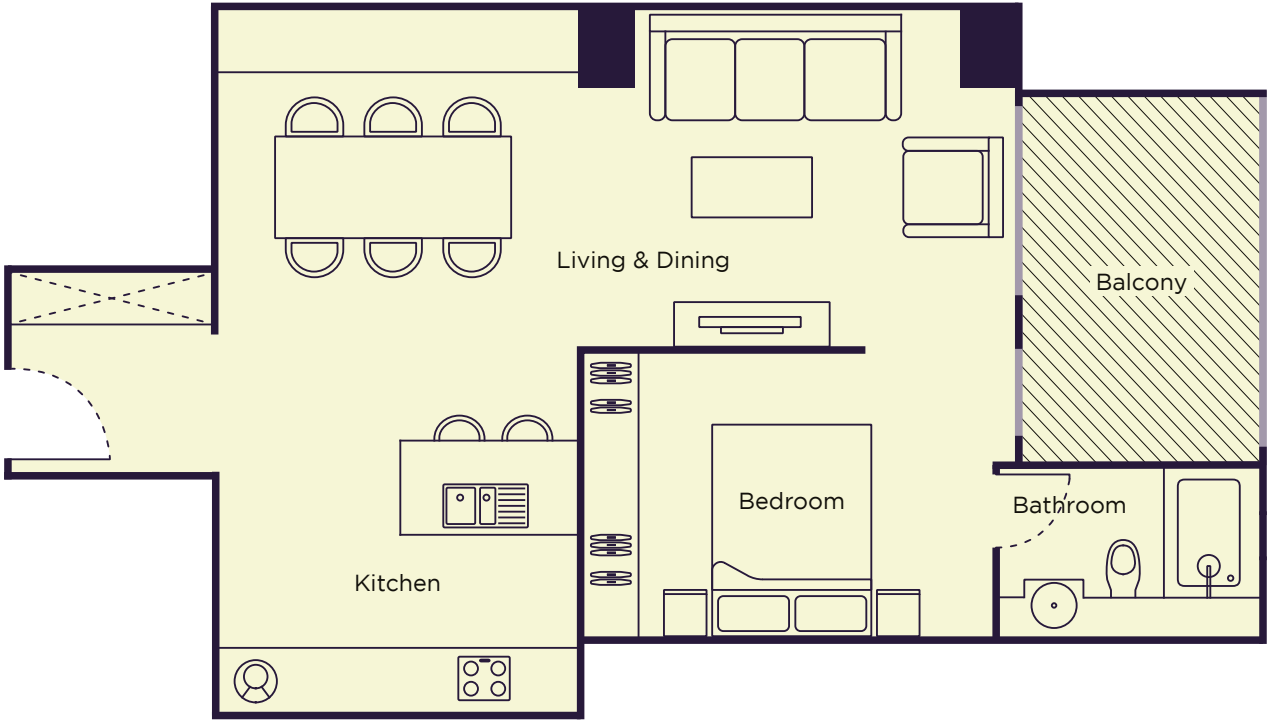
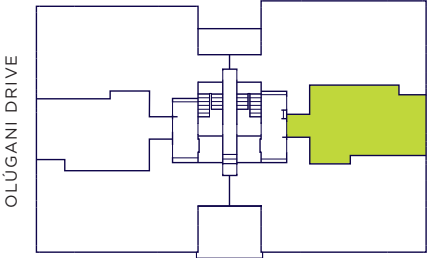
Net Internal Area
135.0 sq m



Wing A

APARTMENT 202
STUDIO

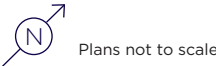
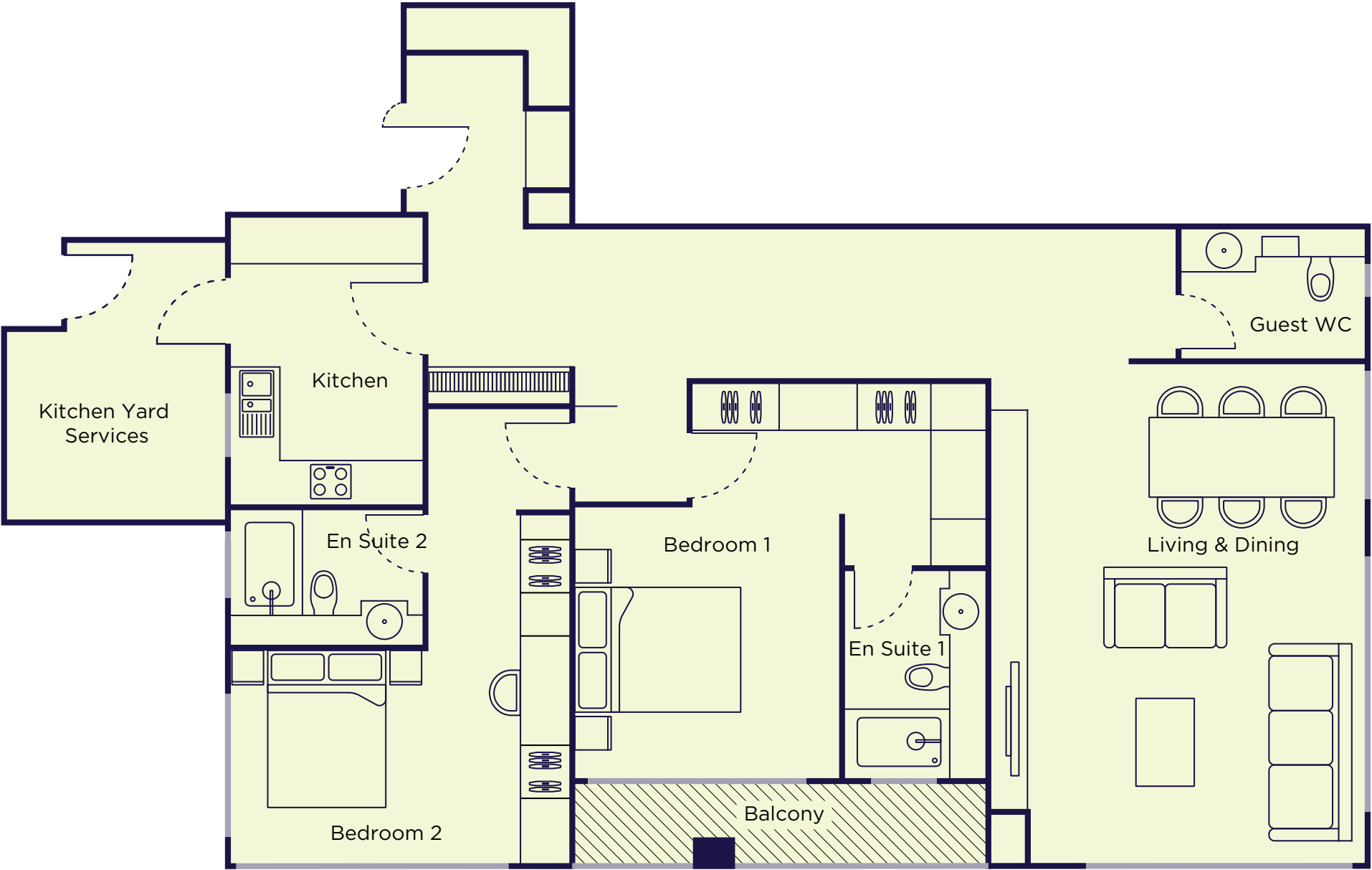
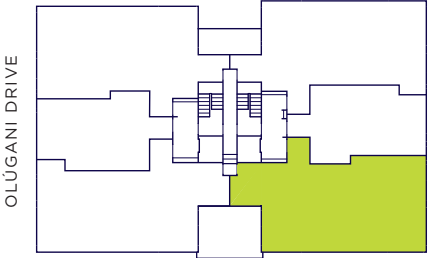
Net Internal Area
64.0 sq m



Wing A

APARTMENT 201
2 BEDROOMS

Net Internal Area
142.0 sq m

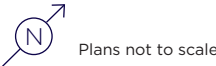
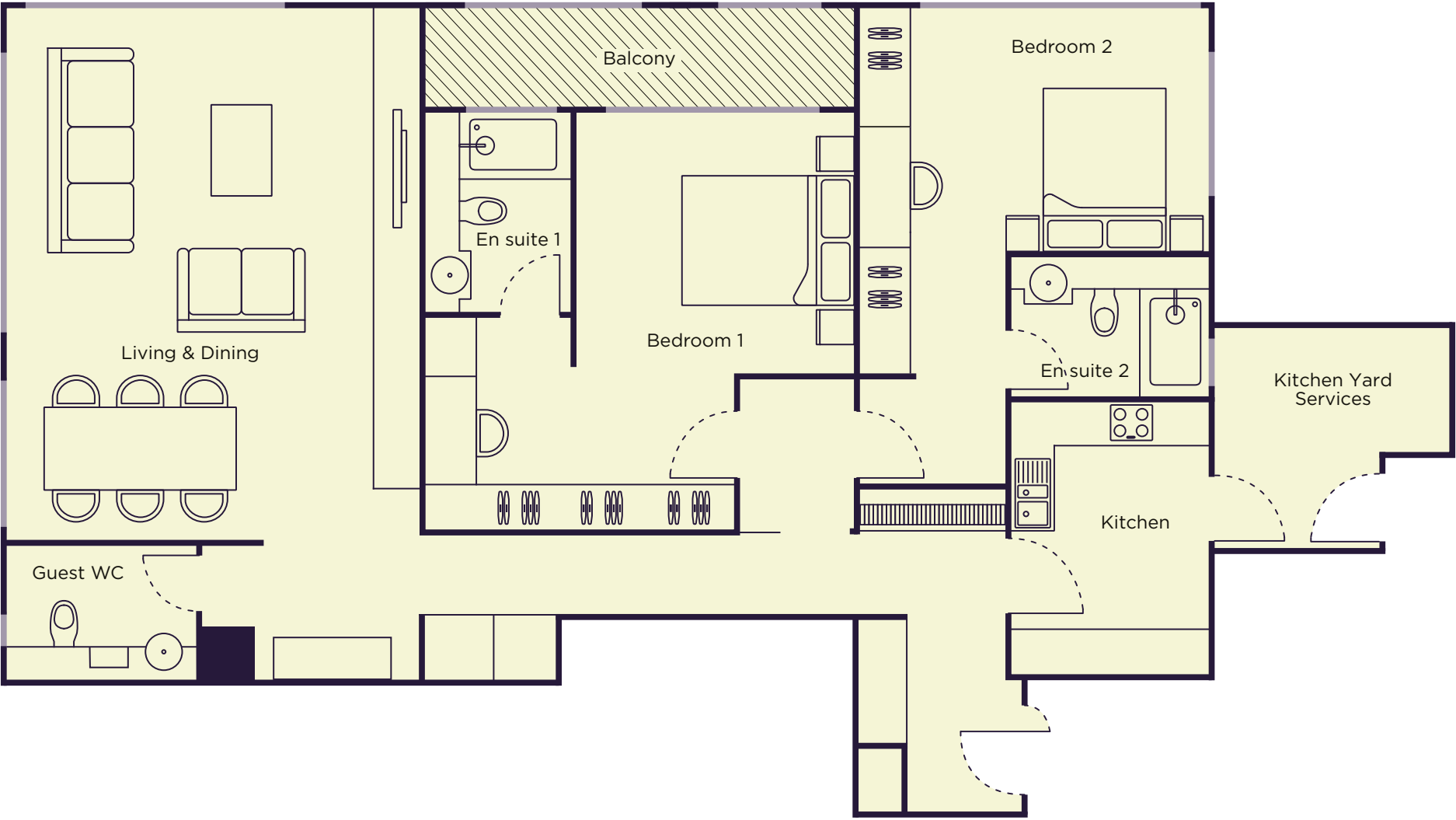
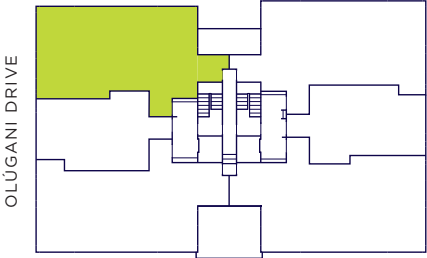


Plans not to scale

Wing B

APARTMENT 203
2 BEDROOMS

Net Internal Area
137.0 sq m

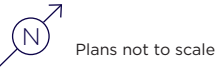
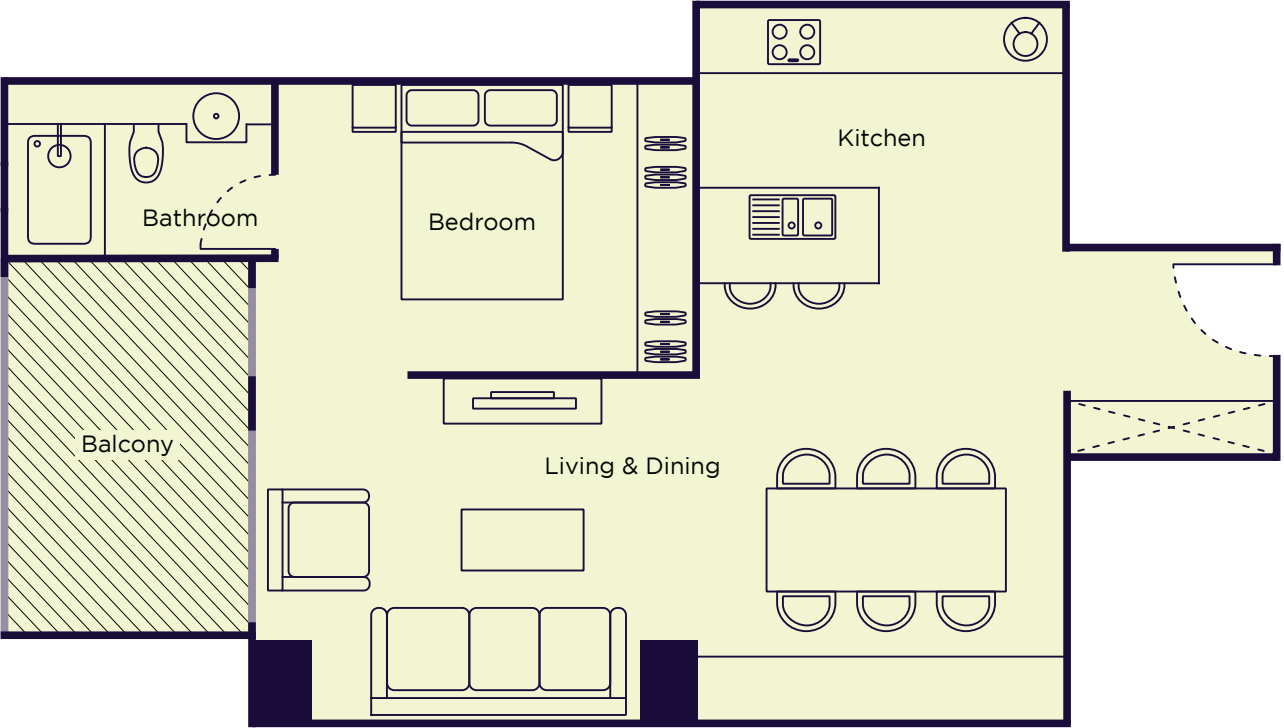
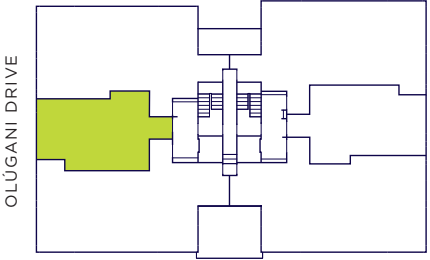


Plans not to scale

Wing B

APARTMENT 202
STUDIO

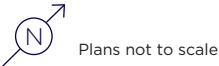
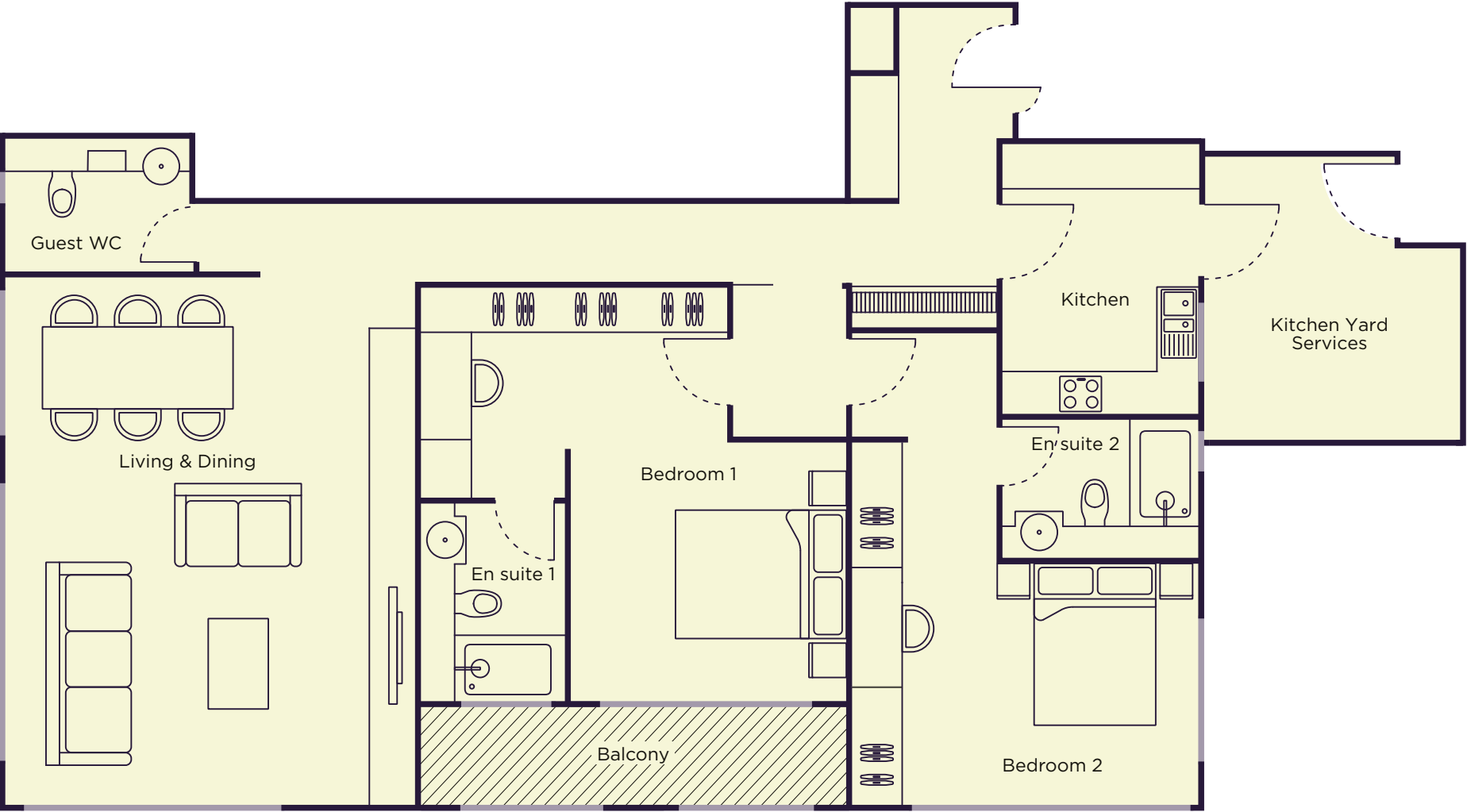
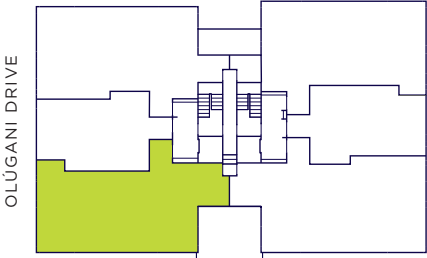
Net Internal Area
63.0 sq m



Wing B

APARTMENT 201
2 BEDROOMS

Net Internal Area
141.0 sq m



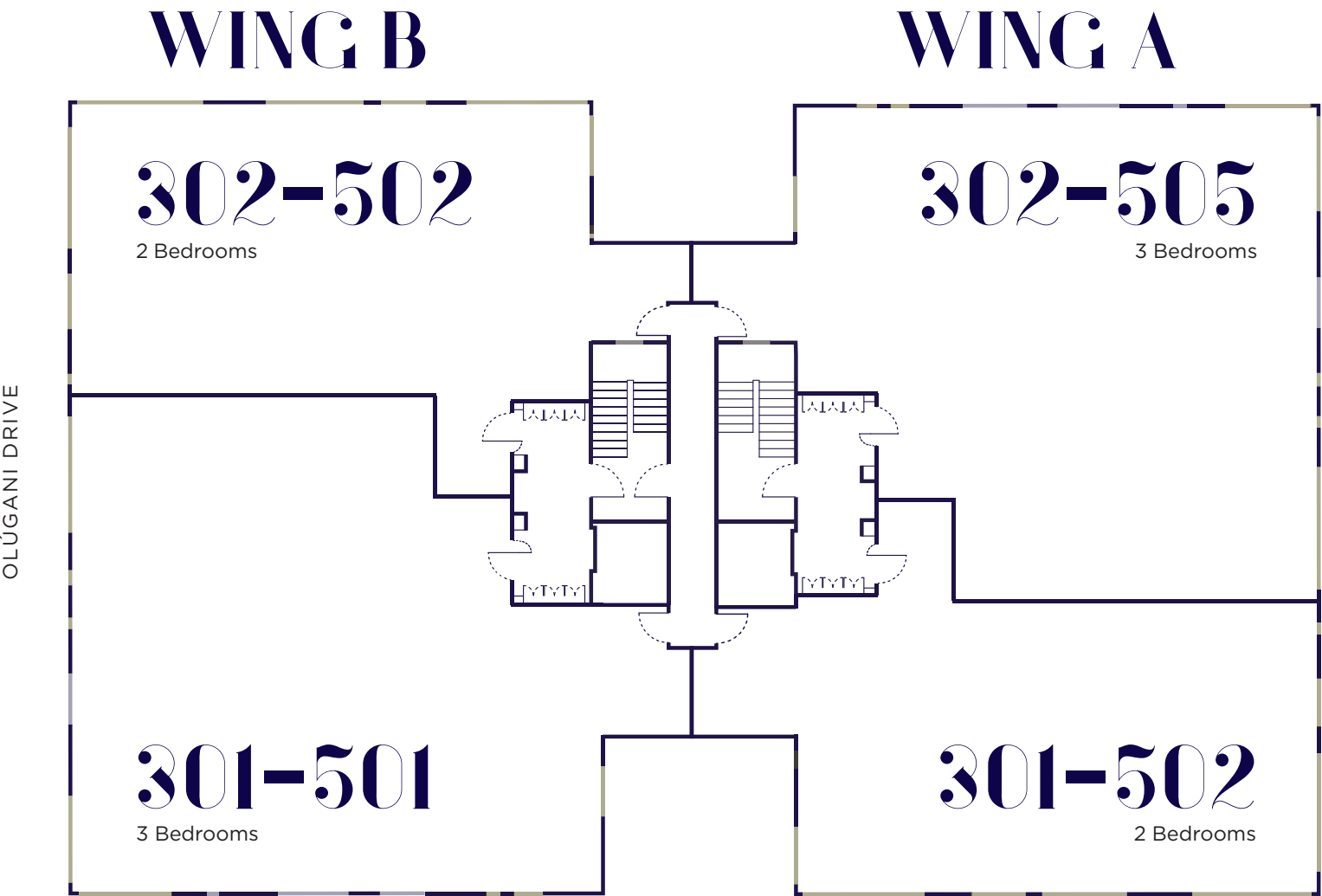
Plans not to scale



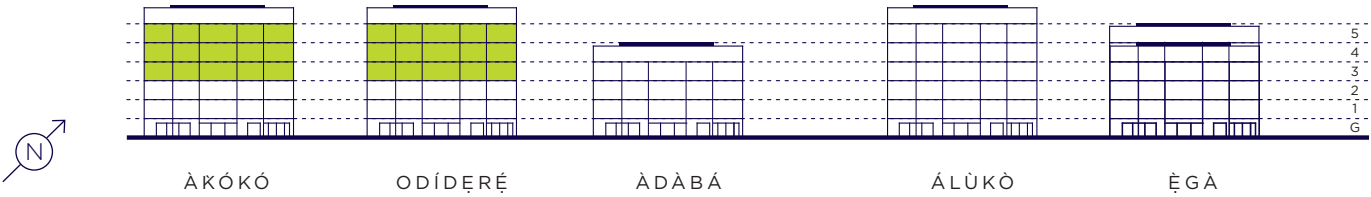
APARTMENT TYPE F

FLOOR PLATE TYPE F

2 & 3 BEDROOM APARTMENTS



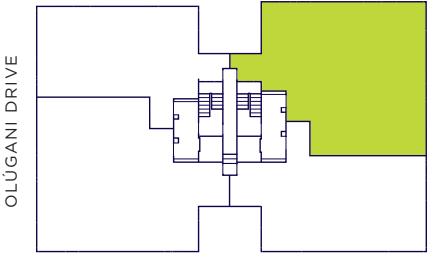
Typical floor plate F are on top floors of each building



Wing A

APARTMENT 302
3 BEDROOMS

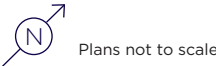
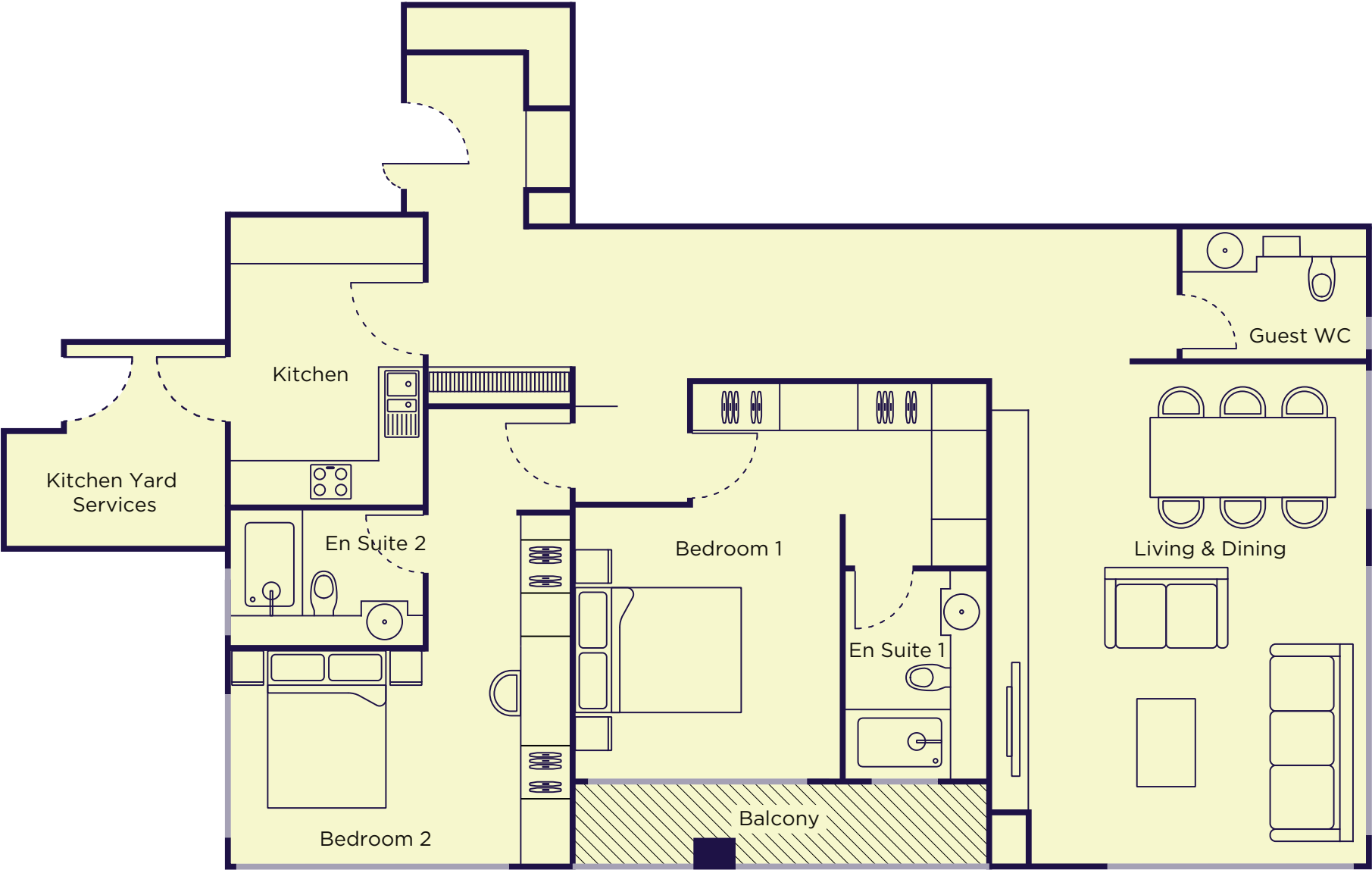
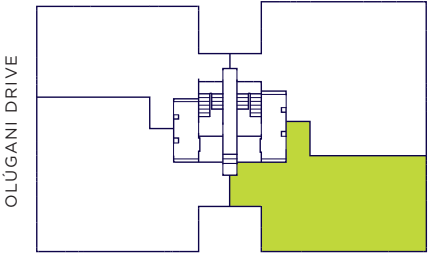
Net Internal Area
200.0 sq m



Wing A

APARTMENT 301
2 BEDROOMS

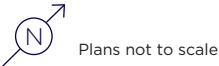
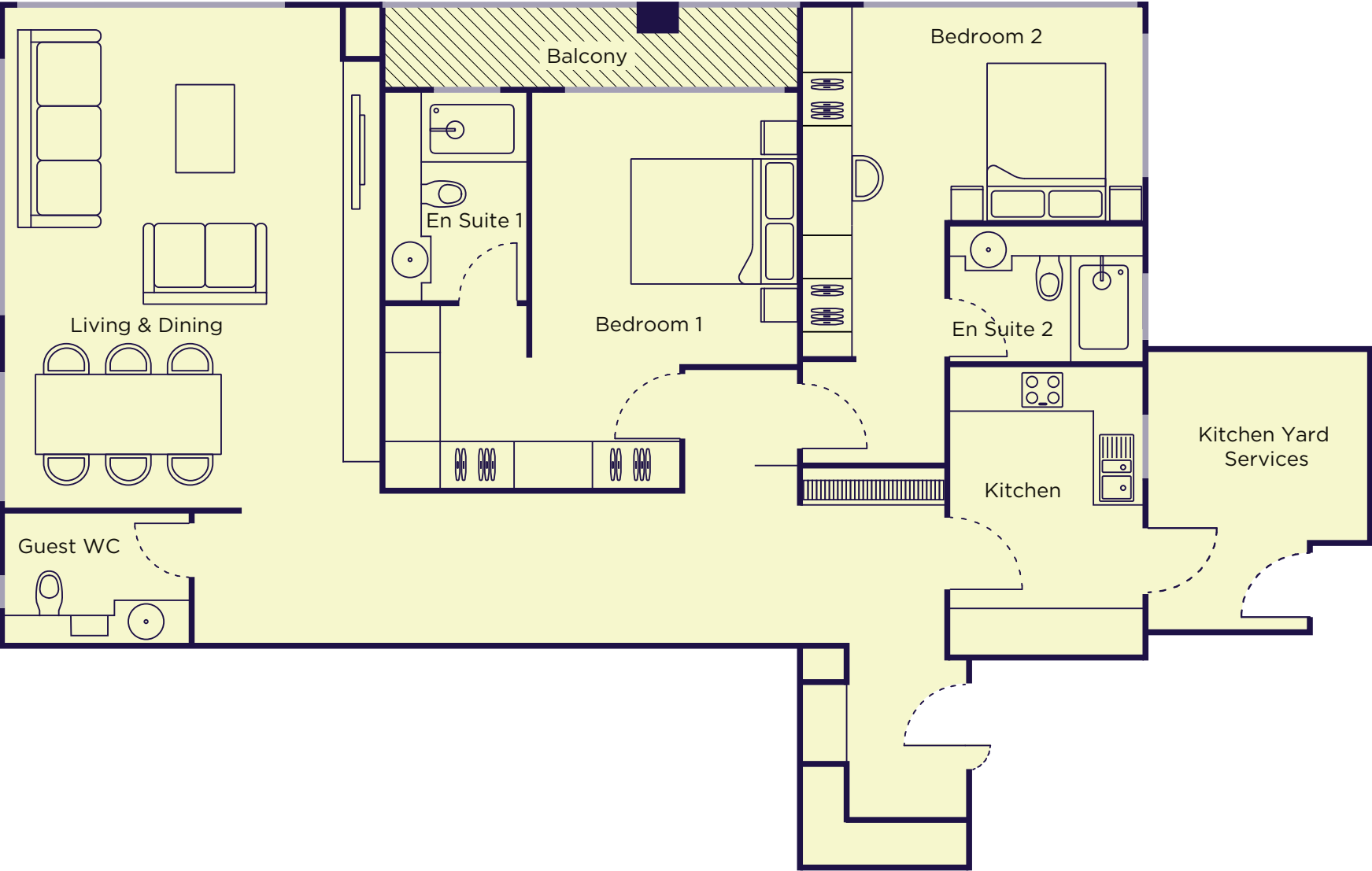
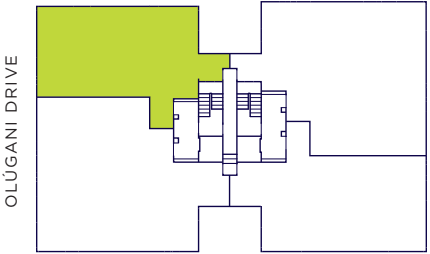
Net Internal Area
144.0 sq m



Wing B

APARTMENT 302
2 BEDROOMS

Net Internal Area
139.0 sq m

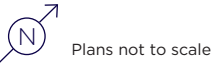


Plans not to scale

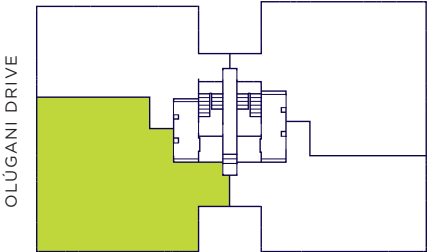
Wing B

APARTMENT 301
3 BEDROOMS

Net Internal Area
205.0 sq m



Plans not to scale



Specifications

AMENITIES

- 24-hour concierge facility
- Dedicated car parking for residents and visitors
- Gym and function room
- On-site retail and commercial units
- Professionally landscaped gardens
- A sitewide network providing access to cable TV, voice over data, WiFi and cable internet

KITCHEN

- Bespoke coral clay Silestone countertop (or similar)
- Moisture resistant plasterboard ceiling
- High quality, large format, ceramic beige Porcelanosa wall and floor tiles (or similar)
- Integrated kitchen with chrome plated deck mounted faucet and polished under counter sink with appliances including, an oven, gas hob and extractor, microwave, washing machine, fridge and freezer

LIVING ROOM

- Coffered ceiling with linear LED light strip lighting
- TV joinery and bookshelves in neutral colours accentuated with heat-treated oak timber panelling

ENSUITE & BATHROOM

- High quality, large format, light grey Porcelanosa wall and floor tiles (or similar)
- Dark walnut vanity cabinet with inbuilt wash-hand basin, wall hung mirrors with integrated lighting and transparent safety glass shelving for additional storage
- Noken chrome plated bathroom fittings and accessories including a thermostatic shower mixer and clear safety glass shower screen with a chrome profile (or similar)

HEATING & VENTILATION

- Dedicated kitchen and bathroom environmental extraction system
- Toshiba VRF environmental air-conditioning system
- Air-conditioning unit in the living room, bedrooms, hallway and kitchen
- Double-glazed window units with thermal properties

EXTERNAL FINISHES

- A bespoke designed ventilated façade system, incorporating an elegant aesthetic appeal
- Balconies fitted with frameless structural safety glass balustrade system
- Sliding doors in Anthracite grey powder coated aluminium with tilt/turn handle and fixed panels
- Large format double glazed floor to ceiling windows with solar control composition in the living and bedroom areas

INTERNAL FINISHES

- Italian bespoke wardrobes have been built into each bedroom including a floating desk by Dall'Agnese (or similar)
- Internal doors in a grey – brown oak finish with satin stainless-steel ironmongery
- Bespoke joinery items in heat-treated oak and upholstered seating at the entrance lobby

ELECTRICS & LIGHTING

- Energy efficient LED luminaries with control capabilities and recessed ambient lighting in the living and bedrooms
- Electrical socket outlets have been strategically positioned throughout the apartments

- Independent Uninterrupted Power Supply (UPS) to socket outlets for user interface devices in addition to supporting Cable TV Data and Voice functionality

SECURITY

- 24-hour security system
- CCTV monitoring in communal areas and building entrances
- Door sensors on all exits linked to a control door status monitored at the concierge desk and control room
- Tenant to have fob and PIN access panels, with intercom and door release in each apartment
- Lifts to have fob access control system to selected floors
- Main entrances to apartments will feature fish-eye, three deadbolts, three interlocking bolt system and magnetic door release locks
- Apartments to have an exterior doorbell linked to buzzer inside the apartment

GENERAL

- A dedicated domestically treated water system, serving pressurised hot and cold water
- Fire detection and alarm system
- Installation of fibre optic cables across the entire development

The Ilubirin Team

CREATING THE FUTURE:

THE COMPANIES INVOLVED WITH ILUBIRIN BRING SUBSTANTIAL EXPERIENCE, KNOWLEDGE AND EXPERTISE IN ORDER TO DELIVER A DISTRICT COMMENSURATE WITH THE CITY'S AMBITION.



DEVELOPER

Created to develop the waterfront district Ilubirin, Ilubirin Foreshore Projects Limited is the joint venture between First Investment Development Company (FIDC) and Ibile Holdings.

The strategic Public Private Partnership (PPP) between the Lagos State Government and FIDC ensures the mixed development community Ilubirin is positioned to flourish as the pinnacle for modern and eco-friendly living in Lagos.



LAGOS STATE GOVERNMENT

INVESTOR PARTNER

The Lagos State Government is at the heart of Nigeria's economic hub and commercial capital. To successfully monitor the state's GDP and assets, the Lagos State Government established Ibile Holding Limited in 1989, as their investment company.

Since, Ibile Holdings Ltd. has been tasked with the diversification of the Lagos State economy, delivering financial returns and socio-economic benefits to the state. The company has invested on behalf of the Lagos State Government, with financial independence, diversity, integrity and professionalism as the principal values.

With Lagos State contributing over 12% to the Nigerian GDP, ranked as the 13th largest economy in Africa, Ibile Holdings Limited has created strategic partnerships across its portfolio, ensuring positive strides to benefit the citizens of Lagos.

Ibile's broad spectrum of investments across a multitude of sectors (banking, insurance, construction and real estate) has seen the company thrive, establishing itself as Nigeria's first point of contact for foreign investors and creating new technical ventures thanks to the unique diversity and financial opportunity accessible in Lagos.



APEX
High rise multi-residential and mix use building located in Ealing, London.

SAOTA

ARCHITECTS

SAOTA, a leading firm of architects, has an innovative and dedicated approach to the design, documentation and execution of projects globally, making SAOTA an internationally sought-after brand.

The firm's success derives from a design philosophy that connects function and form focused on achieving maximum value while pursuing a distinct architectural design to create appropriate solutions. It is well positioned to offer expert services to the corporate, institutional, commercial and residential marketplace.

With strong roots in South Africa and increased exposure to the global marketplace, 85% of SAOTA's clientele is now international with highly prestigious projects on six continents.



HERITAGE PLACE
Designed by ECAD Architects in Association with Capita, located in Lagos, Nigeria.



ARCHITECTS

Founded in 1995, ECAD Architects has successfully grown into a multidisciplinary Architectural firm throughout their 23-years.

Specialising in a variety of sectors including; residential, industrial, recreational, commercial, health, hospitality and education, continues to contribute to their on-going success and international status.

Their state-of-the-art computerised operations system, high standards of design has enabled the firm to deliver luxury apartment buildings, townhouses, villas, commercial office space, corporate head offices, specialist hospitals and institutional projects.

ECAD's unique understanding and experience in the Nigerian design space has been brought to bear in the design development of the Ilubirin Project.



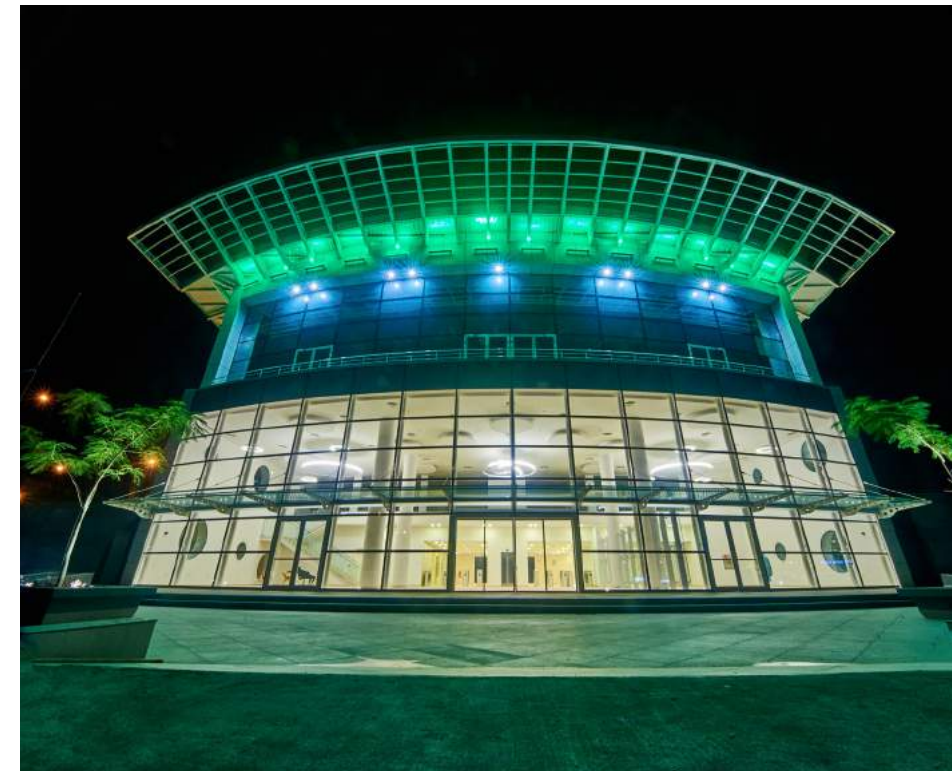
UMHLANGA RIDGE

An on-going large scale urban project. The new Umhlanga ridge town centre located in Johannesburg, South Africa.

URBAN DESIGNERS

GAPP is internationally recognised for redefining the standards across the industry for over 20 years. The team's skillsets, a philosophy of mutual respect moreover, and open communication has paved the way for award-winning collaborations and innovation in architecture and urban designs across their projects.

Sustainability and vibrant environmental regeneration resonates at the core of urban designs GAPP. Provides their clients with urban designs policies, frameworks, guidelines, plans and implantation strategies, tailoring each to the specifications to the individual project development, public transport precincts, small town regeneration, waterfronts and resorts. Their combination of industry expertise, collaborative workspace and experience have seen GAPP receive international recognition and clientele.



LAGOS STATE WATERWAY AUTHORITY TERMINAL

ARBICO developed the strategic approach and design for the façade and internal partitioning of the terminal.

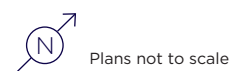


MAIN CONTRACTOR

Established in 1958, ARBICO has been successfully delivering building and civil engineering contracts for 60 years, becoming one of the leading building constructions companies in Nigeria to date.

ARBICO's longevity has derived from the combination of efficiency, time and resource management and team experience, guaranteeing every project is successfully executed, on time and within budget.

This dedication and professionalism brought to every development has seen ARBICO continuously solidified its global reputation. In turn, taking on a multitude of clients, from governments, multinational companies, industrial corporation to high-net-worth individuals.





WWW.ILUBIRIN.NG

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