

ÌLÚBÌRÌN

inspiring tomorrow

LAGOS ISLAND

THE DEVELOPMENT

Contents

INTRODUCTION.....	2
LOCATION.....	4
LAGOS	5
A NEW WORLD FOR LAGOS.....	9
ON YOUR DOORSTEP	12
THE TEAM.....	16
CONTACT	19
DISCLAIMER	20

AFFORDABLE LUXURY APARTMENTS



HOTEL, RESTAURANTS AND CAFÉS



SHOPPING AND MARKETS



OFFICES AND BUSINESS SPACE



PERFORMANCE AND EVENT SPACES



PARKS, WETLANDS AND LAGOONSIDE BOARDWALKS



PIER AND MOORINGS



SCHOOL AND MEDICAL CENTRE



WORLD CLASS AMBULATORY CARE CENTRE



SPORTS AND LEISURE FACILITIES



A vibrant new waterside district on Lagos Island – Ilubirin is a spectacular world of homes and shops, of concerts and dance, of restaurants and cafés, of places to work, places to learn and places to play. Stunningly landscaped with gardens, wetlands and lagoonside promenades, this engaging and dynamic new community will set new lifestyle standards in this area of the city.

The Premier Collection is a selection of spacious studio, two and three bedroom apartments. Elegantly and responsibly designed, with sleek and sophisticated interiors, they will sit at the heart of Ilubirin and close to its central shopping boulevard and restaurants.

**ILUBIRIN IS THE BRIGHT NEW CENTRAL
QUARTER FOR LAGOS, A REMARKABLE
PLACE FOR ALL TO LIVE.**

ILUBIRIN WATERFRONT
A computer generated image
(CGI) of the development
overlooking the lagoon.





Connected

Ilubirin's geographic location allows for efficient connection to both Yaba and Surulere on the Mainland, as well as Ikoyi and Victoria Island. The district will be accessible via Adeniji Adele Road and the Third Mainland Bridge on the completion of the access flyover.

The Magic of Lagos



BARS & RESTAURANTS

A vast selection of cosmopolitan and local restaurants, cafés and bars to explore and indulge.



BUSINESS

Ilubirin is in easy reach of the city's principal commercial districts.



MARKETS

The city's diverse markets provide an array of fresh local produce, textiles and fabrics, electronic, industrial and consumer goods.



ART GALLERIES

The city is home to a multitude of established art centres and contemporary galleries.



SHOPS & FASHION

There is a wide variety of shopping in Lagos, including both national and international brands.

FIVE COWRIES CREEK
An engaging waterway
between Lagos Island,
Ikoyi and Victoria Island.





ILUBIRIN MASTERPLAN
An aerial CGI rendering
of the Ilubirin waterfront
development.



SPORTS

A range of sporting activities are readily accessible throughout Lagos, among these, the famous Lagos Polo Club.



LEKKI CONSERVATION CENTRE

A safe-haven for indigenous wildlife species, the national park is a local favourite.



CONNECTIONS

The Third Mainland Bridge offers a direct route from the mainland through Lagos Island into Victoria Island.



THE NATIONAL THEATRE

Located on Lagos Mainland, the theatre remains the primary centre for performing arts in Nigeria.





Ilubirin is a brand new district, a community in which to embrace all the richness of Lagos life

Central to the vision of Ilubirin is creating a truly vibrant and inclusive community, alive with ever-changing events, performances, concerts and activity. A new area where those who live, work or visit are cushioned from the metropolis by vast swathes of rich landscaping and a bustling promenade that faces the constant theatre of the lagoon.

A MODERN COMMUNITY, SUSTAINABLE AND RESPONSIBLE, PROVIDING AFFORDABLE HOMES AND OFFICES, SCHOOL AND LEISURE.

Tree-lined streets with a variety of shops, pavilions, markets, cafés and restaurants: places to meet, places to relax, places to play.



Ilubirin: a new world for Lagos

THE LAGOON
A CGI rendering of
the Ilubirin waterfront
development, showcasing
a vibrant tree-lined
Lagoon Drive.



LABABALA STREET

A CGI of Ilubirin's elegant Lababala Street, showcasing the blooming trees, part of the phase 1 condominium.



Bright Light Green City

“
IF THERE IS MAGIC ON THIS PLANET,
IT IS CONTAINED IN WATER.

”
Loren Eiseley

AN EXCITING NEW
DISTRICT OF SHOPPING
AND RESTAURANTS,
CAFÉS AND BARS, OF
HOTEL AND HOMES,
OFFICES AND EDUCATION,
OF SPORTS, HEALTH
AND ENTERTAINMENT.

Live

A place for families, for couples, a home for individuals, Ilubirin is where affordability meets luxury – a new quality of apartment living, a new and inclusive community for Lagos Island. Homes in a range of sizes, in buildings sitting within a superbly landscaped setting, marrying exceptional interiors, and security management with fresh, sophisticated modernism. Residents will be conveniently close to all the local amenities, as well as the area’s new school and medical centre.

Work

Ilubirin’s central district will feature an impressive variety of bright, light offices and workspace for organisations of every size. Contemporary architecture, high internal specification and an engaging sense of arrival will ensure appropriate homes and headquarters for ambitious local and international companies. Staff will benefit from the parks and wetland walks, the bustling cafés, bars and shopping, alongside all the sports, fitness and leisure facilities.

Play

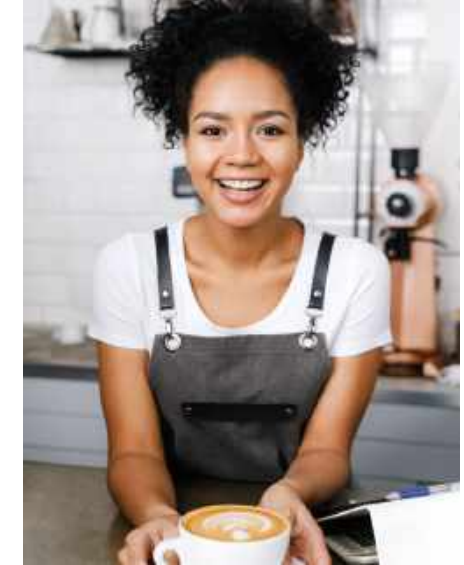
Ilubirin embraces its landscape. Elevated beaches and boardwalks, sports facilities, waterside restaurants and cafés will line the lagoon. The broad tree-lined central boulevard will be the principal shopping street, leading to the busy and stylish main square. The entire district will be enveloped in a public park and wetlands, awash with birds and wildlife. New sporting facilities, running routes and gym’s are planned to ensure those who work and live in Ilubirin can make the very most out of life.

Everything on your doorstep

A NEIGHBOURHOOD RICH WITH AMENITIES FOR YOUNG
AND OLD, FAMILIES AND INDIVIDUALS - A PLACE FOR
LIVING, FOR WORKING AND SIMPLY FOR FUN.



*Food &
Drinks*



Cafés, bars and restaurants,
both local and international,
will be found on the
boulevard, around the squares
and along Lagoon Drive.





Shops

The central tree-lined boulevard will be home to shops of every kind. Convenience and fashion, local and international, this largely pedestrian thoroughfare will lead into Ilubirin Place, the heart of the community.



Gym

A sports and leisure centre will provide residents the opportunity to keep themselves fit and healthy, with a variety of activities on offer.



Hotel

With views across the lagoon, Ilubirin will host a cool and contemporary hotel allowing visitors to come and enjoy all the district has to offer – a perfect place to stay and explore ever engaging Lagos.

Health Clinic

A 5,306 sq m (BUA) Ambulatory Care Centre designed to include a laboratory, a rehabilitation therapy unit, bio-medical services, a clinic, operating theatre and state-of-the-art equipment.



School

A new community school will provide an education opportunity for families living in Ilubirin. It will perfectly complement the sports facilities located in the district.

Events & Performance

Ilubirin's lagoonside district will be alive with boardwalks and boats, elevated beaches and stunningly designed spaces for concerts and performances: a meeting place, a destination.



Waterside

Embracing the lagoon, the bustling restaurants and cafés will be inviting at any time of day and night, whilst the healthy can run the waterfront, exercise or merely relax and enjoy the view.

LAGOON DRIVE
A CGI rendering of the lagoon front boulevard, with communal seating, walkways and sports fields.





ILUBIRIN MARINA

A CGI rendering of the Marina, featuring personal water craft, yacht club, boutique hotel and multi-story parking structure with roof sports venue.

The Ilubirin Team

CREATING THE FUTURE:

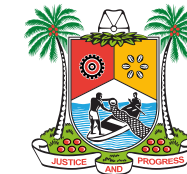
THE COMPANIES INVOLVED WITH ILUBIRIN BRING SUBSTANTIAL EXPERIENCE, KNOWLEDGE AND EXPERTISE IN ORDER TO DELIVER A DISTRICT COMMENSURATE WITH THE CITY'S AMBITION.



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

DISCLAIMER

This brochure is meant only for promotional purposes and has no legal value. The plans, specifications, images and other details herein are only indicative and subject to the approval of the concerned authorities. The Developer/Owner reserves the right to change any or all of these or extend the number of floors in the interest of the development, without prior notice or obligation. Computer Generated Images are used to illustrate the amenities, specification, image and other details. Tolerance of +/- 5% is possible in the unit areas on account of design and construction variance. All brands stated are subject to final decision of the Developer/Owner. This printed material does not constitute an offer and/or contract of any type between the Developer/ Owner and the recipient. Any purchase/lease of this development shall be governed by the terms and conditions of the Agreement for Sale entered into between the parties, and no detail mentioned in this printed material shall in any way govern such transaction