



T H E P A N T H E O N

— BY —
GMH Luxury LTD.



A PLACE OF
Luxury Living

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WELCOME TO GMH LUXURY

At **GODMADE HOMES LTD**, Our commitment to excellence in design and construction is reflected in every property we develop, from classic designs to modern masterpieces. We believe that a home is more than just a physical structure, it is a timeless piece of art, expressed with architecture.

We take pride in practical and functional properties, this is why we work with some of the most talented architects and designers in the industry to create properties that are truly unique and Timeless.

WHO WE ARE

GODMADE HOMES LTD is one of Africa's foremost value-driven, reliable and customer-centered housing solutions providers with several local and international architectural landmarks.

OUR CORE VALUES



INTEGRITY



CUSTOMER-SERVICE



EXCELLENCE

LOCATON

FREEDOM WAY, OFF REGIONAL ROAD
LEKKI PHASE I. LAGOS.

CLOSEST LANDMARKS



THE DOME



FILMHOUSE
CINEMA



HIGH-END RESTAURANT
& LOUNGE



NIKE ART GALLERY



SHOPPING CENTRES



MEDPLUS PHARMACY



PRINCE EBEANO
SUPERMARKET



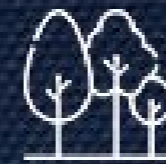
IKOYI NEIGHBORHOOD



FEATURES & FACILITIES



BACKUP
POWER SUPPLY



EXTENSIVE
LANDSCAPING



PERIMETER
FENCING



OUTDOOR LOUNGE



ADEQUATE LIGHTING



SWIMMING POOL



GYM



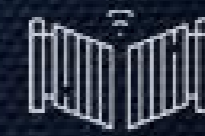
CENTRAL
DRAINAGE SYSTEM



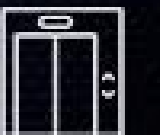
PROTON SECURITY



CCTV SYSTEM



AUTOMATED
GATE ACCESS



ELEVATOR

AT THE ON

DIVE

INTO THE PANTHEON

Specifically tailored for individuals with regal inclinations, as well as those who appreciate regal living, The Pantheon rises majestically to a height of 8 floors, comprising 3 blocks housing 3-bedroom apartments each with a maid's room, 3-bedroom maisonette penthouses, and 4-bedroom penthouses with a maid's room. This residence exudes unparalleled grandeur, boasting refined housing amenities and exceptional recreational offerings such as a squash court, swimmingpool, gymnasium, backup power system, fully equipped kitchen space, and an elevator, ensuring a seamless and indulgent lifestyle. With an exquisite blend of luxury, elegance, practicality, and comfort, The undeniably epitomizes the quintessential abode for discerning individuals like yourself.

MASTER SUITE

The master suite has been crafted as a secluded retreat, meticulously planned to deliver unparalleled comfort and tranquility. It features a spacious walk-in closet, ensuring abundant room for storing garments and personal items.

Complementing the sophistication of the primary bathroom, an en-suite bathroom provides a seamless and convenient bathing experience.





Master Suite

LIVING ROOM

The living room serves as the central hub of this apartment, characterized by its expansive layout and refined ambiance. Its generous windows facilitate the influx of natural light, contributing to a luminous and welcoming environment.





Living Room

THE KITCHEN

The kitchen in this apartment is a chef's delight. It is equipped with modern appliances and high-quality cabinetry. The sleek countertops provide ample workspace for meal preparation, and the kitchen island offers additional seating for casual dining or quick snacks. The kitchen is thoughtfully designed with ample storage space, including a pantry, ensuring that all your culinary essentials are neatly organized. Whether you are an aspiring chef or simply enjoy cooking, this kitchen will meet all your needs.





KITCHEN

BATHROOM

The bathroom in this apartment offers a spa-like retreat for residents. It showcases a modern design, incorporating sleek fixtures and luxurious materials.





BATHROOM



DINING AREA

Adjacent to the living room is the dining area, seamlessly connected for effortless entertaining. The dining area boasts a stylish table and chairs, comfortably accommodating six people. It's an inviting space for enjoying meals with family and friends. The strategically placed pendant lights above the dining table create a warm and cozy ambiance, perfect for intimate dinners.



THE BOOMING SECTOR

1. Growth in Property Values: According to the National Bureau of Statistics (NBS) in Nigeria, the Real Estate Services sector contributed positively to the nation's Gross Domestic Product (GDP). In the third quarter of 2020, the real estate sector grew by 2.81%, reflecting the resilience and growth potential of the industry.
SOURCE: National Bureau of Statistics (NBS) - Q3 2020 GDP Report.

2. Increased Foreign Direct Investment (FDI): Foreign direct investment in Nigeria's real estate sector has seen an increase. In 2019, Nigeria recorded a significant rise in foreign capital flowing into the real estate market, indicating growing confidence from international investors.
SOURCE: Central Bank of Nigeria (CBN) - Nigeria's External Sector Development Report 2019.

3. Rise in Real Estate Transactions: The Nigerian real estate market has experienced an increase in property transactions. As of 2020, the real estate market saw a rise in the number of property transactions, with a notable demand for residential and commercial properties.
SOURCE: Nigeria Real Estate Hub - Nigeria Real Estate Market Report 2020.

4. Short-Term Rental (Shortlet) Business: The global short-let rental market size is valued at \$99.38 billion as of 2021, which is expected to grow at a Compound Yearly Growth Rate (CAGR) of 11.1 per cent till 2030; the increase in short-let apartments' adoption is attributable to strong income profile and ease of access to investors, operators and tenants. And according to Pan-African real estate data firm, EstateIntel, the Lagos short-let market has grown by 263 per cent over the past three years.
In a report obtained by The Guardian.



WHY INVEST IN THE PANTHEON

- 1. Prime Location:-** Lekki Phase 1 is a sought-after area known for its strategic location and proximity to business districts, commercial centers, and essential amenities.
- 2. Potential for Appreciation:-** Real estate in Lekki Phase 1 has historically shown a trend of property value appreciation. Investing in a well-located property can lead to significant capital gains over time.
- 3. High Rental Demand:-** The area's popularity often translates into high rental demand. A 1-bedroom apartment can attract tenants seeking the convenience and lifestyle offered by Lekki Phase 1.
- 4. Infrastructure Development:-** The ongoing and planned infrastructure developments in the region, such as improved roads and amenities, can positively impact property values.
- 5. Security and Serenity:-** Lekki Phase 1 is known for its relatively secure and serene environment, making it an attractive option for both residents and investors.
- 6. Growing Economy:-** The economic growth in Lagos, coupled with Lekki's position as a hub for commerce, can contribute to a favorable investment climate.
- 7. Diverse Tenant Base:-** The area attracts a diverse range of tenants, from young professionals to expatriates, increasing the potential tenant pool for your property.
- 8. Stability in Demand:-** Real estate is a tangible and stable asset. Investing in property can provide a hedge against inflation and economic uncertainties.
- 9. Short-Term Rental Opportunities:-** The popularity of short-term rentals, such as through platforms like Airbnb, provides an additional avenue for generating income.
- 10. Quality of Life:-** Beyond financial considerations, investing in Lekki Phase 1 offers the potential for an enhanced quality of life, with access to recreational facilities, shopping centers, and a vibrant community.



THREE BEDROOM FLAT

Block A&B



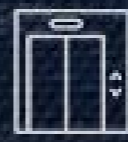
KITCHEN



STORE



MASTER BEDROOM



ELEVATOR



LIVING AREA



DINING



CLOSET



MAID ROOM

MAISONETTE

Block A&B



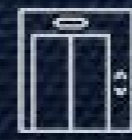
KITCHEN



STORE



MASTER BEDROOM



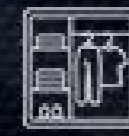
ELEVATOR



LIVING AREA



DINING



CLOSET

MAISONETTE PENT FLOOR

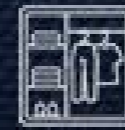
Block A&B



MASTER BEDROOM



ELEVATOR



CLOSET

FAQs

I. What title does THE PANTHEON apartment have?

THE PANTHEON is titled Governor's Consent.

2. What potential for appreciation does THE PANTHEON offer?

Lekki Phase 1 has shown consistent property value appreciation. THE PANTHEON situated in this prime location, aligns with this trend, offering potential for significant capital gains over time.

3. What is the track record of GMH Luxury in real estate development, and how does it ensure quality construction and timely delivery?

GMH Luxury has a proven track record in real estate development. The company prioritizes quality construction, adheres to industry standards, and employs experienced professionals to ensure timely project delivery.

4. What is the investment potential of THE PANTHEON, including expected returns on investment (ROIs)?

While specific ROI figures depend on market conditions, historical trends in Lekki Phase 1 and the reputation of GMH Luxury suggest a favorable investment climate with potential for attractive returns.

5. What financing options are available for buyers interested in THE PANTHEON?

GMH Luxury may offer various financing options, including mortgage partnerships or flexible payment plans. Buyers are encouraged to discuss specific financing details with our sales team.

6. Are there any additional costs or fees associated with the purchase of THE PANTHEON?

Buyers should be aware of potential additional costs such as legal fees, property taxes, and maintenance charges. A transparent breakdown of all associated costs will be provided during the purchase process.

7. How is security ensured at THE PANTHEON, and are there any community amenities for residents?

Security is a priority at THE PANTHEON, with features such as 24/7 surveillance and secure access points. Community amenities may include landscaped areas, parking facilities, and recreational spaces for residents and commercial.

8. Can THE PANTHEON be used for short-term rentals after purchase, and what is the market demand for such properties in Lekki Phase 1?

While individual leasing policies may vary, the central location of THE PANTHEON makes it attractive for short-term rentals. Lekki Phase 1 generally experiences high demand for short-term rental properties.



THE PANTHEON

A DEVELOPEMENT BY GMH LUXURY LTD.

The Architects Of Luxury Living

+234 809 697 0000

+234 809 530 0008

Email- Sales@gmhluxury.com

Website - www.gmhluxury.com

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