



ESPLANDE 6

—BY—
GMH Luxury LTD.



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

ESPLANADE 6

Your journey to Eldorado begins here





Live the Heaven on Earth Lifestyle at ESPLANDE 6

The ESPLANDE 6 by GMH Luxury is specifically designed to ensure every goal you set out for in life is within your reach. Live steps away from exceptional amenities that ignite the entrepreneur, family man, social butterfly, and health enthusiast in you.

When a name known for luxury meets a city known for splendour (Ikoyi), the upshot is always an unmatched lifestyle – Take in a dramatic city sunset from your rooftop terrace. Or explore your creative side and turn it into a game room, private outdoor cinema, gym or anything you wish.



A Strategically Positioned Location

Osborne Foreshore ii, Ikoyi



5 Min drive to 3rd Mainland Bridge



3 Min drive to Ikoyi Golf Club



4 Min drive to Lagos Fishing Charters



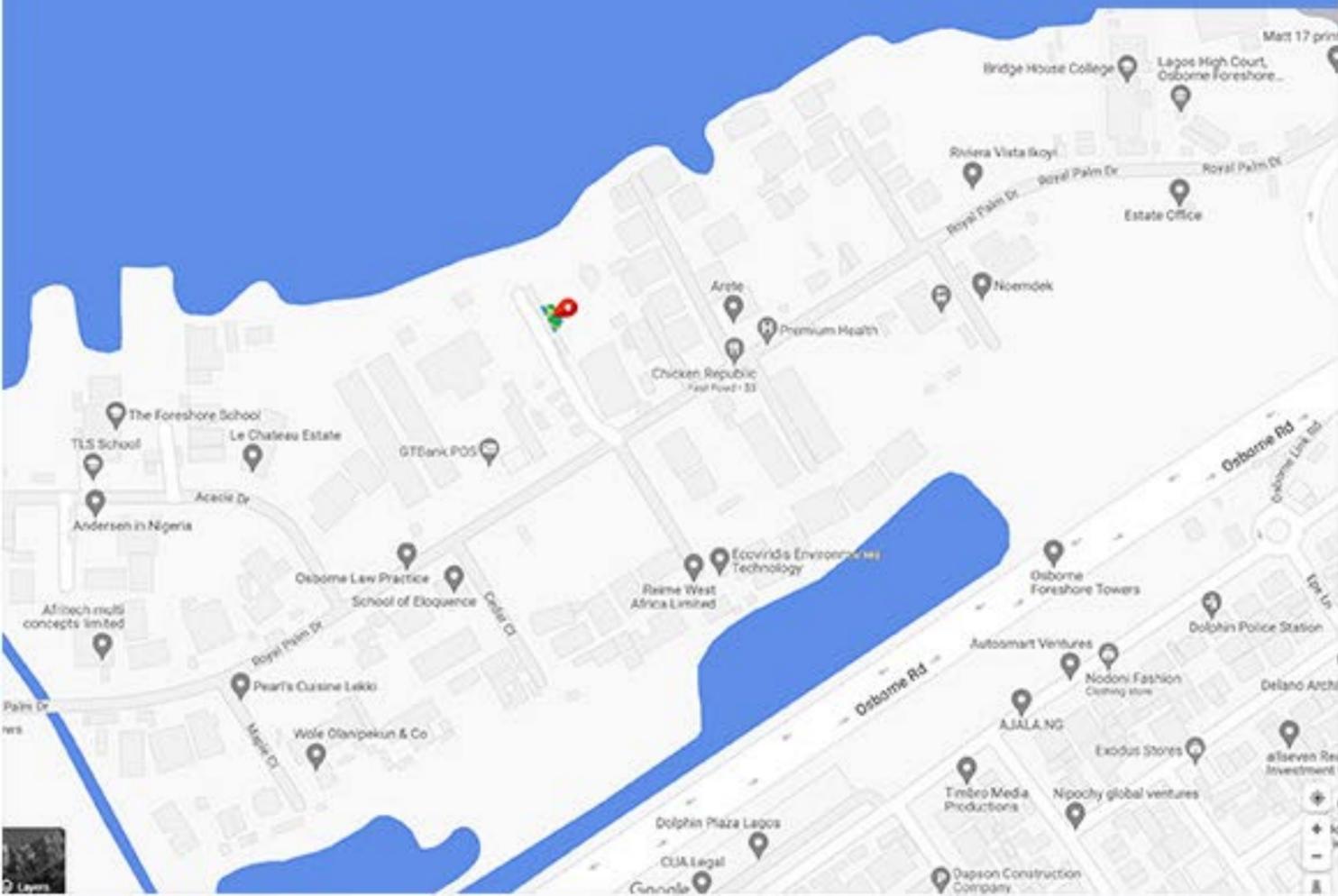
3 Min drive to Renee Supermarket



3 Min drive to Ikoyi Baptist Church



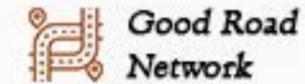
3 Min drive to Ikoyi Community Mosque



Come home to an highly secured neighbourhood with a lush green landscape dotted with some of Ikoyi's most prestigious villas. Where your neighbours share your penchant for the finer things in life and you can reach your favourite destinations in Lagos within 15-20 minutes.



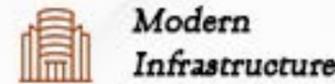
Secured Estate



Good Road Network



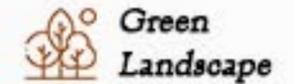
Schools



Modern Infrastructure



Sport Center



Green Landscape

Osborne II has a dense network of beautiful trails for you to explore.

The estate's vast green surroundings are perfect for your little ones to run free and play. Fly kites in the sun, have a picnic in the park, enjoy your brisk morning jog or simply be in the moment with your gentle evening stroll—Osborne ii has a dense network of beautiful trails for you to explore.

ESPLANDE 6 in it's Glory

The facade consists of a mixture of unique elements like; wooden tile, and white and grey marble wall cladding. It is not just aesthetically appealing; it's a timeless piece with moisture resistance and weather benefits and it's easy to maintain.



*Extensive
Landscaping*



*Luxurious
Finishing*



*Landmark
Location*



Swimming Pool



— LIFE is Simple,
Just add WATER

— Exclusive escape with customizable features, high-end finishes and privacy for ultimate relaxation and entertainment.

— Solar isn't the Future, it's Now
and Forever



Solar Carport

Outdoor Bathtub



— Enjoying a good hot bath is the
ultimate luxury



The Pent



Life isn't Perfect, but this View is.

Exquisite Craftsmanship and Detailed Finishing



Master's Bedroom

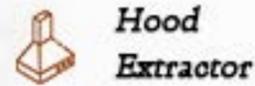
From luxury lighting to home automation, high floor-to-ceiling height, huge windows, spotlight, exquisite kitchen cabinetry, quality sanitary ware and much more; the ESPLANDE 6 will be a dazzling showcase of perfection!

Each duplex has a contemporary, sophisticated feel, and offers owners the finest in materials and finishes. The spacious 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 Luxury.



Walk-in Coset

Set to Create a Culinary
Masterpiece with a Luxurious
Miele Kitchen experience



*Hood
Extractor*



*Double
Basin Sink*



*Kitchen
Island*



Cabinets

Miele Fitted Kitchen



Fine Dining



Dining Feels better Together

Living Room



Rich, Warm & Contemporary

Relax, Soak & Unwind

Master's Toilet



Bidet



European
Tub



Rain
Shower



Marble
Floor

Panoramic Elevator



360 view



Contemporary
Style



Luxury



Best Seat in the House

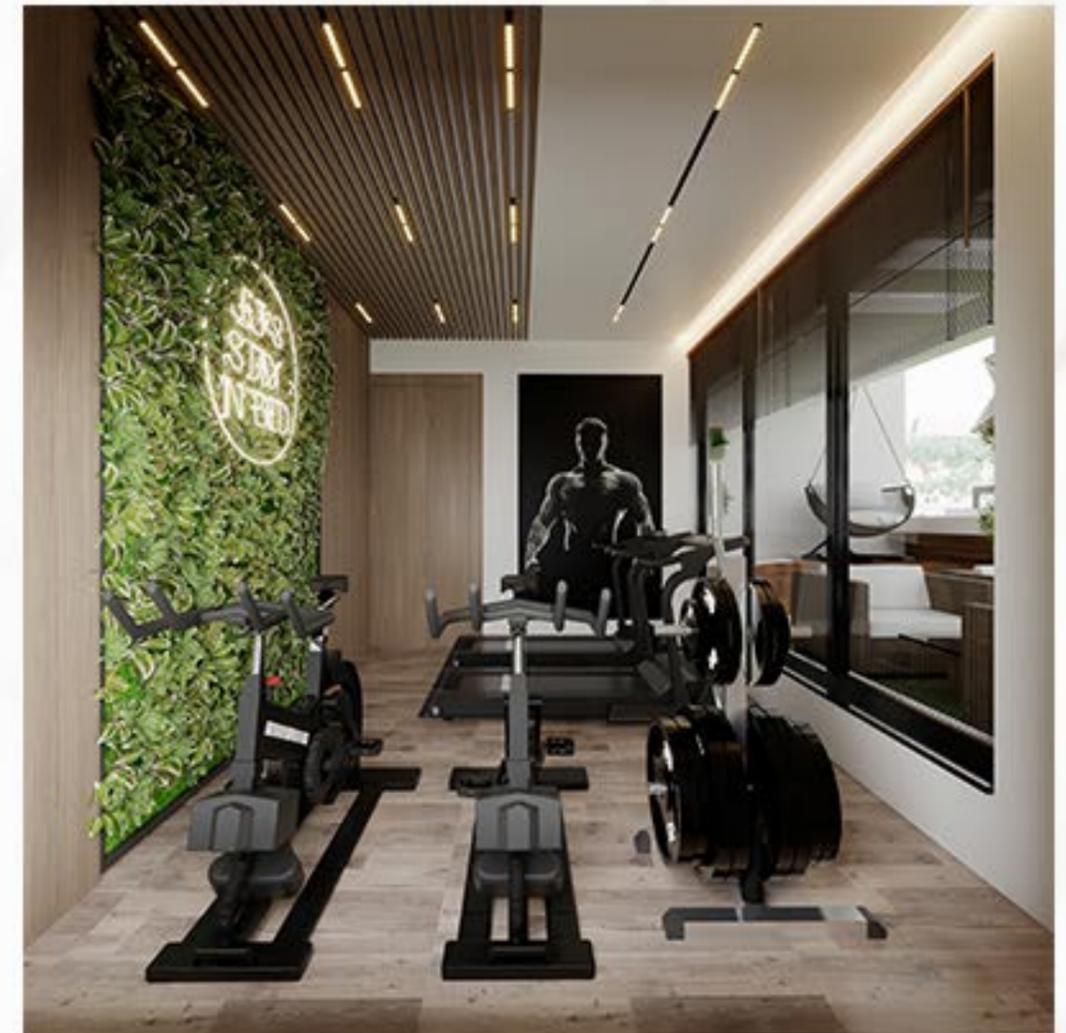


Private Cinema

Private gym



The best investment
you can ever make
is in your health.



Features & Facilities



Fun and Fitness go Hand-in-Hand

Connect with like-minded neighbours or enjoy quality time with your loved ones at the community pool or roof-top private outdoor bath. Go for a vigorous workout at your private gym, or simply indulge in soccer and other activities at the estate fitness center.


Home Automation


Swimming Pool


Electric Tire Pump


Panoramic Elevator


Luxury Fittings


Uniform Security


Techno Gym


Solar Inverter


Outdoor Lounge


Backup Power Supply


Extensive Landscaping


Kitchenette


CCTV Coverage


Ample Car Park


Game Room


Private Cinema


Solar Carport


Outdoor Hot Tub

Project Facts



Total of
6 units



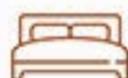
3 Floors
per unit



400sqm
per unit



5-bedroom
Terrace duplex



1 Maid's
Room



Federal
Government
Consent



Floor Plan

Ground Floor

-  **Entry Porch 5sqm**
-  **Guest Toilet 2sqm**
-  **Living Room 22sqm**
-  **Dining 12sqm**
-  **Kitchen 17sqm**
-  **Store 3sqm**
-  **Terrace 6sqm**
-  **BQ 8sqm**
-  **Toilet (BQ) 3sqm**



First Floor

-  **Bedroom 1 21sqm**
-  **Toilet 6sqm**
-  **Living Room 22sqm**
-  **Terrace 5sqm**
-  **Family Lounge 9sqm**
-  **Bedroom 2 17sqm**
-  **Toilet 6sqm**
-  **Study 9sqm**
-  **Box Room 3sqm**



Floor Plan

Second Floor

-  **Master's Bed 21sqm**
-  **Closet 1 5sqm**
-  **Closet 2 9sqm**
-  **Toilet 6sqm**
-  **Terrace 6sqm**
-  **Bedroom 3 21sqm**
-  **Closet 6sqm**
-  **Toilet 6sqm**
-  **Terrace 5sqm**



Third Floor

-  **Outdoor Lounge 27sqm**
-  **Gym 10sqm**
-  **Cinema 15sqm**
-  **Kitchenette 4sqm**
-  **Bedroom 5 17sqm**
-  **Closet 4sqm**
-  **Toilet 4sqm**



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.

OSPREY

1. What title does ESPLANDE 6 apartment have?

ESPLANDE 6 is titled Lagos State Certificate of Occupancy.

2. What potential for appreciation does ESPLANDE 6 offer?

Osborne Foreshore ii, Ikoyi has shown consistent property value appreciation. ESPLANDE 6 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 ESPLANDE 6, including expected returns on investment (ROIs)?

While specific ROI figures depend on market conditions, historical trends in Osborne Foreshore ii, Ikoyi 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 ESPLANDE 6?

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 ESPLANDE 6?

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 ESPLANDE 6 and are there any community amenities for residents?

Security is a priority at ESPLANDE 6, 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 ESPLANDE 6 be used for short-term rentals after purchase and what is the market demand for such properties in Ikoyi?

While individual leasing policies may vary, the central location of ESPLANDE 6 makes it attractive for short-term rentals. Osborne Foreshore ii, Ikoyi generally experiences high demand for short-term rental properties.

9. What is my commitment fee to owning a unit?

A 20% initial deposit with the balance spread for up to 18 months.
(See Investment Outlook Page for more details).

10. How do I proceed as an interested investor ?

Interested buyers can contact our sales team to schedule a viewing. The next steps in the purchasing process involve documentation review, payment plans discussion, and finalizing the transaction through legal procedures.



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

Disclaimer : This brochure is for informational purposes only. Information, including dimensions and features, is subject to change at discretion. Renderings and images are conceptual. The developer may make modifications at its discretion. Accuracy and completeness are not guaranteed, and recipients should verify details independently.

This brochure is not a contract; no legal or financial commitments should be made based on its contents.