



THE HABITAT 84

THE HABITAT 84

— BY —
GMH Luxury LTD.



A TIMELESS PIECE OF ART, LIFESTYLE & ARCHITECTURE

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ALBATROS

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



LOCATION

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

CLOSEST LANDMARKS



THE DOME



FILMHOUSE
CINEMA



HIGH END RESTAURANT
& LOUNGE



NIKE ART GALLERY



SHOPPING CENTRES



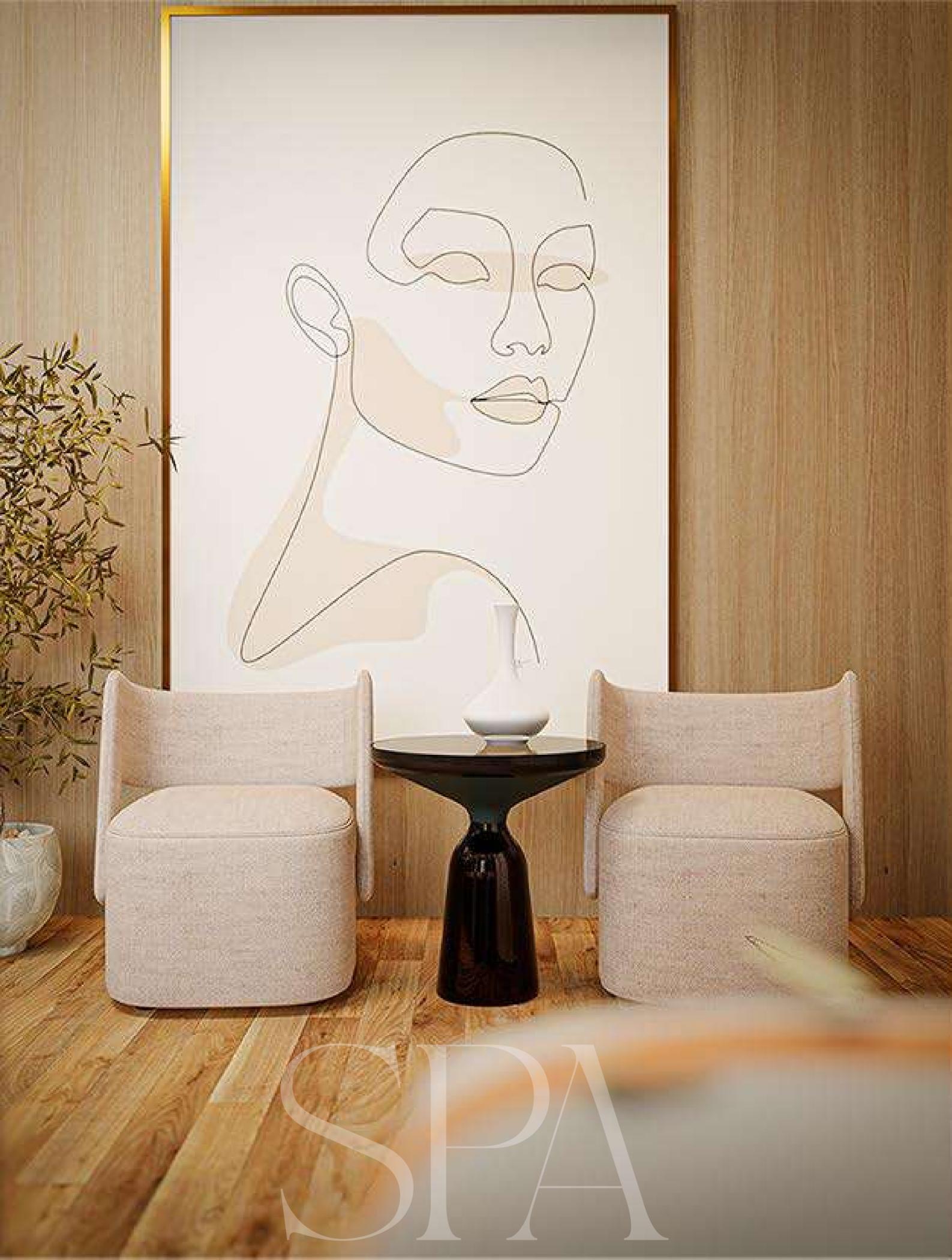
MEDPLUS PHARMACY



PRINCE EREMO
SUPERMARKET



IKOYI NEIGHBOURHOOD



SPA

FEATURES & FACILITIES

Features per unit

- Inverter
- Fully fitted kitchen
- Quality kitchen cabinetry
- Quality Extractor
- Quality Microwave
- Quality Oven
- Quality Electric cooker
- Gas cooker
- Light embedded stylish ceiling screeding/pop
- Fully fitted wardrobe and shoe racks
- Outdoor terraces
- 4 by 4ft windows/Floor to ceiling
- All rooms ensuite
- Quality security doors

Shared Facilities

- Check-in and Check-out security points with CCTV coverage
- Wide elevators
- 2 Panoramic elevators (Servicing the roof-top recreation)
- Perimeter fencing
- Drivers lounge
- Generator for residents
- Extensive Landscaping
- Underground Power Line

Recreational Facilities

- Roof-top fine dining
- Roof-top gym
- Roof-top swimming pool
- Roof-top business lounge
- Children play area
- Crèche



NO PAIN

GYM

EXPLORE
THE HABITAT 84

THE BACHELOR'S CRIB

Spanning approximately 112 sqm per unit, THE HABITAT 84 consists of 2 blocks of 8 Floors & ground floor of 1 bedroom ultra-modern luxury flats, accommodating 6 apartments on each floor, where the 8th floor is the entertainment level. Well-Endowed with a` la mode amenities which include a sunken lounge, roof-top garden, roof-top swimming pool, roof-top shopping mart, crèche, 3.3M high ceilings, a roof-top bar and spa.

Also worthy of note is the skyline city view, Modern elevators, automated gate, 24/7 security, CCTV surveillance, amongst several other breathtaking facilities.



LIVING ROOM

The Natural Light that casts a warm glow over the entire Living room space, highlighting the tastefully and thoroughly furnished interior.





Living Room



Dining

BATHROOM

Another awe-inspiring feature of this apartment is the Bathroom. It is a true masterpiece of design and functionality, with its sleek and modern fixtures, beautiful marble countertops, and stunning tile work. The shower is a work of art, with its rain showerhead and multiple jets, providing a spa-like experience that will leave you feeling rejuvenated and refreshed.





BATHROOM

THE KITCHEN

The kitchen is a masterpiece in itself, featuring top-of-the-line appliances, sleek cabinetry, and gorgeous countertop finishings. Whether you are an Amateur cook or a seasoned chef, this space is sure to inspire your culinary creativity and elevate your dining experience.





KITCHEN

RESTAURANT

Let's not forget about the exquisite restaurant in the building! With its Chic Decor and innovative menu, It's the perfect way to indulge in a delicious meal or grab a drink with friends and associates.





RESTAURANT

THE BOOMING SECTOR



- **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.
- **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.
- **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.
- **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 HABITAT 84

Investing in a 1-bedroom apartment in Lekki Phase I can be a lucrative decision for several reasons:

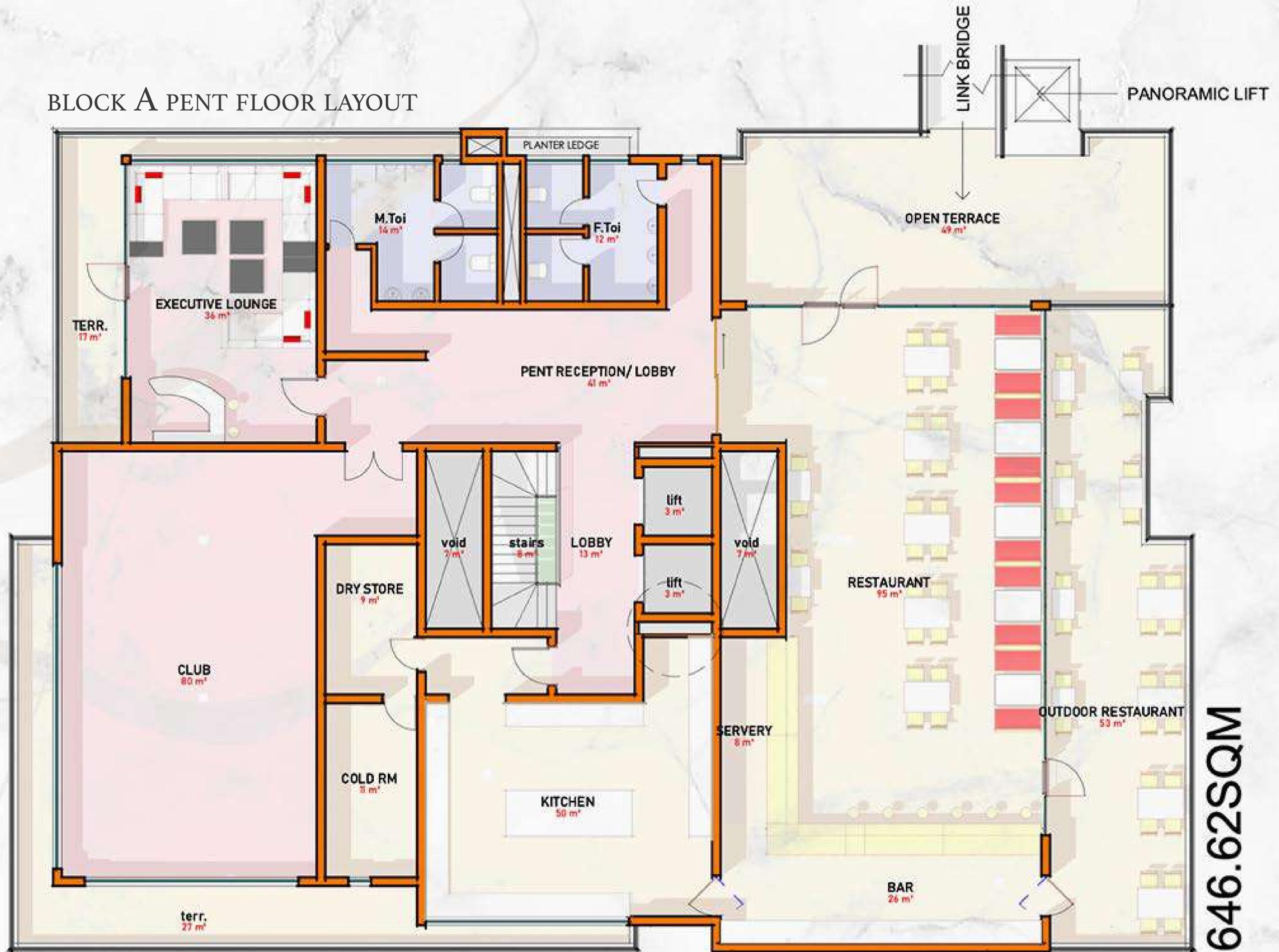
- 1. Prime Location:-** Lekki Phase I is a sought-after area known for its strategic location and proximity to business districts, commercial centers, and essential amenities.
- 2. Potential for Appreciation:-** Real estate in Lekki Phase I has historically shown a trend of property value appreciation. 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 I.
- 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 I 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 I offers the potential for an enhanced quality of life, with access to recreational facilities, shopping centers, and a vibrant community.



FLOOR PLANS



BLOCK A PENT FLOOR LAYOUT



-  CLUB
-  KITCHEN
-  STORE
-  EXECUTIVE LOUNGE
-  COLD ROOM
-  PENT RECEPTION
-  RESTAURANT
-  PANORAMIC LIFT

646.62SQM

BLOCK B PENT FLOOR LAYOUT



SPA



OUTDOOR
AEROBICS
LOUNGE



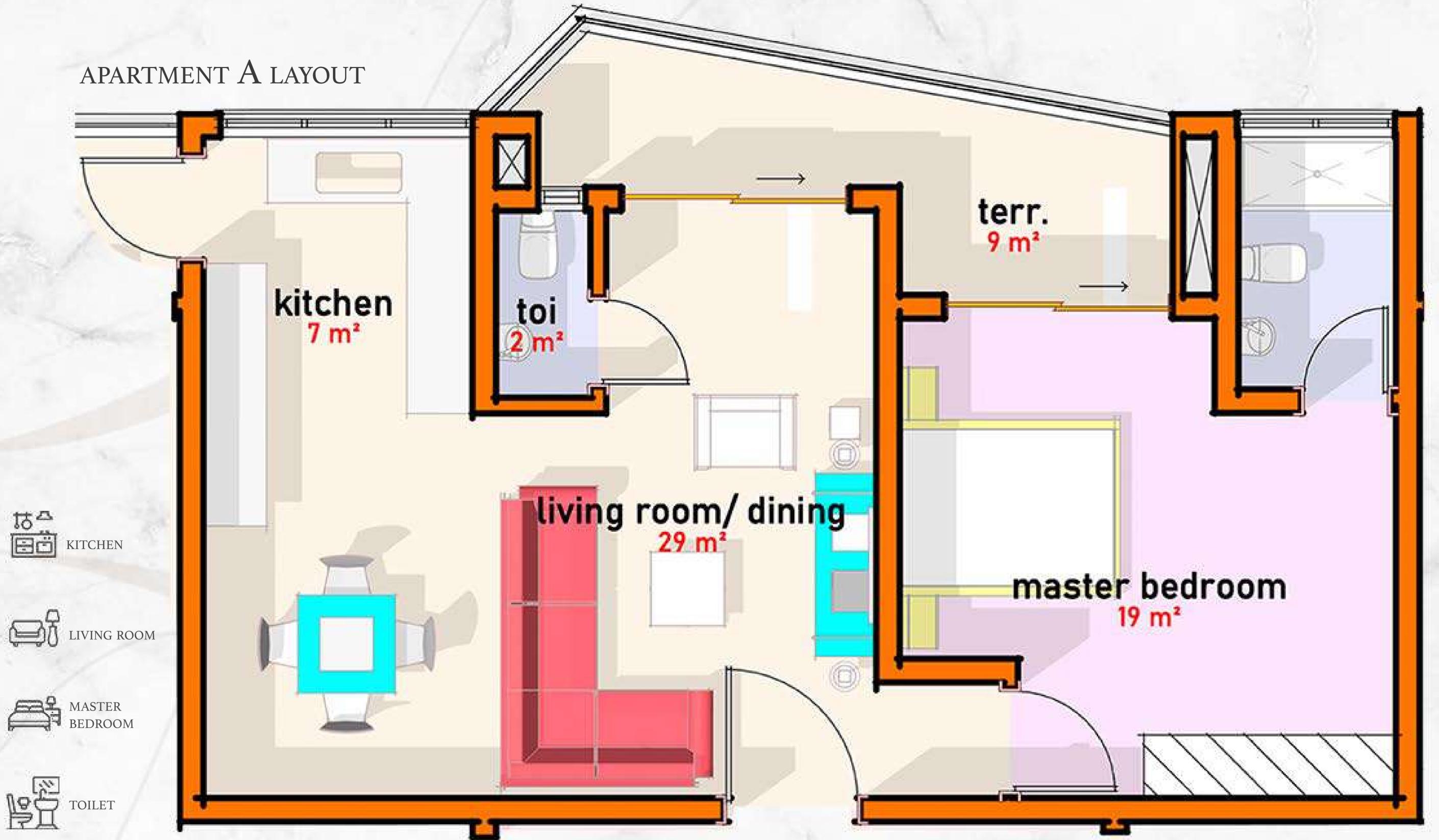
GYM



SWIMMING
POOL

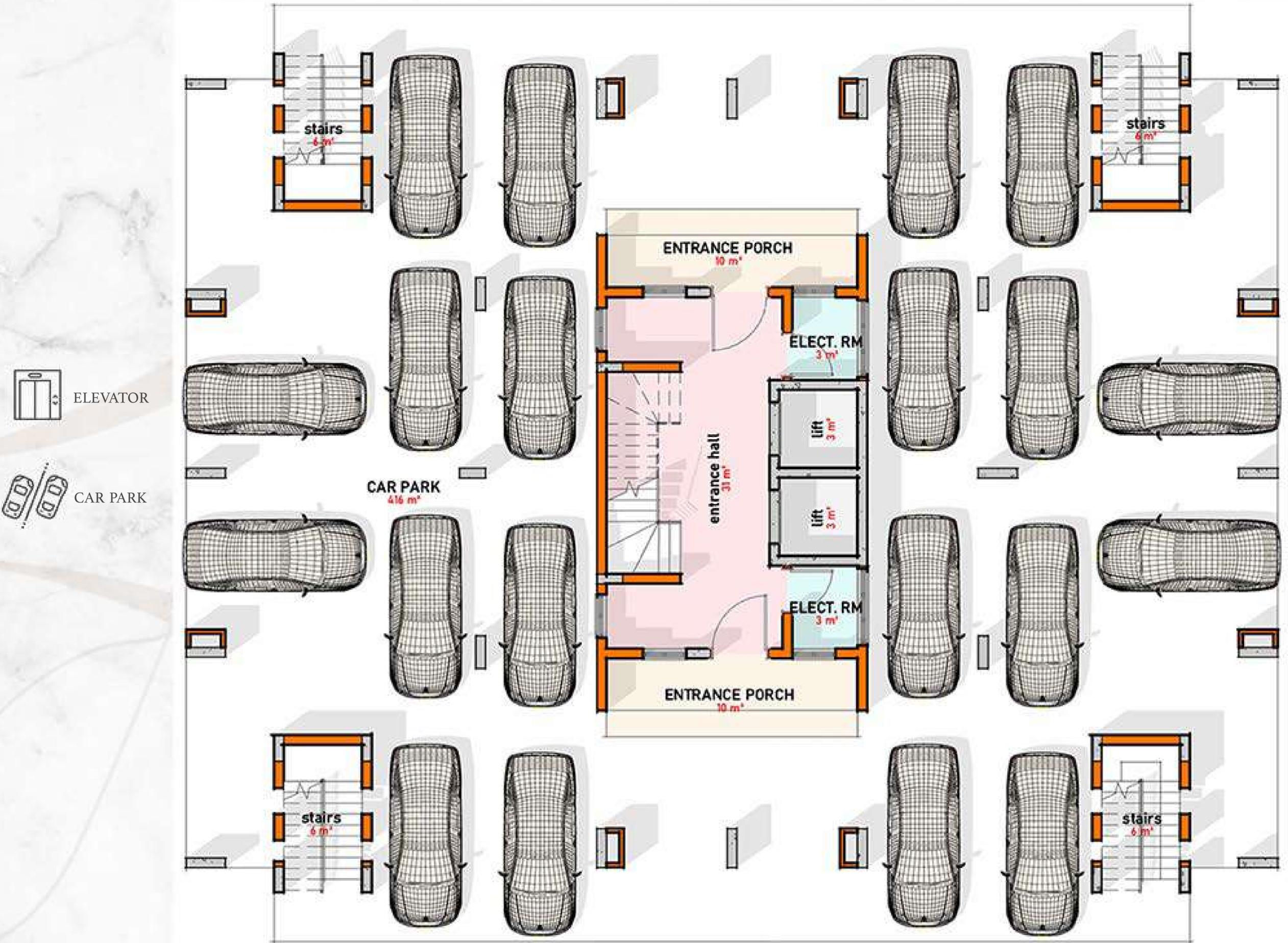
646.16 SQM

APARTMENT A LAYOUT



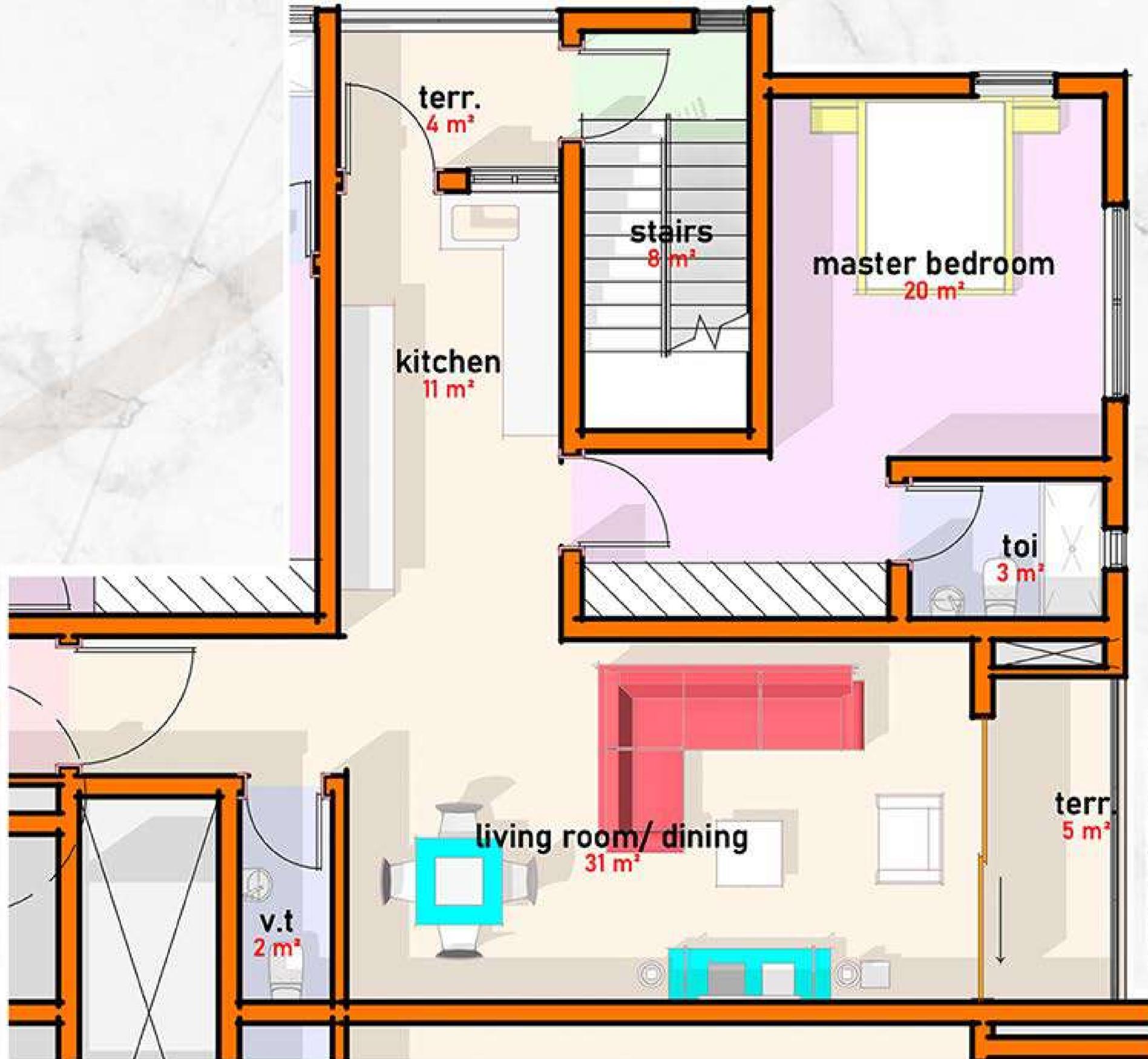
82.97 SQM

GROUND FLOOR LAYOUT



528.97 SQM

FIRST FLOOR LAYOUT



KITCHEN



LIVING ROOM



MASTER BEDROOM



TOILET

96.94 SQM



INVESTMENT & PRICING

QUALITY IS WHAT REMAINS LONG AFTER PRICING IS LONG FORGOTTEN

Own a Piece of Luxury with just **20% Initial Deposit / Unit**

PROJECTED RETURNS ON INVESTMENT

UNIT	PROJECTED DAILY RATE	PROJECTED GROSS ANNUAL REVENUE AT 35% OCCUPANCY 127 NIGHTS	PROJECTED GROSS ANNUAL REVENUE AT 50% OCCUPANCY 182 NIGHTS	PROJECTED GROSS ANNUAL REVENUE AT 65% OCCUPANCY 237 NIGHTS	AVERAGE RENTAL INCOME PER ANNUM	PROJECTED MINIMUM ANNUAL ROI
I BEDROOM APARTMENT	85,000	10,795,000	15,470,000	20,145,000	6,000,000 - 7,000,000	10%



The background is a dark blue gradient with faint, stylized silhouettes of palm trees. The trees are arranged in a circular pattern, with their fronds pointing outwards. The overall aesthetic is clean and modern.

FAQs



- **1. What title does THE HABITAT 84 apartment have?**
THE HABITAT 84 is titled Governor's Consent.
- **2. What potential for appreciation does THE HABITAT 84 offer?**
Lekki Phase 1 has shown consistent property value appreciation. THE HABITAT 84, 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 HABITAT 84, 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 HABITAT 84?**
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 HABITAT 84?**
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 HABITAT 84, and are there any community amenities for residents?**
Security is a priority at THE HABITAT 84, 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 HABITAT 84 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 HABITAT 84 makes it attractive for short-term rentals. Lekki Phase 1 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.

THE HABITAT 84

A DEVELOPEMENT BY GMH LUXURY LTD.

The Architects Of Luxury Living

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