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PALAZZO DUCALE



# 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



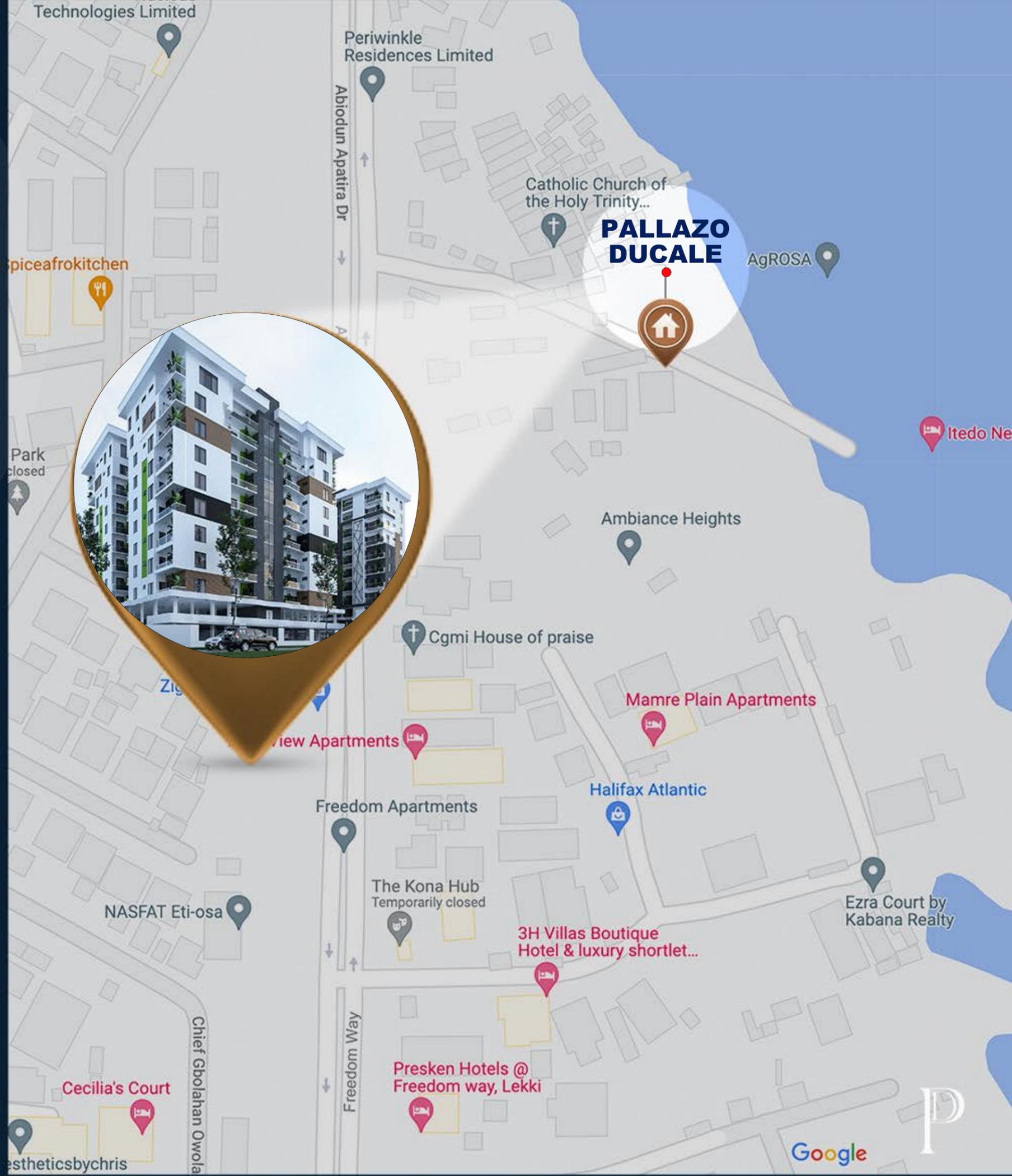
CUSTOMER-SERVICE



EXCELLENCE

# LOCATION

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



THE DOME



FILMHOUSE  
CINEMA



HIGH-END RESTAURANT  
& LOUNGE



NIKE ART GALLERY



SHOPPING CENTRES



MEDPLUS PHARMACY



PRINCE EBEANO  
SUPERMARKET



IKOYI NEIGHBORHOOD

## CLOSEST LANDMARKS



Google



# 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

PALLAZO

# THE PALLAZO DUCALE

— THE BALANCE BETWEEN LUXURY, CLASS & COMFORT —

With a healthy balance of luxury, class, functionality and comfort, Pallazo Ducale is undoubtedly the home for you. The luxury home where you Live the Dream.

spanning 260 sqm per unit of the 3 bedroom and 180 sqm per unit of the 3 bedroom apartments, located off freedom way, lekki phase 1, a gated community where inhabitants enjoy luxuries such as incredible infrastructure, 24 hour-electricity supply, extremely tight security, good road layout, along with a central sewage system and treatment plant.





THE AVENUE

## SPACES

**3 Bedroom Penthouse + 1 Maid's Room**

Approx. 260 Sqm - 2 Car Parks

**3 Bedroom Flat + 1 Maid's Room**

Approx. 260 Sqm - 2 Car Parks

**2 Bedroom Flat + 1 Maid's Room**

Approx. 163 Sqm - 2 Car Park

# LIVING ROOM

AS YOU ENTER THIS AMAZING LIVING ROOM, YOU ARE GREETED BY A SPACIOUS AND INVITING LIVING ROOM. THE ROOM IS ADORNED WITH HIGH CEILINGS, LARGE WINDOWS, AND PLUSH CARPETING, CREATING AN ATMOSPHERE OF ELEGANCE AND COMFORT. NATURAL LIGHT FLOODS THE SPACE, ENHANCING THE VIBRANT AMBIANCE.





# LIVING ROOM

# A MASTER SUITE

THE MASTER SUITE IN THIS APARTMENT IS A TRANQUIL RETREAT DESIGNED TO PROVIDE PRIVACY AND RELAXATION. THE ROOM IS GENEROUSLY SIZED AND CAN ACCOMMODATE A KING-SIZED BED, NIGHTSTANDS, AND A DRESSER.

LARGE WINDOWS PROVIDE NATURAL LIGHT AND OFFER A PLEASANT VIEW OF THE SURROUNDING AREA.





THE MASTER SUITE

# KITCHEN

THE APARTMENT'S KITCHEN IS A CHEF'S DELIGHT, BOASTING A CONTEMPORARY DESIGN AND TOP-OF-THE-LINE APPLIANCES. IT FEATURES SLEEK CABINETS PROVIDING AMPLE STORAGE SPACE FOR KITCHEN ESSENTIALS, ALONG WITH A SPACIOUS COUNTERTOP FOR MEAL PREPARATION. THE KITCHEN IS EQUIPPED WITH A WASHING MACHINE, A STOVE, AN OVEN, A MICROWAVE, AND A DISHWASHER, MAKING IT CONVENIENT FOR BOTH EVERYDAY COOKING AND ENTERTAINING.

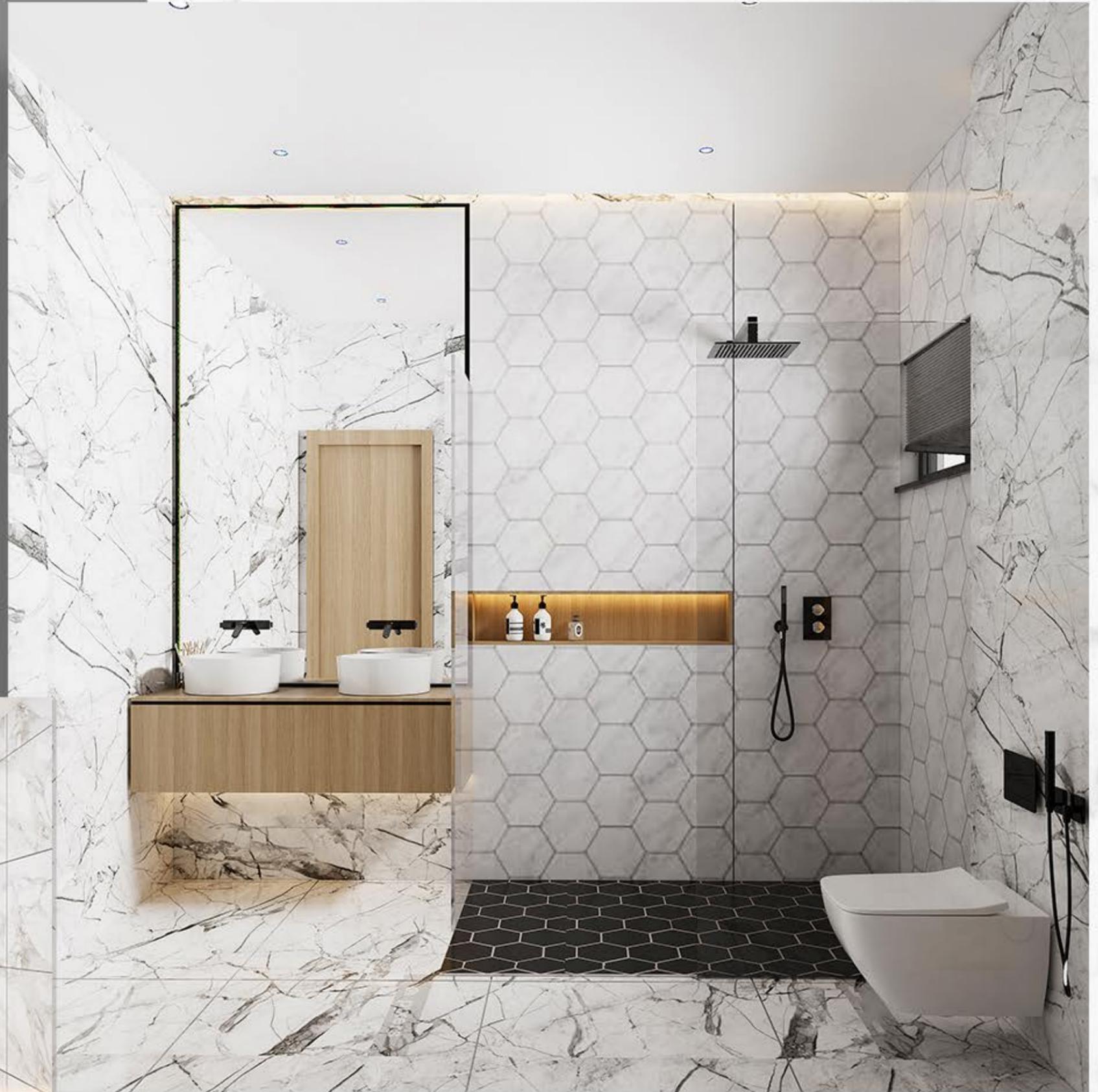




KITCHEN

# BATHROOM

THE APARTMENT BOASTS A MODERN AND WELL-APPOINTED BATHROOM. THE BATHROOM FEATURES SLEEK FIXTURES AND CONTEMPORARY DESIGN. A LARGE VANITY WITH A SPACIOUS COUNTERTOP AND STORAGE CABINETS OFFERS AMPLE SPACE FOR PERSONAL BELONGINGS.





# BATHROOM

# FAMILY LOUNGE

THE APARTMENT INCLUDES A SEPARATE FAMILY LOUNGE, PROVIDING AN ADDITIONAL SPACE FOR RELAXATION AND ENTERTAINMENT. THIS AREA IS DESIGNED TO BE MORE CASUAL AND LAID-BACK, PERFECT FOR SPENDING QUALITY TIME WITH FAMILY AND FRIENDS.





# FAMILY LOUNGE

# 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 PALAZO DUCALE

- 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





# PLAN



KITCHEN



STORE



MASTER  
BEDROOM



LIVING AREA



DINING



CLOSET



MAID ROOM



ELEVATOR

# PLAN



KITCHEN



STORE



MASTER  
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MAID ROOM



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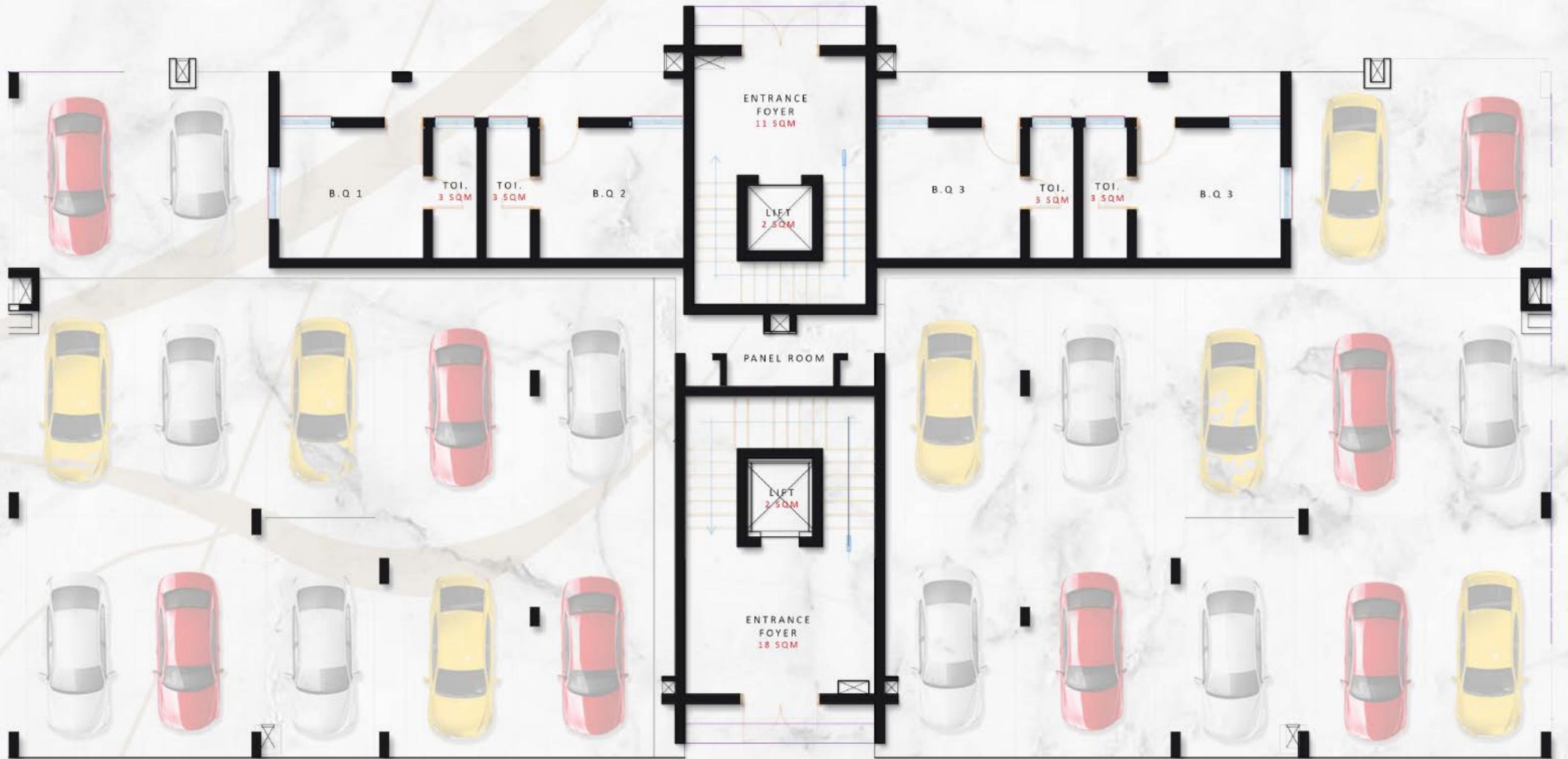
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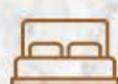


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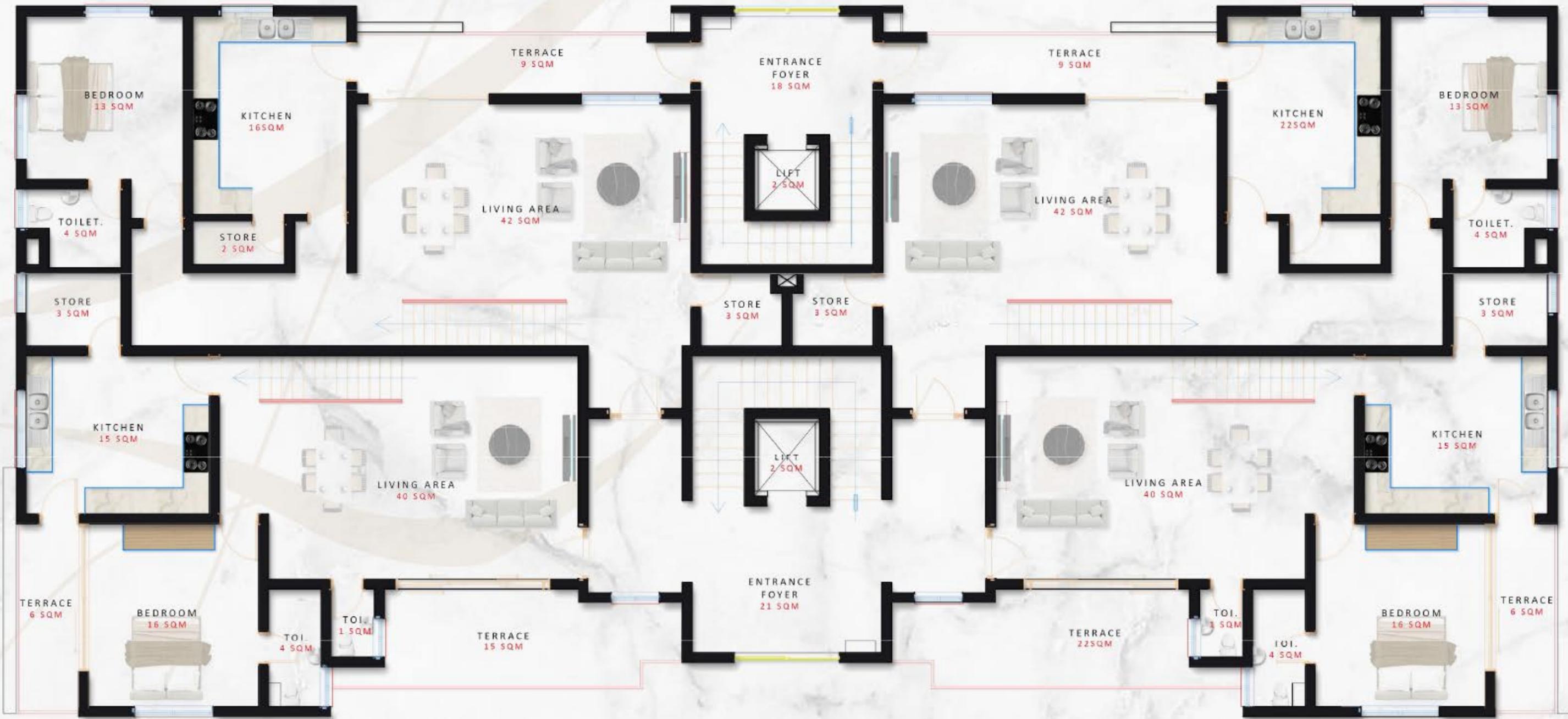


# PLAN



-   
 KITCHEN
-   
 STORE
-   
 MASTER  
 BEDROOM
-   
 ELEVATOR
-   
 LIVING AREA
-   
 DINING
-   
 CLOSET
-   
 MAID ROOM

# PLAN



-  KITCHEN
-  STORE
-  MASTER BEDROOM
-  ELEVATOR
-  LIVING AREA
-  DINING
-  CLOSET
-  MAID ROOM

# PLAN



KITCHEN



STORE



MASTER  
BEDROOM



ELEVATOR



LIVING AREA



DINING



CLOSET



MAID ROOM

# PALAZZO DUCALE

A DEVELOPEMENT BY GMH LUXURY LTD.

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