



**Kingsdale**  
PROPERTIES LIMITED

Terraces | Apartments | Estate Management

kingsdale Court

*Luxury vacation homes for everyone...*





**Kingsdale  
court**

**THIS IS YOUR LIFE**  
LIVE IT HERE @  
**KINGSDALE COURT**



**KINGSDALE COURT MAIN GATE ENTRANCE**



**KINGSDALE COURT MAIN GATE ENTRANCE 2**



**KINGSDALE COURT X AERIAL VIEW**



# KINGSDALE COURT ESTATE LAYOUT



# KINGSDALE COURT ESTATE LAYOUT 1



**KINGSDALE COURT ESTATE LAYOUT 2**





# NORTON AND NEST X 1 & 2 BEDROOM



## **NORTON AND NEST X 1 & 2 BEDROOM II**



# **NORTON AND NEST X 1 & 2 BEDROOM III**



## MARVEL X 3 BEDROOM FLATS



## **MARVEL X 3 BEDROOM FLATS 2**



## **OAKWOOD X 4 BEDROOM TERRACE DUPLEX**



# OAKWOOD X 4 BEDROOM TERRACE DUPLEX



## CLUB HOUSE

















**LIVE IMAGE**



**LIVE IMAGE II**





**LIVE IMAGE III**



**LIVE IMAGE IV**

## ESTATE FEAUTURES



Fully Smart/  
Automated  
Houses



Recreation Center, Gym &  
Children Play-area



Swimming  
Pool



24/7 Power  
Supply



24/7 Security



Prime Location



Walk-in-closet



Water supply



Ample parking  
space

**PROPERTY TITLE**

**GOVERNOR'S CONSENT**





NORTON & NEST



MARVEL



OAKWOOD



CLUBHOUSE

## Kingsdale Court is situated in the heart of Sangotedo, Lekki



2 mins Walk  
Giwa Water Park



3 mins drive  
Novare Mall(shoprite)



5 mins drive  
Hospital



10 mins drive  
Central mosque

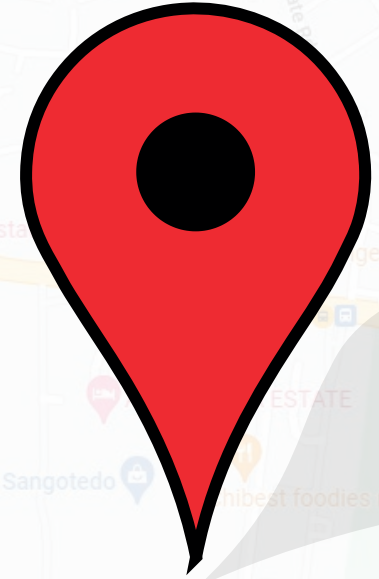


7 mins drive  
Nature Park

# Location

When choosing a vacation home, one needs to be very intentional about the location and that is why KINGS DALE court is located at Sangotedo, Lekki which is safe, easily accessible, and has close proximity to multiple recreation centers and parks.

Sangotedo is known for its saturation of companies and now numerous leisure centres for the family and for personal relief. Housing the biggest Mall in Lagos island and now the largest water park in Africa, Sangotedo is soon becoming the vacation seat of Lagos state.



## NEIGHBOURHOOD

 **GIWA GARDEN**  
(the largest water park in Africa)

 **NOVARE MALL**  
(Shoprite)

 **LUFASI NATURE PARK**

 **SANGOTEDO CENTRAL MOSQUE**

# INVESTMENT ATTRACTION

*Kingsdale court shares the same estate community with Giwa-Gardens,  
the largest water park project in West Africa*



Visit the Largest Water Park  
in Africa

Watch the Video 

Kingsdale  
Court

Giwa Gardens - The Largest Water Park in Nigeria



# THE BIGGEST MALL IN LAGOS ISLAND





# NORTON & NEST

## 1 & 2 BED FLAT

### FLOOR PLANS



#### NORTON 2BD flats

Bedroom 01	- 13SQM
Bedroom 02	- 12SQM
Kitchen	- 8SQM
Living Room	- 27SQM
Baths	- 3SQM
Visitors Toilet	- 2SQM
Stairway	- 12SQM
Terrace	- 4SQM & 3SQM

#### NEST 1BD flats

Bedroom	- 12SQM
Kitchen	- 5SQM
Living Room	- 22SQM
Baths	- 3SQM
Visitors Toilet	- 2SQM
Stairway	- 12SQM
Terrace	- 3SQM

# MARVEL

## 3 BED FLAT

### FLOOR PLANS



#### MARVEL 3BD flats

🛏 Bedroom 01 - 17m<sup>2</sup>

🛏 Bedroom 02 - 16m<sup>2</sup>

🛏 Bedroom 03 - 16m<sup>2</sup>

🍳 Kitchen - 10m<sup>2</sup>

🛋 Living Room - 37m<sup>2</sup>

🪜 Stairway

🛁 Bath 01 - 3m<sup>2</sup>

🛁 Bath 02 & 3 - 2m<sup>2</sup>

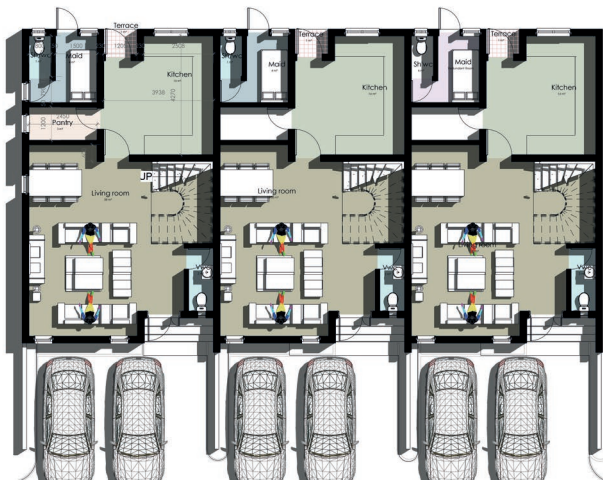
🚽 Visitors Toilet - 2m<sup>2</sup>

🌿 Terrace - 7m<sup>2</sup>

# OAKWOOD

## 4-BED TERRACE DUPLEX







### FLOOR PLANS



### GROUND FLOOR

 Maid Bedroom	- 4 SQM
 Kitchen	- 16 SQM
 Living Room	- 38 SQM
 Baths	- 3 SQM
 Visitors Toilet	- 3 SQM
 Terrace	- 1 SQM
 Pantry	- 3 SQM

### FIRST FLOOR

 Bedroom 01	- 18 SQM
 Bedroom 02	- 16 SQM
 Den	- 17 SQM
 Bath	- 4 SQM
 Terrace	- 4 SQM
 Lobby	- 3 SQM

# OAKWOOD

## 4 BED TERRACE DUPLEX

### FLOOR PLANS



#### SECOND FLOOR

🛏 Bedroom 03	- 16SQM
🛏 Bedroom 04	- 16SQM
🏠 Study	- 9SQM

🚿 Bath 03	- 7SQM
🚿 Bath 04	- 3SQM

🚪 Walk-in-closet	- 6SQM
🪜 Stairs	- 10SQM
🏡 Terrace	- 5SQM

## OFFER 1 - SHELL FINISHED HOUSES / ALL EXTERIOR FINISHED

HOUSE NAME / PROTOTYPE	SHELL UNIT PRICES	PAYMENT TYPE	DEPOSIT 30%	3, 6 & 9 MONTHS 20%	12 MONTHS 10%
<b>OAKWOOD</b> 4 Bedroom Terraced Duplex	₦63,500,000 (\$90,720)	Outright (0-3months)	N/A	N/A	N/A
	₦65,000,000 (\$92,860)	Payment Plan	₦19,500,000 \$27,860	₦13,000,000 \$18,580	₦6,500,000 \$9,290
<b>MARVEL</b> 3 Bedroom Flats	₦42,000,000 (\$60,000)	Outright (0-3months)	N/A	N/A	N/A
	₦44,500,000 (\$63,572)	Payment Plan	₦13,350,000 (\$19,071.43)	₦8,900,000 (\$12,714.23)	₦4,450,000 (\$6,357.14)
<b>NORTON</b> 2 Bedroom Flats	₦35,000,000 (\$50,000)	Outright (0-3months)	N/A	N/A	N/A
	₦38,500,000 (\$55,000)	Payment Plan	₦11,550,000 (\$16,500)	₦7,700,000 (\$11,000)	₦3,850,000 (\$5,500)
<b>NEST</b> 1 Bedroom Flats	₦28,000,000 (\$40,000)	Outright (0-3months)	N/A	N/A	N/A
	₦31,500,000 (\$45,000)	Payment Plan	₦9,450,000 (\$13,500)	₦6,300,000 (\$9,000)	₦3,150,000 (\$4,500)

Exchange Rate: 1USD = NGN700

## OFFER 2 - FULLY FINISHED HOUSES WITH FITTED KITCHEN

HOUSE NAME / PROTOTYPE	FINISHED UNIT PRICES	PAYMENT TYPE	DEPOSIT 30%	3, 6 & 9 MONTHS 20%	12 MONTHS 10%
<b>OAKWOOD</b> 4 Bedroom Terraced Duplex	₦78,500,000 (\$90,720)	Outright (0-3months)	N/A	N/A	N/A
	₦80,000,000 (\$92,860)	Payment Plan	₦19,500,000 \$27,860	₦13,000,000 \$18,580	₦6,500,000 \$9,290
<b>MARVEL</b> 3 Bedroom Flats	₦53,500,000 (\$76,420)	Outright (0-3months)	N/A	N/A	N/A
	₦55,500,000 (\$78,572)	Payment Plan	₦16,500,000 (\$23,572)	₦11,000,000 (\$15,714)	₦5,500,000 (\$7,857.14)
<b>NORTON</b> 2 Bedroom Flats	₦45,000,000 (\$64,286)	Outright (0-3months)	N/A	N/A	N/A
	₦48,500,000 (\$69,286)	Payment Plan	₦14,550,000 (\$20,786)	₦9,700,000 (\$13,857)	₦4,850,000 (\$6,928.57)
<b>NEST</b> 1 Bedroom Flats	₦35,000,000 (\$50,000)	Outright (0-3months)	N/A	N/A	N/A
	₦37,500,000 (\$53,572)	Payment Plan	₦11,250,000 (\$16,071)	₦7,500,000 (\$10,714)	₦3,750,000 (\$5,357.14)

## RETURN ON INVESTMENT - RENTAL / SHORTLET (ARBNB)

HOUSE NAME / PROTOTYPE	FINISHED UNIT PRICES	PROJECTED ANNUAL INCOME	PROJECTED SHORTLET INCOME	PROJECTED SHORTLET ANNUAL INCOME (@70% OCCUPANCY) 20%
<b>OAKWOOD</b> 4 Bedroom Terraced Duplex	₦78,500,000 (\$90,720)	₦4,000,000.00 (\$5,714)	₦100,000.00 (\$143)	₦25,200,000.00 (\$36,000)
<b>MARVEL</b> 3 Bedroom Flats	₦53,500,000 (\$76,420)	₦2,200,000.00 (\$3,143)	₦75,000.00 (\$107)	₦18,900,000.00 (\$27,000)
<b>NORTON</b> 2- Bedroom Flats	₦45,000,000 (\$64,286)	₦1,800,000.00 (\$2,571)	₦60,000.00 (\$85.7)	₦15,120,000.00 (\$21,600)
<b>NEST</b> 1- Bedroom Flats	₦35,000,000 (\$50,000)	₦1,000,000.00 (\$1,429)	₦45,000.00 (\$64)	₦11,340,000.00 (\$16,200)

Exchange Rate: 1USD = NGN700

# Why invest in KINGSDALE COURT

- KINGSDALE COURT is strategically located on the same premises as the Largest WaterPark in Africa
- Flexible payment plan while you count your profits
- Up to 25,000,000 Shortlet income target per annum
- 4,000,000 Annual Rental Income Estimate.
- Affordable luxury & vacation homes for excellent getaways and good return on investment.
- Kingsdale Court manages the generation and distribution of power and other facilities to all apartments and estates providing exceptional service.



# PROJECT PARTNERS



Contractor : Housing units and  
Common Areas



Contractor : Drainage and Road network



Contractor : Backup Power Systems  
Integrator



Mortgage financiers



Contractor : Solar Power Systems Integrator

Banking Networks:





**Kingsdale**  
PROPERTIES LIMITED

Providing comfort and excitement in a sustainable and  
luxurious way. . . .

## **KINGSDALE COURT**

[www.kingsdaleproperties.com](http://www.kingsdaleproperties.com)