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LSDPC
Lagos State
Development
& Property
Corporation



ILUPEJU

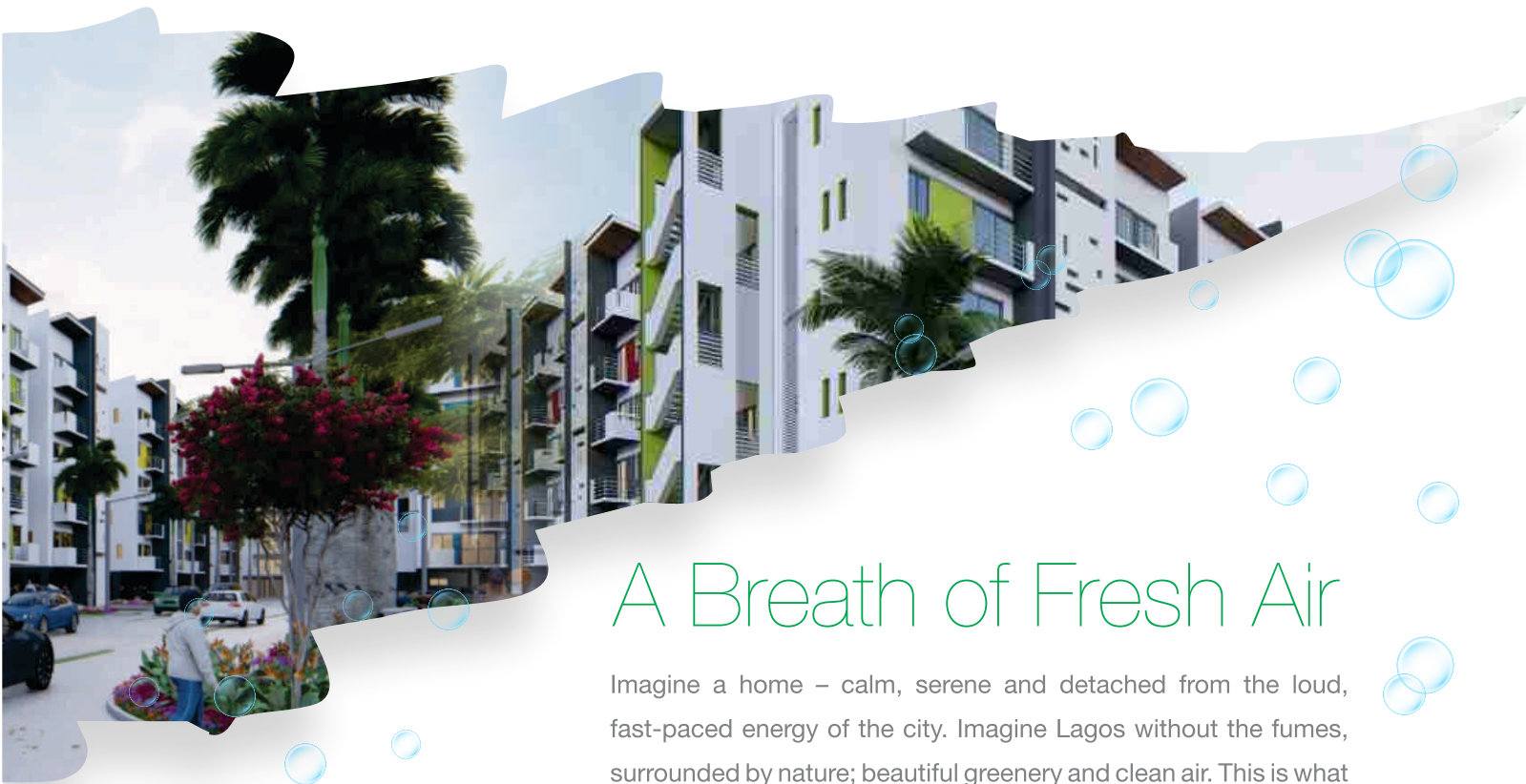
GARDENS

A REAL ESTATE DEVELOPMENT

A Breath of Fresh Air







A Breath of Fresh Air

Imagine a home – calm, serene and detached from the loud, fast-paced energy of the city. Imagine Lagos without the fumes, surrounded by nature; beautiful greenery and clean air. This is what Ilupeju Gardens represents. With very few parks available in residential areas, our mini apartments and maisonettes offer a unique environmental feature that hosts 50 Neem (Dogonyaro) trees, cooling and filtering the air for 1000 people every year. Imagine the change it would make to your lifestyle— a residential neighbourhood with a breath of fresh air!

The Project

Ilupeju Gardens is the latest innovation in gated urban residential living in Nigeria. It is a housing estate at the heart of Lagos mainland, nestled in the middle of the industrial layout of Ilupeju.

The estate will have one of the biggest private green parks in a gated community, with 50 Neem (Dogonyaro) trees planted within. These trees will cause a greenhouse effect, reduce air pollution and improve the quality of oxygen taken in by residents.

The apartments are in 3 types of mid-rise blocks.

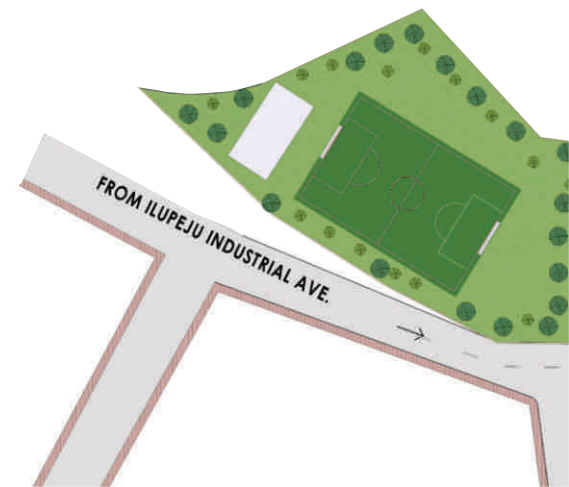
Block Type A houses the 4-Bedroom Maisonettes on the 1st-4th Floor and 1-Bed Penthouses on the 5th Floor, all serviced by elevators.

Block Type B houses the 1- and 2-bedroom apartments.

Block Type C contains the 3-bedroom apartments.

Each unit has designated parking and staff quarters within the estate. The construction is of world-class quality with square walls, level floors and even staircases.

1, 2 & 3 Bedroom apartments with serviced deluxe elevators. **4 Bedroom Maisonettes with staff quarters. Designed with the busy executive and modern family in mind.**





A Terrace Block

Ground Floor | **Parking + BQ**
 1st & 2nd Floor | **4 bed Maisonette**
 3rd & 4th Floor | **4 bed Maisonette**
 5th Floor | **1 bed Penthouse**

B Apartment Block Type 1

Ground Floor | **Parking**
 1st - 5th Floor | **1 & 2 Bed Apartment**

C Apartment Block Type 2

Ground Floor | **Parking**
 1st - 5th Floor | **3 Bed Apartment + BQ**

Unit Types



Nike

1 Bed Penthouse
66sqm



Sabo

1 BED Apartment
57sqm



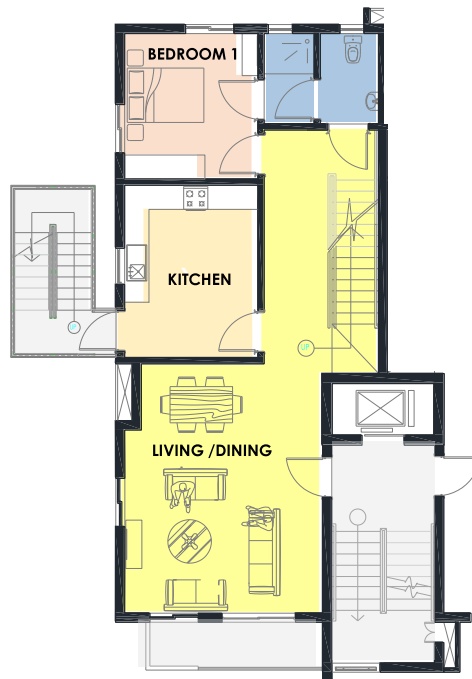
Dapo

2 Bed Apartment
97sqm

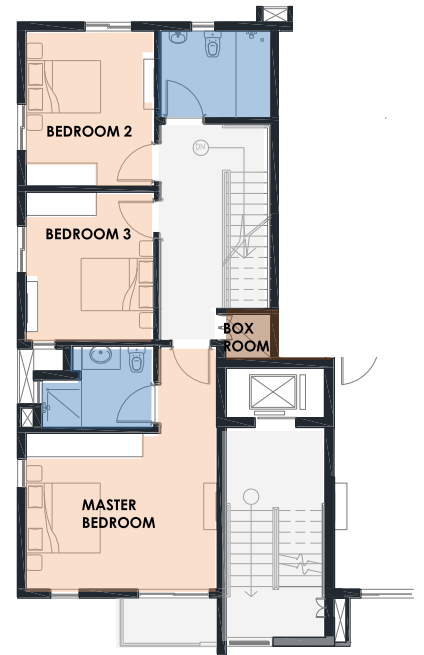
These maisonettes and apartments are designed with the busy urban executive and family in the mind. Terraces, good ventilation, spacious rooms, high ceilings and large windows allow a **breath of fresh air.**



Tito
3 Bed Apartment
138sqm



Lower Level
92sqm



Upper Level
88sqm

Toby
4 Bed Maisonette

Why the Neem Tree?



The Neem tree is a common tree in tropical Africa. It is also called ***Dogonyaro***, and its botanical name is *Azadirachta Indica*. Although the leaves are bitter, they can be used as an edible vegetable and in various oral and topical medicinal applications.

The tree also has formidable insecticide and anti-pest properties. This versatile leaf can also produce oil which has various uses in medicine. With this unique feature, Illupeju Gardens offers fresh, clean air, and guards against harsh environmental elements.





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Facilities & Benefits

Beyond the greenery and obvious health benefits, Ilupeju Gardens is a first-of-its-kind apartment complex, driving a new housing renaissance in Lagos, Nigeria. Some other benefits of the estate include:

- ✔ It is the only serviced estate in Ilupeju with a master plan and structured layout by seasoned professionals
- ✔ The estate is located right in the heart of Lagos –accessible to the Local/ International Airport; Lagos Island, Lagos-Ibadan Express Way
- ✔ It offers living facilities such as recreational areas, a basketball court, football courts, swimming pools, 24-hour power and water supply, CCTV and uniformed security presence
- ✔ Convenient payment plan with Mortgages from our Financial Institution at good rates
- ✔ Building materials are of the best quality and the finishing stands the test of time
- ✔ Proximity to the Ilupeju Police station
- ✔ Authenticity. No fear of local land thugs (Omo Onile) as the project is developed in conjunction with the Lagos State Government
- ✔ Guaranteed replacement of defective materials within one year of completion and handover of your unit.



About the Developers

Design Union Limited is a leading real estate development and lifestyle group operating in Nigeria and the UK since 2000.

The company has internal divisions that carry out design, construction and operation of its properties. It also carries out design and construction for 3rd party developers, making it a one-stop shop for the clients it serves.

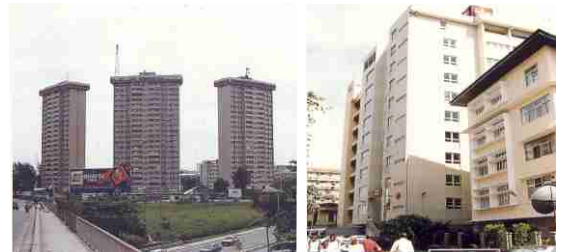
Design Union has completed over \$600m of real estate projects with a 99% success rate of delivery and project success.

The group has assets of over \$50m in its Nigeria and UK properties.



Since 1972, LSDPC has been known for the development and sale of affordable residential properties (houses) and shopping malls(shops). We are also into rentals, lease and consultancy services.

LSDPC has developed several iconic real estates in Lagos state.





DEVELOPERS:



LSDPC
Lagos State
Development
& Property
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FACILITY MANAGER:



FOR SALE

Tayo - 08033722840

Dele - 08038507100

Seyi - 08023136659

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Instructions for Application forms:

1. Complete an Expression of Interest Form
2. Send to Seyi Sowemimo & Co, call Tayo - 08033722840, Dele - 08038507100, Seyi - 08023136659 to arrange collection
3. Fill-Out Mortgage Application Form (Where applicable)
4. Pay non-refundable commitment deposit

WINNER



WINNER

