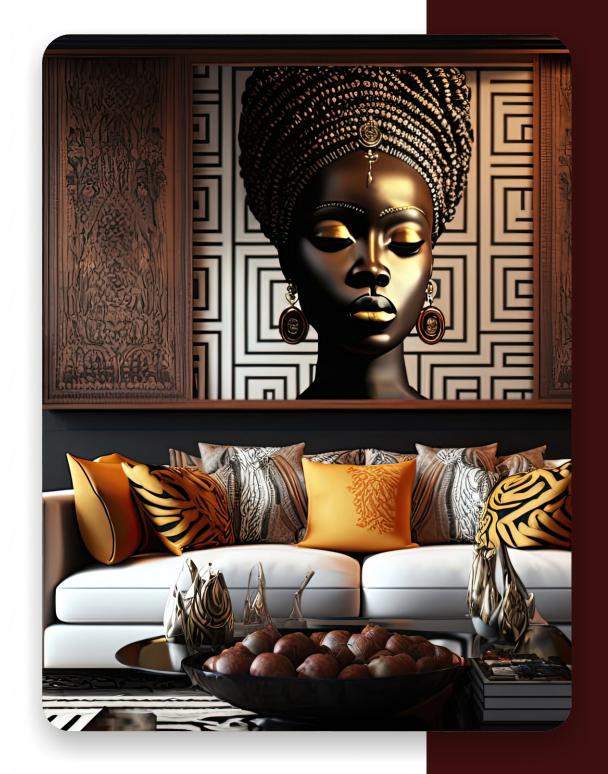
www.theafropolitanalpha.com



Telling our African Story with Afro-Fusion Design Expressions





# "Grade A"

Residential Development









# THE CONCEPT

The Afropolitan Alpha building serves as a home and a hub for experiencing and promoting Contemporary African Culture

- A Home for the quintessential Afropolitan who is a citizen of the world with roots in Africa and,
- A Hub to celebrate our African heritage: our stories, our lifestyle and the flair that we bring to everything we do.







Ikoyi is notably a high-class neighbourhood with a number of luxurious estates, first-rate residential facilities and high-end office developments. With the creation of newer suburbs, Ikoyi is one of the centres for business tourism.

It is home to a list of attractions from impressive art galleries to museums, classy restaurants and hotels, lkoyi radiates a prestigious allure.

Offering a lifestyle of opulent comfort, lkoyi has remained a popular choice among the upperclass residents in Nigerian society.

A welcome abode to experience the lifestyle of opulent comfort.



# The epicenter of Afro-Contemporary Cultural Experiences



Page 07 | The Afropolitan Alpha

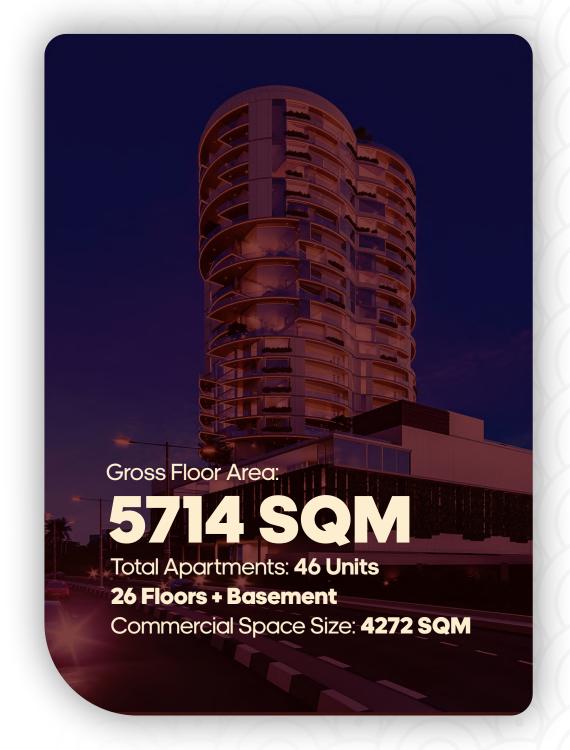


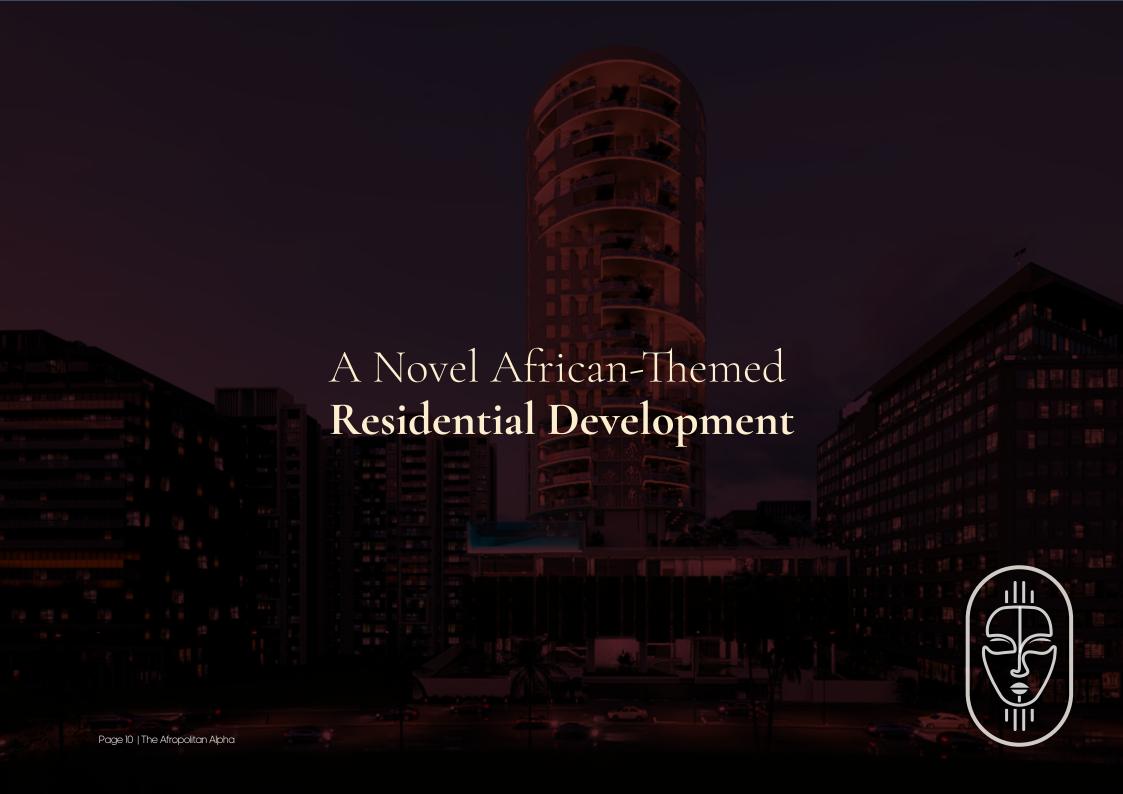
# The Afropolitan Alpha Residential Development

The Afropolitan Alpha Residential Development is an upscale development that harmoniously blends the essence of urban living with an enriched Afro-cultural ambiance. It stands as a beacon of cultural excellence, offering an unparalleled residential experience for individuals who appreciate the fusion of exquisite living and African heritage. It is an exceptional development that seeks to tell a unique story of the African people, our ideas, and our customs.

The Afropolitan Alpha Residential Development is Grade A development that offers refined Afropolitan Alpha urban residences, along with a diverse range of supplementary attractions, and a cluster of cultural and social spaces.

By seamlessly integrating residential life with vibrant cultural and social arenas, the Afropolitan Alpha Residential Development not only fosters an environment conducive to education, collaboration, and recreation, but also paves the way for an array of extensive opportunities in these spheres.





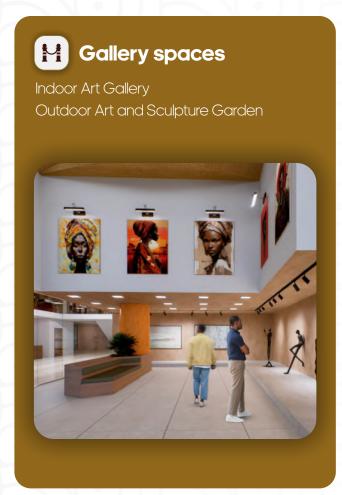
# AVAILABLE UNITS

TYPES	SIZE
1 - Bedroom	116 sqm
2 - Bedroom	239 sqm
3 - Bedroom	305 sqm
4 - Bedroom Maisonette (Standard)	552 sqm
4 - Bedroom Maisonette (Premium)	644 sqm
4 - Bedroom Maisonette (Standard)	692 sqm
5 - Bedroom Maisonette (Premium)	717 sqm



The culture hub of the development provides a variety of interactive spaces that serve different purposes, ranging from business meetups for productive alliances to relaxation and recreation when necessary.

Each space is curated to provide a safe haven to connect and interact





## **Performance Spaces**

Outdoor Amphitheatre Cinema and Indoor theatre Private screening room





# Business Spaces

Conference Room Private Meeting Rooms Office Spaces/Virtual Offices Hot Desk Areas



# **FEATURES**





**CRECHE** 



**AFRO-TRIBAL** PHOTO STUDIO



**MEDITATION ROOFTOP GARDENS** LOUNGE



**OPEN KITCHEN** 



**OUTDOOR ART & SCULPTURE GARDENS** 



**GYM** 

**SUPERMARKET** 



**HIGH-END BOUTIQUES** 



CINEMA & **THEATRE** 



**PRIVATE** MEETING ROOMS



CONFERENCE **ROOM** 



**ENERGY EFFICIENT APPLIANCES** 







KITCHEN AFRIQUE



**POOLS** 



RUNNING **TRACKS** 



**RESTAURANTS** 



**BANQUET HALL** 



IN-UNIT LAUNDRY



**HOT DESK AREAS** 



SALON



AFRICAN LANGUAGE CENTRE



INDOOR ART **GALLERY** 



**RECEPTION** 



**CLINIC** 

**PRIVATE BALCONY** 



**CAFÉS** 



**OUTDOOR** WORKSHOP SPACES



**OUTDOOR AMPHITHEATRE** 



OFFICE SPACES AND VIRTUAL + B29:E40 SPACES



WALK-IN **CLOSETS** 



BQ



**CARWASH** 



**PRE-FUNCTION** LOBBY



CHILDREN'S **OUTDOOR** PLAY AREA



KID'S PLAY ZONE



**OUTDOOR** LANDSCAPE **ZONE** 



LOUNGE **TERRACE** 

# **SERVICES**

#### **BASIC SERVICES**

• WI-FI

- COMMON AREA CLEANING
- PARCEL AND MAIL HANDLING
- SECURITY

- CLINIC AND AMBULANCE SERVICES
- FIRE SERVICES
- MAINTENANCE SERVICE

#### **COMPLIMENTARY SERVICES**

- 24/7 CONCIERGE
- AFRO-INSPIRED FITNESS CLASSES
- ON-SITE GROCERY DELIVERY
- WI-FI

- PRIORITY CHECK-IN AT THE AIRPORT
- VALET PARKING
- AFRO-INSPIRED SPA RETREATS

- AFRO-CULTURAL SPA TREATMENTS
- BREAKFAST OR COFFEE
- AFRO-THEMED MOVIE NIGHTS

• AFRICAN MUSIC AND DANCE PERFORMANCES VIEWING

## **SERVICES**

#### PREMIUM SERVICES

- IN-HOME SPA TREATMENTS
- FINE DINING
- AFRO-GASTRONOMICS EXPERIENCES

- PERSONALIZED CONCIERGE SERVICES
- PERSONALIZED WINE CELLAR
- PERSONAL TRAINING
- VALET PARKING

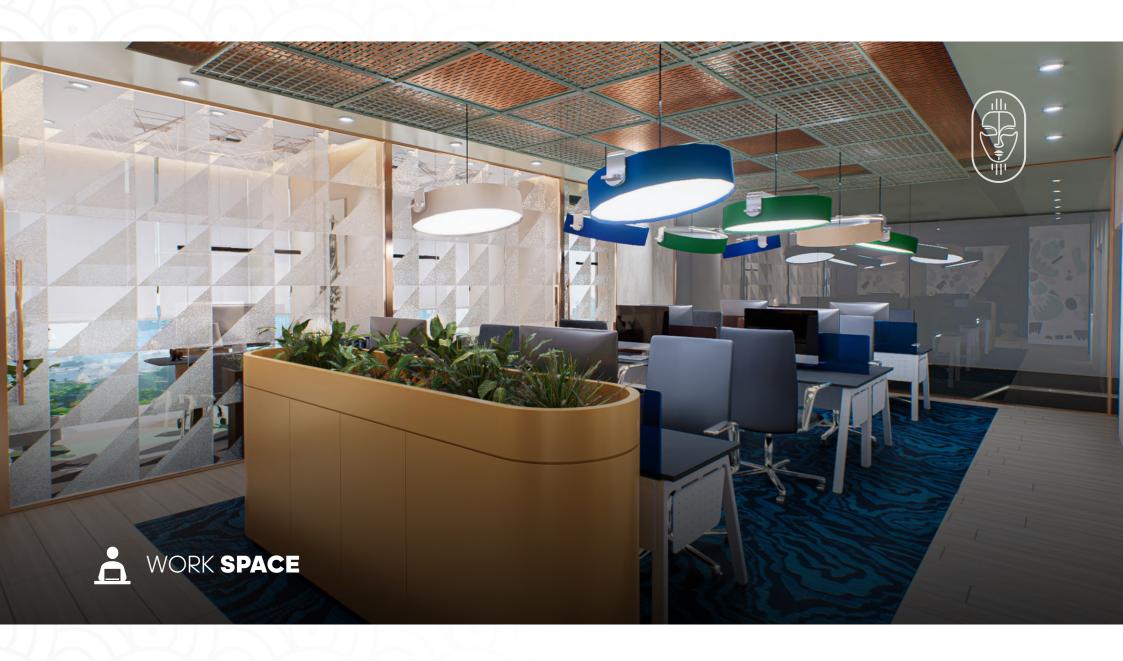
### PAID SERVICE

• EVENT PLANING

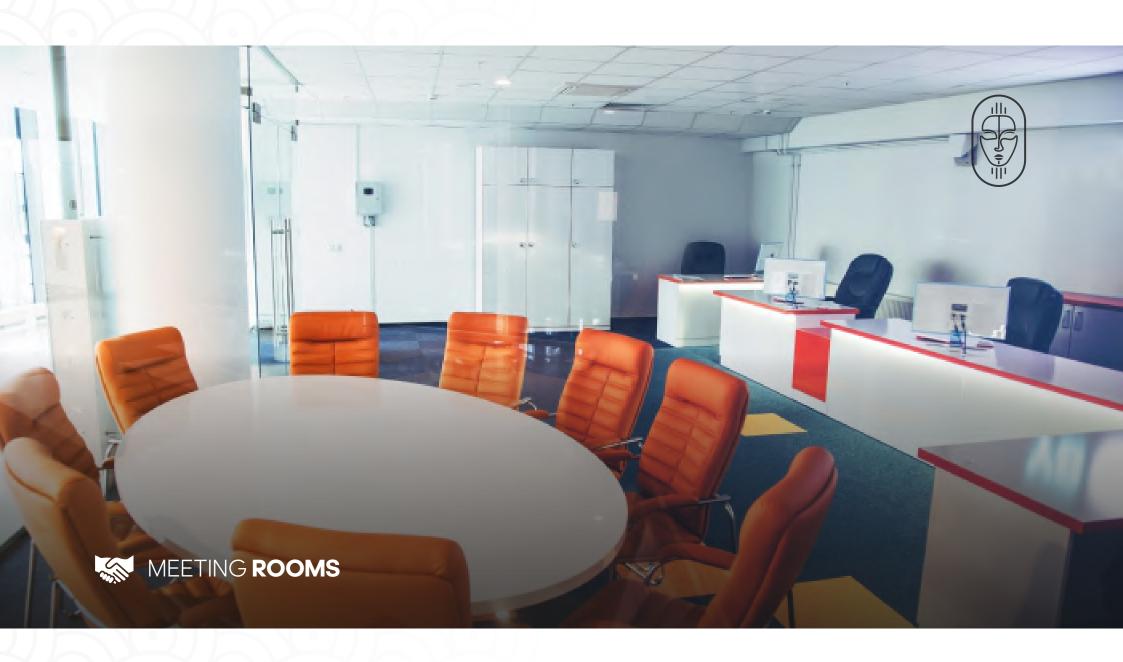
- PERSONALIZED CULTURAL EXCURSION
- DRY CLEANING AND LAUNDRY
- CAR RENTAL

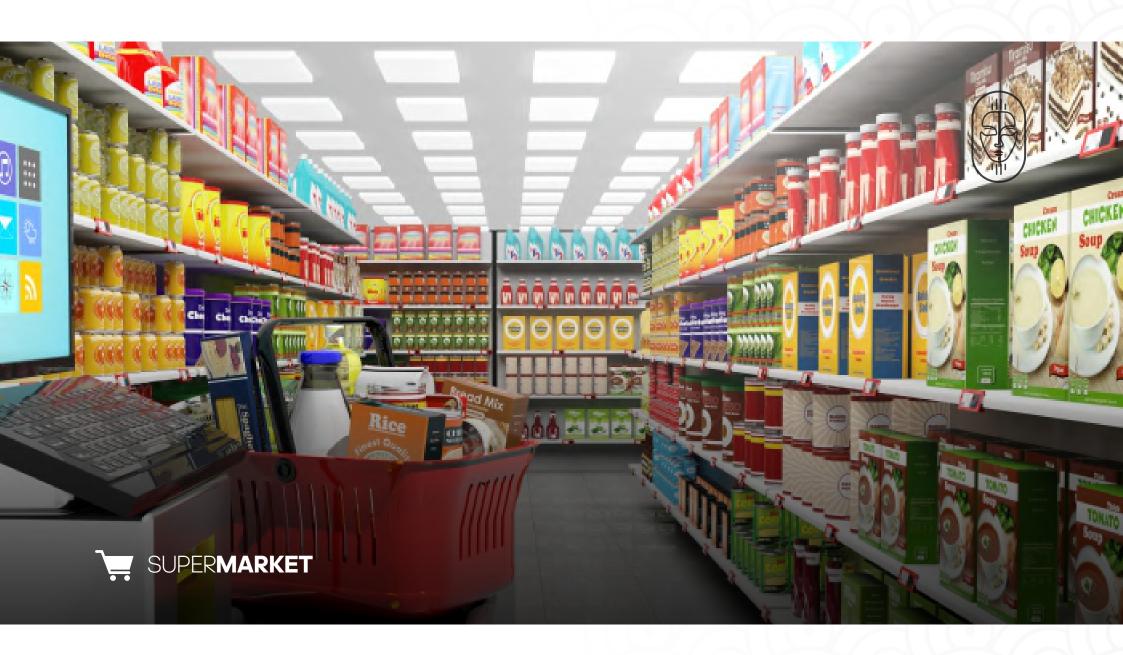
- PREMIUM TRANSPORTATION
- AFRICAN AND INTERIOR DESIGN CONSULTATION
- PERSONALIZED
   WINE CELLAR
   SERVICES
- LANGUAGE LESSONS

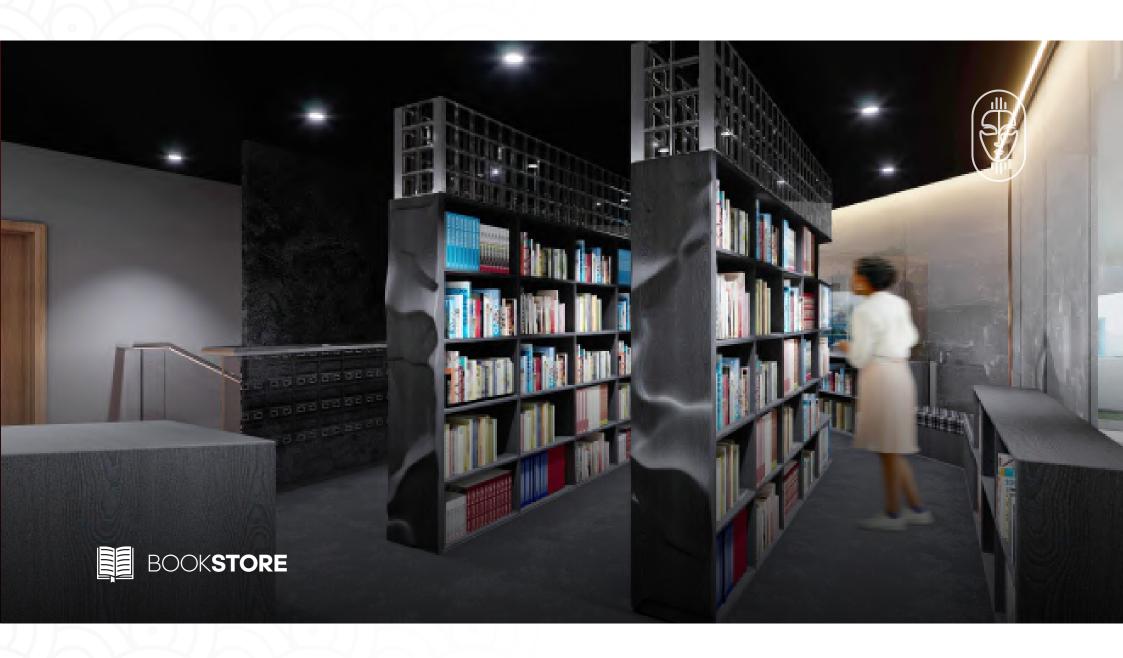
- PRIVATE CHEF SERVICES
- PERSONAL STYLIST AND SHOPPER
- PERSONAL SECURITY SERVICES

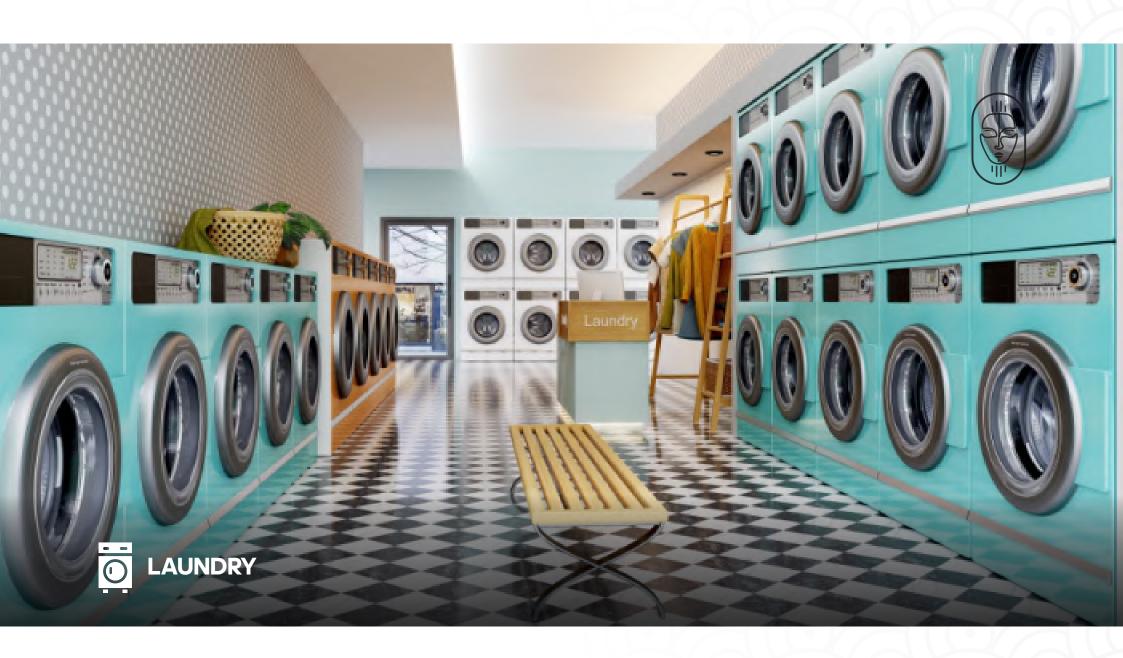


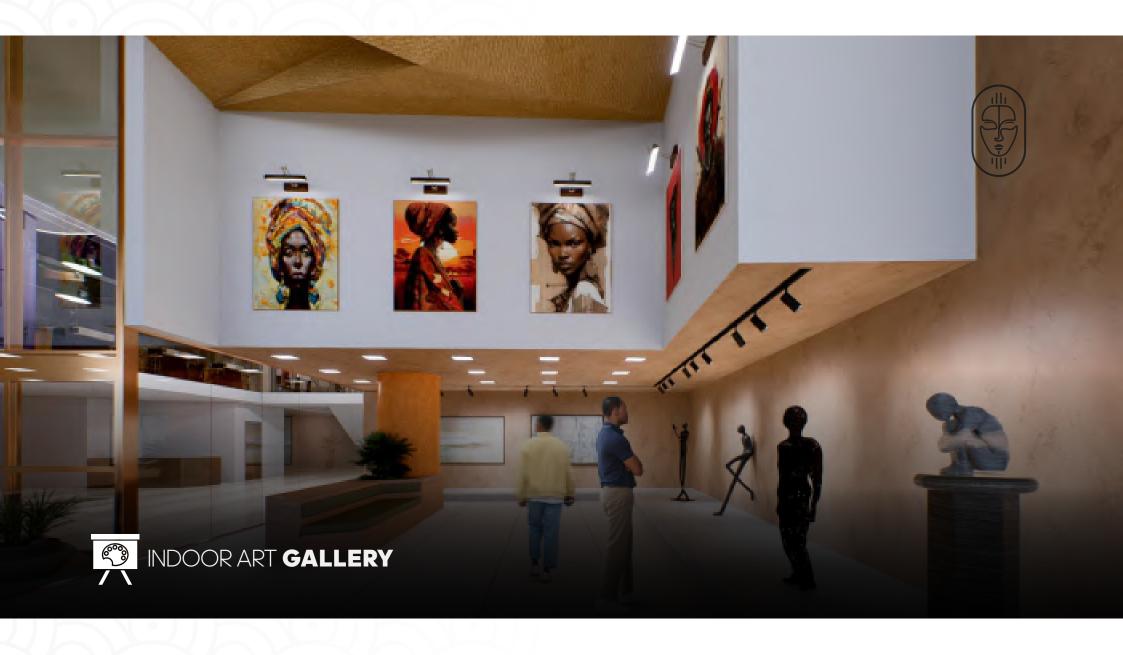


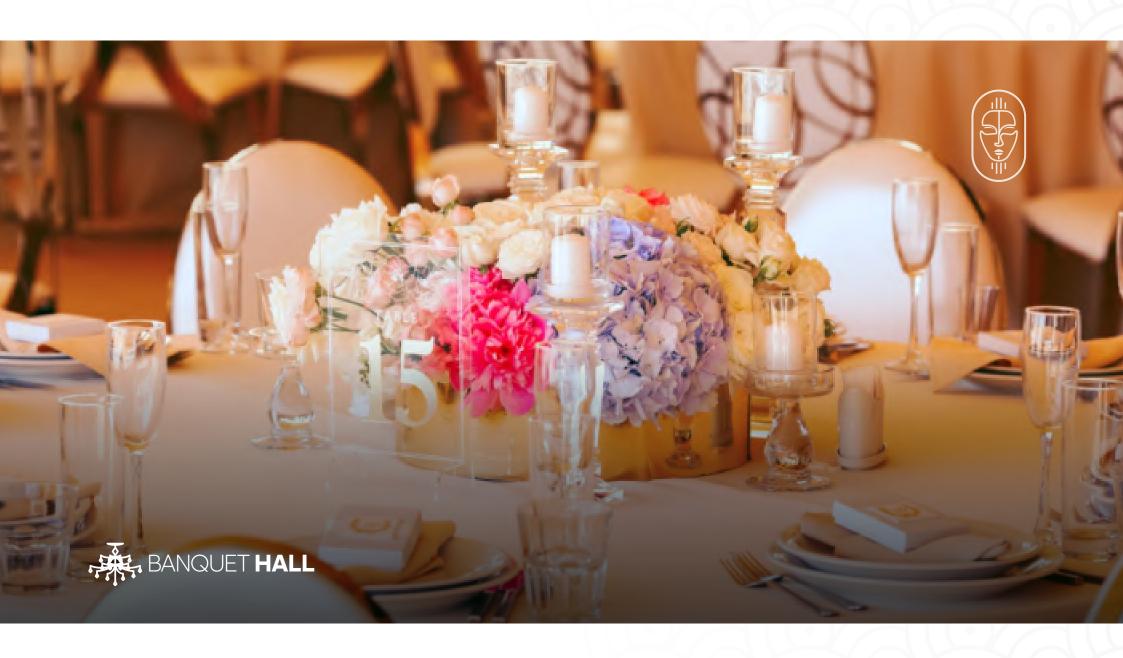






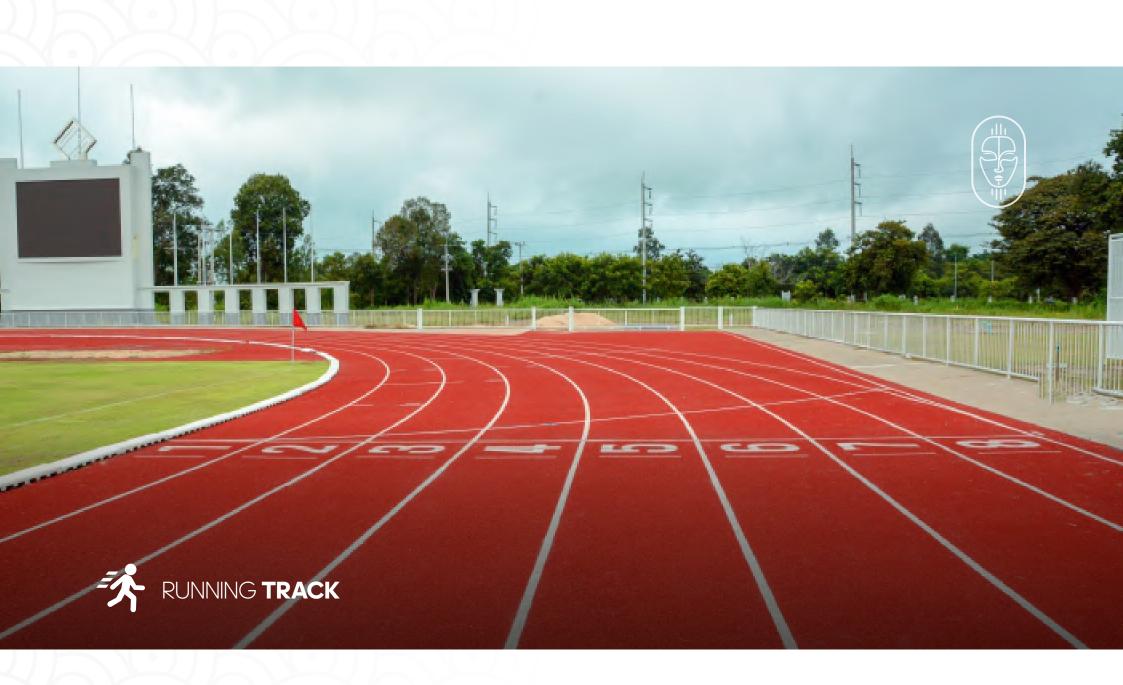


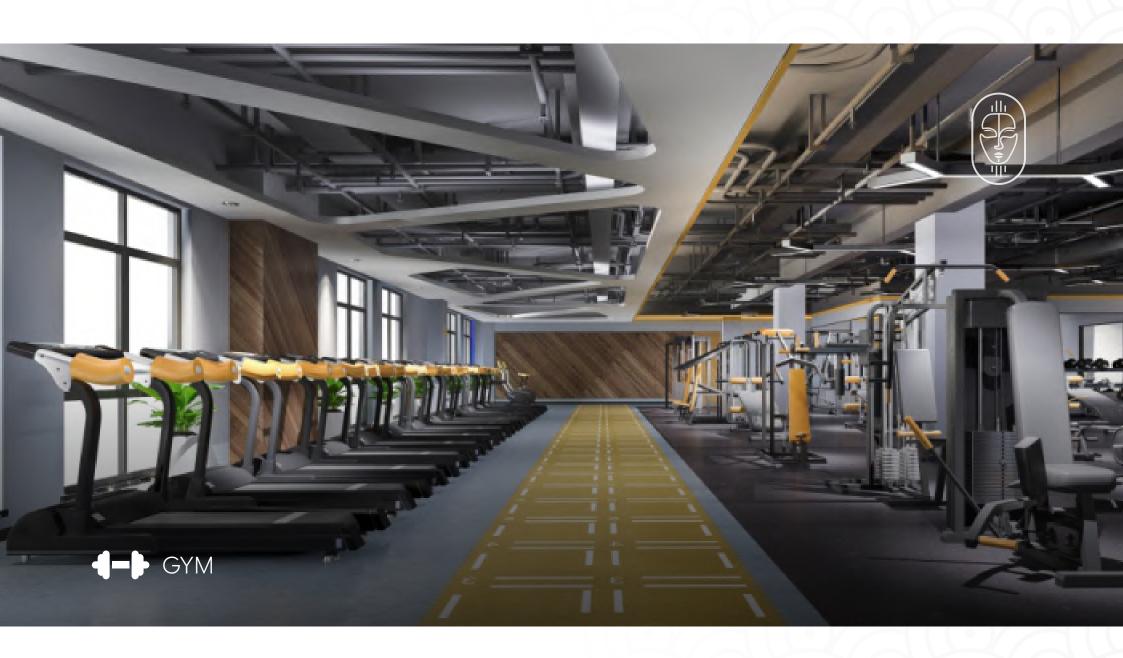


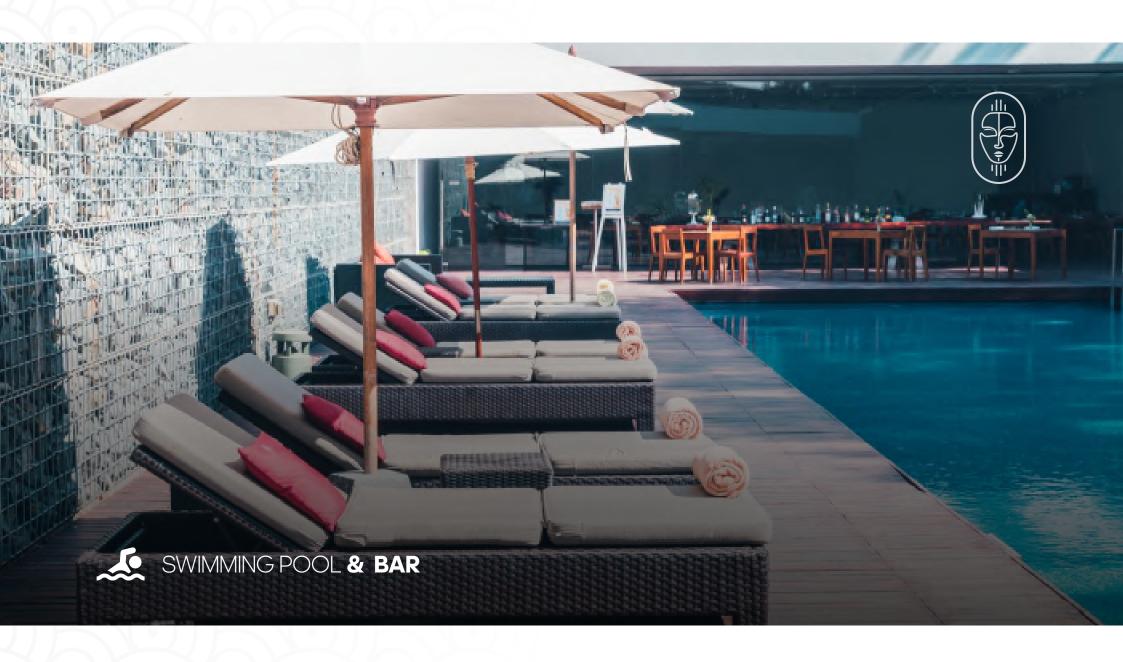




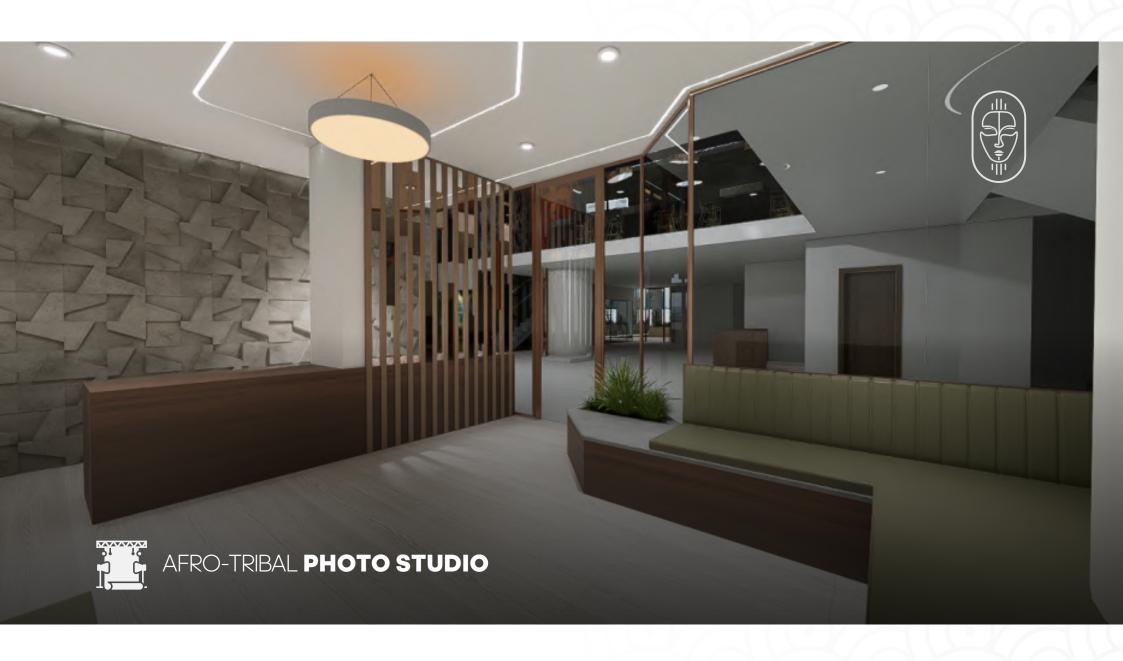


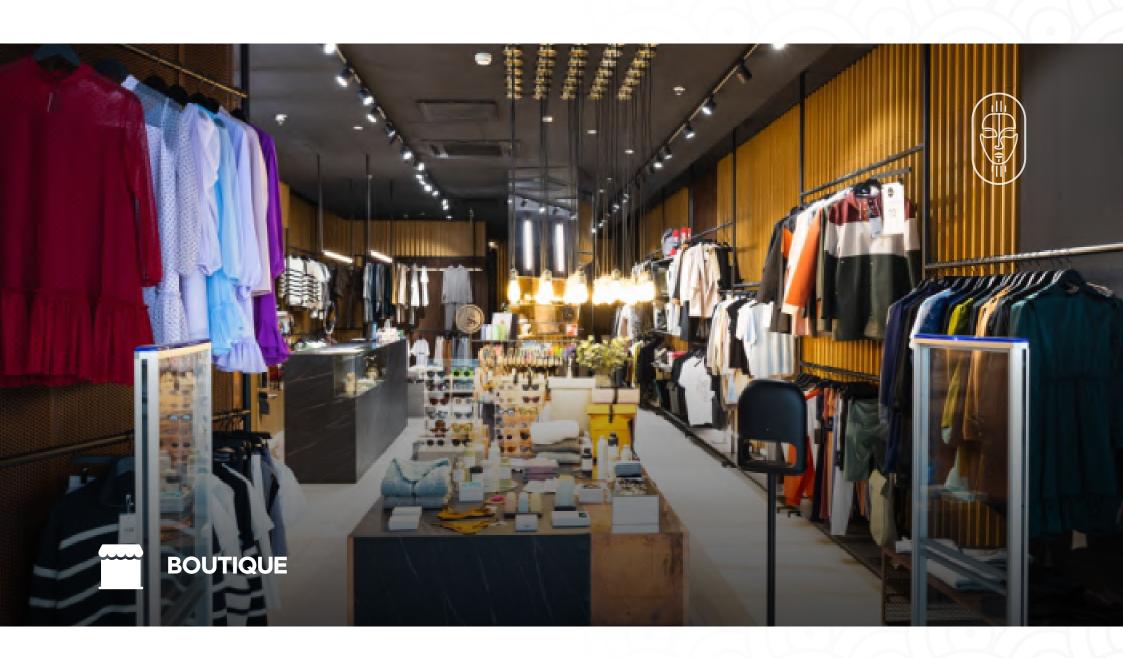


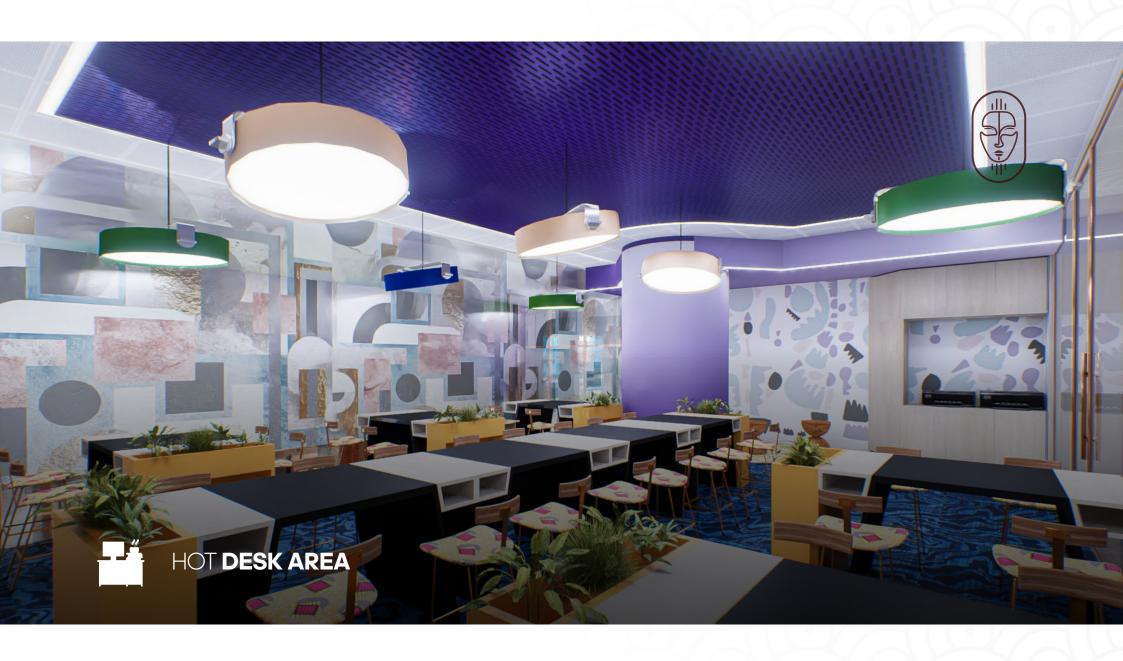




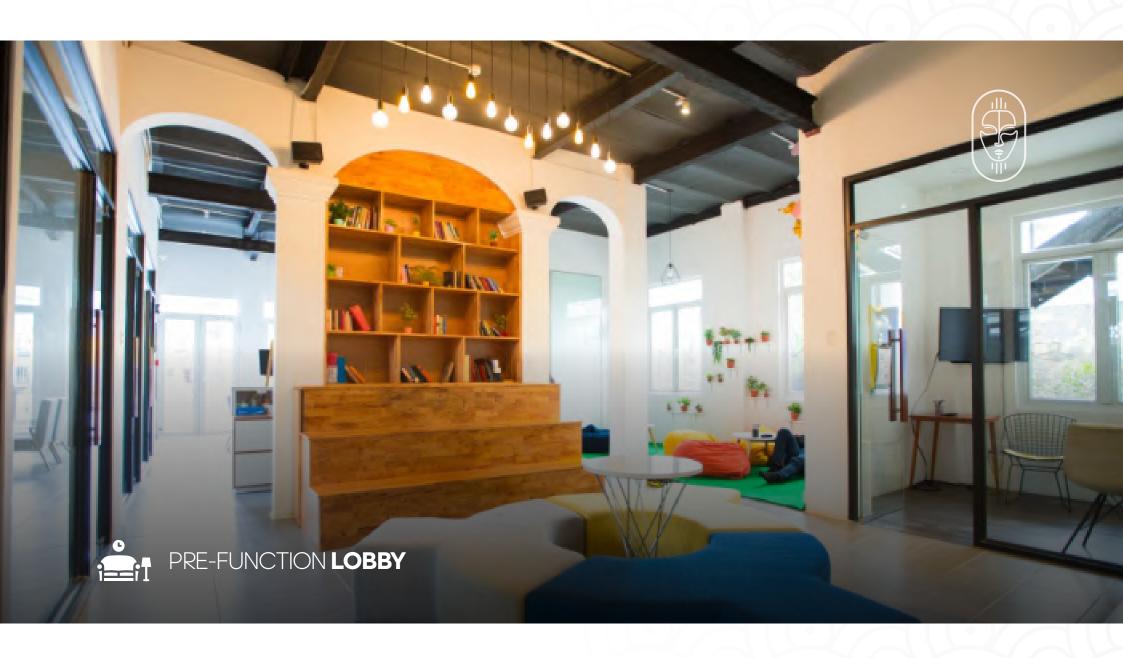




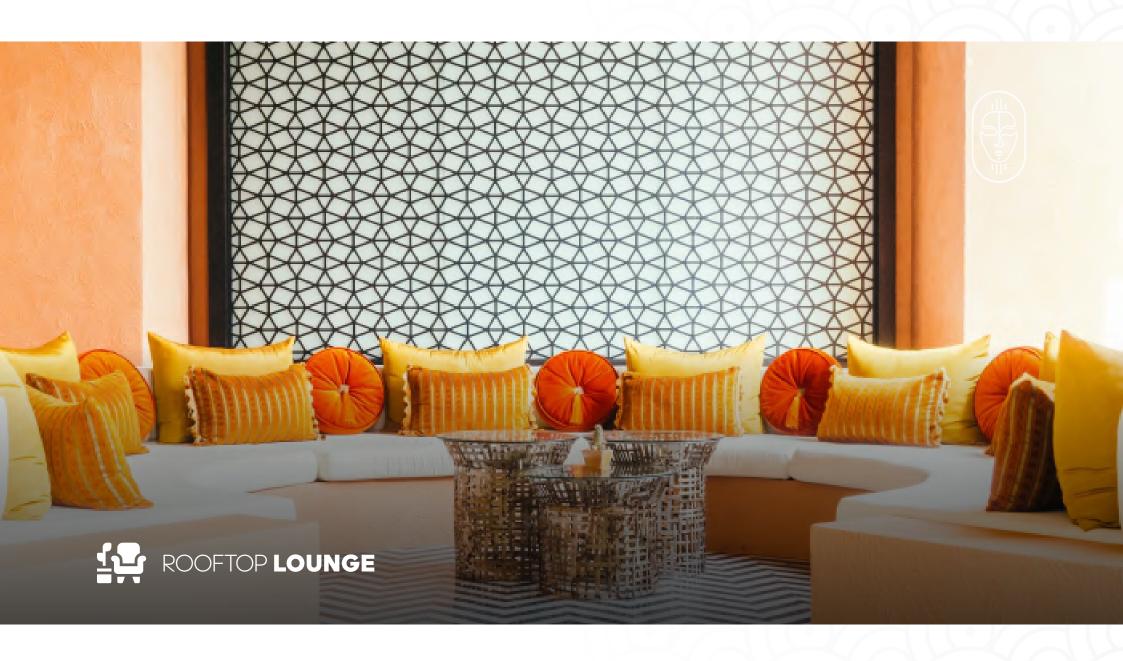


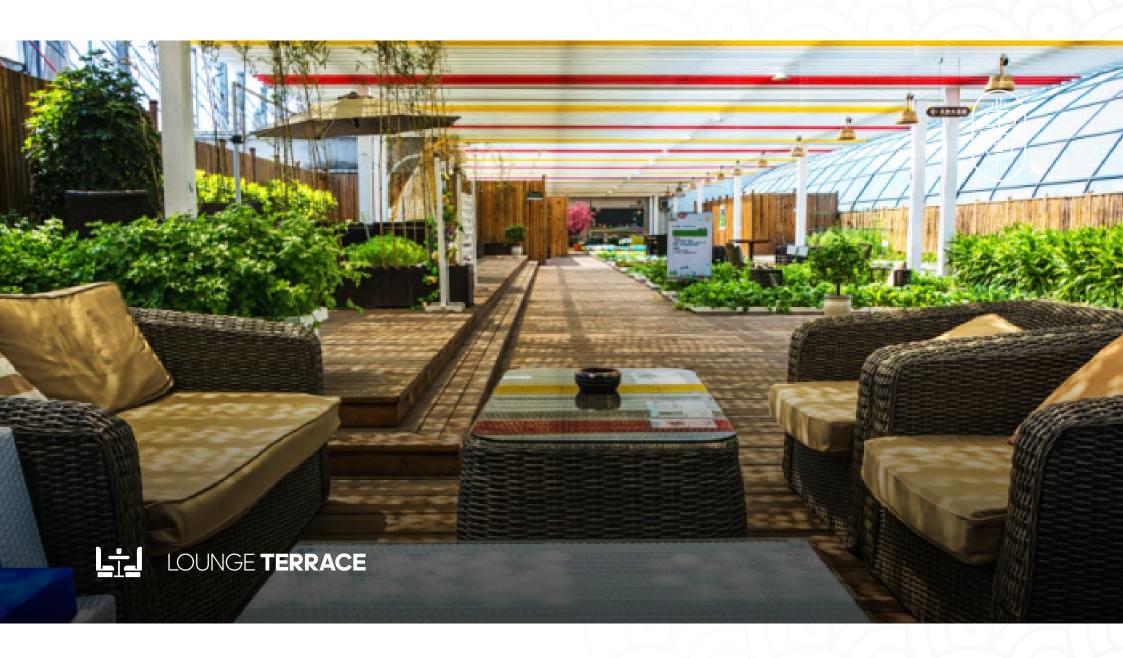


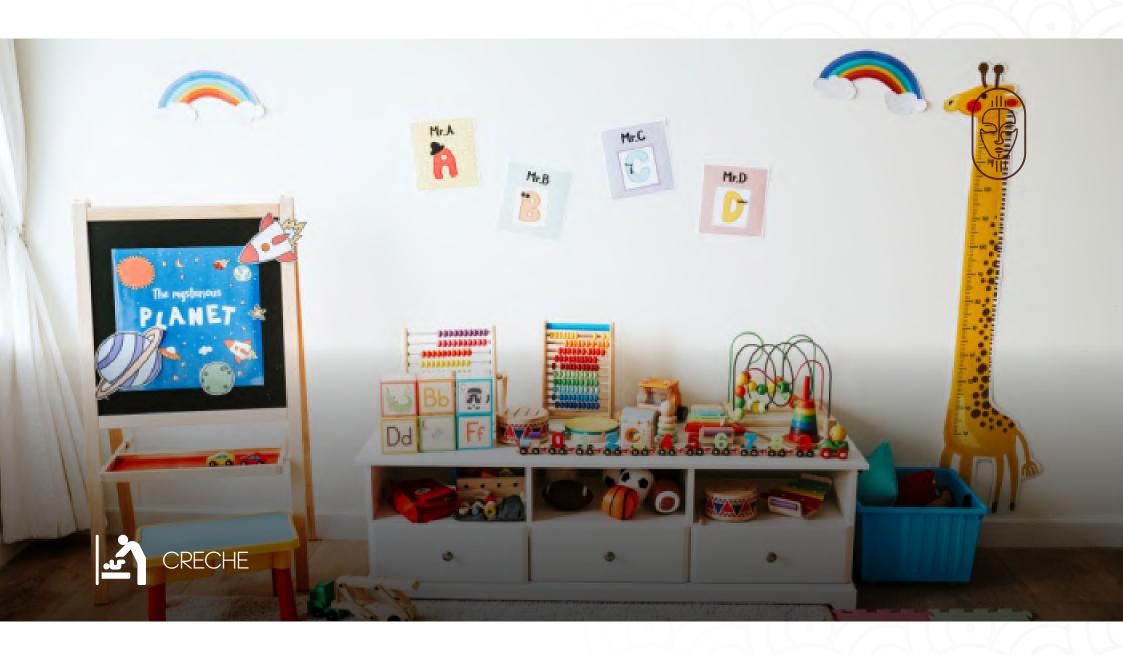


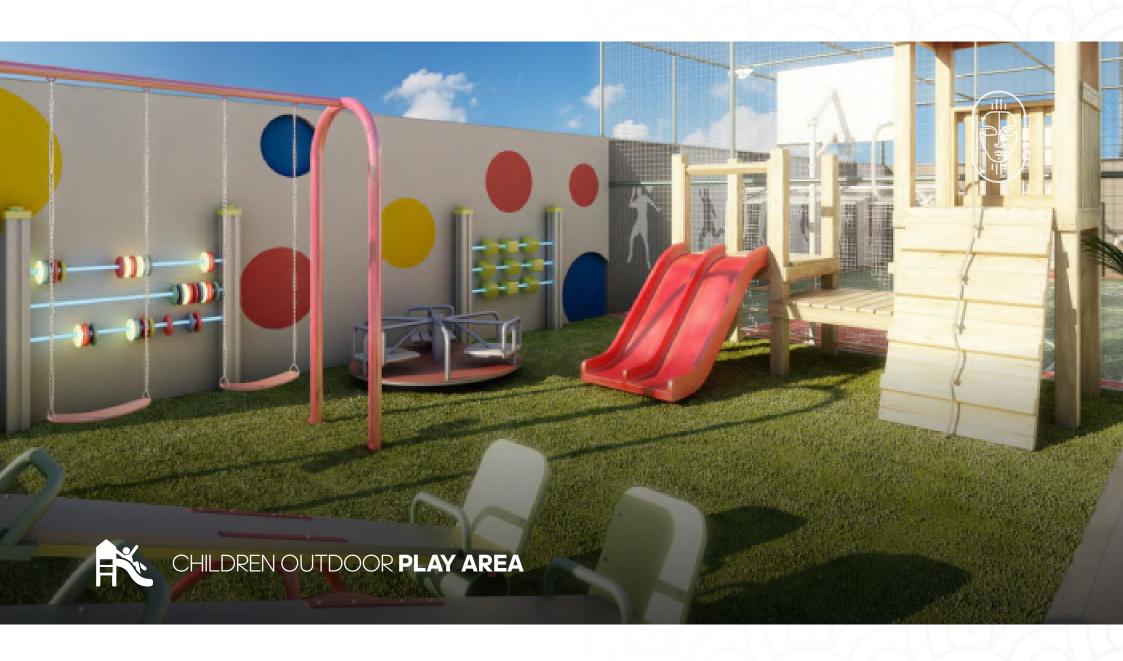














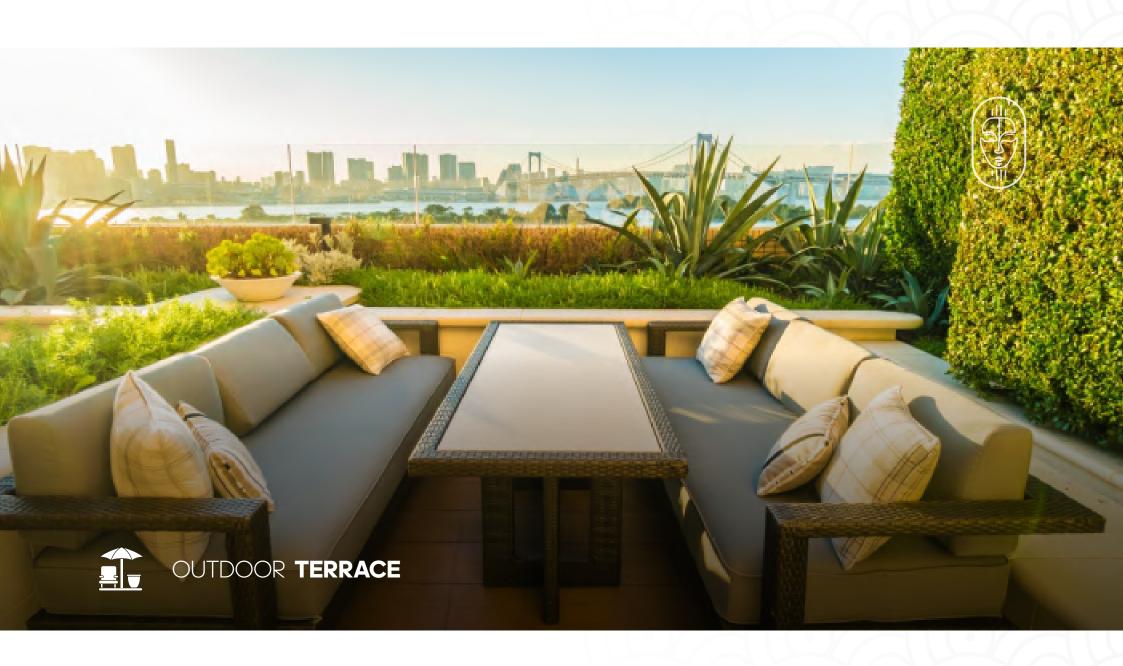




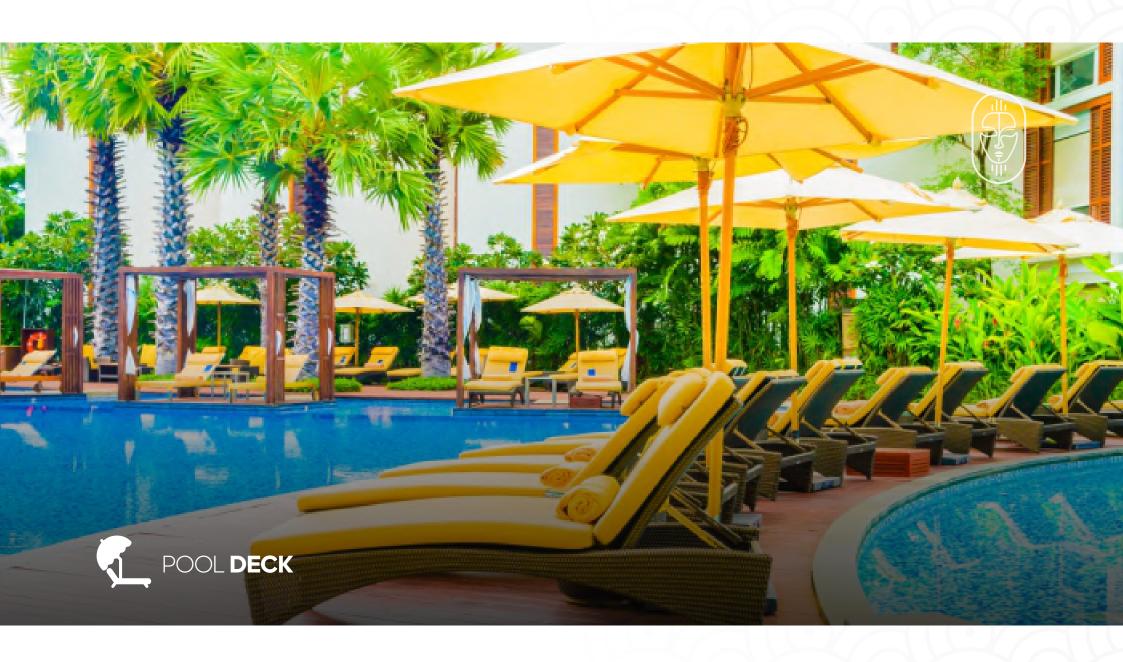






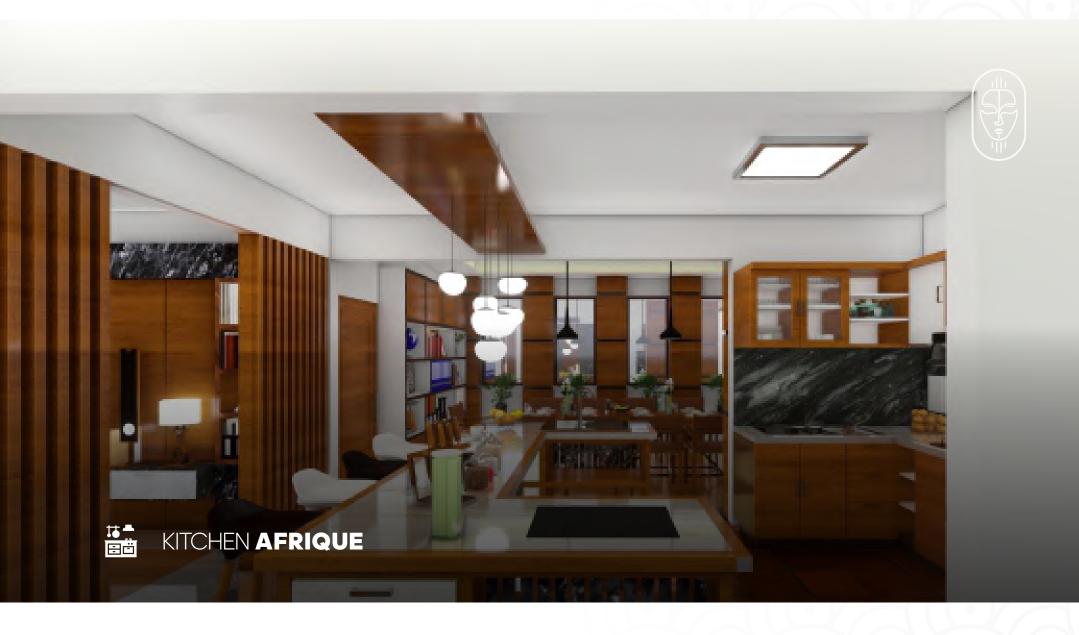




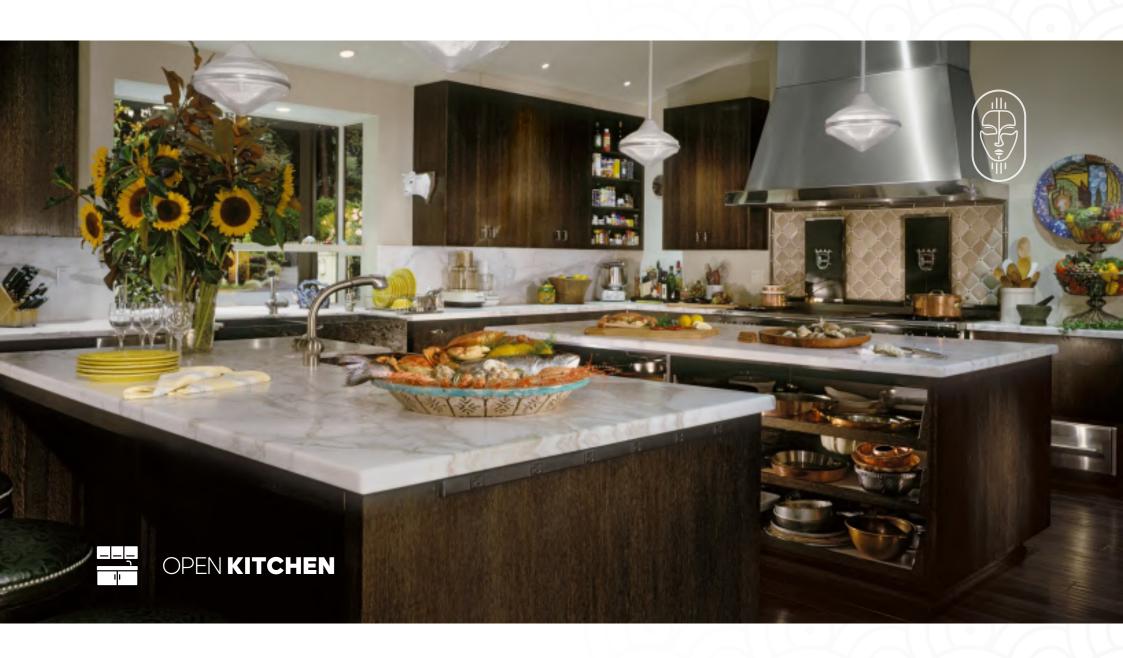


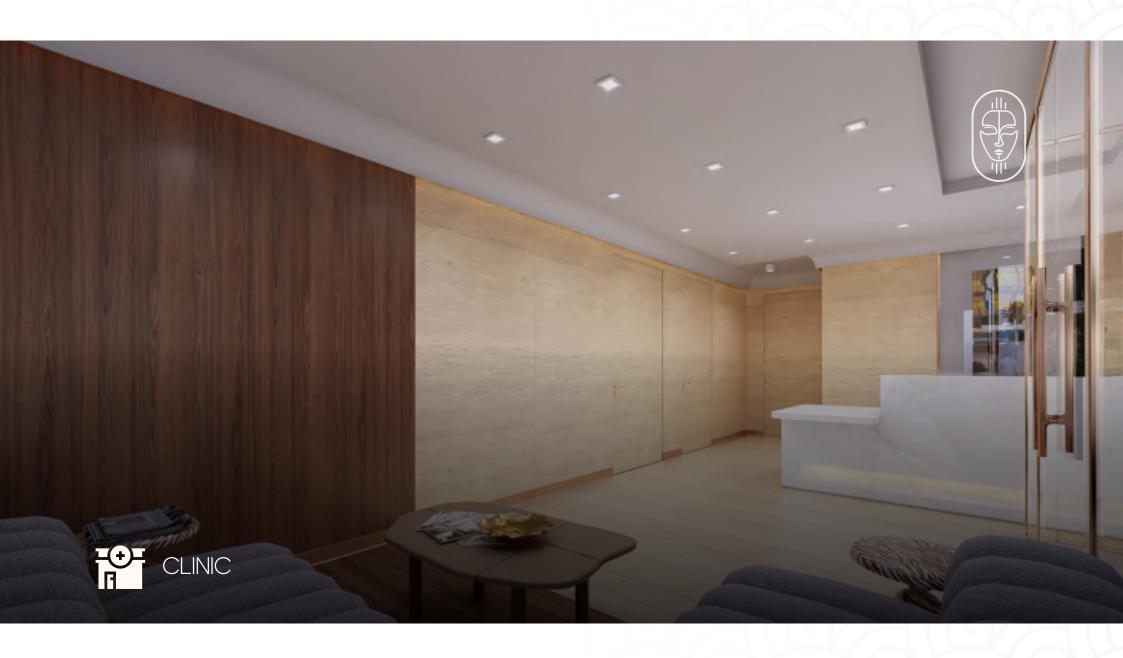


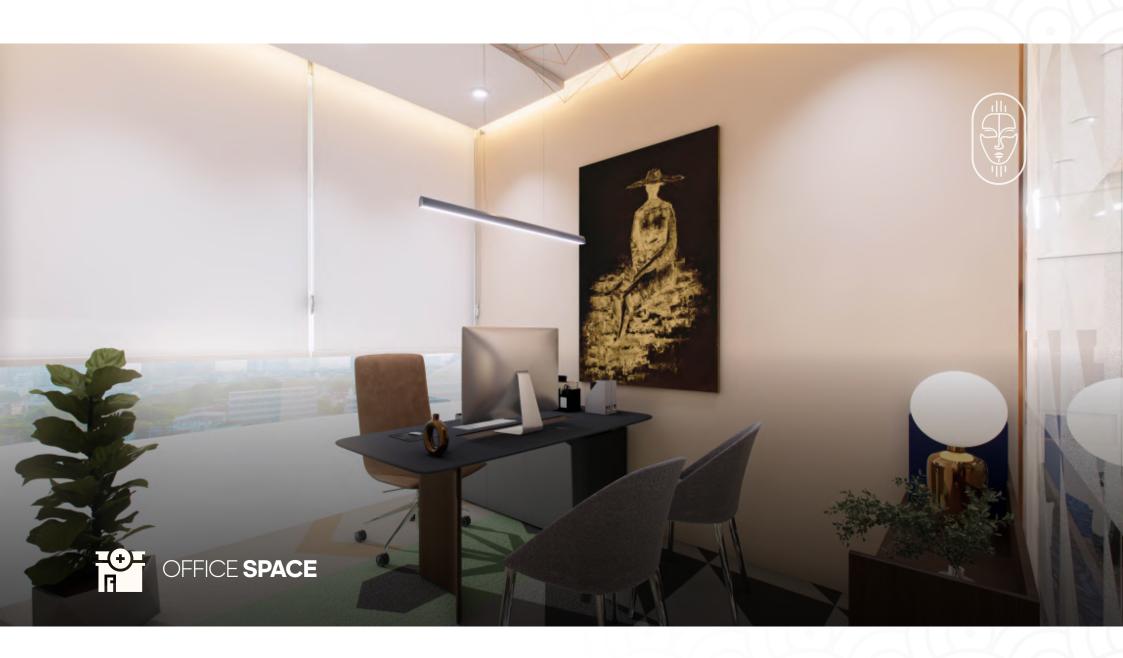


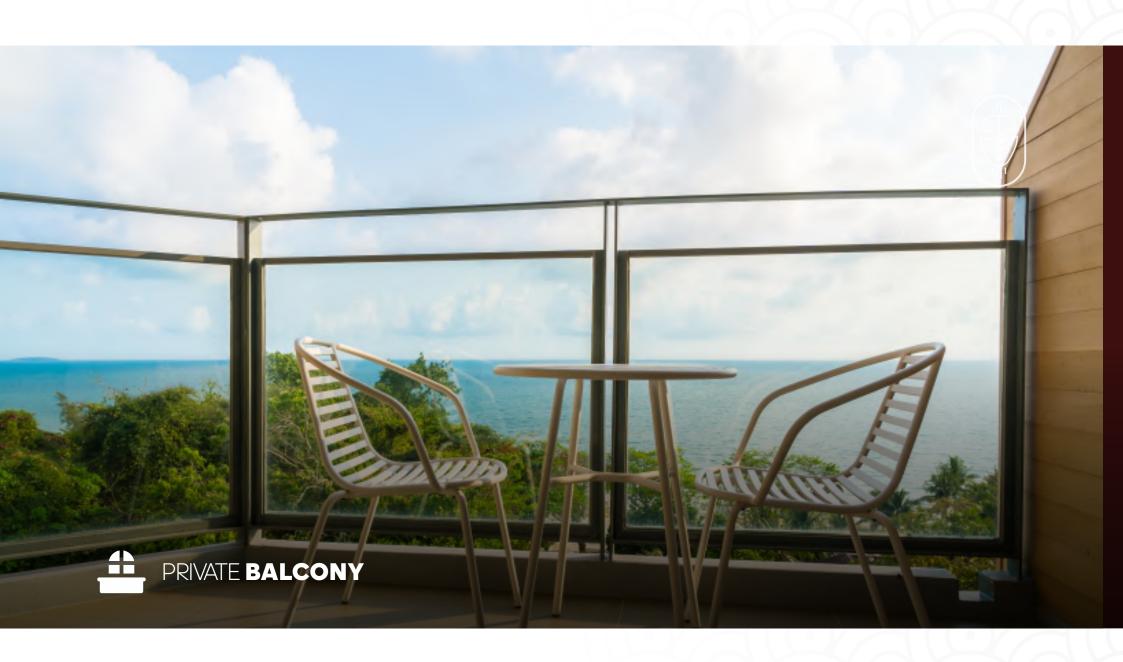


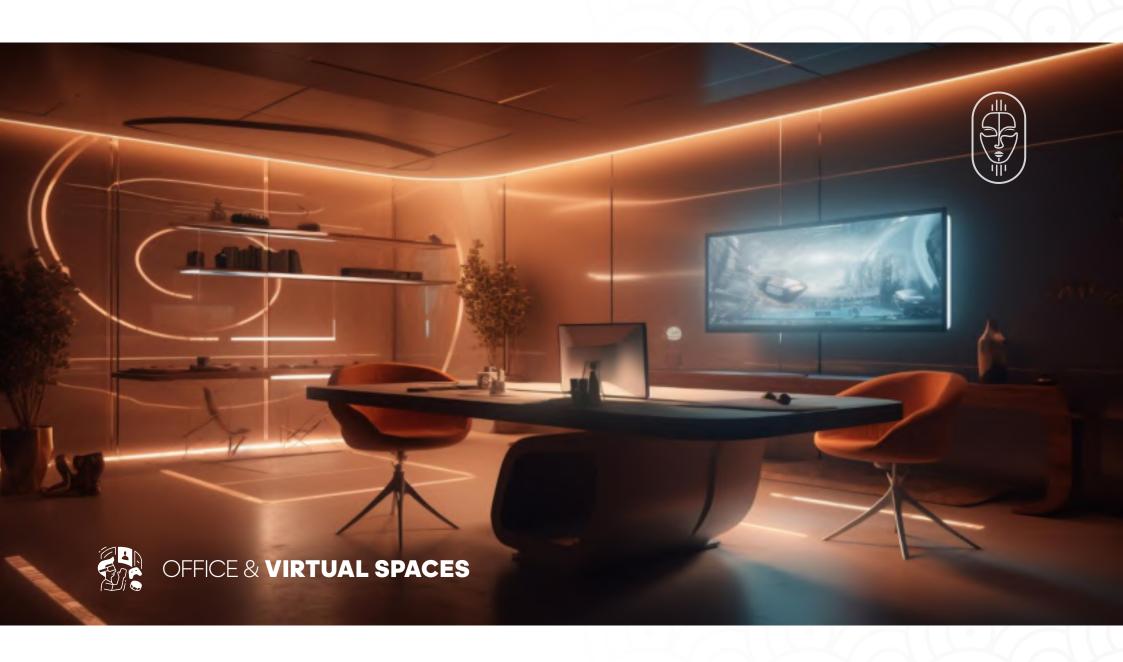




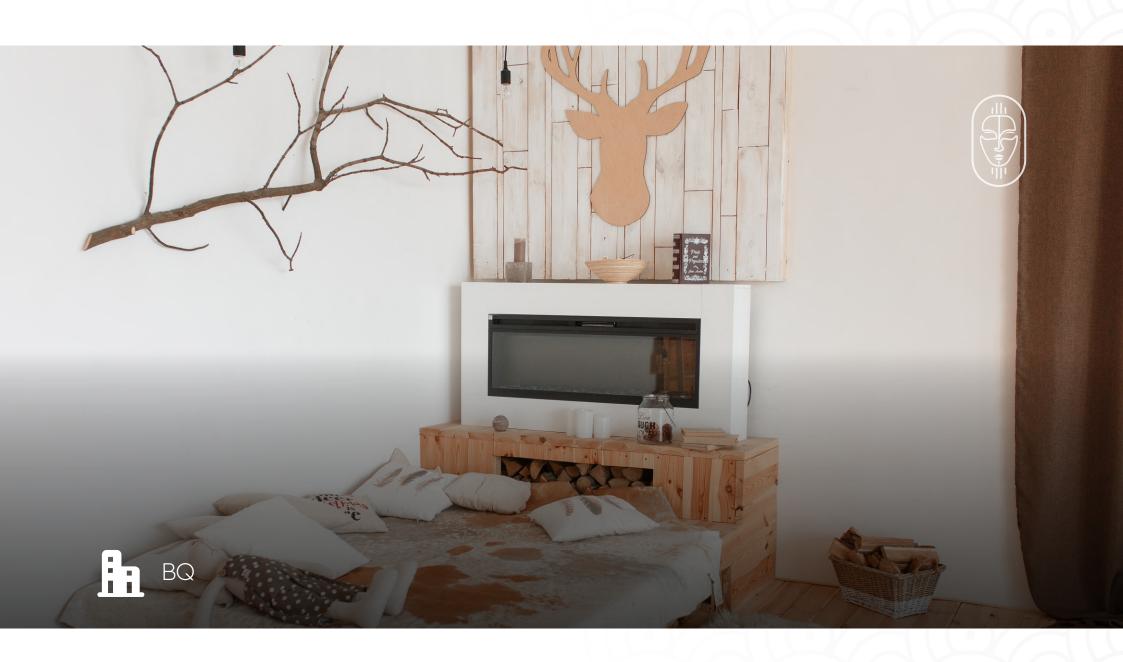


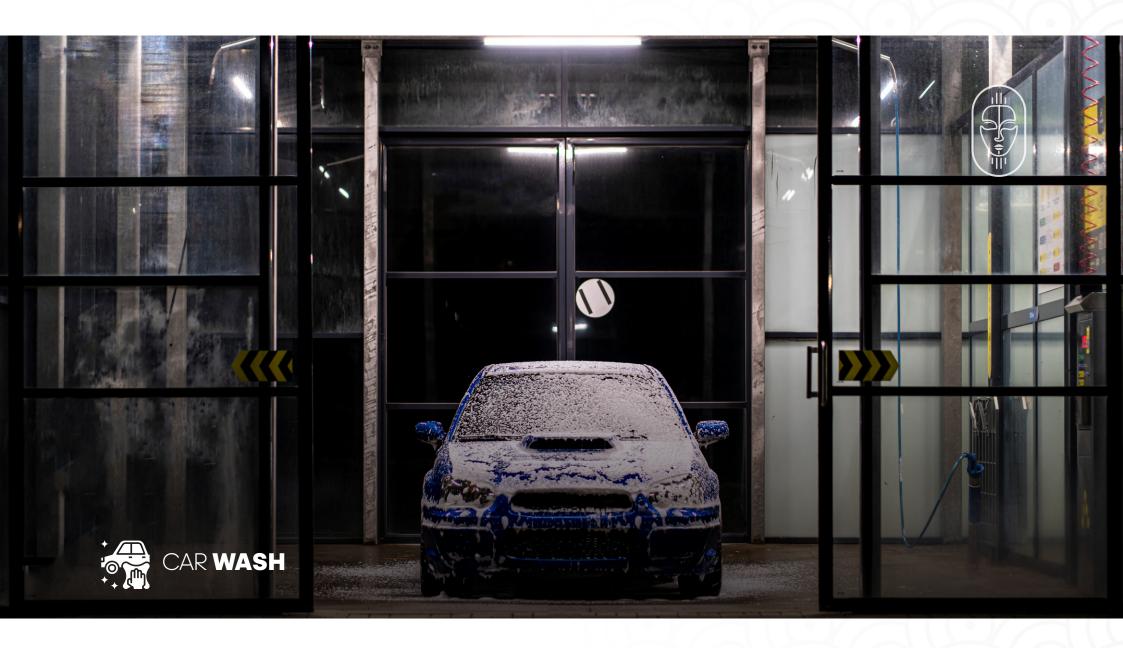






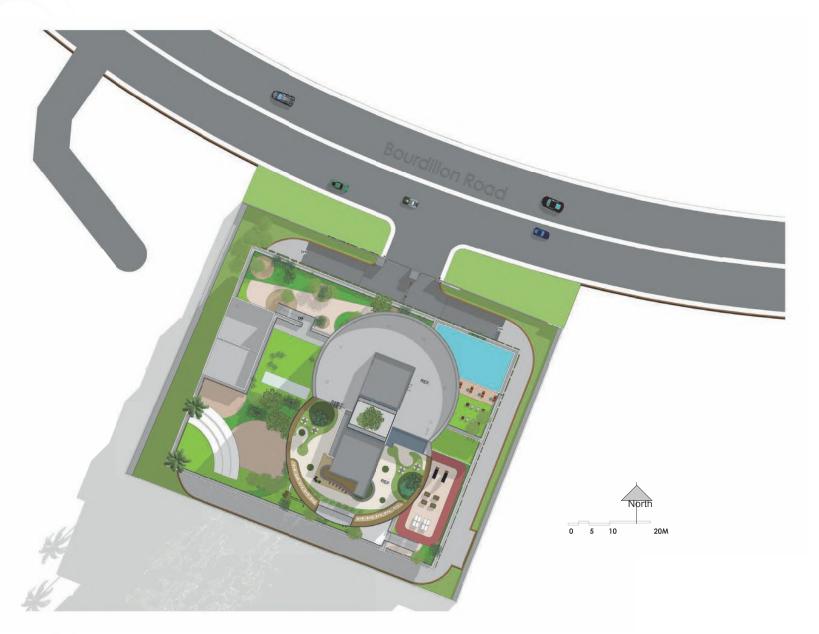






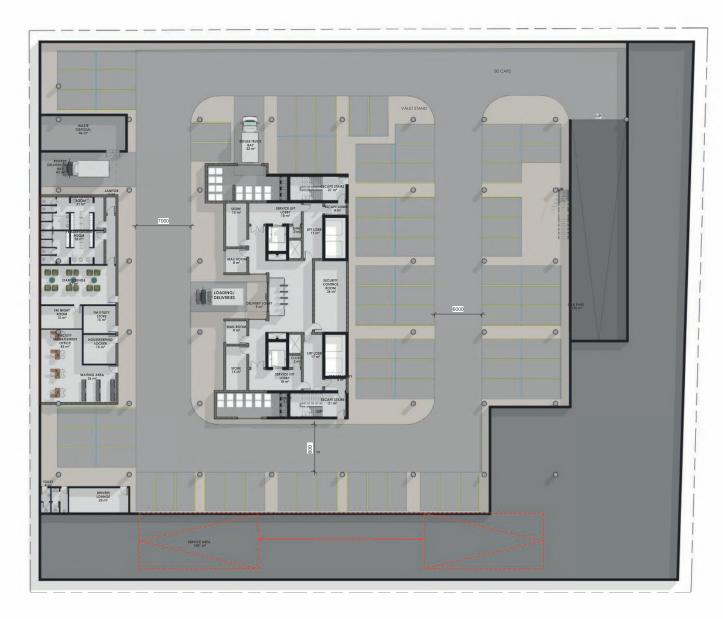








SITE **LAYOUT** 





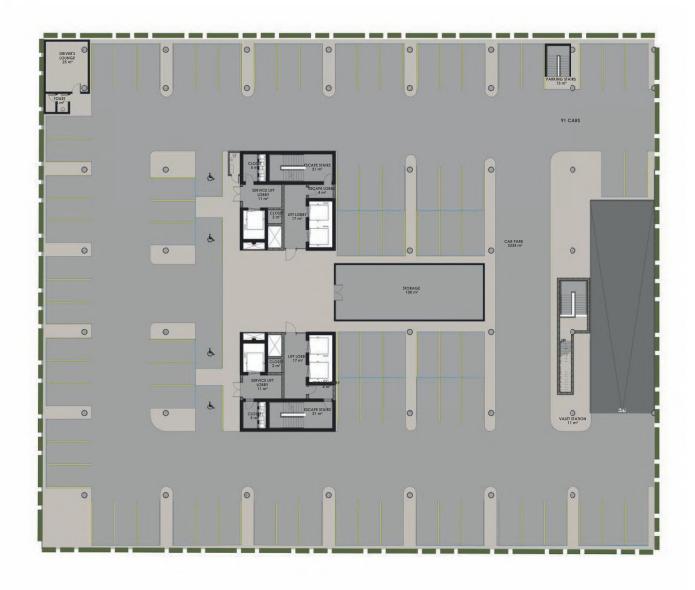


## GROUND FLOOR PLAN





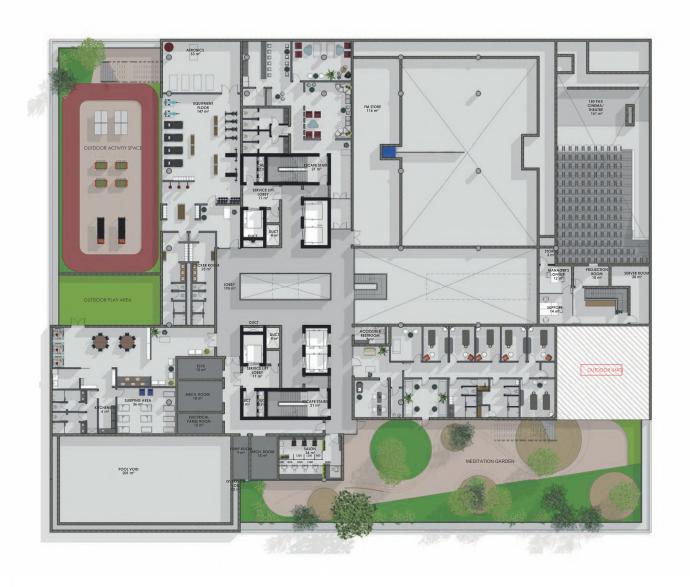
PARKING LEVEL 1 (PL2 SIMILAR)



PARKING LEVEL 3



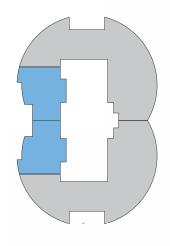
LEVEL 5 - ANCILLIARY LEVEL 1



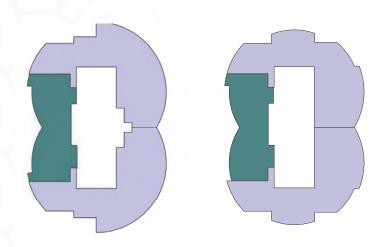
MEZZANINE **LEVEL 5 (M5)** 



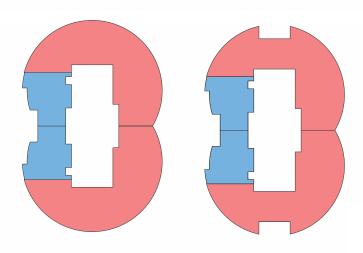
LEVEL 6 (PODIUM LEVEL)



## 1(2) & 3(2) BEDROOM APARTMENT



2 (2) **BEDROOM APARTMENT** & 4 (2) BEDROOM **MAISONETTE LVL** KEY LVL 1 & 2



1(4) BEDROOM APARTMENT & 5 (2) **BEDROOM MAISONETTE LVL** 1 & 2



1(2) & 3 (2) **BEDROOM APARTMENTS** 



2 **BEDROOM APARTMENT &** 4 **BED MAISONETTE** (LOWER)







2 BEDROOM APARTMENT & 4 BED MAISONETTE (LOWER) OPT 2



2 BEDROOM APARTMENT & 4 BED MAISONETTE (UPPER) OPT 2



1 **BEDROOM APARTMENT &** 5 **BED MAISONETTE** (LOWER)



1 **BEDROOM APARTMENT &** 5 **BED MAISONETTE** (UPPER)



LEVEL 24 - ROOF DECK



**SECTION** 







VIEW FROM **BOURDILLON ROAD** 



RESIDENTIAL ZONE **DROP-OFF** 



PUBLIC ZONE **DROP-OFF** 





5 **BED MAISONETTE** - LIVING ROOM **INTERIOR** 

AERIAL **VIEW 2** 

#### 1 BED APARTMENT SPACES

1 BED APARTMENT		119	)
	GUEST TOILET	2	
	TOILET/BATH	5	
	PANTRY	2	
	LAUNDRY	12	
	W.I.C	6	
	ENT. FOYER	7	
	KITCHEN	19	
	TERRACE	15	
	BEDROOM 1	23	
	LIVING ROOM	28	

#### 2 BED APARTMENT

SPACES AF	REA		
DI	Ν		
	:	238	
W.I.C	8		
TOILET	3		
W.I.C	6		
TOILET/BATH	7		
LAUNDRY	6		
STUDY NICHE	4		
LOBBY	9		
TOILET/BATH	5		
STORE	3		
TERRACE	32		
ENT. FOYER	15		
W.I.C	2		
DINING	26		
KITCHEN	18		
BEDROOM 2	25		
BEDROOM 1	32		
LIVING ROOM	37		(2.5
INO. (2 BEDROOM APARTMENT BQ)		83	41.5
2 SUITES (SERVANT QUARTERS)  KITCHENETTE	21	83	
TERRACE	6		
TOILET	3		
TOILET	3		
BATH	2		
BATH	2		
ROOM	10		
LOBBY	6		

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# 3 BED APARTMENT SPACES

339   TOILET   3   STORE   4   W.I.C   5   TOILET/BATH   7   TOILET/BATH   6   W.I.C   6   LAUNDRY   4   STUDY   7   W.I.C   10   LOBBY   14   TOILET/BATH   12   ENT. FOYER   12   TERRACE   70   KITCHEN   20   BEDROOM   25   BEDROOM   25   BEDROOM   27   DINING   24   MASTER BEDROOM   34   MASTER BEDROOM
STORE 4 W.I.C 5 TOILET/BATH 7 TOILET/BATH 6 W.I.C 6 LAUNDRY 4 STUDY 7 W.I.C 10 LOBBY 14 TOILET/BATH 12 ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
W.I.C 5 TOILET/BATH 7 TOILET/BATH 6 W.I.C 6 LAUNDRY 4 STUDY 7 W.I.C 10 LOBBY 14 TOILET/BATH 12 ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
TOILET/BATH 7 TOILET/BATH 6 W.I.C 6 LAUNDRY 4 STUDY 7 W.I.C 10 LOBBY 14 TOILET/BATH 12 ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
TOILET/BATH 6  W.I.C 6  LAUNDRY 4  STUDY 7  W.I.C 10  LOBBY 14  TOILET/BATH 12  ENT. FOYER 12  TERRACE 70  KITCHEN 20  BEDROOM 1 25  BEDROOM 2 27  DINING 24  MASTER BEDROOM 34
W.I.C 6  LAUNDRY 4  STUDY 7  W.I.C 10  LOBBY 14  TOILET/BATH 12  ENT. FOYER 12  TERRACE 70  KITCHEN 20  BEDROOM 1 25  BEDROOM 2 27  DINING 24  MASTER BEDROOM 34
LAUNDRY 4   STUDY 7   W.I.C   10   LOBBY   14   TOILET/BATH   12   ENT. FOYER   12   TERRACE   70   KITCHEN   20   BEDROOM   25   BEDROOM   2   27   DINING   24   MASTER BEDROOM   34
STUDY 7 W.I.C 10 LOBBY 14 TOILET/BATH 12 ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
W.I.C 10 LOBBY 14 TOILET/BATH 12 ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
LOBBY 14 TOILET/BATH 12 ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
TOILET/BATH 12 ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
ENT. FOYER 12 TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
TERRACE 70 KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
KITCHEN 20 BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
BEDROOM 1 25 BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
BEDROOM 2 27 DINING 24 MASTER BEDROOM 34
DINING 24 MASTER BEDROOM 34
MASTER BEDROOM 34
LIMING DOOM
LIVING ROOM 44
BOX ROOM 5
3 BED APARTMENT (SERVANT QUARTERS) 51
KITCHENETTE 15
BATH 3
TOILET 2
TERRACE 6
ROOM 10
ROOM 11
LOBBY 4

# AREA SCHEDULE - APARTMENTS

4 BEDROOM MASIONETTE A	ADE A	5 BEDROOM MASIONETTE A	AREA	4 BEDROOM MASIONETTE B SPACES	AREA
SPACES	AREA DESIGN	SPACES	DESIGN ////////		DESIGN ////////////////////////////////////
TYPE	DESIGN ////////////////////////////////////	TYPE	716	TYPE	586
LAUNDRY		TOILET		LAUNDRY	( 2 ///////////////////////////////////
LIVING ROOM 1		LAUNDRY		WAITING AREA	. 23
TOILET		STORE		W.I.C	
WAITING AREA		W.I.C		STORE	
W.I.C		VV.I.C STUDY	777777777	TOILET/BATH	
VV.I.C STORE		TOILET/BATH		STUDY	
TOILET/BATH	*******	ENT. FOYER		MEZZ. STAIRS	
•				ENT. FOYER	
STUDY		BEDROOM 4		KITCHEN	
MEZZ. STAIRS		MEZZ. STAIRS	3333333333	TOILET	
ENT. FOYER		KITCHEN		DININC	
KITCHEN		DINING		BEDROOM 1	
LOBBY		TERRACE		TERRACE	
DINING		LIVING ROOM	00000000	LIVING ROOM	
BEDROOM 1		TOILET		W.I.C	
TERRACE	77777777777	TOILET		LOBBY	
LIVING ROOM 2		W.I.C		STUDY NICHE	
W.I.C	14	W.I.C		W.I.C	7//////////
LOBBY		W.I.C		TOILET/BATH W.I.C	
STUDY NICHE		TERRACE		BOXROOM	
W.I.C	7	KITCHENETTE	7 (///////	TOILET/BATH	
TOILET/BATH	7	BOX ROOM	8 (////////////////////////////////////	TOILET/BATH	
W.I.C	7	TOILET	7 (///////	BEDROOM 3	
BOXROOM	5	BEDROOM 1	27	TERRACE	
TOILET/BATH	7	BEDROOM 2	26	BEDROOM 2	1111111111111
TOILET/BATH	12	BEDROOM 3	32	FAMILY LOUNGE	
BEDROOM 3	25	TOILET	19	MASTER BEDROOM	
TERRACE	54	FAMILY LOUNGE	27	MASTERBEDROOM	90000000
BEDROOM 2	. 27	LOBBY	32	1NO. (4 BEDROOM MASIONETTE BQ)	41.5
FAMILY LOUNGE	23	W.I.C	27	2 SUITES (SERVANT QUARTERS)	83
MASTER BEDROOM	40	M. BEDROOM	43	KITCHENETTE	
			777777777	TOILET	
INO. (4 BEDROOM MASIONETTE BQ.)	40.5	5 BED APARTMENT (SERVANT QUARTERS)	53	TOILET	
2 SUITES (SERVANT QUARTERS)	81	KITCHENETTE	V/////////////////////////////////////	BATH	
KITCHENETTE	concentration	BATH		BATH	
TOILET		TOILET		TERRACE	
TOILET		TERRACE		ROOM	
BATH		ROOM		ROOM	1 10
BATH		ROOM		ROOM	
			555555555	ROOM	1 10
TERRACE		LOBBY	4 977/1///	LOBBY	
ROOM					
ROOM					
ROOM					

AREA SCHEDULE - APARTMENTS

ROOM 10 LOBBY 4

		47 BOOKD	ILLON ROAD RESI	DENTIAL DEVI	ELOFMENT (KE	7 0)					
LEVEL	AREAS SQM			APARTMENT TYPE (COUNT)							
	CORE & COMMON SPACES (sqm)	LEASABLE AREA (sqm)	TERRACES (sqm)	PARKING (sqm)	PARKING SPACES	GROSS BUILT AREA (sqm)	1 BED	2 BED	3 BED	4 BED	5 BED
Basement	3,477.75	_	_	2135.46	80	5613.212	ļ				
Ground Floor	818.13	721.112	_	_		1539.244					
Mezzanine Level M1	623.39	244.65	_	841.38		1709.418					
Parking Level 1	176.296	_	_	3576.246	88	3752.542					
Parking Level 2	176.296		_	3576.246	88	3752.542					
Paking Level 3	176.296	_	_	3576.246	91	3752.542					
evel 5-Anciliary Level 1	1172.205	2694.827	80.076	_		3947.108					
M5	905.901	1068.276	965.628	_		2939.805					
Level 6-Podium Level	290.075	_	2476.632	_		2766.707					
Level 7 (Residential)	244.071	939.86	194.219	_		1378.15	2		2		
Level 8 (Residential)	244.071	939.86	194.219	_	_	1378.15	2		2		
Level 9 (Residential)	244.071	939.86	194.219	_	_	1378.15	2		2		
Level 10 (Residential)	244.071	939.86	194.219	_	_	1378.15	2		2		
Level 11 (Residential)	244.071	939.86	194.219	_	_	1378.15	2		2		
Level 12 (Residential)	239.244	955.216	171.693	_	_	1366.153		1			
Level 13 (Residential)	209.542	883.651	153.629	_	_	1246.822		1		2	
Level 14 (Residential)	239.244	955.216	171.693	_	_	1366.153		1			
Level 15 (Residential)	209.542	883.651	153.629	_	_	1246.822		1		2	
Level 16 (Residential)	239.244	955.216	171.693	_		1366.153		1			
Level 17 (Residential)	209.542	883.651	153.629	_	_	1246.822		1		2	
Level 18 (Residential)	242.338	976.211	235.433	_	_	1453.982	2				
Level 19 (Residential)	221.85	943.834	136.272			1301.956	2				2
Level 20 (Residential)	242.338	976.211	235.433			1453.982	2				
Level 21 (Residential)	221.85	943.834	136.272			1301.956	2				2
Level 22 (Residential)	242.338	976.211	235,433			1453.982	2				
Level 23 (Residential)	221.85	943.834	136.272	_		1301.956	2				2
Level 24 (Roof)	1013.855	_	551.177	_		1565.032					
TOTAL	12,789.47	20704.898	7135.689	13705.581	347	54335.641	22	6	10	6	6

APARTMENT TYPE	AREAS (sqm) + TERRACES & BQS	
1 BEDROOM		132.769
2 BEDROOM		259.565
3 BEDROOM		435.24
4 BEDROOM		844.225
5 BEDROOM		868.594

AREA **TABLE** 



# DEVELOPMENT



# Breaking new ground in the Development Industry

James Cubitt is a prominent corporate entity with subsidiaries specializing in design, development, and management. We are recognized for our creative, innovative professionals and unwavering commitment to excellence.

We provide comprehensive property design, development and management services to Nigeria's premium real estate market. Our end-to-end solutions cover diverse building projects, benefiting clients across various real estate sectors.

For over six-plus decades, James Cubitt has showcased intelligent expertise, redefining spatial experiences in built environments and offering all-inclusive building management. Leveraging our experience, we excel in delivering exceptional solutions for complex real estate projects, ensuring enduring value. From idea generation to maintenance, our services consistently make a lasting, positive impact on development projects.





























Morgan Omonitan & Abe Ltd (MOA) is an incorporated, limited liability company that offers consultancy services in civil and structural engineering to the public and private sectors.

Our firm has been at the forefront of technological development and employs the latest designs technics and study methods in ensuring exceptional delivery. We provide comprehensive yet flexible consultancy services that cover several project development sectors helping our clients solve complex engineering development problems.

MOA hold its forte in Civil Engineering design and supervision services covering: Bridges and Highway designs, Dams, Estate drainage and infrastructural designs, Shore protection, Erosion Control, Network Drainage design, Transportation infrastructure, Traffic analysis, Geotechnical and Land survey analysis, Structural engineering designs and the construction and supervision of high profile multi-storey buildings.















# <u>ca</u> consem associates

#### **Consulting Electrical & Mechanical Engineering Practice**

Consem Associates was registered (RC: 418120) In January 1981 tocarry out engineering consultancy services in the area of electrical, mechanical and communication engineering

.

The company has, since its establishment, handled numerous and diverse projects in virtually every area covered by its registration. This has been made possible by the confidence reposed in the practice by its Clients. In addition to its experienced and highly qualified staff, the firm has access to the use of modern design equipment and software.

This brochure highlights the projects with which the managing partner and the company have been associated.













Alexander Nelson Consulting (ANC) is a leading real estate sales and marketing company focused on offering creative solutions to real estate businesses across different sectors.

We connect and match property buyers and investors with suitable properties, making the sale and purchase of real estate an enjoyable and less daunting experience. We also provide traditional and digital marketing services for real estate agents, professionals, brokerages and companies.

## **OUR SERVICES**

- Advisory services
- Branding services
- Marketing &
- Sales

LIBERTY COURT KINGS COURT NORTHERN FORESHORE

AMAZING GRACE TOWER

# Unrivalled expertise in all aspects of Real Estate Advisory, Sales and Marketing



# ESSENTIAL

### INTERIORS-

Founded in 2000, Essential Interiors Consultancy is a top-of-the-line, full-service interior design firm based in Lagos, Nigeria. EIC is renowned for its premium consultancy services, professionalism, and specialization in ensuring all projects have a unique blend of comfort, class, and style for all residential, commercial, and hospitality spaces.

The firm is comprised of a world-class team of dedicated, supremely creative, multi-disciplined professionals with an unyielding passion for creative design and delivering uniquely quality work. With our outstanding professionalism, EIC has a proven track record in delivering substantial savings to our clients as a "one-stop shop" for all design needs.

## **OUR SERVICES**

- Luxury Residential Design
- Hospitality
- Commercial
- Sales



























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