

www.theafropolitanalpha.com



The **afropolitan**
RC 7014402 — ALPHA

Telling our
African Story with
Afro-Fusion Design
Expressions





And You Are the
Star of this Narrative

“Grade A”

Residential Development



Enjoy the unique
blend of city living
and the **vibrancy of**
African culture



Inspired by Africa



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

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, Ikoyi radiates a prestigious allure.

Offering a lifestyle of opulent comfort, Ikoyi has remained a popular choice among the upper-class residents in Nigerian society.

A welcome abode to experience the lifestyle of opulent comfort.

The epicenter of
**Afro-Contemporary
Cultural Experiences**



A rooftop terrace with a wicker sofa and coffee table, overlooking a city skyline and a bridge. The scene is bathed in a warm, golden light, suggesting sunset or sunrise. The terrace is furnished with a large, dark wicker sofa with light-colored cushions and a matching coffee table. In the background, a city skyline is visible across a body of water, with a prominent suspension bridge. The overall atmosphere is serene and luxurious.

Experience the unparalleled
richness of Afro-culture

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.



Gross Floor Area:

5714 SQM

Total Apartments: **46 Units**

26 Floors + Basement

Commercial Space Size: **4272 SQM**

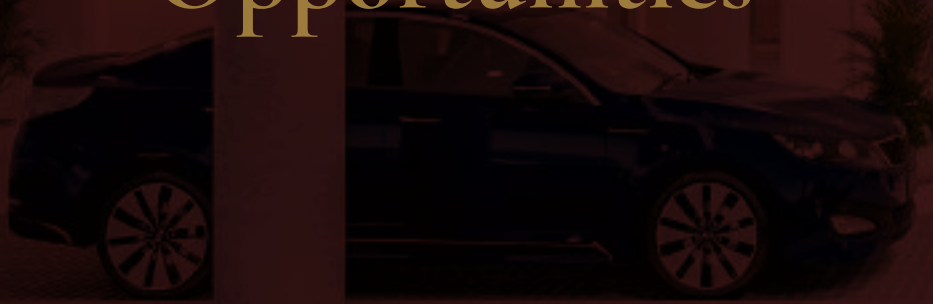
A Novel African-Themed Residential Development



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

Spaces for Opportunities



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



Gallery spaces

Indoor Art Gallery
Outdoor Art and Sculpture Garden



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



SPA



GYM



CRECHE



AFRO-TRIBAL
PHOTO STUDIO



ROOFTOP
LOUNGE



MEDITATION
GARDENS



OPEN
KITCHEN



OUTDOOR
ART & SCULPTURE
GARDENS



SUPERMARKET



HIGH-END
BOUTIQUES



CINEMA &
THEATRE



PRIVATE
MEETING ROOMS



CONFERENCE
ROOM



ENERGY EFFICIENT
APPLIANCES



BOOK SHOP



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



BAR



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

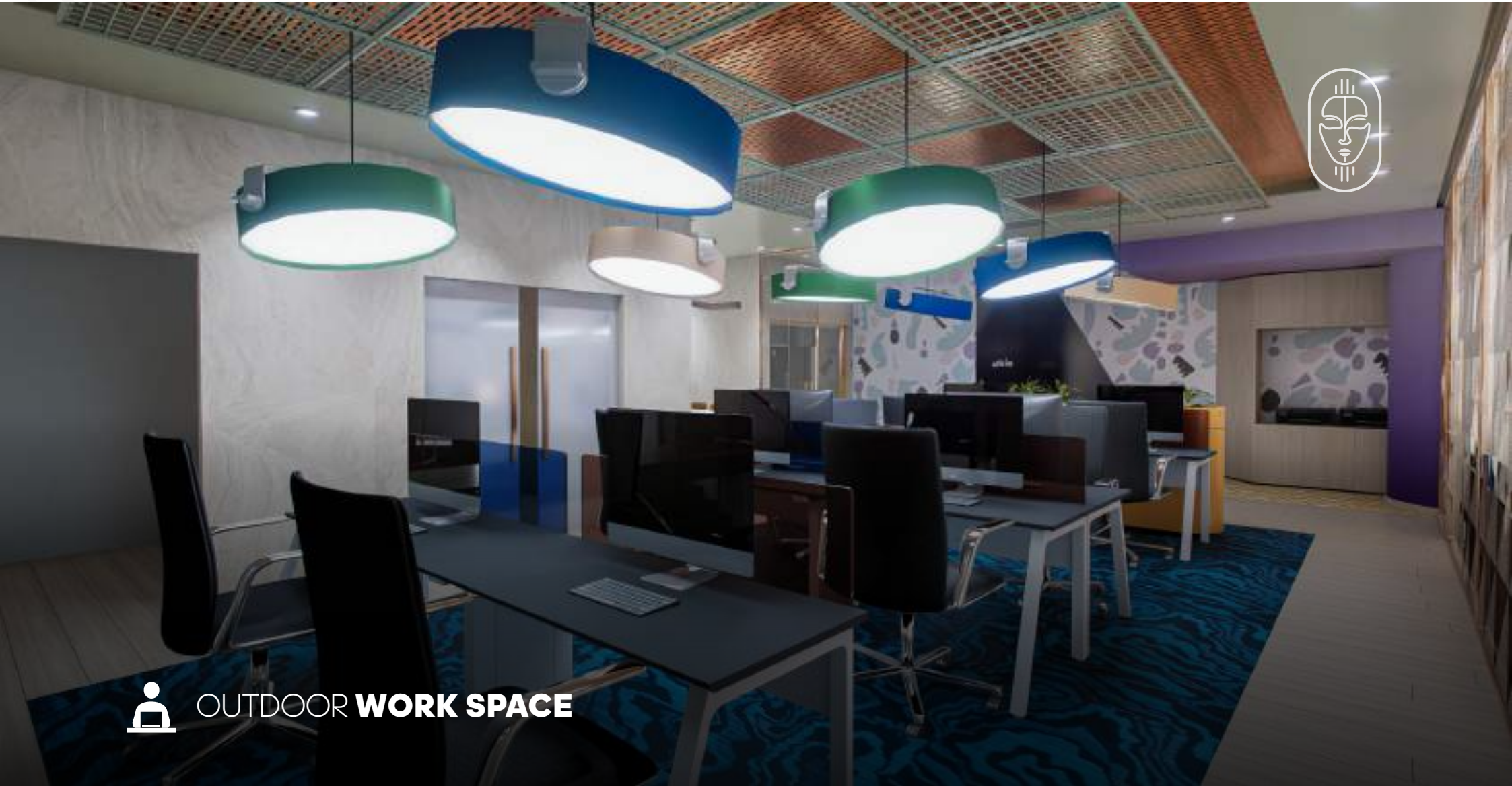
SERVICES

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



 **OUTDOOR WORK SPACE**



 **CONFERENCE ROOM**



 **MEETING ROOM**



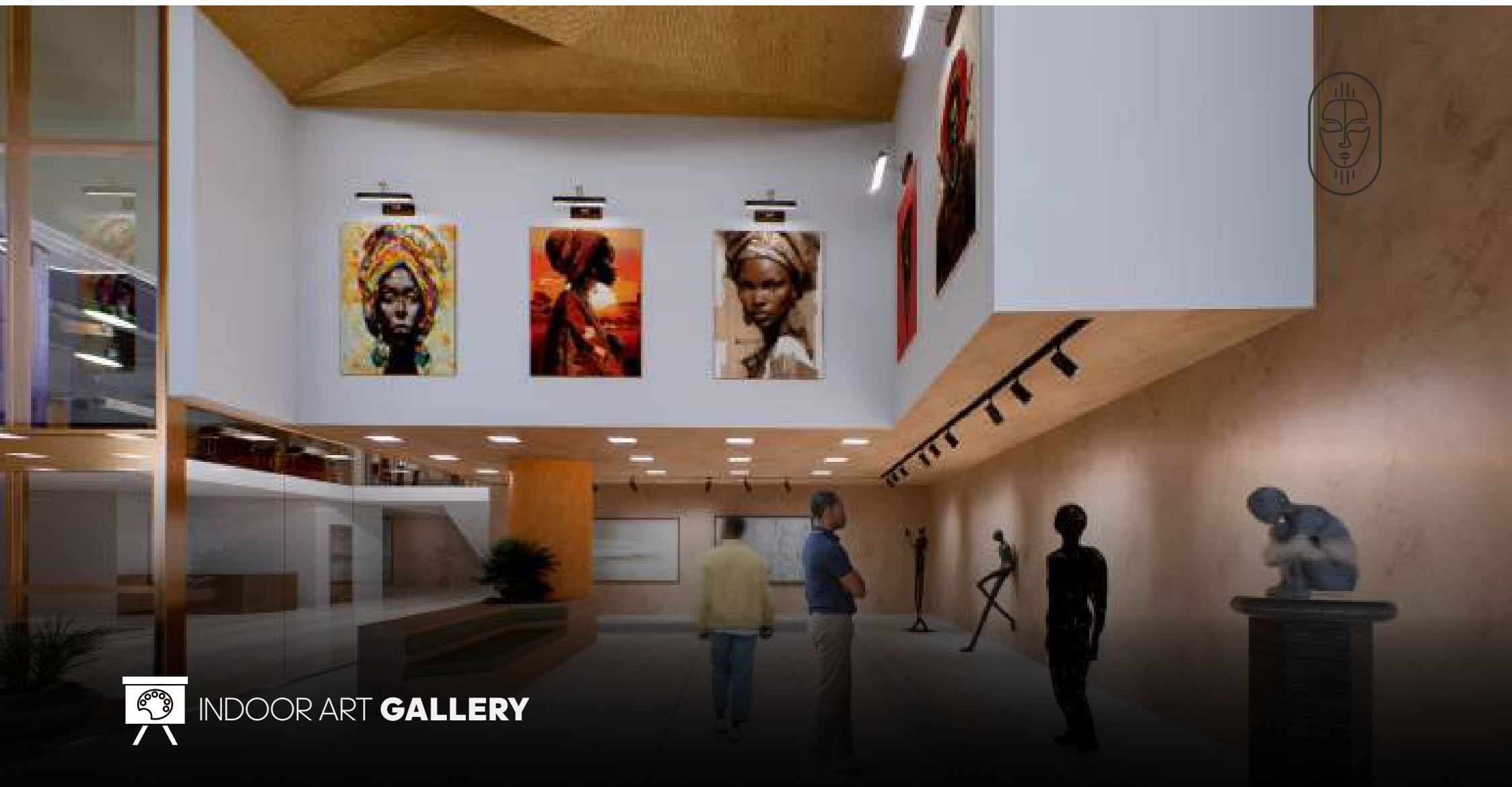
 **SUPERMARKET**



 **BOOKSTORE**



IN-UNIT LAUNDRY



INDOOR ART **GALLERY**





 **BANQUET HALL**



CINEMA & **THEATRE**



RESTAURANT



 **RUNNING TRACK**



 GYM



 **SWIMMING POOL & BAR**



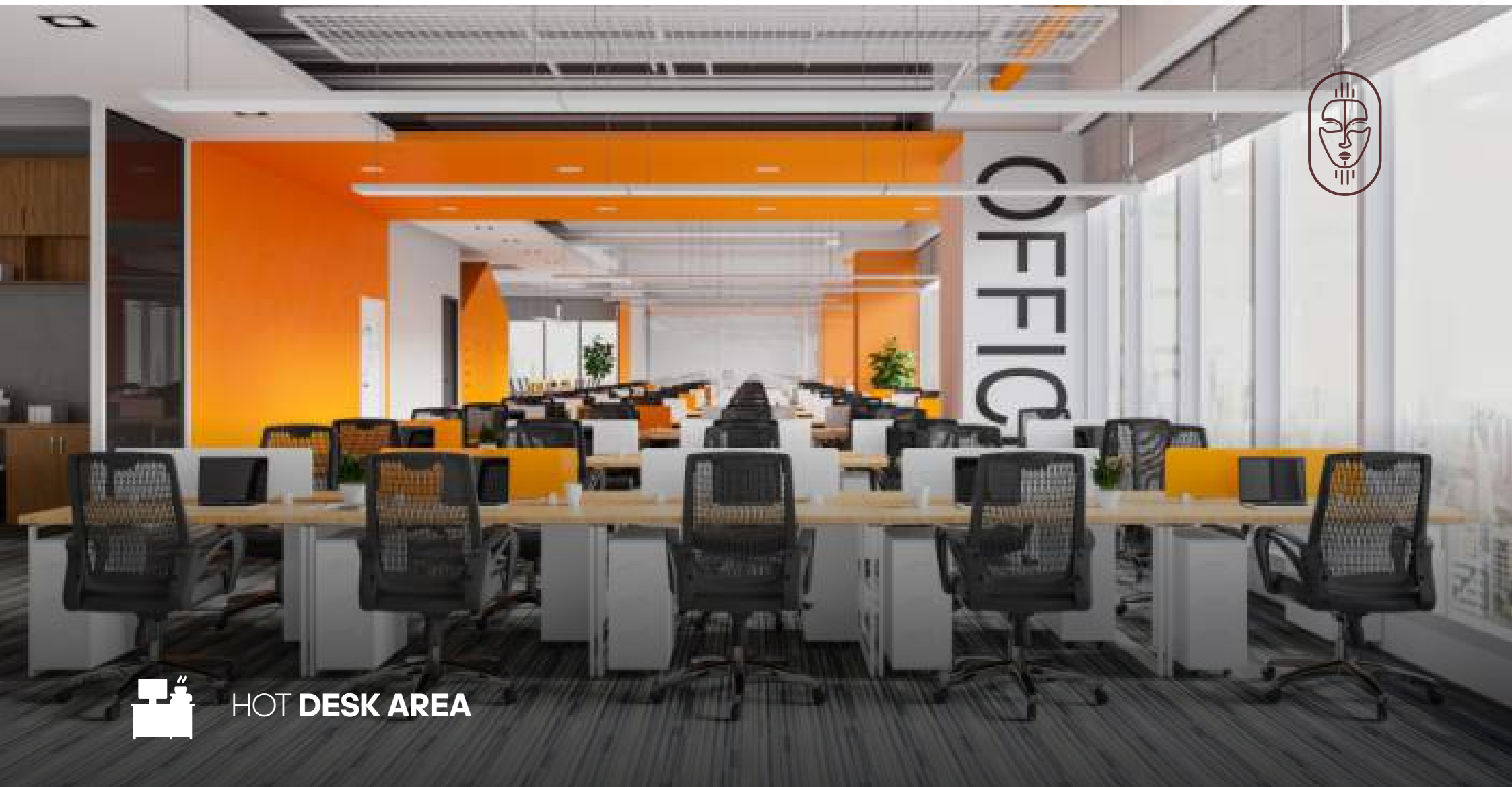
OUTDOOR ART & **SCULPTURE GARDEN**



AFRO-TRIBAL PHOTO STUDIO



HIGH-END BOUTIQUE



HOT DESK AREA



RECEPTION



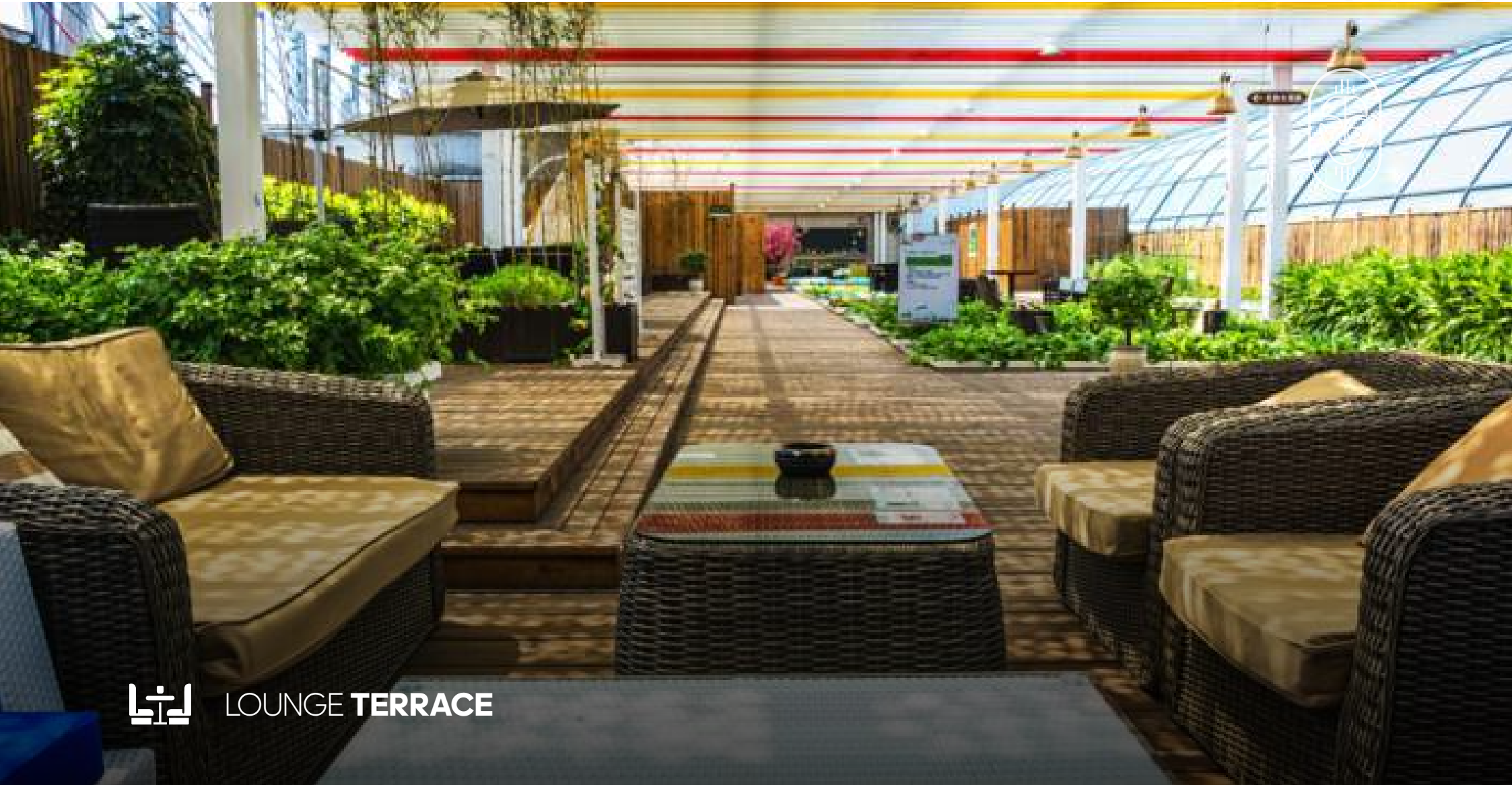
PRE-FUNCTION **LOBBY**



AFRICAN LANGUAGE CENTRE



ROOFTOP LOUNGE




 **LOUNGE TERRACE**





CHILDREN OUTDOOR **PLAY AREA**



 CAFÉ



 SALON



 BAR



MEDITATION **GARDEN**



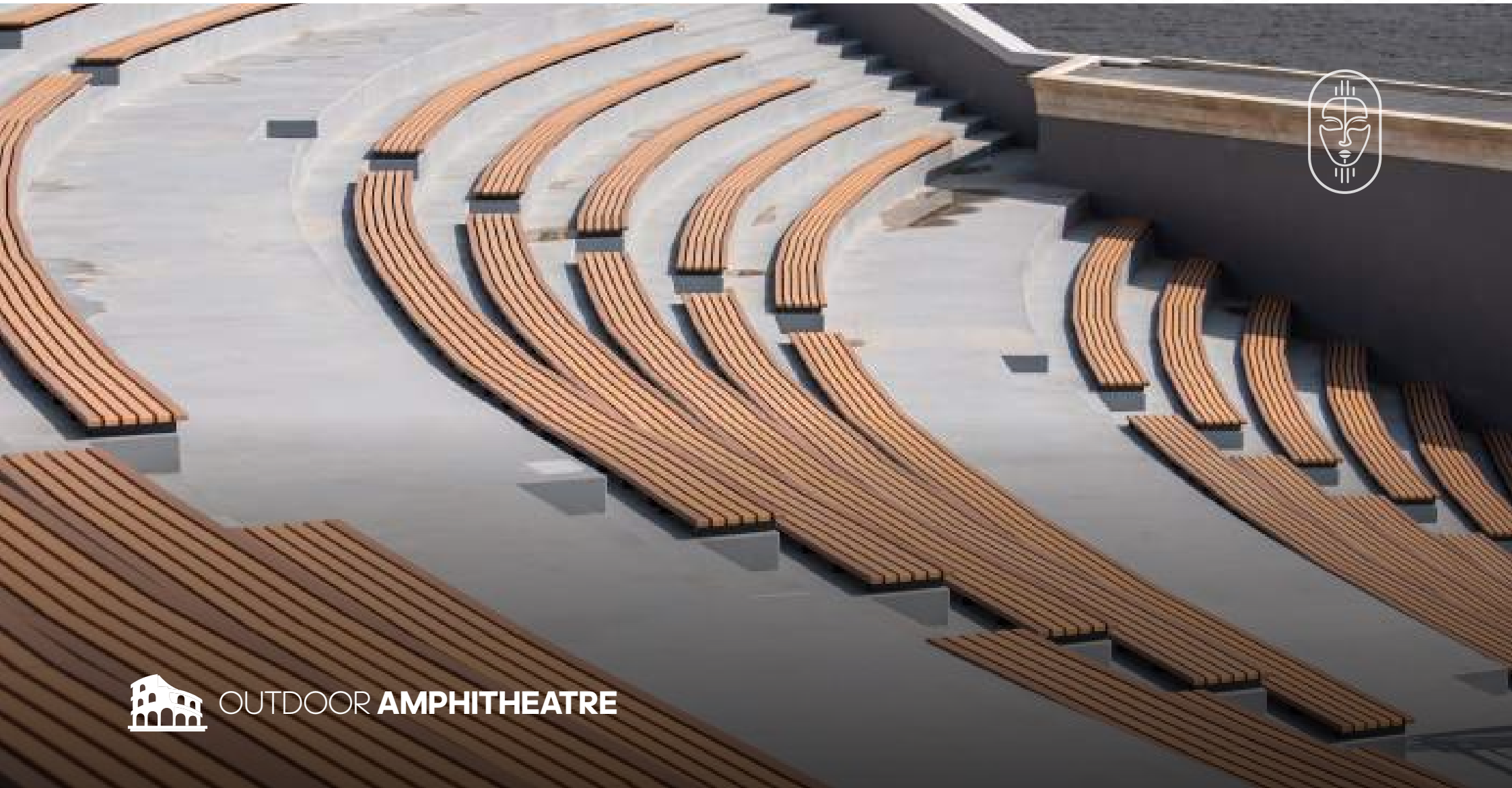
KID'S **PLAYZONE**



OUTDOOR **LANDSCAPE ZONE**



OUTDOOR **TERRACE**



OUTDOOR AMPHITHEATRE



POOL DECK





SPA



KITCHEN AFRIQUE



 **ENERGY EFFICIENT APPLIANCES**



OPEN KITCHEN



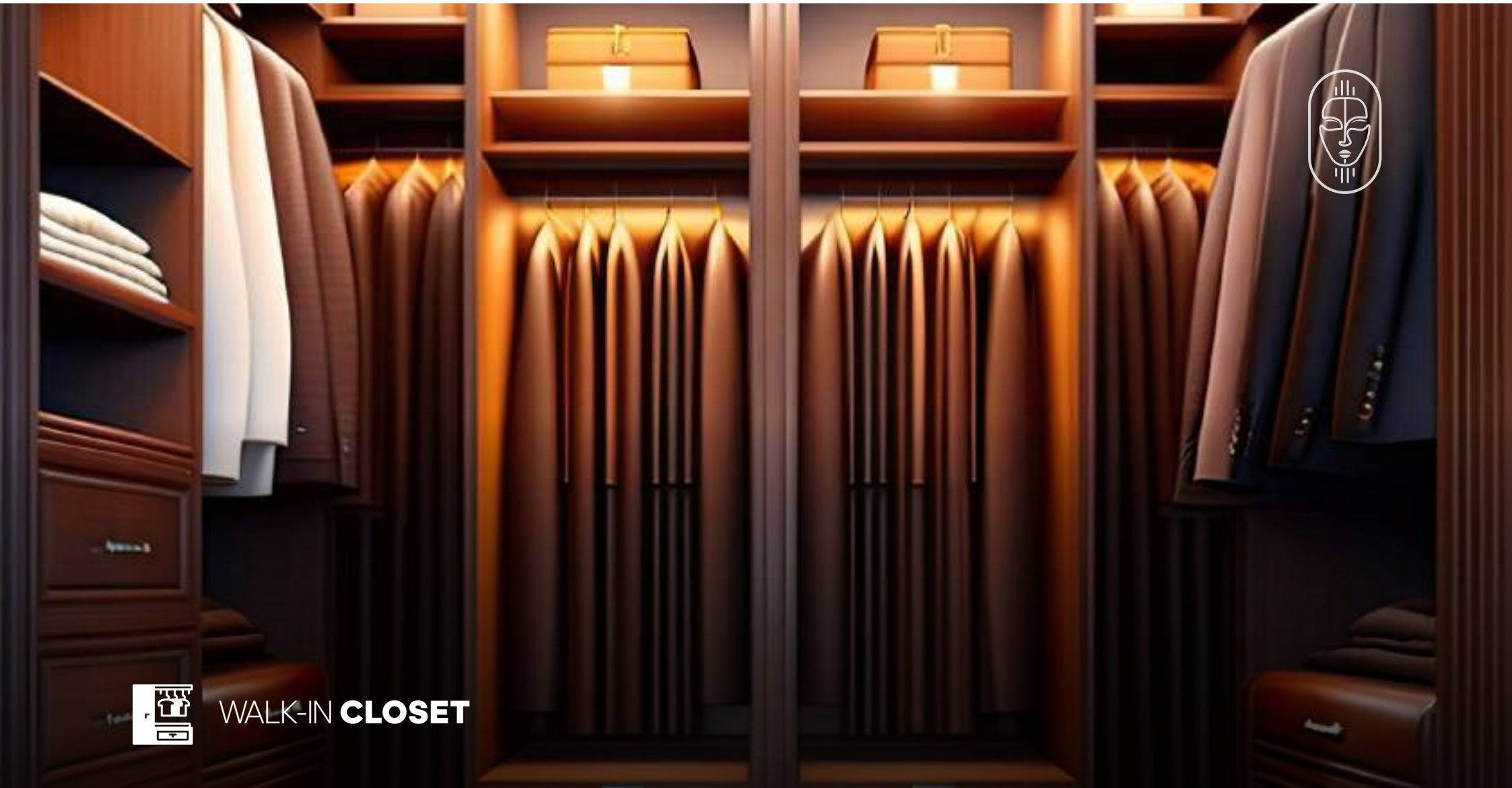
CLINIC



PRIVATE BALCONY



OFFICE & **VIRTUAL SPACES**



WALK-IN CLOSET



BQ



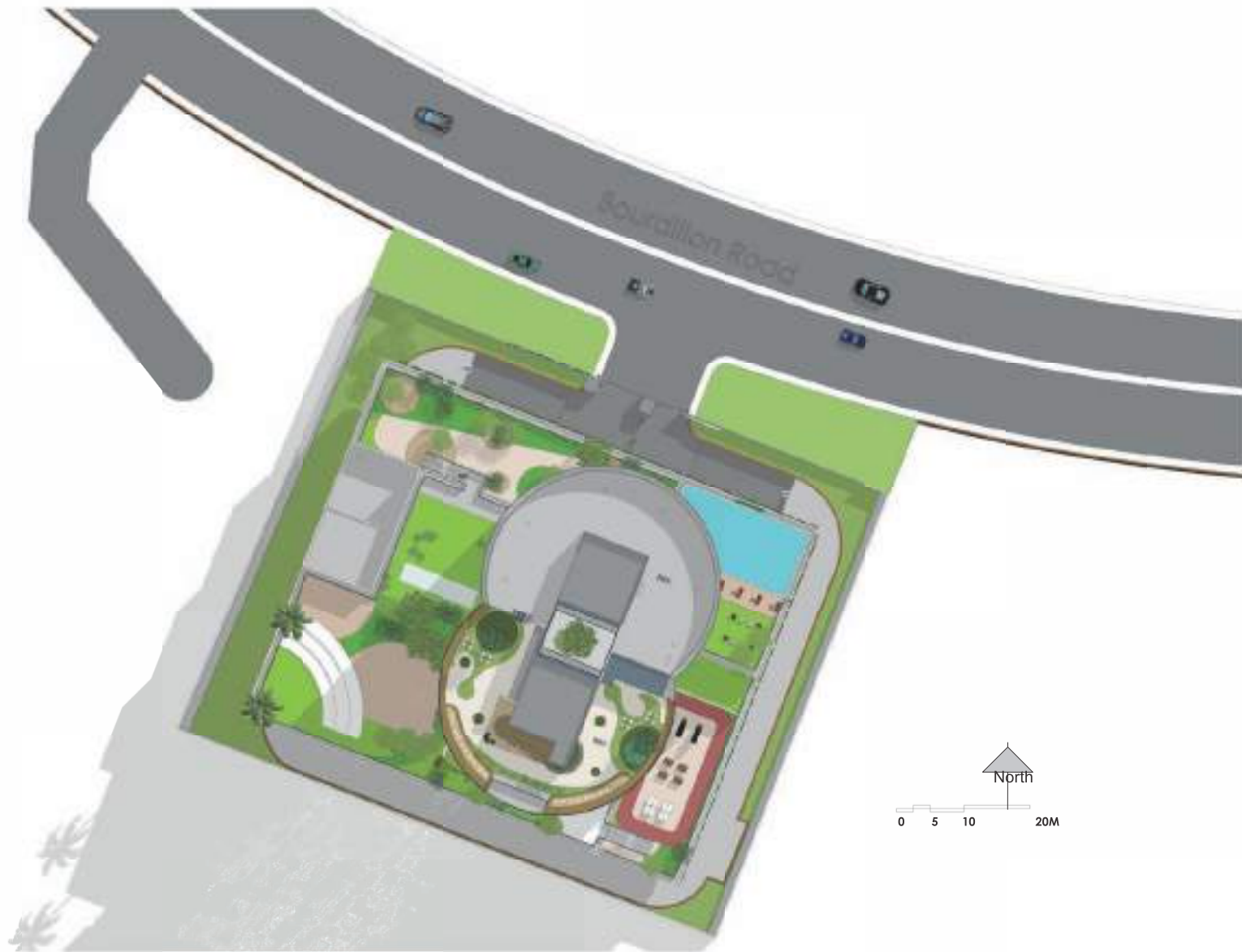
 **CAR WASH**



 **FIRE TRUCKS**



AMBULANCES



BLOCK PLAN



SITE LAYOUT



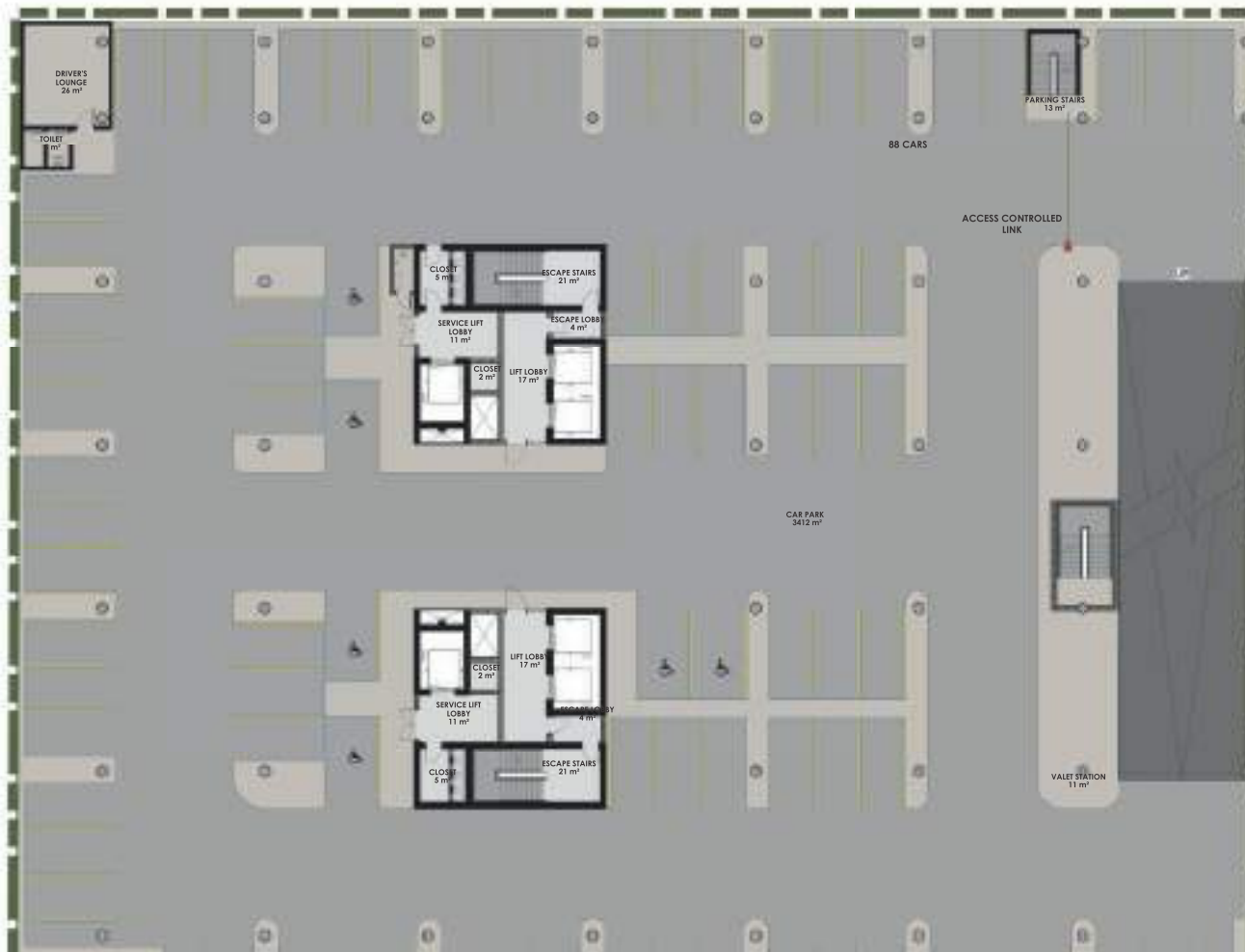
BASEMENT



GROUND FLOOR PLAN

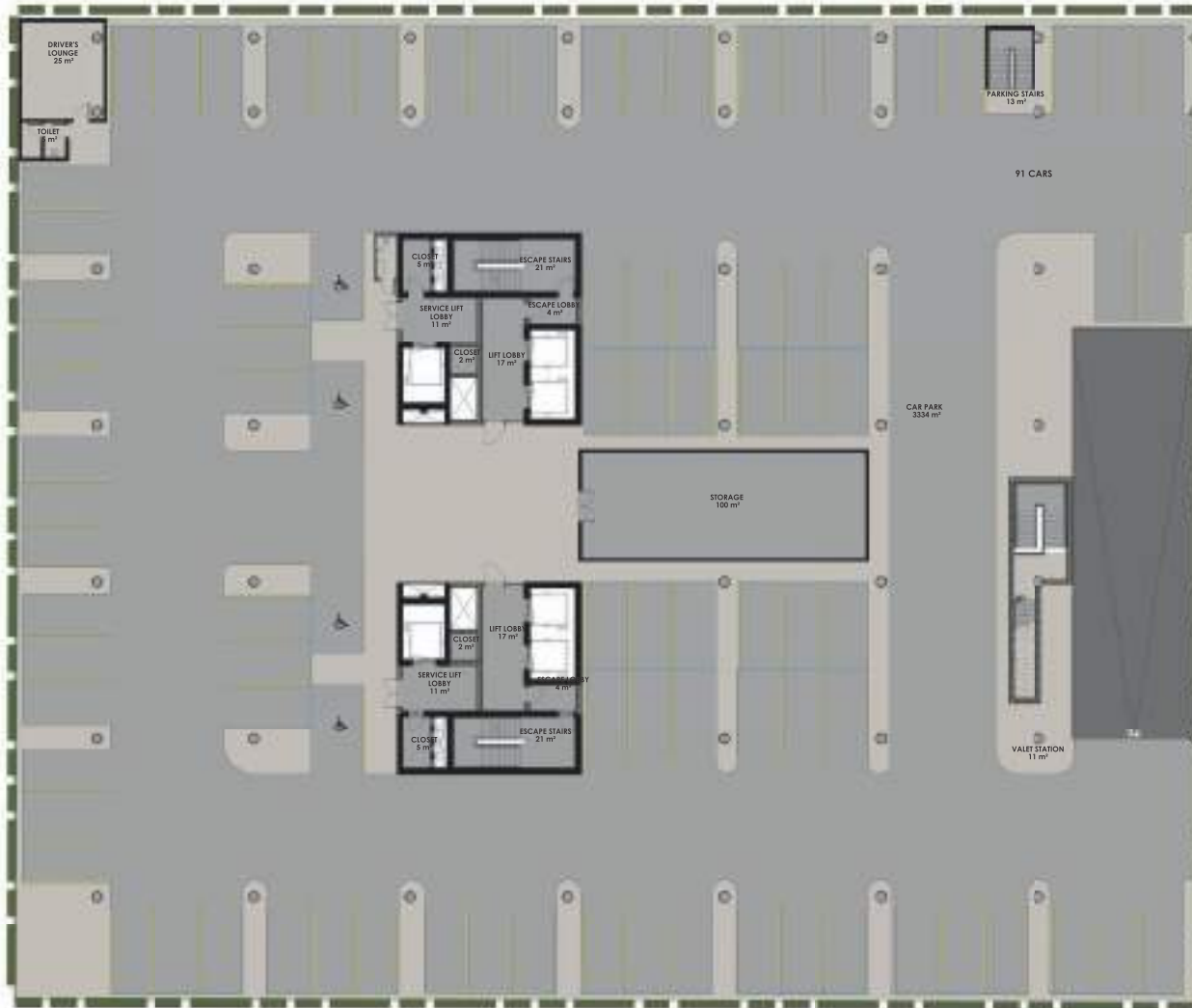


M1



CAR WASH
40 m²

PARKING LEVEL 1 (PL2 SIMILAR)



PARKING **LEVEL 3**



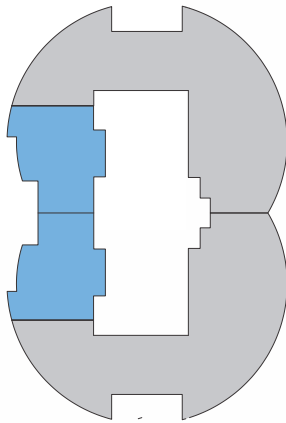
LEVEL 5 - ANCILLIARY LEVEL 1



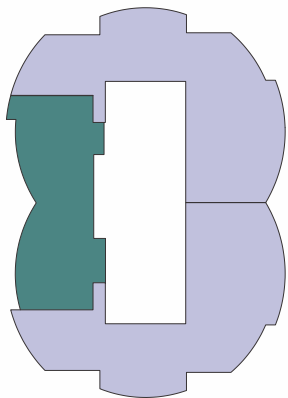
MEZZANINE LEVEL 5 (M5)



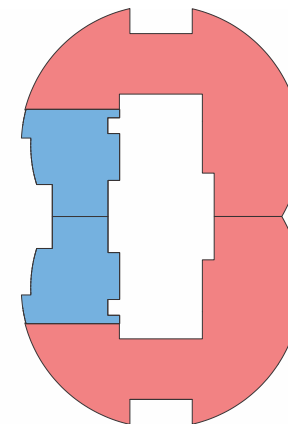
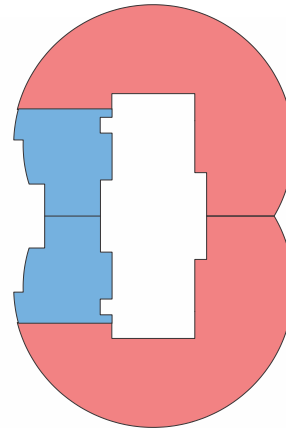
LEVEL 6 (PODIUM LEVEL)



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 (UPPER)**



**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



AERIAL **VIEW 1**



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

2 BED APARTMENT		AREA DESIGN
		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	

1NO. (2 BEDROOM APARTMENT BQ) 41.5

2 SUITES (SERVANT QUARTERS)		83
KITCHENETTE	21	
TERRACE	6	
TOILET	3	
TOILET	3	
BATH	2	
BATH	2	
ROOM	10	
ROOM	10	
ROOM	10	
ROOM	10	
ROOM	10	
LOBBY	6	

3 BED APARTMENT
SPACES

3 BED APARTMENT		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 1	25	
BEDROOM 2	27	
DINING	24	
MASTER BEDROOM	34	
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 MASONETTE A
SPACES

TYPE	AREA DESIGN	583
LAUNDRY	2	
LIVING ROOM 1	29	
TOILET	4	
WAITING AREA	15	
W.I.C	8	
STORE	4	
TOILET/BATH	6	
STUDY	16	
MEZZ. STAIRS	11	
ENT. FOYER	9	
KITCHEN	34	
LOBBY	25	
DINING	39	
BEDROOM 1	25	
TERRACE	54	
LIVING ROOM 2	27	
W.I.C	14	
LOBBY	42	
STUDY NICHE	5	
W.I.C	7	
TOILET/BATH	7	
W.I.C	7	
BOXROOM	5	
TOILET/BATH	7	
TOILET/BATH	12	
BEDROOM 3	25	
TERRACE	54	
BEDROOM 2	27	
FAMILY LOUNGE	23	
MASTER BEDROOM	40	

1NO. (4 BEDROOM MASONETTE BQ)	40.5
2 SUITES (SERVANT QUARTERS)	81

KITCHENETTE	21
TOILET	3
TOILET	3
BATH	2
BATH	2
TERRACE	6
ROOM	10
ROOM	10
ROOM	10
ROOM	10
ROOM	10
LOBBY	4

5 BEDROOM MASONETTE A
SPACES

TYPE	AREA DESIGN	716
TOILET	4	
LAUNDRY	4	
STORE	4	
W.I.C	6	
STUDY	20	
TOILET/BATH	7	
ENT. FOYER	33	
BEDROOM 4	26	
MEZZ. STAIRS	22	
KITCHEN	44	
DINING	36	
TERRACE	86	
LIVING ROOM	89	
TOILET	8	
TOILET	7	
W.I.C	7	
W.I.C	8	
W.I.C	7	
TERRACE	43	
KITCHENETTE	7	
BOX ROOM	8	
TOILET	7	
BEDROOM 1	27	
BEDROOM 2	26	
BEDROOM 3	32	
TOILET	19	
FAMILY LOUNGE	27	
LOBBY	32	
W.I.C	27	
M. BEDROOM	43	

5 BED APARTMENT (SERVANT QUARTERS)	53
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KITCHENETTE	18
BATH	3
TOILET	2
TERRACE	6
ROOM	10
ROOM	10
LOBBY	4

4 BEDROOM MASONETTE B
SPACES

TYPE	AREA DESIGN	586
LAUNDRY	2	
WAITING AREA	23	
W.I.C	6	
STORE	4	
TOILET/BATH	6	
STUDY	9	
MEZZ. STAIRS	13	
ENT. FOYER	10	
KITCHEN	34	
TOILET	4	
DINING	35	
BEDROOM 1	22	
TERRACE	72	
LIVING ROOM	67	
W.I.C	14	
LOBBY	46	
STUDY NICHE	5	
W.I.C	7	
TOILET/BATH	7	
W.I.C	7	
BOXROOM	5	
TOILET/BATH	7	
TOILET/BATH	12	
BEDROOM 3	25	
TERRACE	54	
BEDROOM 2	27	
FAMILY LOUNGE	23	
MASTER BEDROOM	40	

1NO. (4 BEDROOM MASONETTE BQ)	41.5
2 SUITES (SERVANT QUARTERS)	83

KITCHENETTE	21
TOILET	3
TOILET	3
BATH	2
BATH	2
TERRACE	6
ROOM	10
ROOM	10
ROOM	10
ROOM	10
ROOM	10
LOBBY	6

AREA SCHEDULE - APARTMENTS

49 BOURDILLON ROAD RESIDENTIAL DEVELOPMENT (REV 6)											
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					
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					
Parking Level 3	176.296	-	-	3576.246	91	3752.542					
Level 5-Ancillary 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
TEAM



Breaking new ground in the Development Industry

DESIGN | DEVELOPMENT | MANAGEMENT

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.



ca consem associates

Consulting Electrical & Mechanical Engineering Practice

Consem Associates was registered (RC : 418120) | In January 1981 to carry 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**
Advisory . Marketing . Sales

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

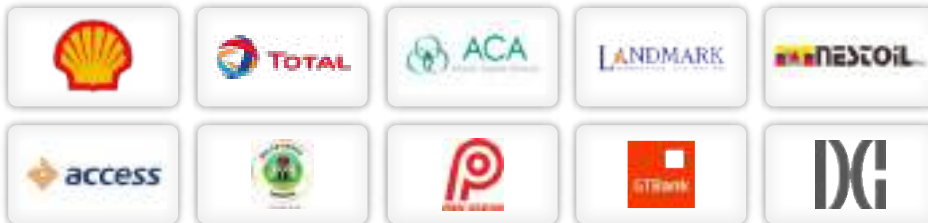
INTERIORS

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



www.theafropolitanalpha.com



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RC 7014402 ALPHA



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enquiries@theafropolitanalpha.com



ALEXANDER
NELSON
CONSULTING