



GODMADE

# CONNECT COURTS™

IFAKO GBAGADA, LAGOS STATE.



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*Welcome to*



GODMADE  
CONNECT COURTS<sup>TM</sup>

IFAKO GBAGADA, LAGOS STATE.

*...the home of Class, Elegance and Style*

# Why GCC ?

Astoundingly finished in a class of its own to make every buyer's apartment a presidential palace in Ifako.  
GCC offer a unique housing experience in style and class through the interplay of hard and soft landscaping elements and designed sceneries to bring about a conscious awareness of environmental preservation and restoration

*“ We bring you CLASS , ELEGANCE & STYLE ”*



*GCC* <sup>TM</sup>

# Highpoints



## **GCC. IFAKO GBAGADA. LAGOS STATE. | HIGHPOINTS**

1. GODMADE CONNECT COURTS , is one of few purpose built residential development in Ifako, Lagos.
2. 1 prototype of high grade, high specification 3 bedroom flats and 4 bedroom apartments [pent inclusive] on 1270 square meters.
3. Guaranteed 28% net appreciation year on year.
4. GCC is on a very serene interlocked concrete paved, well drained and gated community in Ifako / Gbagada.
5. Has a direct link road to third mainland bridge just about 200 metres from access gate.. less than 400 metres from Gbagada Phase II Estate, GCC is central to Lagos mainland and Lagos Island.
6. Each flat is assigned to two 4X4 SUVs car park space.
7. Entire estate is drained to main central drain which empties into the main canal.
8. 2 Borehole / water treatment plant and 2 central generator (one assigned for each block ).
9. 24 hour security provided including armed police patrol.
10. *No down payment until after casting of first floor slab and gate house*
11. *APG (Advance Performance Guarantee) will be produced by our bankers for all milestone payments*



# Vision

## COMMUNUAL LIVING

The development is a model estate geared at providing an ideal living environment, supported with amenities and facilities to encourage socialization and good neighbourliness. Our design response is influenced by the need to create social micro-environments that breed healthy living, unifying as well as satisfying the diverse cultural and social lifestyles of residents.

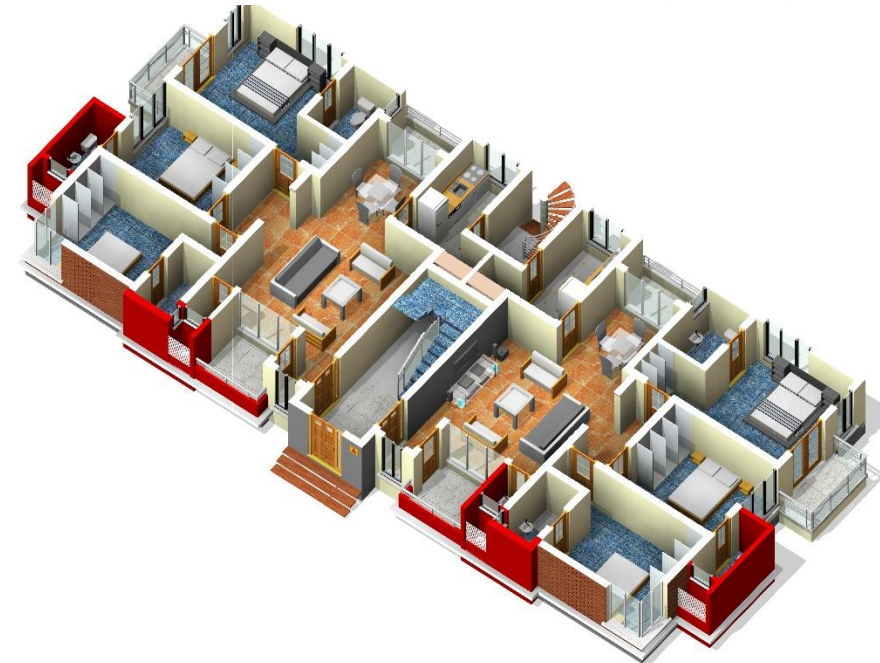




# Configuration

## HOUSING UNITS

GCC has been designed as 2 BLOCKS OF 13 UNITS OF 3 BEDROOM FLATS ON 3 FLOORS and 2 UNITS OF 4 BEDROOM APARTMENTS [pent inclusive]. Each flat has associated 2 parking spaces, and ample terraces. The design language for the development creates a Vernacular architecture that harmonizes the character of its location as well as its associated climatic conditions





# Access

## GATED COMMUNITY/ACCESS

The development has been conceived as a gated community with its own backup power, waste removal, water and security. The development has one access route manned by a security post





# Ancillary Facilities

## GYM/CLUB HOUSE

An ancillary wing that houses the Gym & Swimming pool, has been designed as an addition to the block A. Designed to be accessed from within the estate, it has been designed as an intensively landscaped piece of the development that lends itself to relaxation and well being





# Quality

**Quality** is one thing we make sure we never compromise in our projects.

We make Quality ICONIC...a FOCAL POINT...a TOOL.

Always we endeavour to stay ahead of the trend because of you, our CUSTOMERS.

From as little as an edge detail to the more important kitchen , interior , plumbing and electrical details.

Our Architects and Quality control team made use of the best available materials from Italy and Spain.



*“LUXURY & COMFORT” Inseparable in all sense*



# Price & Return On Investment



*“SIMPLICITY in its purest is the true definition of  
LUXURY & ELEGANCE”*



## Return On Investment

If our customers make this masterpiece a primary residence or lease it out , we at GMG assure that the return on investment on this property is second to none.

*GMG*<sup>TM</sup>



# Walk-In-Closet, Toilet, Bedroom & Fully-Fitted Kitchen



*“LUXURY must be comfortable otherwise  
it is not LUXURY”*

- Bedrooms that speak comfort and serenity.
- Exquisite fittings obtained from the best sources.
- Closet and other details that boast of true craftsmanship.
- Cook in style in our fully fitted specially hand crafted kitchen and granite counter top and custom made cabinets.



# Living room & Gymnasium



*“SIMPLICITY is the true note of all true ELEGANCE”*

- A Luxury Living Room with more than a touch of Class and Luxury.
- Well furnished Gymnasium... Fitness is key for robust Health and Vitality.





## ESTATE ANALYSIS

### Block A :

- Ground floor : 1 unit of 3 bedroom flat, Facility manager's office, Gym and Swimming pool.
- First floor : 2 units of 3 bedroom flat.
- Second floor : 2 units of 3 bedroom flat.
- Third floor : 1 unit of 3 bedroom flat & 4 Bedroom house [pent inclusive].
- TOTAL : 6 Units of 3 bedroom flats, 1 unit of 4 bedroom house [pent inclusive].

### Block B :

- Ground floor : 2 units of 3 bedroom flat.
- First floor : 2 units of 3 bedroom flat.
- Second floor : 2 units of 3 bedroom flat.
- Third floor : 1 unit of 3 bedroom flat & 4 Bedroom house [pent inclusive].
- TOTAL : 7 Units of 3 bedroom flats, 1 unit of 4 bedroom house [pent inclusive].

Total : 13 Units of 3 bedroom flats, 2 units of 4 Bedroom apartments

2 parking spaces allotted to each 3-Bedroom Flat

3 parking spaces allotted to each 4-Bedroom Apartment [pent inclusive].

# Price & Payment Plan

MARKET PRICE			INVESTORS OFFER	
OUTRIGHT PURCHASE	N25m		OUTRIGHT PURCHASE	N23m
MILESTONE PAYMENT	N27m		MILESTONE PAYMENT	N25.5m

PAYMENT PLAN				
MILESTONE	OFFER	% DUE	PAYMENT DUE (MARKET PRICE)	PRICE DUE (INVESTORS OFFER)
1ST FLOOR SLAB	MILESTONE PAYMENT	50% DOWN PAYMENT	N13.5m	N12.75m
CARCAS COMPLETION	MILESTONE PAYMENT	40% PART PAYMENT	N10.8m	N10.2m
PROJECT COMPLETION (9 MONTHS)	MILESTONE PAYMENT	10% BALANCE	N2.7m	N2.55m

**NB:** Investors offer refers to clients buying 3 or more apartments.



# How To Buy & Contact Personality

## HOW TO BUY

- Fill an application form
- Get an Offer letter
- Make a reservation deposit
- Pick a payment option
  - Mortgage
  - Direct Purchase
- Get an instant allocation

## CONTACT US

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This document is intended to provide an overview of the scheme design proposal for the above named development.

**Images and illustrations within are intended to serve as conceptual representations, guiding ideas and approaches for the proposed development.**



...Welcome Home

# GODMADE CONNECT COURTS <sup>TM</sup>

IFAKO GBAGADA , LAGOS STATE.

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**MARKETED BY:**

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