



THE

MILLENNIAL BAY

...PERFECTION

Perez Drive, Lekki Phase 1

Apartments
Maisonettes
Penthouses



THE MILLENNIAL BAY
TOWERS

**Best Architectural
Design For A
Multi-residential
High-rise building**

BUSINESS DAY
BEST ARCHITECTURAL DESIGN FOR A
MULTI-RESIDENCE HIGHRISE BUILDING
PRESENTED TO
DRADROCK REAL ESTATE LTD
AT NIGERIAN BUSINESS LEADERSHIP AWARDS 2021

BUSINESS DAY

NIGERIAN BUSINESS
LEADERSHIP AWARDS 2021

presented to

DRADROCK Real Estate

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Crowned by a twin penthouse, the Millennium Bay Twin Towers embodies the finest architectural designs with world-class interior fittings that depict Royalty and Class.

Sitting elegantly in the most beautiful and serene street in Lekki, the Millennium Bay Towers is one minute drive from Lekki Admiralty way which connects to some of the highly sorted five-star restaurants, hospitals, schools, and relaxation centers in Lagos.

Besides just the environment, the Millennium bay is a luxurious estate with features that pamper the posh lifestyle of the young and dynamic millennial with its smart home features, swimming pool, gym, clubhouse, and penthouses.



**LOCATION:
Perez Drive,
Lekki Phase 1,
Lagos**

The Architecture

The Millennial Bay Towers is a spectacular residential project that embodies the finest architectural designs with world-class facilities and interior fittings that depicts Royalty and C lass.



THE MILLENNIAL BAY

The Millennial Bay is a 10-floor high-rise with maisonettes and penthouses. It has a ground floor parking space with ample parking for all occupants. It is made up of 1 bedroom apartments, 2 bedroom apartments, and 3 bedroom maisonettes and 3 bedroom penthouses

FLOOR COMPOSITION Block A

Ground Floor - Car park & Reception, Elevator access

Podium 1 - Car park & elevator access

Podium 2 - Car park & recreation area, elevator access

Floor 3 - One bedroom apartments,

Floor 4-5 - 2 bedroom apartments,

Floor 6-9 - 3bed maisonette,

Floor 10 - Penthouse



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FLOOR COMPOSITIONS Block B:

Ground Floor - Car park & Reception, Elevator access

Podium 1 - Car park & elevator access

Podium 2 - Car park & recreation area, elevator access

Floor 3 - One bedroom apartments

Floor 4-7 - 2 bedroom apartments

Floor 8-9 - 3 bed maisonettes

Floor 10 - Penthouse



BRIEF OF MILLENIAL BAY

SPATIAL ANALYSIS. (BLOCK B)

| | FLOOR LEVEL | FLOOR TYPE | FLOOR DETAILS BLOCK A | FLOOR DETAILS BLOCK B |
|-----|-----------------------|-----------------------------------|--|--|
| 00. | GROUND FLOOR | CAR PARK ,SERVICES | | CAR PARK, SECURITY POST, SERVICES. |
| 01. | PODIUM I (LEVEL 1) | PODIUM I | | CAR PARK, |
| 02. | PODIUM II(LEVEL 2) | PODIUM II | | SWIMMING POOL, GYM, BAR&LOUNGE, CHILDREN PLAYGROUND. |
| 03. | 1ST FLOOR (LEVEL 3) | 1 BEDROOM UNIT TYPE A&B | 1 BEDROOM UNIT+TERRACE | 1 BEDROOM UNIT+TERRACE |
| 04. | 2ND FLOOR (LEVEL 4) | 2 BEDROOM UNIT TYPE | 2 BEDROOM UNIT, TERRACE + MAID'S ROOM | 2 BEDROOM UNIT, TERRACE + MAID'S ROOM |
| 05. | 3RD FLOOR (LEVEL 5) | 2 BEDROOM UNIT TYPE | 2 BEDROOM UNIT, TERRACE + MAID'S ROOM | 2 BEDROOM UNIT, TERRACE + MAID'S ROOM |
| 06. | 4TH FLOOR (LEVEL 6) | 3 BEDROOM MAISONETTE FIRST FLOOR. | 3 BEDROOM MAISONETTE UNIT+ MAIDS ROOM | 2 BEDROOM UNIT, TERRACE + MAID'S ROOM |
| 07. | 5TH FLOOR (LEVEL 7) | 3 BEDROOM MAISONETTE UPPER FLOOR. | 3 BEDROOM + TERRACE & POOL LOUNGE | 2 BEDROOM UNIT, TERRACE + MAID'S ROOM |
| 08. | 6TH FLOOR (LEVEL 8) | 3 BEDROOM MAISONETTE FIRST FLOOR. | 3 BEDROOM MAISONETTE UNIT+ MAIDS ROOM | 3 BEDROOM MAISONETTE UNIT+ MAIDS ROOM |
| 09. | 7TH FLOOR (LEVEL 9) | 3 BEDROOM MAISONETTE UPPER FLOOR. | 3 BEDROOM + TERRACE & POOL LOUNGE | 3 BEDROOM + TERRACE & POOL LOUNGE |
| 10. | PENT FLOOR (LEVEL 10) | 3 BEDROOM PENT + MAID'ROOM. | 3 BEDROOMS PENT + MAID ROOM, POOL LOUNGE AND TERRACE | 3 BEDROOMS PENT + MAID ROOM, POOL LOUNGE AND TERRACE |

TOWER B

30 Units

TOWER A

26 Units

3 bedroom Penthouse
2 Units

3 bedroom maisonette
4 Units

2 bedroom apartment
16 Units

1 bedroom apartment
Type A : **4 Units**
Type B: **4 Units**



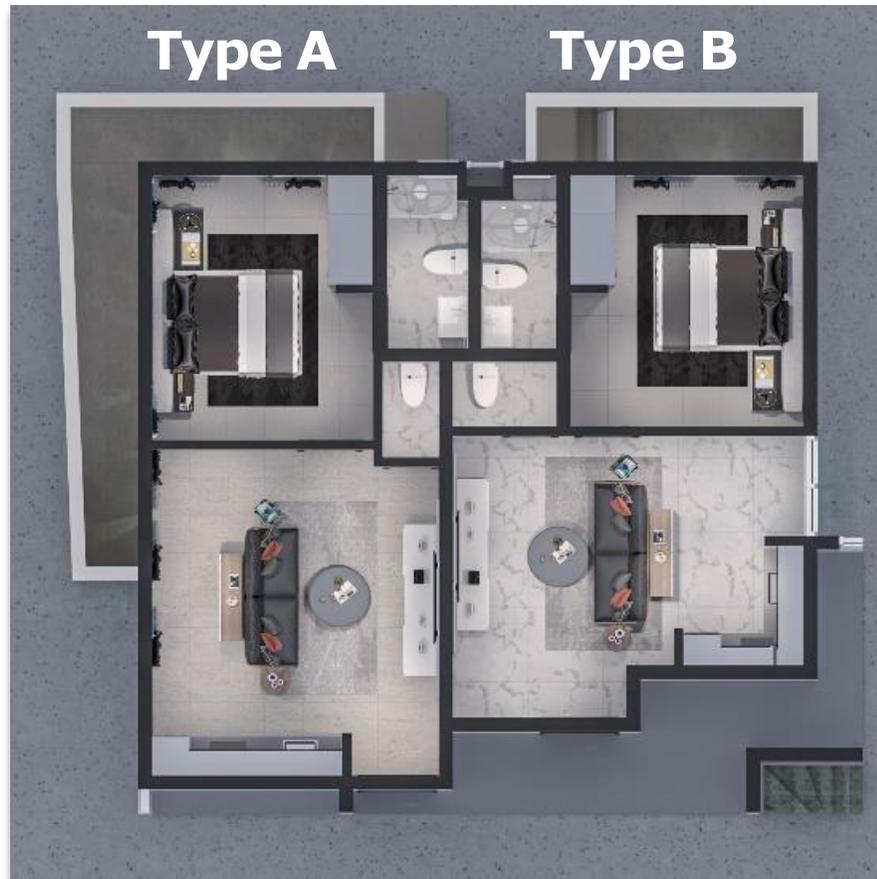
3 bedroom Penthouse
2 Units

3 bedroom maisonette
8 Units

2 bedroom apartment
8 Units

1 bedroom apartment
Type A : **4 Units**
Type B: **4 Units**

1 Bedroom Apartment



Perfect home for the vibrant, smart, and techy individual with a high taste for functionality and comfort.





Spatial Analysis

| | |
|---------------------------|-------|
| Living Room & Kitchenette | 29sqm |
| Bedroom | 18sqm |
| Toilet | 5sqm |
| Visitor's Toilet | 3sqm |
| Terrace 1 | 5sqm |
| Terrace 2 | 23sqm |

TOTAL FLOOR AREA:

ONE BED TYPE A: 60m²

ONE BED TYPE B: 77m²

ONE BEDROOM

2 Bedroom Apartment



The ideal oasis for a loving couple and growing family.





Spatial Analysis

| | |
|----------------------|-----------|
| Living Room & Dining | 34 sqm |
| Bedroom 1 | 16 sqm |
| Bedroom 2 | 19 sqm |
| Kitchen | 18 sqm |
| Maid's Room | 11 sqm |
| Bedroom TOI. 1 & 2 | 4 sqm |
| Visitor's Toilet | 3 sqm |
| Terrace 1 & 2 | 5 & 20sqm |

TOTAL FLOOR AREA:

TWO BEDROOM : 137m²

TWO BEDROOM With Maid's Room

3 Bedroom Maisonette



The perfect home
for a big and
vibrant family.





| | |
|----------------------|------------|
| Living Room & Dining | 53 sqm |
| Kitchen | 21 sqm |
| Maid's Room | 8 sqm |
| Bedroom | 18 sqm |
| Bedroom Toi. | 4 sqm |
| Visitor's Toi. | 2 sqm |
| Terraces 1 & 2 | 6 & 23 sqm |

TOTAL FLOOR AREA:

MAISONETTE FIRST FLOOR :138m²

MAISONETTE FIRST FLOOR With Maid's Room



| | |
|-----------------|------------|
| Family Lounge | 23 sqm |
| Master Bdr. | 36 sqm |
| Master Bdr. Toi | 10 sqm |
| Bedroom | 21 sqm |
| Bedroom Toi. | 6 sqm |
| Pool Terr. | 13 sqm |
| Terrace 1 & 2 | 6 & 17 sqm |

TOTAL FLOOR AREA:

MAISONETTE SECOND FLOOR :148m²

MAISONETTE SECOND FLOOR With Private Pool

3 Bedroom PentHouse



The 3 bedroom penthouse offers the most beautiful views of Lekki's night skyline.



Spatial Analysis

| | |
|----------------------|--------|
| Living Room & Dining | 62 sqm |
| Kitchen | 27 sqm |
| Toilet | 4 sqm |
| Lift | 5 sqm |
| Bedroom 1 | 17 sqm |
| Maid Room | 8 sqm |
| Toilet | 3 sqm |
| Bedroom 2 | 17 sqm |
| Toilet | 5 sqm |
| Master Bedroom | 27 sqm |
| Toilet | 9 sqm |
| Terrace | 46 sqm |
| Swimming Pool | 31 sqm |
| Terrace | 29 sqm |

TOTAL FLOOR AREA:

PENT FLOOR
FLOOR :296m²



Three Bedroom Penthouse

With Maid's room & Private pool

PENT FLOOR

MILLENNIAL BAY PRICES

| | Outright | Instalment |
|-------------------------------------|--------------|--------------|
| 1 Bedroom Apartment (Type A: 77sqm) | N90,000,000 | N120,000,000 |
| 1 Bedroom Apartment (Type B: 60sqm) | N78,000,000 | N82,000,000 |
| 2 Bedroom Apartment (Level 4) | N160,000,000 | N175,000,000 |
| 2 Bedroom Apartment (Level 5) | N180,250,000 | N187,250,000 |
| 2 Bedroom Apartment (Level 6) | N200,000,000 | N215,500,000 |
| 2 Bedroom Apartment (Level 7) | N220,000,000 | N235,000,000 |
| 3 Bedroom Maisonette | N350,000,000 | N370,000,000 |
| 3 Bedroom Penthouse | SOLD-OUT | |

12 months
Instalment plan
available

The Features

State-of-the-art systems & modern facilities are all in place at The Millennial Bay.

- Uninterrupted power supply.
- Water supply and treatment, Sewage & waste treatment system.
- Smoke detectors/fire alarm, Sprinklers/ fire extinguishing system.
- 24HR CCT V surveillance, Central air conditioning.
- Well-manicured gardens, Children' s Playground.
- Private pool, Lounge, Mini-Mart, Cafe, and Ultra-modern Gym.



REASONS TO BUY

- The Millennial Bay will be the most iconic Real Estate project in Lekki, giving you a lifestyle that is fit for Royalty.
- Premium location with a perfect blend of vibrancy and serenity.
- Low entry purchase prices when compared with similar premium properties.
- A great returns on investment that appreciates quickly offering as much as over 33% upon completion of construction.
- Minimum of 7% rental income due to a premium desired location and the use of top rated unique facilities.
- A great, secured investment and excellent store of value against recession and in downward times.
- Millennial Bay gives you a safe and secured upward progression on your capital as against money market instruments subject to downward fluctuations of inflation.

REASONS TO BUY CONT'D

- Flexible repayment plan up to 12 months and can be suited to individual's plan.
- Millennial Bay will compare to any international luxury residence thereby making it a suitable residence for both nationals and foreigners seeking for a luxury place to live.
- **DRADROCK** Real Estate Limited is a credible company governed by a seasoned board of directors. The company has delivered on several residential projects in the Nigerian Real Estate Industry.



RESIDENCES

With its luxurious design, various view options and apartment/penthouse types for various needs, you will recognize that your dream home is not just a dream anymore.

Each apartment and penthouse has been crafted to provide a generous living space, with most having double aspect views of the ocean and view of the landscape recreation area between the towers.

It's not only an architectural but an aesthetical success with its modern approach, luxury equipment, design that puts the light and air to the center of life.



Area Summary

| Millennial Bay (10 floors) | No. of Units | Avg. Area (sqm) |
|-----------------------------------|--------------|-----------------|
| 1 Bedroom Apartment | 16 | 68.5 |
| 2 Bedroom Apartment + Maid's room | 24 | 137.3 |
| 3 Bedroom Maisonette +Maid's room | 12 | 286 |
| 3 Bedroom Penthouse +Maid's room | 4 | 296 |

BRANDED BY **DRADROCK'S MARKETING TEAM**

The marketing team is made up of seasoned professionals who have over 10 years experience in real estate branding and marketing in Nigeria. They work along side the architect to bring this iconic project to meet the needs of our savvy clientele. They have worked on many admirable projects by the company which include: The Hibiscus in Lekki, Pacific Manor 1 and Pacific Manor 2 in Abraham Adesanya that are currently being constructed.



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