



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**

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BUSINESS DAY

NIGERIAN BUSINESS
LEADERSHIP AWARDS 2021
presented to
DRADROCK Real Estate



Crowned by a twin penthouse, the Millennial 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 Millennial 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 Millennial 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 Class.



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



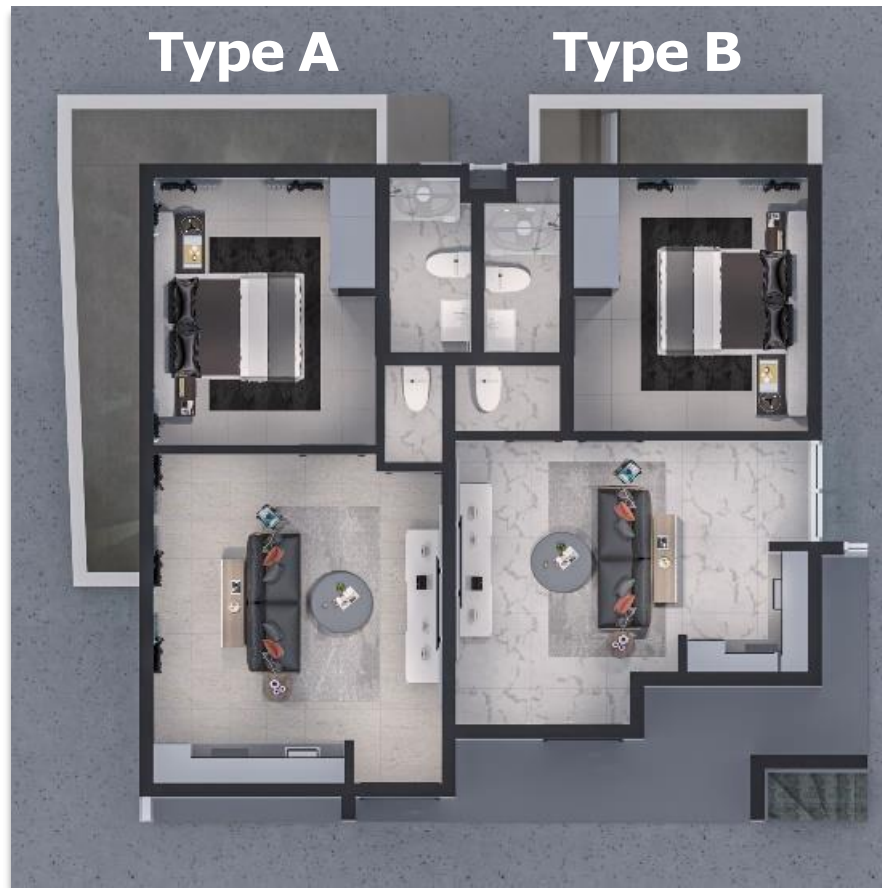
3 bedroom Penthouse
2 Units

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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