



# THE AMBIANCE II

THE BROCHURE

A premium development of serviced duplexes and terraces in Sangotedo, Lagos State



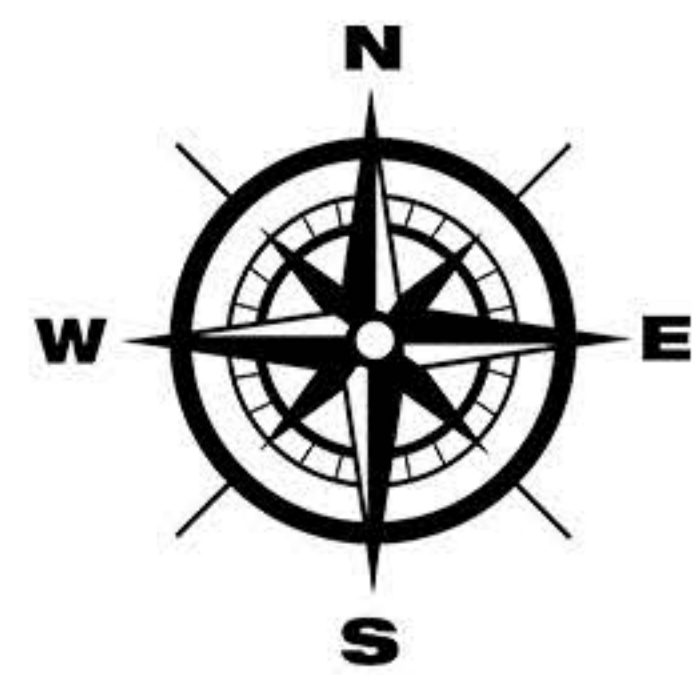
Proper Design.  
Smartly Priced.  
Urban Location.  
Sophisticated Style



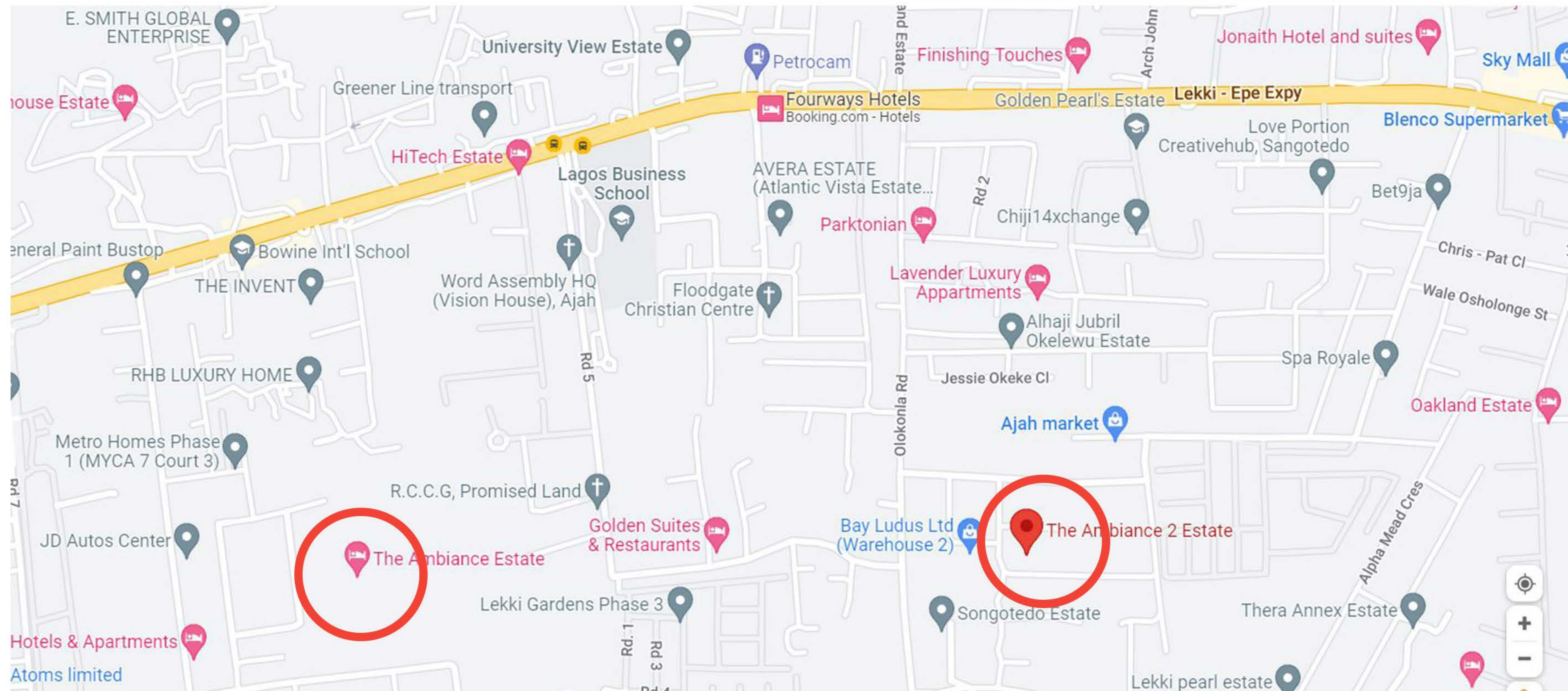
# THE AMBIANCE II

The Ambiance 2 is strategically located in the serene district of Moremi, Oko Ado, Ajah Lagos. It is a few minutes away from major shopping malls like skymall, blenco supermarket and Novare Mall. Its also a few minutes away from Private Schools, Filling Stations, Churches, Mosques and the major expressway.

# Location



Coordinates  
**6.46746°N**  
**3.61080°E**



Close promity to AMBIANCE ONE, As shown above

<https://goo.gl/maps/uAAqGeevKodE9utHA>



# Building Structures We Offer

**2 Bedroom**  
Terrace Duplex + BQ

**3 Bedroom**  
Terrace Duplex + BQ

**3 Bedroom**  
Semi Detached Duplex + BQ

**4 Bedroom**  
Detached Penthouse Duplex  
+ BQ





# Apartments Tailored To Your Highest Standards

Inside, you will enjoy a well thought-out design to meet your ideal apartment space complimented by open plan space for easy living, fitted kitchen and high grade finishing materials.



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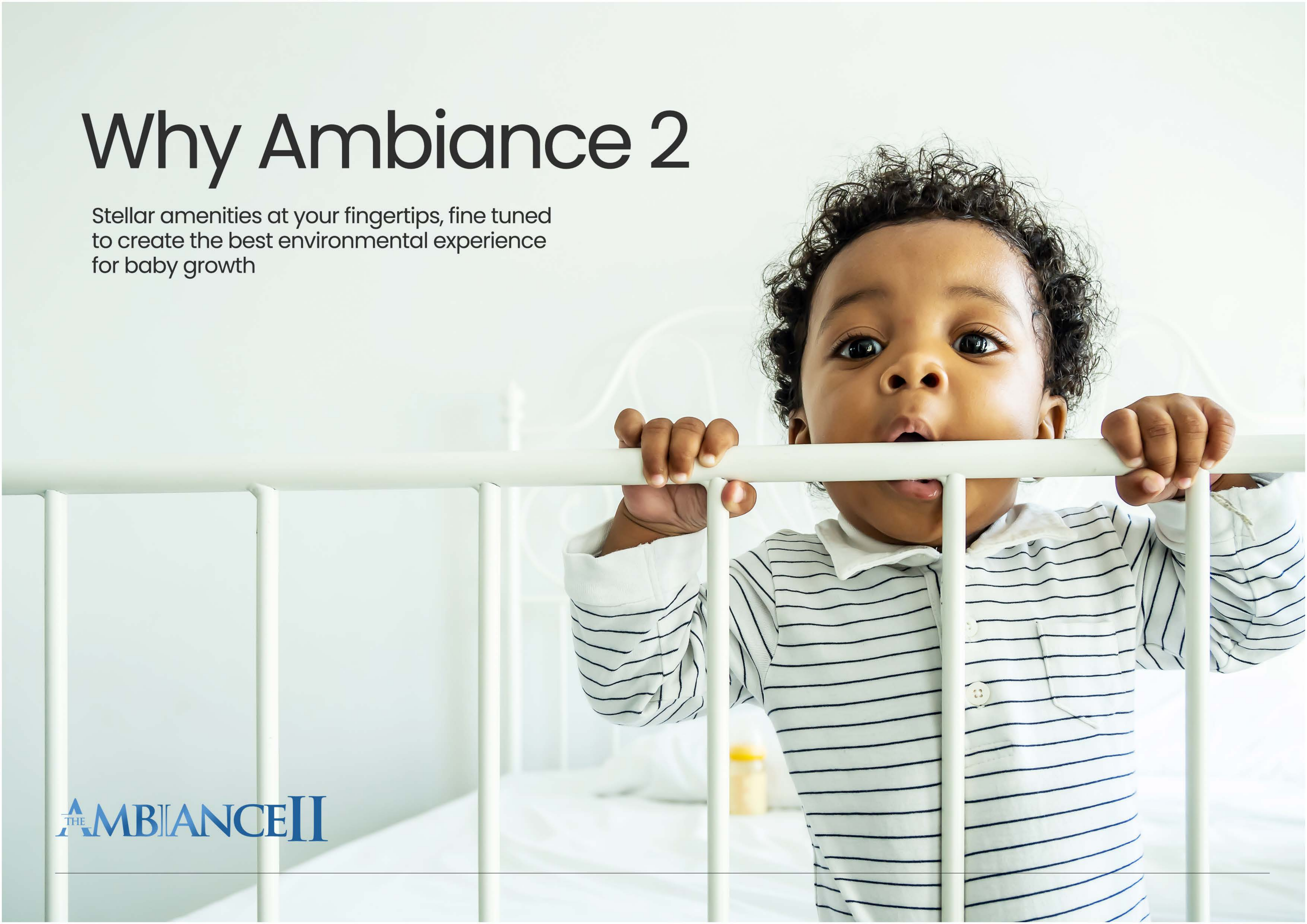


THE AMBIANCE II

# Why Ambiance 2

Stellar amenities at your fingertips, fine tuned to create the best environmental experience for baby growth

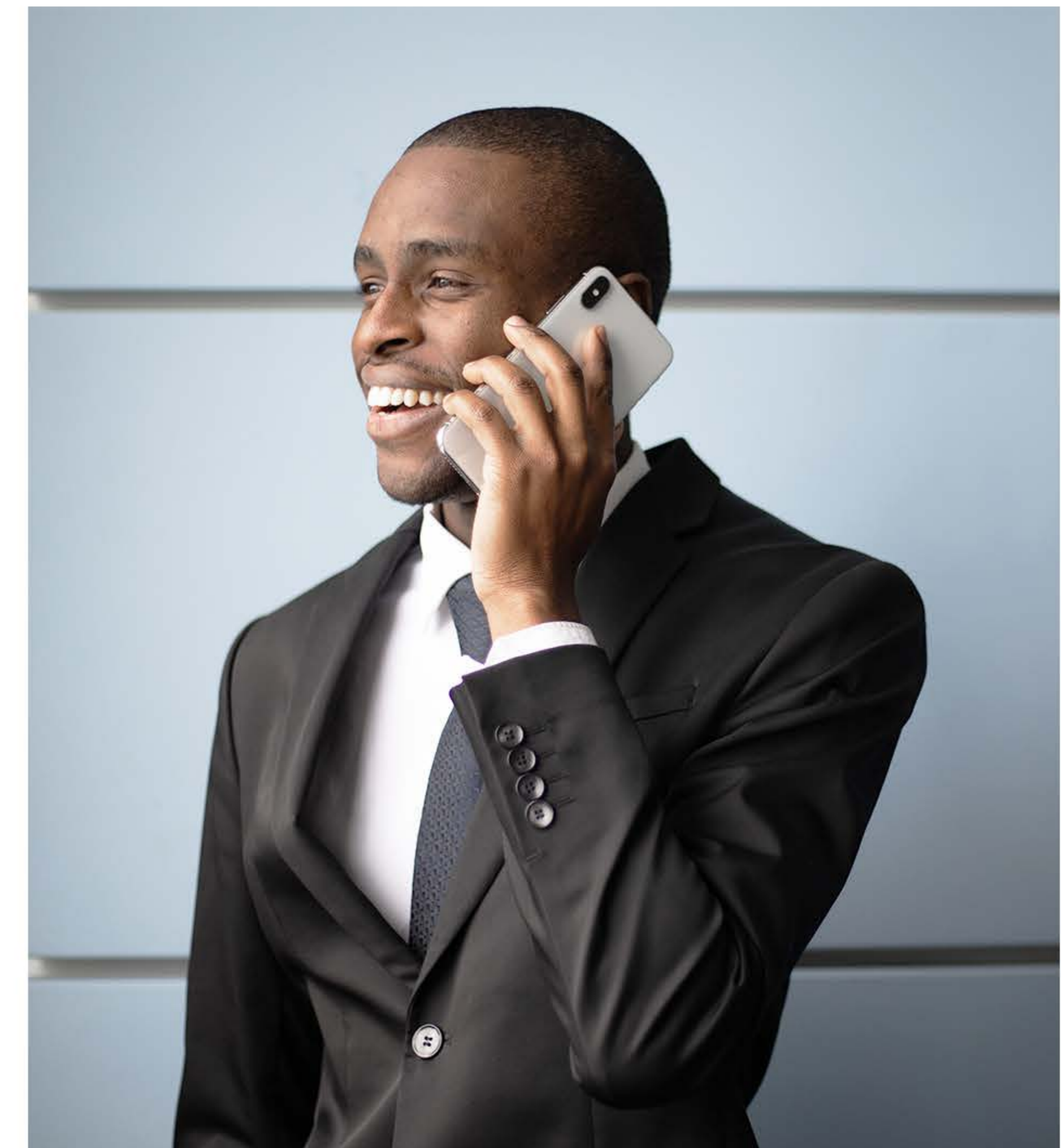
THE AMBIANCE II





ideal for singles or couples seeking an affordable 1st-time entry into the property market and investors seeking an attractive asset with a reasonable cash flow.

Given the locational and demand advantages, value appreciation is more or less guaranteed.



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# Perfect For Senior Citizens

We create a dreamy atmosphere, where our senior folks can retire and enjoy life and also have families and friends over for various occasions, creating a lasting memory.

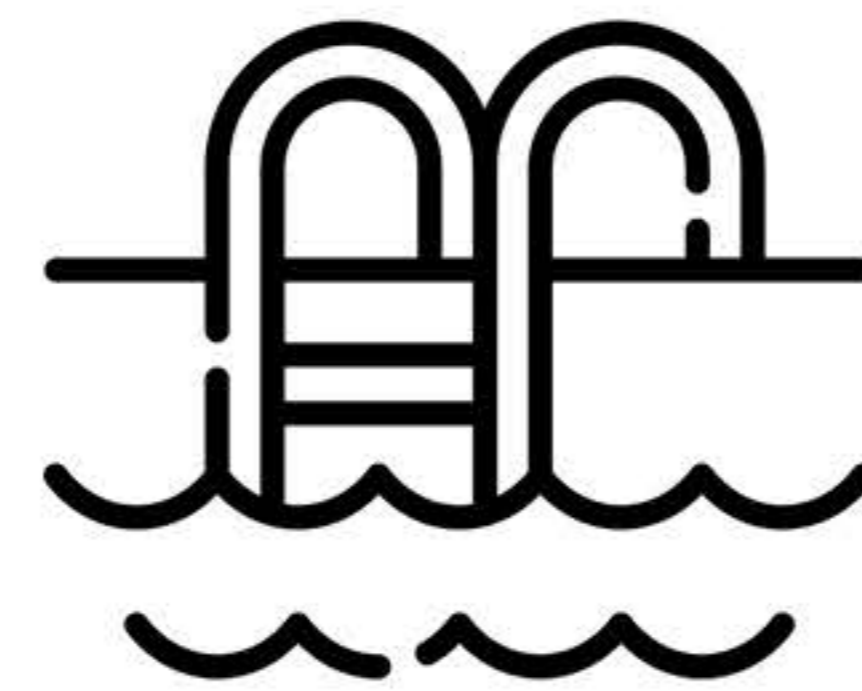
THE AMBIANCE II



# Estate Features



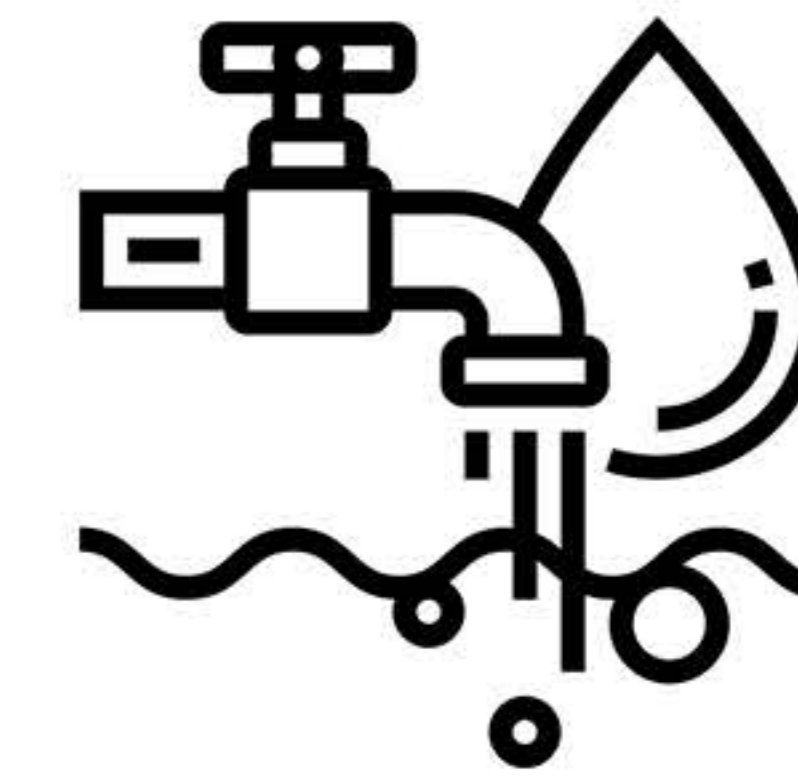
24/7 Security



Swimming Pool



Living Room



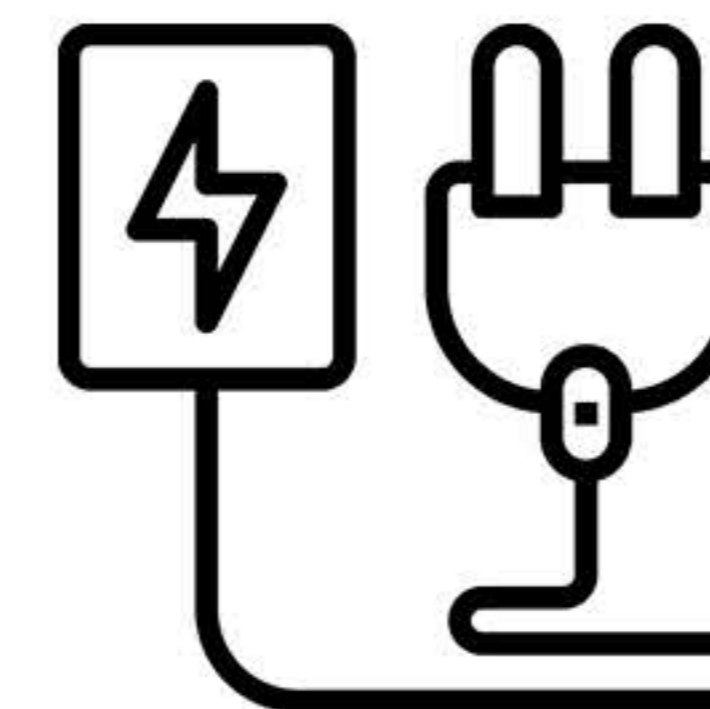
Water Supply



Walk-in Closet



Prime Location



24/7 Power Supply



Ample Parking Space

Property Title:

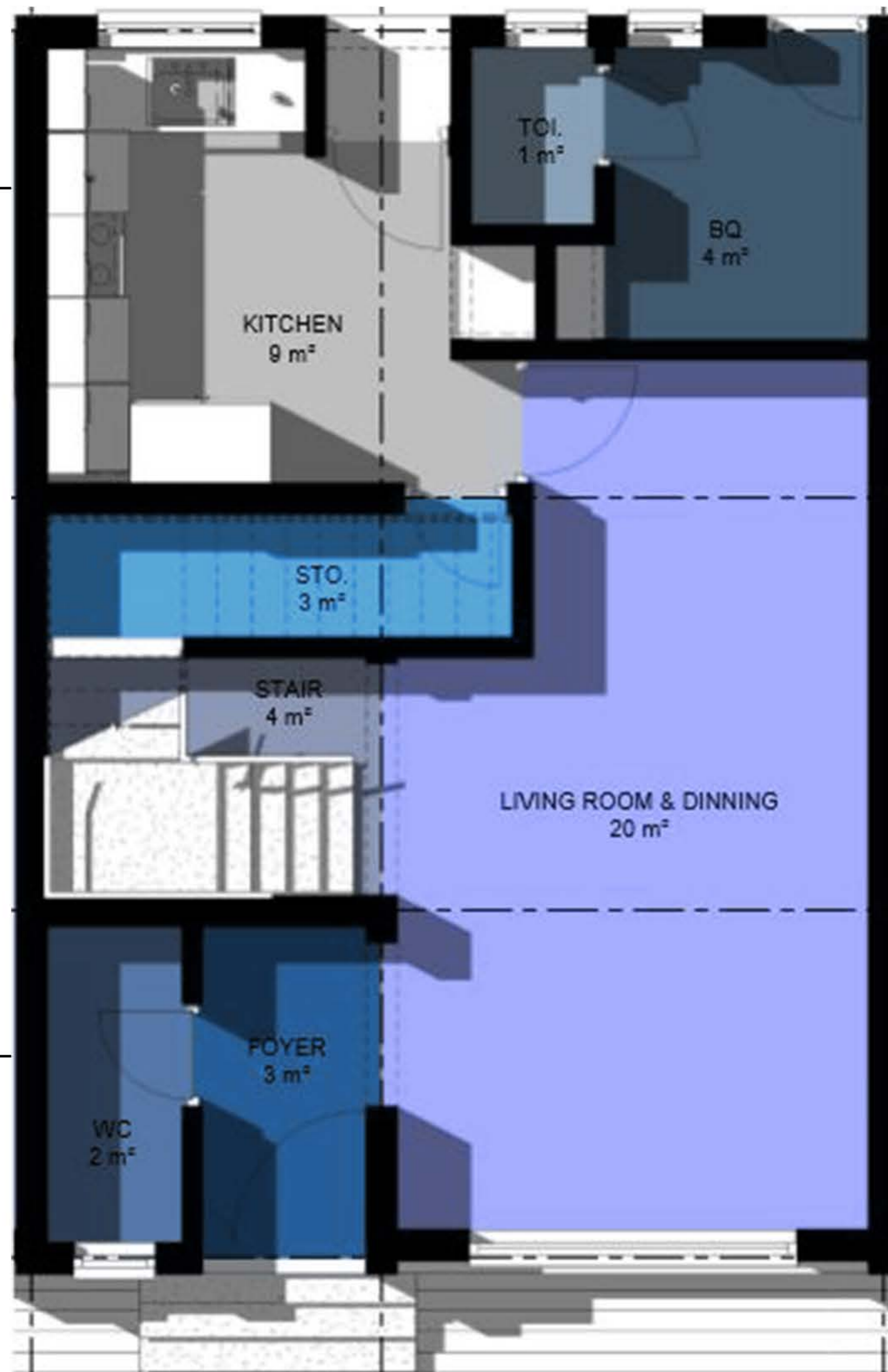


Certificate Of Occupancy

# 2 Bedroom Terrace Duplex +BQ

Size/Unit

GROUND FLOOR  
59.80Sqm



FIRST FLOOR  
74.30Sqm

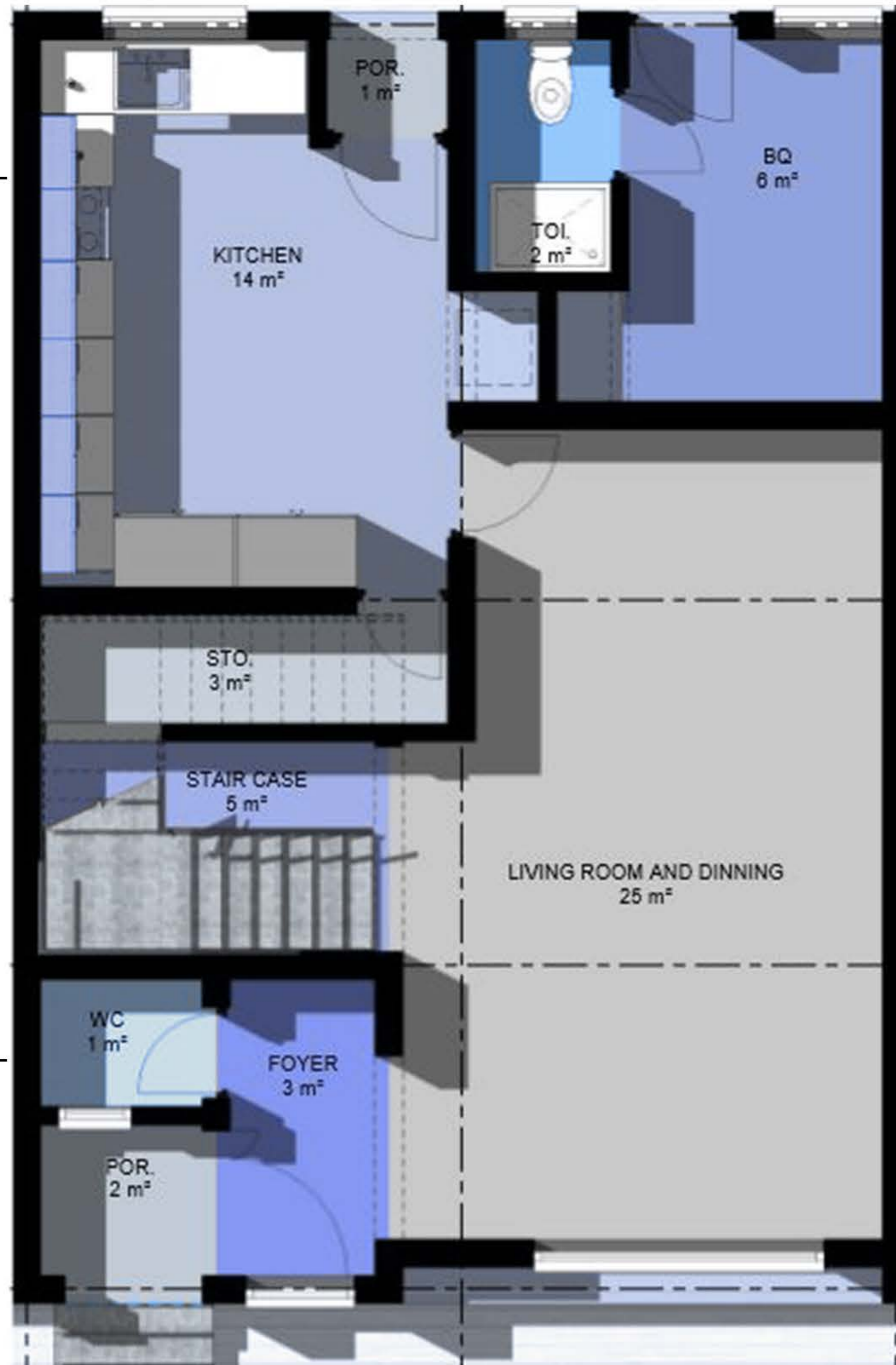


Total = 134.1Sqm

# 3 Bedroom Terrace Duplex +BQ Size/Unit

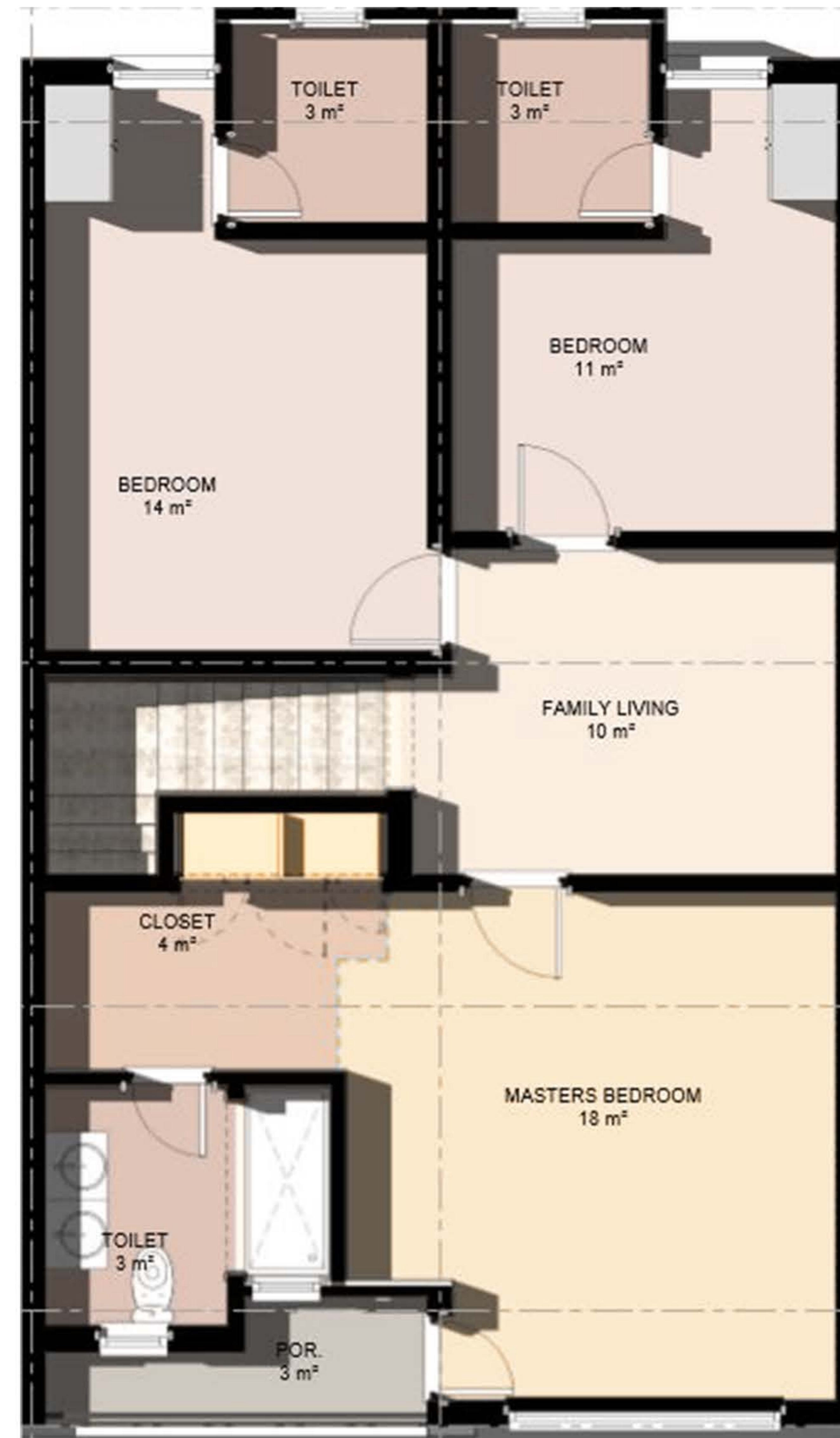
GROUND FLOOR

**79.50Sqm**



FIRST FLOOR

**92.95Sqm**

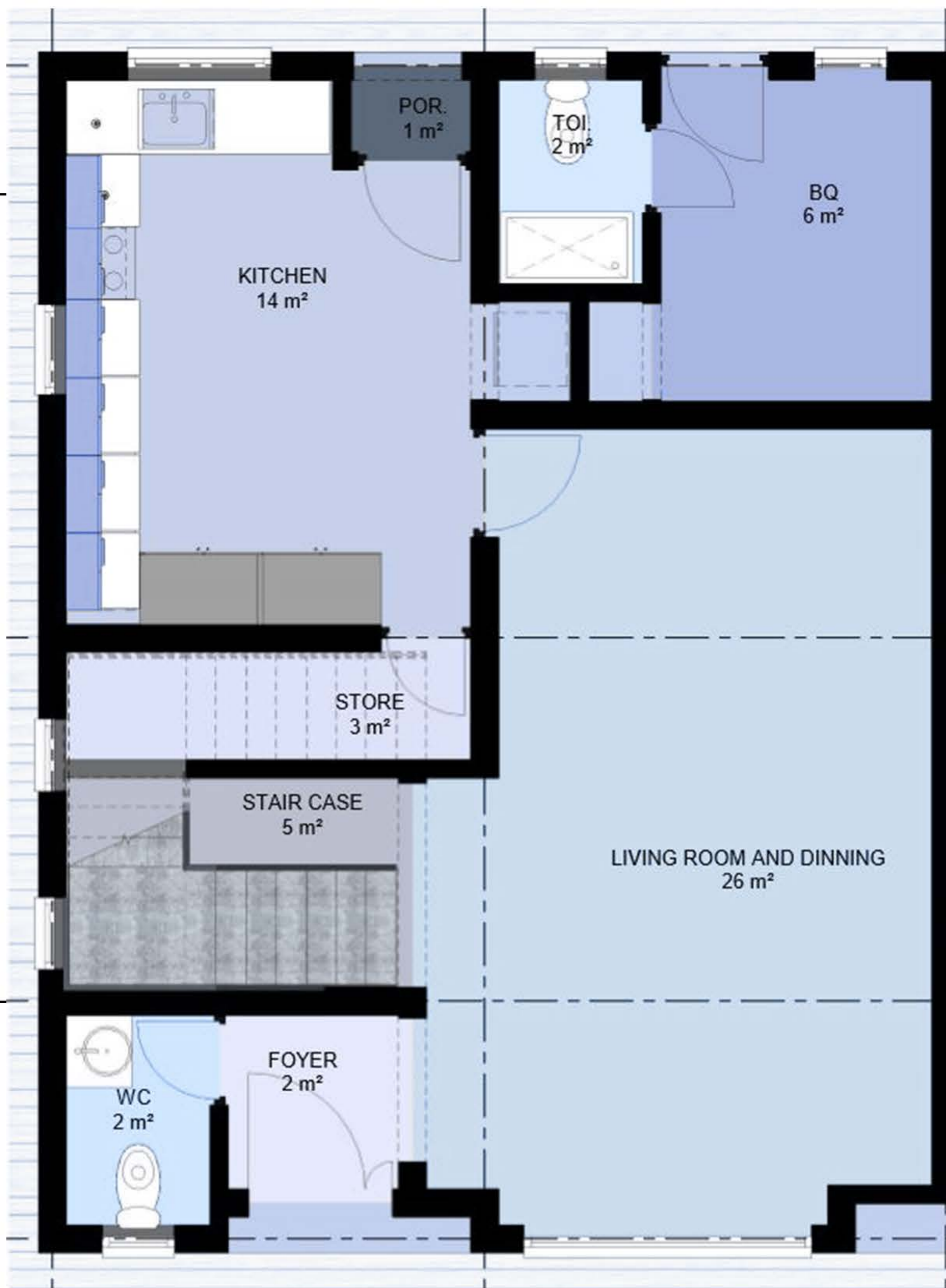


Total = **172.4Sqm**

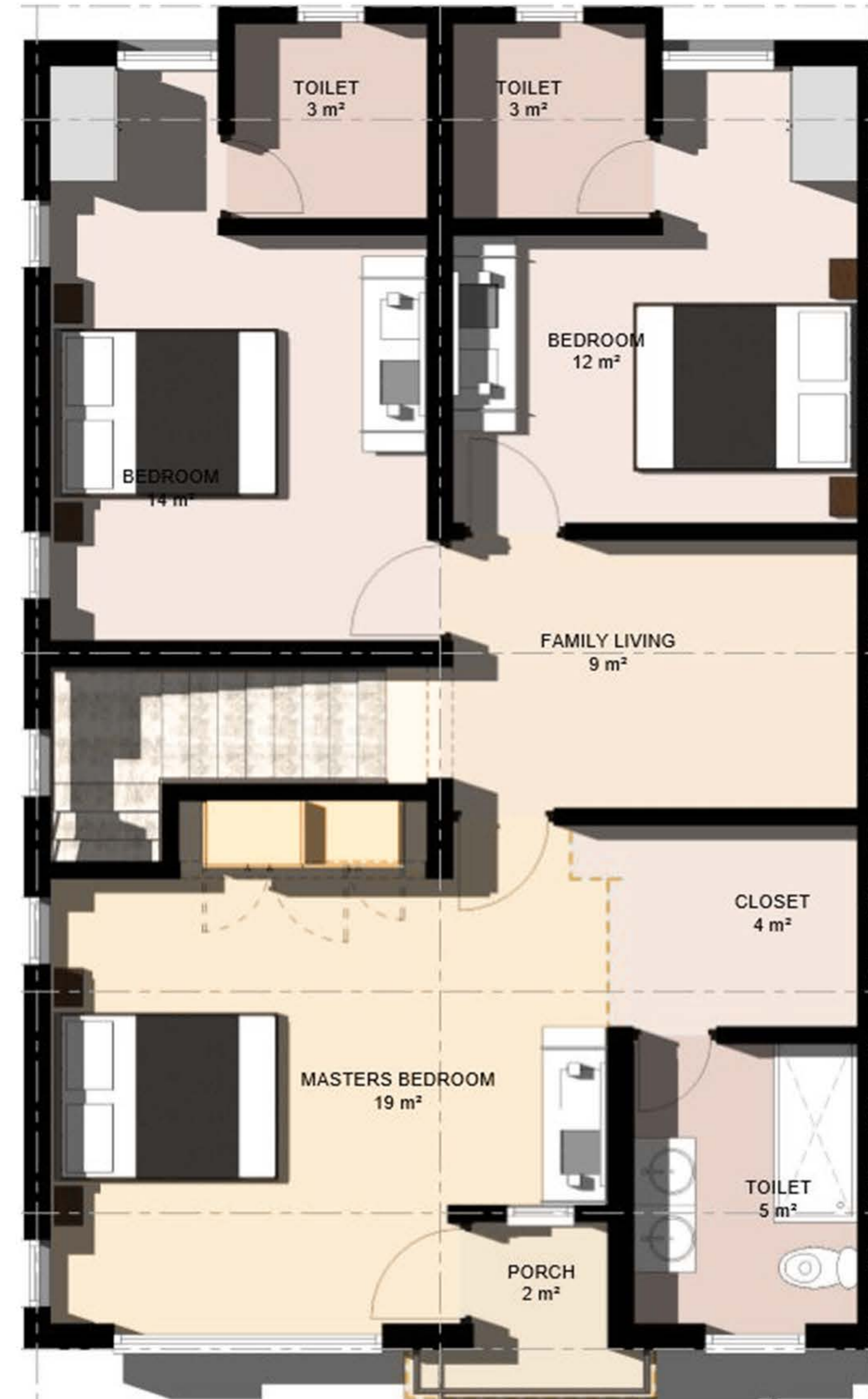
# 3 Bedroom Semi - Detached +BQ

Size/Unit

GROUND FLOOR  
76.50Sqm



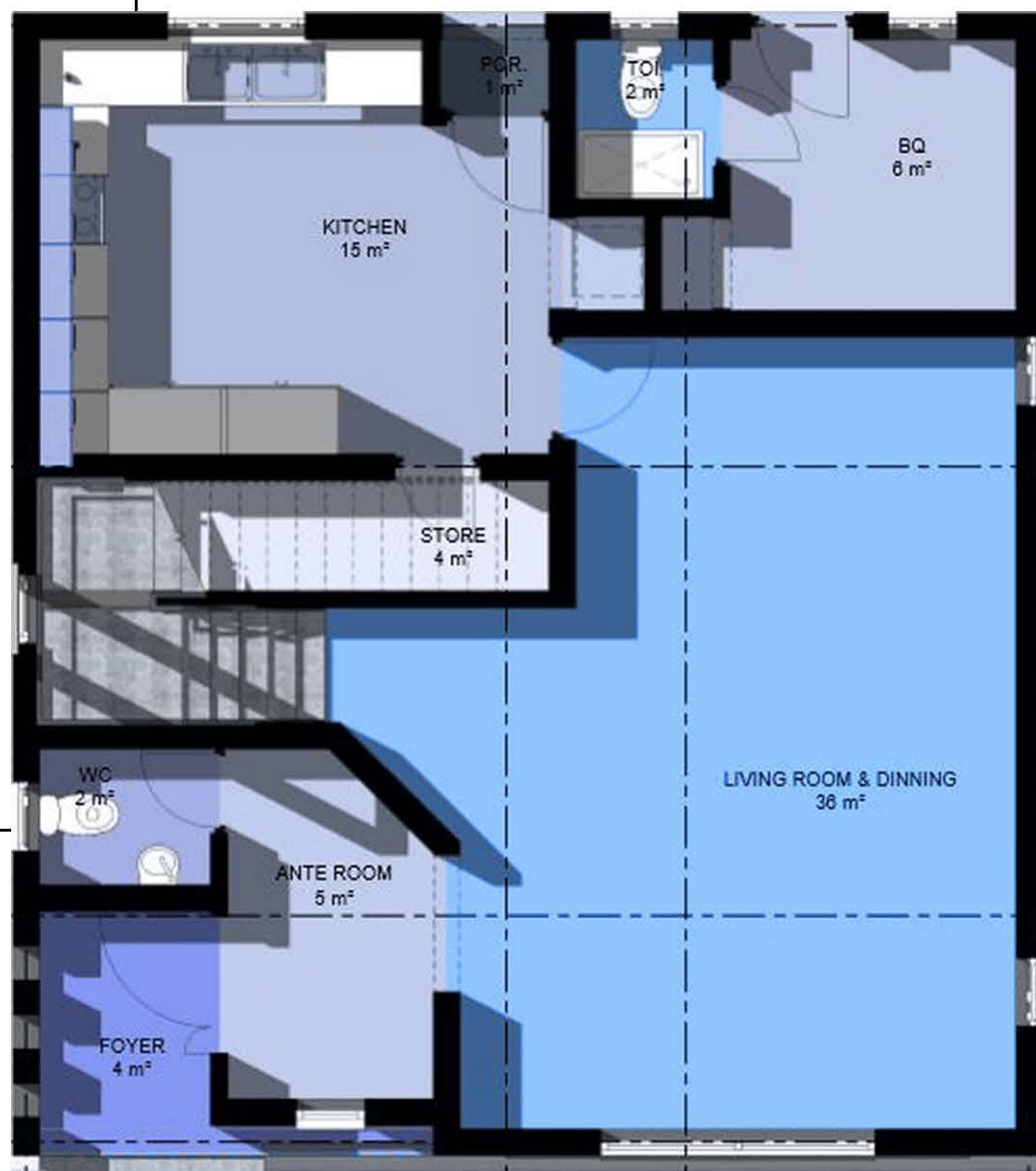
FIRST FLOOR  
89.80Sqm



Total = 166.6Sqm

# 4 Bedroom Fully Detached Duplex +BQ Size/Unit

GROUND FLOOR  
90.30Sqm



Total = 260.3Sqm

FIRST FLOOR  
103.5Sqm



PENT FLOOR  
66.5Sqm



CERTIFICATE OF OCCUPANCY

**2M** **EMBER**  
**PROMO PRICE SLASH!**



**SALES  
 CLOSED**

2 BEDROOM TERRACE + BQ

Initial Deposit  
**N5M**

**THE AMBIANCE II**  
 Oko Ado, Behind LBS

**2 BEDROOM TERRACE + BQ**

Current Price  
**N45M**



Up To 18Months Payment Plan

**TRIBITAT**

Payment Plan

**2 BEDROOM TERRACE DUPLEX + BQ**

0 - 6 MONTHS <small>OUTRIGHT</small>	12 MONTHS	18 MONTHS	<b>DEPOSIT</b>
<b>N45M</b>	<b>N46.5M</b>	<b>N47.5M</b>	<b>N5M</b>

**THE AMBIANCE II**  
 Oko Ado, Behind LBS

CERTIFICATE OF OCCUPANCY



Initial Deposit  
**N5M**

**3 BEDROOM TERRACE + BQ**

Outright	3 Months	6 Months	12 Months	18 Months
<b>N60M</b>	<b>N61M</b>	<b>N62M</b>	<b>N63M</b>	<b>N65M</b>

Up To 18Months Payment Plan

www.tribitatrealstate.com

**TRIBITAT**

**3 BEDROOM DUPLEX + BQ**

OUTRIGHT	3 MONTHS	6 MONTHS	12 MONTHS	18 MONTHS	<b>DEPOSIT</b>
<b>N60M</b>	<b>N61M</b>	<b>N62M</b>	<b>N63M</b>	<b>N65M</b>	<b>N5M</b>

CERTIFICATE OF OCCUPANCY

**THE AMBIANCE II**  
Oko Ado, Behind LBS

Initial Deposit  
**N10M**

**4 BEDROOM DET. DUPLEX + BQ**

Outright	3 Months	6 Months	12 Months	18 Months
<b>N80M</b>	<b>N81M</b>	<b>N82M</b>	<b>N83M</b>	<b>N85M</b>

Up To 18Months Payment Plan

www.tribitatrealstate.com **TRIBITAT**

**THE AMBIANCE II**  
Oko Ado, Behind LBS

CERTIFICATE OF OCCUPANCY

Initial Deposit  
**N5M**

**3 BEDROOM SEMI DTD + BQ**

Outright	3 Months	6 Months	12 Months	18 Months
<b>N65M</b>	<b>N66M</b>	<b>N67M</b>	<b>N68M</b>	<b>N70M</b>

Up To 18Months Payment Plan

www.tribitatrealstate.com **TRIBITAT**

## Payment Plan

### 4 BEDROOM FULLY DETACHED DUPLEX + BQ

OUTRIGHT	3 MONTHS	6 MONTHS	12 MONTHS	18 MONTHS	DEPOSIT
<b>N80M</b>	<b>N81M</b>	<b>N82M</b>	<b>N83M</b>	<b>N85M</b>	<b>N10M</b>

### 3 BEDROOM SEMI DETACHED DUPLEX + BQ

OUTRIGHT	3 MONTHS	6 MONTHS	12 MONTHS	18 MONTHS	DEPOSIT
<b>N65M</b>	<b>N66M</b>	<b>N67M</b>	<b>N68M</b>	<b>N70M</b>	<b>N5M</b>



THE AMB[ANCE] II

Developed By:

TRIBITAT

REAL ESTATE

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