

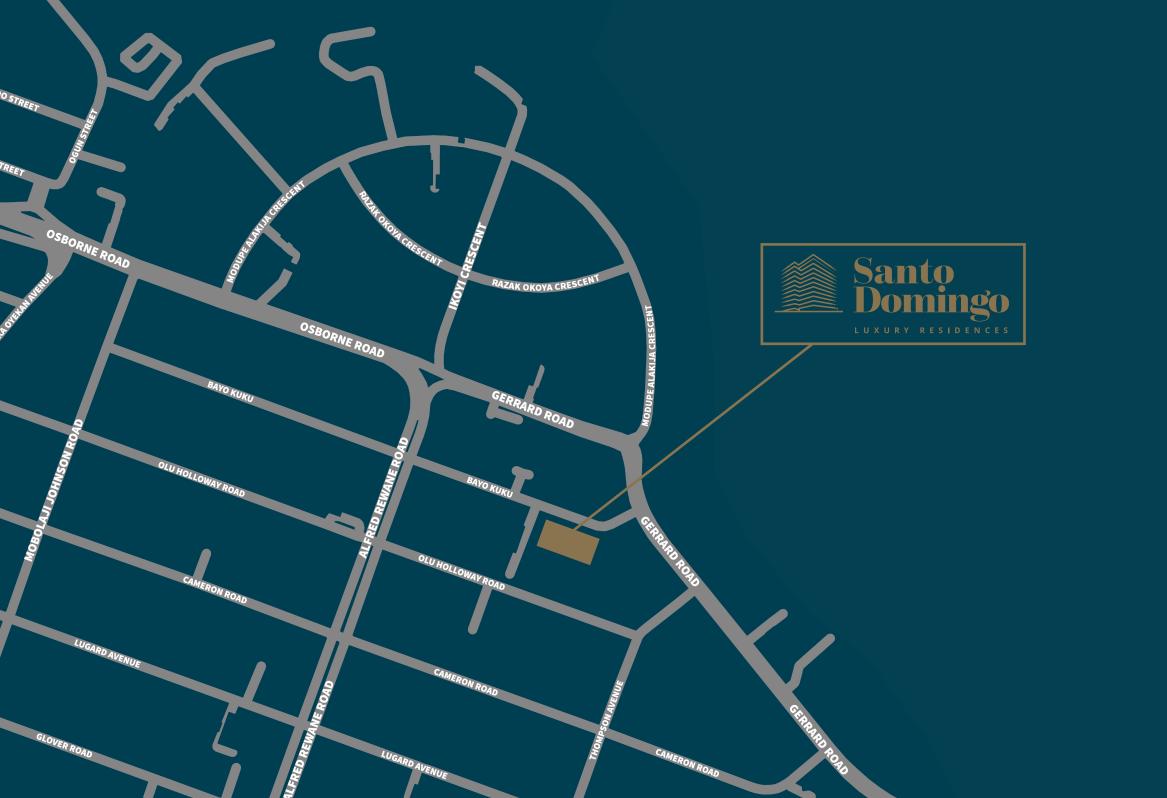




## The Rise of Modern Luxury

Santo Domingo Residence is a delight to behold, aloft with enchanting elegance, in the heart of Ikoyi, Lagos. A full panoramic view turnt transcendental when the open balconies allow in the gilded sunshine to play with the intricately adorned interiors.

The project encompasses Luxury 3 & 4 Bedroom apartments and exclusive penthouses. It enjoys an apt location in Ikoyi, just few minutes from major hotspots in Lagos.











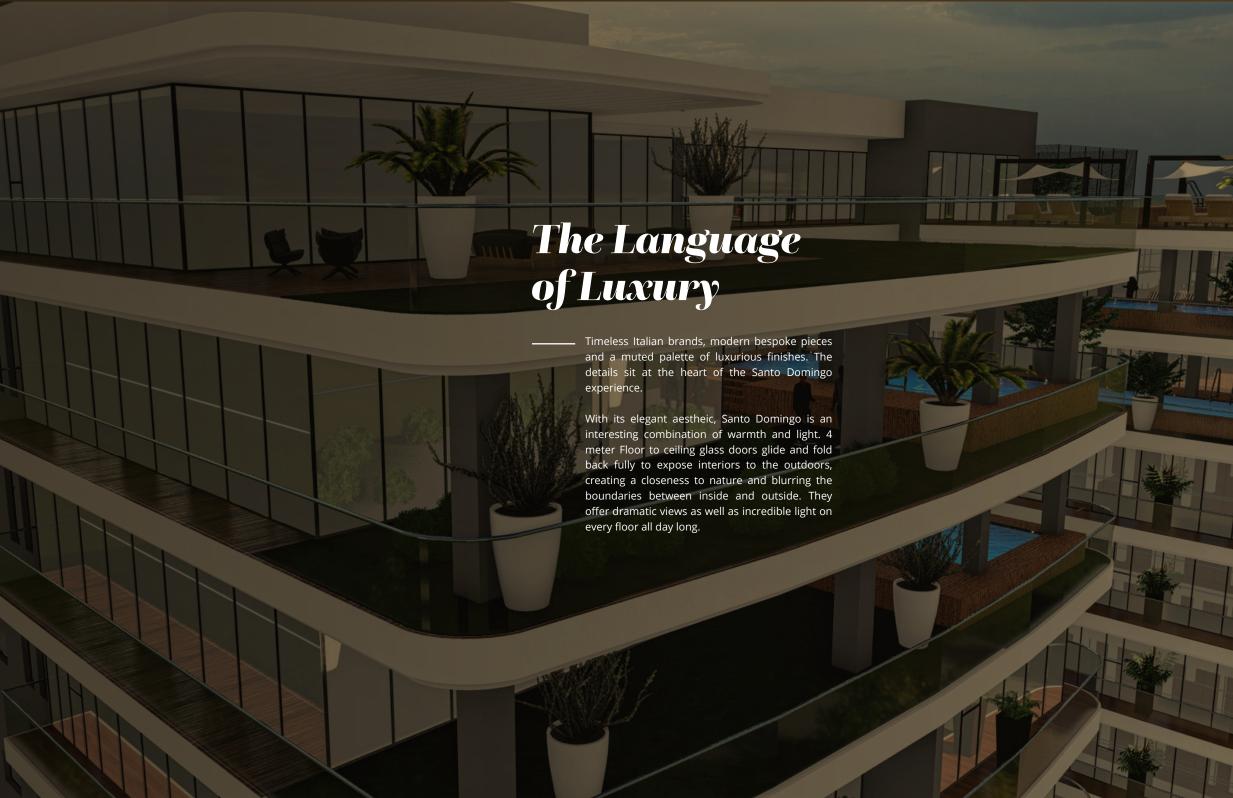
## Extraordinary Vision

Magnificent panoramic exposures wrap around all sides of the Santo Domingo Residence granting 360-degree views of Ikoyi and offering abundant natural light. Full-perimeter balconies invite fabulous outdoor living for all occasions, further enhancing this exquisite offering.

Awash with natural light that flows from sweeping floor to ceiling windows, the beauty of your residence is impeccable. The 4 meter high ceilings, give a palatial experience. The architecture and aesthetic of the rooms are pristine, having been conceptualized by design leaders of global repute.

#### SPECIFICATIONS

PRIVATE ELEVATOR LOBBY	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     OTHERS     WINDOWS	White Marble, Wood Panelling & Acrylic Emulsion Combination of POP with Acrylic Emulsion, spotlights & tracklights 2.8m polished wooden flush shutters	UTILITY ROOM	FLOORING     WALLS     CEILING     DOORS     OTHERS	White Marble tiles Satin white POP with Acrylic Emulsion, spotlights 2.8m Laminate flish doors with solid HDF core Three Phase supply with 100% Power Backup
PRIVATE ELEVATOR	FLOORING     WALLS     CEILING     ELECTRICAL     OTHERS	Combination of Mirrors & Wood Panelling Mirror ceiling with spotlights	KITCHEN	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     FITTINGS     OTHERS     WINDOWS/     GLAZING	White Marble tiles White Marble tiles POP with Acrylic Emulsion, spotlights & track lights 2.8m Laminate flush shutters with solid HDF core Three Phase supply with 100% Power Backup Fully fitted kitchen with Bosch kitchen appliances Marble feature on Island 4m Floor to Ceiling double glazed panels
LIVING & DINING AREA	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     OTHERS     WINDOWS/     GLAZING	Combination of satin white with Cornice Combination of POP with Acrylic Emulsion, spotlights & track lights 2.8m Laminate flush shutters with solid HDF core Three Phase supply with 100% Power Backup White Marble feature walls around entertainment station	MASTER BATHROOM	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     FITTINGS     WINDOWS/     GLAZING	Combination of Black and White Marble tiles Combination of Black and White Marble tiles POP with Acrylic Emulsion, spotlights with track lights 2.8m Laminate flush shutters with solid HDF core Three Phase supply with 100% Power Backup Grohe, Duravit or Kohler fixtures 4m Floor to Ceiling double glazed panels
MASTER BEDROOM	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     OTHERS     WINDOWS/ GLAZING	White Marble feature walls around entertainment station	BATHROOMS	FLOORING WALLS CEILING DOORS ELECTRICAL FITTINGS WINDOWS/ GLAZING	White Marble tiles White Marble tiles POP with Acrylic Emulsion & spotlights 2.8m Laminate flush shutters with solid HDF core Three Phase supply with 100% Power Backup Grohe, Duravit or Kohler fixtures 4m Floor to Ceiling double glazed panels
BEDROOMS 1, 2, 3	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     WINDOWS/     GLAZING	Combination of satin white with Cornice Combination of POP with Acrylic Emulsion, spotlights & track lights 2.8m Laminate flush shutters with solid HDF core . Three Phase supply with Independent meter, 100% Power Backup	BALCONIES	FLOORING     CEILING     DOORS     RAILINGS	Anti-Skid Oak Wood Flooring POP with Acrylic Emulsion, spotlights & track lights 4m Floor to Ceiling double glazed panels Glass with Polished Aluminium
CLOSETS	FLOORING     WALLS     CEILING	White Marble tiles Fitted wooden fixtures with solid HDF core Combination of POP with Acrylic Emulsion, spotlights & track lights	MAIDS QUARTERS	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     WINDOWS/     GLAZING	Ceramic Tiles Satin white POP with Acrylic Emulsion, spotlights & track lights Laminated Flush doors Three Phase supply with 100% Power Backup UPVC Aluminium window frames with double glazed panels
FAMILY LOUNGE	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     OTHERS     WINDOWS     GI AZING	Combination of satin white with Cornice Combination of POP with Acrylic Emulsion, spotlights & track lights 2.8m Laminate flush shutters with solid HDF core Three Phase supply 100% Power Backup White Marble feature walls around entertainment station	MAIDS BATHROOM	FLOORING     WALLS     CEILING     DOORS     ELECTRICAL     FITTINGS	Ceramic Tiles Ceramic Tiles POP with Acrylic Emulsion & spotlights Laminated Flush doors Three Phase supply with 100% Power Backup Hindware fixtures







## Elevating the Meaning of Luxury

Innovatively designed modern luxury structure, this sophisticated and sustainable dwelling is home to lavish amenities and thoughtful details that create a fulfilling and rewarding lifestyle for even the most discerning tastes.

#### AMENITIES



CONCIERGES



SALON



**RETAIL SHOP** 



**CINEMA ROOM** 



6 ELEVATORS (2 SERVICE)



SPA



**PHARMACY** 



WRAP AROUND BALCONIES



LARGE LOUNGE



LOUNGE BAR & KITCHEN



CIGAR LOUNGE



SUSPENDED POOL & HOT TUB



FITNESS CENTRE



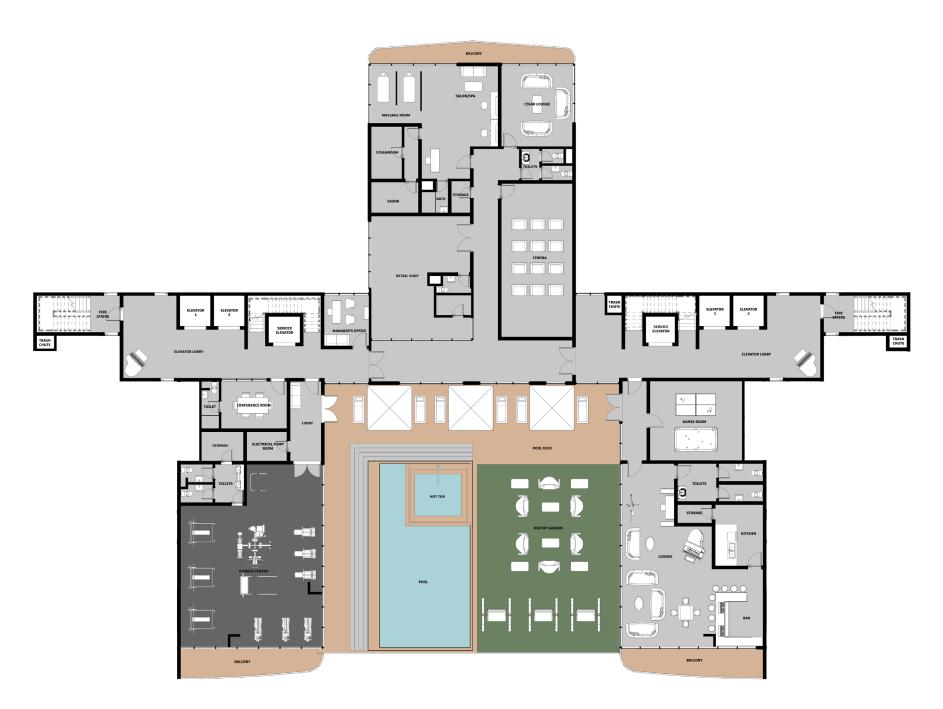
**GAMES ROOM** 



CONFERENCE ROOM



TRASH CHUTES







# 3Bedroom Apartment Kitchen









Luxury Tile

Double Basin

Spot Lights

Electric/ Gas Cooker









Microwave

Range Hood

Cabinets

Blender

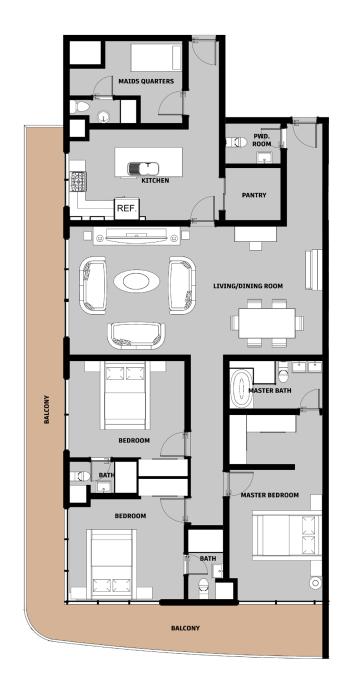
3 BEDROOM APARTMENT FLOORS 3 – 12

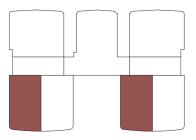
Internal SQM: 194m<sup>2</sup>

External SQM: 46m<sup>2</sup>

Total SQM: 240m<sup>2</sup>

Assigned Car Park: 2







3 BEDROOM APARTMENT FLOORS 4 – 12

Internal SQM: 194m<sup>2</sup>

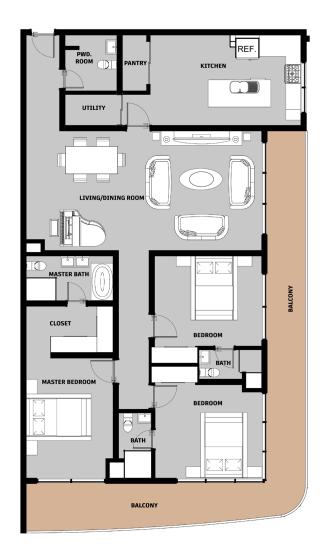
External SQM: 46m<sup>2</sup>

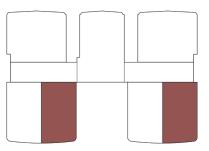
Total SQM: 240m<sup>2</sup>

Assigned Car Park: 2

OPTION FOR OPEN KITCHEN FLOOR PLAN AVAILABLE







4 BEDROOM APARTMENT FLOORS 3 – 12

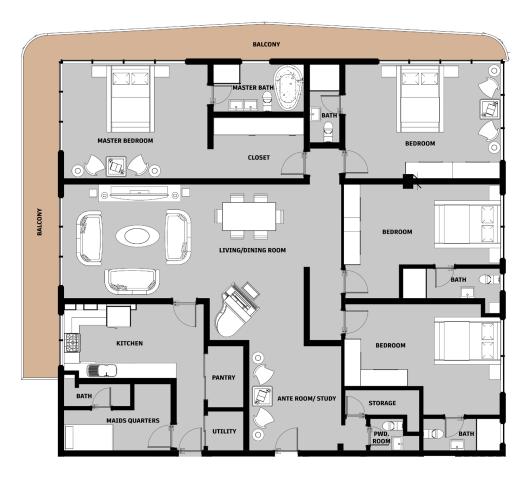
Internal SQM: 274m<sup>2</sup>

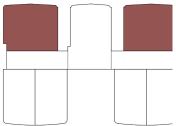
External SQM: 42m<sup>2</sup>

Total SQM: 316m<sup>2</sup>

Assigned Car Park: 2–3

OPTION FOR OPEN KITCHEN FLOOR PLAN AVAILABLE







## 4Bedroom Apartment Master Bedroom







Luxury Tile

Alluminium Doors & windows

ium Spot Lights





Gypson Ceiling

3.6m Floor to Ceiling

3 BEDROOM APARTMENT FLOORS 3 – 12

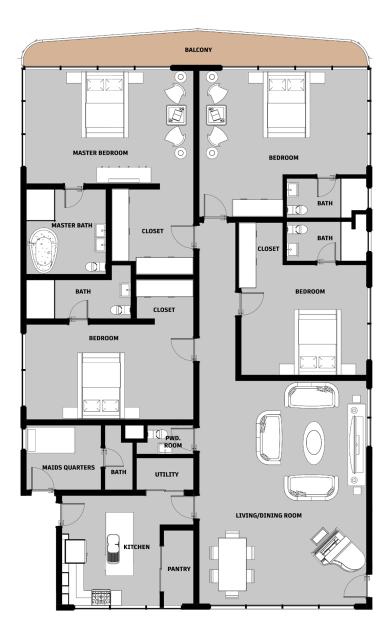
Internal SQM: 295m<sup>2</sup>

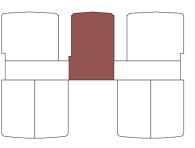
External SQM: 18m<sup>2</sup>

Total SQM: 313m<sup>2</sup>

Assigned Car Park: 2–3

OPTION FOR OPEN KITCHEN FLOOR PLAN AVAILABLE



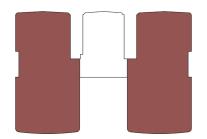


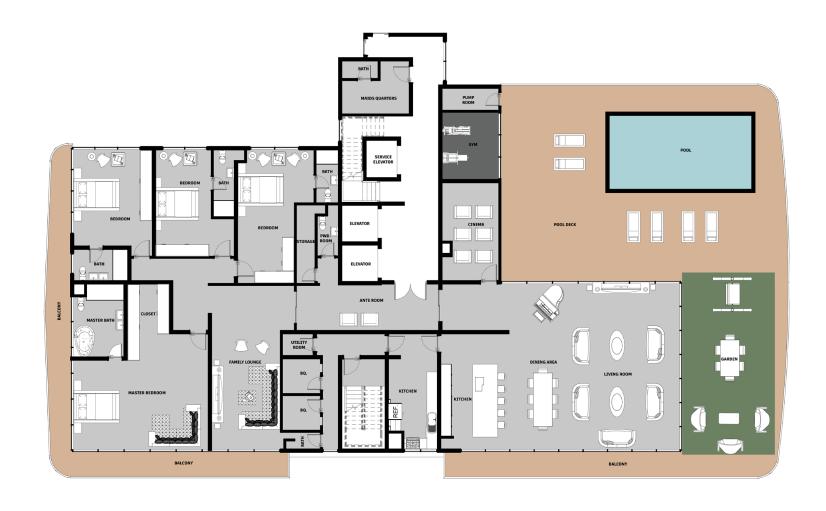
4 BEDROOM PENTHOUSE FLOORS 13 – 14

Internal SQM: 503m<sup>2</sup>

External SQM: 295m<sup>2</sup>

Assigned Car Park: 5





- ALL ROOMS ENSUITE
- 24/7 POWER SUPPLY
- FLOOR TO CEILING WINDOWS
- HOME AUTOMATION
- FULLY FITTED KITCHEN
- 4M CEILINGS
- INDEPENDENT HVAC UNITS
- EMBASSY GRADE 24/7 SECURITY & SURVEILLANCE SYSTEMS





## Be Your Own ARCHITECT

 Do you want to design your own Luxury Apartment at Santo Domingo Luxury Residences? Contact us today to discuss the option of combining multiple apartments into one and giving it your own special touch





3 Bedroom

4 Bedroom (A)

Approx. 240m<sup>2</sup>

Approx. 320m<sup>2</sup>

2 Car parks

2 Car parks

1 Maids Quarters

1 Maids Quarters

From N<sub>4</sub>50m

From N550m





4 Bedroom (B)

4 Bedroom Penthouse

Approx. 315m<sup>2</sup>

Approx. 800m<sup>2</sup>

2/3 Car parks

5 Car parks

1 Maids Quarters

3 Maids Quarters

From N550m

From N2.5b

20% Deposit & 36 Months Payment Plan

#### Why invest in Santo Domingo Residence?



#### **Hedge Against Inflation:**

Nigeria currently has an inflation rate of approximately 18% p.a and savings interest rates at less than 3%. This means your savings are eroding at about 15% p.a. An investment in real estate, especially Santo Domingo serves as the best means for value preservation as prices increase with inflation.



#### **Asset Growth:**

Current prices of Santo Domingo offer great potential for significant capital growth. As construction continues, the prices will increase and the finished product will be at least 30% higher offering early investors a great return on investment.



#### **Rental Income:**

Rental income in similar apartments in Ikoyi range from N15M-N50M p.a on long term rentals giving a yield of about 6%. Short term rentals increase the yield to about 10%. Apartments in Santo Domingo will provide rental income while appreciating in value long term.



#### Location:

Santo Domingo is located in Ikoyi, the number 1 destination to live in Lagos and Nigeria. Property is all about 'Location, Location'.





## Hotel-Esque Priviledge at an Exclusive Address

Taking the exceptonal offerings of a world-renowned hotel with stunning apartments, residents at Santo Domingo Residences will have access to a life of pure leisure and luxury.

Indulge in exclusive, resident-only premium facilities including valet, concierge, Resident's Lounge, sauna, steam room, gym plus a rooftop pool and outdoor dining setting where you can relax, sip a drink from the fully stocked bar and soak in the surrounding views of the city.



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