

BRAINS&HAMMERS

OGUDU FORE SHORE, LAGOS

Brains & Hammers Direct



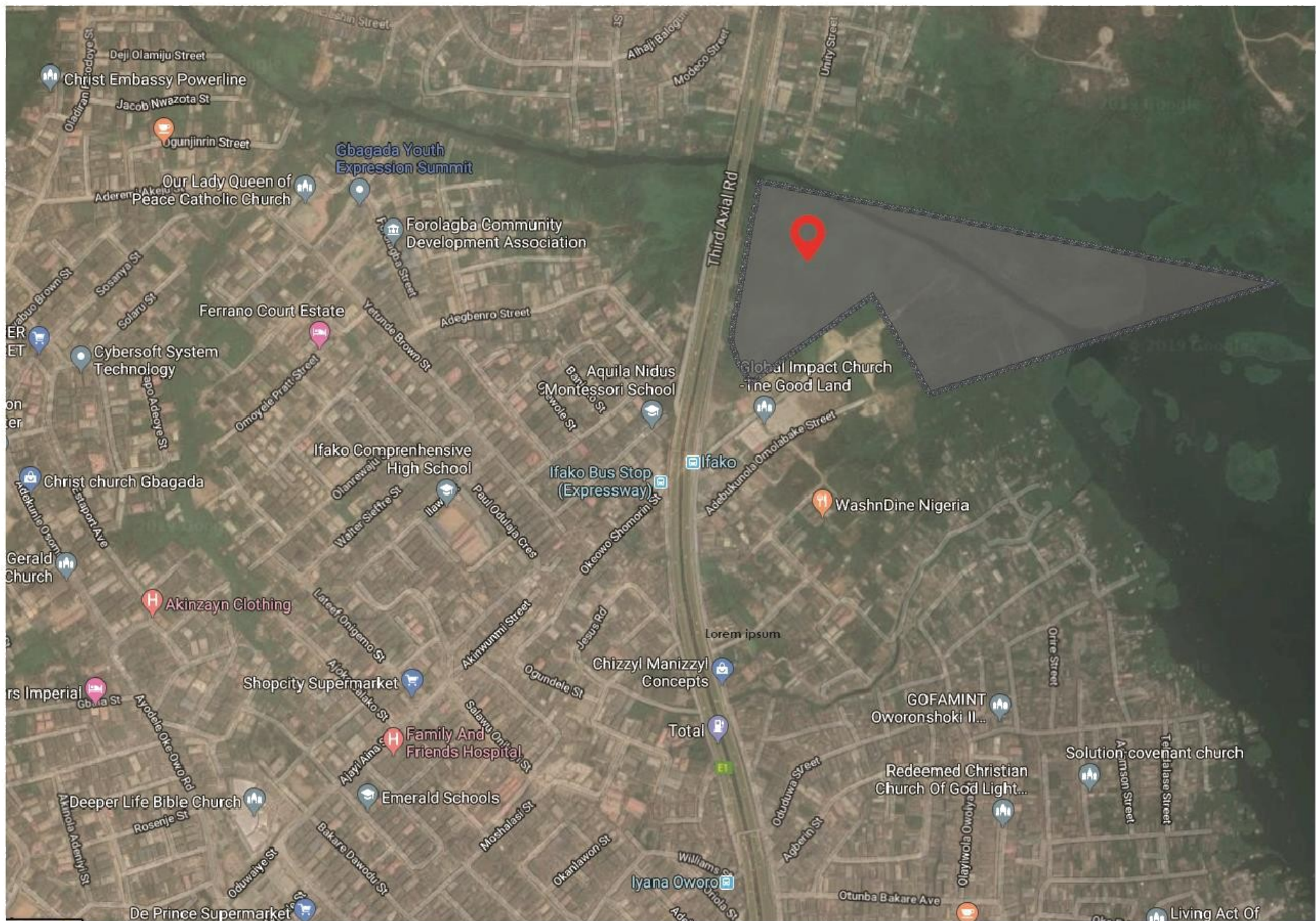
LIFESTYLE AT YOUR FINGER TIPS

DEVELOPERS

Brains & Hammers Direct



BRAINS & HAMMERS
OGUDU FORESHORE.



BRAINS & HAMMERS FORESHORE PROJECT IS LOCATED IN THE FAMOUS OGUDU ALONG OWORONSHOKI EXPRESSEWAY ON LAGOS MAINLAND. THE LOCATION IS RADIALLY CONNECTED WITH ALL MAJOR PARTS OF LAGOS AND BEYOND. 15 MINUTES TO MURTALA MUHAMMED INTERNATIONAL AIRPORT, 10 MINUTES TO THE ISLAND AND 10 MINUTES TO IKEJA CITY MALL.



BRAINS & HAMMERS OGUDU FORESHORE

Located in the fastest growing area of Lagos State. The CITY is a collection of 4 Bedroom Terrace Buildings specifically designed to be modern yet affordable for both first time home buyers and investors.

Amenities include 24/7 Security, Central Power, Water and management of common areas such as the playground and sport recreation facility.

The CITY is ideal for investors seeking an attractive asset with a reasonable cash flow. Given the locational and existing market demand, value appreciation is more or less guaranteed.

To deliver on our promise, our in-house team consists of professionals with skills in construction, project management, finance, strategy, sales and facility management with cumulative experience spanning over 6 decades. These will be harnessed to ensure that the objectives of the project are delivered to all stakeholders.

AMENITIES



Construction period
is estimated at 24
months



Adequate car
park for every
unit



24 hours
uninterrupted
power supply



Uninterrupted
supply of water
to every unit.

AMENITIES



State of the art
swimming pool



24 hour security by
accredited outfits



Playground



Beautifully Landscaped
environment





**TOTAL SITE AREA:
23 HECTARES**

**TOTAL NO. OF TERRACE:
333**

**TOTAL NO. OF
SEMI-DETACHED:
233**

SERVICES

ROADS
STREET LIGHTS
SINGLE LOADED DRAIN
SEWAGE TREATMENT
WATER TREATMENT
INDEPENDENT POWER
PLANT (IPP) AND
PHCN PRIORITY LINE
(24 HRS POWER)

RECREATIONAL FACILITIES

SWIMMING POOL
PLAYGROUND
FITNESS CENTRES
5-ASIDE FOOTBALL PITCH
WITH SPECTATOR STANDS
STANDARD LAWN TENNIS
COURT.



DESIGN LAYOUT



FLOOR LAYOUT -single unit



GROUND FLOOR PLAN

MAIN LOUNGE /DINING	32M ²
GUEST BEDROOM	12.5M ²
KITCHEN	12.5M ²



FIRST FLOOR PLAN

MASTERS' BEDROOM	20M ²
MASTERS' BEDROOM TOILET	5M ²
FAMILY LOUNGE	15.5M ²
BEDROOM 1	12.5M ²
BEDROOM 2	12.9M ²

terrace

DESIGN LAYOUT





terrace



terrace



terrace



**Semi-
detached**



**Semi-
detached**



semi-detached



semi-detached



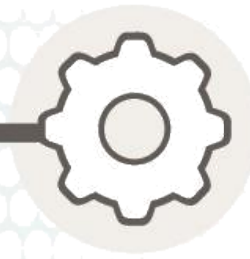
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SERVICES



RECREATION

- SWIMMING POOL
- PLAYGROUND
- 5-ASIDE FOOTBALL PITCH WITH STANDS
- BASKETBALL COURT
- LAWN TENNIS COURTS



INFRASTRUCTURAL FACILITIES

- PAVED ROADS
- STREET LIGHTS
- SINGLE LOADED DRAIN
- SEWAGE TREATMENT
- WATER TREATMENT
- INDEPENDENT POWER PLANT (IPP) AND PHCN PRIORITY LINE (24 HRS)



GOVERNMENT APPROVAL

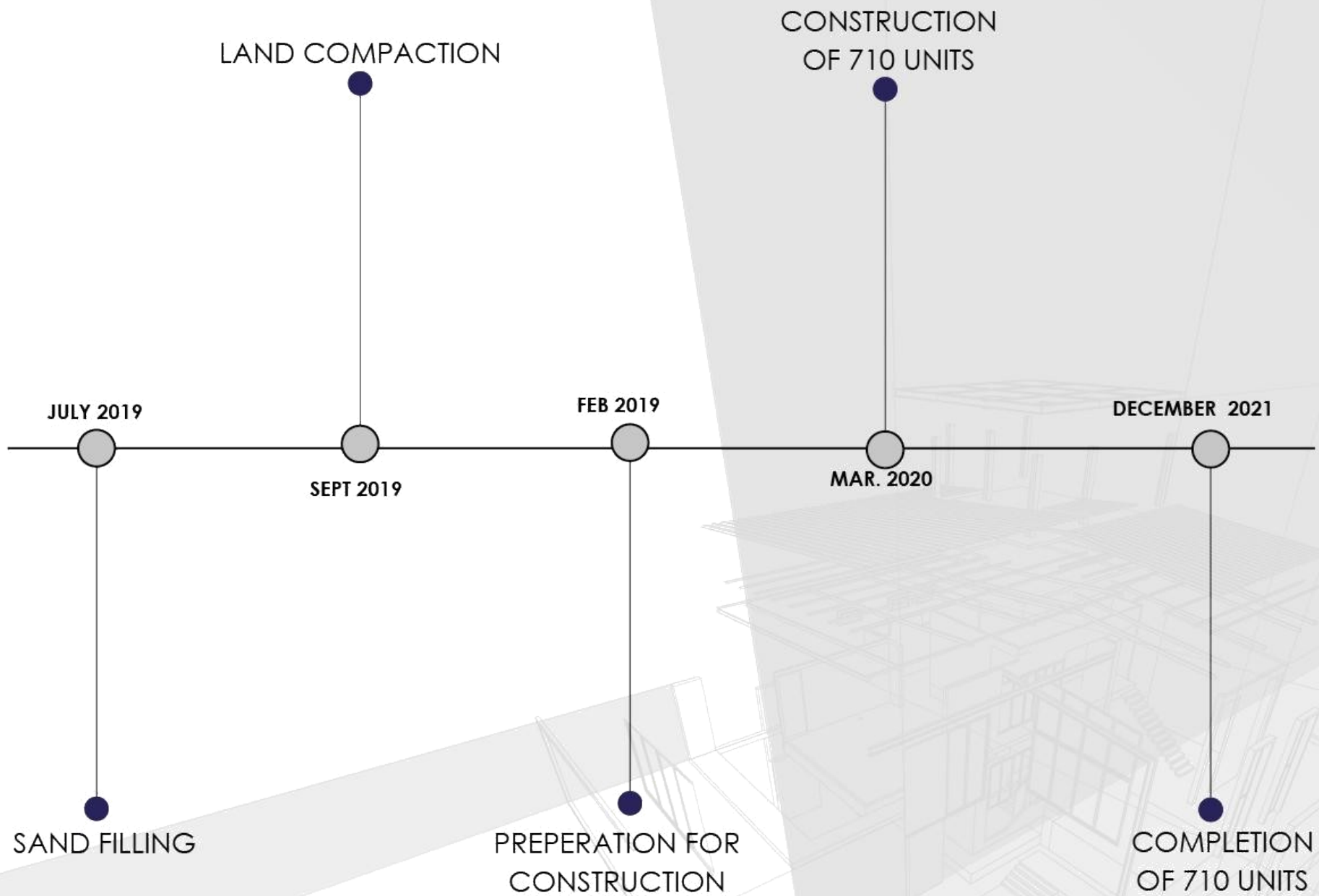
ALL NECESSARY DOCUMENTS AVAILABLE



CITY WIDE MANAGEMENT

- REGULAR SECURITY
- MOBILE POLICE SECURITY
- SURVEILLANCE CAMERAS
- ESTATE GROCERY STORES

PROJECT TIMELINE



PAYMENT PLAN

- **N27.99m PER UNIT FOR OUTRIGHT PURCHASE**
- **N35m PER UNIT FOR 18 MONTH INSTALLMENTAL PAYMENT**
- **N3.5m INITIAL DEPOSIT**

PRICE

SEMI FINISHED TERRACES

- FINISHED EXTERIOR
- ALL WINDOWS INSTALLED
- ENTRANCE DOORS
INSTALLED
- NO INTERIOR FINISHES
- NO SANITARY FITTINGS



PAYMENT PLAN

- **N40m PER UNIT FOR OUTRIGHT PURCHASE**
- **N55m PER UNIT FOR A 18 MONTH INSTALLMENTAL PAYMENT**

N5.5M INITIAL DEPOSIT

LIMITED UNITS AVAILABLE

PRICE

SEMI FINISHED SEMI-DETACHED

- FINISHED EXTERIOR
- ALL WINDOWS INSTALLED
- ENTRANCE DOORS
INSTALLED
- NO INTERIOR FINISHES
- NO SANITARY FITTINGS



ABOUT US

Brains & Hammers Limited has its roots in the design and building of high-end residential property.

While this remains at the heart of what we do, today, we have expanded our core competencies, transferring the same focus on quality to complementary offerings along six primary specialties:

- Infrastructure
- Affordable Housing
- Luxury Housing
- Hotels and Luxury Serviced Apartments
- Facility Management

In just over 10 years, **Brains & Hammers** has become one of the fastest growing real estate firms in Nigeria with a focus on the mid luxury range. By maintaining control throughout the design and construction process, we ensure that each of our residences is built to the highest quality standards.

Established in 2006, Brains and Hammers Limited has gained a reputation as one of the leading real estate and infrastructure development companies in Nigeria.

Year after year, we continue to provide housing solutions that appeal to customers' needs for a wide range of market segments. We boast of some of the brightest minds in the industry and ensure continuous improvement as our organizational culture, structure, and operational strategy aligns to support and fulfill our business objective of customer satisfaction.

about



**PROJECTS
DELIVERED**

COMPLETED PROJECTS

5-bedroom detached duplex at Brains & Hammers Estate, Apo 1
104 units completed and occupied.



5-bedroom detached duplex at Brains & Hammers Estate, Apo 2
68 units completed and occupied



COMPLETED PROJECTS

5-bedroom detached duplex at Brains & Hammers Estate, Apo 3
135 units completed and occupied



4 bedroom terraced houses at Brains & Hammers Estate,
Gwarimpa - 83 units completed & occupied



The Avenue project, joint venture with LSDPC



Semi Detached 4 bedroom Duplex at Ogudu Phase 2, Lagos.



PROPERTY MARKETING BY

SOUQ GRANDEUR

REAL ESTATE | MARKETING & SALES | ADVISORY

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