

BRAINS & HAMMERS OGUDU FORESHORE



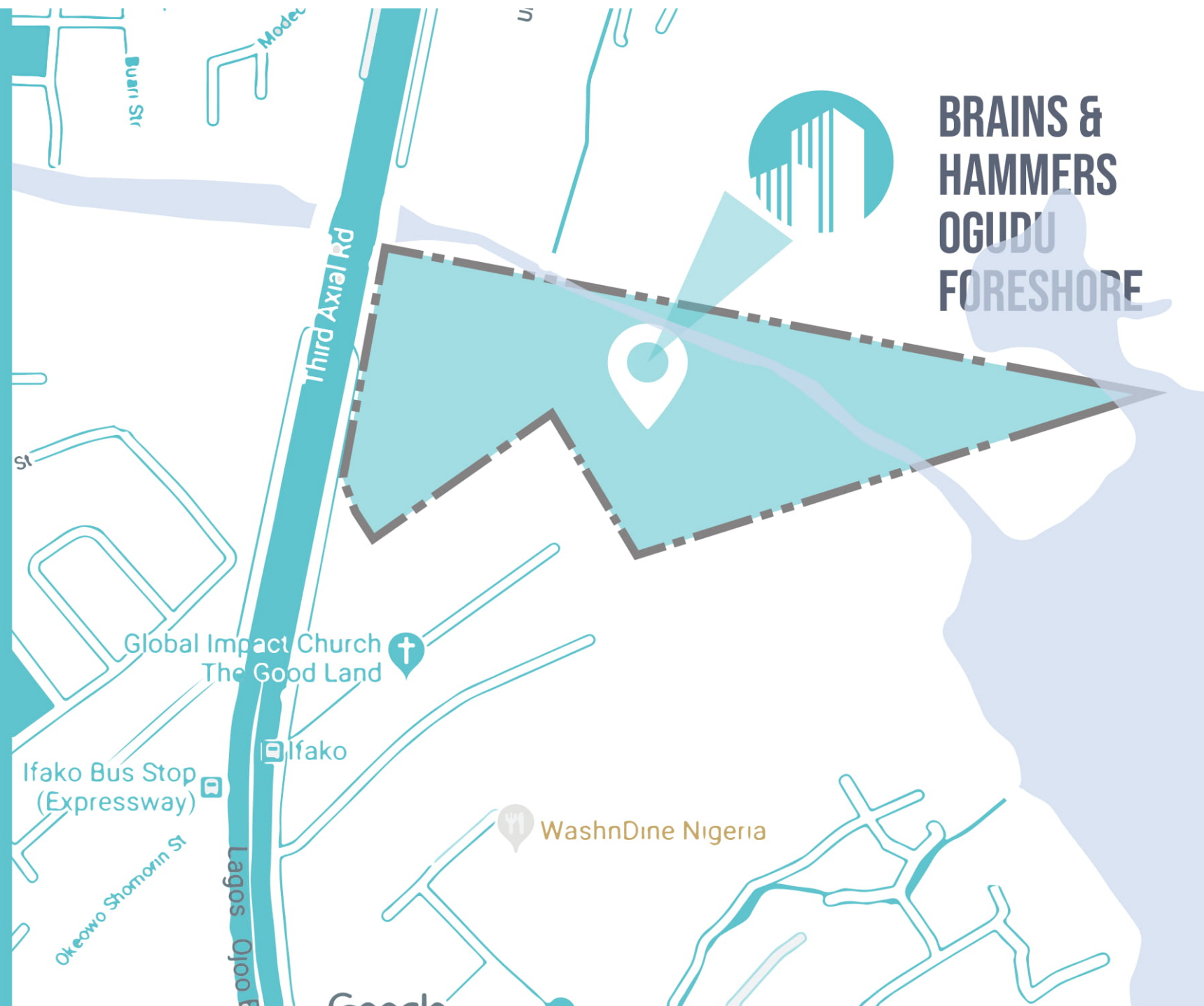
Brains & Hammers Direct

EXCEPTIONAL LOCATION

IKEJA CITY MALL :
15 MINUTES

MURITALA MOHAMMED AIRPORT :
20 MINUTES

LAGOS ISLAND :
10 MINUTES



BRAINS & HAMMERS DIRECT HAS IT'S ROOTS IN THE DESIGN AND CONSTRUCTION OF HIGH-END RESIDENTIAL PROPERTIES.

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 DELIVERABLES ALONG SEVEN PRIMARY SPECIALTIES:

- INFRASTRUCTURE
- AFFORDABLE HOUSING
- LUXURY HOUSING
- HOSPITALITY
- FACILITY MANAGEMENT
- PROCUREMENT

ESTABLISHED IN 2006, BRAINS AND HAMMERS LIMITED HAS GAINED A REPUTATION AS ONE OF THE LEADING REAL ESTATE AND INFRASTRUCTURE DEVELOPMENT COMPANIES IN NIGERIA.

IN JUST OVER 14 YEARS, BRAINS & HAMMERS HAS CARVED A NICHE FOR QUALITY AND TIMELY DELIVERY FOR ITSELF AMONG THE REAL ESTATE FIRMS IN NIGERIA WITH A SPECIAL FOCUS ON THE MID LUXURY RANGE. BY MAINTAINING CONTROL THROUGHOUT THE DESIGN AND CONSTRUCTION PROCESSES, WE ENSURE THAT EACH OF OUR RESIDENCES IS BUILT TO THE HIGHEST QUALITY STANDARDS.

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.



LIVE INSIDE A HOME. STAY INSIDE A COMMUNITY

Presenting..... THE NEW LAGOS !!!

Introducing a new and exclusive residential development in one of the city's most vibrant up and coming areas. Location, Leisure, Luxury Commendable rates are some of its key highlights.

OGUDU FORESHORE truly serves as a hallmark of high standard living with limited budget.

Welcome to BRAINS & HAMMERS OGUDU FORESHORE.



CONTEMPORARY LIVING

- PAVED ROADS AND COVERED DRAINS
- MOBILE AND REGULAR POLICING
- FANTASTIC RANGE OF AMENITIES
- 24/7 ELECTRICITY + STREET LIGHTS
- RECREATIONAL PARK AND GARDENS
- EXCELLENT SHOPPING & RESTURANTS
- CCTV SURVEILLANCE
- STANDARD WATER TREATMENT SYSTEM
- STANDARD SEWAGE TREATMENT SYSTEM



THE IDEAL SETTING

Designed to make a notable impact on the urban housing sphere of Lagos, Brains & Hammers Ogudu Foreshore's architectural orientation is unlike anything seen in the communal housing context of Lagos state.

The development represents the pinnacle of refined African Living.

A highly ambitious and ground breaking development. The Foreshore's beautifully and ergonomically ordered buildings is set in an impeccably manicured surrounding providing peace and tranquility.

The perfect place to live and LIVE .



LAGOS CITY LIVING HAS A NEW MEANING :

With distinct private spatial design, recreational spaces, outdoor communal garden, unique back alley allowance, 24/7 electricity guaranteed, prompt and efficient facility management, the development epitomises convenient communal living.



State of the art
swimming pool



24 hour security by
accredited outfits



Playground



Beautifully Landscaped
environment



Construction period
is estimated at 24
months



Adequate car
park for every
unit



24 hours
uninterrupted
power supply

SITE LAYOUT



**GREAT
VIEWS OF
BRAINS & HAMMERS
OGUDU FORESHORE**

Offering stunning living in every direction. Brains & Hammers Ogudu Foreshore's unique location offers opportunities for beautiful waterline views from areas in the estate.

**4 BEDROOMS
2 LIVING ROOMS
4 BATHROOMS
5 TOILETS**

**4 BEDROOM
MAISONNETTE**



**GREAT
VIEWS OF
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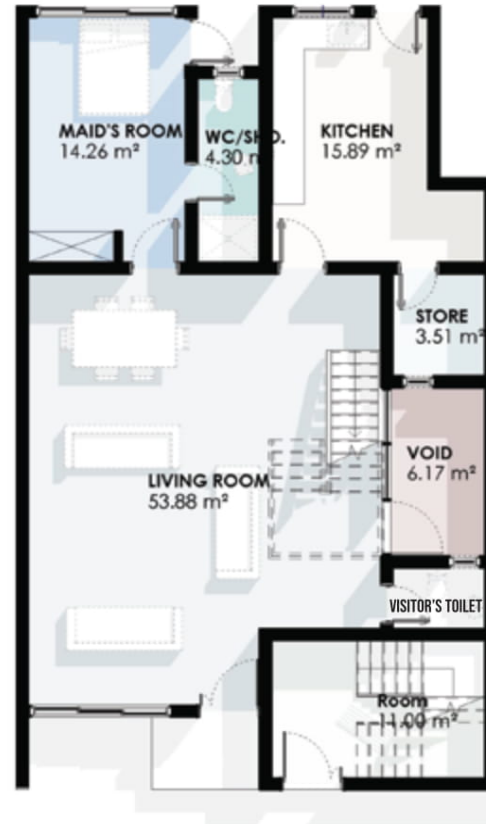
**GREAT
VIEWS OF
BRAINS & HAMMERS
OGUDU FORESHORE**

**5 BEDROOMS
2 LIVING ROOMS
5 BATHROOMS
6 TOILETS**

**5 BEDROOM
SEMI-DETACHED
DUPLEX**



4 BEDROOM MAISONNETTE



GROUND FLOOR PLAN

LIVING ROOM	53.88M ²
MAID'S ROOM	14.26M ²
KITCHEN	15.89M ²



FIRST FLOOR PLAN

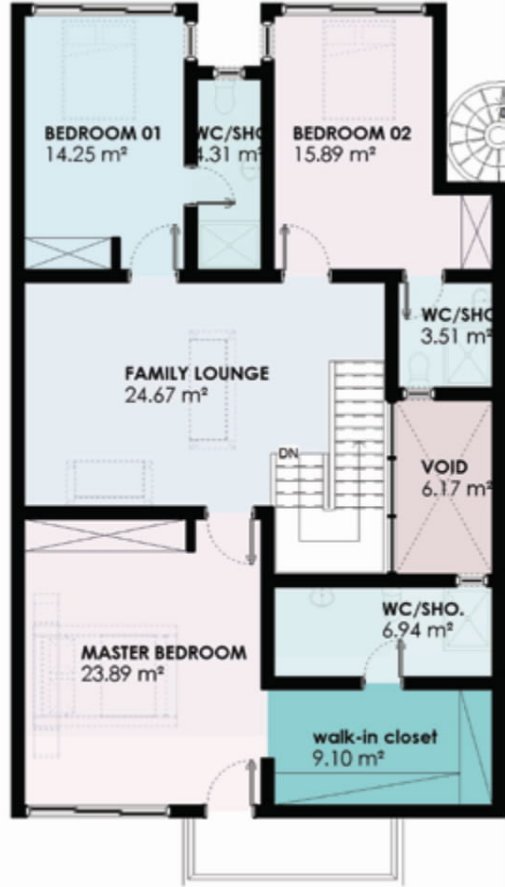
MASTERS' BEDROOM	23.73M ²
MASTERS' BEDROOM TOILET	4.88M ²
FAMILY LOUNGE	24.72M ²
BEDROOM 1	14.25M ²
BEDROOM 2	15.89M ²

4 BEDROOM MAISONETTE



SECOND FLOOR PLAN

LIVING ROOM	53.88M ²
MAID'S ROOM	14.26M ²
KITCHEN	15.89M ²



THIRD FLOOR PLAN

MASTERS' BEDROOM	23.89M ²
MASTERS' BEDROOM TOILET	6.94M ²
FAMILY LOUNGE	24.67M ²
BEDROOM 1	14.25M ²
BEDROOM 2	15.89M ²

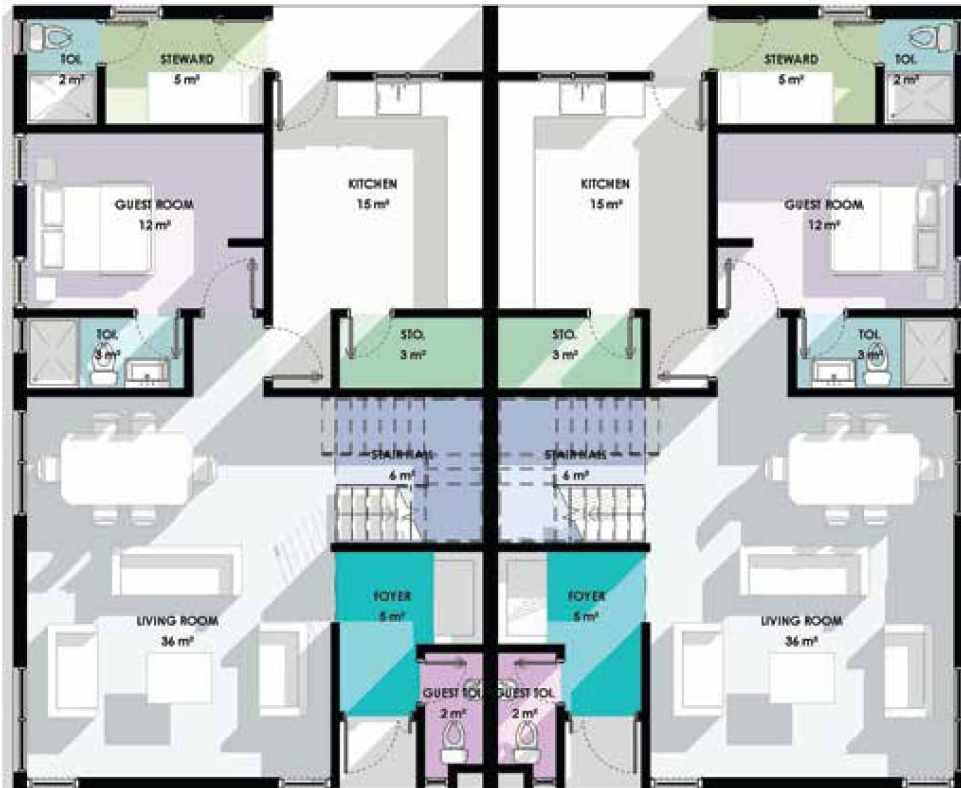
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VIEWS OF
BRAINS & HAMMERS
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**5 BEDROOMS
2 LIVING ROOMS
5 BATHROOMS
6 TOILETS**

**5 BEDROOM
SEMI-DETACHED
DUPLEX**



5 BEDROOM SEMI-DETACHED DUPLEX



4 BEDROOM MAISONETTE

N30M

PER UNIT FOR OUTRIGHT
PURCHASE.

N40M

PER UNIT FOR 18 MONTH
INSTALLMENTAL PAYMENT.

N4M INITIAL DEPOSIT

5 BEDROOM SEMI-DETACHED DUPLEX

N45M

PER UNIT FOR OUTRIGHT
PURCHASE.

N55M

PER UNIT FOR 18 MONTH
INSTALLMENTAL PAYMENT.

N5.5M INITIAL DEPOSIT

ALL UNITS ARE SEMI-FINISHED

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

- THE PROPERTY HAS A REGISTERED
TITLE**
- GOVERNOR'S CONSENT.**
- EACH BUYER GETS DEED OF
ASSIGNMENT UPON COMPLETION
OF PAYMENT.**

PROJECTS DELIVERED

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



OVER 4000
HOMES BUILT AND
DELIVERED

PROPERTY MARKETED BY

SOUQ GRANDEUR

REAL ESTATE | MARKETING & SALES | ADVISORY

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