

AWOYAYA-LEKKI, LAGOS

URBANE & SPRUCE

the detail[®] 2.0
APARTMENTS

OUR RICH
HISTORY

HOME FEATURES

EXPLORE THE REMARKABLE FEATURES
OF THE ESTATE AND EACH HOME TYPE

WHY BUY THE DETAIL 2.0?

ALL THE AMAZING BENEFITS YOU GET
FROM BUYING OUR HOMES





From the FOUNDER

With over 10+ years in the real estate space, my experience with home owners and investors in real estate over the years reveal how conscious and informed they are about how their homes should look and the comfort/satisfaction they expect to derive from it, well beyond the obvious financial Returns on Investment (ROI).

Through bespoke designs crafted to taste, as well as astute attention to detail during construction, our tailored home offerings are geared towards serving YOU with a personalized Home that is sure to have you living with your family in ways that enhance great experience within the Home!

At **the detail apartments™**, great care is placed in the quality of our construction from start to finish which we ensure with the use of quality materials, skilled artisans and cutting-edge construction techniques in achieving unparalleled detail and finesse in our finish!

As a team of professionals, our badge is to deliver quality, detail, functionality, wellness and all-round satisfaction on your real estate investment.

Welcome Home!

Olamide Akinde

“...our tailored home offerings are geared towards serving you with a personalized Home that is sure to have you living with your family in ways that enhance great experience within the home!”

This is a smart document

All pages are fully interactive and link to other pages as well as our website
Tap wherever you see the hand icon



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the art
OF LUXURY LIVING



How would you define a luxury home? How would you imagine your perfect home?

A home with opulent spaces? Made with materials of the best quality? Located in a prime location? Exuding sheer magnificence through their architecture and style? Where you experience true happiness and comfort?

Welcome to **the detail apartments™**, for the true connoisseurs of luxury!

the detail apartments™ is a real estate brand developed by 3DMatic Atelier Limited, an indigenous company owned by savvy Industry professionals dedicated to delivering brilliant bespoke yet affordable housing to discerning investors-cum-homeowners.

With a combined cognate experience of over half a century in delivering premium homes to customers across Nigeria, we have mastered the fine and intricate art of designing homes for luxury living, and building homes optimised for families to live, work and play.

Our unique offerings are fueled by our approach to Housing. For many, the promise of home ownership ends at the delivery of the building and the clichéd "Landlord" title that goes with it.

Our objective is to actualize the creation of your dream home with a generous touch of superlative elegance in finesse and detail, interwoven with functional infrastructure within an endearing neighbourhood.

At **the detail apartments™**, we really want you to see and experience Home...the way it should be.

For **the detail apartments™ 2.0**, we have taken this-our promise- a notch higher. It's better, bigger, bolder.

If our homes in **the detail apartments™ 1.0** excited you, then prepare to be astounded by **2.0**. From the sheer grandeur of the entrance, the panache of the structures, the sweeping elegance of the layout to the generous, pristinely-finished and well-appointed interiors, this is a home you want to own.

OUR RICH HISTORY

...we have mastered the fine and intricate art of building homes for luxury living, and building homes optimised for families to live, work and play.

INTRODUCING

& URBANE SPRUCE

4 BEDROOMS + 1 BQ
TERRACE TRIPLEX

&

3 BEDROOMS + 1 BQ
TERRACE DUPLEX



Welcome to **the detail apartments™ 2.0**.

Located along Hon. Idowu Eletu Street, right opposite Greensprings Schools, Awoyaya-Lekki, spectacular is the best way to describe everything about this property.

the detail apartments™ 2.0 will feature two house types, Urbane- a 4-Bedroom + 1 B.Q Triples, and Spruce- a 3-Bedroom + 1 B.Q Duplex- hence the sobriquet; Urbane & Spruce.

Less than a minute-drive to the Lekki-Epe Expressway, yet on a quiet, private neighborhood street, **the detail apartments™ 2.0** encapsulates

great location, enviable lifestyle and easy livability, capturing perfectly the enviable balance between private luxury and straightforward accessibility.

A dramatic, towering and iconic gateway, will usher you into this (size of plot) property, elevated above the road to doubly guarantee year-round dryness in an equally elevated neighbourhood.

Other wonderful features of this property include children's play area, beautiful landscaping, electric perimeter fencing, CCTV security infrastructure and central alternative power, among others.



URBANE

4 BEDROOMS + 1 BQ
TERRACE TRIPLEX





Urbane is a beautifully-designed, three-level luxury 4-bedroom + 1 B.Q home, offering two multiple living rooms and spaces that perfectly capture the essence of a magnificent lifestyle.

Framed by bold, strong lines, the exterior and interior of this imposing Terrace Triplex exudes a regal confidence that can't help rubbing off on its occupants.

The pristinely-finished living and dining room on the ground floor flow flawlessly into the well-appointed, fully-fitted gourmet kitchen which offers an abundance of storage with quality cabinetry and work tops. The private living room, on the first floor, offers the perfect space for the family to bond and be entertained.

The master suite on the last floor is fabulously expansive, with its own entertainment area and massive wardrobe. All five rooms are en-suite and, like all the spaces in the home, have our signature ground-to-ceiling windows that offer maximum ventilation and natural lighting, complemented by the 8-foot doors that rightly gives a sense of lofty extravagant space.

Designed with the comfort and luxury of its occupants in mind, every room makes the most of its own aspect.

Urbane fully lives up to the meaning of its name—sophisticated, debonair, elegant, cultivated, sleek

Other Property Features

- Dedicated Carparking (2 cars per Unit)
- 2 Living Rooms
- 3 Spacious Bedrooms (All Ensuite)
- 1 Supersized Master Bedroom (Ensuite)
- Maid's Room (Ensuite)
- Pristine Interior Finishing
- Fully Fitted Kitchen (Microwave, Gas Hub, Hood Extractor)
- AC Pipe Sleeve installation
- 8 Ft Solid Doors
- DSTV cabling
- Biometric (Smart) Access Doors*
- Ceiling Speakers Installation*
- Smart Lighting

* On Outright Purchase

Uniquely laid out and masterfully designed, Spruce is a 3-Bedroom + 1 B.Q Terrace Duplex with its spacious, exquisitely-finished interiors and high ceilings making it remarkable and unforgettable.

Spruce, which signifies well-groomed, dapper, smart and elegant, represents its name in its entirety, in form and function- smart lights, smart access door, elegant ensuite rooms, stylish living and dining area and an impressive, fully-fitted kitchen, complete with microwave, gas hub, hood extractor and breath-taking roomy cabinets.

Every line in this elegant home, with its markedly modern architectural design, perfectly comes together in a confluence of prestige, luxury and comfort guaranteed to deliver premium living experience for the family and a home that will retain its value for a very long time.

Featuring generous dimensions, high ceilings and imposing doors, the accent in the details of the woodwork, tiles, glass and lighting is perfect and a proof of eminent refinement.

Other Property Features

- Dedicated Carparking (2 cars per Unit)
- 3 Spacious Bedrooms (All Ensuite)
- Maid's Room (Ensuite)
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SPRUCE

3 BEDROOMS + 1 BQ
TERRACE DUPLEX





HOME FEATURES

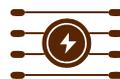
EXPLORE SOME OF THE REMARKABLE FEATURES OF OUR HOMES



Central
Alternative
Power



Smart
Lighting



Electric
Perimeter
Fencing



DSTV
Cabling



All-Ensuite
Bedrooms



Beautiful
Landscaping



Pristine
Interior
Finishing



Ceiling
Speakers



AC Pipe
Sleeve
Installation



8 Ft Solid
Internal Doors



Biometric
Access Doors



Fully-Fitted
Kitchen



URBANE GROUND FLOOR PLAN



URBANE FIRST FLOOR PLAN



URBANE SECOND FLOOR PLAN



SPRUCE GROUND FLOOR PLAN



SPRUCE FIRST FLOOR PLAN



FLOOR PLANS

why you should buy

the
detail[®] 2.0
APARTMENTS

If you are looking to buy a home or invest in one, it is perfectly standard practice to weigh the benefits of purchasing a property in order to make the best decision.

Why should you buy **the detail apartments™ 2.0**?

Location: This is perhaps the most important aspect of any property and the number one rule in real estate. Luckily for you, we have that locked down. The easy accessibility of **the detail apartments™ 2.0**, in addition to proximity to the Lekki-Epe expressway as well as internationally recognised schools, standard hospitals, malls and businesses make it a premium property to own. In addition, being on elevated dry land, you can rest assured that, come rain or sunshine, you never have to experience flooding on your property or the neighbourhood!

Title: The property title for **the detail apartments™ 2.0** is **Certificate of Occupancy**. If you were looking for rest of mind, it doesn't get better than this!

ROI: As a corollary to the benefit of location, it is important that your home constantly appreciates in value- rental or outright sale. This is primarily why we painstakingly chose our location for **the detail apartments™ 2.0**. Should you decide to rent or flip, with our location, title and unbeatable features, you can experience up to 50% ROI in less than 4 years!

If these haven't convinced you, there's more!



Estate and Home Features: Living in a home and enjoying living in a home with a great neighbourhood are two very different things. With the estate and home features we offer at **the detail apartments™ 2.0**, you will be getting an unmatched bargain purchasing our homes and getting so much for so little.

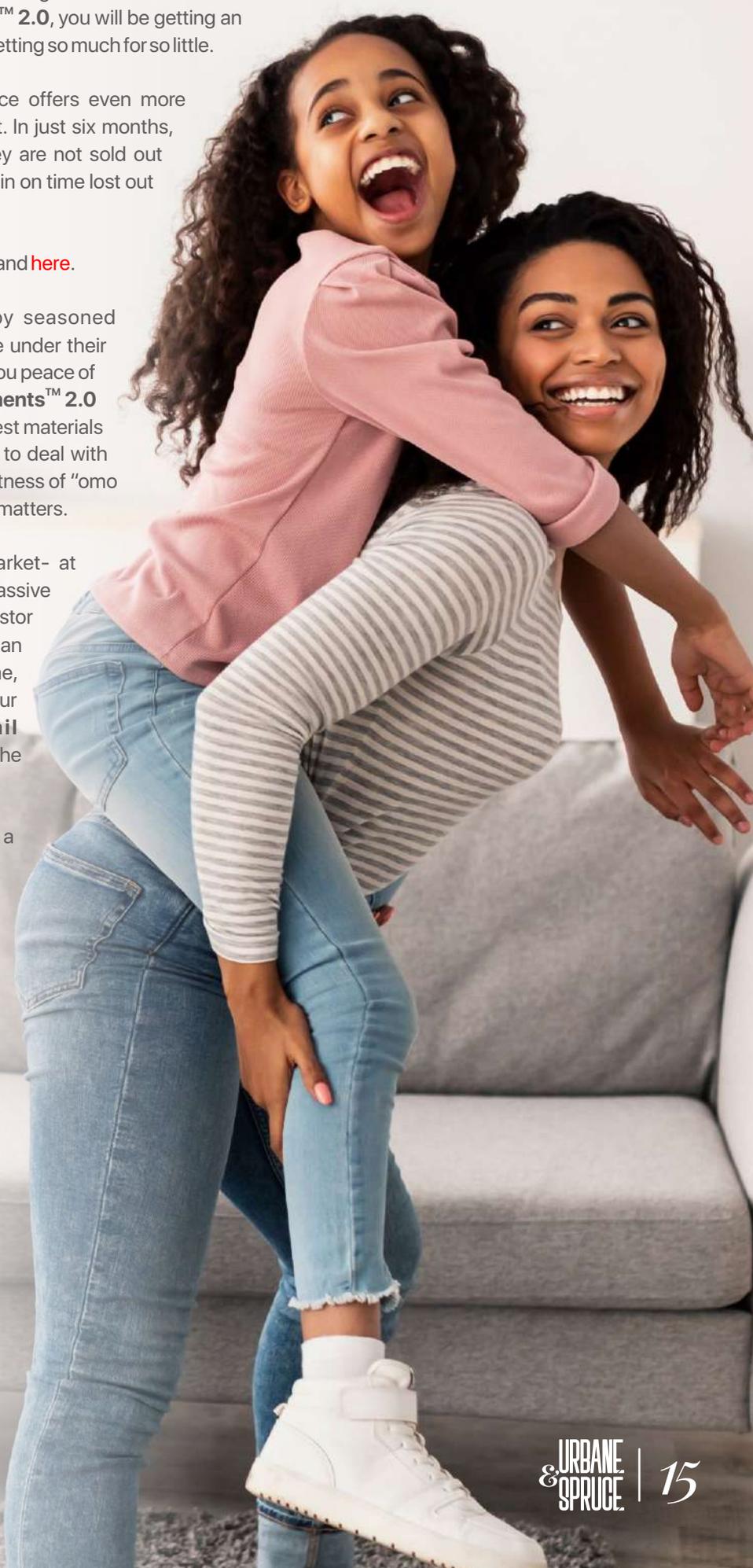
Making the decision to purchase at launch price offers even more benefits- especially if you choose to pay outright. In just six months, when prices of our homes go up- assuming they are not sold out already- you can watch how those who didn't get in on time lost out on great value offering.

You can check out more of our home features [here](#) and [here](#).

Peace of Mind: Having your home built by seasoned professionals with several decades of experience under their belt, and a dedication to excellent delivery, offers you peace of mind, knowing your property at **the detail apartments™ 2.0** will be built to the highest standard and with the best materials in record time. It also helps that you do not have to deal with fluctuating market prices as well as the unpleasantness of "omg onile" situations and complicated land transaction matters.

Owning an Asset: Volatility of the stock market- at different points in time over the years, have seen massive gains wiped out in short periods. As a smart investor seeking to diversify your portfolio such that you can ensure consistent cashflow, ensure passive income, build equity, protect your networth and still have your investment appreciate; buying **the detail apartments™ 2.0** is hugely advantageous and the smart thing to do.

And if you are a parent wanting to give your children a head-start in life, buying a home in their name, with the passive income and property value increase that accrues, will be the most precious gift you can give them. Purchasing **the detail apartments™ 2.0** for them is a gift they would be forever grateful for, and you would be glad you did.



▶ Where is the detail apartments™ 2.0 located?

The Detail Apartments 2.0 (Urbane & Spruce) is located along Hon. Idowu Eletu Street, right opposite Greensprings Schools, Awoyaya-Lekki.

▶ What house types are available for purchase?

We have 2 House types

- Urbane: 4-Bedroom + 1 B.Q Terrace Triplex
- Spruce: 3-Bedroom + 1 B.Q Terrace Duplex

▶ The property comes with what title?

The title of the property is Certificate of Occupancy

▶ What features come with the homes?

Each home will come delivered with the following features: Pristinely-finished interiors, Fully-fitted kitchen (with microwave, gas hub, hood extractor), AC pipe sleeve installation, Ceiling speakers installation*, Smart lighting*, DSTV Cabling, Biometric access doors*, 8ft Solid internal doors;

*on outright payment

Other features in the development include, CCTV Cameras, Children's Play Area, Landscaping, Electric Perimeter Fencing and Central Alternative Power

▶ With these features, the homes are definitely priced expensively, right?

Not at all. Despite the prime location and premium features, our launch price are very affordable and reasonably-priced. In just a few months, these homes would have significantly appreciated and would cost more- which will be a huge benefit for you when you purchase early.

Our Launch Prices are:

- Urbane: 4-Bedroom + 1 B.Q Terrace Triplex - N50 Million (Outright)
- Spruce: 3-Bedroom + 1 B.Q Terrace Duplex - N42 Million (Outright)

▶ Are there payment plans available?

Most certainly! With an initial deposit of just N5Million, you can choose a payment plan most suited to your needs. Payment plans can stretch for up to 24 months.

▶ Are there other charges asides the purchase price?

Yes, there is a one-off cost of N2.5Million that will cover the following: Legal fees and Developmental Fees. This payment can be done upon completion of your unit.

▶ When will my property be allotted to me?

Units will be allotted only when at least 80% of the offer price is paid. Delivery of the same unit will follow upon FULL payment of the offer price.

▶ How do I make payment for the property I am interested in?

Payments should be made to the underlisted account ONLY

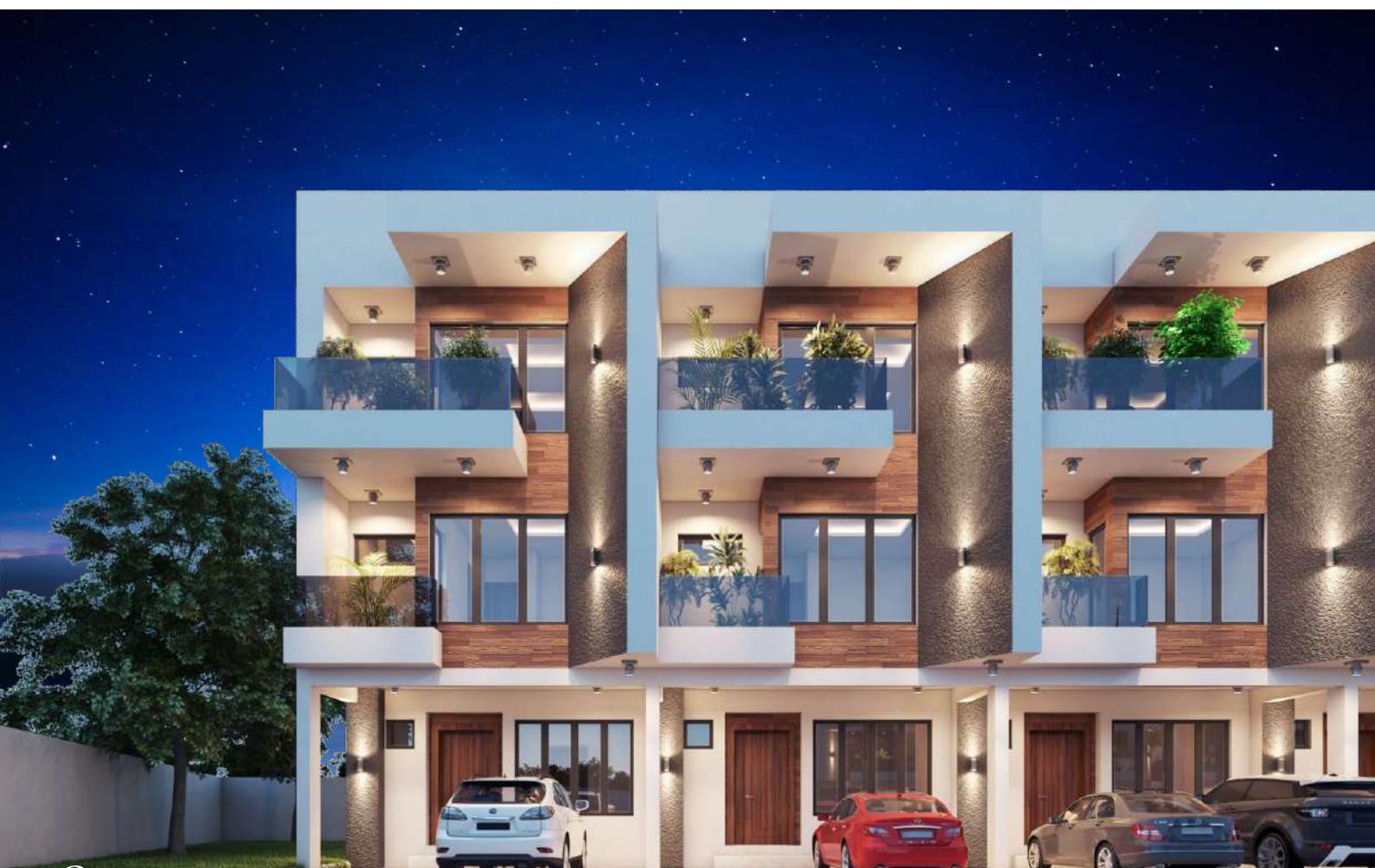
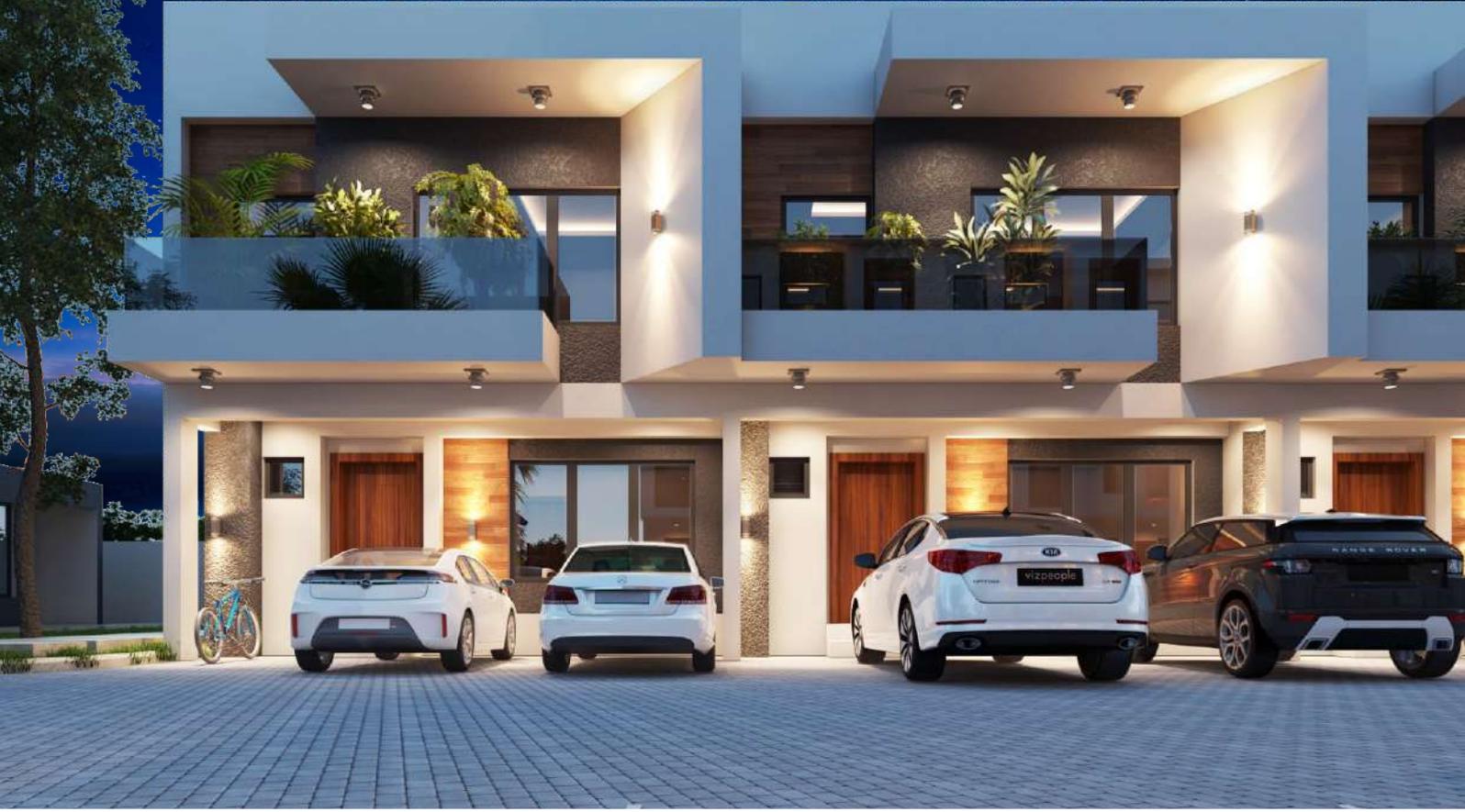
Account Name: 3DMatic Atelier Ltd

Account Number: 1405072959 (Access Bank)

Receipts will be issued only in favour of payments made to our account

 Opposite Greensprings School, Awoyaya, Lekki





 Right Opposite Chois Gardens Estate, Abijo GRA





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