

experience tranquillity

A LIFESTYLE AND INVESTMENT OPPORTUNITY



A COLLECTION OF HOLIDAY-STYLE VILLAS
& SEMI-DETACHED DUPLEXES AT LAKOWE LAKES



tranquillity

/trən'kwɪlɪti/

the quality or state of being tranquil;

calm; free from disturbance.

A luxurious escape...

Welcome to Obudu Villas, an exclusive haven specifically designed to allow for your getaway and relaxation. Nestled in The Enclave at Lakowe Lakes Golf & Country Estate, it is like nothing you've ever seen in this part of the world.



AN

ESCAPE THE BUSTLE.

OASIS

RETREAT INTO LAKOWE LAKE'S BEAUTIFULLY LANDSCAPED OBUDU VILLAS.

OF

FRAMED BY NATURE RESERVES AND BREATHTAKING LAKES THAT
SHIMMER IN THE SUNLIGHT.

SERENITY

ENJOY THE TRANQUILLITY AND PEACE OF MIND YOU DESERVE.



Holiday home/getaway in a
Golf Estate



Attractive Investment
Yield



Nature Reserves



Access to F&B Outlets across
Lakowe



Access to Sports Centre
(swimming pool, tennis court
etc.)*



18-hole Championship
Golf Course



Spa & Wellness Centre*



Fully Equipped
Gym*

*Coming soon

Enjoy the best of Lakowe

Each Obudu Villa and semi-detached duplex is designed to provide you with the most luxurious escape. Sitting on a land mass of 9,500 sqm, the cozy 2-bedroom homes are an exclusive part of Lakowe Lake Golf Estate, nestled within the Enclave development. The contemporary open space architecture with verandahs/ balconies allow interaction with nature. The semi-detached duplexes are built to integrate with nature, while offering you views of the lake and garden from



the privacy of your top floor balcony.

You'll love taking in the unpolluted fresh air while taking a leisurely evening stroll or watching the sunset from your balcony.

Every night, drift off to sleep to the subtle sounds of the lake and forest greens, then wake up to a spectacular sunrise over the lake.

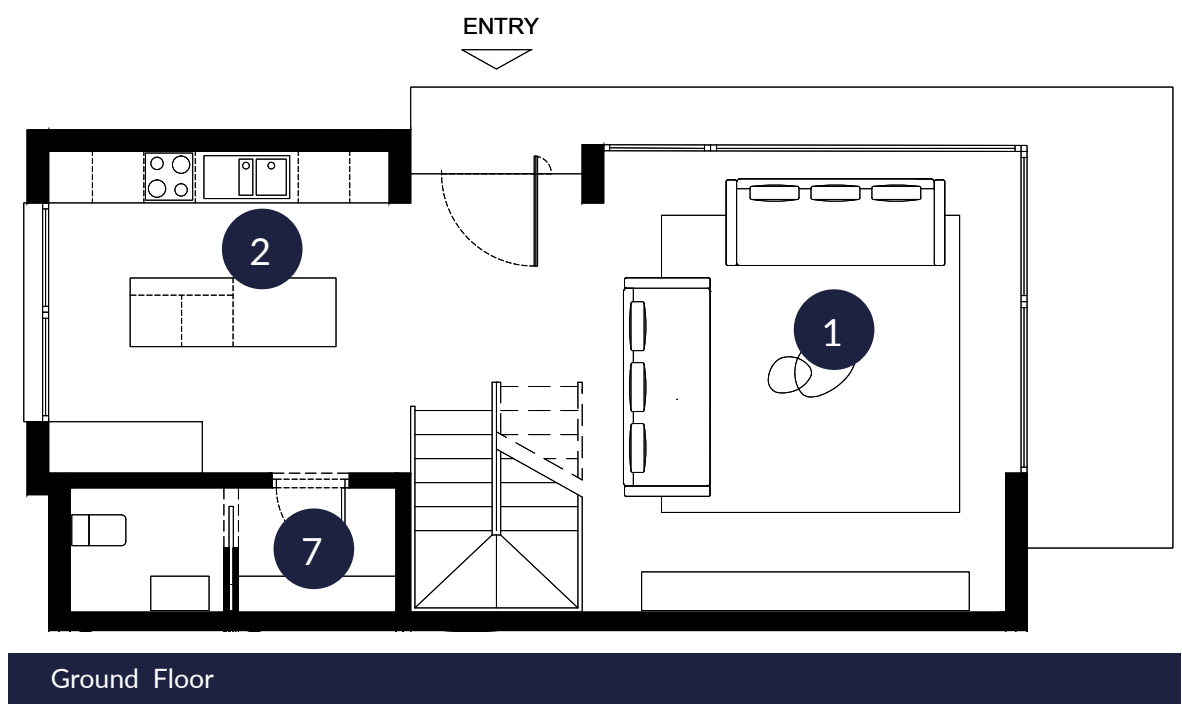
All this, in a serene community that offers golfing, fishing and other lifestyle amenities.





Floor Plans and Specifications

Semi-detached duplex



Semi-detached duplex space allocation

	Space	GFA (m²)
1	Living room	37.20
2	Kitchen	15.70
3	Master Bedroom	18.05
4	Bedroom	14.80
5	Master Bathroom	8.10
6	Bathroom	6.40
7	Pantry	2.60
8	Balcony	4.40

Finish Specification

Hybrid Finish

In order to allow for individual preferences and tastes, the homes will be delivered to a hybrid finish. Homeowners will need to complete the finishing of their homes in line with their preferred sense of style. Hybrid finishing comprises all exteriors which will be finished and painted, windows and security doors installed. Interior walls are finished and painted. Interior floor tiles are installed. Kindly refer to the table below for final finish specifications:

Common Areas

Sealed and finished building envelope including:

- External paintwork (building façade only)
- Building entrance doors
- Stair hand rails and balustrades and
- Basic electrical fittings (light fittings, switches and sockets) on building façade and in stair halls
- Paint finish on stairwells/common areas
- Select electrical fittings (light fittings, switches and sockets)
- Floor tiles in stair hall and main entrance
- Landscaping

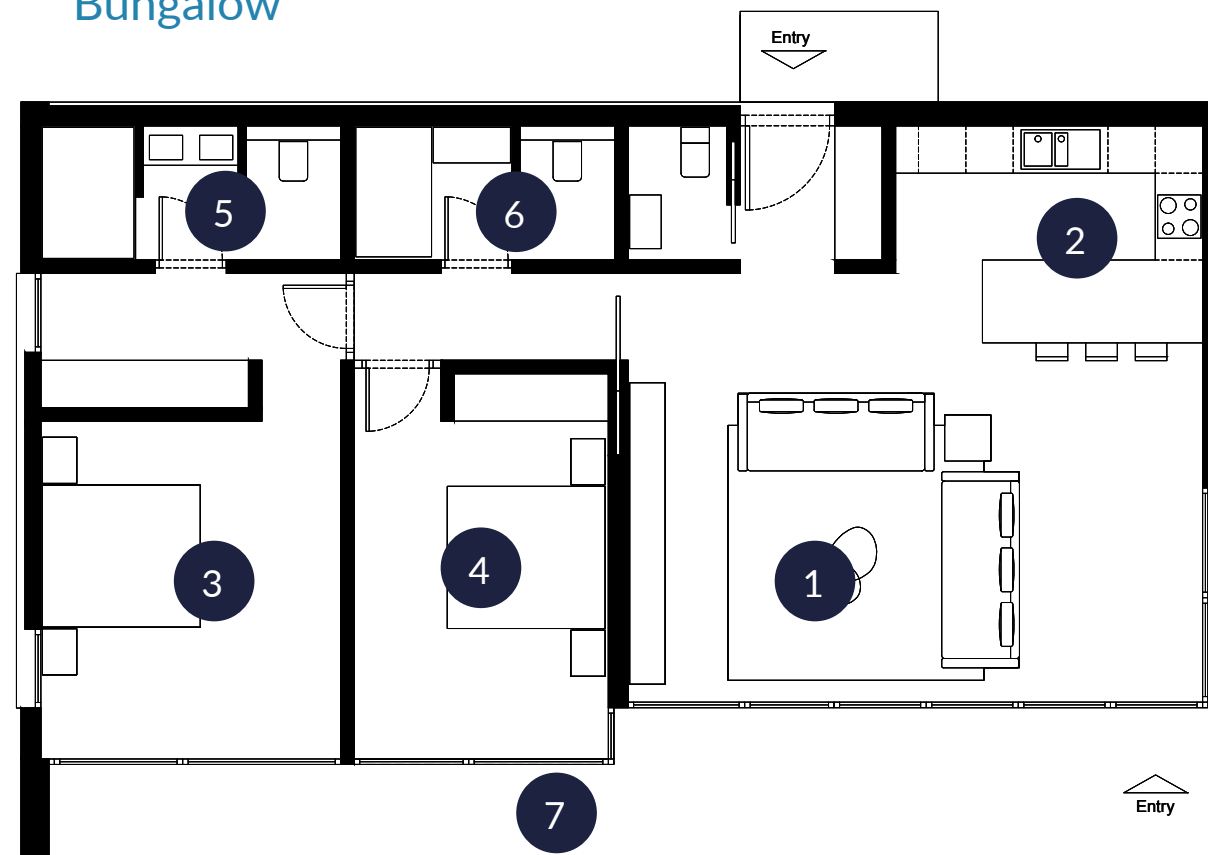
Individual Villas/Duplexes

Sealed and finished building envelope including:

- Windows
- Paint finish on walls and ceilings
- Gypsum plaster board suspended ceiling finish in the last floor flats
- Wall tiles in showers and immediate surrounds of wet areas
- Floor tiles in wet areas of flats (bathrooms and kitchens), and all other areas in flats
- Plumbing first fix (pipework for water supply and waste water drainage)
- Electrical first fix (conduits and cables for electrical supply)
- Pipe sleeves for air conditioning

Floor Plans and Specifications

Bungalow



Bungalow space allocation

	Space	GFA (m ²)
1	Living room	39.6
2	Kitchen	7.30
3	Master Bedroom	22.80
4	Bedroom	15.70
5	Master Bathroom	6.45
6	Bathroom	5.60
7	Veranda/Balcony	23

Finish Specification

Hybrid Finish



OWN IT

USE IT

RENT IT

The Investment Opportunity

Obudu Villas offer more than just lifestyle benefits.

Buying into an Obudu Villa also offers an excellent investment opportunity with good annual rental income and rental yield potential.

Obudu prices start from N62m* for the semi-detached duplexes and N72m* for the lakeside bungalows, with estimated potential rental income* of N10,718,000¹ annually.

** Calculation assumptions*

1. \$23,000 (N466/US\$1)
2. Estimated daily rental rates from \$182/day
3. Estimated annual rental occupancy of 30%, based on 364 nights in a year
4. Rates shown in dollars are for illustration only. All products and services are sold in Naira
5. Prices are exclusive of fees and taxes



Hospitality at Lakowe Lakes

Escape to pure luxury and indulgence at Lakowe Lakes. Set in harmony with its natural surroundings, it is that ideal hospitality escape.

The luxury Balinese inspired Cottages sit in a secluded area of the estate, with a stunning view overlooking a lake. In-room dining is available with a specialized menu.

Currently, the Cottages at Lakowe Lakes feature 9 suites, and at completion will feature 63 luxury suites comprising of studio, 1 bedroom and 2 bedroom units, and a specialty restaurant.

Some previous hospitality guests for corporate retreats have included: General Electric, Total, Nestle, Mckinsey & Company, IFC, e.t.c.



Access to Recreational Facilities



Hospitality Resort & Cottages



Onsite Dining and Other Entertainment Options



Corporate Lodge at Lakowe Lakes



The Eagle Banquet Room



The Balinese inspired cottages



Interior of the Studio Cottage





For more information,

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www.mixtafrica.com