

Panaché

By



Hammersmith
Homes

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Introduction

Inspiration

Panaché by Hammersmith Homes is more than a building, its a collector's item for those who love to Live Differently, Live Stylishly and Live Luxuriously.

Hammersmith Homes encapsulates these virtues, not just in its design, but also in its artistic and seamless blend of contemporary Architecture with a unique and a generous dose of Life and style (Lifestyle).



A Convergence of
Panaché, Architecture & Lifestyle

Project Information & Location

Panaché by Hammersmith Homes is located in close proximity to some of the best recreation and lifestyle spots in Lekki Phase 1, Lagos.

Lekki phase 1 is famed for being the home of a mix of high end retail brands, schools, churches, fine dining spaces and connoisseurs of lifestyle and fun hot spots.

Travel Time

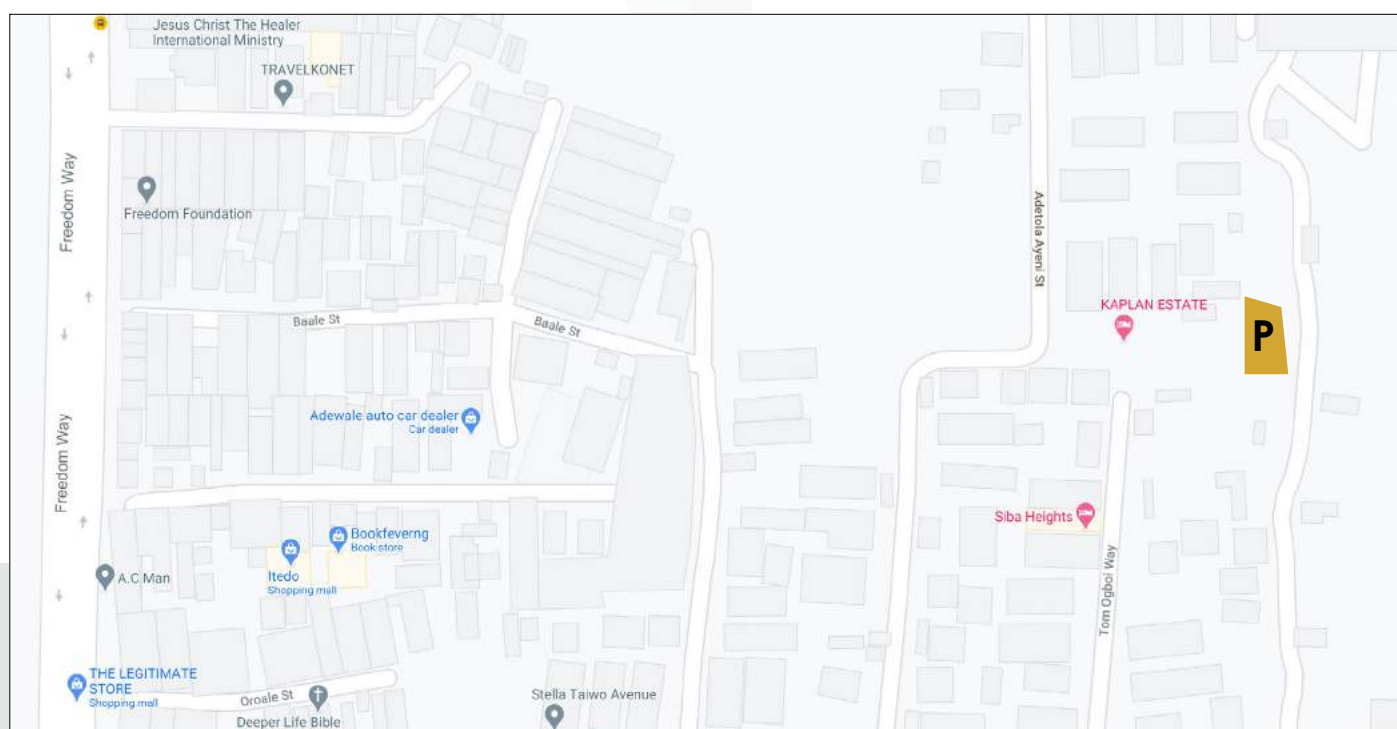
CIS School	2minutes
This Present House Church	3minutes
Filmhouse/IMAX Cinemas	5minutes
Nike Art Gallery	5minutes
Lagos Polo Club	15minutes
Victoria Island	15minutes
Banana Island	15minutes
Palms Shopping Mall	15minutes
Ikoyi Club	15minutes
Landmark Beach	17minutes
International & Local Airport	50minutes



A Section of Lekki Phase 1 Road Map, Showing **Our Proposed Site.**

KEY

P - Panaché by Hammersmith Homes







It's a
Panaché Lifestyle

Live Differently
Live Stylishly
Live Luxuriously

The Exterior



Features & Facilities

 2 BEDROOM (32 Units)	 24/7 CCTV Surveillance
 Swimming Pool	 Ample Parking
 Convertible Private Gym	 Home Automation
 Modern Kitchen	 En-suite Bathroom
 Fire Alarm/ Smoke Detector	 Large Windows & Doors

Features & Facilities

Electrical Fittings



- LED / energy efficient down lighters throughout.
- Wiring for future pendant, lighting by purchaser provided to living area.
- Television (DSTV) points to living room and bedroom.
- Data points in living area - ready for connection to fibre Optic internet.
- White switches and sockets with USB Ports.
- Chrome finish front door wall light.
- Chrome finish rear/external wall light.
- AC points for future purchase by occupant and installation management team in designated areas.

Security



- 24/7 corporate guards.
- Video entry system viewed by individual apartment handsets / screen (optional).
- Power and telephone points provided in all apartments.
- All apartments supplied with battery operated smoke and heat detectors.
- Multi-point locking and spy hole viewer fitted to all apartment entrance doors.
- Battery operated doorbell in all apartments.

Interior Finishing



- Feature lacquered entrance door with polished chrome ironmongery.
- Pointed internal doors with grooves and polished chrome door handles throughout.
- Pointed architraves and skirting.
- Wardrobe to master bedroom with pull handles.
- Internal fittings include rail, shelf and drawer pack.
- Door finish in lacquer or equal.
- Polished ceramic tile floor finish in all spaces (options available, subject to cut-off dates).

Utilities



- High-pressured water system.
- 24-hrs electricity with a backup generator.
- Individual electric metering that measures consumption regardless of source (generator or electrical grid).
- Sewage treatment plant.
- Periodical removal of refuse.

Peace of Mind



- Hammersmith Homes has a Deed of Assignment.
- Designated parking per unit.
- A management company will be appointed to administer the effective operations and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit ordered.

Balconies



- Well proportioned balconies, with handrails or railings to selected apartments.
- Underslab lighting, where applicable, Ceramic flooring.



The Interior

Step into Panaché by Hammersmith Homes and be greeted by a flawlessly executed mix of grandeur and intimacy.

Created by the ingenuity of Schmidt Architects, the interior story speaks of openness and togetherness, of subtle tones and bold textures, and of rich materials and delicate details.

Panaché by Hammersmith Homes boasts of a magnificent interior that stands out from the pack like walking through an art gallery with sophisticated rare pieces of art hanging on the wall. Each of the interior speaks opulence and beauty.



Living Room



Pendant Lights | Home Automation |
High Floor to Ceiling | Spot Lights |
Perfect Finishing



Each apartment has a contemporary, sophisticated feel, and offers owners the finest in materials and finishes.

The spacious living areas use light-toned colour schemes, impressive textures and light features to give it a unique feel and other exotic features to give our owners a true taste of comfort.



**Exquisite Craftsmanship,
Detailed Finishing &
Aesthetical Masterpiece**



Dining Room



Make unforgettable memories with the people you care about in this spacious yet elegant and contemporary dining space.

Catch a glimpse of the city view as you sit for breakfast or dinner at the delicately designed dining area, providing the perfect ambience for those great family moments.

Bedroom

Delight in the spacious great bedroom layout that combines style with elegance. They say life is made up of all the small details, which is where Hammersmith Homes Residences comes in, it is inspired by minimalism and presented with modern-day artistry.

Our bedrooms are built to give a feeling of comfort and security, away from the busy and noisy streets of Lagos, offering pure serenity and palpable comfort.

Pendant Lights | Home Automation |
High Floor to Ceiling | Spot Lights | Perfect Finishing



Pamper your inner
Luxury

Step into a world where your **Dream** becomes **Reality**

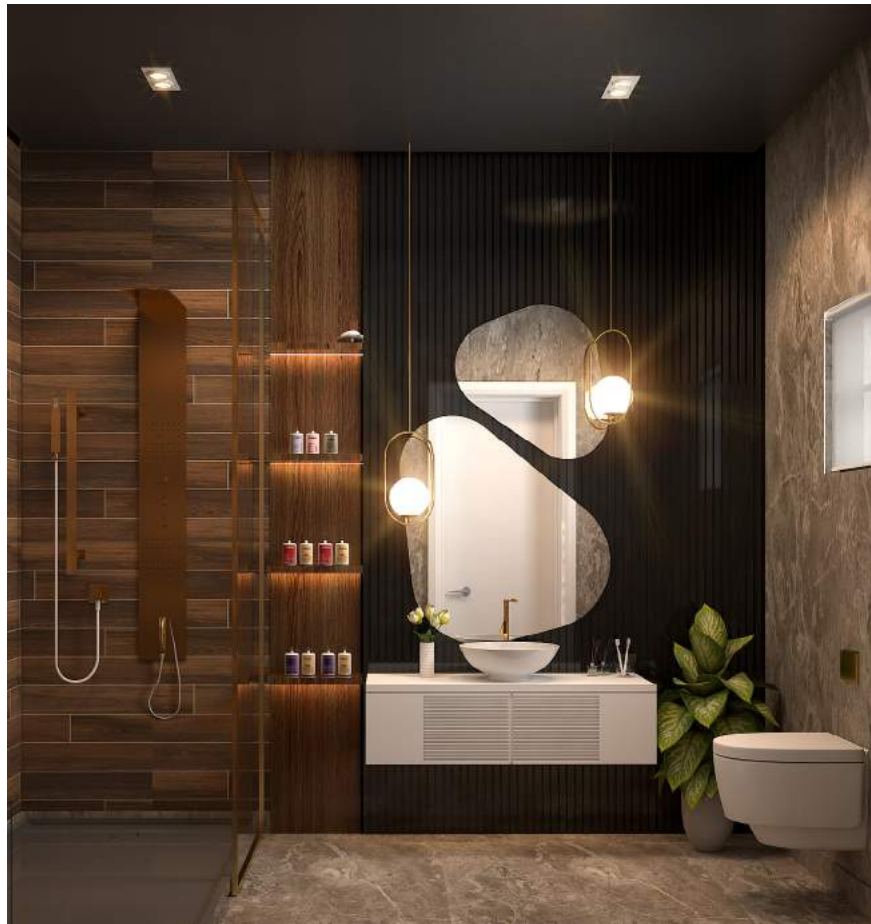


Hammersmith
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Bathroom

A faucet of Luxury

Our well designed bathrooms with premium sanitary fittings make mornings the best of your day. Relish the comfort of our masterfully finished bathrooms with premium sanitary wares inspired by art and nature, designed for royalty.



Free standing Bath | Double wash hand basin | Shower Cubicle
Television | Bathub | Spot lights | Water Closet





Walk-in Closet

Open up into this breath-taking space that houses your most valuable fashion items. Our walk-in closet is masterfully crafted to showcase its contemporary styling and uncluttered space.

It is carefully planned for the people who love minimalism and wants to creative a luxurious reality.



Kitchen

Our spacious, modern, state of the art kitchen, complete with high end appliances is a delight for families who relish home-made meals.

Either you love to spend time hanging around the kitchen or you love to cook, our functional and exquisite design makes cooking a joyful experience.



Inspired by Taste
Seasoned by Love
Home to Great Meals





Swimming Pool

The Panaché By Hammersmith Homes, comes with a 50sqm swimming pool for adults and children.

Swimming
Pool



Gymnasium

The Panaché By Hammersmith Homes would have a state of the art indoor gym to help residents with their daily work out and fitness routines to achieve a healthy lifestyle.

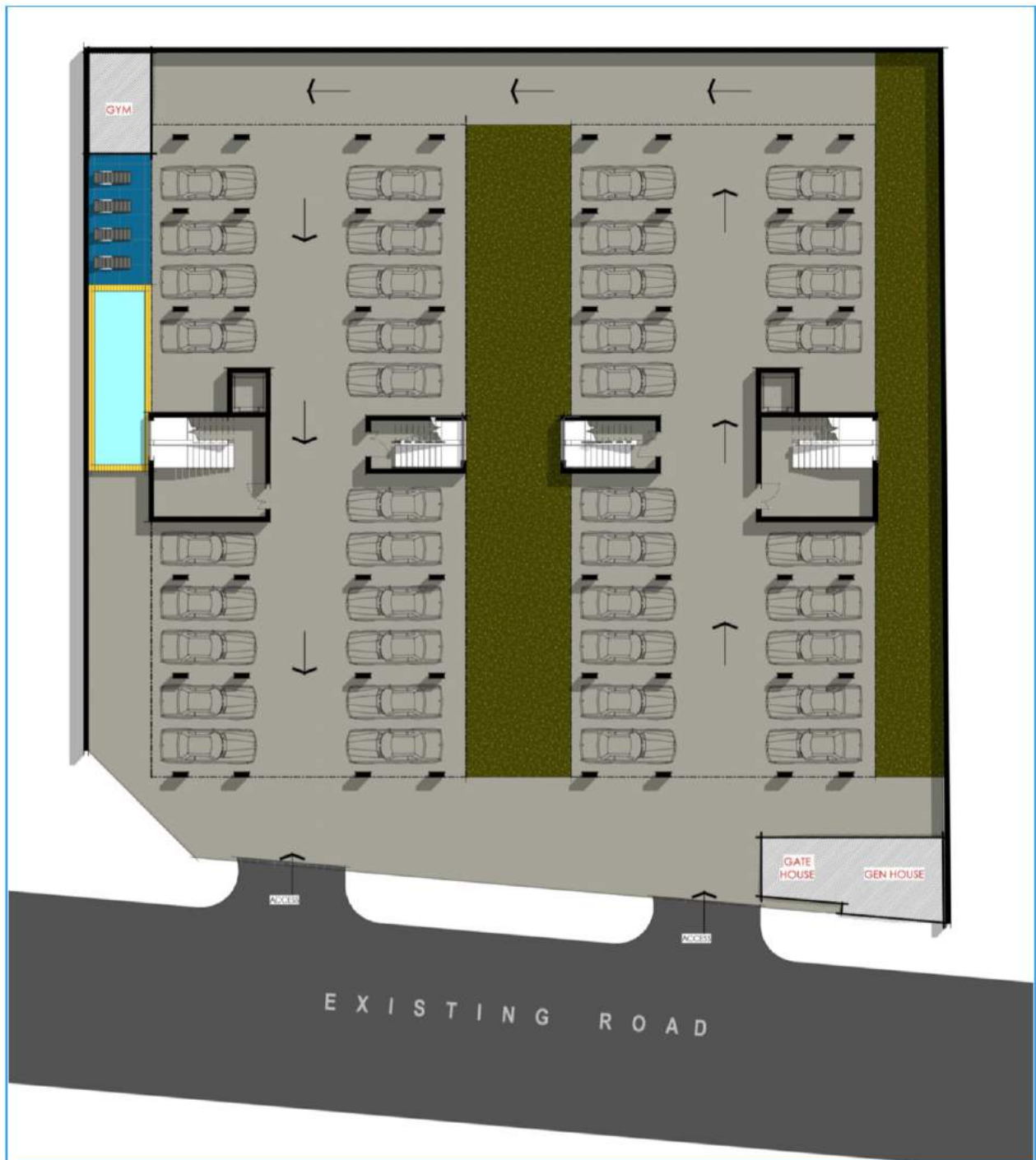


Presentation Plans



Residential Development
Presentation Drawing

Site Plan



Floor Plan



Living Room	44m ²
Master Bedroom	25m ²
Master Bedroom	24m ²
Bedroom	15m ²
Bedroom	14m ²
Kitchen	9m ²
Kitchen	9m ²
Toilet	3m ²



1st Floor Plan

Floor Plan



Living Room	45m ²
Master Bedroom	29m ²
Master Bedroom	27m ²
Bedroom	15m ²
Bedroom	14m ²
Kitchen	9m ²
Kitchen	9m ²
Toilet	6m ²



2nd Floor Plan

Floor Plan



Living Room	44m ²
Master Bedroom	25m ²
Master Bedroom	24m ²
Bedroom	15m ²
Bedroom	14m ²
Kitchen	9m ²
Kitchen	7m ²
Toilet	3m ²



3rd Floor Plan

Floor Plan



Living Room	45m ²
Master Bedroom	25m ²
Master Bedroom	24m ²
Bedroom	15m ²
Bedroom	14m ²
Kitchen	9m ²
Kitchen	7m ²
Toilet	3m ²



4th Floor Plan

Thank You

We hope you had a good
time looking through

For more enquiries,

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Investment

The Bitterness of Poor Quality Remains Long After the Sweetness of Low Price is Forgotten.

Panaché by Hammersmith homes offers homeowners and investors the opportunity to own a home built on quality and world's best standard, with quality finishes, making the building an edifice which stands in a class of its own.

Off Plan Price

N45,000,000

Rental income (Annual & 5 years)

Apartment	Annual	5years
2 Bedroom	N3,000,000	N15,000,000

Short Let/Airbnb (Annual & 5 years)

Apartment	Daily	Annual	5years
2 Bedroom	N50,000	N18,200,000	N91,250,000



Project Timeline:
24 Months

Consultants:

Architects

Engineers

Developers



Luxury Apartments

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