



Primexx Terraces



The project is the construction of 2 blocks of 3 storey buildings with each block consisting of 4 units 4-bedroom Terrace houses and 2 units 3-Bedroom penthouse flats on 2,000m² size plot of land at plot 13 Block 24, Lekki Peninsula Residential Scheme 1, to be sold out-right to interested buyers.

The project development includes the construction of the 2 Blocks of Terrace Houses, Swimming Pool, landscaping, Parking Lots, Gatehouse and Generator House.

The construction period is expected to last between 8-12 months and proposed date of completion is June 2009. Total project cost (land plus construction) is estimated at N450Million. On completion, we plan to sell-off all the houses.

INTERNATIONAL PROPERTY DEVELOPMENT CONSORTIUM

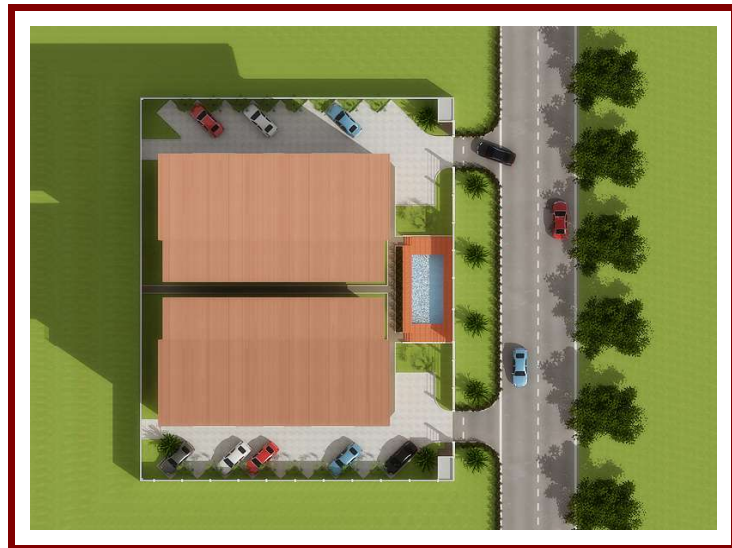
SPAACO House, 27A Macarthy Street, Onikan, Lagos
Tel.: 01-7945920, 01-7767436



1. The Site: Location & Accessibility

The proposed development site is in Lekki Phase 1, Lagos situated in the upper income area of the Lekki Peninsula, a district of high land and rental values - choice of the rich, top business class, expatriates and senior executives.

The subject property is an undeveloped plot measuring approximately 2000m², accessible via Admiralty Road, a main road in Lekki Phase 1.



2. Building Architecture and Organization

The building is designed for multi-family medium height development comprised of two buildings arranged opposite each other with a central landscaped concourse.

The neighborhood is currently undergoing a process of urban regenerations mainly due to high demand for quality accommodation for top cadre staff of both local and foreign establishments.



Construction is due to commence in July 2008.

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