

the**24**



**SKYVILLA**

By Grenadines Homes







# WELCOME TO SKYVILLA

By Grenadines Homes

**A premium 4-bedroom G+2 condominium. SKYVILLA offers a private enclave of luxury contemporary residences, defining style of living, elegance and beauty. To bring this exquisite property to life, Grenadine Homes appointed renowned architects to design this elegant 10 storied tower with beautifully proportioned floor plans. These masters of contemporary design have created an exquisite beauty for the residents.**

SKYVILLA was created for the Elites who are dissatisfied with just the ordinary homes. Skyvilla by Grenadines Homes is a true exclusive luxurious 3 Floor condominium with features to help you live a private indoor-outdoor lifestyle. Unlike other projects, each unit comes with a wraparound terrace garden designed sustainability in mind - clean air, natural light and closeness to nature.





A modern interior space featuring a glass dining table with black chairs in the foreground. In the background, there are leather armchairs, a red ottoman, and large potted plants. A stone wall and a motorcycle are visible on the right side. A yellow decorative overlay is on the left.

## THE ESSENCE OF LUXURIOUS LIVING

Feel at home immediately. Each of the 24 apartments of the 2 towers offer great comfort and class. With white tiles and walls, light gently enters every living space. With wooden panels and marble, you feel in an exceptional place, where every detail has been carefully designed.





## EXPLORE YOUR INNER CHI

Bring out your inner chi from deep within in the best environment, created to enhance your wellness, whilst allowing you to explore the outside, from the comfort of your home.



## GIVING LUXURIOUS DIMENSION TO REAL ESTATE

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Skyvilla promises a lifetime of opulence for the exclusive owners. An ultra-luxury residence nestled in the heart of Probyn, Ikoyi, creating seamless harmony between the best of both worlds.

Satisfy your desire for tranquility with a relaxing stroll through the natural landscape within. Step out to be engulfed within city allure. Sashay down coveted luxury boutiques, wine and dine in esteemed establishments – everyday. Skyvilla truly gives you an integrated and vibrant lifestyle. A space that has been meticulously designed around you, and more importantly, the things that matter most to you.







## WE ALWAYS GIVE UNIQUE ADDRESS TO OUR **FAMILY MEMBERS**

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Located in one of the most exciting neighbourhoods in Lagos, Nigeria, SKYVILLA is the perfect location to live, work and play. Probyn is well-known for lively streets, green spaces, squares, bars, restaurants and cultural venues. Many local, innovative businesses and coworking spaces have chosen Probyn as their preferred base. Connectivity into the city centre and beyond could not be easier. Life in this neighbourhood is evolving at pace.



GUARANTEED  
SECURITY



SCHOOL



CHURCH



LUSH  
GREENERY



BANKS



GOOD ROAD  
NETWORK



RECREATIONAL  
FACILITY









**SKYVILLA**

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## **MASTERFULLY DESIGNED RESIDENCES TO PROVIDE A RETREAT FROM EVERYDAY LIFE**

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Experience the unique character of each Skyvilla Condominium. From the floor tiles to the wooden panels to the bathroom marble; every detail has been exclusively designed. Materials and combinations have been chosen for their originality, refinement and quality. Twenty-Four different apartment layouts have been created to make the most of the natural environment and space; providing a range of options for purchasers.

Each of the four-bed Condominium Units have been designed with space in mind. Luxurious high ceilings, ample built-in storage and the warmth of wooden flooring combined to create your unmatched and peaceful living space.



# Specifications

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# Kitchen

**Individually designed layouts.**

Composite stone worktops

**Stainless steel integrated sink with chrome mixer tap.**

Low energy ceiling downlights and under cabinet lighting.

**Concealed white multi-gang appliance panel with power sockets above worktop.**

Timber flooring.

**Ceramic glass hob.**

Recirculating extractor hood.

**Integrated stainless steel electric oven.**

Integrated fridge / freezer.

**Integrated multi-function dishwasher.**

Integrated microwave.

**Matt lacquer timber veneer finish to cupboard units.**







## Bathroom

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**Single ended bath with bath panel and glazed bath screen.**

Chrome exposed thermostatic bath / shower mixer above bath with showerhead.

**White countertop wash hand basin with wall mounted chrome mixer tap.**

White wall mounted WC pan with push button dual-flush.

**Tiled flooring.**

Tiled finish to all walls with feature tiling.

**Fitted wall cabinet with mirrored door, shelves, shaver socket and pelmet lighting.**

Tiled cladding to WC panel.

**Feature niche with glass shelving and downlights above WC and bath.**

Fitted vanity unit with shelf and plinth lighting.



## Electrical Fitting

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**Low energy ceiling downlights throughout.**

Automatic lighting to hall cupboards.

**Television (terrestrial and satellite) points to principal living area and bedrooms.**

Telephone points to living area and bedrooms.

**White electrical fittings at high and low levels.**

Energy efficient external light for balcony / terrace.







## Heating

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**Heating and hot water to all apartments.**

Radiator panel heating with individual thermostatic valve controls.

**Plumbing for washer / dryer within vented utility cupboard.**



## Interior Finishes

**Extra height matt lacquer timber veneered solid core entrance and lounge door with feature trim (where applicable).**

Full height matt white finished internal doors with feature trim.

**Painted skirting and architraves.**

Polished chrome door handles throughout.

**Fitted wardrobe with mirrored sliding doors and matt lacquer timber veneer feature to bedroom.**

Timber flooring to hallway, kitchen, living room and cupboards.

**Internal timber stairs with painted timber and hand rail.**







## Terrace

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Redefining indoor / outdoor boundaries, each Skyvilla unit comes with a well-proportioned balconies / terraces with decking, glass guardrail and handrail.



## Security

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Audio/visual entry via TV and domestic / mobile phone linked to entrance door Power and dual telephone points provided to all apartments for wireless intruder alarms to be fitted at a later date by purchaser.

Mains supply smoke detectors and sprinklers with heat detector to kitchen.

**24-hour Concierge service and monitored CCTV.**







## Car Park

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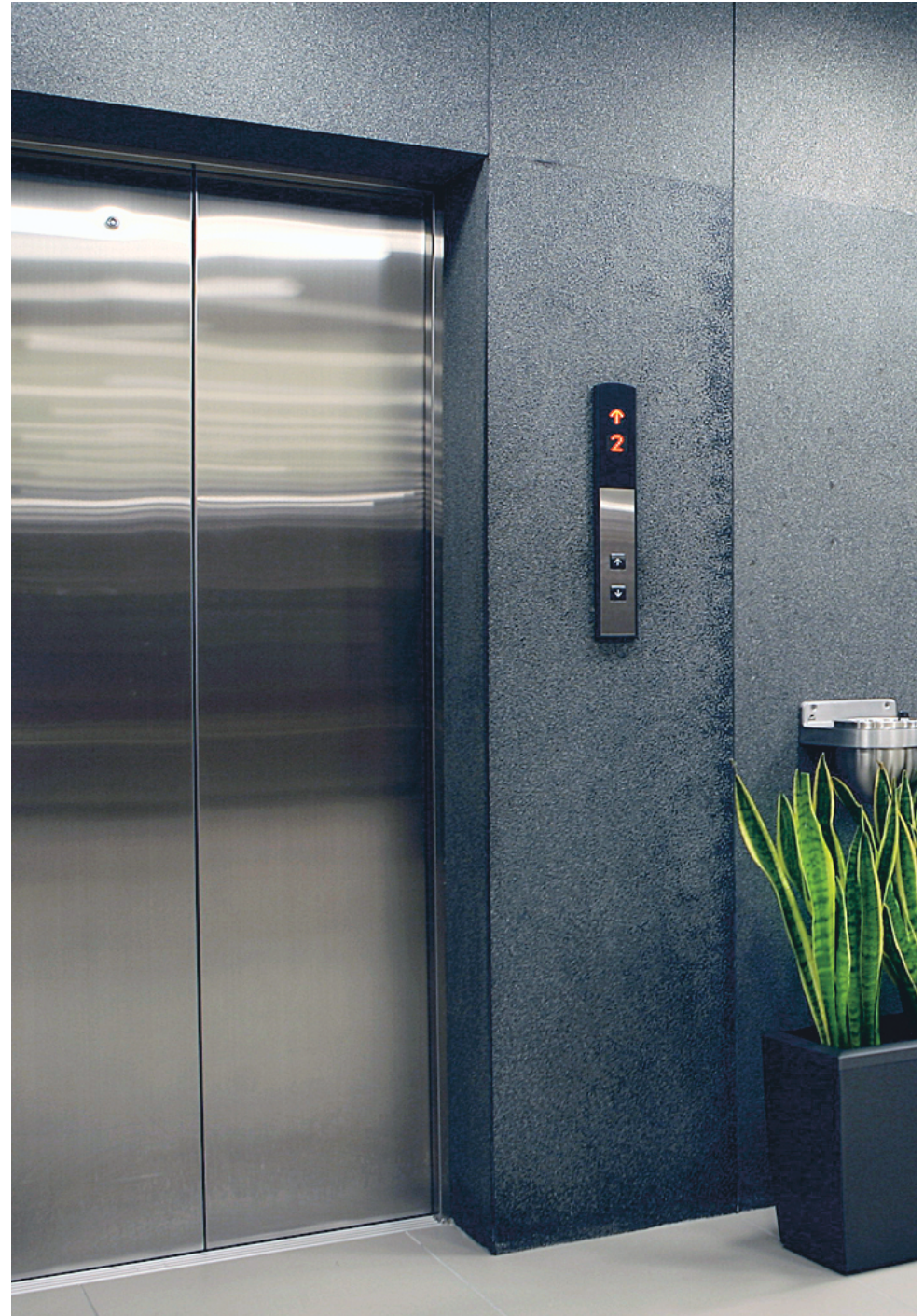
At Skyvilla, parking is designed and embedded within the building frame at the ground floor for comfortable luggage delivery and easy access to individual apartments.



## Lift

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Skyvilla offers a decentralized lift system to further preserve the privacy of its residents. This unique feature is designed with 4 independent lift shafts, such that each shaft caters exclusively to 6 apartments only.







## Lobby

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Glass doors and feature finishes to main apartment block entrances and lift lobbies.

Painted walls to corridors.

Coir matting to car park lobby areas and painted walls to car park cores.









## Plan Layouts

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1. All materials, dimensions, and drawings are approximate only.
2. Information is subject to change without notice, at developer's absolute discretion or inclination.
3. Actual area may vary from the stated area.
4. Drawings not to scale.
5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
6. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.





## 1<sup>st</sup> Floor Plan

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## 2<sup>nd</sup> Floor Plan

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## 3<sup>rd</sup> Floor Plan

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## 10<sup>th</sup> Floor Plan / Roof Garden

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CLUB LOUNGE



GAZEBO



GREENERY



CHILDREN PLAYGROUND







## Master Plan

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## Recreation

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SWIMMING POOL



GYMNASIUM



GREENERY



CAR PARK



CONCEIRGE



TERRACE



MAIN LIFT

















*...building treasures for you*

## About Grenadines Homes

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**The Grenadines Homes, a member of Palton Morgan Holdings is dedicated to reinventing the concept of luxury living in Nigeria and beyond. Founded on the precept of integrity and uncompromising focus on quality over volume,**

The Grenadines lay down your unique home with utmost attention to details. Grenadines Homes is a leading luxury real estate developer of up-market residences with a rare and exquisite design quality. With an uncompromising passion for the highest quality and detailing, exceptional design and craftsmanship, Grenadines Homes has been leading the luxury residential market with an exquisite portfolio of luxury developments in Nigeria and West Africa. Grenadines Homes holds a substantial portfolio of completed luxury developments. Grenadines Homes' residential projects include a wide variety of apartments, semi-detached houses, resorts, office spaces and hotel apartments.

Its best-known developments include Grenadines Resorts, Katampe – Abuja, The Oceanna waterfront project on Victoria Island and Shonny Park Place within the renowned Shonibare Estate. In recent years, the Group has diversified its portfolio with the acquisition of prime real estate lands in Nigeria to change the landscape of Luxury Real estate development.

## Innovation is at the heart of Grenadines Homes

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### CONTACT US

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