

The exquisite  
**SILVERCREST**

# lasaco gardens

**SILVERCREST**  
LASACO GARDENS



Cityworks Real Estate Solutions Limited is a dynamic and innovative real estate company specializing in the development and management of affordable luxury residential properties, in upscale locations on the Lagos Mainland and Island. We are inspired to build functional and aesthetical masterpiece homes for discerning clients seeking premium affordable homes in Lagos.



We work closely with our clients to understand their specific needs and requirements and provide tailor-made solutions that are designed to meet their individual needs.

We are proud of our reputation for providing an exceptional level of service and are committed to maintaining the highest standards of integrity and professionalism.

Silvercrest Lasaco Gardens is a premium residential development designed and developed by Cityworks RESL.



| Silvercrest LASACO Gardens by Cityworks RESL



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# Luxury in the Heart of the City



Tucked in the heart of the Lagos Mainland, Silvercrest Lasaco Gardens by design and build offers the utmost comfort, serenity and security, typical of luxury residences in the high-brow neighbourhoods on the Lagos Island. A perfect abode for the discerning, modern family seeking a home within the city.

Living in the heart of a city has never been easier, or more luxurious. Each building is designed to give the best-in-class living experience with every detail accounted for.

From top-of-the-line finishes, straight-line edges and uncluttered frames, to advanced smart home technologies, our architecture marries style with the latest innovations in design and technology. Every inch of each apartment building is meticulously planned to deliver the quintessential luxury living experience.

Silvercrest Lasaco Gardens is a beautiful apartment complex designed to provide you with everything you need for a refreshing, vibrant and premium quality of life in Lagos. All our apartments have been designed with a preference for living in an inclusive environment. Whether you're looking for a place for your family, or a place to live and work, Silvercrest Lasaco Gardens is the perfect home for you

# Silvercrest Lasaco Gardens

Silvercrest Lasaco Gardens by Cityworks RESL is located along CIPM Avenue Off Obafemi Awolowo Way, Alausa–Ikeja, Local Govt. Area, Lagos State.

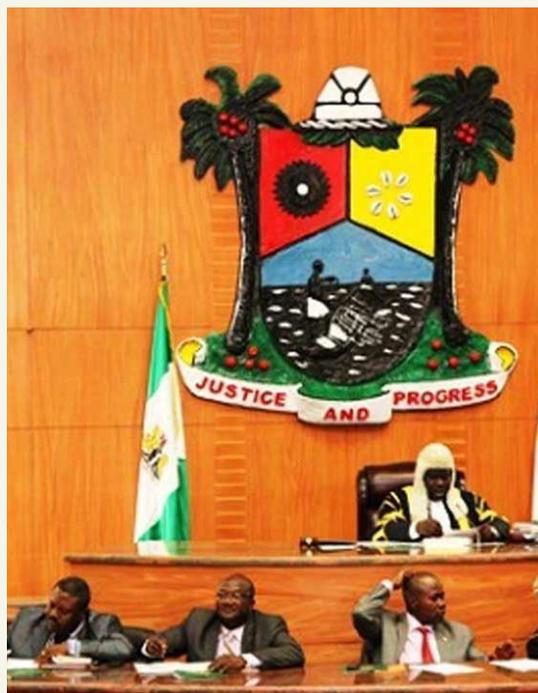
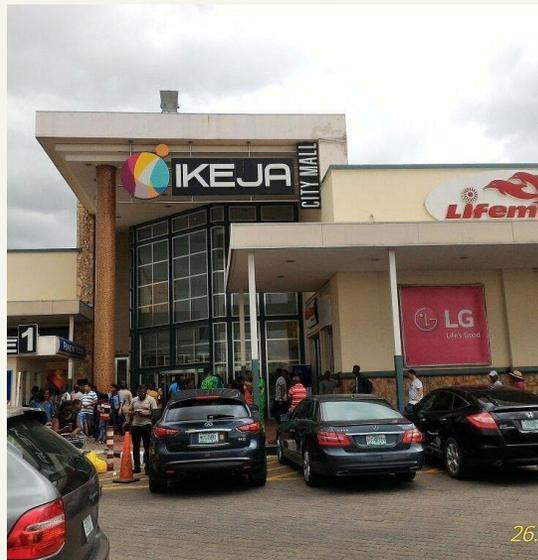
Alawusa, commonly known as Alausa is a principal district in Ikeja, the state capital of Lagos State. It is the seat of the Lagos State Secretariat and offices of the Governor and Deputy-Governor of Lagos State.

Alawusa also has a vibrant and growing Central Business District with several multinational business concerns like Cadbury Nigeria Plc and many others having their offices located in the area. It also has many low-density residential estates like the Cornerstone Estate; MKO Abiola Gardens located within it.

Lasaco Gardens is in great company of neighbours with several government institutions, local and international businesses, shopping mall, and recreational parks amongst others.

The daily influx of people to the Lekki area has given rise to the number of developments that have been initiated in order to keep up with the demand.





## Travel Time

- Ikeja City Mall 2 minutes
- New Africa Shrine 1 minute
- Alausa Police Station 3 minutes
- Ndubuisi Kanu Park 2 minutes
- Lagos State House of Assembly 3 minutes
- LCCI Conference & Exhibition Centre 5 minutes
- Muritala Muhammed International Airport 18 minutes
- Lagos Country Club 10 minutes
- Protea by Marriot Hotel 2 minutes
- De-Renaissance Hotel 2 minutes
- Duchess Hospital Ikeja G.R.A 12minutes
- Lagoon Hospital 5 minutes



**Hotels**

Hotels ranging from standard to premium are abound within the vicinity. Protea by Marriot and the De-renaissance are two prominent ones in proximity.



**Lifestyle: Shopping | Entertainment | Eateries**

The Ikeja City Mall has it all. A true one-stop shop with Bars and Restaurants, Eateries, Grocery shopping, High-end Fashion and Accessories Stores, and a modern Cinema facility.



**Recreation**

The Kanu Ndubuisi Park is a public park and recreational center a few minutes from the property. It is a green space created and managed by the Lagos State Parks and Garden Agency. The park has a lawn tennis court, a basketball court, a play area for children, seats and benches, patios and sheds and snacks stands



### Tech Market

The largest mobile and PC market, Computer Village is easily accessible from the location.



### Worship Centers

Religious centers are all around the vicinity. Christ Embassy, Daystar Christian Center and the Alausa Secretariat Mosque are some of the prominent ones in the area.



### Banking Services

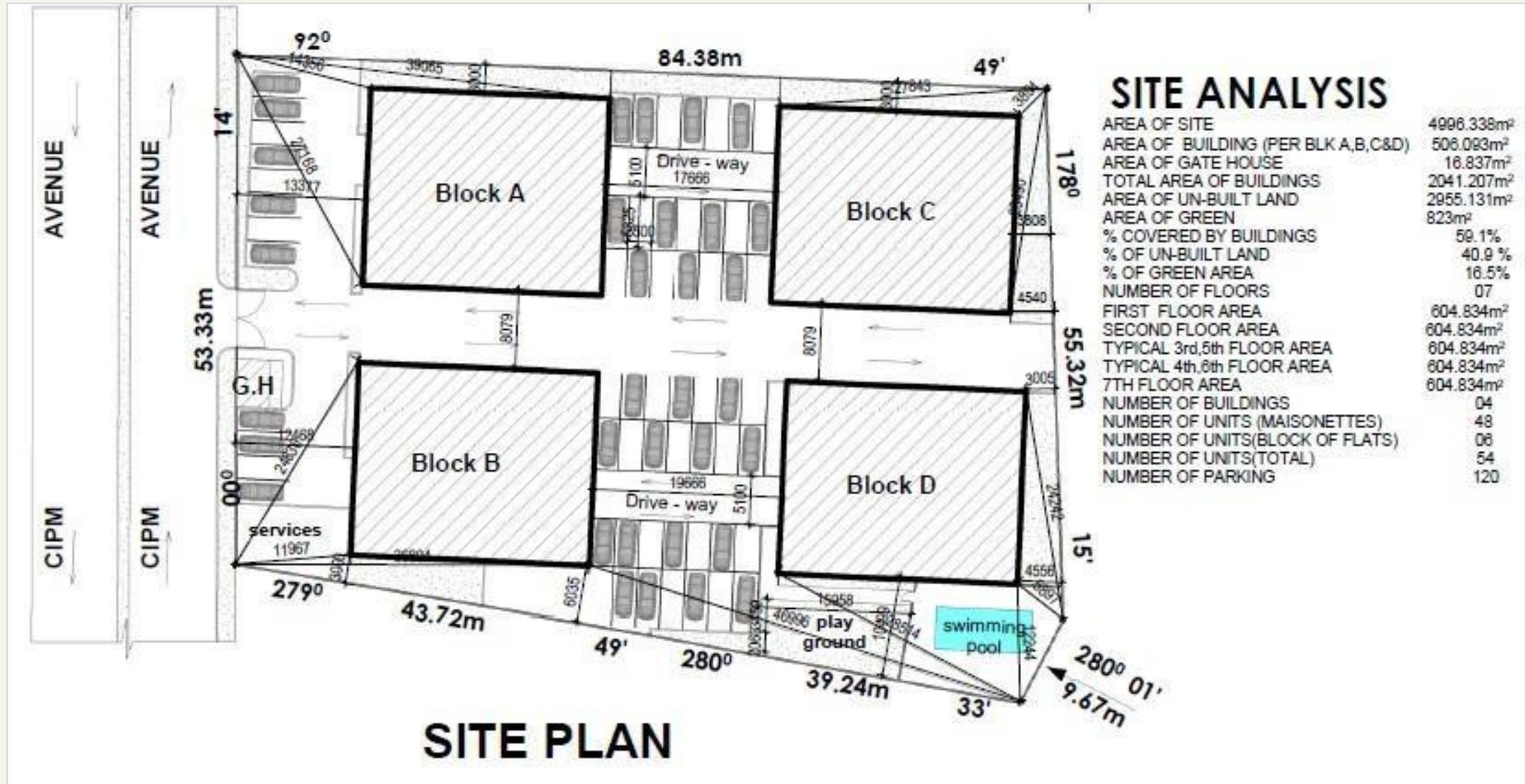
Due to the commercial nature of the area, Ikeja is home to all major financial institutions



### Leisure

Day or Night, Cubana on Isaac John, Ikeja offers the best hangout and night life club experience on the mainland.







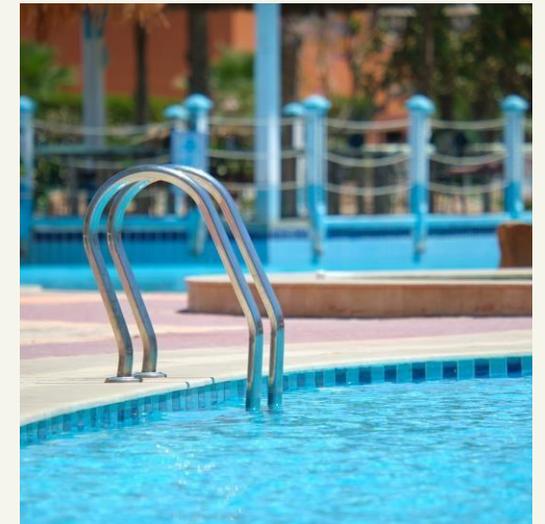
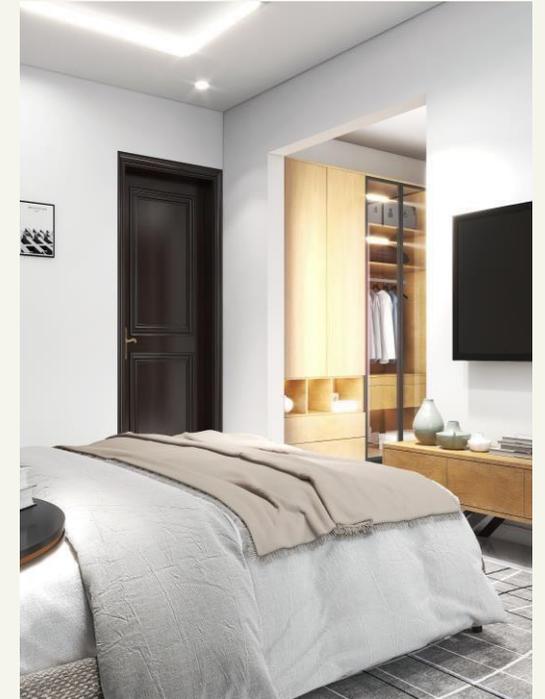






# General Facility Pictures

- Ample Parking
- Smart Home Automation
- 4 Bedroom Apartments +BQ
- Spacious living rooms with Large Doors&Windows
- Private Gymnasium
- Ensuite Bathroom & Toilet
- Exquisite Kitchen
- Swimming Pool
- Smoke Detector & Alarm
- Surveillance Cameras
- Centralized Sewage System
- 24-hour Power
- Co-working space
- Concierge services



# Key Features & Facilities

## ELECTRICALS

- LED/energyefficientdown 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.
- AC points for future purchase by occupant and installation management team in designated areas



## INTERIOR FINISHING

- Pointed internal doors with grooves and polished chrome door handles throughout.
- Painted architraves and skirting.
- Wardroom 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-hours electricity with back-up generator
- Individual electric metering that measures consumption regardless of source (generator or electrical grid)
- Sewage treatment plant.
- Periodical removal of refuse

# Key Features & Facilities contd.

## SECURITY

- 24/7 Corporate guards.
- 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

## BALCONIES

- Well proportioned balconies, with handrails or railings to selected apartments.

## SILVERCREST ASSURANCE

- Silvercrest Residences have a Deed of Assignment.
- Designated Parking unit.
- A Facility Management company appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit.





# The Exquisite Interior

The exquisite interior of a Lasaco Garden apartment is immediately evident the moment you step in.

Created by the ingenuity of the renowned Adept and Adroits Limited, the interior is a fine blend of art, rich texture, subtle tones and delicate finishing.





## LIVING ROOM

Each apartment has a contemporary, sophisticated feel, even more accentuated by the impeccable finishing and texture of the surfaces and walls.

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.

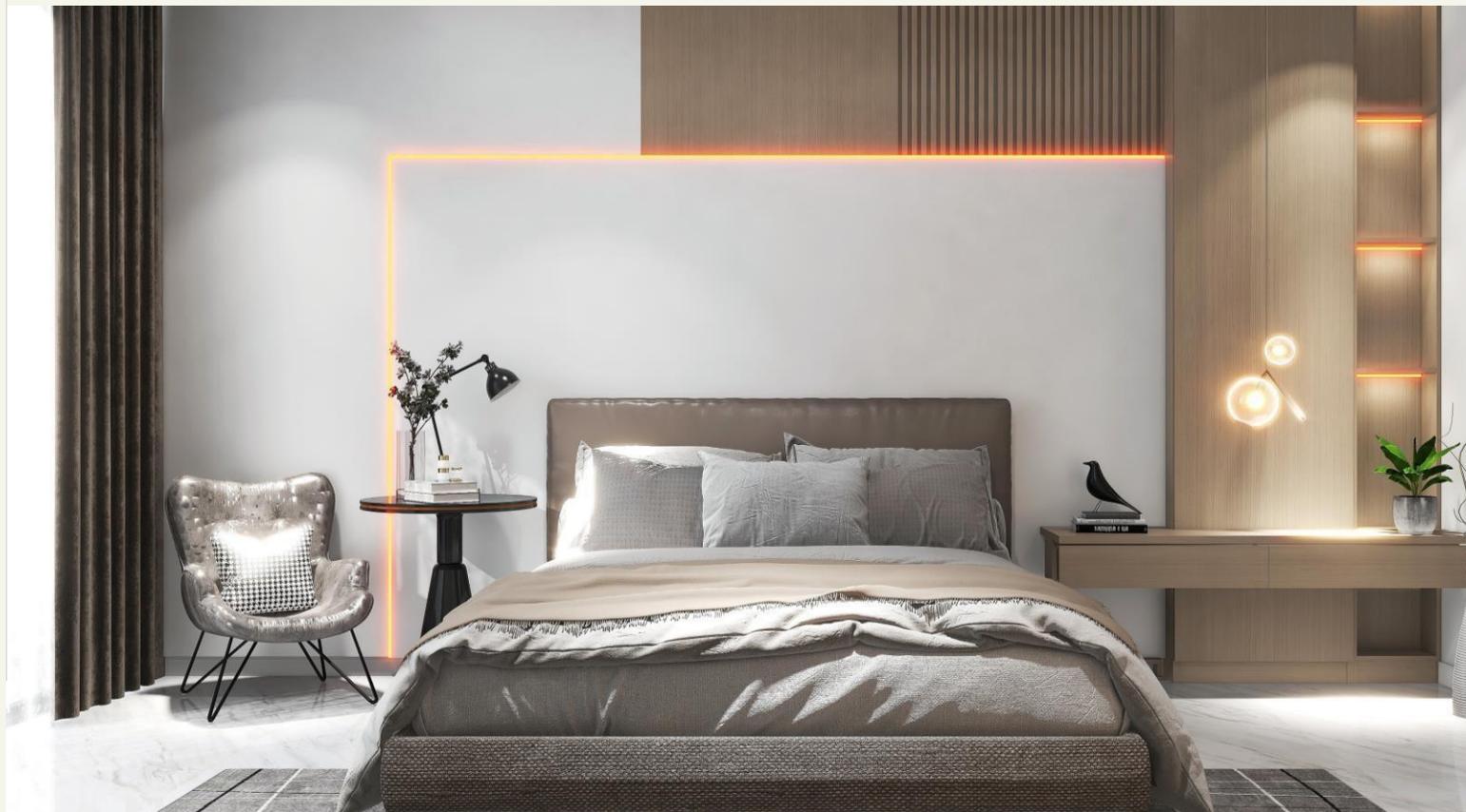


Enjoy top-of-the-range Craftsmanship and expression of luxury living

Our spacious bedrooms are reminiscent of what you will find in a luxury, presidential suite in Paris. Our design uses soft and soothing grays and silvers to create a sparkling, luxurious feel.

Waking up in this bedroom would be like waking up inside a warm plush cloud.

The bedrooms are built to give a feeling of comfort and security, away from the busy and noisy streets of the busy Jakarta metropolitan life. Perfect for comfort and relaxation, once in, you will find hard to step out of the room.



## BEDROOM

Everything is designed delicately. The idea is to create spaces where residents can intimately dine and make unforgettable memories with the people they love and care about. The furniture, lighting and décor are elegantly set to give a wholesome dining experience.



## DINING



# BATHROOM



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



## CLOSET

Walk 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 want to create a luxurious reality.

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

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

## KITCHEN



# GYMNASIUM

The Silvercrest LASACO Gardens comes with a state-of-the-art indoor gymnasium facility.



# SWIMMING POOL

The exquisite estate comes with a 50sqm swimming pool for adults and children.

# Presentation Plans.



# 4 Bedroom & BQ Maisonettes



Lounge and dining- 54.699m<sup>2</sup> Lounge and dining terrace- 6.014m<sup>2</sup> Kitchen- 19.440m<sup>2</sup> Kitchenstore- 2.284m<sup>2</sup> Bedroom 1- 13.761m<sup>2</sup> Bedroom 1 bathroom- 3.443m<sup>2</sup> Master bedroom- 23.768m<sup>2</sup> Master bedroom terrace- 3.549m<sup>2</sup> Master bedroom bathroom- 5.445m<sup>2</sup> Bedroom 3- 17.852m<sup>2</sup> Bedroom 3 bathroom- 3.538m<sup>2</sup> Bedroom 4- 15.851m<sup>2</sup> Bedroom 4 terrace- 4.241m<sup>2</sup> Bedroom 4 bathroom- 4.151m<sup>2</sup> Family lounge and lobby- 22.022m<sup>2</sup> BQ room- 6.453m<sup>2</sup> BQ bathroom- 2.248m<sup>2</sup> Visitor's toilet- 2.008m<sup>2</sup> Box room- 5.383m<sup>2</sup> Study room- 8.832m<sup>2</sup>



TOTAL AREA  
 Net Area: 224.982m<sup>2</sup>  
 Gross Area  
 Lower floor: 134.554m<sup>2</sup>  
 Upper floor: 144.887m<sup>2</sup>  
 Total: 279.441m<sup>2</sup>

# 4 Bedroom Flat & BQ



Main lounge and dining- 80.781m<sup>2</sup>

Kitchen-19.440m<sup>2</sup>

Kitchenstore-1.654m<sup>2</sup> Guest  
bedroom- 11.160m<sup>2</sup>

Guest bedroom bathroom- 3.600m<sup>2</sup>

Master bedroom- 22.844m<sup>2</sup> Master  
bedroom terrace- 6.744m<sup>2</sup>

Master bedroom bathroom-5.445m<sup>2</sup>

Bedroom 3- 14.915m<sup>2</sup>

Bedroom 3 terrace- 3.668m<sup>2</sup>

Bedroom 3 bathroom- 5.445m<sup>2</sup>

Bedroom 4- 19.935m<sup>2</sup> Bedroom 4

bathroom- 3.443 m<sup>2</sup> BQ room-  
6.548m<sup>2</sup>

BQ bathroom- 2.329m<sup>2</sup>

Open terrace- 39.191m<sup>2</sup>

TOTAL AREA

Net Area: 247.142m<sup>2</sup>

Gross Area: 280.866m<sup>2</sup>

Total: 280.866m<sup>2</sup>

# Why Choose Silvercrest Lasaco Gardens?

**Growing Demand**- Silvercrest Residence is located in a highly sought-after location for top of the range residential properties. The Lekki Phase 1 area is a prime location on the Lagos Island and is central to economic and social activities typically suitable to upwardly mobile individuals. Demand for quality properties exceed supply.

**Higher Return**- With fast growing demand comes greater returns for investors. As property value continues to appreciate in the region, investors are positioned for higher returns in shorter time frames.

**Brand Reputation & Track Record** - Silvercrest Residence by Cityworks RESL has over the years delivered luxury real estate investment portfolio to subscribers delivering returns ranging from 40% up to over 100%.

**Flexible Payment Plan**- The flexible payment feature is a strong incentive for secure early off takers. Our partnership with mortgage & financier institutions guarantees faster sales.



# Contact

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