

# MAINLAND TOWERS

📍 Yaba, Lagos



# ABOUT MAINLAND TOWERS

Mainland Towers is an architectural masterpiece comprising 12 suspended floors and it seamlessly combines green and smart technologies with contemporary urban living. The building features a total of 36 stunning 1-bedroom apartments, providing young professionals with a cozy living space spanning 50 square meters. Additionally, there are 54 elegant 2-bedroom apartments, showcasing spacious interiors of 103 square meters, and 36 serene 3-bedroom apartments spanning an impressive 178 square meters.

Mainland Towers is designed to provide foreign expatriates and indigenous professionals with global standard apartments as well as guarantee investors and unit owners good rental yield.

The ground floor of Mainland Towers is a captivating space that caters to the diverse needs of its residents. It boasts an inviting café/restaurant covering 60 square meters, a well-equipped gymnasium with changing rooms and toilets spread across 171 square meters, and a hair salon and barbershop exuding elegance within their respective 40 and 50 square meter areas.

The ground floor also features a co-working space with a dedicated meeting room, covering 177.5 square meters, along with a community room spanning 117.4 square meters, fostering a sense of belonging. Other amenities on the ground floor include a daycare facility(67.4 sqm) with an outdoor playground, a convenient laundry room(23.3 sqm), an on-site convenience store covering 70 square meters, and a state-of-the-art CCTV/security room(27 sqm), ensuring residents' safety.

The next three floors (1-3) are dedicated parking lots, ensuring ample parking arrangements for Tower occupants. The parking area features 162 parking spaces, strategically allocated to accommodate the different apartment types. The 3-bedroom apartments come with two parking spaces, while the 2-bedroom and 1-bedroom units are thoughtfully provided with one parking space each. The parking structure also includes accessible parking spaces for individuals with mobility challenges, ensuring easy access to the elevators.

The fourth to twelfth floors houses the prestigious residential areas. Each residence is thoughtfully designed to cater to the discerning needs of our esteemed residents, ensuring an exceptional living experience.

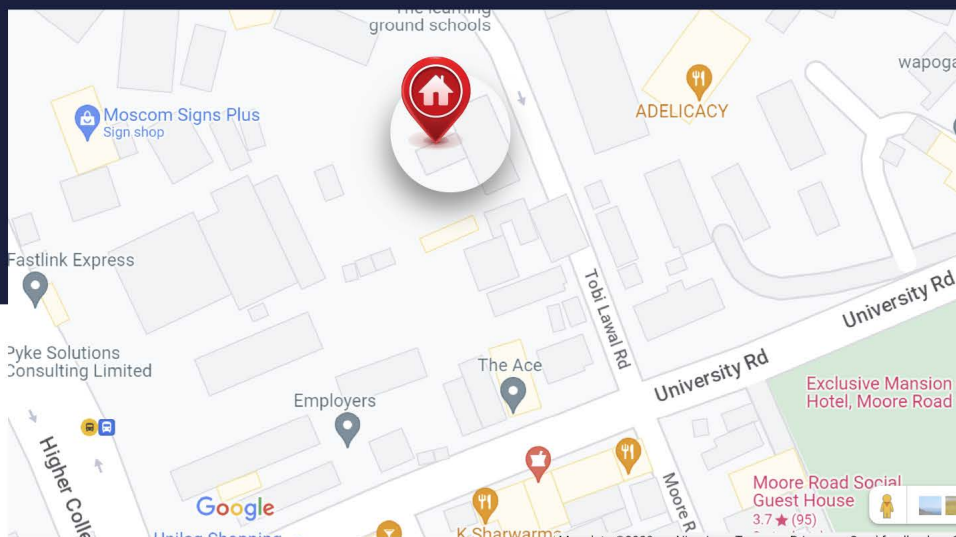
# DELIVERABLES

Mainland Tower features life-enriching amenities such as:

- Modern 1,2 & 3 Bedroom Units ( from 4th-12th floor)
- Spacious Car Park (from 1st - 3rd Floor)
- Central HVAC
- Central Gas (Sewage Biogas recycled)
- CCTV Plus Armed Security Personnel
- 24 hrs Power Supply Backed by Solar
- Elevator
- Cafe\restaurant
- State-of-the-art fitness centres
- Unisex Hair Salon
- Laundry room
- Co-working space with meeting room
- Community room
- Creche
- Swimming pool



# LOCATION AND FACILITIES



The edifice is located at Tobi Lawal, Yaba, Lagos State.

## Thriving Tech Ecosystem

Yaba is known as Nigeria's technology hub, attracting many tech startups, entrepreneurs, and investors. This creates a strong demand for residential and commercial spaces, offering lucrative opportunities for real estate developers and investors.



## **Strategic Location and Connectivity**

Yaba's central location provides easy access to major business districts, transportation hubs, and other parts of Lagos. Its proximity to both the Lagos Mainland and the island areas makes it an attractive choice for residential and commercial purposes.

## **Growing Demand and Limited Supply**

With Lagos experiencing rapid population growth, the demand for quality housing and commercial spaces is increasing. Yaba, being a vibrant and sought-after neighborhood, has limited available properties, creating favorable conditions for real estate investments and the potential for property value appreciation and rental income.

## **Urban Regeneration and Development Projects**

Yaba is undergoing significant urban regeneration initiatives led by government and private sector investments. These projects aim to improve infrastructure, attract more businesses, and create a modern and livable environment, offering long-term benefits for real estate investors.

# EXTERIORS















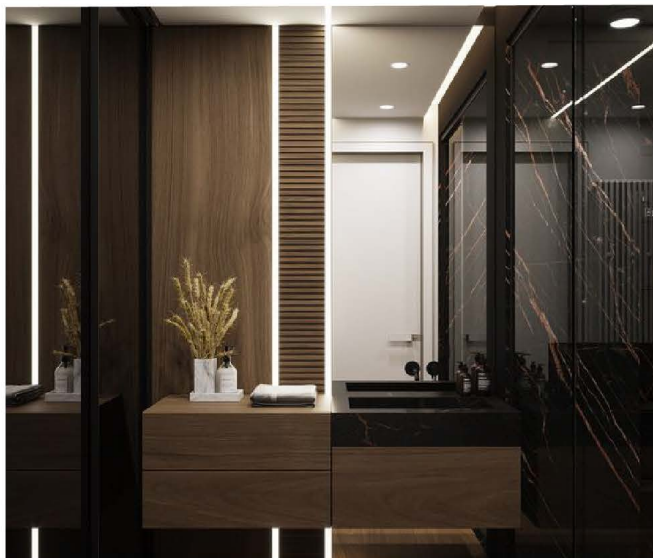
# INTERIORS













Typical Floor Plan



1 Bedroom Unit Plan



2 Bedroom Unit Plan- 1st Version





2 Bedroom Unit 2nd Version



3 Bedroom Unit Plan



Ground Floor Plan



Parking Level Plan



# PIONEER OFFER

## 1 Bedroom Unit

Outright    ₦37,000,000

### Installment

Initial Deposit    ₦5,000,000 (1st Month)

#### 6 MONTHS

**₦6,844,000**

for 5months

Total

₦39,220,000

#### 12 MONTHS

**₦3,312,727**

for 11months

Total

₦41,439,997

#### 18 MONTHS

**₦2,274,118**

for 17months

Total

₦43,660,006

#### 24 MONTHS

**₦1,777,391**

for 23months

Total

₦45,879,993

# PIONEER OFFER

## 2 Bedroom Unit

Outright    ₦58,000,000

### Installment

Initial Deposit    ₦10,000,000 (1st Month)

#### 6 MONTHS

**₦10,296,000**

for 5months

Total

₦61,480,000

#### 12 MONTHS

**₦4,996,363.64**

for 11months

Total

₦64,960,000.04

#### 18 MONTHS

**₦3,437,647.06**

for 17months

Total

₦68,440,000.02

#### 24 MONTHS

**₦2,692,173.91**

for 23months

Total

₦71,919,999.93

# PIONEER OFFER

## 3 Bedroom Unit

Outright    ₦74,000,000

### Installment

Initial Deposit    ₦15,000,000 (1st Month)

#### 6 MONTHS

**₦12,688,000**

for 5months

Total

₦78,440,000

#### 12 MONTHS

**₦6,170,909.09**

for 11months

Total

₦82,879,999.99

#### 18 MONTHS

**₦4,254,117.65**

for 17months

Total

₦87,320,000.05

#### 24 MONTHS

**₦3,337,391.30**

for 23months

Total

₦91,759,999.9

# CONSTRUCTION SCHEDULE

Project Timeline		Scheduled Dates (2023-25)		
S/N		P10	P50	P90
1	Preconstruction Works	Aug 16 2023	Sept 20 2023	Oct 18 2023
2	Foundation Works (Pile Caps, Rafts & DPC)	Nov 15 2023	Jan 14 2024	Mar 22 2024
3	Structural and Masonry Works	Feb 25 2024	Apr 29 2024	May 19 2024
4	Central Infrastructure Works (HVAC, M&E)	Jun 13 2024	Aug 17 2024	Oct 22 2024
5	Advanced Finishing (Windows, Tiling etc)	Sept 19 2024	Nov 24 2024	Jan 18 2025
6	Decorative Installations (Interior & Exterior)	Feb 18 2025	Apr 23 2025	Jul 27 2025
7	QC Final Reviews Key Handover & Move In	Apr 20 2025	Jan 15 2025	Sept 25 2025

\* P10 (Earliest Possible Time), P50 (Average Possibility), P90 (Worst Case Scenerio)



# INVESTMENT SECURITY

## **Bank Guarantee -**

Our finances are scrupulously managed by our banks, so your investment is safe, secured and your returns are guaranteed as and when due.

## **Independent Structural Consultant -**

We work with highly qualified, certified, experienced and registered independent structural engineers, who have 100% project success, as consultants for perfect quality control.

## **Construction Insurance -**

Our projects are insured by a leading insurance company with full cover in case of force majeure.



Afrihood is a Pan African Real Estate and Infrastructure Development Company with a vision to raise the living standard of Africans one building at a time. We are rebuilding Africa to become the foremost and inclusive infrastructural wonder of the world