

Alexander Miller – Luxury Homes

info@rac.com.ng

The vision is to create a best in class residential community with a picturesque, serene and secure environment. Emphasis has been placed on the essence of family closeness and communal living with a play ground for children and recreational facilities for adults and families. The residential development will comprise of 30 units 4 Bedroom Detached Houses and 8 Units 4 Bedroom Semi-Detached Houses...



Floor Plan – 4BR Detached House



Reason to Invest

- Assured Capital appreciation
- Premium Rental Income with good Rental yield.
- Good Title
- Lekki is one of the fastest growing areas in Lagos
- High Accessibility
- Well developed infrastructure
- High Level of urbanization
- Well Secured environment
- Excellent Neighbourhood

Estate Layout



Facilities

- Recreational Facilities include:
 - Gymnasium
 - Children's Playground
- Other facilities on the Estate are:
 - Sewage treatment plant
 - Borehole & water treatment plant
 - Fire Alarm system
 - PHCN and Standby generator
 - Ample parking space for residents and visitors

Composition of the Semi-finished Units

S/NO.	ELEMENTS	DESCRIPTION OF WORKS TO BE DONE
1.	Substructure	100% of works
2.	Frames	100% of works
3.	Upper floors	100% of works
4.	Staircases	100% of works
5.	Block wall	100% of works
6.	Roof covering & carcassing	100% of works
7.	Windows	100% of works
8.	Doors	Only External doors to be done
9.	Fitting & fixtures	0% (None to be done)
10.	Electrical Installation	Only conduit & cabling works (1 st & 2 nd Fix)
11.	Mechanical Installation	Only first fix (pipe works)
12.	Floor finishes	0% (None to be done)
13.	Wall finishes	<ul style="list-style-type: none"> · Internal plastering · Backing to receive wall tiles (Baths, toilets & kitchen · External plastering/rendering · External stone finish
14.	Ceiling finishes	<ul style="list-style-type: none"> · Internal plaster to ceiling deck (ground floor) · Internal plaster to underneath staircase & landing · External plaster to ceiling deck · External timber tiles in tongue & groove to roof noggins
15.	Painting & Decorations	External painting only.
16.	External works attached to the building	<ul style="list-style-type: none"> · Paving stones to car parks & walkways · Kerbs to car parks & walkways · Landscaping/Green areas · Connection to manholes · Connection to sewage treatment plant · Connection water treatment plant · Connection pre-paid meters and to power source

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ITEM	DESCRIPTION
House Type	4 Bedroom Semi Detached (Carcas)
Location	Alexander Miller
Selling Price	NGN 77,000,000.00
Delivery Date	August 31 st 2016
Offer Validity	14 Days
Contact Email	questpropertiesng@gmail.com

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ITEM	DESCRIPTION
House Type	4 Bedroom Fully Detached (Carcas)
Location	Alexander Miller
Selling Price	NGN 91,650,000.00
Delivery Date	August 31 st 2016
Offer Validity	14 Days
Contact Email	questpropertiesng@gmail.com