PHASE II
BY
BRAINS & HAMMERS
BEHIND NICON TOWN, LEKKI, LAGOS.
“PRICE IS WHAT YOU PAY, VALUE IS WHAT YOU GET”
SERENITY AND PRIVACY. A UNIQUE SENSE OF COMMUNITY.
LOCATION

COOPEAST RESORT Estate, phase 2 is located on Beach Resort Estate which is tastefully designed to overlook the Lagos lagoon. Beach Resort Estate is located between the second and third roundabout, Off Lekki-Epe Expressway, Lekki, Lagos.

3 MAJOR ROADS LEADS IN TO THE PROPOSED DEVELOPMENT

- PROPOSED REGIONAL ROAD IN FRONT OF THE ESTATE TO FREEDOM WAY & LEKKI PHASE 1 IS ON-GOING
- ACCESS ROAD THROUGH SPAR ROAD TO LINK 3RD ROUND-ABOUT IS BEING WORKED ON
- BRAINS & HAMMERS IN CONJUNCTION WITH LSDPC IS CURRENTLY WORKING ON THE ACCESS ROAD THAT LINKS DIRECTLY TO THE 4TH ROUND-ABOUT
COOPEAST RESORT ESTATE,
BY
BRAINS & HAMMERS
AREA: 3.005.629 HECTARES

- 4 BEDROOM MAISONETTE: 52 units
- 4 Bedroom Terrace: 48 units
- 4 Bedroom Semi detached: 8 units
- 5 Bedroom Detached: 8 units

TOTAL = 116 units
AREA = 3.00 HECTARES
4 BEDROOM MAISONETTE
4 BEDROOM TERRACE
GROUND FLOOR

- LIVING ROOM: 37.25 sqm
- KITCHEN: 14.74 sqm
- STORE: 2.36 sqm
- B.Q: 8.37 sqm
- B.Q TOI.: 2.52 sqm

ROOM LEGEND
- B. Q
- KITCHEN
- LIVING ROOM
- STORE
- TOI.
- V.TO I.
FIRST FLOOR PLAN

Room Legend
- **Bedroom 2**
- **Bedroom 3**
- **Family Lounge**
- **Lobby**
- **Toi.**

<table>
<thead>
<tr>
<th>Room</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Lounge</td>
<td>12.65sqm</td>
</tr>
<tr>
<td>Lobby</td>
<td>7.72sqm</td>
</tr>
<tr>
<td>Bedroom 02</td>
<td>16.06sqm</td>
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<tr>
<td>Bedroom 02 Toi.</td>
<td>4.39sqm</td>
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<tr>
<td>Bedroom 03</td>
<td>21.74sqm</td>
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<tr>
<td>Bedroom 03 Toi.</td>
<td>4.37sqm</td>
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</tbody>
</table>
SECOND FLOOR

- BEDROOM 01 - 26.73 sqm
- BEDROOM 01 TOIL - 5.11 sqm
- MASTER BEDROOM - 31.30 sqm
- MASTER BEDROOM TOIL - 5.80 sqm

SECOND FLOOR PLAN

Room Legend:
- Black: BEDROOM 1
- Orange: Lobby
- Purple: Master Bedroom
- Green: Toil.
4 BEDROOM SEMI-DETACHED
GROUND FLOOR

- LIVING ROOM - 47.04sqm
- DINING ROOM - 11.46sqm
- KITCHEN - 18.62sqm
- STORE - 3.22sqm
- B.Q - 9.22sqm
- B.Q TOI. - 3.25sqm
- GUEST ROOM - 18.33sqm
- GUEST ROOM TOI. - 3.62sqm
FIRST FLOOR

- FAMILY LOUNGE - 16.60 sqm
- LOBBY - 14.75 sqm
- BEDROOM 01 - 15.90 sqm
- BEDROOM 01 TOI. - 4.16 sqm
- BEDROOM 02 - 25.42 sqm
- BEDROOM 02 TOI. - 4.45 sqm
- MASTER BEDROOM - 33.70 sqm
- MASTER TOI. - 6.42 sqm
5 BEDROOM FULLY DETACHED
GROUND FLOOR

- Living Room: 42.18 sqm
- Kitchen: 18.38 sqm
- Store: 3.89 sqm
- B.Q: 7.70 sqm
- B.Q Toi.: 2.43 sqm
- Guest Room: 10.82 sqm
- Guest Room Toi.: 2.65 sqm
FIRST FLOOR

- FAMILY LOUNGE: 25.95 sqm
- BEDROOM 01: 15.09 sqm
- BEDROOM 01 TOI.: 4.27 sqm
- BEDROOM 02: 21.63 sqm
- BEDROOM 02 TOI.: 4.13 sqm
- BEDROOM 03: 15.67 sqm
- BEDROOM 03 TOI.: 4.14 sqm
SECOND FLOOR

- LOUNGE - 31.26sqm
- STUDY ROOM - 8.44sqm
- MASTER BEDROOM - 32.10sqm
- MASTER BEDROOM TOI. - 9.56sqm
HOUSE TYPE

4 BEDROOM MAISONETTE - 39,900,000
4 BEDROOM TERRACE HOUSE - 52,999,999.99
4 BEDROOM SEMI-DETACHED - 69,900,000
5 BEDROOM FULLY DETACHED - 110,000,000

- SWIMMING POOL
- ADEQUATE CAR PARK + VISITORS PARKING FOR EVERY UNIT
- EVERY BEDROOM IS ENSUITE
- INTERNATIONAL STANDARD CONSTRUCTION METHODS
- UNINTERRUPTED SUPPLY OF WATER TO EVERY UNIT
- 24 HOURS UNINTERRUPTED POWER SUPPLY
- BEAUTIFULLY LANDSCAPED ENVIRONMENT
- 24 HOUR SECURITY BY ACCREDITED OUTFITS