

YOUR
STYLE
HOME | XAPA
COURT

Exclusive modern apartments

A Development by:



KALYTEROS

Honestating joy

YOUR
STYLE
HOME | XAPA
COURT

ABOUT US

Kalyteros Nigeria Limited, is a mid - market focused property development company based in Nigeria , with current operations in Lagos at the moment.

KNL, started operations in 2012, with its flagship development called Peace Court a mini estate within a gated estate called Ocean Bay Estate in Lekki, the development is split into 2 phases consisting of 8 units of 3 different house types in its phase 1 , which is in its finishing stage and the phase 2 comprising 11 units of 3 different house types , currently at the 1st floor level and to be delivered in December 2016.

The 3 different house types are - 2 bedroom apartments on a single level , 3bedroom maisonette on 2 levels and 4 bedroom town house on 3 levels.

This design was conceptualised , so as to target 3 income brackets in the mid - income market , as land prices continue to increase close to the city , optimal utilisation of land is key.

We have achieved some considerable level of success as our flagship development is 70% sold out , this can be attested to , as 70% of phase 2 was sold out before the foundation stage. We are in the business for the long haul and we will continue to build homes that are unique , with functional spaces and our contemporary in design.

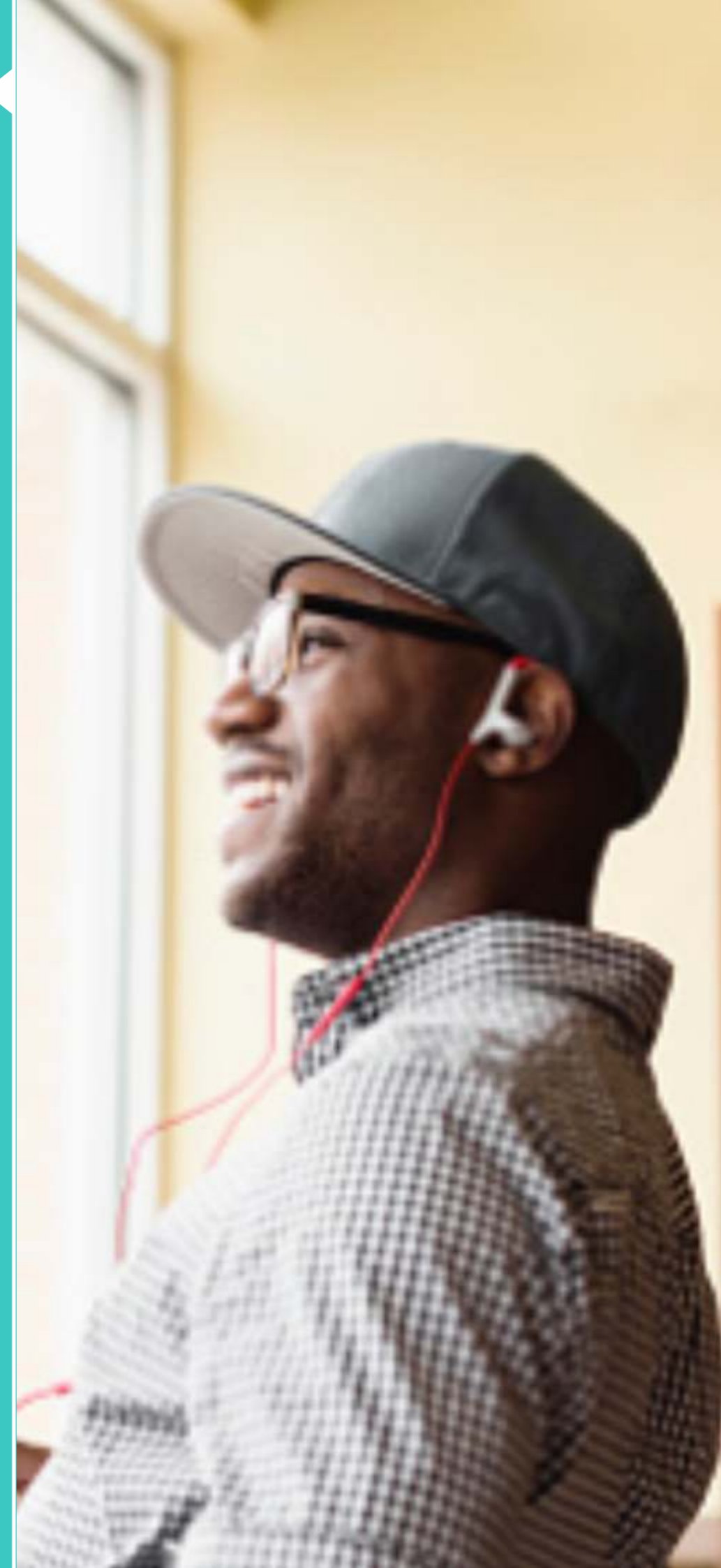
YOUR
STYLE
HOME | **XAPA
COURT**

THE PROJECT

Xapa Court, a residential development, was conceptualised to provide young families and professionals a unique opportunity to own a piece of Lekki, without breaking the bank and getting on the property ladder easily.

This contemporary development of 1, 2 bedroom apartments and 3 bedroom terraces with a maid's room attached, is also nestled within Ocean Bay Estate, one of the sort after estates within Lekki axis, with its thriving community and functional amenities, you are on your way to a good return on your investment, should you choose to rent it out or live in it.

The property will feature a gym, green area and a cabana for maximum relaxation. Each apartment is stylishly designed to meet sophistication; all rooms en-suite with a guest toilet and fully fitted kitchen with appliances.

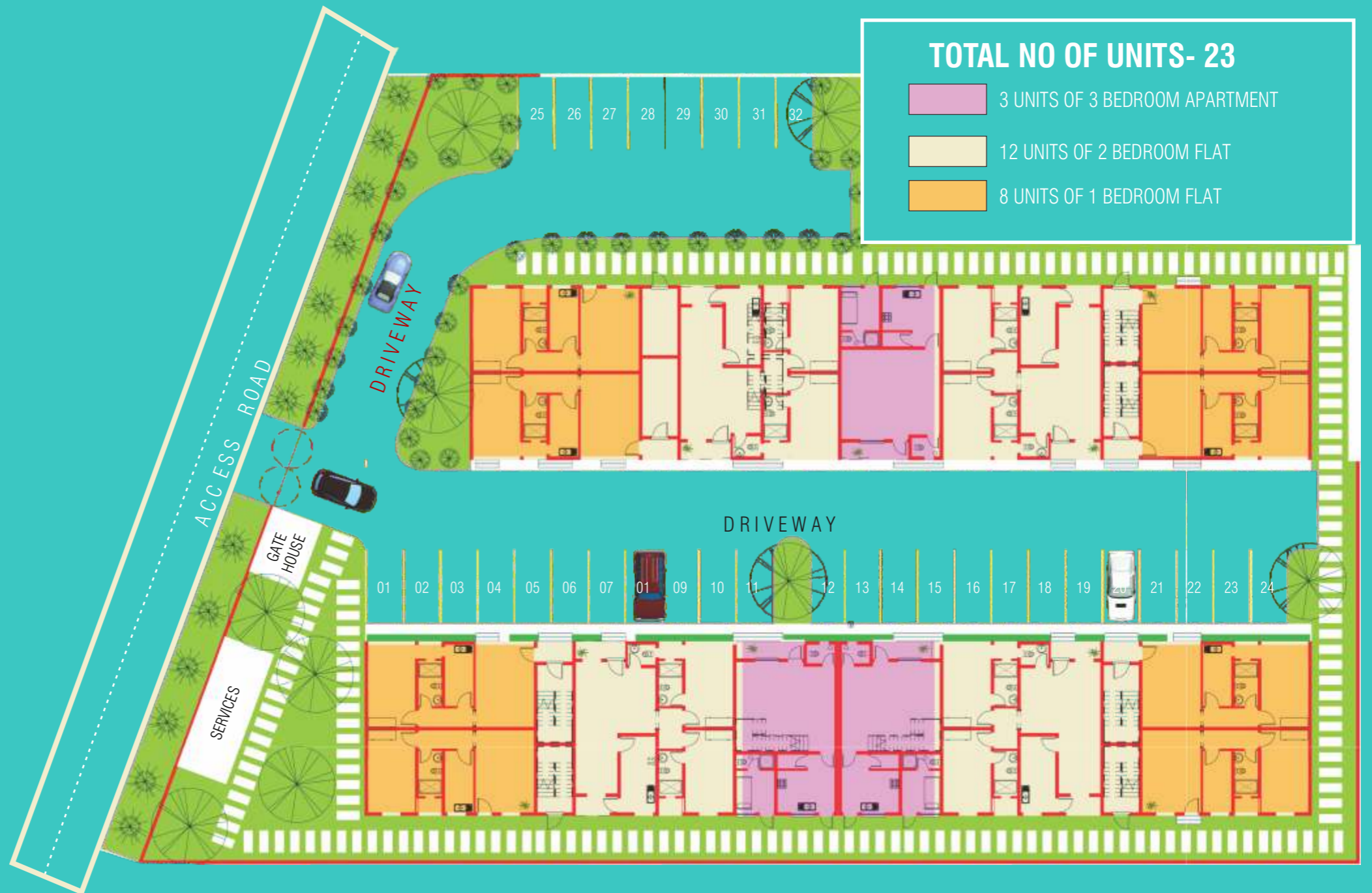




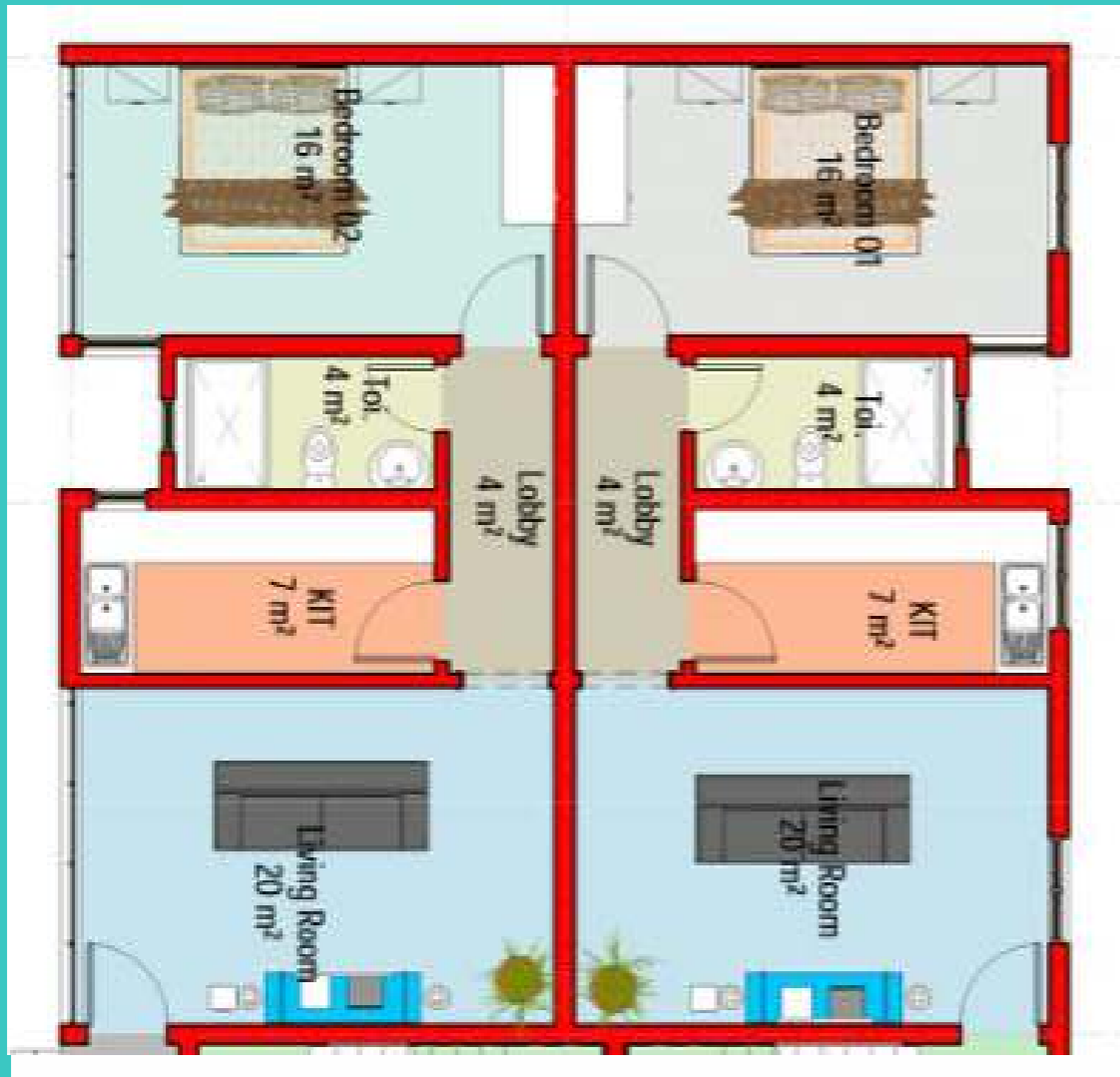
SITE PLAN

YOUR
STYLE
HOME | **XAPA
COURT**

SITE PLAN



1 BEDROOM APARTMENT FLOOR PLAN



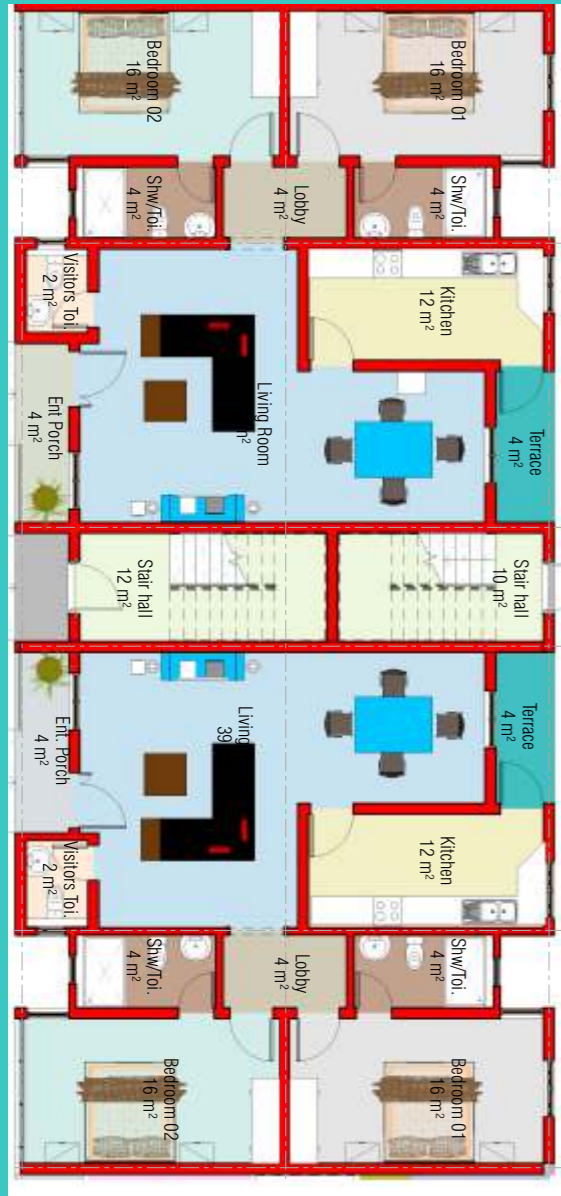
GROUND FLOOR		54m2
1.	LIVING/DINING ROOM	20m2
2.	KITCHEN	7m2
3.	BEDROOM	16m2
4.	BATHROOM	4m2
5.	GUEST TOILET	3m2
6.	LOBBY	4m2

YOUR
STYLE
HOME | **XAPA
COURT**

FLOOR PLAN



2 BEDROOM FLAT GROUND FLOOR PLAN



GROUND FLOOR 97m²

1. LIVING/DINING ROOM 35m²
2. KITCHEN 11m²
3. BEDROOM 1 16m²
4. BEDROOM 2 16m²
5. BATHROOM 1 4m²
6. BATHROOM 2 4m²
7. GUEST TOILET 2m²
8. LOBBY 4m²
9. FRONT TERRACE 2m²
10. REAR TERRACE 3m²

FIRST FLOOR 115m²

1. LIVING/DINING ROOM 37m²
2. KITCHEN 12m²
3. BEDROOM 1 17m²
4. BEDROOM 2 16m²
5. BATHROOM 1 4m²
6. BATHROOM 2 4m²
7. GUEST TOILET 2m²
8. LOBBY 4m²
9. FRONT TERRACE 5m²
10. REAR TERRACE 8m²
11. BEDROOM 1 TERRACE 4m²
12. PANTRY 2m²

2 BEDROOM FLAT FIRST FLOOR PLAN

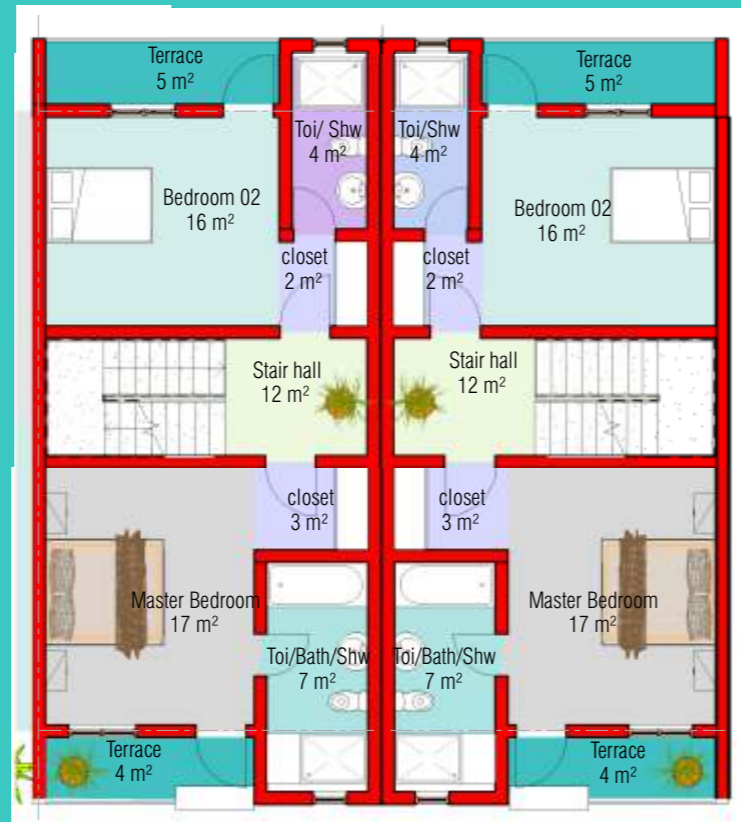


YOUR
STYLE
HOME | **XAPA
COURT**

FLOOR PLANS



3 BEDROOM APARTMENT FIRST FLOOR PLAN



3 BEDROOM APARTMENT GROUND FLOOR PLAN



3 BEDROOM TOWN HOUSE 222m2

1. LIVING/DINING ROOM 36m2
2. KITCHEN 12m2
3. BEDROOM 1 23m2
4. BEDROOM 2 20m2
5. MASTER BEDROOM 24m2
6. MASTER BATHROOM 4m2
7. WALK-IN CLOSET 5m2
8. BATHROOM 1 7m2
9. BATHROOM 2 4m2
10. GUEST TOILET 2m2
11. STAIR HALL 13m2
12. FRONT TERRACE 4m2
13. MAID'S ROOM 9m2
14. BEDROOM 1 TERRACE 5m2
15. BEDROOM 2 TERRACE 5m2
16. PANTRY 2m2
17. ROOF TERRACE 37m2

YOUR
STYLE
HOME | **XAPA
COURT**

FLOOR PLANS

3 BEDROOM APARTMENT PENT FLOOR PLAN





YOUR
STYLE
HOME | **XAPA
COURT**

SPECIFICATION

- Vitrified tiles for living and kitchen floors
- Internal doors are MDF flush doors
- External doors are metal security doors
- Aluminium casement and sliding windows with in-built fly screen
- Ornamental iron balustrade and railings
- High quality long span aluminium roofing sheets on timber structure
- Emulsion paint on internal walls
- Textured paint and emulsion paint to external walls
- High quality sanitary ware
- POP ceiling
- Paving Stones external grounds

HOW TO FIND XAPA COURT



YOUR
STYLE
HOME | **XAPA
COURT**

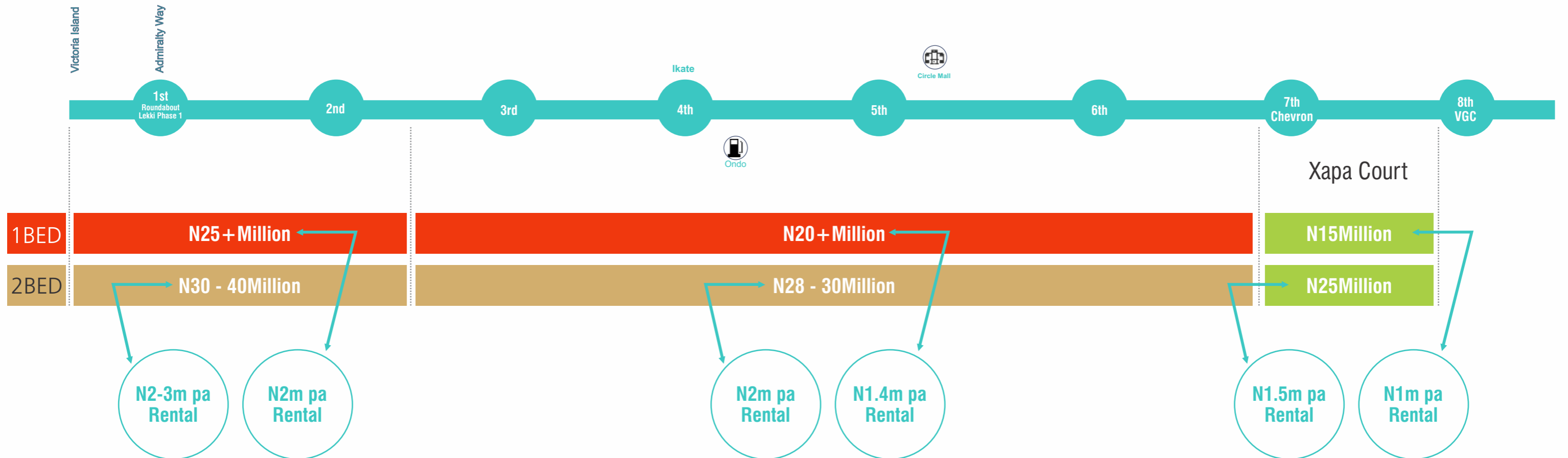
LOCATE US

Xapa Court is a new exclusive modern apartments nestled within a well secured private gated community called Ocean Bay Estate; just after the 2nd toll gate on the Lekki-Epe Expressway, Lagos. Other landmarks close to the estate are Orchid Hotel, Buena Vista Estate, Dreamworld Africana Amusement Park and the Lekki Conservative Park close to the Chevron HQ.





PRICE INDEX LEKKI AXIS





■ Peace Court Phase 1



■ Peace Court Phase 2



YOUR
STYLE
HOME | **XAPA
COURT**

OTHER PROJECTS

PEACE COURT
AT OCEAN BAY

Peace Court is a remarkable development, conceived to offer a unique sanctuary in the heart of Lagos. Located off the Lekki – Epe Expressway, Lafiaji, before VGC Estate.

Peace Court, a new luxurious estate nestled within a well secured private gated community called Ocean Bay Estate; just after the 2nd toll gate on the Lekki-Epe Expressway, Lagos. Other landmarks close to the estate are Orchid Hotel, Buena Vista Estate, Dreamworld Africana Amusement Park and the Lekki Conservative Park close to the Chevron HQ.

Nestled within the plush and serene Ocean Bay Estate, Peace Court offers individuals, families and discerning investors the advantages of modern, spacious and well-designed living spaces built to international standards.

Peace Court comprises 19 units of 3 different house types, built on an acre (4,000m²) and consists of 9 units of elegantly finished 4 bedroom terraces + 1 room bq, 5 units of 3 bedroom massionettes + 1 room bq and 5 units 2 bedroom apartments.

HOUSE TYPE SPECIFICATIONS

House Types	1 Bedroom	2bedroom GF	2 bedroom FF	3-bedroom townhouse
Specifications				
Price	N15m	N23m	N25m	N35m
Liveable Space	54m2	97m2	115m2	222m2
Livingroom	1	1	1	1
Bathrooms	1	2	2	3
Toilets	2	3	3	4
Maid's room	-	-	-	✓
Pantry	-	✓	✓	✓
Fitted Kitchen	✓	✓	✓	✓
White goods	✓	✓	✓	✓
Floor levels	1	1	1	3
Terrace	-	-	3	2
Roof terrace	-	-	-	✓
No. of units	8	6	6	3

PAYMENT PLAN

1st Payment	30%	Contract of Sale
2nd Payment	20%	1st Floor Slab
3rd Payment	30%	Roof level
4th Payment	20%	Handover

