



THE  
**MILLENNIAL BAY**  
...PERFECTION

PEREZ DRIVE, LEKKI PHASE 1

**Apartments**  
**Maisonettes**  
**Penthouses**



**THE**  
**MILLENNIAL BAY**  
TOWERS

**Best Architectural  
Design For A  
Multi-residential  
High-rise building**

[www.dradrockng.com](http://www.dradrockng.com)

**BUSINESS DAY**

NIGERIAN BUSINESS  
LEADERSHIP AWARDS 2021  
presented to  
**DRADROCK Real Estate**



Crowned by a twin penthouse, the Millennial Bay Twin Towers embodies the finest architectural designs with world-class interior fittings that depict Royalty and Class.

Sitting elegantly in the most beautiful and serene street in Lekki, the Millennial Bay Towers is one minute drive from Lekki Admiralty way which connects to some of the highly sorted five-star restaurants, hospitals, schools, and relaxation centers in Lagos.

Besides just the environment, the Millennial bay is a luxurious estate with features that pamper the posh lifestyle of the young and dynamic millennial with its smart home features, swimming pool, gym, clubhouse, and penthouses.



**LOCATION:  
Perez Drive,  
Lekki Phase I,  
Lagos**

# THE ARCHITECTURE

The Millennial Bay Towers is a spectacular residential project that embodies the finest architectural designs with world-class facilities and interior fittings that depicts Royalty and Class.



## THE MILLENNIAL BAY

The Millennial Bay is a 10-floor high-rise with maisonettes and penthouses. It has a ground floor parking space with ample parking for all occupants. It is made up of 1 bedroom apartments, 2 bedroom apartments, and 3 bedroom maisonettes and 3 bedroom penthouses

### FLOOR COMPOSITION BLOCK A

Ground Floor - Car park & Reception, Elevator access

Podium 1 - Car park & elevator access

Podium 2 - Car park & recreation area, elevator access

Floor 3 - One bedroom apartments,

Floor 4-5 - 2 bedroom apartments,

Floor 6-9 - 3 bed maisonette,

Floor 10 - Penthouse



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### FLOOR COMPOSITIONS BLOCK B:

Ground Floor - Car park & Reception, Elevator access

Podium 1 - Car park & elevator access

Podium 2 - Car park & recreation area, elevator access

Floor 3 - One bedroom apartments

Floor 4-7 - 2 bedroom apartments

Floor 8-9 - 3 bed maisonettes

Floor 10 - Penthouse



## BRIEF OF MILLENIAL BAY

### SPATIAL ANALYSIS. (BLOCK B)

	FLOOR LEVEL	FLOOR TYPE	FLOOR DETAILS BLOCK A	FLOOR DETAILS BLOCK B
00.	GROUND FLOOR	CAR PARK ,SERVICES		CAR PARK, SECURITY POST, SERVICES.
01.	PODIUM I (LEVEL 1)	PODIUM I		CAR PARK,
02.	PODIUM II(LEVEL 2)	PODIUM II		SWIMMING POOL, GYM, BAR&LOUNGE, CHILDREN PLAYGROUND.
03.	1ST FLOOR (LEVEL 3)	1 BEDROOM UNIT TYPE A&B	1 BEDROOM UNIT+ TERRACE	1 BEDROOM UNIT+ TERRACE
04.	2ND FLOOR (LEVEL 4)	2 BEDROOM UNIT TYPE	2 BEDROOM UNIT, TERRACE + MAID'S ROOM	2 BEDROOM UNIT, TERRACE + MAID'S ROOM
05.	3RD FLOOR (LEVEL 5)	2 BEDROOM UNIT TYPE	2 BEDROOM UNIT, TERRACE + MAID'S ROOM	2 BEDROOM UNIT, TERRACE + MAID'S ROOM
06.	4TH FLOOR (LEVEL 6)	3 BEDROOM MAISONETTE FIRST FLOOR.	3 BEDROOM MAISONETTE UNIT+ MAIDS ROOM	2 BEDROOM UNIT, TERRACE + MAID'S ROOM
07.	5TH FLOOR (LEVEL 7)	3 BEDROOM MAISONETTE UPPER FLOOR.	3 BEDROOM + TERRACE & POOL LOUNGE	2 BEDROOM UNIT, TERRACE + MAID'S ROOM
08.	6TH FLOOR (LEVEL 8)	3 BEDROOM MAISONETTE FIRST FLOOR.	3 BEDROOM MAISONETTE UNIT+ MAIDS ROOM	3 BEDROOM MAISONETTE UNIT+ MAIDS ROOM
09.	7TH FLOOR (LEVEL 9)	3 BEDROOM MAISONETTE UPPER FLOOR.	3 BEDROOM + TERRACE & POOL LOUNGE	3 BEDROOM + TERRACE & POOL LOUNGE
10.	PENT FLOOR (LEVEL 10)	3 BEDROOM PENT + MAID'ROOM.	3 BEDROOMS PENT + MAID ROOM, POOL LOUNGE AND TERRACE	3 BEDROOMS PENT + MAID ROOM, POOL LOUNGE AND TERRACE

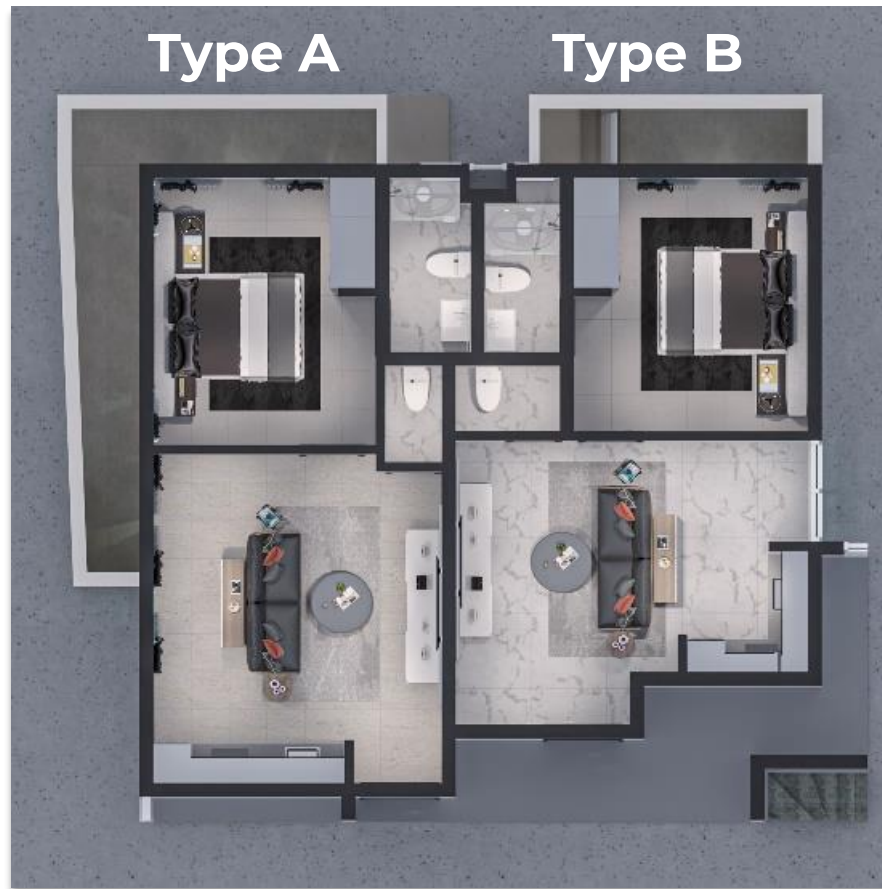


## TOWER B 30 Units

## TOWER A 26 Units



# 1 BEDROOM APARTMENT



**Perfect home for the vibrant, smart, and techy individual with a high taste for functionality and comfort.**



# ONE BEDROOM APARTMENT



SPACE ANALYSIS		
S/NO	SPACE	AREA (sqm)
01	BEDROOM	16m <sup>2</sup>
02	LIVING ROOM & KITCHENETTE	25m <sup>2</sup>
04	TOILET	4m <sup>2</sup>
05	VISITOR'S TOILET	2m <sup>2</sup>

### Room Legend

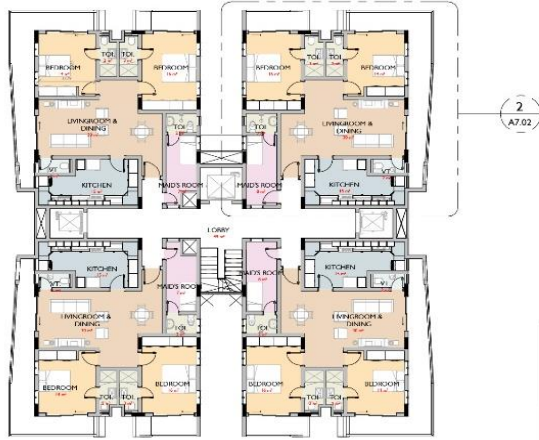
- BEDROOM
- LIVING ROOM & KITCHENETTE
- TOI.
- VT.

# 2 BEDROOM APARTMENT



**The ideal oasis for a loving couple and growing family.**

## TWO BEDROOM APARTMENT WITH MAID'S ROOM



SPACE ANALYSIS		
S/NO	SPACE	AREA (sqm)
01	BEDROOM 1	16 m <sup>2</sup>
02	BEDROOM 2	14 m <sup>2</sup>
03	KITCHEN	15 m <sup>2</sup>
04	LIVING ROOM & DINING	30 m <sup>2</sup>
05	MAID'S ROOM	10 m <sup>2</sup>
06	BEDROOM TOI. 1 & 2	3 m <sup>2</sup>
07	VISITOR'S TOILET	2 m <sup>2</sup>

### Room Legend

- BEDROOM
- KITCHEN
- LIVINGROOM & DINING
- MAID'S ROOM
- TOI.
- VT.

# 3 BEDROOM MAISONNETTE



**The perfect home  
for a big and  
vibrant family.**

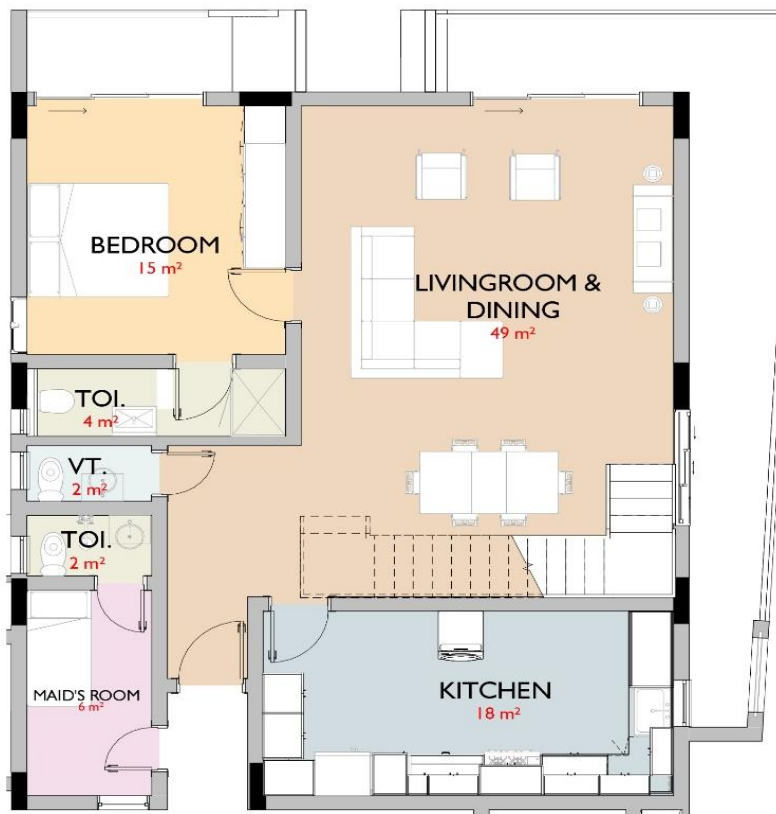




# THREE BEDROOM MAISONETTE







## WITH MAID'S ROOM & PRIVATE POOL

### FIRST FLOOR



SPACE ANALYSIS		
S/NO	SPACE	AREA (sqm)
01	BEDROOM	15 m <sup>2</sup>
02	KITCHEN	18 m <sup>2</sup>
03	LIVING ROOM & DINING	49 m <sup>2</sup>
04	MAID'S ROOM	8 m <sup>2</sup>
05	BEDROOM TOI.	4 m <sup>2</sup>
06	VISITOR'S TOILET	2 m <sup>2</sup>

#### Room Legend

	BEDROOM
	KITCHEN
	LIVINGROOM & DINING
	MAID'S ROOM
	TOI.
	VT.

# THREE BEDROOM MAISONETTE

## WITH MAID'S ROOM & PRIVATE POOL

### SECOND FLOOR



S/NO	SPACE ANALYSIS	AREA (sqm)
01	BEDROOM	19m2
02	FAMILY LOUNGE	19m2
03	MASTER BEDROOM	32m2
04	MASTER BEDROOM TOILET	9m2
05	BEDROOM 2 TOILET	5m2
06	POOL TERRACE	26m2
07	TERRACE	5m2

#### Room Legend

- BEDROOM
- FAMILY LOUNGE
- MASTER BEDROOM
- POOL TERRACE
- SWIMMING POOL
- TERRACE
- TOI.



# 3 BEDROOM PENTHOUSE



**The 3 bedroom penthouse offers the most beautiful views of Lekki's night skyline.**





2  
A7.08

## THREE BEDROOM PENTHOUSE WITH MAID'S ROOM & PRIVATE POOL



SPACE ANALYSIS		
S/NO	SPACE	AREA (sqm)
01	BEDROOM	19 m2
02	DINING	19 m2
03	KITCHEN	32 m2
04	LIVING ROOM	9 m2
05	MAID'S ROOM	5 m2
06	MASTER BEDROOM	26 m2
07	POOL TERRACE	5 m2
08	SWIMMING POOL	5 m2
09	TERRACE	5 m2
10	MASTER BEDROOM TOI.	5 m2
11	BEDROOM I&2 TOI	5 m2
12	VISITORS TOILET	5 m2

### Room Legend

- BEDROOM
- DINING
- KITCHEN
- LIVING ROOM
- MAID'S RM
- MASTER BEDROOM
- POOL TERRACE
- SWIMMING POOL
- TERRACE
- TOI.
- VT.

## MILLENNIAL BAY PRICES

	<b>Outright</b>	<b>Instalment</b>
1 Bedroom Apartment (Type A: 77sqm)	<b>N55,000,000</b>	<b>N60,000,000</b>
1 Bedroom Apartment (Type B: 60sqm)	<b>N50,000,000</b>	<b>N52,000,000</b>
2 Bedroom Apartment (Level 4)	<b>N75,000,000</b>	<b>N82,250,000</b>
2 Bedroom Apartment (Level 5)	<b>N78,750,000</b>	<b>N84,750,000</b>
2 Bedroom Apartment (Level 6)	<b>N82,687,500</b>	<b>N86,687,500</b>
2 Bedroom Apartment (Level 7)	<b>N85,562,500</b>	<b>N88,562,500</b>
3 Bedroom Maisonette	<b>N230,000,000</b>	<b>N250,000,000</b>
3 Bedroom Penthouse	<b>N270,000,000</b>	<b>N275,000,000</b>

**12 months**  
Instalment plan  
available

## The Features

State-of-the-art systems & modern facilities are all in place at The Millennial Bay.

- Uninterrupted power supply.
- Water supply and treatment, Sewage & waste treatment system.
- Smoke detectors/fire alarm, Sprinklers/ fire extinguishing system.
- 24HR CCT V surveillance, Central air conditioning.
- Well-manicured gardens, Children' s Playground.
- Private pool, Lounge, Mini-Mart, Cafe, and Ultra-modern Gym.



## REASONS TO BUY

- The Millennial Bay will be the most iconic Real Estate project in Lekki, giving you a lifestyle that is fit for Royalty.
- Premium location with a perfect blend of vibrancy and serenity.
- Low entry purchase prices when compared with similar premium properties.
- A great returns on investment that appreciates quickly offering as much as over 33% upon completion of construction.
- Minimum of 7% rental income due to a premium desired location and the use of top rated unique facilities.
- A great, secured investment and excellent store of value against recession and in downward times.
- Millennial Bay gives you a safe and secured upward progression on your capital as against money market instruments subject to downward fluctuations of inflation.

## REASONS TO BUY CONT'D

- Flexible repayment plan up to 12 months and can be suited to individual's plan.
- Millennial Bay will compare to any international luxury residence thereby making it a suitable residence for both nationals and foreigners seeking for a luxury place to live.
- **DRADROCK** Real Estate Limited is a credible company governed by a seasoned board of directors. The company has delivered on several residential projects in the Nigerian Real Estate Industry.



## RESIDENCES

With its luxurious design, various view options and apartment/penthouse types for various needs, you will recognize that your dream home is not just a dream anymore.

Each apartment and penthouse has been crafted to provide a generous living space, with most having double aspect views of the ocean and view of the landscape recreation area between the towers.

It's not only an architectural but an aesthetical success with its modern approach, luxury equipment, design that puts the light and air to the center of life.



## Area Summary

<b>Millennial Bay (10 floors)</b>	<b>No. of Units</b>	<b>Avg. Area (sqm)</b>
1 Bedroom Apartment	16	68.5
2 Bedroom Apartment + Maid's room	24	137.3
3 Bedroom Maisonette + Maid's room	12	286
3 Bedroom Penthouse + Maid's room	4	296



## **BRANDED BY DRADROCK'S MARKETING TEAM**

The marketing team is made up of seasoned professionals who have over 10 years experience in real estate branding and marketing in Nigeria. They work along side the architect to bring this iconic project to meet the needs of our savvy clientele. They have worked on many admirable projects by the company which include: The Hibiscus in Lekki, Pacific Manor 1 and Pacific Manor 2 in Abraham Adesanya that are currently being constructed.



[www.dradrockng.com](http://www.dradrockng.com)

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