

CLARENCE GATE  
- BANANA ISLAND -

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## CLARENCE GATE

### BANANA ISLAND

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Clarence Gate, Banana Island is an extraordinary home with everything about it graded five-star, from design concept to exquisite finishing.

The project is a contemporary layout consisting of 4 units of 4 bedroom luxury townhouses and 2 units of 4 bedroom pent-floor apartments, fully-equipped kitchen and all room ensuite.

You will definitely love the private infinity swimming pool and the terrace with a spectacular view.

**LOCATION:** Plot 6C, Zone M, Federal Government Layout, Banana Island Estate, Off Onikoyi, Ikoyi, Lagos State.



## RECREATION AND FACILITIES

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- Swimming pool
- Private Garden
- Open-air Terrace
- Gymnasium
- Smart Home Technology; Surrounding music systems, Mood control lightings, Automatic entry system and Air-conditions.



## UNIT TYPE

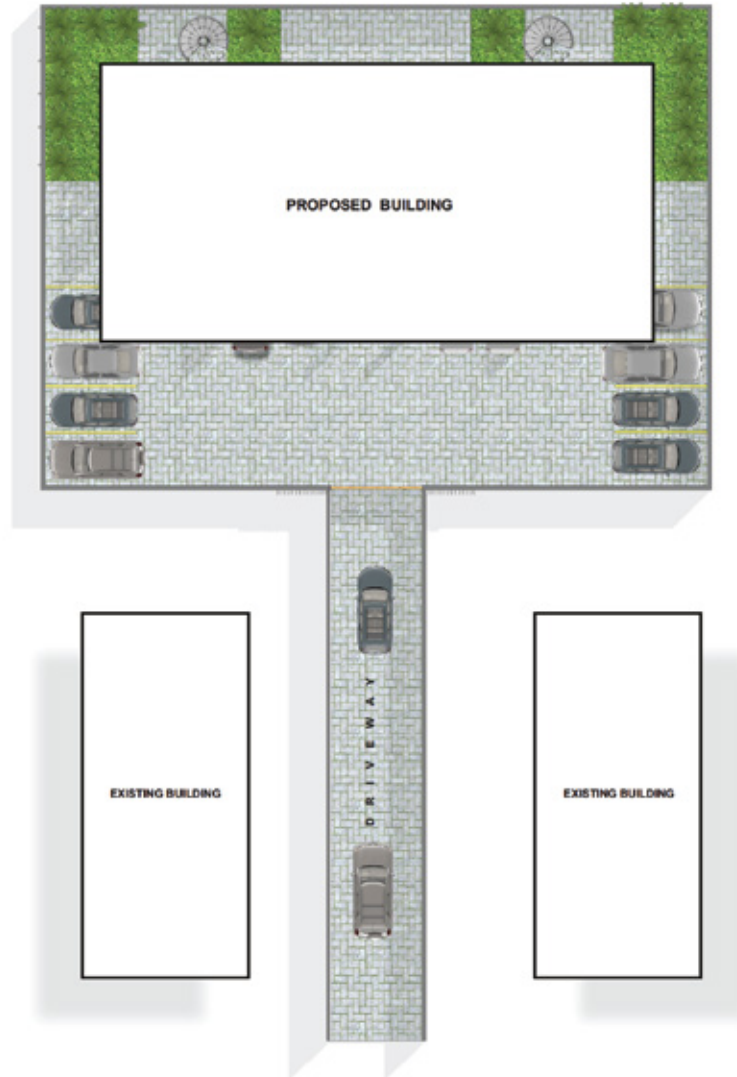
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- Four (4) units of 4 bedroom luxury town houses with Boys Quarters (BQ)
- Two (2) units of 4 bedroom pent floor apartments with Boys Quarters (BQ)



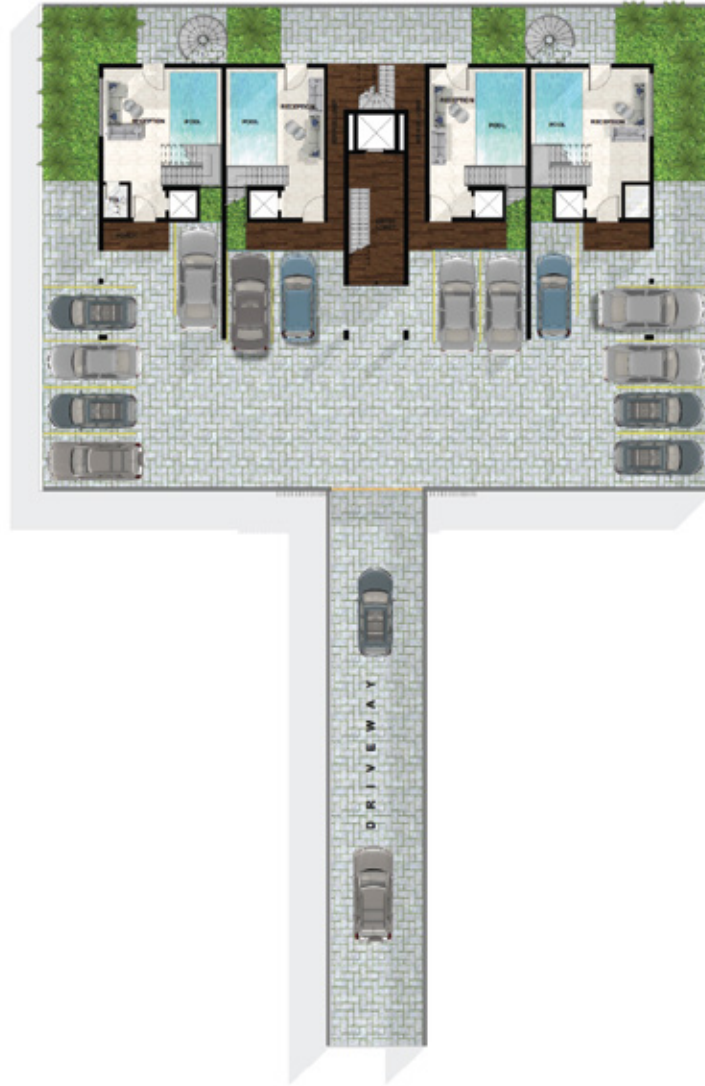
## SPACE ANALYSIS

<b>RESIDENTIAL</b>				
	<b>TERRACE I</b>	<b>TERRACE II</b>	<b>TERRACE III</b>	<b>TERRACE IV</b>
<b>GROUND</b>	<b>55</b>	<b>45</b>	<b>45</b>	<b>55</b>
<b>FIRST (1ST)</b>	<b>117</b>	<b>107</b>	<b>107</b>	<b>117</b>
<b>SECOND(2ND)</b>	<b>122</b>	<b>113</b>	<b>113</b>	<b>122</b>
<b>THIRD (3RD)</b>	<b>129</b>	<b>45</b>	<b>45</b>	<b>129</b>
<b>TOTAL(SQM)</b>	<b>423</b>	<b>310</b>	<b>310</b>	<b>423</b>
	<b>PENT I</b>	<b>PENT II</b>		
<b>FOURTH(4TH)</b>	<b>234</b>	<b>234</b>		
<b>FIFTH(5TH)</b>	<b>247</b>	<b>247</b>		
<b>SIXTH(6TH)</b>	<b>85</b>	<b>85</b>		
<b>TOTAL(SQM)</b>	<b>566</b>	<b>566</b>		



## SITE PLAN

**DISCLAIMER:** all pictures, plans, furniture, layouts, information, data and details included in this brochure are indicative only and are subject to change without prior notice in accordance with final designs of the project, regulatory approvals and planning permissions.



## GROUND FLOOR

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## FIRST FLOOR

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## SECOND FLOOR

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### THIRD FLOOR

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## FOURTH FLOOR

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## FIFTH FLOOR

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SIXTH FLOOR



GRENADINES  
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*...building treasures for you*



A. Plot 6C, Zone M, Federal Government Layout, Banana Island Estate, Off Onikoyi, Ikoyi, Lagos State.

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