

LUXURY
APARTMENTS



FLOWING WATERS

1922



JANUARY 2025

Content

Introduction

- Preliminaries/Project details
- Inspiration
- Contact
- Project info
- Location

Exterior

- Features & Facilities

Interior

- Bedroom
- Living Room
- Dining
- Bathroom

- Kitchen

Floor Plans

Index





PRELIMINARY ESTIMATE FOR FLOWING WATERS PROJECT

S/No	Item Description	Qty	Unit	Rate	Amount
	<u>MAIN BUILDING</u>				
A	Amount in Main building consist of foundation works, structiral frames and upper floors, roof covering, stairs, lift shafts,ceiling, wall and floor finishes,electrical and mechanical services, excluding Lift supply and	1	lot	2,069,500,000.00	2,069,500,000.00
B	Swimming pool	1	lot	26,530,000.00	26,530,000.00
C	Gate/Generator house	1	lot	28,100,000.00	28,100,000.00
D	Perimeter fence	1	lot	32,250,000.00	32,250,000.00
E	<u>LIFT</u> ; Supply and installation of 10-13 persenger lift or any Equal approved.	2	No	64,550,000.00	129,100,000.00
	SUB-TOTAL 1				2,285,480,000.00
	Add External works (5%)		lot		114,274,000.00
	Add 7% preliminaries				159,983,600.00
	SUB-TOTAL 2				2,559,737,600.00
	Add 5% VAT				127,986,880.00
	Add VAT 7.5%				191,980,320.00
	TOTAL ESTIMATED AMOUNT				2,879,704,800.00





FINANCIAL SUMMARY

SALE VALUE

House type	Quantity	Off. Plan/unit	After completion/unit
4-bedroom luxurious apartment with steward qtrs.	8 units	\$1.4 million	\$2 million
Total	8 units	\$12 million	\$16 million

RENTAL VALUE

House type	Quantity	Off. Plan/unit	After completion/unit
4-bedroom luxurious apartment with steward qtrs.	8 units	\$30,000	\$40,000
Total	8 units	\$240,000	\$320,000



BUILDING SPECIFICATIONS

Building Component Foundation	Reinforced concrete foundation based on approved structural design Oversite concrete based on approved structural design
Structure & walls	Reinforced in-situ concrete frame with sandcrete in-fill block work
Roof	High grade stone coated roofing tiles on steel roof support structures.
Floor finish	High grade marble floor tiles
Ceiling finish	Thick P.O.P suspended ceiling
Wall finish	High grade ceramic wall tiles in wet rooms including kitchen & bathrooms High grade wall paint applied on well screeded wall surfaces.
Electrical finish	High grade electrical wiring based on approved electrical design Ceiling recessed ceiling fittings/magnetic light fittings Wall switches Wall sockets
Mechanical finish	Full toilet plumbing fittings Full kitchen plumbing fittings
Furniture	Luxury kitchen cabinets finish with marble counter top Luxury furniture finish in the bedrooms and living rooms
External works	Concrete paved walkways Water treatment and recycling Electricity distribution Roads and covered drainages



VALUE PROPOSITION

SPOTLIGHT ECOSMART TECHNOLOGIES

- HOME AUTOMATION (INTERNAL & EXTERNAL)
- GREEN BUILDING FEATURES (EXTERNAL)
- RENEWABLE ENERGY INSTALLATIONS (INTERNAL & EXTERNAL)
- ENERGY EFFICIENCY & CONSERVATION INSTALLATIONS
- LIQUID RECYCLING FEATURES
- INTERNET INFRASTRUCTURES
- FIRE SAFETY INSTALLATIONS
- AUTOMATED SECURITY INSTALLATIONS
- **ADDITIONAL FEATURES**
- RECREATIONAL FEATURES
- SWIMMING POOL
- GYMNASIUM
- MULTIPURPOSE COURT

PROPOSED TIMELINE

The proposed working period for the above development is twenty-four (24) months

CONSTRUCTION COMPANY INVOLVEMENT

We the construction company & our technical team shall work together in the best approach to assure the successful completion of the project following in the design and building scheme as follows:

PRELIMINARY STUDIES

- Preliminary design
- Work proposal

DESIGN & MASTER PLAN

- Master plan: design & infrastructure
- Preliminary bill of quantities

BUSINESS PLAN

- Investments consultancy
- Funding structure
- Financing projections
- Marketing scheme

CONSTRUCTION DOCUMENTS

- Construction documents
- Construction supervision
- Infrastructure project
- Architectural project

CONSTRUCTION

- Procurement (importation & or local purchases)
- Local management
- Construction

ADDED FACILITIES

- Smart home automation
- Hybrid Solar inverter

POST CONSTRUCTION

- Facilities management



THE CONSTRUCTION COMPANY

SPOTLIGHT GLOBAL REALTY LTD. Is an indigenous limited liable company, our forte has been building construction and facility management with an aim to deliver world class services. Spotlight comprises of a team of skillful and experienced professionals endowed with modern global ideas and technologies in Architecture, Engineering, project management and provision of general services.

Our consultants currently maintain valid licences and registration with regulatory bodies such as Nigeria Institute of Architects (NIA), Council for Regulation of Engineering in Nigeria (COREN), Nigerian Institution of Estate Surveyors And Valuers (NIESV), Real Estate Developers Association of Nigeria (REDAN) and Nigerian Institute of Quantity Surveyors (NIQS), thus providing professional competence with a global reach.



Introduction

Target Audience: For the high class individuals interested in being the proud owners of a three-bedroom modern apartment located in one of the most glamorous suburbs of the FCT

A union of

Architecture
and

art
Lifestyle





FLOWING WATERS 1922

Brief Information about the Project:

The Flowing Waters Project is a unique development that is set to be one of the most sort-after residential developments within the FCT. It boasts of a basement parking for at least 16 cars, with the necessary services for waste disposal, water renewal and recycling as well as valet-services.

The ground floor is graced with a car drop-off service with on-site ground parking for 8 cars with good clear access to the basement level.

The ground floor has been dedicated to a commercial use with services like a cinema, spa, gym, barbing/hair dressing salon, bar & lounge, creche, waiting lounge and reception.

The project also includes eight (8) units of four (4) bedroom apartments on four (4) floors.

Each apartment unit consists of a glamorous living room space, a visitors' restroom, four bedrooms all with in-suite bathrooms, a kitchen, store, balconies, a magnanimous foyer and box-room.

The Flowing Waters project is also a gated community that prioritizes security and privacy hence the provision of CCTV systems, a gate house and good zoning of private areas to secluded areas to necessitate privacy.

A generator house, swimming pool and service hub are some of the other developments within the Project.

Brief Information about Firm:

At Spotlight Global Realty Limited, we believe real estate is more than buying and selling properties it is about creating lasting value, building thriving communities, and helping individuals and businesses secure their future through strategic investment. Headquartered in Abuja, Nigeria, Spotlight Global Realty has over a decade of experience in the real estate industry, delivering quality developments, trusted advisory services, and exceptional customer satisfaction. Our commitment to integrity, innovation, professionalism, and excellence has positioned us as a reliable partner for investors both within Nigeria and across the globe.



Location

Name of Project: Flowing Waters 1922
Location of Project: Plot 1922 Maitama, Abuja, FCT.
Type of Project: Mixed Use(commercial/residential).
Architectural Style: Modern Architecture.

Premium Location
Exquisite Neighbourhood





Features & Facilities



4 Bedroom Maisonette - (4)



3 Bedroom penthouse (1)



Bq



Swimming pool



Ample parking



Fire alarm/smoke detector



gym



Home automation



En suite bathrooms



Modern kitchen



Intercom



Large windows & doors



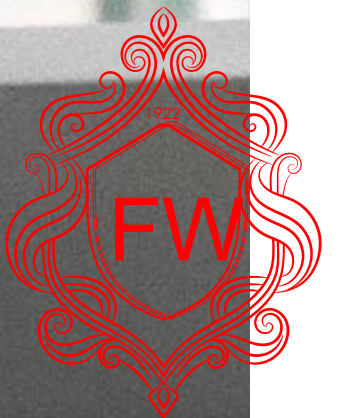
24/7 Security/cctv



Commercial services



Live with style,
Live with class,
Live in luxury.





The creative Process



The following images inspired the proposed Flowing Waters 1922 project

The images inspire the concept of modern design with an influx of natural ventilation and lighting as the key considerations for all commercial and residential designs.



Design
Considerations

In all designs some certain considerations are used to enhance and inspire a creative design where all users are satisfied and comfortable.

The following are the considerations for the effective planning of this project to meet up with its modern design style.



Aesthetics:

A determining factor to ensure the marketability of any development is its aesthetics (beauty). An aesthetically pleasing property ensures good value for a user as its appearance can attract a lot of prospective offers in terms of leasing or outright sales .

Site Parameters

Site parameters like the slope of the site, adjacent buildings, building codes, natural elements in and around the site as well as weather conditions affect the planning and layout of the project.

User preferences

All requirements for better living conditions which include ventilation, color preference, are some of the conditions users may have before looking at developments for acquisition or leasing. It is therefore paramount that all preferences as specified by users are met.





Living Room

Live in style, comfort and afluence

Each apartment has a contemporary, sophisticated feel, and offers owners the inest in materials and inishes. The spacious living areas use light-toned colour schemes, luxury spot light to give it a unique feel and other exotics features to give our owners a true taste of comfort.

A grand living room in harmony with your taste and style



Pendant Lights | Home Automation |
High Floor to Ceiling | Spot Lights | Perfect Finishing

A grand living room in
harmony with your taste
and style



Live in style,
comfort

Relish the comfort of our masterfully
finished Dining with premium wares
inspired by art and nature, designed
for luxury.





Inspired by Taste
Seasoned by Love
Home to Great Meals

Our spacious, modern, state-of-the-art kitchen, complete with high-end appliances is a delight for families who relish home-made meals.

Either you love to spend time hanging around the kitchen or you love to cook, our functional, open-plan and exquisite design makes cooking a delightful experience.





Bedroom & Bathroom

Step into a world where dreams become reality

Delight in the spacious great bedroom layout that combines style with elegance. They say life is made up of all the small details, which is where The Flowing Waters 1922 Residences come in, it is inspired by modern architecture.



Pendant Lights Home Automation
High Floor to Ceiling Spot Lights
Perfect Finishing

Our bedrooms are built to give a feeling of comfort and security, away from the busy and noisy streets of the FCT, offering pure serenity and comfort.



PAMPER YOUR INNER
PAMPER





Site plan
Basement Floor
Ground Floor
First Floor
Second Floor
Second Floor



Site Plan





BASEMENT FLOOR

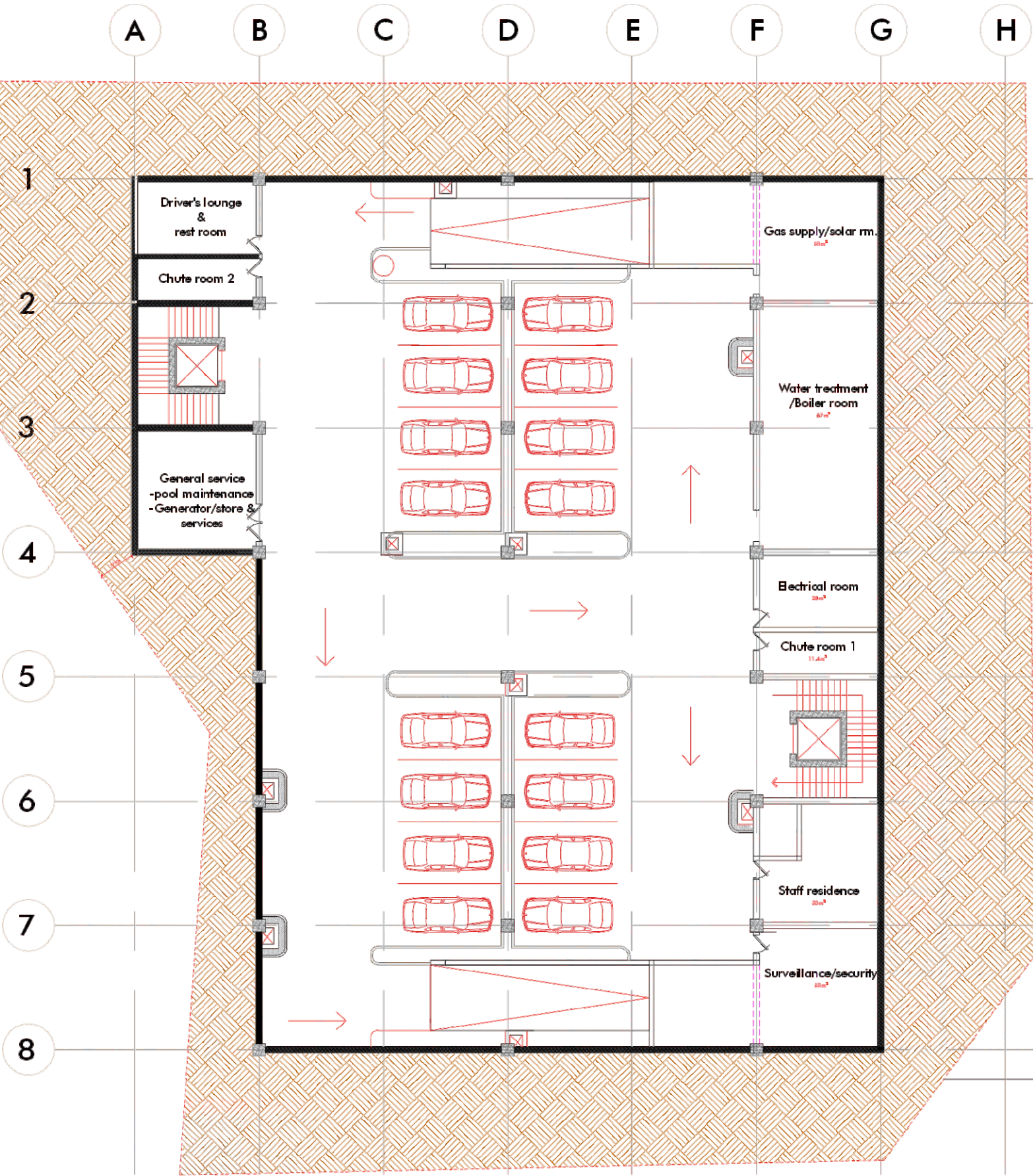
A	Elevator & Staircase
B	Electrical room
C	Water treatment/boiler room
D	Gas supply/solar room
E	Staff residence
F	Security & Surveillance
G	Ramp down to basement
H	Ramp up to ground floor
J	Utility room
K	General service area
L	Driver's lounge/restroom
M	Driveway & parking(16cars)
N	Chute room





BASEMENT FLOOR

The basement serves as a service hub for most of the service provisions for the project. 16 car parking spaces have also been provided at a ratio of 2:1 (2 parking lots per apartment). With a view of taking full advantage of the slope presently on site, the basement will be at a depth of 2.4metres with ceiling service ducts for plumbing and electrical fittings.





GROUND FLOOR

A	Entrance porch
B	Reception & Lounge
C	Grand piano & Bar
D	Café
E	Gym.
F	Creche
G	Kitchen
H	Laundry
J	General restroom
K	Barbing/hairdressing salon
L	Spa & steam room
M	Cinema
N	Ramp from basement
O	Ramp to basement
P	Service bay
Q	Escape staircase
R	Exit porch
S	Porch
T	Elevator/staircase
U	Swimming pool

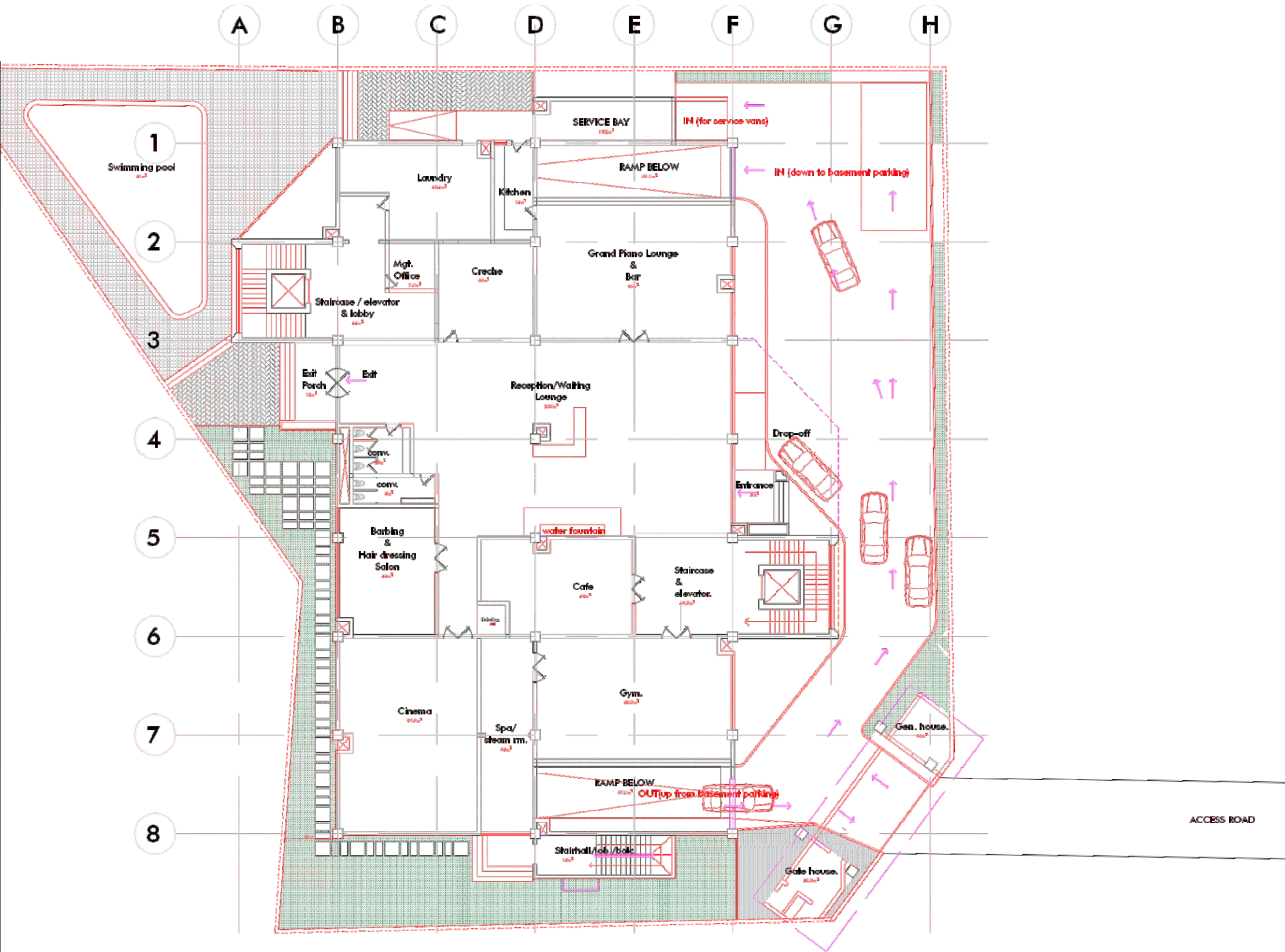




GROUND FLOOR PLAN

The ground floor has been designed to serve as a commercial hub. Some educational services like the creche have also been added to help out with residents' children and also create a safety net being the proximity from the apartments.

Exit doors to the rear of the building opens unto the swimming pool, which is surrounded with some beautiful vegetation to aid with ventilation and the outdoor air quality.





FIRST FLOOR

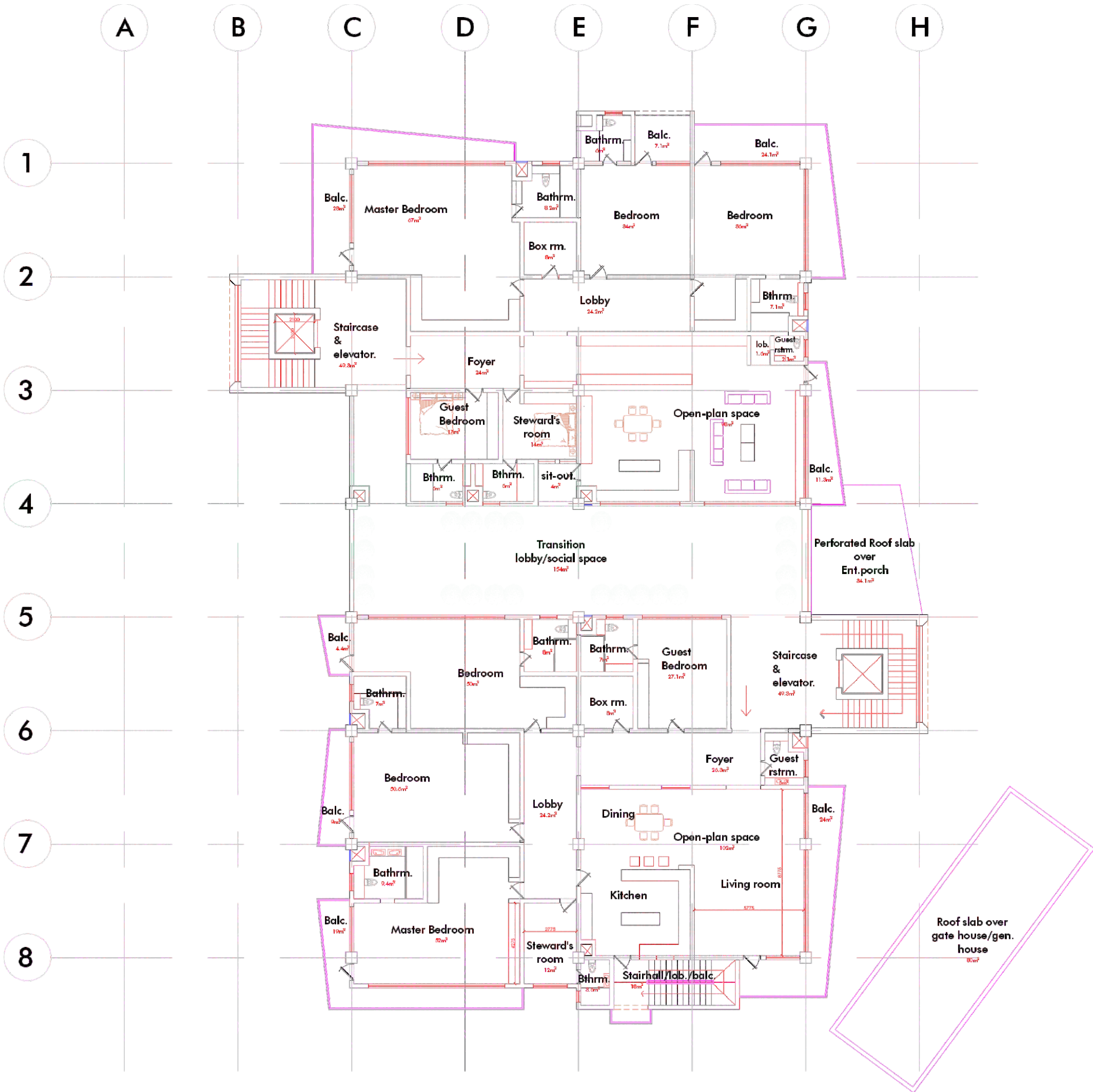




The first floor serves as a transition link between the two apartment blocks. The floor allows for some social seating spaces between the blocks which will enhance social living between all residents.

All the apartment blocks have their main entrance and exit points at the main staircase and elevator lobby.

All apartments include four bedrooms with en-suite bathrooms with the inclusion of a steward room who services all apartments on all floors.





SECOND/FOURTH FLOOR PLAN

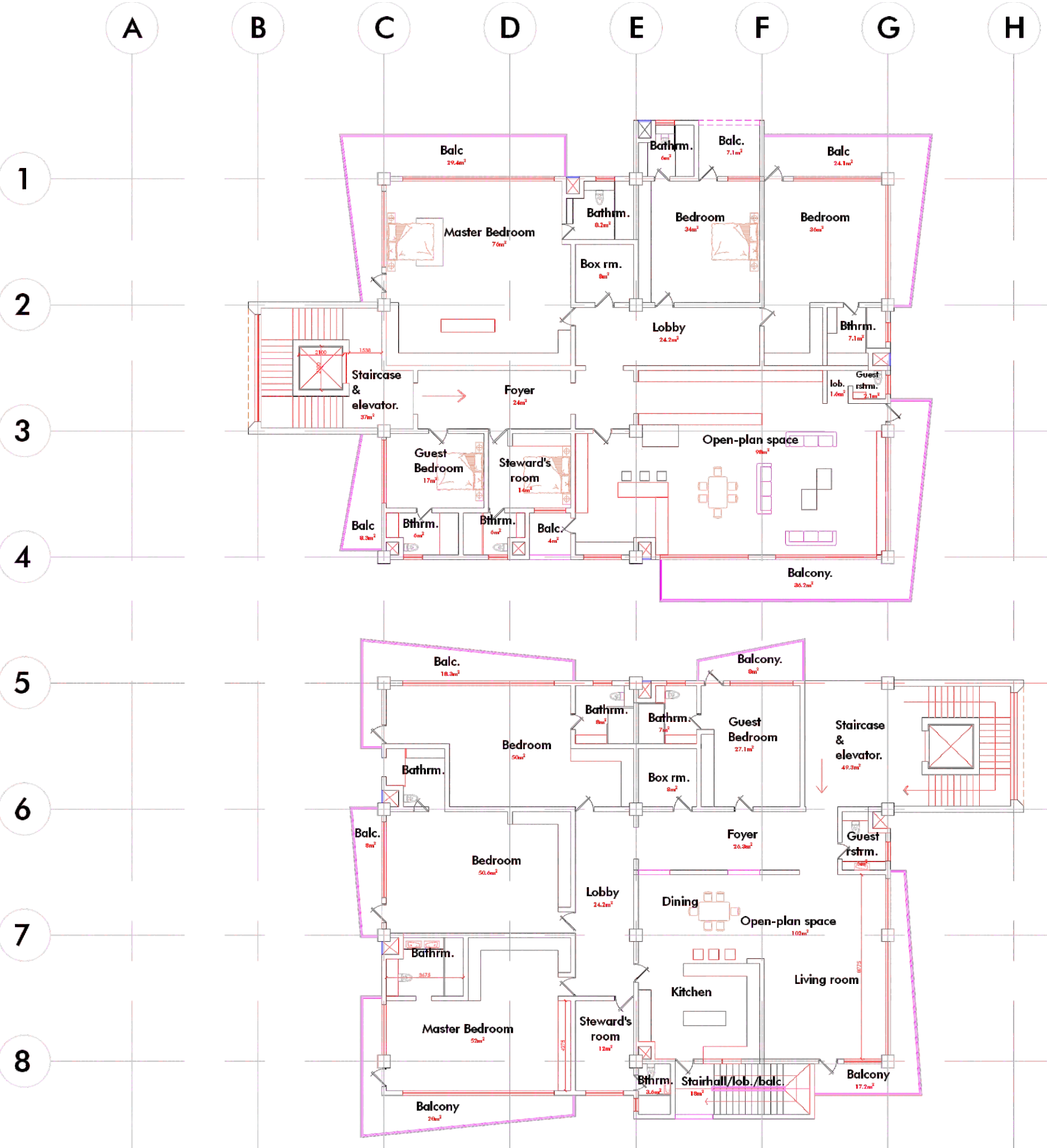




SECOND/FOURTH FLOOR PLAN

The second floor and the fourth floor have same floor plan design with identical balcony orientations. It is important to note that between all the floors, all the balconies have been flipped to create good shadows for the underlying apartment blocks.

At this level the two apartment blocks stand alone as they are not linked ,meaning each block has its own access to the elevator/staircase lobbies as provided at the front and rear of the building.





THIRD FLOOR PLAN

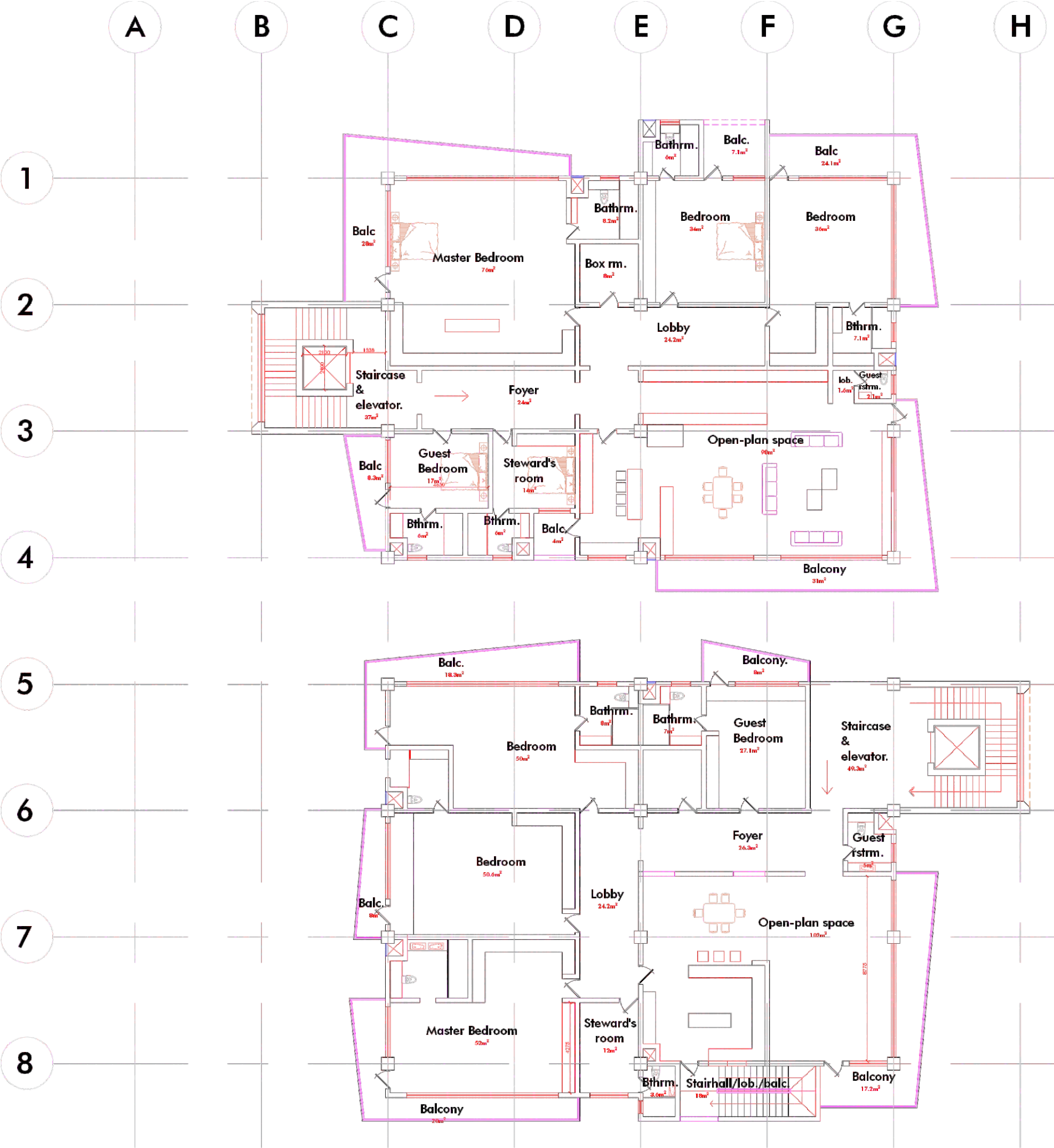




THIRD FLOOR PLAN

The third floor plan is similar to the fourth floor with the exception of the flipping balconies.

Emphasis on the balconies as sun shading aids is highly utilized here. Extra sun shading aluminium satchels have been added on the balconies as well.



A PLACE OF **PEACE** FOR THE FAMILY

Creating livable spaces for the family is what Flowing Waters 1922 will give every user.

Family living with recreational and social spaces is a priority





3D Views

















Gym. | Creche |
Cafe | Barbing salon | Bar & Lounge



A PLACE WHERE **SERVICES** ARE READILY AVAILABLE



SPOTLIGHT GLOBAL REALTY



No 10 Aduvie Street,
Centre Jaha Abuja.



Info@spotlightglobalrealty.com



09110934733, 08160127921



Spotlightglobalrealty.com

