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Demaxon is a professional property and facilities management Company based in Lagos, Nigeria.

AFFORDABLE LUXURY APARTMENTS

HOTEL, RESTAURANTS AND CAFÉS

SHOPPING AND MARKETS

OFFICES AND BUSINESS SPACE

PERFORMANCE AND EVENT SPACES

PARKS, WETLANDS AND LAGOON SIDE BOARDWALKS

PIER AND MOORINGS

SCHOOL AND MEDICAL CENTRE

WORLD CLASS AMBULATORY CARE CENTRE

SPORTS AND LEISURE FACILITIES

INTRODUCTION

A vibrant new waterside district on Lagos Island – Ilubirin is a spectacular world of homes and shops, of concerts and dance, of restaurants and cafés, of places to work, places to learn and places to play. Stunningly landscaped with gardens, wetlands and lagoonside promenades, this engaging and dynamic new community will set new lifestyle standards in this area of the city.

The Premier Collection is a selection of spacious studio, two and three bedroom apartments. Elegantly and responsibly designed, with sleek and sophisticated interiors, they will sit at the heart of Ilubirin and close to its central shopping boulevard and restaurants.

**ILUBIRIN IS THE BRIGHT NEW CENTRAL
QUARTER FOR LAGOS, A REMARKABLE
PLACE FOR ALL TO LIVE**



Location: Lagos Island



Connected

Ilubirin's geographic location allows for efficient connection to both Yaba and Surulere on the Mainland, as well as Ikoyi and Victoria Island. The district will be accessible via Adeniji Adele Road and the Third Mainland Bridge on the completion of the access flyover.

Location: Lagos Island

The Magic of Lagos



1. MARKETS

The city's diverse markets provide an array of fresh local produce, textiles and fabrics, electronic, industrial and consumer goods.



2. BARS & RESTAURANTS

A vast selection of cosmopolitan and local restaurants, cafes and bars to explore and indulge



3. BUSINESS

Ilubinrin is in easy reach of the city's principal commercial districts.



4. ART GALLERIES

The city is home to a multitude of established art centres and contemporary galleries.



4. SHOPS & FASHION

There is a wide variety of shopping in Lagos, including both national and international brands.

Lagos



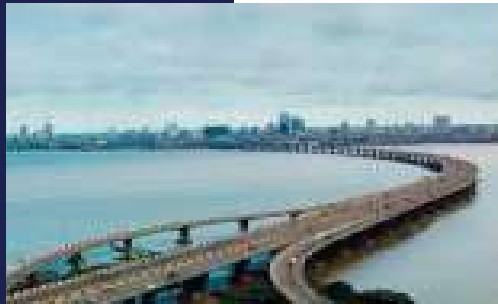
1. SPORTS

A range of sporting activities are readily accessible throughout Lagos, among these, the famous Lagos Polio Club.



2. LEKKI CONSERVATION CENTRE

A safe-haven for indigenous wildlife species, the national park is a local favourite.



3. CONNECTIONS

The Third Mainland Bridge offers a direct route from the mainland through Lagos Island into Victoria Island.



4. THE NATIONAL THEATRE

Located on Lagos Mainland, the theatre remains the primary centre for performing arts in Nigeria.



5. LEISURE

There is an abundance of leisure opportunities close to Ilubinrin, including golf courses and beaches.

A NEW WORLD FOR LAGOS

A brand new district....
a community in which to embrace
all the richness of Lagos life



Central to the vision of Ilubinrin is creating a truly vibrant and inclusive community, alive with ever-changing events, performances, concerts and activity. A new area where those who live, work or visit are cushioned from the metropolis by vast swathes of rich landscaping and a bustling promenade that faces the constant theatre of the lagoon.

**A MODERN COMMUNITY, SUSTAINABLE AND RESPONSIBLE,
PROVIDING AFFORDABLE HOMES AND OFFICES, SCHOOL
AND LEISURE.**

Tree-lined streets with a variety of shops, pavilions, markets, cafes and restaurants places to meet, places to relax, places to play.



Bright Light Green City

Live

A place for families, for couples, a home for individuals, Ilubinrin is where affordability meets luxury - a new quality of apartment living, a new and inclusive community for Lagos Island. Homes in a range of sizes, in buildings sitting within a superbly landscaped setting, marrying exceptional interiors, and security management with fresh, sophisticate modernism. Residents will be conveniently close to all the local amenities, as well as the areas new school and medical centre.

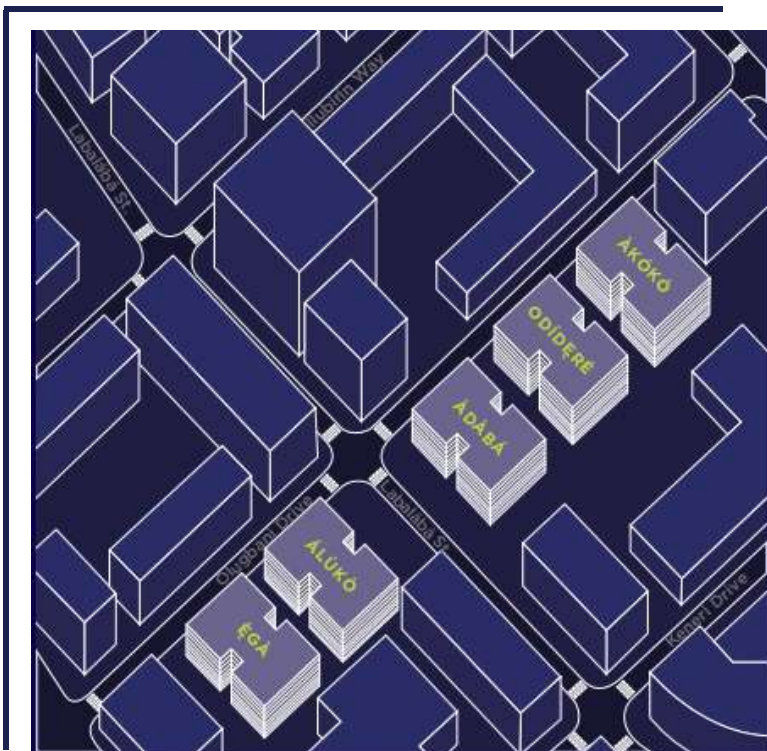
Work

Ilubinrin's central district will feature and impressive variety of bright, light offices and workspace for organizations of every size. Contemporary architecture, high Internal specification and an engaging sense of arrival will ensure appropriate homes and headquarters for ambitious local and international companies. Staff will benefit from the parks and wetland walks, the bustling cafes, bars and shopping, alongside all the sports, fitness and leisure facilities.

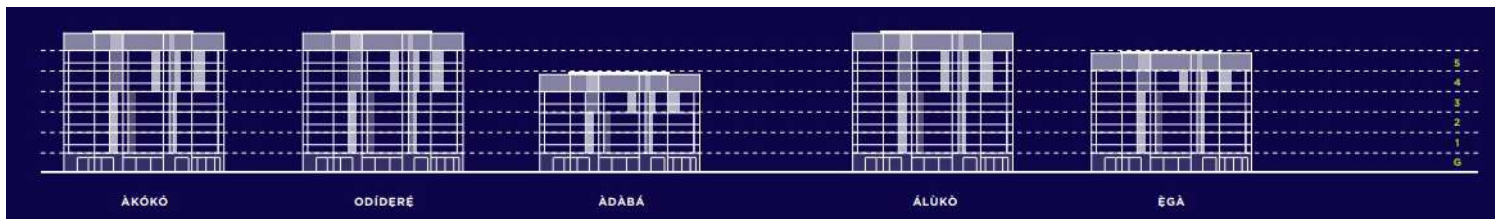
Play

Ilubinrin embraces its landscape. Elevated beaches and boardwalks, sports facilities, waterside restaurants and cafes will line the lagoon. The broad tree-lined central boulevard will be the principal shopping street, leading to the busy and stylish main square. The entire district will be enveloped in a public park and wetlands, awash with birds and wildlife. New sporting facilities, running routes and gym's are planned to ensure those who work and live in Ilubinrin can make the very most out of life.

The Premier Apartments



The Premier Collection Apartments are set within five buildings of varying heights, extensively landscaped, with balconies to many of the homes.



Everything On Your Door Step



Gym

A sports and leisure centre will provide residents the opportunity to keep themselves fit and healthy, with a variety of activities on offer.

Health Clinic

A 5,306 sq m (BUA) Ambulatory Care Centre designed to include a laboratory, a rehabilitation therapy unit, bio-medical services, a clinic, operating theatre and state-of-the-art equipment.



School

A new community school will provide an education opportunity for families living in Ilubirin. It will perfectly complement the sports facilities located in the district.



Hotel

With views across the lagoon, Ilubirin will host a cool and contemporary hotel allowing visitors to come and enjoy all the district has to offer - a perfect place to stay and explore ever engaging Lagos.



Shops

The central tree-lined boulevard will be home to shops of every kind. Convenience and fashion, local and international, this largely pedestrian thoroughfare will lead into Ilubirin Place, the heart of the community.

Price list

<i>Building</i>	<i>Number</i>	<i>Type</i>	<i>Size (m)</i>	<i>Purchase Price</i>
<i>Adaba</i>	<i>A102</i>	<i>Studio</i>	<i>73</i>	<i>N95,000,000</i>
<i>Adaba</i>	<i>B102</i>	<i>Studio</i>	<i>73</i>	<i>N95,000,000</i>
<i>Adaba</i>	<i>A202</i>	<i>Studio</i>	<i>73</i>	<i>N96,000,000</i>
<i>Adaba</i>	<i>B202</i>	<i>Studio</i>	<i>73</i>	<i>N96,000,000</i>
<i>Adaba</i>	<i>A101</i>	<i>2 Bed</i>	<i>140</i>	<i>N119,000,000</i>
<i>Adaba</i>	<i>B101</i>	<i>2 Bed</i>	<i>140</i>	<i>N119,000,000</i>
<i>Adaba</i>	<i>A103</i>	<i>2 Bed</i>	<i>140</i>	<i>N132,000,000</i>
<i>Adaba</i>	<i>B103</i>	<i>2 Bed</i>	<i>140</i>	<i>N132,000,000</i>
<i>Adaba</i>	<i>A201</i>	<i>2 Bed</i>	<i>140</i>	<i>N134,000,000</i>
<i>Adaba</i>	<i>B201</i>	<i>2 Bed</i>	<i>140</i>	<i>N134,000,000</i>
<i>Adaba</i>	<i>B203</i>	<i>2 Bed</i>	<i>140</i>	<i>N135,000,000</i>
<i>Adaba</i>	<i>A203</i>	<i>2 Bed</i>	<i>140</i>	<i>N135,000,000</i>
<i>Adaba</i>	<i>B301</i>	<i>2 Bed</i>	<i>140</i>	<i>N138,000,000</i>
<i>Adaba</i>	<i>A302</i>	<i>2 Bed</i>	<i>140</i>	<i>N138,000,000</i>
<i>Adaba</i>	<i>A301</i>	<i>3 Bed</i>	<i>198</i>	<i>N169,000,000</i>
<i>Adaba</i>	<i>B302</i>	<i>3 Bed</i>	<i>198</i>	<i>N169,000,000</i>

Price list

<i>Building</i>	<i>Number</i>	<i>Type</i>	<i>Size (m)</i>	<i>Purchase Price</i>
<i>Aluko</i>	A102	Studio	73	N92,000,000
<i>Aluko</i>	B102	Studio	73	N92,000,000
<i>Aluko</i>	A202	Studio	73	N93,000,000
<i>Aluko</i>	B202	Studio	73	N93,000,000
<i>Aluko</i>	A101	2 Bed	140	N116,000,000
<i>Aluko</i>	B101	2 Bed	140	N116,000,000
<i>Aluko</i>	A103	2 Bed	140	N129,000,000
<i>Aluko</i>	B103	2 Bed	140	N129,000,000
<i>Aluko</i>	A201	2 Bed	140	N130,000,000
<i>Aluko</i>	B201	2 Bed	140	N130,000,000
<i>Aluko</i>	B203	2 Bed	140	N130,000,000
<i>Aluko</i>	A203	2 Bed	140	N130,000,000
<i>Aluko</i>	B301	2 Bed	140	N131,000,000
<i>Aluko</i>	A302	2 Bed	140	N134,000,000
<i>Aluko</i>	B401	2 Bed	140	N135,000,000
<i>Aluko</i>	A402	2 Bed	140	N138,000,000
<i>Aluko</i>	B501	2 Bed	140	N140,000,000
<i>Aluko</i>	A502	2 Bed	140	N143,000,000
<i>Aluko</i>	A301	3 Bed	198	N164,000,000
<i>Aluko</i>	B302	3 Bed	198	N164,000,000
<i>Aluko</i>	A401	3 Bed	198	N169,000,000
<i>Aluko</i>	B402	3 Bed	198	N169,000,000
<i>Aluko</i>	A501	3 Bed	198	N175,000,000
<i>Aluko</i>	B502	3 Bed	198	N175,000,000

Price list

<i>Building</i>	Number	Type	Size (m)	Purchase Price
<i>Ega</i>	73	Studio	73	N89,000,000
<i>Ega</i>	73	Studio	73	N89,000,000
<i>Ega</i>	73	Studio	73	N90,000,000
<i>Ega</i>	73	Studio	73	N90,000,000
<i>Ega</i>	140	2 Bed	140	N112,000,000
<i>Ega</i>	140	2 Bed	140	N112,000,000
<i>Ega</i>	140	2 Bed	140	N125,000,000
<i>Ega</i>	140	2 Bed	140	N125,000,000
<i>Ega</i>	140	2 Bed	140	N126,000,000
<i>Ega</i>	140	Bed	140	N126,000,000
<i>Ega</i>	140	2 Bed	140	N126,000,000
<i>Ega</i>	140	2 Bed	140	N126,000,000
<i>Ega</i>	140	2 Bed	140	N127,000,000
<i>Ega</i>	140	2 Bed	140	N130,000,000
<i>Ega</i>	140	2 Bed	140	N131,000,000
<i>Ega</i>	140	2 Bed	140	N134,000,000
<i>Ega</i>	198	3 Bed	198	N159,000,000
<i>Ega</i>	198	3 Bed	198	N159,000,000
<i>Ega</i>	198	3 Bed	198	N164,000,000
<i>Ega</i>	198	3 Bed	198	N164,000,000

Price list

<i>Building</i>	<i>Number</i>	<i>Type</i>	<i>Size (m)</i>	<i>Purchase Price</i>
Odidere	B102	Studio	73	N92,000,000
Odidere	A102	Studio	73	N92,000,000
Odidere	B202	Studio	73	N93,000,000
Odidere	A202	Studio	73	N93,000,000
Odidere	A101	2 Bed	140	N116,000,000
Odidere	B101	2 Bed	140	N116,000,000
Odidere	A103	2 Bed	140	N129,000,000
Odidere	B103	2 Bed	140	N129,000,000
Odidere	A201	2 Bed	140	N130,000,000
Odidere	B201	2 Bed	140	N130,000,000
Odidere	A203	2 Bed	140	N130,000,000
Odidere	B203	2 Bed	140	N130,000,000
Odidere	A301	2 Bed	140	N131,000,000
Odidere	B302	2 Bed	140	N134,000,000
Odidere	A401	2 Bed	140	N135,000,000
Odidere	B402	2 Bed	140	N138,000,000
Odidere	A501	2 Bed	140	N140,000,000
Odidere	B502	2 Bed	140	N143,000,000
Odidere	B301	3 Bed	198	N164,000,000
Odidere	A302	3 Bed	198	N164,000,000
Odidere	B401	3 Bed	198	N169,000,000
Odidere	A402	3 Bed	198	N169,000,000
Odidere	B501	3 Bed	198	N175,000,000
Odidere	A502	3 Bed	198	N175,000,000



MAIN CONTRACTOR



architects/urban designers



SAOTA

DEVELOPMENT MANAGER





ABOUT DEMAXON

Demaxon is a professional property and facilities management Company based in Lagos, Nigeria.

We have developed a proven, technological approach to, real estate investors, developers, and professionals. we are committed to excellence and the highest quality of customer support.

We adhere to the highest standards of professionalism and a code of ethics. We perform thorough move-in and move-out property evaluations. We can effectively negotiate with real estate investors and tenants, handle di翻 cult issues, and enforce the terms of the agreement professionally.



- VISION -

We simplify real estate services in an environmentally conserved manner by creating automated systems and leading best practices.



- MISSION -

Our mission is to provide and manage housing, conserve the environment.



- OUR CORE VALUES

Relationship, Trust, Technology and Service

“Buying real estate is not only the best way, the quickest way, the safest way, but the only way to become wealthy.”

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