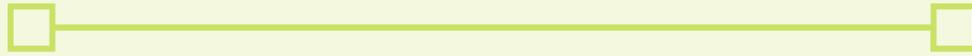




SHERIDAN PROPERTIES LIMITED

HOMES FOR SALE
AT
SHERIDAN GARDENS
ESTATE, IKOTA
ADJACENT TO VGC, LEKKI

Experience the Harmony of Nature,
Architecture and Design



PPP Development between Lagos State Government
&



Sheridan Properties Limited



*OFFERING DUPLEXES, SEMI-
DETACHED HOMES,
TOWNHOMES, TERRACES &
APARTMENTS*

CALL:

+234 818 696 4708

+234 812 998 7661

+234 812 996 3048

FOR MORE INFORMATION VISIT:

WWW.SHERIDANPROPERTIESLIMITED.COM



*SHERIDAN GARDENS ESTATE
IS INTERSPERSED WITH TREES AND FLOWERS
CREATING AN ECO-FRIENDLY ENVIRONMENT.*

*EXTEND YOUR LUXURIOUS LIFESTYLE
TO THE OUTDOORS,
WITH THE BEAUTY AND TRANQUILLITY
OF A PRIVATE GARDEN TO COMPLETE YOUR HOME*



*THE ESTATE CURRENTLY HAS A RANGE OF AS-BUILT PROPERTIES AND
THE OPTION OF FLEXIBLE FINISHED PROPERTIES BUILT TO YOUR OWN
TASTE.*

*"WE ARE HAPPY THAT THE JOINT VENTURE BETWEEN LASG &
A PRIVATE COMPANY CAN MEET INTERNATIONAL LIVING STANDARDS"*

*HIS EXCELLENCY, BABATUNDE RAJI FASHOLA, SAN
(MINISTER OF WORKS AND FORMER GORVERNOR OF LAGOS STATE.*



SHERIDAN PROPERTIES LIMITED



SHERIDAN PROPERTIES LIMITED

LOCATION



THE SHERIDAN GARDEN ESTATE is ideally located on Mobil Estate Road, Lekki-Ikota -- a 5 minute drive from Victoria Gardens City (V.G.C.), Lekki Economic activities are located within the axis such as The Lekki Free Trade Zone, Lagos Business School, Ikota Shopping Complex, Eleganza Shopping Complex, various schools and businesses.

The popular LAKOWE LAKE GOLF CLUB and ELEKO RESORT is a 20mins drive from SHERIDAN GARDENS ESTATE.

The completed estate would comprise of 180 housing units, consisting of Villas, Fully Detached Duplexes, Semi Detached Duplexes, Town Houses, Terrace Homes and Deluxe Apartments.

The estate is accessible with good road networks. 24/7 power and water supply, 24/7 security and various amenities.



SHERIDAN PROPERTIES LIMITED
SHERIDAN VILLA
DUPLEX



THE SHERIDAN VILLA

The property sits on 400sqm of landed space with 4 car parks and 6 bedrooms including guestrooms with 67sqm lounge area, 33sqm of kitchen space, 61sqm of master bedroom and accompanied with 2 balconies, luxury personal garden with palm trees and flowers.

ACCOMODATION DETAILS

Ground Floor: Anteroom, Family Parlour, Dining, Kitchen, Pantry, Laundry, 2 Expansive Guest Bedrooms (w/ ensuite bathrooms), Powder room

First Floor: 4 expansive Bedrooms w/ en-suite bathrooms, Family Parlour, an expansive Master Bedroom w/ en-suite bathroom, Master walk-in closet, balcony.

OWN YOURS FROM
N11,800,000

*20% deposit



SHERIDAN PROPERTIES LIMITED

SHERIDAN SEMI-DETACHED



SEMI DETACHED DUPLEX

Each unit is on 260sqm of space with 5 bedrooms including a guest room, 50sqm living area, 18sqm of kitchen space and 21sqm master bedroom with access to 3 personal car parks, luxury personal garden with palm trees and flowers.

ACCOMMODATION DETAILS

Ground Floor: Anteroom, Family Parlour, Dining, Kitchen, Pantry, Laundry, Guest Bedroom (w/ ensuite bathroom), Powder room.

First Floor: 2 Bedrooms w/ en-suite bathrooms, Family Parlour, Master Bedroom w/ en-suite bathroom, Master walk-in closet, balcony.

***OWN YOURS FROM
N11,400,000***
*20% deposit



SHERIDAN PROPERTIES LIMITED

SHERIDAN TOWNHOMES



SHERIDAN TOWNHOMES

Our luxurious townhomes sits on 250sqm featuring 4- ensuite bedrooms townhouse offering complete privacy, an optimized use of space, natural lighting, ample parking space and a personal garden with palm trees and flowers

ACCOMODATION DETAILS

Ground Floor: Anteroom, Family Parlour, Dining, Kitchen, Pantry, Laundry, Guest Bedroom (w/ ensuite bathroom), Powder room.

First Floor: 2 Bedrooms w/ en-suite bathrooms, Family Parlour.

Second Floor: Master Bedroom w/ en-suite bathroom, Master walk-in closet, Study, Balcony.

OWN YOURS FROM

N8,190,000

*20% deposit



SHERIDAN PROPERTIES LIMITED

SHERIDAN TERRACES



SHERIDAN TERRACE HOMES

Terrace Homes sits between 160sqm and 200sqm of landed space with 4 en-suite bedrooms, sizeable lounge and kitchen coupled with 2 to 4 carpark and personal garden .

ACCOMMODATION DETAILS

Ground Floor: Anteroom, Family Parlour, Dining, Kitchen, Pantry, Laundry, Guest Bedroom (w/ ensuite bathroom), Powder room.

First Floor: 3 Bedrooms w/ en-suite bathrooms, Family Parlour, Master Bedroom w/ en-suite bathroom, Master walk-in closet, balcony.

***OWN YOURS FROM
N7,590,000***

**20% deposit*



SHERIDAN PROPERTIES LIMITED

SHERIDAN APARTMENTS



SHERIDAN APARTMENTS

2, 3, or 4-bedroom apartment houses offering optimized use of space, private balcony, natural lighting and ample parking space.

ACCOMODATION DETAILS

Anteroom, Family Parlour, Dining, Kitchen, Pantry, Laundry,
Guest Bedroom (w/ ensuite bathroom), Powder room.

2, 3 or 4 Bedrooms w/ en-suite bathrooms, Family Parlour, Master
Bedroom w/ en-suite bathroom, Master walk-in closet, balcony.

OWN YOURS FROM

N5,000,000

*20% deposit



SHERIDAN PROPERTIES LIMITED

SHERIDAN GARDENS ESTATE RECREATIONAL CENTRE



A Residents-only outdoor space to unwind with family and friends.

Features a children's playground, swimming pool, gymnasium, restaurant and rooftop patio



SHERIDAN PROPERTIES LIMITED

SHERIDAN GARDENS ESTATE *AMENITIES*



- ▶ RECREATIONAL CENTRE
- ▶ SWIMMING POOL & GYMNASIUM
- ▶ GARDEN AREA AND CHILDREN'S PLAYGROUND
- ▶ 24/7 WATER SUPPLY
- ▶ WORLD CLASS SEWAGE SYSTEM
- ▶ DRAINAGE SYSTEM
- ▶ INTEGRATED SECURITY SYSTEM: CCTV, SECURITY POST
- ▶ DEDICATED TRANSFORMERS
- ▶ SECURITY CONTROLLED GATE ENTRANCE
- ▶ STREET LIGHTS
- ▶ SHOPPING MALL
- ▶ HEALTH FACILITIES
- ▶ 24/7 ELECTRICITY AND SOLAR POWERED STREET LIGHT
- ▶ REFUSE DISPOSAL
- ▶ PAVED INTERNAL NETWORK ROADS WITH COVERED CONCRETE DRAINS
- ▶ PAVED WALKWAYS



SHERIDAN PROPERTIES LIMITED
FINISHED OPTION

CHOOSE FROM OUR TIERED SELECTION OF SILVER,
GOLD,OR PLATINUM FINISHING

IMAGES BELOW ARE FOR FULLY DETACHED UNITS

* PLEASE NOTE FURNITURE IS NOT INCLUSIVE &
FINISHING DESIGN IS SUBJECT TO CHANGE*



LIVING AREA



DINING AREA



SHERIDAN PROPERTIES LIMITED
FINISHED OPTION

CHOOSE FROM OUR TIERED SELECTION OF SILVER,
GOLD,OR PLATINUM FINISHING

IMAGES BELOW ARE FOR FULLY DETACHED UNITS

* PLEASE NOTE FURNITURE IS NOT INCLUSIVE &
FINISHING DESIGN IS SUBJECT TO CHANGE*



MASTER BEDROOM



MASTER EN-SUITE BATHROOM



SHERIDAN PROPERTIES LIMITED
FINISHED OPTION

CHOOSE FROM OUR TIERED SELECTION OF SILVER,
GOLD,OR PLATINUM FINISHING

IMAGES BELOW ARE FOR FULLY DETACHED UNITS

* PLEASE NOTE FURNITURE IS NOT INCLUSIVE &
FINISHING DESIGN IS SUBJECT TO CHANGE*



KITCHEN



BALCONY



SHERIDAN PROPERTIES LIMITED

YOUR DREAM HOME IS A CALL AWAY...

CONTACT US



CALL:

+234 818 696 4708

+234 812 998 7661

+234 812 996 3048

FOR MORE INFORMATION OR TO EXPLORE SHERIDAN GARDENS
ESTATE, BOOK AN APPOINTMENT AT:

SALES@SHERIDANPROPERTIESLIMITED.COM

WWW.SHERIDANPROPERTIESLIMITED.COM