





TOLL HEIGHTS

A Toll Brothers Project



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INSPIRATION

New Community *Experience*

The definition of elegant living, this magnificent collection of one, two, and three bedroom apartments sits at the heart of this exclusive development, amid glorious green parkland, in one of the most desirable areas of Lagos.

These stylish, contemporary homes feature a residents' gymnasium, recreational park and playground, indoor and outdoor sports facility, perimeter fencing and delightful gardens.





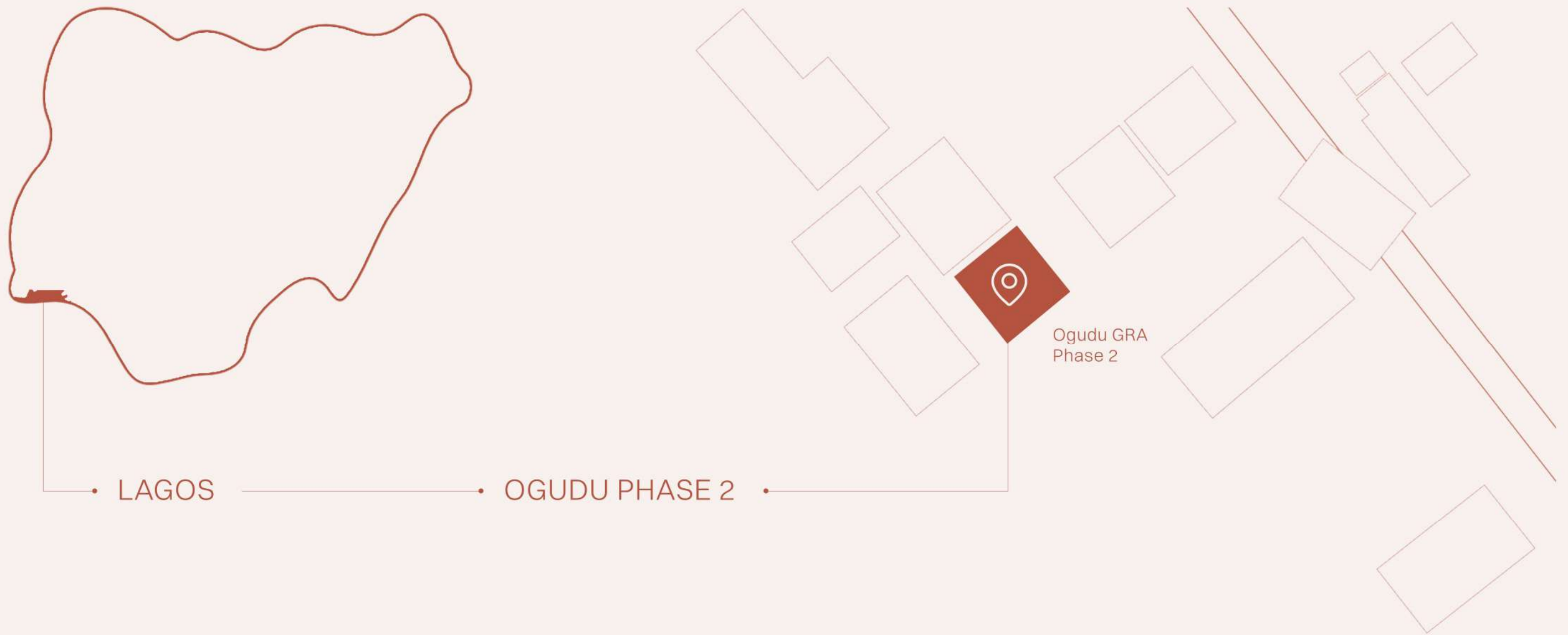
LOCATION

Discover

Ogudu is known to be located in one the central areas of Lagos state. It is highly residential as well. The road networks are quite good. There are a lot of estates in this area which accommodates family and are really conducive to raising children. The security is good as well.

O G U D U





The property is located on Plot B2 LSDPC Ogudu Scheme II, Lagos State Nigeria



Toll Heights is located right at the heart of Ogudu, one of Lagos' most sought after residential areas, with an inspiring outlook across open parkland, and high quality Hospitals, Schools and Malls within easy reach of the residence. A sense of exclusive urban life takes shape with luxury homes subtly set in beautifully landscaped gardens and walkways, with mature trees and box hedges as well as floral influences, creating a colourful setting all year round.



Toll Heights is conveniently located for commute to the Island or interstate by car or to the airport for international travel by air. You can be shopping at Shoprite, dining in Radisson Hotel GRA or watching a movie at the Genesis Cinemas at the Ikeja City Mall, all within an hour of leaving your home.

Oshodi Transport Interchange and the Obafemi Awolowo Train Station offers good access for interstate public travels to the Southwest. Toll Heights is also within easy reach of the Murtala Mohammed Airport allowing residents quick access to airports for local and international travel.

Toll Heights

Uniqueness

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Team will help with any questions you may have.

Toll Heights has a distinctive urban charm that is a pleasure to explore and discover. With many recreation Parks and playground areas, it is a community made for catching up with friends and spending time with family. The estate shops are a delight-you'll find everything from groceries, toiletries to fresh market produce.



Buy Offplan,

Save

More.

4.30%
Growth Per Annum



The average yield on **Lagos Mainland residential property** is around **4.30% per annum**, while the average yield on **Lagos Island** is around **3.64% per annum**.

Source: Global Property Guide, Oct. 2020.



AMENITIES



When life is hectic a little help can mean a lot. Residents at Toll Heights can enjoy a range of on-site facilities designed to offer the perfect lifestyle and enhance their wellbeing. The fully equipped private gym is convenient and accessible. Toll Heights offers residents the best of both worlds - a location with easy access to all the City's important hubs.





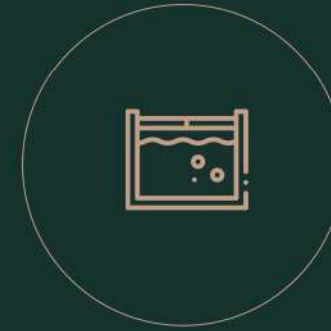
Estate Office



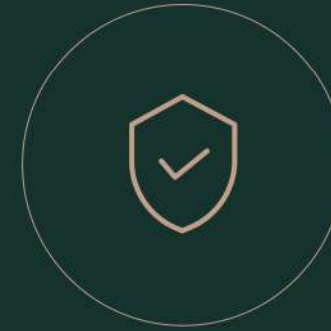
Games Arena



Pool



Centralized Water & Sewage Treatment Plants



Perimeter Fencing



Gym



Play Area



Recreational Park



Indoor Sports Room:
Gym, Table-Tennis,
Snooker & Board Games



Generator House



Pump House



Gate House



Common Room
For Comunity
Engagement: Estate
Bar & TV Room



Outdoor Sporting
Facility: Basketball,
Lawn Tennis Courts



Estate Shop



TOLL HEIGHTS

ACCESS AND NETWORK

Lekki-Ikoyi Link *Bridge*

The Lekki-Ikoyi Link Bridge connects the Phase 1 area, of Lekki with the Ikoyi axis of Lagos. It's also a cable-stayed bridge. It is the first of its kind cable-stayed pylon bridge in Nigeria. A cable-stayed bridge is a bridge in which the weight of the deck is supported by a number of cables running directly to one or more towers.





Third Mainland *Bridge*

The longest of three bridges connecting the commercial centre on Lagos Island to the mainland.

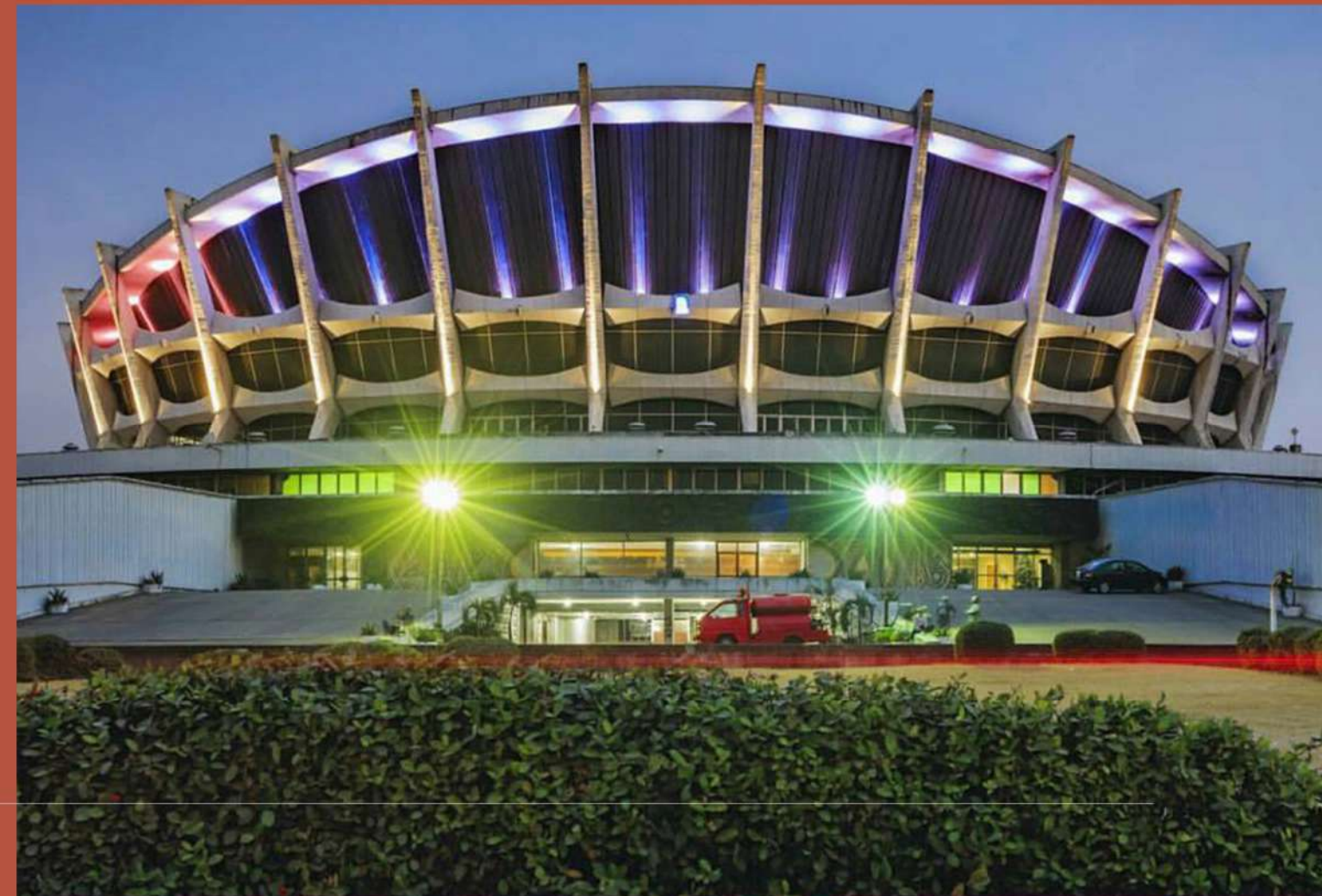


Oshodi Transport *Interchange*

Oshodi is arguably the busiest transport hub in Nigeria with over 5,600 buses loading per day, spreading across 13 different motor parks.

National *Theatre*

The National Theatre is an architectural masterpiece and a cultural landmark located at Iganmu, in the heart of Lagos. It is easily accessible from every corner of the city. Covering an area of about 23,000 square meters and standing well over 31 meters tall, the multipurpose theatre was established for preservation, presentation and promotion of Arts and Culture in Nigeria.





Lagos-Ibadan *Expressway*

The major route to the northern, southern and eastern parts of Nigeria.

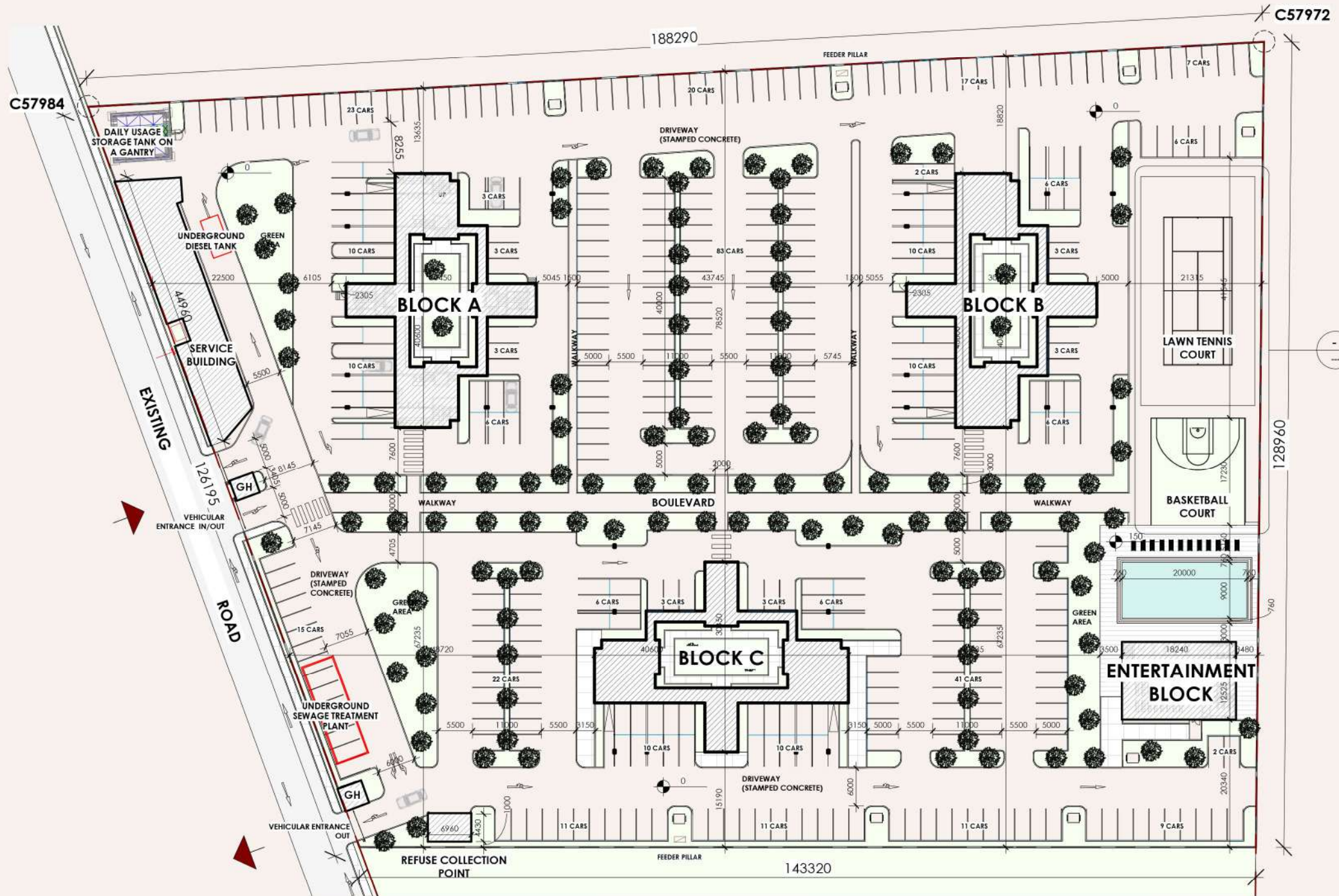
International *Airport*

Murtala Muhammed International Airport is one of the main airports in Nigeria. Located in Ikeja in Lagos State, the airport serves the city of Lagos and south-western Nigeria. The international terminal was opened in March 1979. The airport consists of an international and a domestic terminal, located about 1km from each other.






SITE PLAN



1 01 SITE PLAN EXPANDED
1 : 500

NOTES	REVISIONS	ARCHITECTS	PROJECT	DRAWING PHASE	BUILDING TYPE																								
1. NO DIMENSION TO BE SCALED. 2. DIMENSION TO BE CHECKED ON SITE. 3. DIMENSIONS ARE TAKEN TO CENTRE LINES, OR STRUCTURAL SURFACE AND DO NOT INCLUDE FINISHES EXCEPT WHERE OTHERWISE STATED. 4. ARCHITECTS ARE TO BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHERS INCLUDING THOSE ISSUED BY CONSULTANT AND NOMINATED SUB-CONTRACTORS BEFORE COMMENCING WORKS. 5. ALL MILD STEEL MEMBERS TO BE RED-OXIDE UNDERCOATED. 6. ALL TIMBER MEMBERS TO BE APPROPRIATELY SEASONED & TREATED.	<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO	DATE			 <p>BARON ARCHITECTURE</p>	PROPOSED RESIDENTIAL DEVELOPMENT AT OGUDU PHASE II SCHEME, KOSOFE LGA, LAGOS STATE.	CONSTRUCTION DOCUMENTATION ARCHITECTURE	RESIDENTIAL SITE PLAN EXPANDED																				
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Site *Layout*

20520.7 SQM



Site Layout *Analysis*

DEVELOPMENT TYPE	A RESIDENTIAL ESTATE
TOTAL SITE AREA	20,520.7 SQM
NO. OF BLOCKS	3 BLOCKS
NUMBER OF FLOORS/ BLOCK	GROUND + 7
TOTAL AREA OF ONE BLOCK	9,797 SQM
TOTAL AREA OF DEVELOPMENT	30,306 SQM
ADDITIONAL SERVICES	915 SQM
TOTAL PARKING	393 SQM
GREEN AREA	3,333 SQM
POOL	180 SQM
POOL DECK	400 SQM

Site Layout *Analysis*

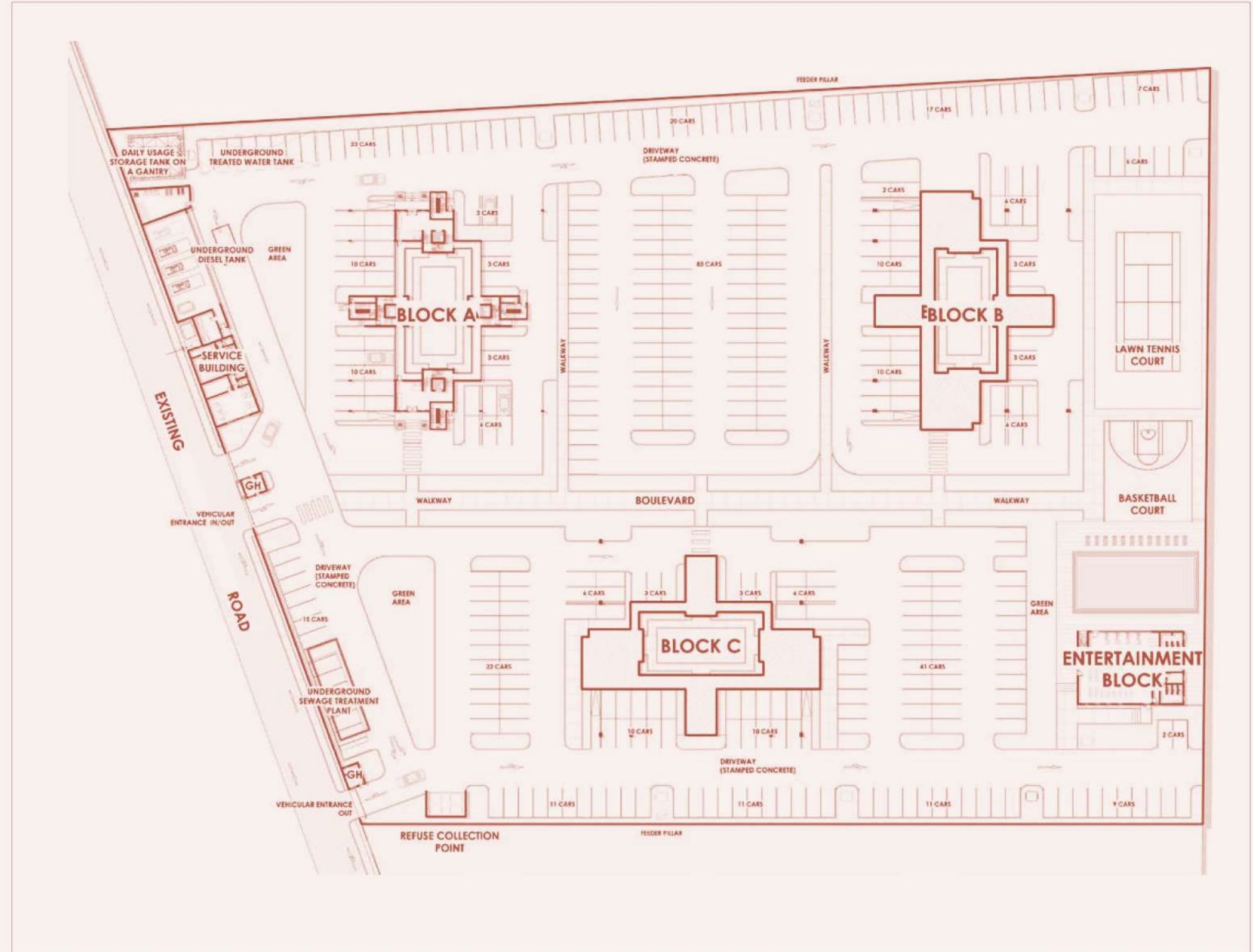
	AREA	NO OF UNITS (BLOCK A - C/3)
3 BEDROOM	170 SQM	28 (84)
2 BEDROOM	115 SQM	20 (60)
1 BEDROOM	50 SQM	16 (48)
CORE/CIRCULATION	190SQM	
TOTAL NUMBER OF UNITS		64 (192)
SERVICE BUILDING	ESTATE OFFICE	
	ESTATE SHOP	
	GENERATOR HOUSE	
	WASTE COLLECTION	395 SQM
ENTERTAINMENT BUILDING	GYM	
	CLUB HOUSE	
	INDOOR GAME & SPORT	520 SQM

Parking Distribution *Analysis*

	NO. OF ROOMS	RATE	CAR PARKS
1 BEDROOM	48	1	48
2 BEDROOM	60	2	120
3 BEDROOM	84	2	168
VISITORS PARKING			37
TOTAL CAR PARKS COVERED			393

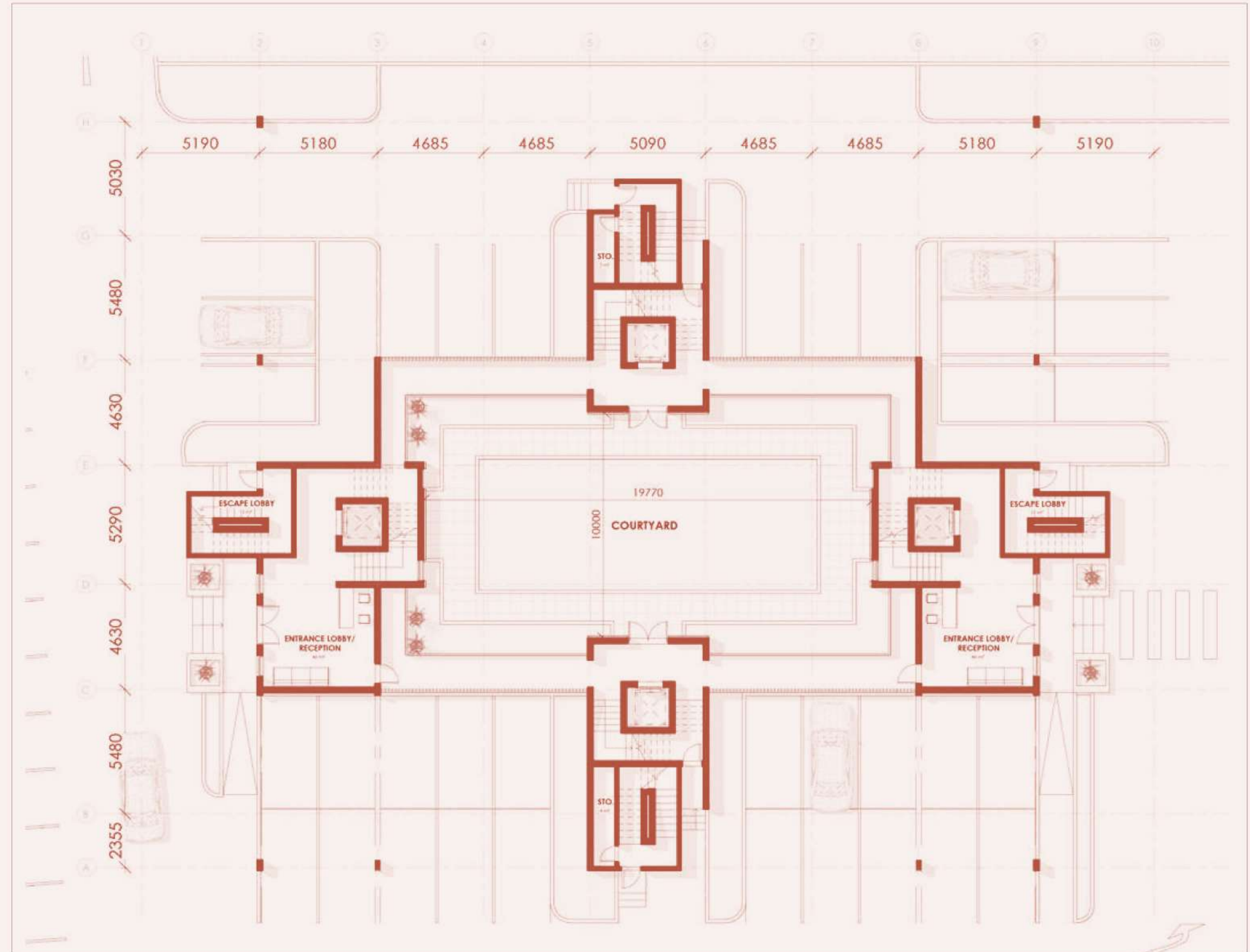
FLOOR PLANS

Ground Floor *Layout*

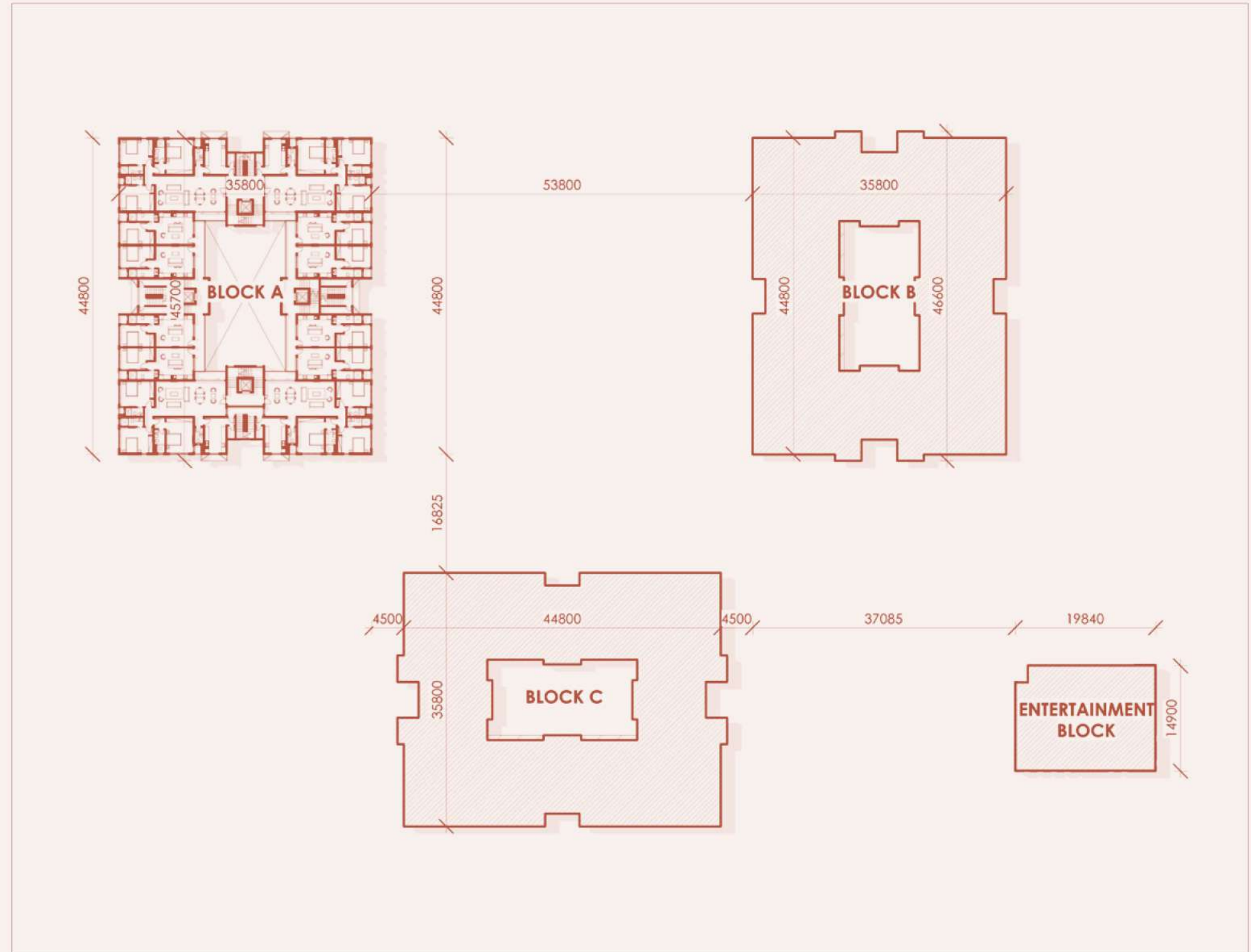


Typical Block

GROUND FLOOR PLAN
(BLOCK A)

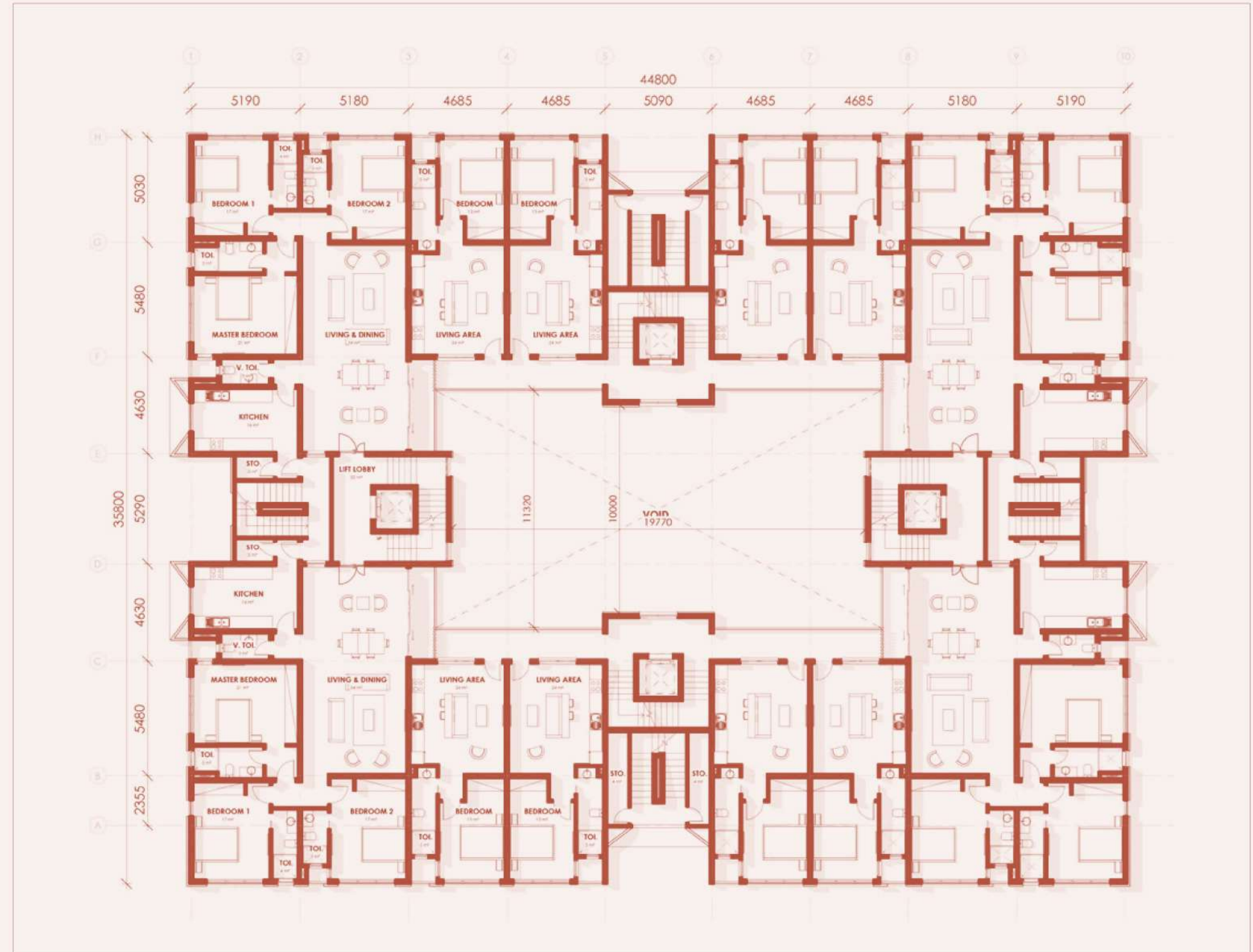


First Floor *Layout*



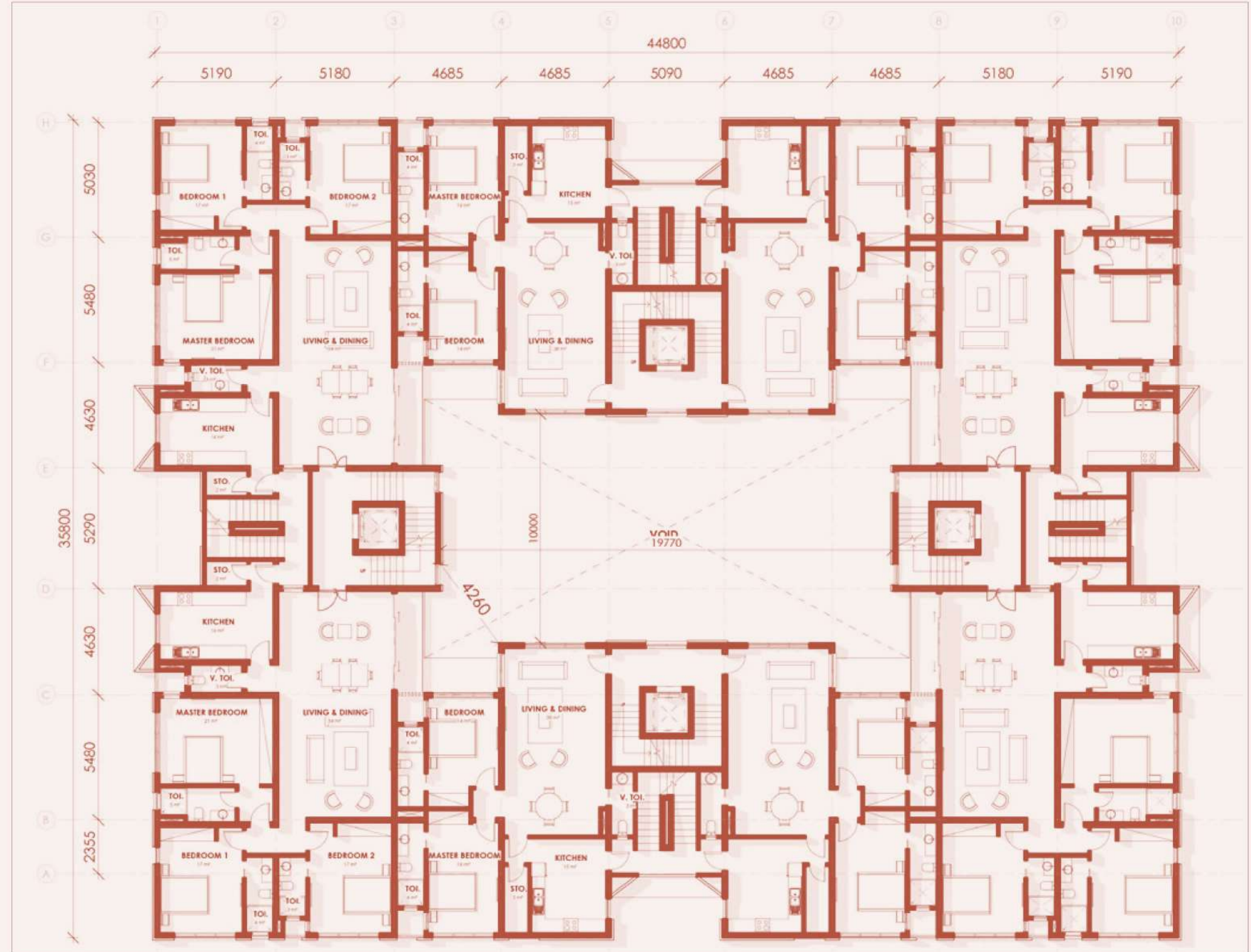
Typical Block

FIRST - SECOND FLOOR PLAN (BLOCK A)



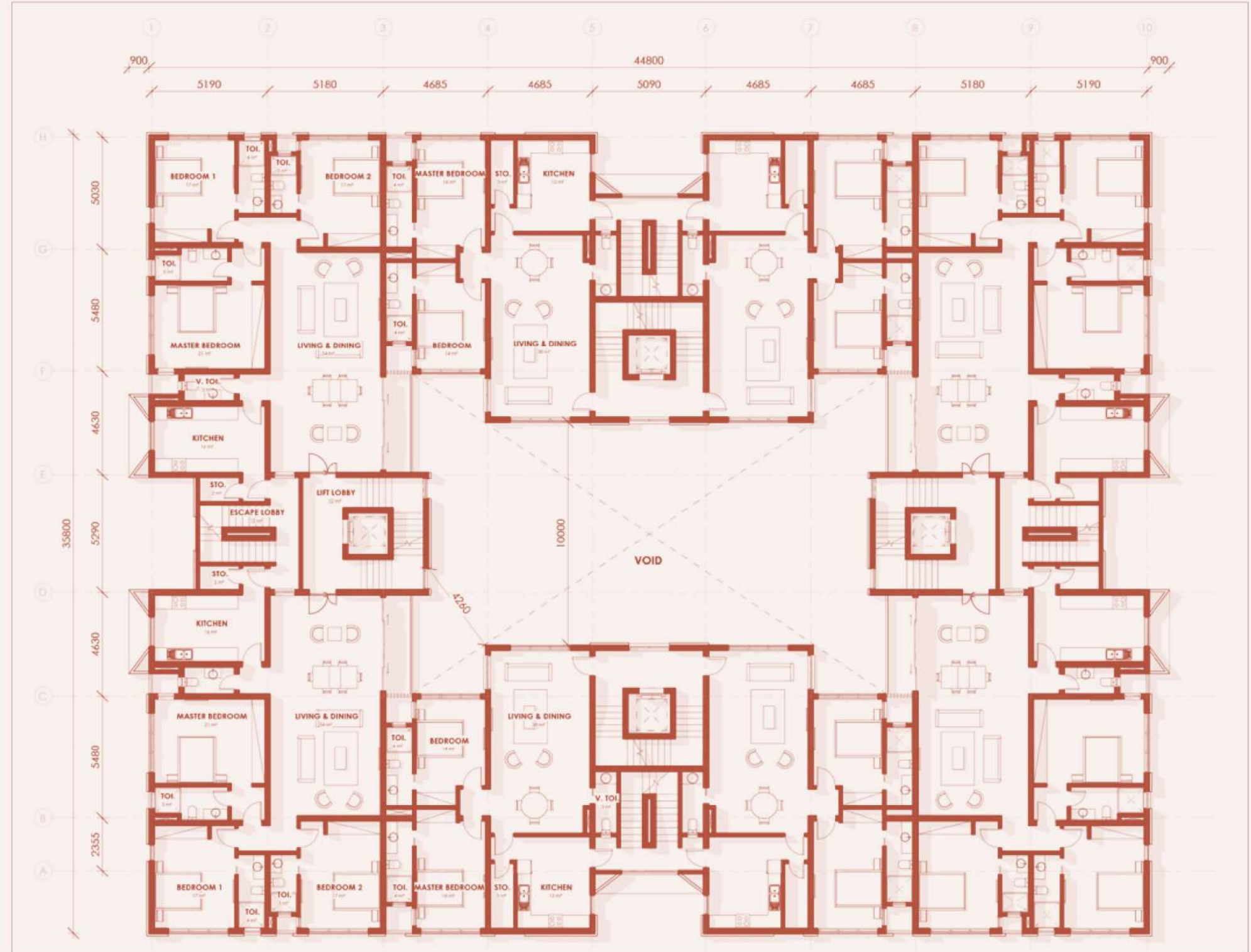
Typical Block

THIRD FLOOR PLAN (BLOCK A)



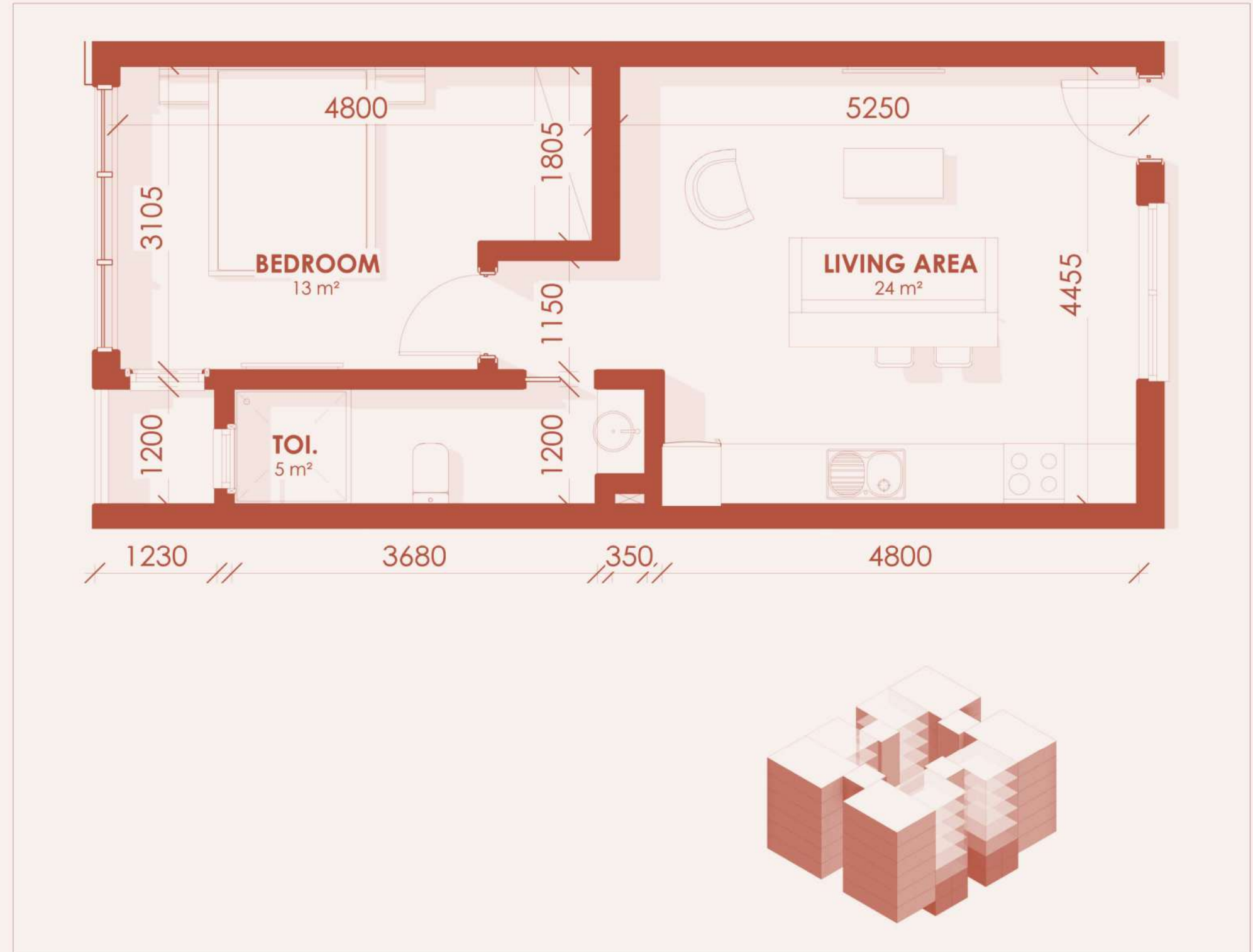
Typical Block

FOURTH - SEVENTH FLOOR PLAN
(BLOCK A)



Typical Flats

ONE BEDROOM CALLOUT



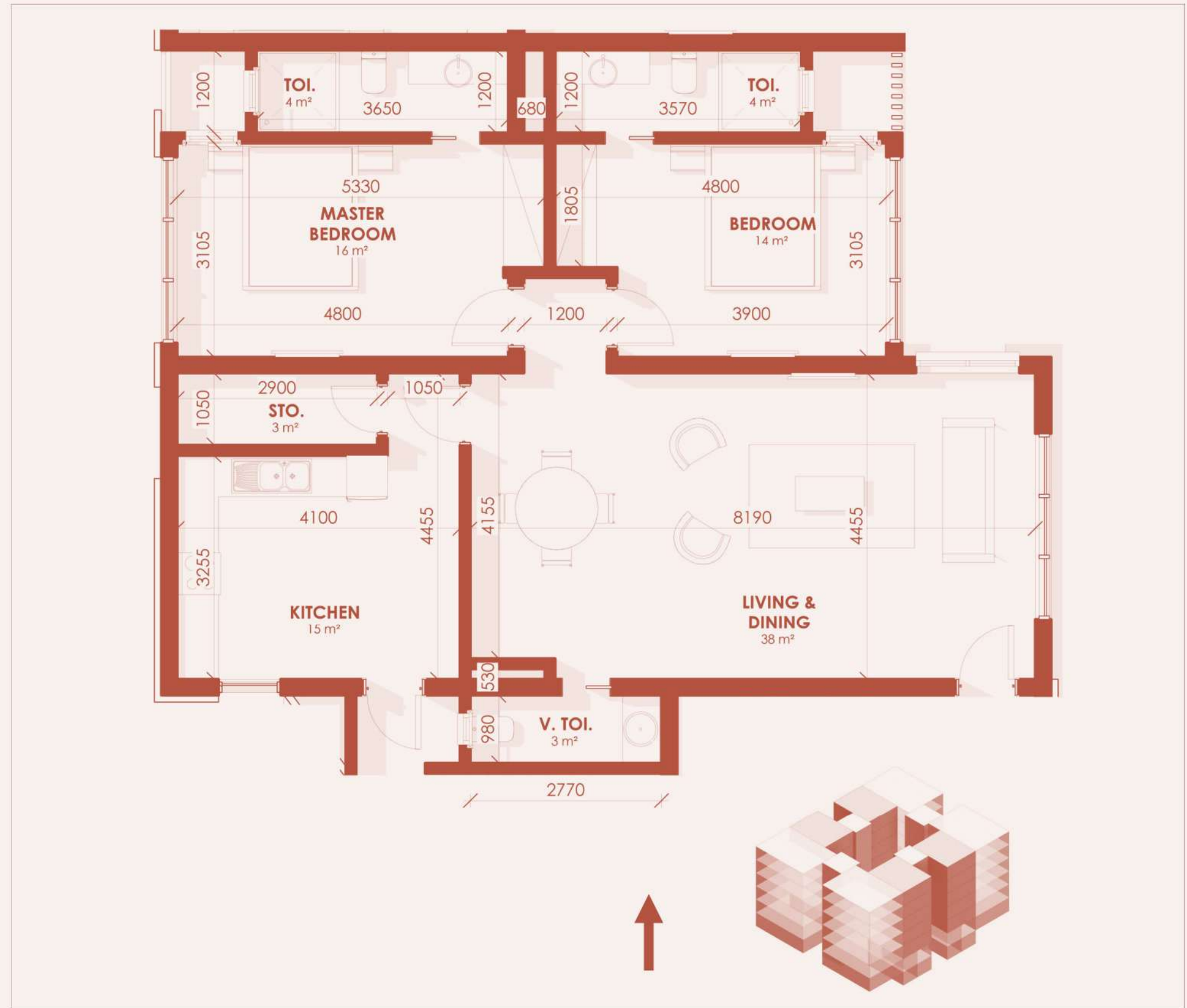
KEY

ROOM	SQM
LIVING ROOM	24
BEDROOM	13
TOILET	5

Typical Flats

TWO BEDROOM CALLOUT

KEY	
ROOM	SQM
LIVING ROOM/DINING	38
VISITORS TOILET	3
KITCHEN	15
STORE	3
MASTER BEDROOM	16
TOILET	4
BEDROOM	14
TOILET	4

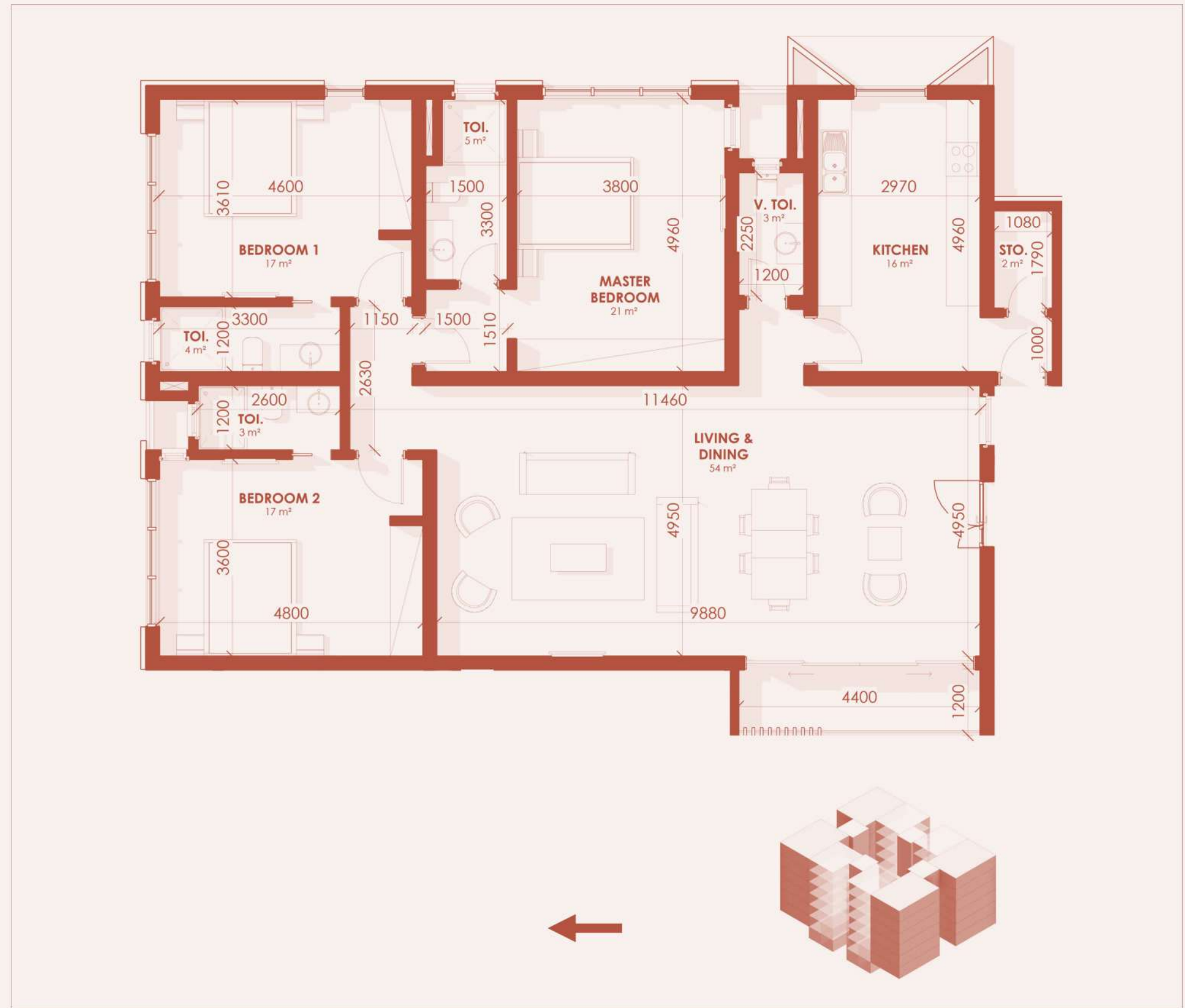


Typical Flats

THREE BEDROOM CALLOUT

KEY

ROOM	SQM
LIVING ROOM/DINING	54
VISITORS TOILET	3
KITCHEN	16
STORE	2
MASTER BEDROOM	21
TOILET	5
BEDROOM 1	17
TOILET	4
BEDROOM 2	17
TOILET	3

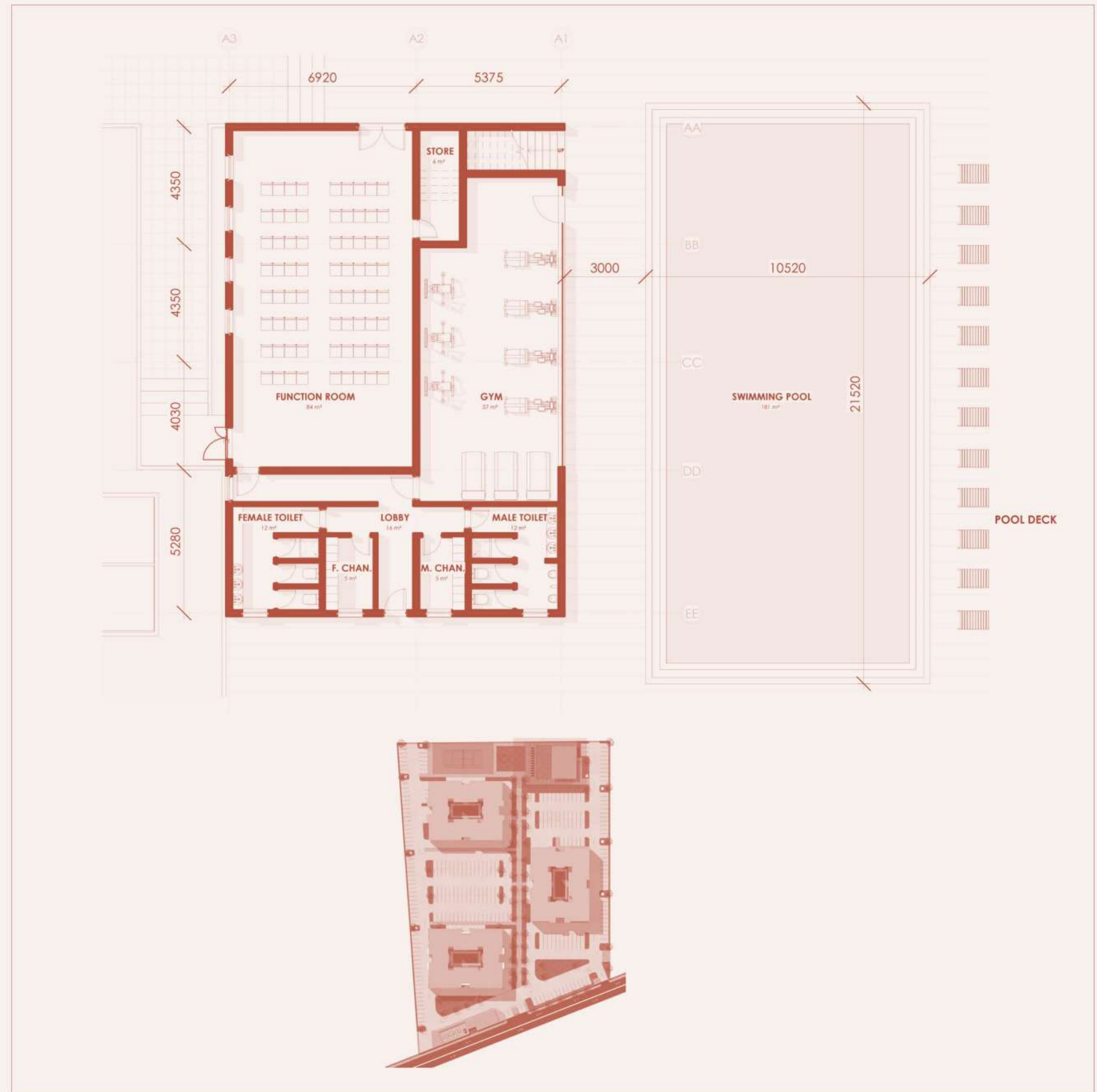


Entertainment Building

GROUND FLOOR

KEY

	SQM
GYM	57
LOBBY	16
MALE CHANGING ROOM	5
FEMALE CHANGING ROOM	5
MALE TOILET	12
FEMALE TOILET	12
FUNCTION ROOM	84
STORE	6
POOL	181
POOL DECK	420

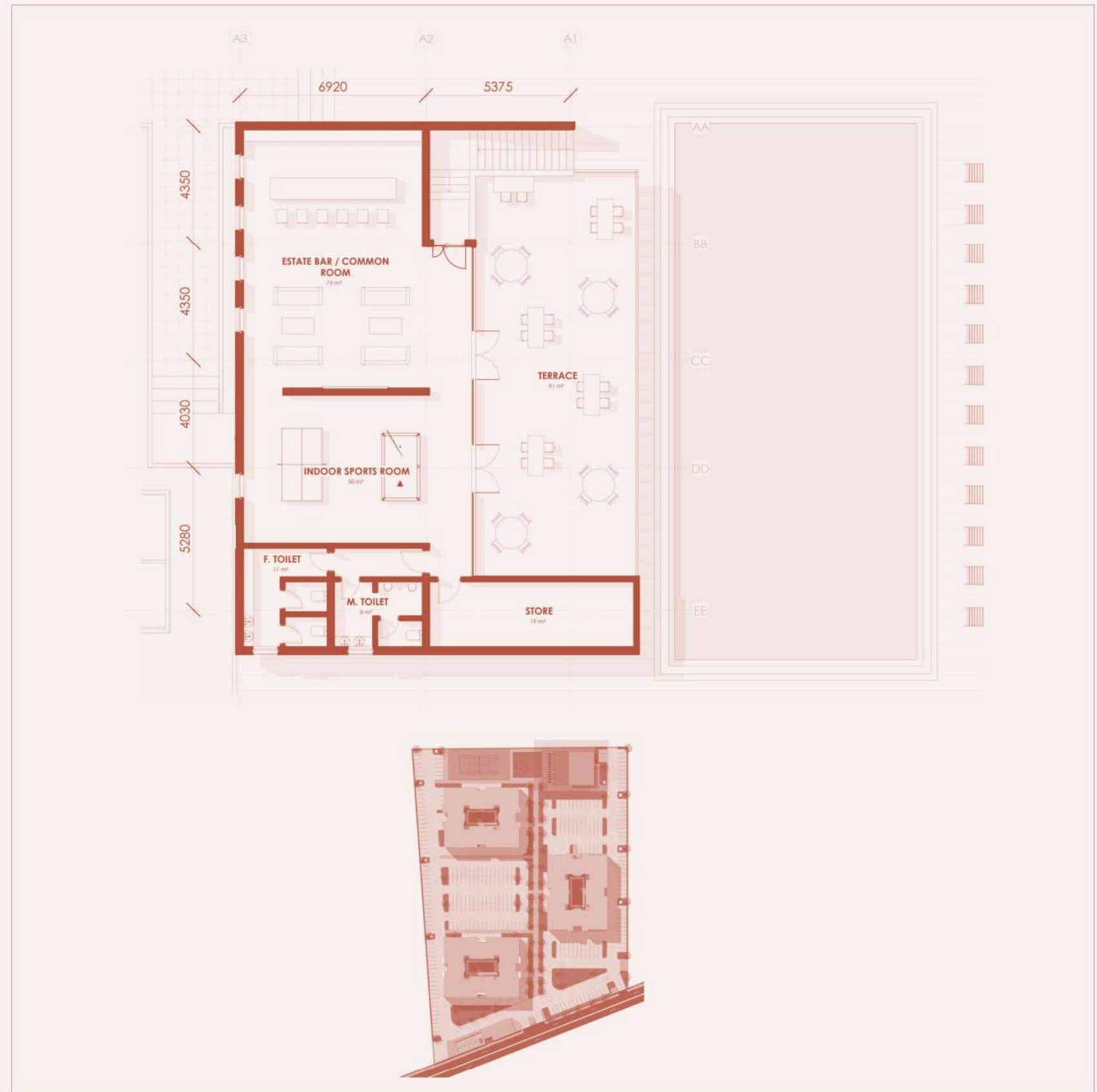


Entertainment Building

FIRST FLOOR

KEY

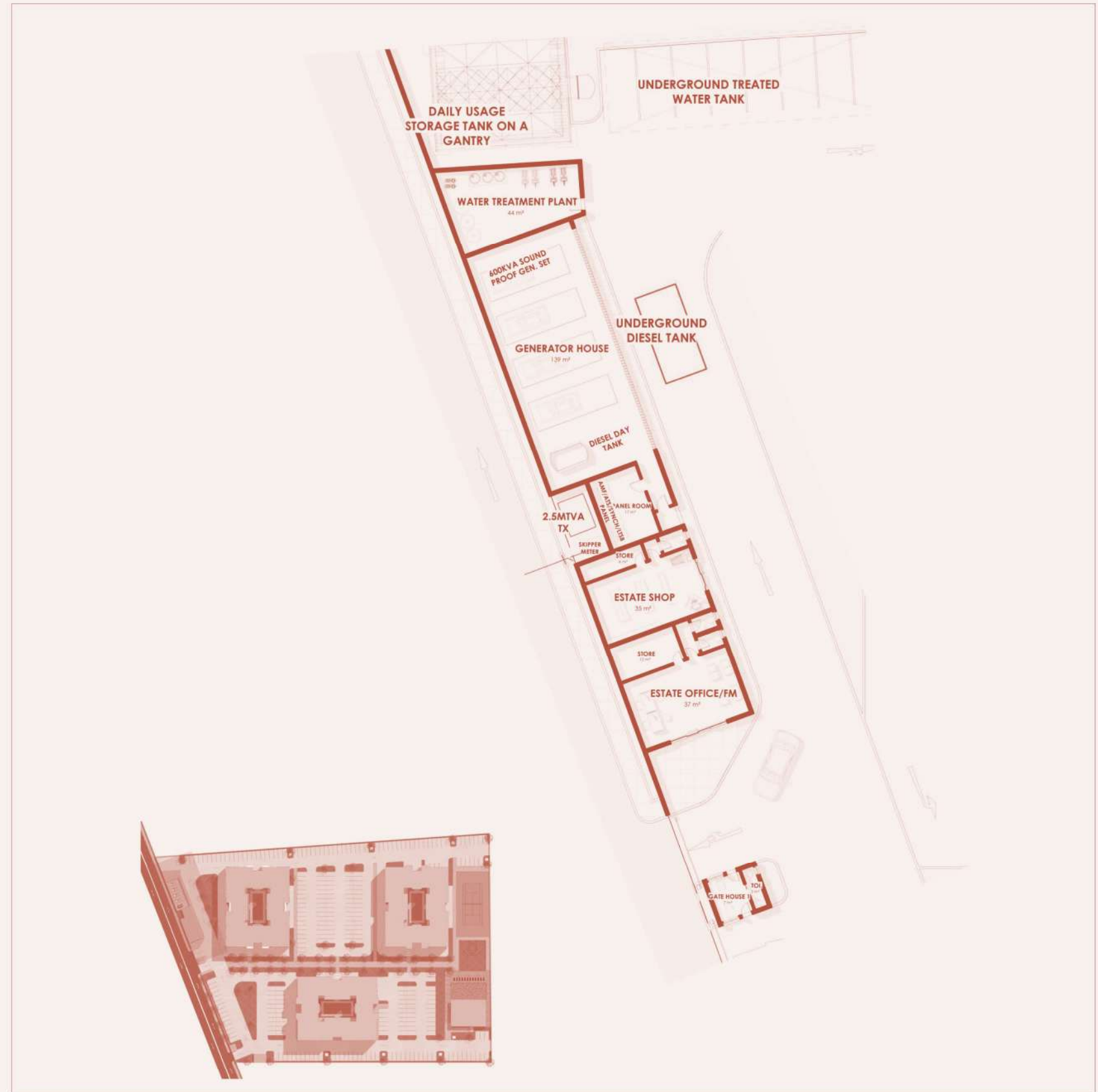
	SQM
ESTATE BAR & COMMON ROOM	75
INDOOR SPORTS ROOM	50
TERRACE	91
STORE	19
F. TOILET	11
M. TOILET	8



Service Building

KEY

	SQM
ESTATE OFFICE/FM	37
STORE	12
TOILET & LOBBY	7
ESTATE SHOP	35
STORE	6
TOILET & LOBBY	3
PANEL ROOM	19
GENERATOR HOUSE	139
WATER TREATMENT PLANT	44
GATE HOUSE & TOI.	10



3D RENDERS











TOLL HEIGHTS







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