



7-FIFTEEN LAKESIDE ESTATE

JABI, ABUJA



7 FIFTEEN



An aerial, top-down view of a modern residential development. The scene is dominated by a large, curved marina on the left side, with several white yachts docked at their respective slips. The water is a deep blue-grey. To the right of the marina, a series of modern, multi-story residential buildings are arranged in a curved pattern, following the coastline. The buildings have a clean, minimalist design with large windows and balconies. The surrounding area is landscaped with various trees, including palm trees, and manicured lawns. The overall atmosphere is one of luxury and modern living. The text "YOUR LIFE. WITHOUT LIMIT." is overlaid in the center of the image in a serif font.

YOUR LIFE.  
WITHOUT LIMIT.

# INTRODUCTION

At its core 7-Fifteen Lakeside is about a single number:  
ONE.

ONE rapidly developing, industrious capital city.

ONE stunning lake – the only in all of Abuja, FCT –  
brimming with the promise of adventure, yet an ideal  
setting for serene, sun-drenched days of rest and  
relaxation.

ONE exclusive opportunity to own an exquisitely finished,  
smart home with breathtaking lakefront views, direct  
access to Jabi Lake and a host of luxurious amenities, all  
located mere footsteps from the iconic Jabi Lake Mall  
development with its vast array of shops, restaurants and  
activity and entertainment centres.







7 - FIFTEEN  
LAKE SIDE



# CONNECTIVITY

## A WELL-CONNECTED PARADISE

The meticulously master-planned 7-fifteen lakeside estate is cradled between two of abuja's most desirable destinations, the mesmerizing Jabi Lake and one of Africa's biggest mall, the Jabi Lake Mall.

Due to its prime location, occupants of 7-fifteen lakeside will have easy access to boat clubs, shopping outlets, malls and dining venues of the mall and surrounding neighbourhoods. As well as easy access to other parts of the city of the city they already know and love.



10 SECS

JABI LAKE MALL



40 MINS

ABJ INTERNATIONAL AIRPORT



10 MINS

CENTRAL BUSINESS DISTRICT



10 MINS

TOP INTERNATIONAL SCHOOLS



2 MINS

WORLD CLASS HOSPITALS







# FACILITIES

A WELL-CONNECTED PARADISE



CONCIERGE



CLUBHOUSE



GYM



JETTY



CO-WORKING SPACES



KID'S PLAY AREA



SMART HOMES



LAKEVIEW LOUNGE



BOARDWALK



# SMART FEATURES



## SMART LOCKS

Never lose your keys again with biometric locks and smart access cards for each family member. You can ensure tighter controls on who have access to your residence.



## SMART CAMERAS

Internet-connected security cameras that are accessible even away from home through your smart home hub to give you added security. Smart alerts are also automatically sent to you or selected authorities when activities are detected.



## AUDIO SYSTEM

Bluetooth enabled high-fidelity built-in speakers in every room for an extraordinary audio experience.



## SMART LIGHTS

Eco-friendly lights that come on just when you need them and go off as soon as you're done.



## SMART CURTAINS

Open or shut with just a push of a button. Automate to shut and open at specific times of the day.



## GUEST CONTROL

Enables seamless control and monitored access of guests to ensure the utmost in security for residents.

JETTY

# Watersport Venue

A new and exclusive destination for our residents. Our Jetty and watersports arena gives residents premium access to the Jabi Lake like never before. Watersport activities available will include Jet-skiing and kayaking.







## CONCIERGE

# All Your Needs Met

All our professional concierge services are provided by our 4-star hotel partner, which will be available 24/7 to cater to the needs of every 7-fifteen Lakeside Estate resident.

Concierge services include; Guest handling, in-house dining, Lakeside Clubhouse restaurant reservations, parcel handling, dry-cleaning services, service requests.



## BOARDWALK

# Your New Route

Enjoy private access to the 2.5Km lakefront pedestrian only promenade that will link the various Estate amenities, offering residents a new way to enjoy the scenic view while taking a walk or jogging along the lakefront. Bespoke street lighting will ensure visibility and safety at night and architecturally designed booths dotted along the boardwalk will provide refreshments, information and help.







CO-WORKING SPACES

# Work From Home

Specially designed co-working spaces with high speed internet connectivity and office services will be made available for all 7-fifteen Lakeside Estate residents. We are bringing a new experience to working from home.





KIDS PLAY AREA

# Let The Children Play

7-fifteen Lakeside Estate is equipped with fun and colourful kids play areas. There's enough here to keep little ones engaged and help stimulate their imagination.







GYM

# Discover Your Peaks

The state-of-the-art health club at 7-fifteen Lakeside Estate is scientifically equipped to keep the modern-day executive fit and healthy. Featuring the latest and best equipment in fitness training, an excellent sound system and a personal trainer on demand, it has everything to keep you coming back for more.





LAKEVIEW LOUNGE

# Relax With A View

One of a kind terrace bar boasting undisturbed views of the Jabi Lake. Entertain friends and family at the Lakeview Lounge with views of the Jabi Lake, enjoy fine dining provided by world-class Chefs.







FIVE BEDROOM

## Lakefront Villas

Our spacious, impeccably designed villas boast unparalleled lakefront views, with dedicated access to an exclusive lakefront boardwalk and a jetty for easy access to pleasant boat trips or adrenaline fueled water sports on the lake. To reflect the absolute, the best of lakefront living, the positioning and orientation of each villa has been carefully conceived to maximize the spectacular lake views. The breathtaking vistas are complemented by the highest quality fixtures and fittings and smart technology, all specifically chosen to highlight each villa's modern design and resulting in the perfect combination of functionality, comfort and luxury.





# Detached Villas



## GROUND FLOOR LAYOUT

- Living Room – 63sqm
- Kitchen – 26sqm
- Store – 4sqm
- BQ – 8sqm
- Ante Room – 9sqm



5 BEDROOMS



5.5 BATHROOMS



MAID'S QUARTERS



POOL



# Detached Villas



## FIRST FLOOR LAYOUT

- Family Lounge - 31sqm
- Bedroom A - 25sqm
- Bathroom A - 6sqm
- Bedroom B - 24sqm
- Bathroom B - 7sqm
- Bedroom C - 26sqm
- Bathroom C - 7sqm
- Box Room- 7sqm



5 BEDROOMS



5.5 BATHROOMS



MAID'S QUARTERS



POOL

# Detached Villas



## SECOND FLOOR LAYOUT

- Master Bedroom – 46sqm
- Master Bathroom – 11sqm
- Bedroom D – 37sqm
- Bathroom D – 10sqm
- His Closet – 11sqm
- Her Closet – 15sqm



5 BEDROOMS



5.5 BATHROOMS



MAID'S QUARTERS



POOL





FOUR BEDROOM

## Contemporary terraces

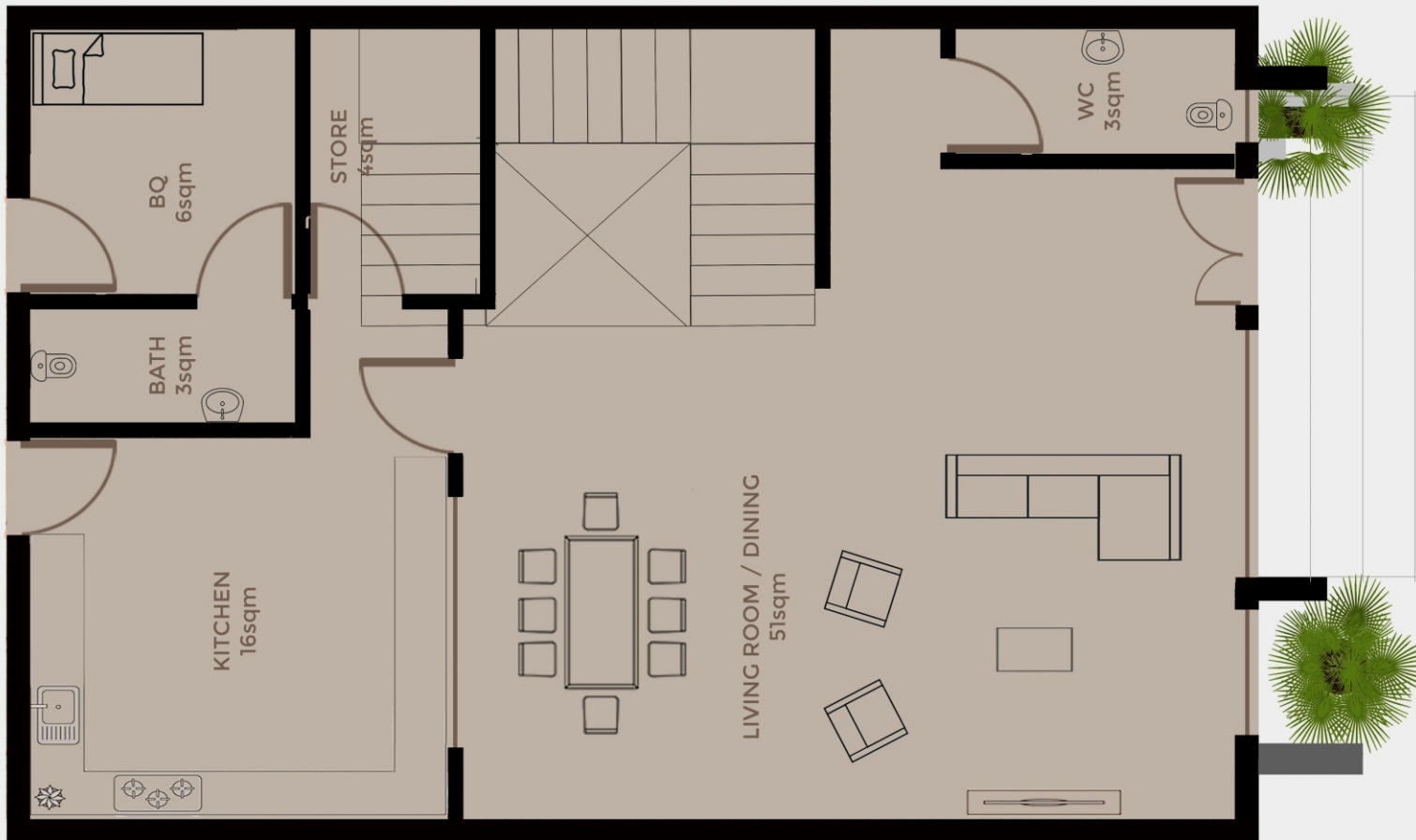
The contemporary terrace is based on a meticulously thought out design meaning it will be an ideal family space for years to come. With an impressive façade, it features four en-suite bedrooms, as well as a distinct maid's quarters, and an ample living room space of approximately 40sqm. Beyond this, the terrace also features expansive windows which allow for streams of natural sunlight during the day and mesmerizing views of a star filled sky at night, creating feelings of comfort, security and relaxation that residents can immerse themselves in entirely.







# Contemporary Terraces



## GROUND FLOOR LAYOUT

- Living Room – 51sqm
- Kitchen – 16sqm
- Store – 4sqm
- BQ – 6sqm



4 BEDROOMS



4.5 BATHROOMS



MAID'S QUARTERS

# Contemporary Terraces



## FIRST FLOOR LAYOUT

- Family Lounge - 21sqm
- Bedroom A - 17sqm
- Bathroom A - 5sqm
- Bedroom B - 21sqm
- Bathroom B - 8sqm
- Terrace - 8sqm



4 BEDROOMS



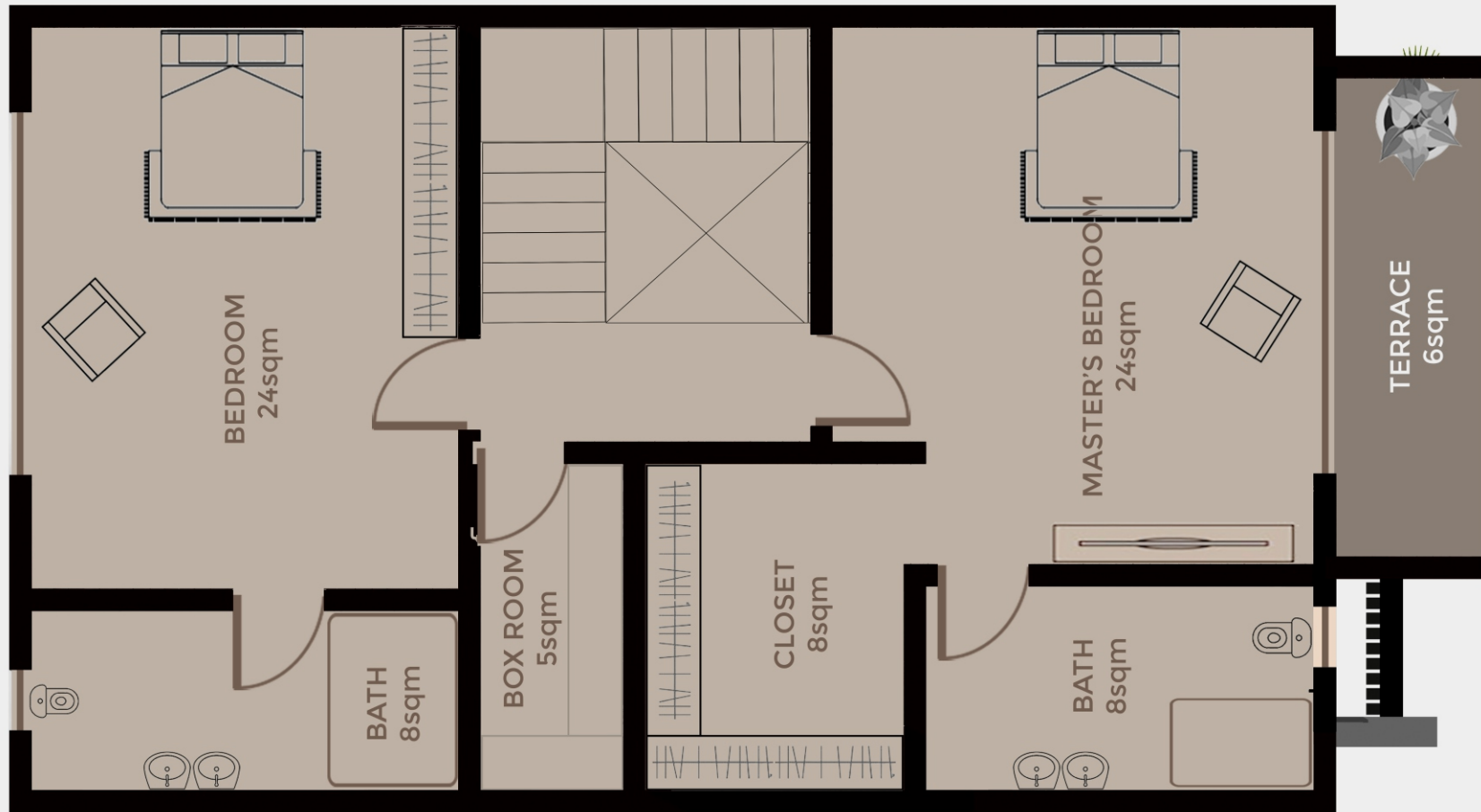
4.5 BATHROOMS



MAID'S QUARTERS



# Contemporary Terraces



## SECOND FLOOR LAYOUT

- Bedroom C - 24sqm
- Bathroom C - 8sqm
- Master Bedroom - 24sqm
- Master Bathroom - 8sqm
- Master Closet - 8sqm
- Box Room - 5sqm



4 BEDROOMS



4.5 BATHROOMS



MAID'S QUARTERS



THREE BEDROOM

## Apartments

7-fifteen grand apartments represent 5 floors of avant-garde architecture featuring the finest 3 bedroom apartments, all complete with state-of-the-art amenities and premium finishes. And to top all that, you can enjoy uninterrupted panoramic views of the entire development and the Jabi Lake, right from your home.







# Apartments



## THIRD - FIFTH FLOOR LAYOUT

- Living Room – 42sqm
- Kitchen – 16sqm
- Bedroom A – 20sqm
- Bathroom A – 4sqm
- Bedroom B – 17sqm
- Bathroom B – 4sqm
- Master Bedroom – 22sqm
- Master Bathroom – 5sqm



3 BEDROOMS



3.5 BATHROOMS



MAID'S QUARTERS



# VERDANT HOMES

REAL ESTATE DEVELOPMENT | PROJECT FINANCE | PROPERTY MANAGEMENT

## About our Partners

Verdant Homes is a Lagos and Abuja based real estate investment and development firm.

The firm is positioned as a classic and opportunistic development entity, seeking to identify and execute attractive development opportunities, building the best quality project at the lowest cost, in the shortest amount of time and with the lowest risk exposure.

A focus on quality and innovative design are at the centre of all Native Land developments.

We commission and coordinate world renowned architects to create places which contribute positively to those that live, work and enjoy them.



## About our Partners

Duval Properties are the co-developers of one of the biggest malls in Africa, the Jabi Lake Mall. Jabi Lake Mall is the first of its kind in Nigeria's capital city, Abuja, offering 24,000 square metres of grade-A shopping space from a unique waterside location on the shores of Jabi Lake. Duval Properties Limited is currently engaged in building a major new residential and commercial district in Jabi Lake, Abuja. Jabi Lake is a new development along the Jabi Lake waterfront in Abuja, Nigeria offering investors and developers the opportunity to become part of the capital's best place to live, work and relax.

The Jabi Lake Masterplan is a three and a half kilometer 36-hectare waterfront site incorporating two hotels, a cinema, a retail mall, restaurants, offices, a world class hospital and residential houses, with a strong public infrastructure and pedestrian environment.

It will be a key component for Nigeria's regional economic development.



# Contact *Us*

**TELEPHONE:**

08033911624, 08038714369, 08088905122

**EMAIL:**

**INFO@7FIFTEEN.NG**

**WEBSITE:**

**WWW.SEVENFIFTEENLAKESIDE.COM**

**ADDRESS: PLOT 1265 JABI DISTRICT, F.C.T  
ABUJA**

