



MYARI  
LAKESIDE

A 7-FIFTEEN DEVELOPMENT









## LUXURY REDEFINED

Aspirational living becomes a reality with the introduction of a residential haven that offers a truly unparalleled lifestyle, in one of the most iconic locations in Nigeria's capital city, Abuja. Myari Lakeside is an urban residential masterpiece comprised of high-profile villas that sit on 3 hectares of the most sought-after, exclusive Jabi lakefront.



# FEATURES



CONCIERGE



CLUBHOUSE



GYM



JETTY



HOME CINEMA



PLAY AREA



HOME AUTOMATION



LAKEVIEW LOUNGE



BOARDWALK



CO-WORKING SPACE

# A WELL CONNECTED HAVEN

Navigate the Federal Capital Territory with ease, for business, leisure and more. Myari Lakeside is centrally located and connects you to well-developed public and private social, economic and recreational facilities.



**40 MINS**

ABV INTERNATIONAL AIRPORT



**10 MINS**

CENTRAL BUSINESS DISTRICT



**10 MINS**

TOP INTERNATIONAL SCHOOLS



**2 MINS**

WORLD CLASS HOSPITALS





## CLUBHOUSE

Our luxury-exuding clubhouse is a one-roof solution for all recreational and fitness activities. The picturesque crystal-clear swimming pool is soothing for the eyes and refreshing to the mind and body.





## CONCIERGE

HERE TO SERVE YOU

Our 24-hour professional concierge services are provided by our luxury hotel partner to cater to the needs of all residents and their guests.







## BOARDWALK

### YOUR NEW ROUTE

Enjoy private access to the lakefront, pedestrian-only promenade that links the various estate amenities, offering residents a scenic view while taking a relaxing walk or jog along the lakefront.







## 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 Myari Lakeside residents. We are bringing a new experience to working from home.







## PLAY AREA

### LET THE CHILDREN PLAY

Our mini residents are not excluded from the exhilarating experience Myari Lakeside will provide. Our fun and colourful kids' play area is perfect for outdoor games, picnics and many other children's activities.







## JETTY

### WATER SPORT VENUE

Our jetty and water sports arena grants premium access to the wonders of Jabi Lake. Water sport activities available include jet-skiing, kayaking and boat cruising.



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## GYM

### DISCOVER YOUR PEAKS

Our sophisticated health club, featuring first-class gym equipment has everything you need to keep you fit and healthy.







## HOME CINEMA

### ENTERTAINMENT IN LUXURY

Enjoy an exclusive cinematic experience from the comfort of your own home. Sit back, relax and indulge like never before with movies, music and games galore!





# FUTURISTIC CONTEMPORARY DESIGN

Myari Lakeside is the ultimate in luxury, opulence and impeccable style, with sophisticated, generously sized terraces and villas nestled along a serene lakefront and framed by idyllic lake views.







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# HOME PROTOTYPES

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MYARI ESTATE OVERVIEW

7 BEDROOM VILLAS

5 BEDROOM VILLAS

5 BEDROOM TERRACES







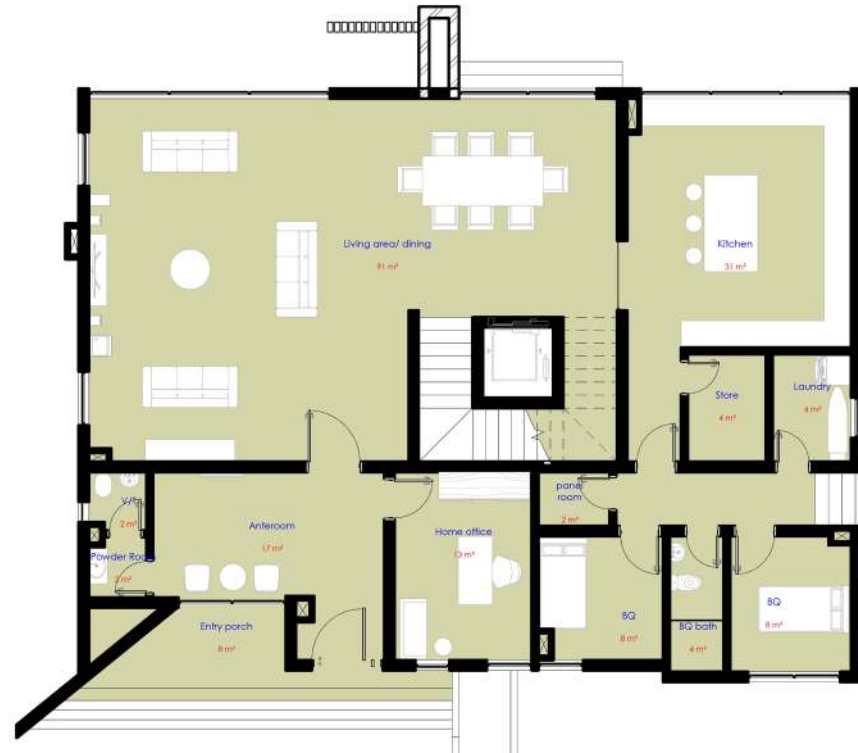






## 7 BEDROOM VILLAS

The 7 Bedroom Villas offer an extraordinary visual treat, complemented by the highest quality fixtures, fittings and smart technology, all specifically chosen to highlight each villa's modern design and to produce the perfect combination of functionality, comfort and luxury.



### 7 BEDROOM VILLAS LAYOUT

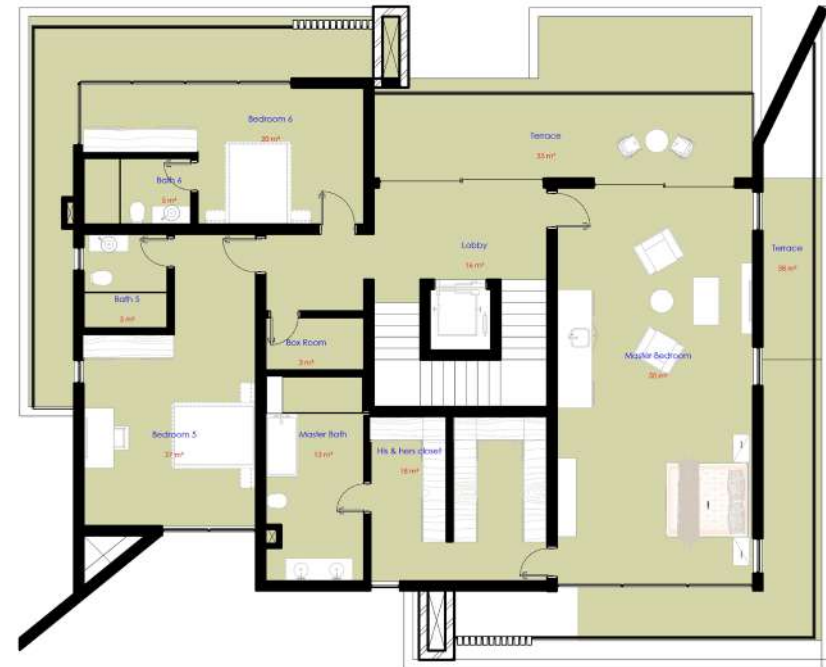
- Entry Porch - 8sqm
- Anteroom - 17sqm
- Powder Room - 2sqm
- V/T - 2sqm
- Home Office - 13sqm
- Panel Room - 2sqm
- BQ 1 & 2 - 8sqm
- Living/Dining area - 91sqm
- Laundry - 4sqm
- Store - 4sqm
- Kitchen - 31sqm
- BQ Bath - 4sqm





### 7 BEDROOM VILLAS LAYOUT

- Guest Bedroom - 19sqm
- Guest Bathroom - 4sqm
- V/T - 3sqm
- Home Cinema - 16sqm
- Box Room - 3sqm
- Bedroom 4 - 19sqm
- Bath 4 - 9sqm
- Terrace - 3sqm
- Bedroom 3 - 19sqm
- Bath 3 - 4sqm
- Bedroom 2 - 21sqm
- Bath 2 - 4sqm
- Terrace - 5sqm
- Lobby - 24sqm
- IT Room - 4sqm
- Family Lounge - 20sqm
- Terrace - 30sqm



### 7 BEDROOM VILLAS LAYOUT

- Master Bedroom - 50sqm
- Master Bathroom - 13sqm
- Terrace - 38sqm
- Terrace - 33sqm
- His/Hers Closet - 18sqm
- Bedroom 5 - 27sqm
- Lobby - 16sqm
- Bath 5 - 5sqm
- Bedroom 6 - 20sqm
- Bath 6 - 5sqm
- Box Room - 3sqm



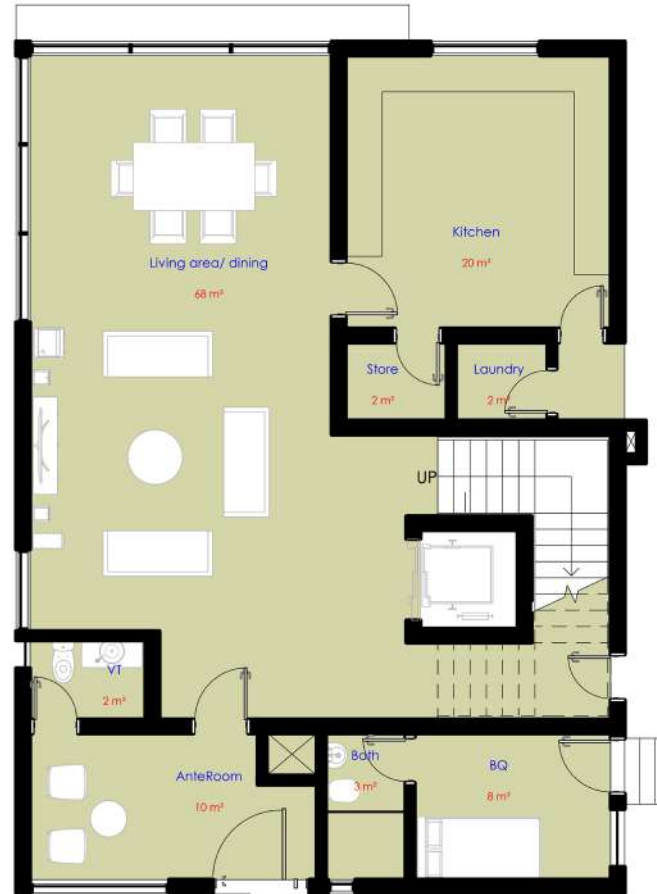


## 5 BEDROOM VILLAS

The remarkable 5 Bedroom Villas feature two suspended floors that overlook some of Abuja's most amazing scenery, including a spectacular view of Jabi lake. This edifice offers a dazzling array of flexible spaces for a variety of functions.



# GROUND FLOOR



## 5 BEDROOM VILLAS LAYOUT

- Anteroom - 10sqm
- Bath - 3sqm
- BQ - 8sqm
- V/T - 2sqm
- Living/Dining Area - 68sqm
- Kitchen - 20sqm
- Store - 2sqm
- Laundry - 2sqm





FIRST FLOOR

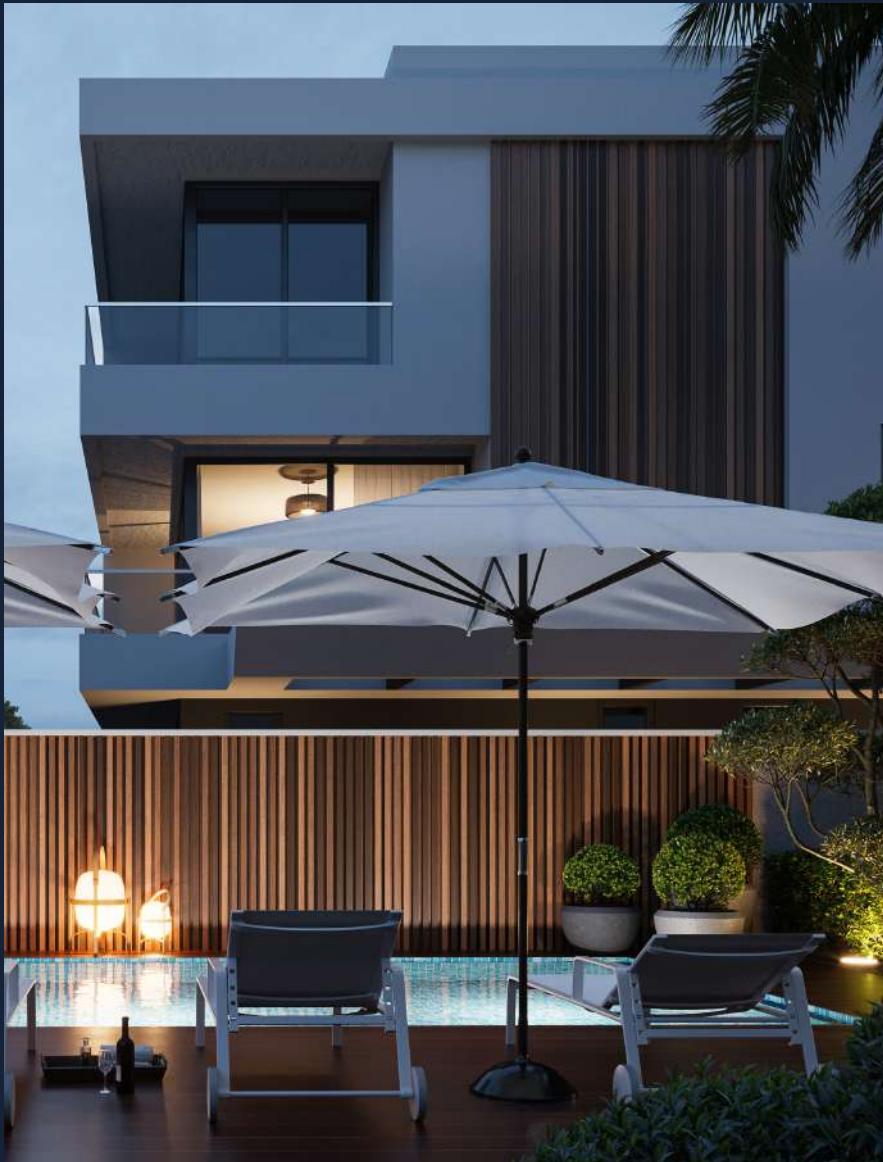


### 5 BEDROOM VILLAS LAYOUT

- Guest Bedroom - 22sqm
- Guest Bath - 5sqm
- Bedroom 2 - 24sqm
- Bath 2 - 6sqm
- IT Room - 5sqm
- Box Room - 3sqm
- Lobby - 16sqm
- V/T - 3sqm
- Family Lounge - 31sqm
- Home Office - 18sqm
- Cinema Room - 18sqm



SECOND FLOOR



### 5 BEDROOM VILLAS LAYOUT

- Bedroom 4 - 24sqm
- Bath 4 - 5sqm
- Terrace - 14sqm
- Master Bedroom - 45sqm
- Master bath - 11sqm
- Terrace - 14sqm
- His/Hers Closet - 16sqm
- Lobby - 11 sqm
- Bedroom 3 - 25sqm
- Bath 3 - 5sqm
- Closet - 5sqm
- Terrace - 7sqm





## 5 BEDROOM TERRACES

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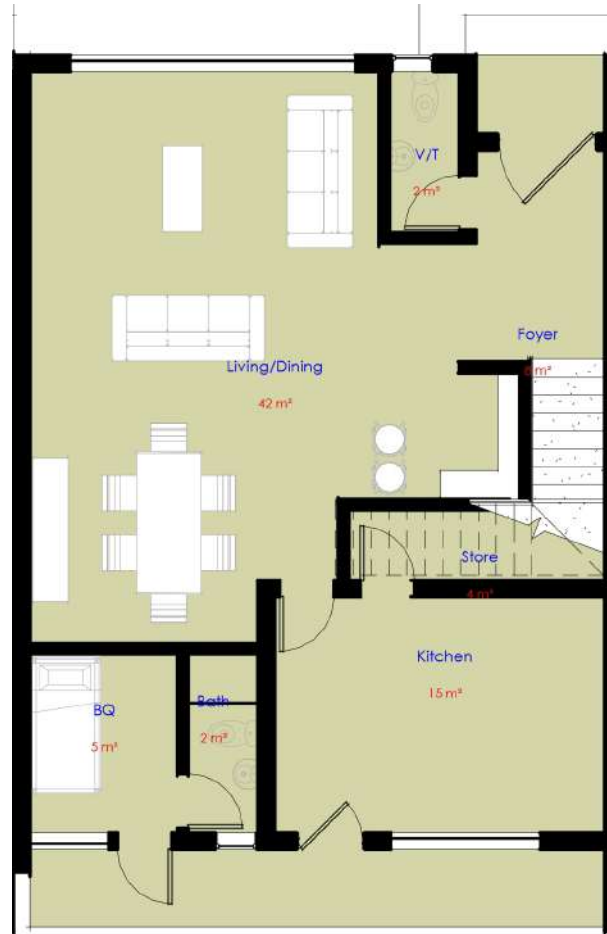
The impeccably designed terraces feature delightful aesthetic elements. A rooftop lounge overlooking Jabi Lake complements finely finished architecture highlighted by ample space for relaxation and relief.







GROUND FLOOR



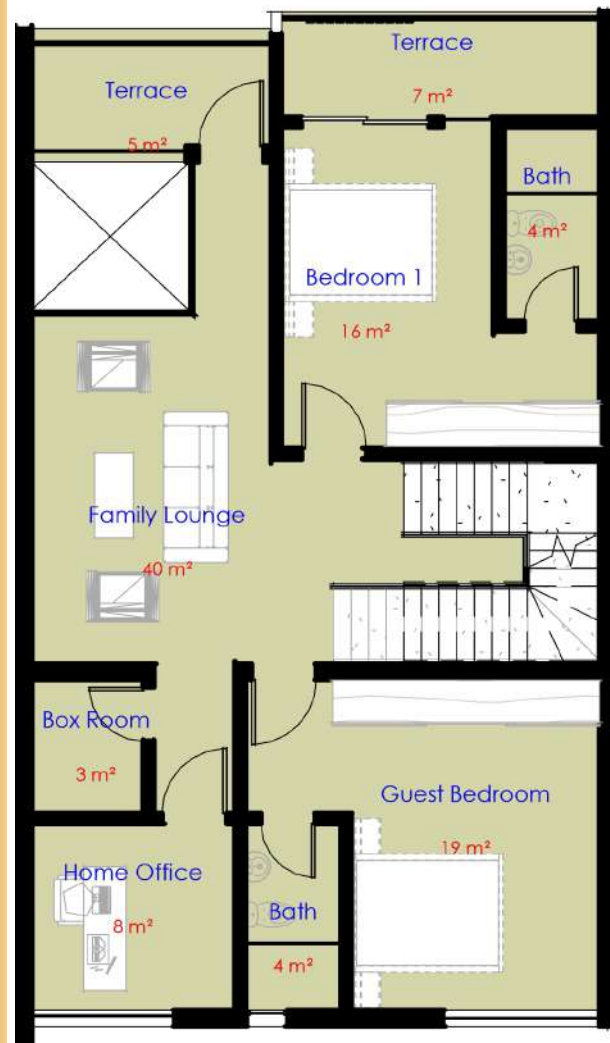
### 5 BEDROOM TERRACES LAYOUT

- V/T - 2sqm
- Foyer - 8sqm
- Living/Dining - 42sqm
- Store - 4sqm
- Kitchen - 15sqm
- Bath - 2sqm
- BQ - 5sqm





FIRST FLOOR



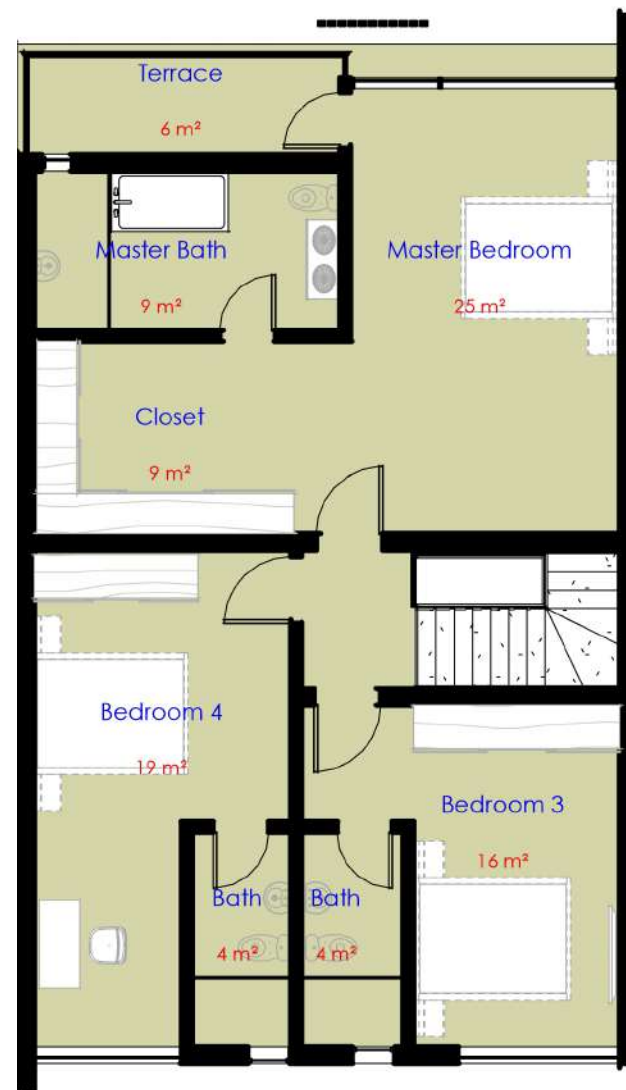
### 5 BEDROOM TERRACES LAYOUT

- Terrace - 5sqm
- Terrace - 7sqm
- Bath - 4sqm
- Bedroom 1 - 16sqm
- Family Lounge - 40sqm
- Box Room - 3sqm
- Home Office - 8sqm
- Bath - 4sqm
- Guest Bedroom - 19sqm





SECOND FLOOR



### 5 BEDROOM TERRACES LAYOUT

- Terrace - 6sqm
- Master Bath - 9sqm
- Master Bedroom - 25sqm
- Closet - 9sqm
- Bedroom 3 - 16sqm
- Bath 3 - 4sqm
- Bedroom 4 - 19sqm
- Bath 4 - 4sqm





## ABOUT US

7-Fifteen is a privately owned company founded with its main aim being to develop exceptional properties in prime locations, to the highest standards of specification and finish. The talented 7-Fifteen development team of investment real estate professionals and our carefully chosen teams of technical consultants are responsible for all our properties, each one an original, with distinguishing features that give every building a unique character, but still retain the impeccable and unmistakable 7-Fifteen style.



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## OUR PARTNER

Duval Properties Limited is a real estate company currently implementing a master plan that will transform the shores of Jabi Lake into a major residential, commercial and recreational hub. The Jabi Lake master plan comprises a three-and-a-half-kilometre, 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 of Nigeria's regional economic development.







# MYARI

## LAKESIDE

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