



OLIVIA  
GARDENS

PROPERTY/LAYOUT  
**PLAN**

📍 Ogudu, Phase 2 Lagos

Where Dreams Live...



Smartly Designed. Affordably Priced. Built for Everyday Living.

# YOUR GATEWAY TO LUXURIOUS LIVING & SMART INVESTMENT



Gated  
Entrances



Treated  
Water



Good Roads



Recreational  
Space



24-Hour Electricity  
and Security

A photograph of a modern, multi-story apartment building at dusk. The building features white facades and dark brown balconies. Many windows are illuminated from within, casting a warm glow. The sky is a mix of soft pinks, purples, and blues. The building is viewed from a low angle, looking up.

# **2 BEDROOM MAISONETTE**

Measuring 83 sqm

# LAYOUT PLAN



## Ground Floor Layout

1. **Spacious Living & Dining Area** – The perfect spot to relax, host family, and enjoy quality time.
2. **Kitchen** – Designed for convenience, with storage for all your cooking essentials.
3. **Boy's Quarters (BQ)** – An extra room for domestic staff, guests, or personal use.
4. **Visitor's Toilet** – No stress for your guests, easy access without entering private spaces.
5. **Staircase** – Smooth connection between floors, adding style and functionality to your home.
6. **Corridor** – The perfect connection between rooms, giving your home a smooth and spacious flow.



## Upper Floor Layout

1. **Master Bedroom** – Your personal retreat—spacious, cozy, and built for ultimate comfort.
2. **Second Bedroom** – A versatile space, perfect for family, guests, or even a home office.
3. **Private Terrace** – Step out, relax, and enjoy fresh air right from your home.
4. **Master Bathroom** – A stylish and private space for your daily refresh and relaxation.
5. **Staircase** – Connecting your home with ease, adding style and function.
6. **Bathroom** – Well-designed for convenience, whether for personal use or guests.



# **3 BEDROOM MAISONETTE**

Measuring 108 sqm

# LAYOUT PLAN





## Ground Floor Layout

1. **Spacious Living & Dining Area** – The perfect spot to relax, host family, and enjoy quality time.
2. **Kitchen** – Designed for convenience, with storage for all your cooking essentials.
3. **Boy's Quarters (BQ)** – An extra room for domestic staff, guests, or personal use.
4. **Visitor's Toilet** – No stress for your guests, easy access without entering private spaces.
5. **Staircase** – Smooth connection between floors, adding style and functionality to your home.
6. **Corridor** – The perfect connection between rooms, giving your home a smooth and spacious flow.



## Upper Floor Layout

1. **Master Bedroom** – Spacious and cozy, your private haven for rest and relaxation.
2. **Master Bathroom** – A sleek, wall-finished space designed for comfort and ease.
3. **Second Bedroom** – Perfect for family, guests, or even a stylish home office.
4. **Third Bedroom** – A versatile space, great for kids, visitors, or personal use.
5. **Bathroom** – Well-placed for convenience, serving the additional bedrooms.
6. **Staircase** – Smoothly connects both floors, adding elegance to your home.
7. **Terrace** – Your private outdoor spot to enjoy fresh air and unwind.

## External Features

**Front Security Door:** Strong steel door for enhanced safety.

**Rear Security Door:** Robust steel door (if applicable)

**Windows:** Modern aluminum profile single glass windows

**Balcony Railings:** Stylish steel or block railings

**Rendering of External Wall:** Smooth plastered, screeded, and painted finish

**Roof:** Long-span aluminum sheet (0.7mm thickness)

**External Ceiling (Eaves):** Finished with ceiling or plastering

**External Plumbing Works:** Includes chambers and septic tanks

**External Electricals:** Seamless connection to estate facility.

## Internal Features

**General Walls:** Plastered and painted for a polished finish

**Bathroom Walls:** Plastered and painted (with shower areas tiled)

**Internal Doors:** Sleek flush doors where applicable

**Burglar Bars:** None for an open and airy feel

**Ceiling Carcass (Noggins):** Yes, for structural integrity

**Ceiling Finishes:** Elegant painted Textcode or alternative

**Floor Finishes:** Smooth cement screeding, ready for stylish floor finishes (toilet and kitchen areas tiled).

## Electrical Features

**Electrical Piping:** Pre-installed piping for convenience

**Electrical Wires:** Full installation of wires

**Switches and Sockets:** One switch/socket per space, installed for ease of use

**Light Fittings: Installed** - one per space

**Air Conditioner:** Piping sleeves provided for future installation (no fittings included).

## Plumbing Features

**Plumbing Piping:** Comprehensive piping installation

**Sanitary Ware:** High-quality sanitary ware installed

**Bathroom Fittings:** Not included

**Kitchen Appliances:** Sink and tap only

## Wadrobe

**Master Bedroom:** 12m wide × 2m high

**Second Bedroom:** 800mm wide × 2m high

**Shower Cubicles:** Not included

**Kitchen Cabinets:** Modern cabinets with 12m width (lower counter) and 600mm wide (upper counter)

**Heaters:** Not included



## Own Your Space at Olivia Gardens

At AXP, we believe that owning a home shouldn't be complicated or overwhelming. That's why we've simplified the process to make it easy, seamless, and tailored just for you.

All you need is a 30% equity contribution—and we'll take it from there.

We'll work closely with you to:

- Create a personalized payment plan that fits your income and lifestyle
- Provide mortgage support and flexible financing options
- Ensure a smooth process from first deposit to final handover

Whether you're buying your first home, investing for the future, or retiring into comfort, our goal is to make your journey stress-free and achievable.

**At Olivia Gardens, you don't just buy property—you gain peace of mind.**





**CONTACT:**  
**0902-621-1153, 0201-889-0888**

**LAGOS:**  
52 Ahmadu bello Way, Victoria island, Lagos