

THE KNIGHT'S PLACE

Best New Hotel Apartments in Victoria Island
By Deluxe Residences Limited



LUXURY APARTMENTS
ON AHMADU BELLO WAY



A COLLECTION OF DESIGNER APARTMENTS
& CITY SUITES IN VICTORIA ISLAND

Designer Dream Apartments with the Best Price Guarantee

The Knight's Place is an astonishing development specially designed for people of style and elegance.

The exclusive new hotel Apartments offers a high standing of luxury living in one of Lagos best locations on Ahmadu Bello Way, Victoria Island, besides Silverbird Galleria.

With contemporary interiors, finishes, breathtaking city views, hotel-style Apartments and stellar facilities The Knight's Place is the perfect city home offering the best price guarantee.



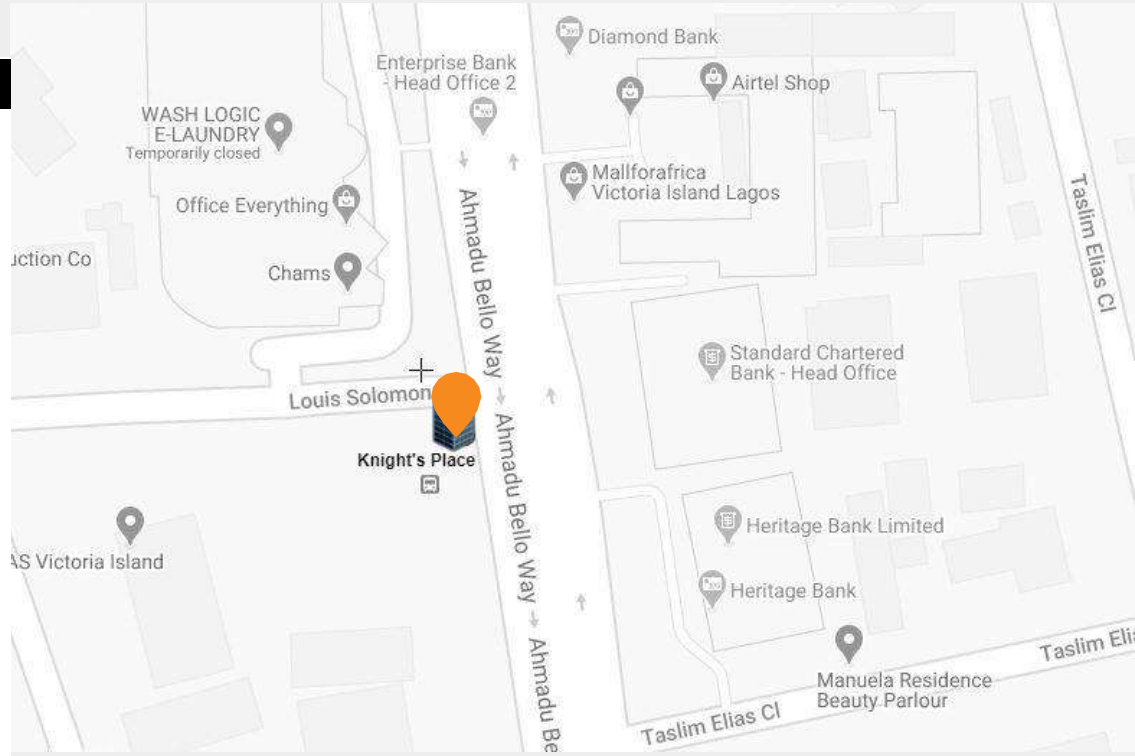
The Knight's Place
On Ahmadu Bello Way,
Victoria Island.



CITY CENTRE LOCATION WITH HIGH ASSET
GROWTH POTENTIAL

The city at your fingertips

Situated opposite Standard Chartered Bank Head Office, close to Eko Atlantic City, The Knight's Place provides easy access to the City's leading retail, business and entertainment hubs, as well as being 45 minutes drive from International Airport.



**A TRANQUIL ENVIRONMENT WITH COMMUNAL
RELAXATION AREA AND SUSPENDED PARKING**



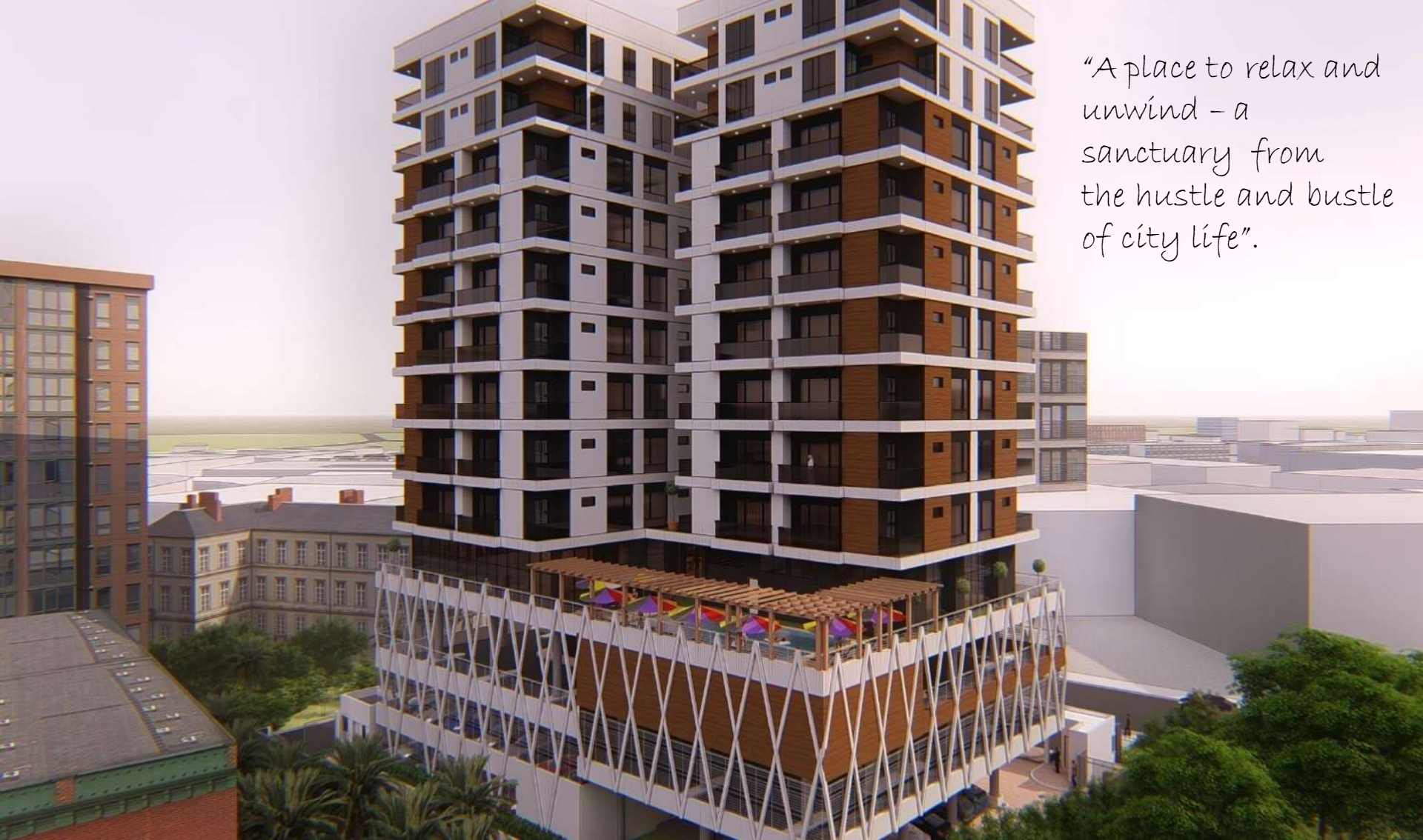
Great space Great views

The Knight's Place is a royal edifice that comprises of 2 blocks of Apartments on 13 floors. Together they overlook the development's communal area and beautiful views of the Victoria Island.

The ultra modern design achieves the perfect living spaces with suspended parking that offers residents secure access to their homes direct from the car park, via the dedicated reception area in A-Wing building.

The architectural design maximises the City views on offer, with living room and kitchen balconies in all Apartments.





“A place to relax and unwind – a sanctuary from the hustle and bustle of city life”.

FIRST CLASS FACILITIES FOR CONVENIENCE

LEISURE AND PEACE OF MIND

Hotel-style living everyday

Home should be a place to relax and unwind – a sanctuary from the hustle and bustle of city life. With a suspended swimming pool on the 4th Floor, gym, café, art gallery, beautiful landscaping and gardens, residents at The Knight's Place will be spoiled with hotel style living everyday.

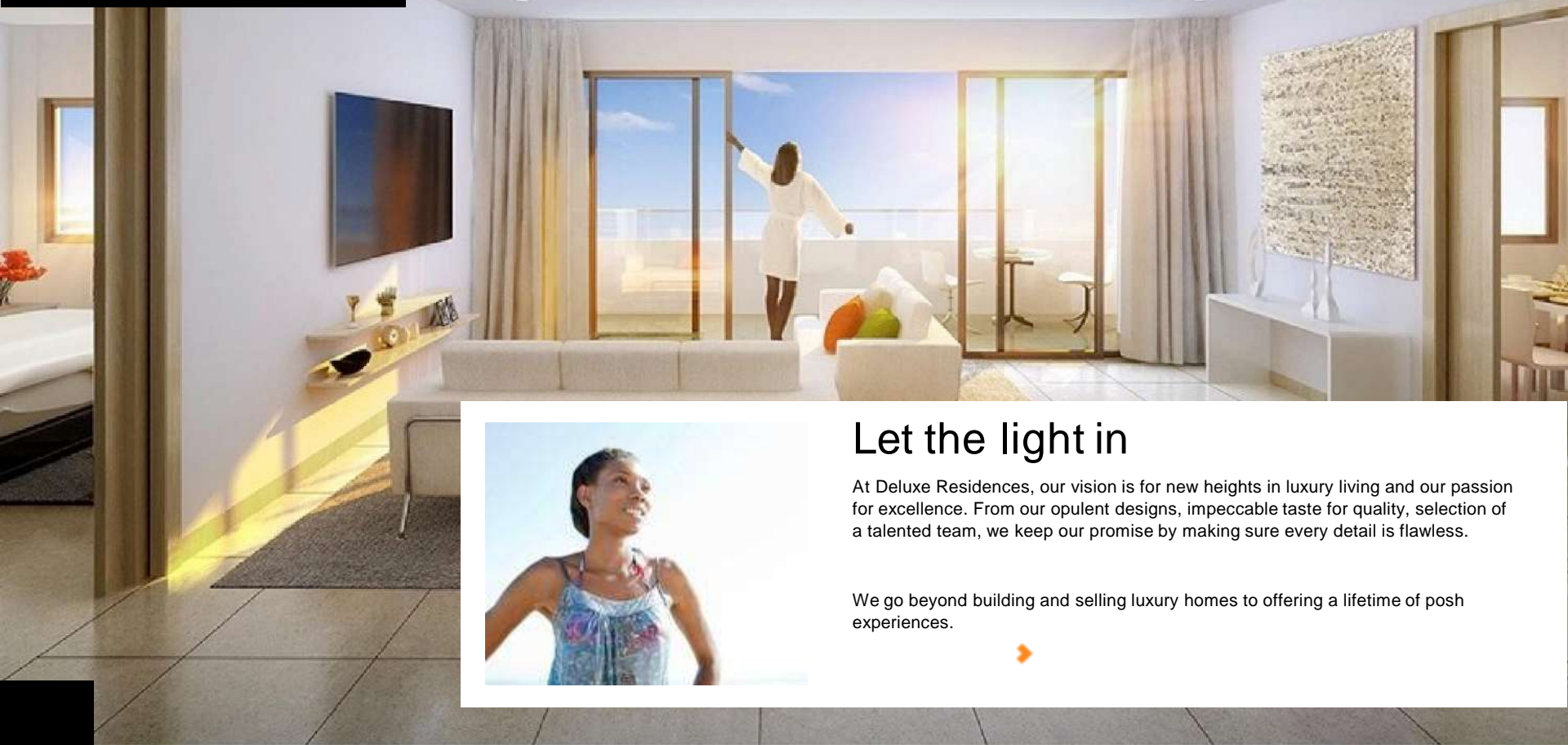
ONSITE FACILITIES

- Swimming pool
- Communal areas
- Suspended parking
- Gym
- Café and Lounge
- Art Gallery
- 24 hour security and CCTV
- Full back-up utilities
- Reception
- Service Personnel
- Area and other facilities.





SLEEK, CONTEMPORARY LOOKING WITH
IMMACULATE FINISHING



Let the light in

At Deluxe Residences, our vision is for new heights in luxury living and our passion for excellence. From our opulent designs, impeccable taste for quality, selection of a talented team, we keep our promise by making sure every detail is flawless.

We go beyond building and selling luxury homes to offering a lifetime of posh experiences.





MODERN COMMUNITY LIVING IN THE HEART OF VICTORIA ISLAND

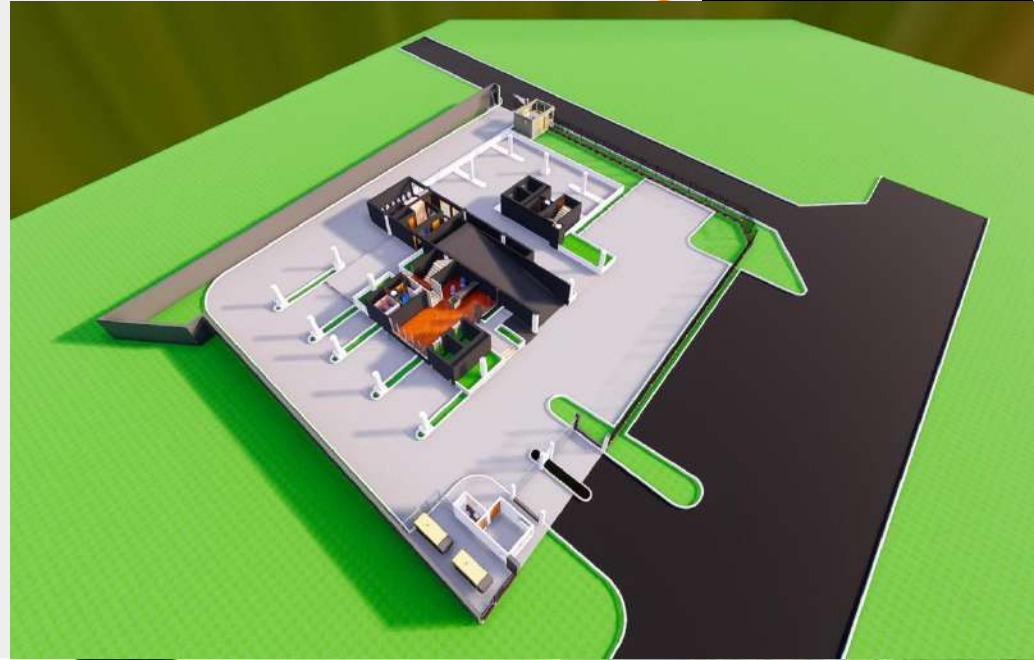


SITE MAP

The Knight's Place comprises 2 Wings (A & B) -- each with direct access from the Suspended Car Park.

Ground Floor

- Reception Area – Parking – Facility Management
- Service Personnel Area



1st Floor

-Parking



2nd Floor

-Parking



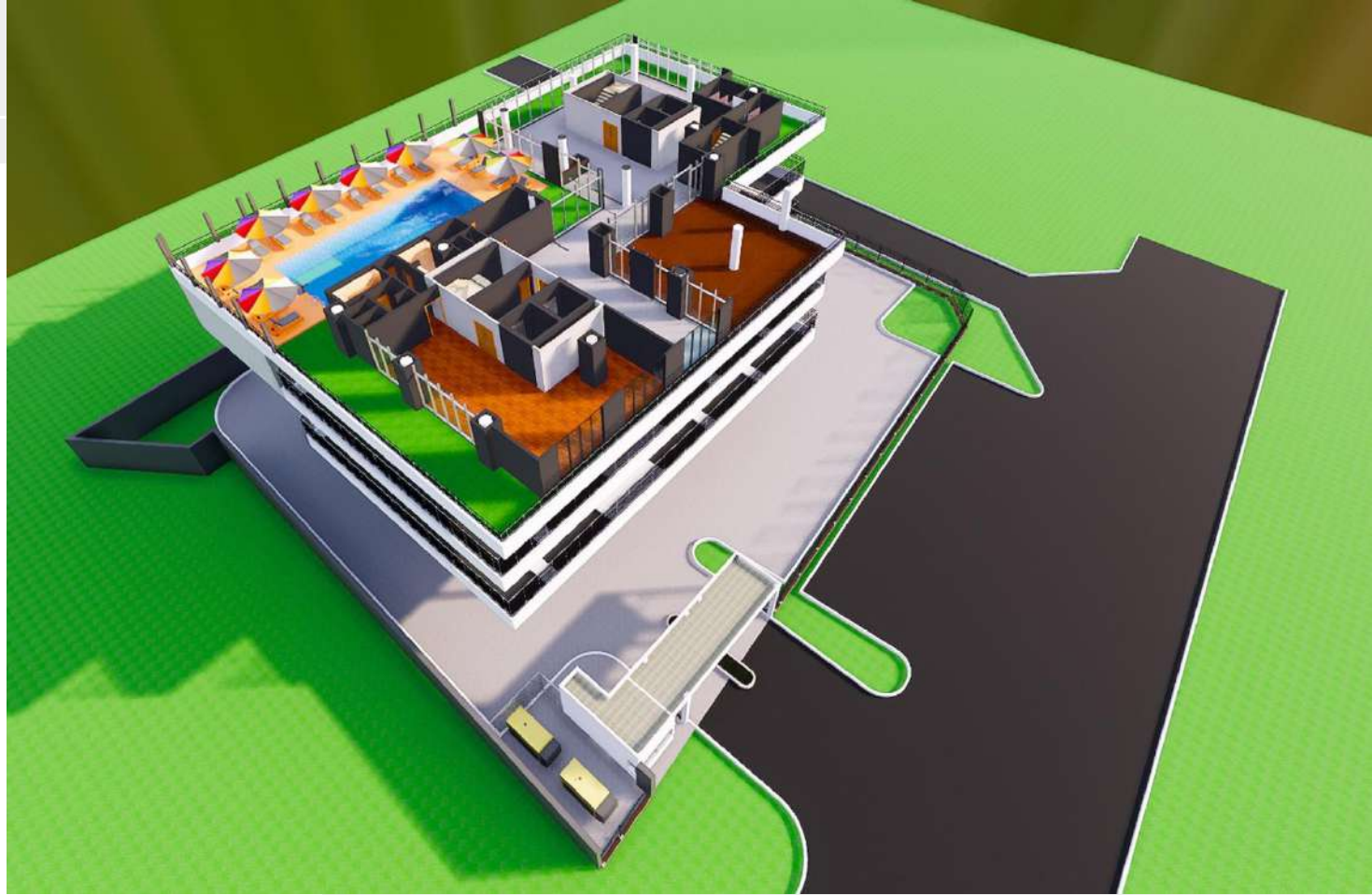
3rd Floor

-Parking



4th Floor

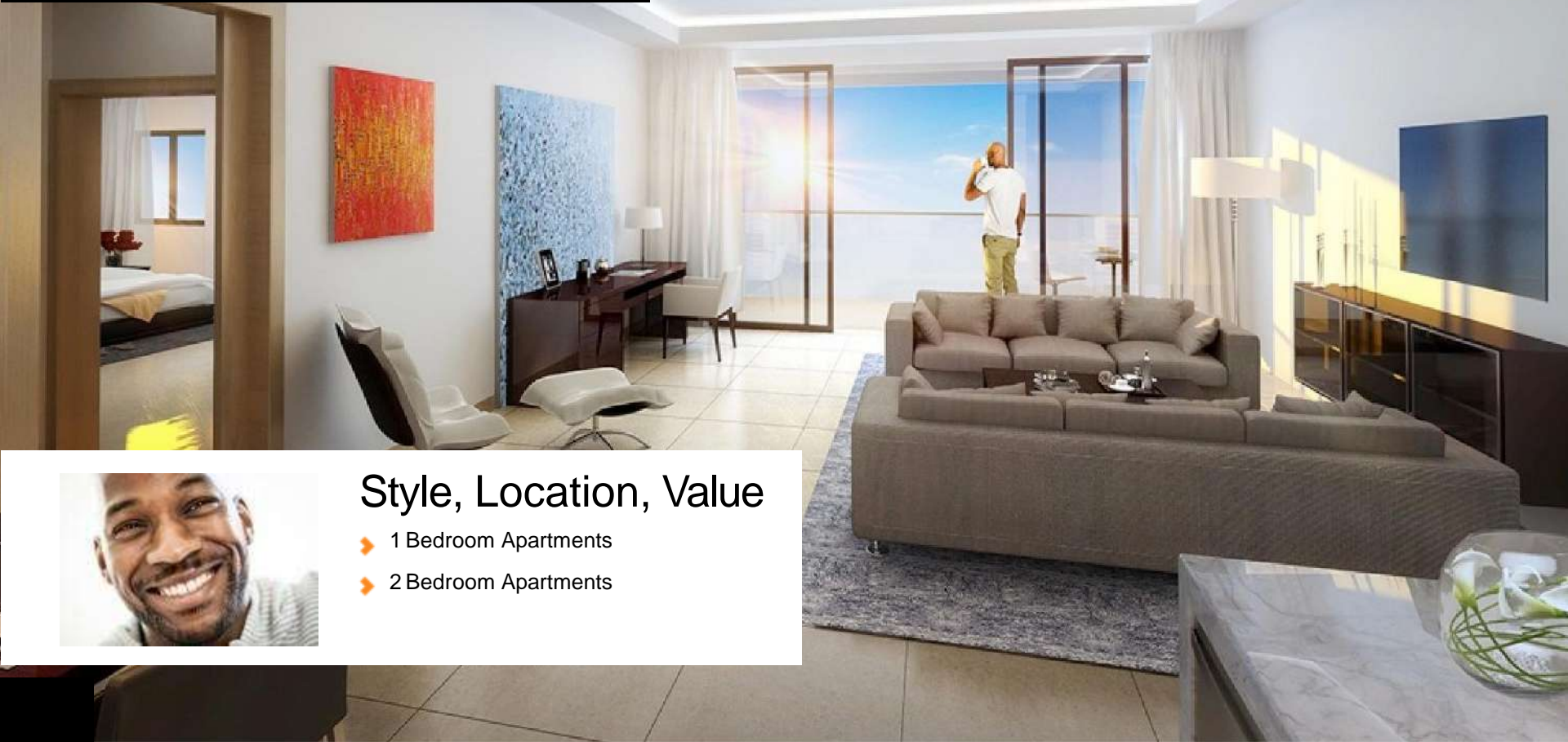
Swimming Pool – Gym –
Sit-out Lounge – Cafe –
Common Gardens



*"The 1 & 2 Bedroom
Apartments
are perfect
for private and
corporate tenants"*



THE APARTMENTS



Style, Location, Value

- ▶ 1 Bedroom Apartments
- ▶ 2 Bedroom Apartments

THE APARTMENTS

One bedroom

Ideal as a home or investment, The One Bed Apartments represent fabulous value for a stylish home in the heart of the City



APARTMENT FLOOR 1

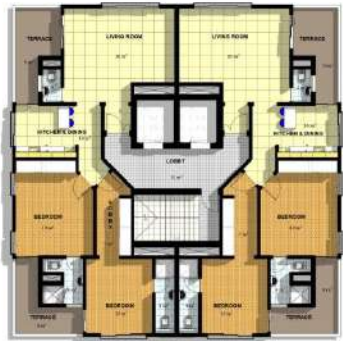


61sqm

THE APARTMENTS

Two bedroom

With designer kitchens, open plan living and stylish ensuite bathrooms, the Two Bed Apartments make ideal modern city homes and perfect high-yield rental properties.



TYPICAL 2 BEDROOM FLOOR PLAN



125sqm

THE APARTMENTS

Specifications

STANDARD FEATURES

Fully Fitted Kitchen
(including oven, extractor fan)

Fully Fitted Bathrooms

Wardrobe in Master Bedroom

& other room for the 2

bedroom Apartments.

Air Conditioning in Living Room and All Bedrooms

HD DSTV Connection in Living Room and Master
Bedroom

Broadband Internet Connection

Suspended parking

State of Art Elevators

THE APARTMENTS

Outperform the market

Deluxe Residences Limited has a track record of delivering high resale and rental yields to our buy-to-let investors and The Knight's Place will be no exception. With competitive purchase prices, a high demand location and great asset growth potential, The Knight's Place offers savvy investors the vital components for high returns.



THE 1 & 2 BEDROOM APARTMENTS



Why pay for a hotel?

These stylish, self-catering Apartments are a more economic and comfortable alternative to hotel accommodation.

More importantly, whilst using your property you can benefit from its asset value growth, rather than enduring the sunk costs of paying hotel rates.

The Knight's Place 1 & 2 Bedroom Apartments comprises an open-plan living, bedroom and seating area, with an adjoining galley kitchen and separate bathroom. All En-Suites include HD DSTV and broadband internet connection.

THE 1 & 2 BEDROOM APARTMENTS

A fresh buy-to-let opportunity

The Apartments provide investors with a fresh opportunity to capitalise on the lack of available quality short-term rental accommodation in Victoria Island, Lagos. With the flexibility to rent nightly, weekly, monthly (or longer) The 1 & 2 Bedroom Apartments are perfect for private and corporate tenants who are searching for an alternative to hotel accommodation with soaring room rates.

You can choose to rent out your Apartment full time, or simply during the periods of the year when you are not using it personally. With the help of on-site concierge management in place, we will take care of the day-to-day management on your behalf.



RENTAL YIELD

Tenancy Period	Example Rent (Furnished)	Occupancy Rate Required to achieve a minimum 11% - 16% Annual Yield
One Night (1 Bed)	40k – 70K per night	(50% Occupancy)
1 year (1 Bed)	N4M – N6M	(100% occupancy)
One Night (2 Bed)	N70k – N100k per night	50% occupancy)
1 Year (2 Bed)	N6M – N8M	(100% occupancy)

** Short term rentals attract a premium monthly rate compared to standard one year tenancies*



"These stylish, self-catering Apartments are a more economic and comfortable alternative to hotel accommodation".

THE DEVELOPER



The smart choice

Buying a property is a major investment – it's important to choose the right Developer.

Deluxe Residences has a strong track record of sell-out projects in Victoria Island, Ikoyi & Oniru and a proven ability to deliver above average rental yields and asset growth. We design, construct and manage our own homes ensuring maximum control over quality and schedules.

Deluxe Residences has become established as one of the trusted real estate developers in Lagos.

We have a reputation for being straightforward and transparent, and our series of sell-out projects is testament to the quality of our product. We have proven it is possible to offer high quality homes, in central locations without an exorbitant price tag.

www.deluxeresidences.net



DELUXE
RESIDENCES

www.deluxeresidences.net

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