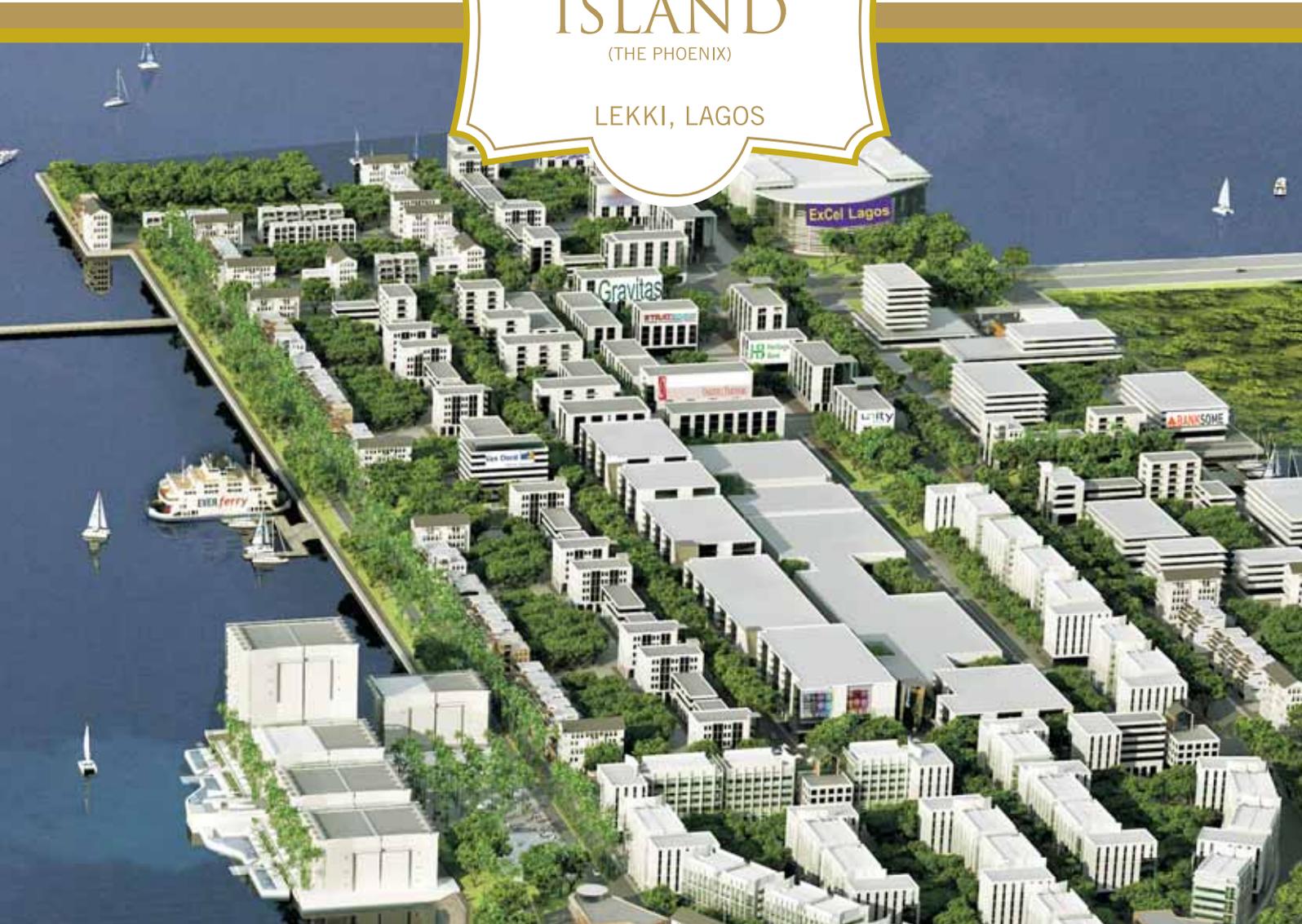


GRACEFIELD ISLAND

(THE PHOENIX)

LEKKI, LAGOS



Aspire. Achieve....

Be Sublime

Gravitas

GRACEFIELD PHOENIX

LEKKI CENTRAL, LAGOS



*If you only live once...
live on the Gracefield Island*



*Oriental Hotel, on approach to Admiralty Toll Plaza, Lekki.
3 km to Gracefield Phoenix, Lekki, Lagos*



Approved By:
Honourable Commissioner
Ministry of Physical Planning and Urban Development

Recommended By:
Permanent Secretary
Ministry of Physical Planning and Urban Development

Checked By:
Director of Regional & Master Plan Department
Ministry of Physical Planning and Urban Development

Name: _____ **Date:** _____

Name: _____ **Date:** _____

Name: _____ **Date:** _____

LEKKI COMPREHENSIVE MASTER PLAN
Landuse Plan

Prepared By: Dar Al-Handasah Obay & Partners
Date: November 2011

LEGEND

November 2011
NOTES
Scale: 1:50,000

COMMERCIAL / BUSINESS
L1-1: High Density Commercial (CBD)
L1-2: Medium Density Commercial (CBD)
L1-3: Low Density Commercial (CBD)

HOUSED USE / MIXED USE DWELLERS
L2-1: High Density Residential (CBD)
L2-2: Medium Density Residential (CBD)
L2-3: Low Density Residential (CBD)

TOURIST USES
L3-1: High Density Residential (CBD)
L3-2: Medium Density Residential (CBD)
L3-3: Low Density Residential (CBD)

NEW RESIDENTIAL USES
L4-1: High Density Residential (CBD)
L4-2: Medium Density Residential (CBD)
L4-3: Low Density Residential (CBD)

NEW RESIDENTIAL USES
L5-1: High Density Residential (CBD)
L5-2: Medium Density Residential (CBD)
L5-3: Low Density Residential (CBD)

COMMITTED PLANNED LAYOUTS
L6-1: High Density Residential (CBD)
L6-2: Medium Density Residential (CBD)
L6-3: Low Density Residential (CBD)

EXISTING GRAMPS / VILLAGES DEVELOPED AREA
L7-1: High Density Residential (CBD)
L7-2: Medium Density Residential (CBD)
L7-3: Low Density Residential (CBD)

SITE FOR RELOCATION VILLAGES
L8-1: High Density Residential (CBD)
L8-2: Medium Density Residential (CBD)
L8-3: Low Density Residential (CBD)

MAIN COMMUNITY FACILITIES
L9-1: High Density Residential (CBD)
L9-2: Medium Density Residential (CBD)
L9-3: Low Density Residential (CBD)

MAJOR CENTERS
L10-1: High Density Residential (CBD)
L10-2: Medium Density Residential (CBD)
L10-3: Low Density Residential (CBD)

OPEN SPACE
L11-1: High Density Residential (CBD)
L11-2: Medium Density Residential (CBD)
L11-3: Low Density Residential (CBD)

NATURAL PARK RESERVE
L12-1: High Density Residential (CBD)
L12-2: Medium Density Residential (CBD)
L12-3: Low Density Residential (CBD)

MAJOR FEATURE DEVELOPMENTS
L13-1: High Density Residential (CBD)
L13-2: Medium Density Residential (CBD)
L13-3: Low Density Residential (CBD)

INDUSTRIAL USER
L14-1: High Density Residential (CBD)
L14-2: Medium Density Residential (CBD)
L14-3: Low Density Residential (CBD)

TRANSPORT
L15-1: High Density Residential (CBD)
L15-2: Medium Density Residential (CBD)
L15-3: Low Density Residential (CBD)

Gracefield Island, Lagos, Nigeria

**GRACEFIELD
ISLAND
(THE PHOENIX)
LEKKI, LAGOS**



Life on the Gracefield Island



*Live.
Work.
Play.
Education.*



Project Profile

The Gracefield Island is a joint venture project between Gravitas Investments Limited and Lagos State Government. It involves reclamation and development of a new metropolis, offering a prime site for a world class live-work and play environment.

The project is 100% private sector funded. Gracefield Island benefits from both Federal and Lagos State Government approvals.



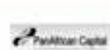
Aspire, Achieve..... Be Sublime



GRACEFIELD ISLAND



Hotel, Ferry Berth, High Street and Exhibition Centre



Leading. Vibrant. Global.

...more than an exclusive community of stylish homes,
It is a lifestyle statement



Main access road from the lagoon shoreline of Chevron Drive into Gracefield Phoenix.



Conservation Area



Exhibition Centre / Business District



The Gracefield Island... A vibrant Community!

Urban Design Objective



An aerial view of the excellent new metropolis Gracefield Island

Our masterplan design is guided by our determination to create a community feel and sense of security in all sections of the Gracefield Island.

Our urban planners designed all our public and community spaces to be safe, comfortable, varied and attractive. A humanist approach to designing the public realm is essential for creating vibrant people's places that resonate with activity, fun, and offers a multitude of choice to the users.

Gracefield Island achieves these by allowing substantial green public open space along the island's periphery, resulting in a strong and invigorating relationship between the residents and the water, particularly along the promenade.

The Gracefield Island is rich in meaning and visually appropriate. Movement is focused on walking and public transport, while still allowing private car circulation and sufficient parking, in a manner that eases pedestrian and vehicular traffic flows. Our intermodal transportation plan provides for cycling and various means of water transport.

*A **marina** on the north western point of the island, contributes to the quality environment, provides a recreational facility and adds to the resident's relationship with the water. This opportunity will enhance the value of plots in the zone.*

Where everything works like clock work!

TAKE A LOOK AT THE FACTS...

An integrated new metropolis where you can live, work, leisure and express yourself, whatever your age!

- **Conservation/Green Area**

Sustainably eco-friendly.

- **Continuous Environmental Monitoring Programme:**

- *Gracefield Island complies with rigorous Environmental Impact Assessment Programme.*
- *We have a permanent Environmental Monitoring Programme (EMP) in place.*

- **Access to key MDAs:**

The only private upscale metro development with effective government presence. Because of our joint venture agreement with LASG, some of its Ministries, Departments and Agencies will have an effective presence on the Gracefield.

- **Unobtrusive and well Secured Island Development:**

- *Blanket CCTV camera coverage*
- *Permanent security wardens on patrol using various modern modes of transportation: cars, golf carts, motorbikes, bicycles, boats and on foot.*

- **Captive Energy Programme:**

- *Uninterrupted power supply through a captive energy programme*
- *Individual electricity generators are not allowed on the development*
- *Our management company, GPMC has developed a strategic partnership with a leader in the power generation sector, to deliver constant and reliable electricity, using environmentally friendly feedstock.*



- **Regular Potable Water Supply:**

our partnership with CFAO Cullingham provides a veritable assurance of efficient supply of potable water reticulation to the highest possible hygienic standard, complying with World Health Organisation guidelines.

- **Jetties & Marina Slips**

- *Reserved for long term lease, exclusively for residents and a few honorary members on application*
- *Residents will be entitled to be on the register for a boat berthing spot, subject to terms.*

- **Digital / Smart City**

The development offers the best of a digital city. We have established strong partnership with 2 major telecom companies and an international data carrier to provide both backbone telecom infrastructure and last mile services.

- **A Retail Mall:**

A retail mall of reputable brands, anchored by a major international retailer providing a wide range of stocks and services for the convenience of residents and commuters into the Gracefield Island.

- **Office Parks/Business District:**

On the Gracefield Island there will be Office Parks and a Business District that support the residents' enterprise activities and drives wealth creation.

- **Neighbourhood Parks:**

A series of neighbourhood parks and safe children's play areas.

- **World Class Development Management:**

The development has a dedicated management company GPMC, consisting of highly trained personnel with international experience, to manage all aspects of utilities and services on a second by second basis.

- **Title:**

Subscribers are assured of title (Governor's Consent) on their acquired property, taking their root from Gravitas'.



The Gracefield Island



2km Landbridge Access Road Gradually Taking Shape on the Gracefield



Stable reclaimed land, ready for construction... May, 2015



Van Oord at Work... February, 2015



Reclaimed land on the Gracefield.... March, 2015



Commencement of Reclamation... January, 2015

Gracefield Island



GRAVITAS is dedicated to delivering a successful project to you. Our team of experienced entrepreneurs and administrators has been diligent in vision, planning and are now delivering to you a new metropolis that you will be proud to be a part of.

GRAVITAS embarked on this project in 2005, ensuring compliance with Federal Government regulations and Lagos State Government Laws. This effort has culminated in Federal Government approval and a Joint Venture Agreement with Lagos State Government. Our Project, the Gracefield Phoenix, is entirely private sector funded.

Our Board of Directors consists of seasoned administrators, successful entrepreneurs and professionals.

Tranquility





Luxury Apartments



Gravitas HQ



Stratedge Max Building



Oakwell Tower



Duplex Building



Waterfront Activities on the Gracefield Island



Welcome to the Gracefield Island



Parks and Gardens



The Gracefield Island



Sports Arena



Men at Work



Terrance Apartments

Marina at the Gracefield Island



Excellent waterside living on the Gracefield Island

For more information

Contact Gravitax Investments Limited
on +234 1 844 8995; +234 808 111 0099
www.gracefieldphoenixlekki.com

Or visit us at our site office:

1, GracefieldPhoenix, End of Chevron Drive, Lekki. Lagos,
Nigeria



*World Class Neighbourhood
best-in-class project teams*

Gravitas Project Owner and Developer



Joint Venture Partner

aurecon Environmental, Town Planning & Engineering

Van Oord Marine ingenuity

Stauch Vorster Architects Architectural Design

LAFARGE Readymix Solution

OAKWELL PARTNERS Legal Advisors

PanAfrican Capital Project Financial Adviser

MTN Telecomm Infrastructure

CFAO Potable Water

ipNX Telecom - Optic Fibre

Clarke Energy Power Generation

Heritage Bank Bankers

CFE Construction