



— THE —
CARNELIAN

ECM



A NEW DAWN OF URBAN LUXURY

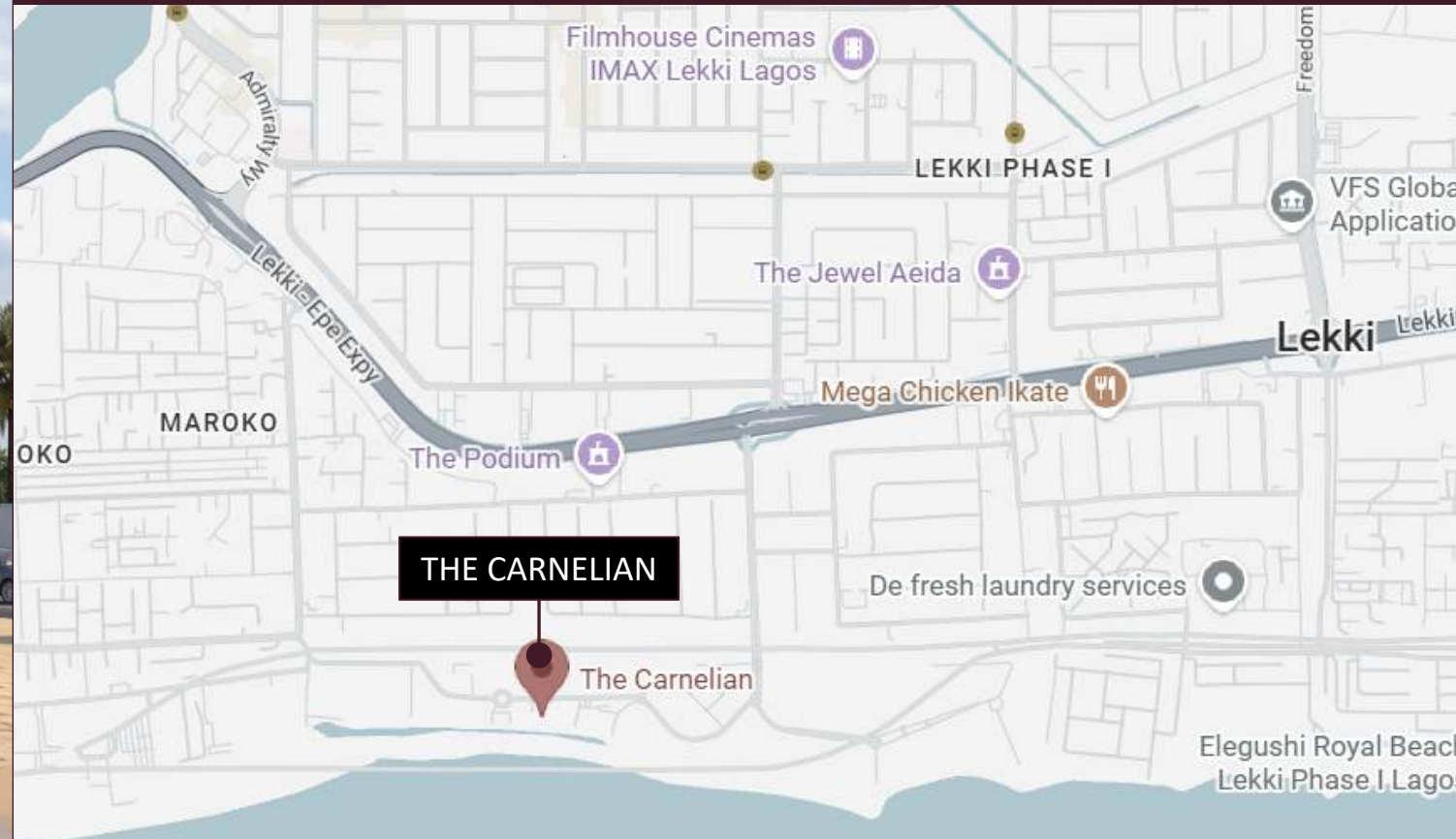


THE CARNELIAN

The Carnelian is a new living experience created within the Lagos metropolis within minutes from everything the city has to offer

An exquisite location, with an impressive collection of luxury apartments, each having a serene 180-degree view of the ocean,

The Carnelian presents the future of a refined and tranquil lifestyle





— THE —
CARNELIAN

86
LUXURY
APARTMENTS

4 Rooftop penthouse

2 Ensuite Four
Bedroom Maisonette

20 Ensuite Three
Bedroom Apartments

60 Ensuite Two
Bedroom Apartments

176 Capacity Car Park
(2 Per Apartment)



— THE — CARNELIAN

The Carnelian is a 20-storey masterpiece rising magnificently at 250 feet, a beauty to behold in the Lagos city skyline. This work of art is a novel landmark on the Bluewater zone between Victoria Island's waterfront and Lekki Phase One.

With each of its lavish apartments having a serene 180-degree view of the ocean, The Carnelian presents the future of a refined and tranquil lifestyle.



— THE —
CARNELIAN

THE FUTURE
OF LAGOS IS
HERE

Enjoy the privilege of living in one of the topmost areas designated by the Lagos State Government for tourism and recreational purposes.

The Carnelian, with easy access to the Ikoyi District, Banana Island and Eko Atlantic City, is just 8 minutes drive to the Landmark and Oniru beach.



— THE —
CARNELIAN

SERENE
OCEAN VIEW

Experience the soothing
crash of the ocean waves
right from your balcony
while you sit down to drink
a cup of coffee.

The grainy sands, cool
breeze and calming waters
all unite to give you ease
and renew your mind each
day.



— THE — CARNELIAN

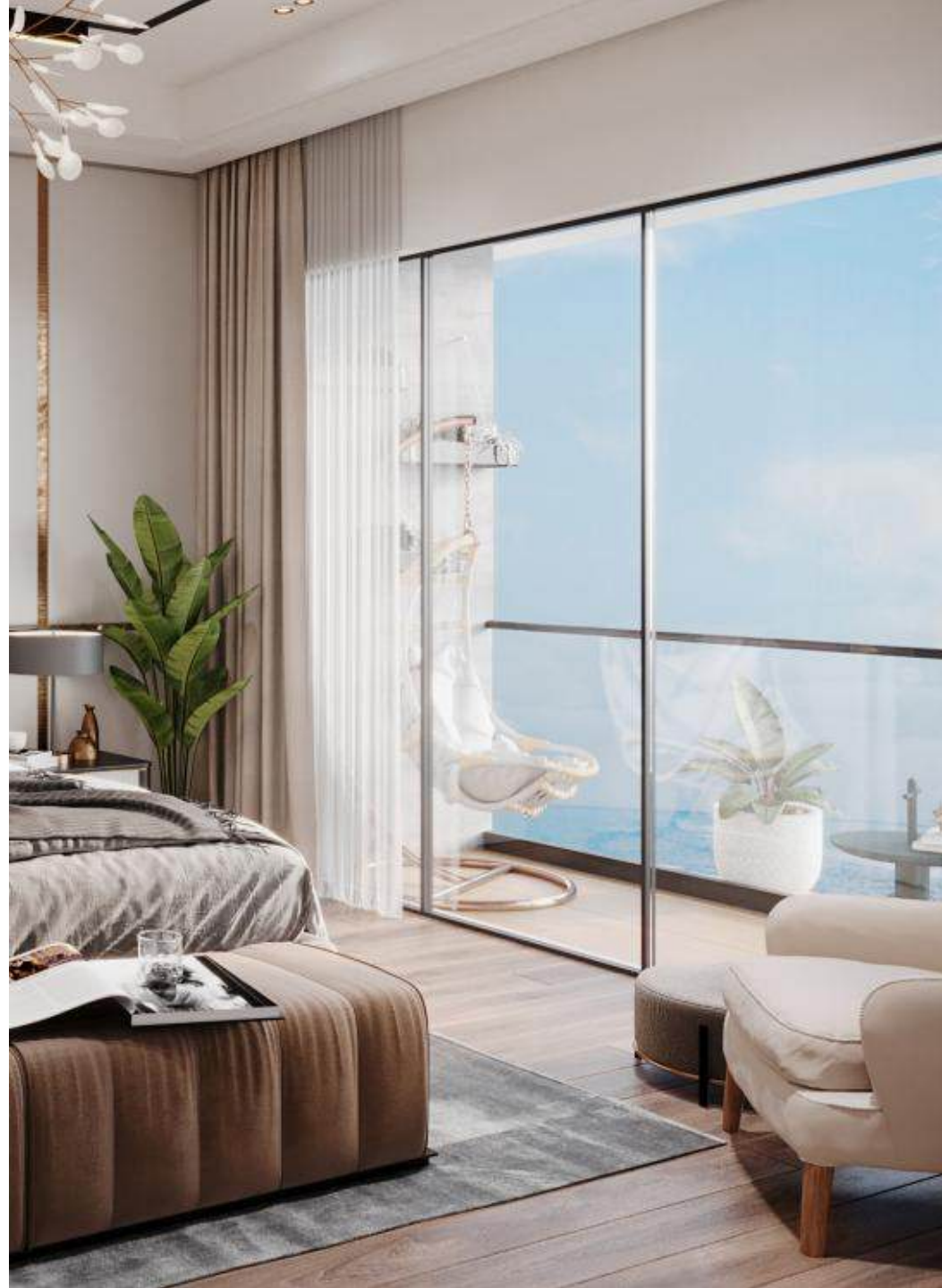
LIVING SPACE

Each space at The Carnelian has been immaculately designed with high attention to even the most minute details. Built with exquisite materials and elegant finishes, you are guaranteed a healthy indoor environment with brightly lit and well-ventilated rooms.



— THE —
CARNELIAN

LIVING SPACE



— THE —
CARNELIAN

WAKE UP

Open your eyes after a restful night to the soft feeling of home. Watching bright sunrises and ocean sunsets right from your bed. This is what dreams are made of..



— THE —
CARNELIAN

KITCHEN
BATHROOM

The kitchens are equipped with state-of-the-art and modern appliances and are fully functional and very spacious

The Carnelian bathroom interiors are timeless, finished with vitrified anti-slip ceramic tiles



— THE —
CARNELIAN

RESIDENTS FACILITIES

ECM



— THE —
CARNELIAN

CONCIERGE

This deluxe entrance gives a glimpse of the luxury that is about to follow. Expect to be mesmerized by this splendor that introduces The Carnelian and is a sheer depiction of beauty and good taste.



— THE —
CARNELIAN

CLUB HOUSE

The Carnelian Club House is a private residents' club incorporating a health club, gym, spa and infinity pool overlooking the ocean. A private cinema, work station, lounge, and fine dining restaurant – an entire floor set aside for residents' leisure activities.



— THE —
CARNELIAN

CLUB HOUSE
—
WELLNESS
CENTER

The spa is your sweet escape from the anxiety and stress of each day. Relax, calm and rejuvenate your mind, soul and body in a sensational setting.

With modern fitness equipment to help you burn those extra calories and stay in shape, let the Carnelian gym experience ignite your journey to feel and look good.



— THE —
CARNELIAN

CLUB HOUSE
—
WELLNESS
CENTER



— THE —
CARNELIAN

FLOORPLANS

ECM



ACCOMODATION SCHEDULE

PARKING 38
SECURITY
SERVICE BLDG

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN

GROUND FLOOR LEVEL





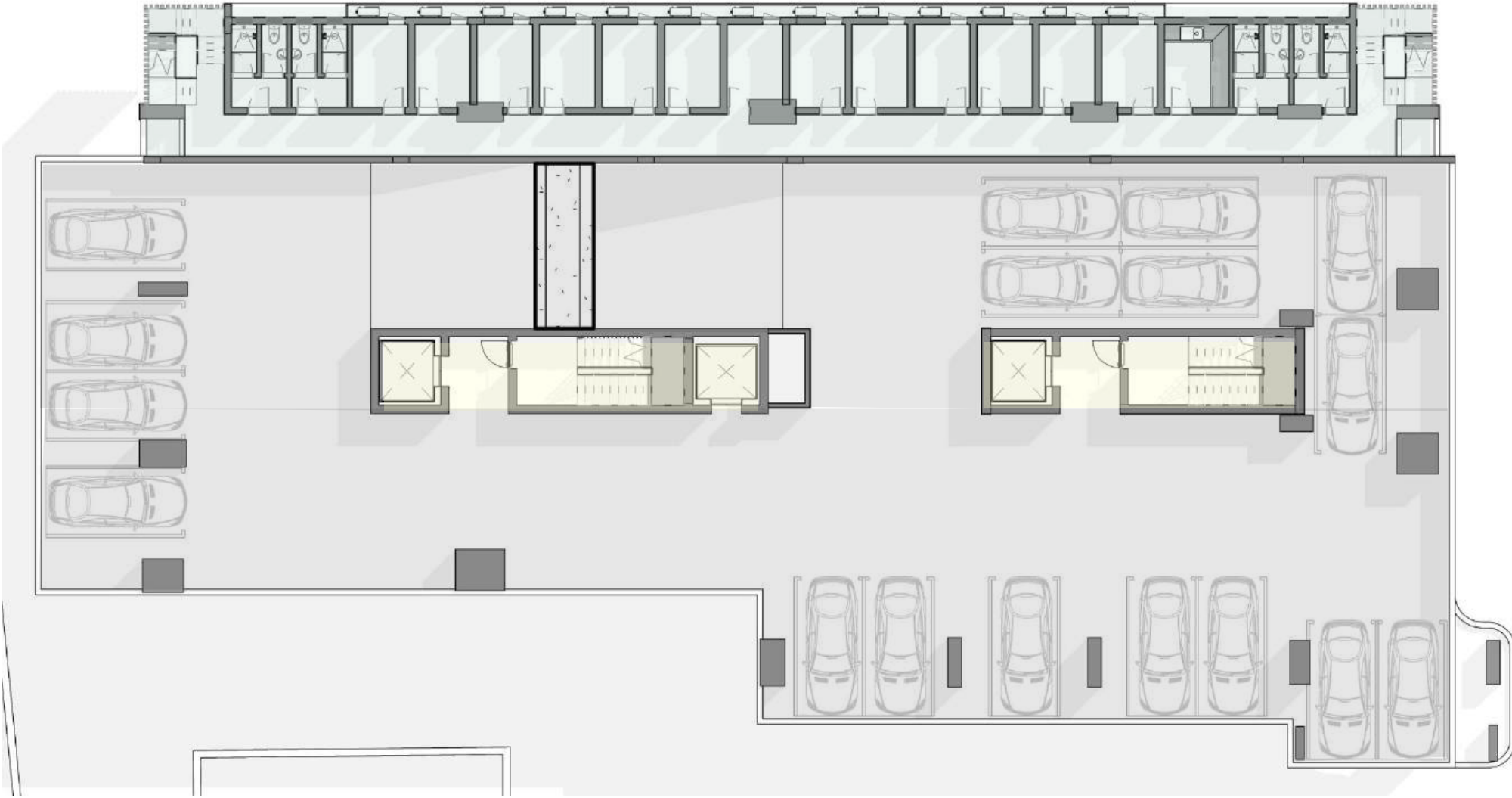
ACCOMODATION SCHEDULE

PARKING 18
MAIDSQUARTERS 13

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN



FIRST TO THIRD FLOOR LEVEL



SECOND FLOOR PLAN

PARKING 7
LOUNGE
MAIDS QUARTERS 13

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN

FOURTH FLOOR LEVEL





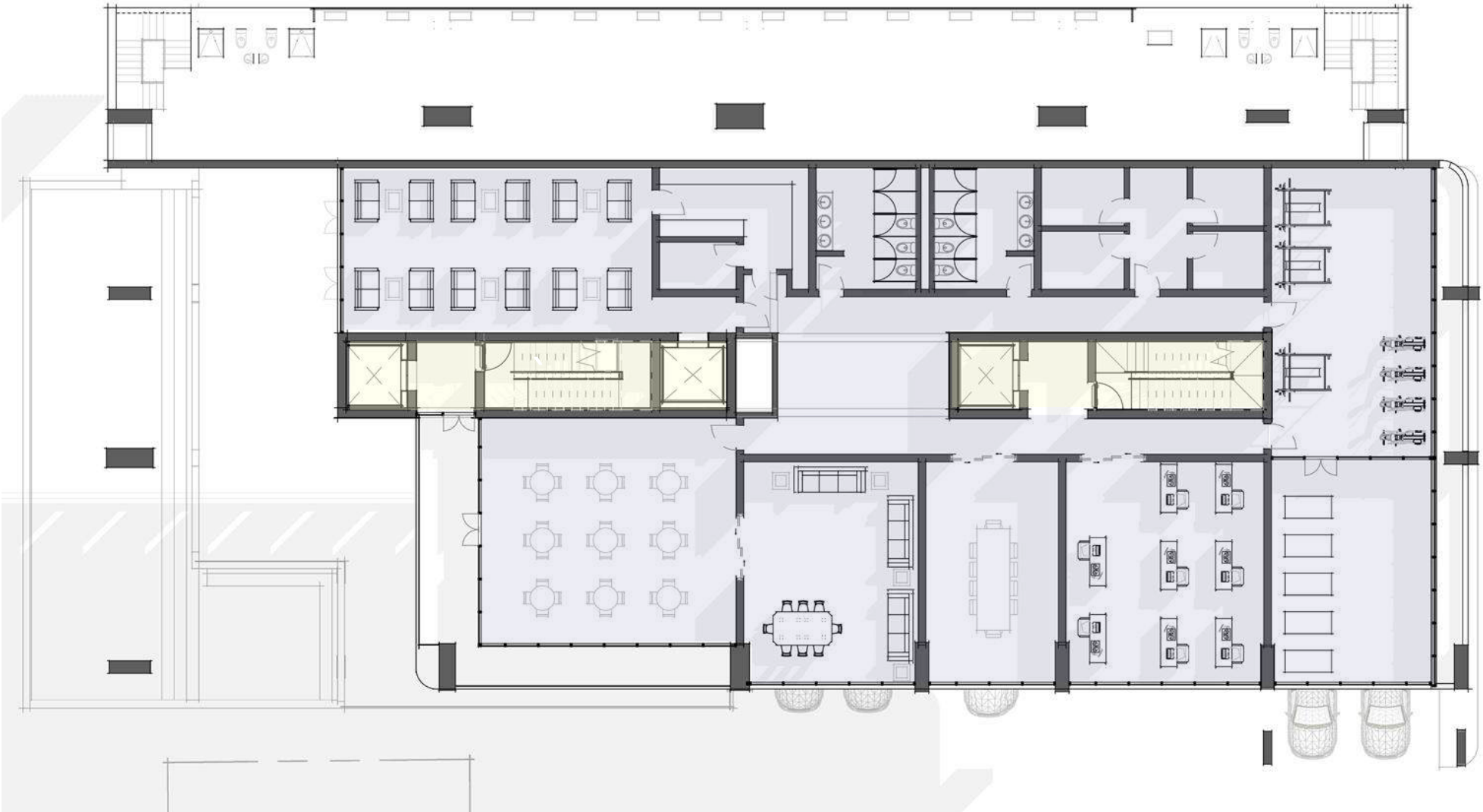
SECOND FLOOR PLAN

PARKING 38
SECURITY
SERVICE BLDG

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN



FIFTH FLOOR LEVEL

SIXTH – FIFTEENTH FLOOR LEVEL



THREE BEDROOM APARTMENT 218 SQM

TWO BEDROOM APARTMENT 109 SQM

TWO BEDROOM APARTMENT 124 SQM

SECOND FLOOR PLAN

PARKING 38
SECURITY
SERVICE BLDG

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN

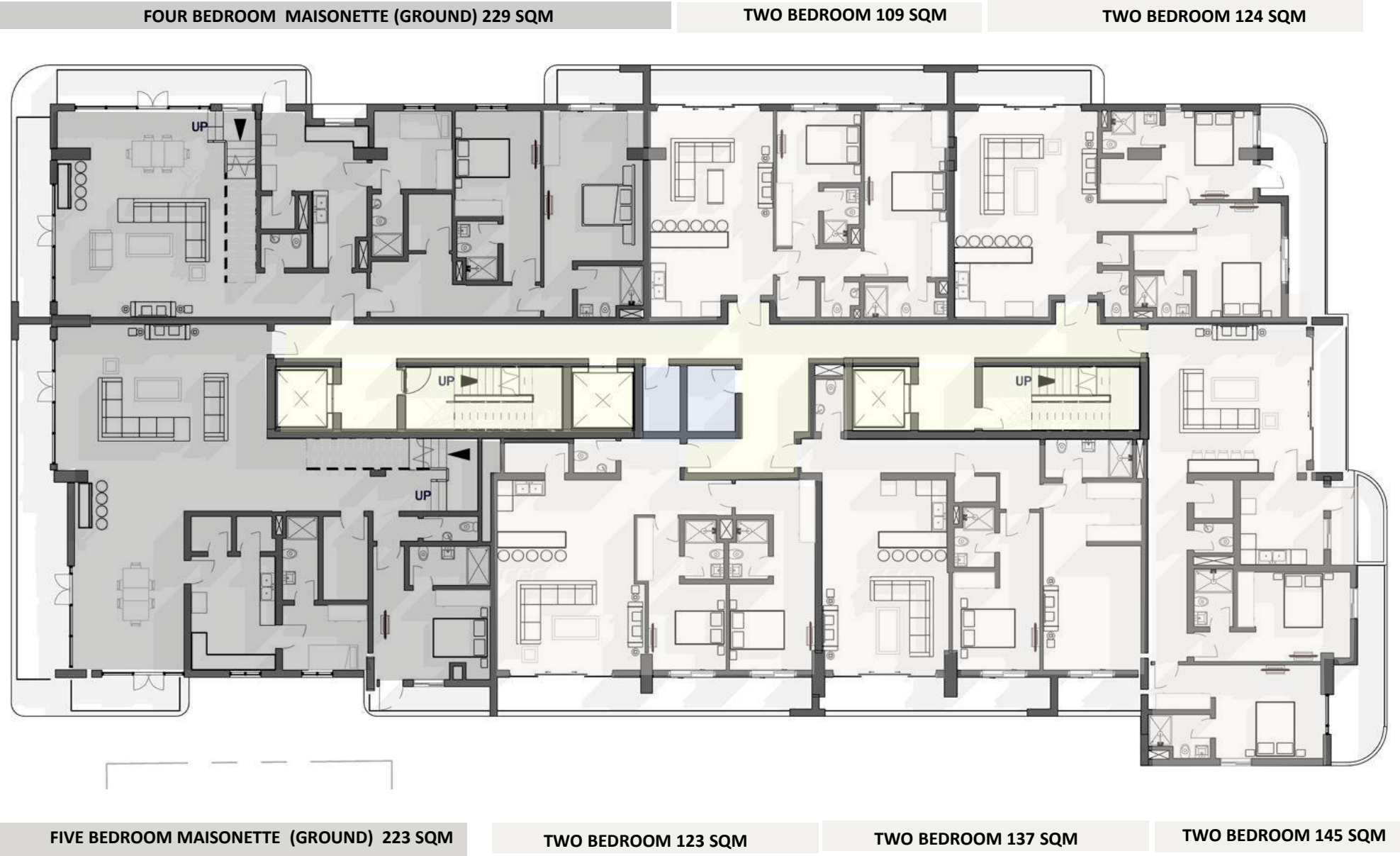
THREE BEDROOM APARTMENT 216 SQM

TWO BEDROOM APART. 123 SQM

TWO BEDROOM APART. 137 SQM

TWO BEDROOM APART. 145 SQM

SIXTEENTH FLOOR LEVEL



SECOND FLOOR PLAN

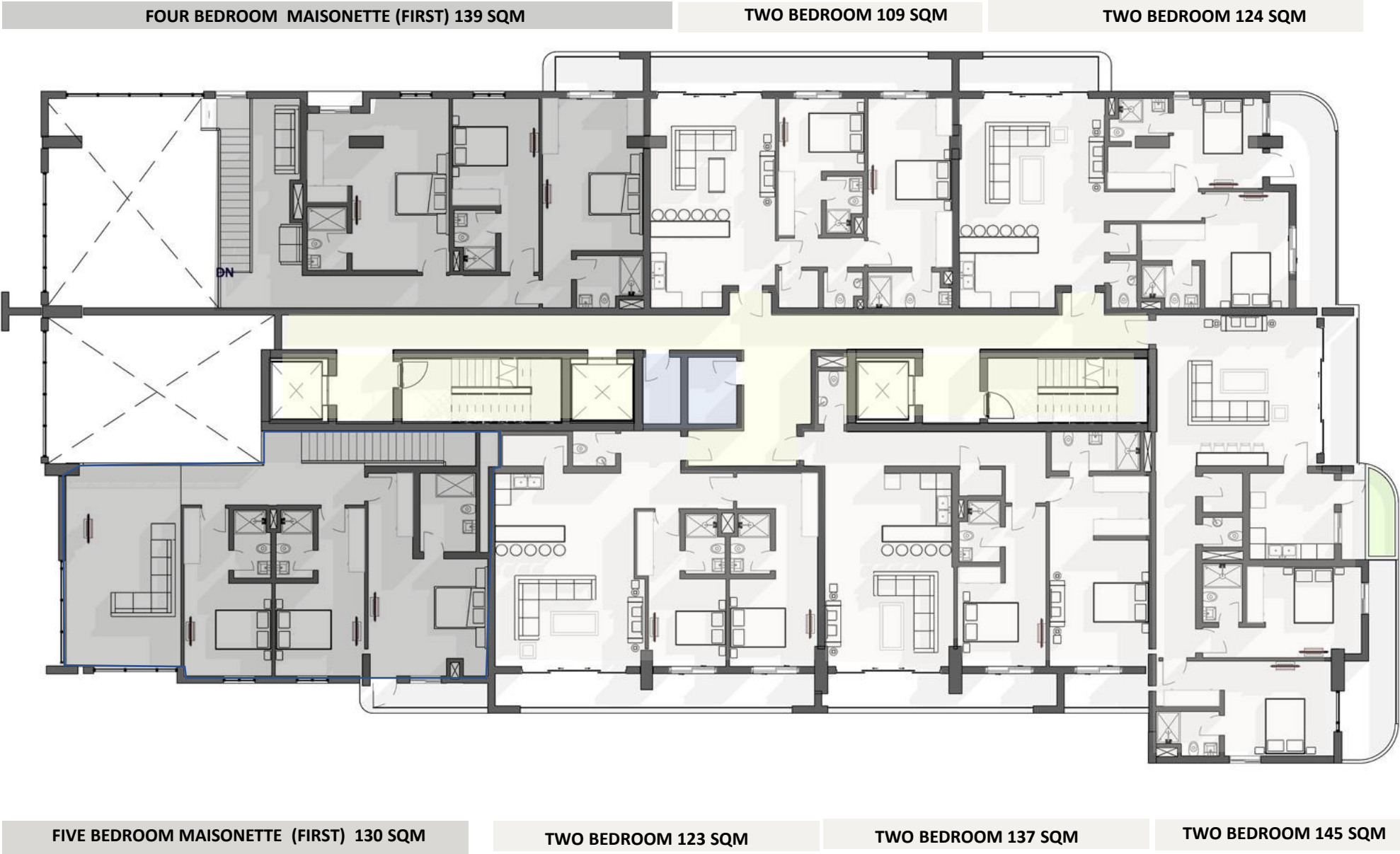
PARKING 38
SECURITY
SERVICE BLDG

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN

SEVENTEENTH FLOOR LEVEL



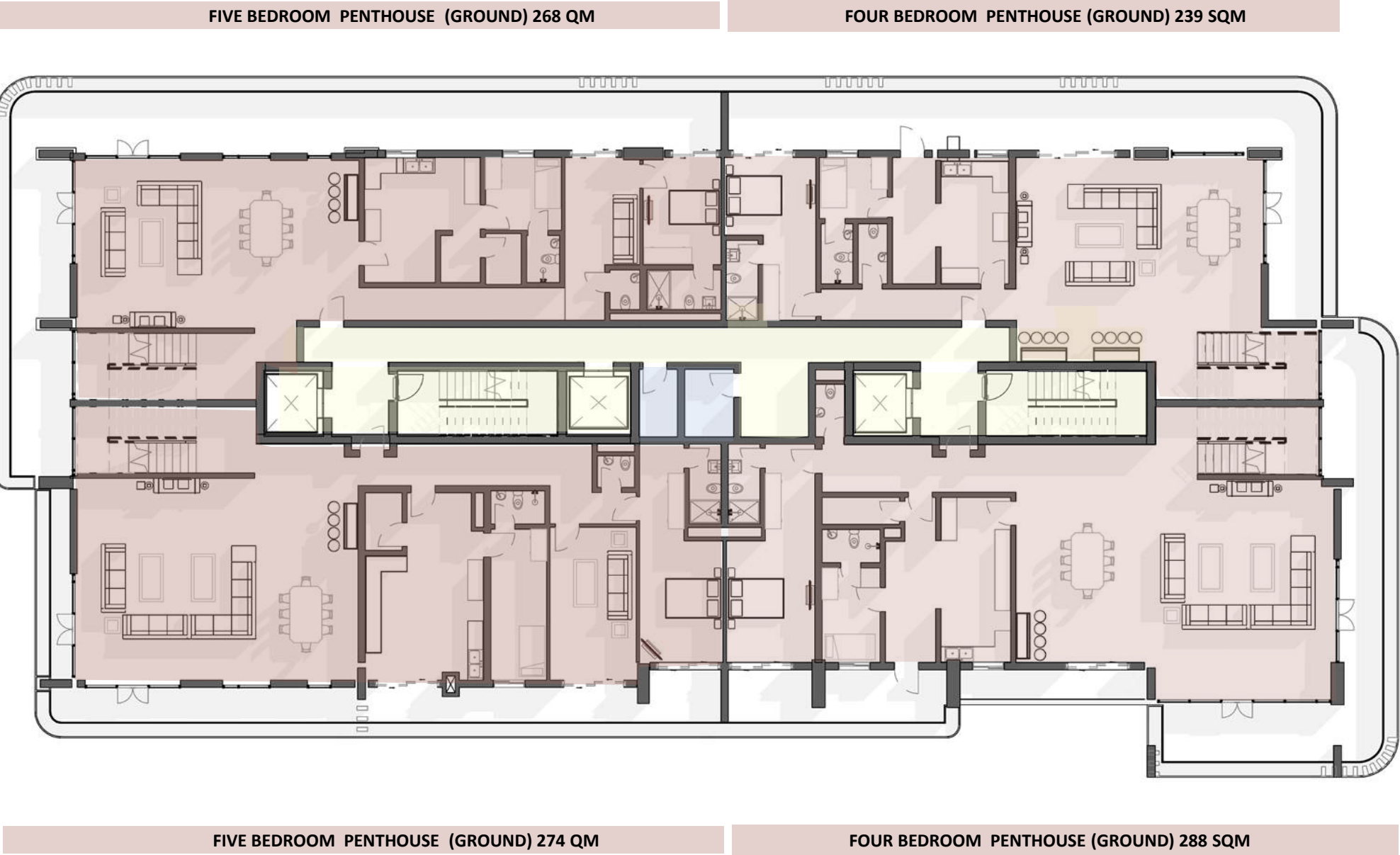
SECOND FLOOR PLAN

PARKING 38
SECURITY
SERVICE BLDG

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

EIGHTEENTH FLOOR LEVEL



SECOND FLOOR PLAN

PARKING 38
SECURITY
SERVICE BLDG

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN

NINETEENTH FLOOR LEVEL



FIVE BEDROOM PENTHOUSE (FIRST) 175 SQM TOTAL - 443 SQM

FOUR BEDROOM PENTHOUSE (FIRST) 161 SQM TOTAL - 400 SQM



FIVE BEDROOM PENTHOUSE (FIRST) 193 SQM TOTAL - 467 SQM

FOUR BEDROOM PENTHOUSE (FIRST) 166 SQM TOTAL - 454 SQM

SECOND FLOOR PLAN

PARKING 38
SECURITY
SERVICE BLDG

KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

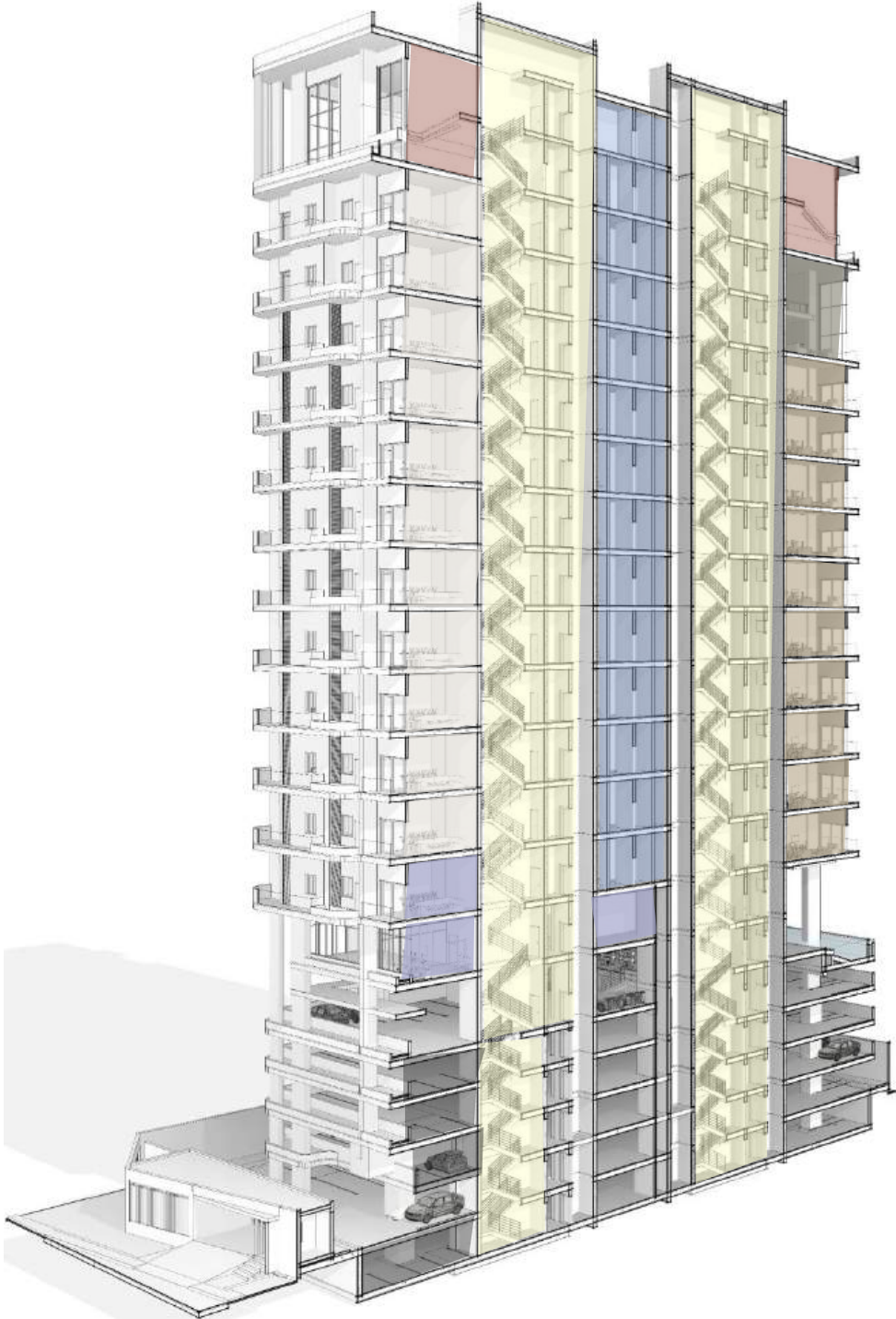
THE CARNELIAN



KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN

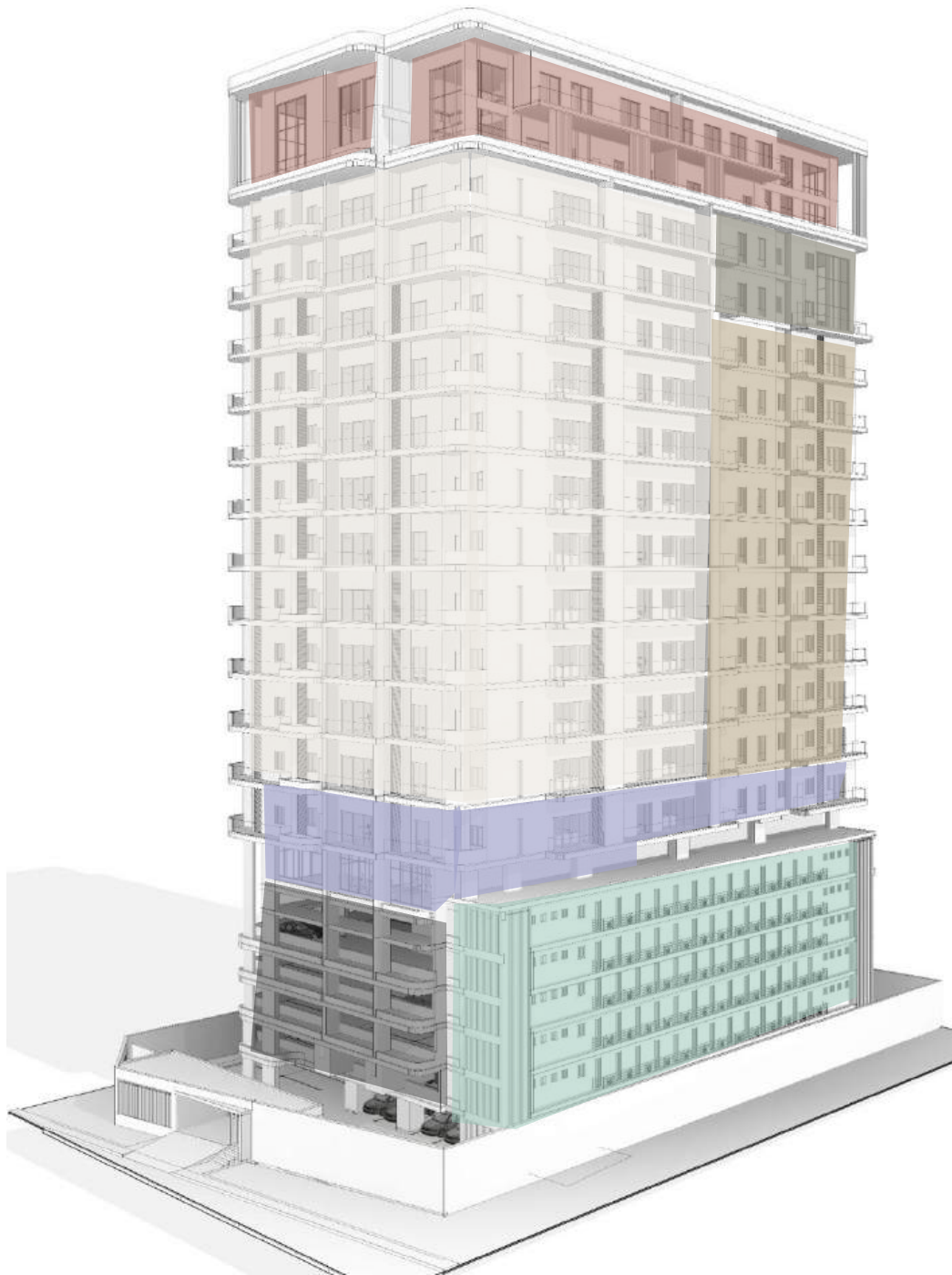




KEY

-  2 BED APARTMENT
-  3 BED APARTMENT
-  4 BED MAISONETTE
-  5 BED PENTHOUSE
-  ENTERTAINMENT / LOUNGE
-  MAIDS APARTMENT
-  CAR PARK
-  CIRCULATION
-  SERVICES

THE CARNELIAN



KEY

- 2 BED APARTMENT
- 3 BED APARTMENT
- 4 BED MAISONETTE
- 5 BED PENTHOUSE
- ENTERTAINMENT / LOUNGE
- MAIDS APARTMENT
- CAR PARK
- CIRCULATION
- SERVICES

THE CARNELIAN



— THE —
CARNELIAN

SPECIFICATIONS

ECM

FLOOR	DESCRIPTION	PARKING	MAIDS	LOUNGE	TWO BEDROOM APARTMENT	THREE BEDROOM APARTMENT	FOUR BEDROOM MAISONETTE	FIVE BEDROOM PENTHOUSE
BASEMENT	PARKING	48	0					
GROUND	ENTRANCE/PARKING	53	0					
FIRST	PARKING	17	13					
SECOND	PARKING	27	13					
THIRD	ENTERTAINMET	24	13					
FOURTH	ENTERTAINMENT	9	13	307 SQM				
FIFTH	APARTMENT		13	860 SQM				
SIXTH	APARTMENT				4	2		
SEVENTH	APARTMENT				4	2		
EIGHTH	APARTMENT				4	2		
NINTH	APARTMENT				4	2		
TENTH	APARTMENT				4	2		
ELEVENTH	APARTMENT				4	2		
TWELFTH	APARTMENT				4	2		
THIRTEENTH	APARTMENT				4	2		
FOURTEENTH	APARTMENT				4	2		
FIFTEENTH	APARTMENT				4	2		
SIXTEENTH	APARTMENT/MAISONETTE				4	0	2	
SEVENTEENTH	APARTMENT/MAISONETTE				4	0	0	
EIGHTEENTH	PENTHOUSE							4
NINETEENTH	PENTHOUSE							0
	TOTAL	178	65	1167 SQM	60	20	2	4



THE
CARNELIAN

ACCOMODATION
SCHEDULE

ECM

AMENITIES

24 Hour Concierge

Double Height Entrance

Two (2) Passenger Elevators

One (1) Goods Elevator

Four Stairwells

Infinity Swimming Pool

State of Art Gym

Well Being Center & Spa

Private Cinema

Work Station/ Lounge

Fine Dinning Restaurant

Luxury Cocktail/Bar /Lounge

Shower, Changing Rooms & Lockers

Sky-bar & Lounge

Convenience Stores Kids

Play Area

124 Capacity Car Park (2 Per Apartment)

Sustained Water Supply 3-tier

Security

CCTV Coverage 100%

Power Backup

Solar System For Common Area Lighting Fibre

Broadband Internet Connection Intercom System

Smart Home Automation Facility

Management Property

Management



— THE —
CARNELIAN

RESIDENTS
AMENITIES

ECM

LOCATIONS	WALLS	DOORS	FLOORS	WINDOWS/GLAZING	OTHERS
Living Room	Satin Acrylic Latex Paint	Timber Solid Core Flush Door	Porcelain Floor Tiles	Tempered Selective Glass & Laminated Glass	Mini Split Wall Mounted Air-conditioning Units
Bedroom	Satin Acrylic Latex Paint	Timber Solid Core Flush Door	Porcelain Floor Tiles	Tempered Selective Glass & Laminated Glass	Mini Split Wall Mounted Air-conditioning Units
KitchenP	Porcelain Tiles	Timber Laminate Door	Porcelain Floor Tiles	Tempered Selective Glass & Laminated Glass	Modular Kitchen Fitted With Electric Hob, Extractor, Oven, Microwave, Refrigerator, Double Bowl Sink, Single Lever Mixer Tap, Dishwasher
Toilets	Satin Acrylic Latex Paint	Timber Laminate Door With Obscured Glass	Porcelain Floor Tiles	Tempered Selective Glass & Laminated Glass	Wall-hung WC, Countertop/Wall- hung Wash Basin, Single Lever Basin Mixer, Shower, Mixer Shower Enclosure, Water Heater, Mirror, Toilet Paper Holder, Towel Rail, Robe Hook, Soap Dish
Balconies			Non-slip Porcelain Floor Tiles		Frameless Glass Panels
Stairs			Porcelain Floor Tiles		
External Facade	Stone Porcelain Panels		Anti-slip Porcelain Floor Tile		
Common Areas	Double Headroom Entrance Foyer & Deluxe Concierge. Two(2) Passenger Lifts & One(1) Goods Lift, Three(3) Staircases, 100% Backup Power Supply, 3-Tier Security/CCTV/Intercom System				



—THE—
CARNELIAN

SPECIFICATIONS

ECM