

Welcome to Arlington Height, a premium multi-residential development by Cervus Development Company.

Nestled in the heart of Lekki Phase 1, Arlington Height offers a contemporary lifestyle with spacious, well-designed homes and functional state-of-the-art amenities to meet the current desires for a redefined urban living.

Explore our exclusive 3-bedroom apartments and stunning penthouse with unparalleled views and detailed finishes.



INTRODUCING ARLINGTON HEIGHT: LUXURY, LOCATION & LIFESTYLE



Arlington Heights is more than just a residence—it is a sanctuary that combines modern luxury with timeless comfort. It offers 11 spacious 3-bedroom apartments, each with its BQ, and an impressive 4-bedroom penthouse with a living room, a private lounge, a panoramic private terrace, and 2 BQs. Arlington Heights is designed to meet the needs of families, professionals, and investors alike.

Prime Location in Lekki Phase 1, close to key city amenities

Luxurious, spacious interiors with high-quality finishes and quality craftsmanship

Comprehensive amenities, including a reception/lobby, landscaped garden, and a play area.



LOCATION ADVANTAGE

Arlington Height is situated in Lekki Phase 1, one of the most desirable and well-connected areas in the city. With excellent access to the city's financial districts, prestigious schools, healthcare facilities, and entertainment venues, residents enjoy tranquil living in a dynamic city. Whether it's for work, leisure, or family life, Arlington Heights is situated to provide the best of both worlds

PROXIMITY TO:



Workplaces - In the Heart of Lekki Phase 1, (10mins) to Ikoyi, 15mins to Victoria Island, 25mins to Marina

Schools - Close access to top schools (Lekki British, BIS, Corona, Chirstland School, Starling School, Meadow Hall, St. Saviours etc.)

Hospitals - Vedic Lifecare, Premier Specialist Medical Centre, Evercare Hospital, Reddington Lekki, Lagoon Hospital Ikoyi & VI etc.

Grocery Stores - Renee Stores (3mins), Market Square (4mins), Prince Ebana Stores (5mins), QMB Hypermart (8mins), Blenco (10mins), Shoprite (15mins) etc.

Pharmacies - Healthplus, Mopheth Pharmacy, Purelife Pharmacy, Alpha Pharmacy & Stores (5mins), Daytona 24hrs Stores & Pharmacy (8mins)

Wellness Centres - i-Fitness Gym (Admiralty Way, Marwa, and Freedom Way), Bodyline and Purefitness Africa, Oriki Spa (all within 10mins) etc.

Malls - Purple Mall Lekki (4mins), Circle Mall (12mins), The Palms (15mins)

Restaurants, Bars and Cafes - Over 130 restaurants in Lekki Phase 1 (all within 10mins)

Recreational - Lekki Leisure, Upbeat, Filmhouse iMAX Cinema, Genesis Cinema, Funzia World, Nike Art Gallery, Rufus & Bee, Elegushi Beach (all within 15mins)



ARLINGTON HEIGHT IS WHERE INVESTMENT MEETS RETURN

Projected Rental Yield: Investors can expect a rental yield of 14.5% annually for the 3-bedroom units and penthouse, positioning Arlington Heights as a lucrative rental property.

Capital Appreciation: Over the past five years, properties around the axis of the Arlington Heights project have appreciated by an average of 15% annually. Arlington Heights, with its prime location and luxury finishes, is projected to experience even stronger appreciation.

Investment Horizon: Based on current trends, investors can expect an estimated ROI of 127% over 5 years, factoring in both rental income and capital growth.

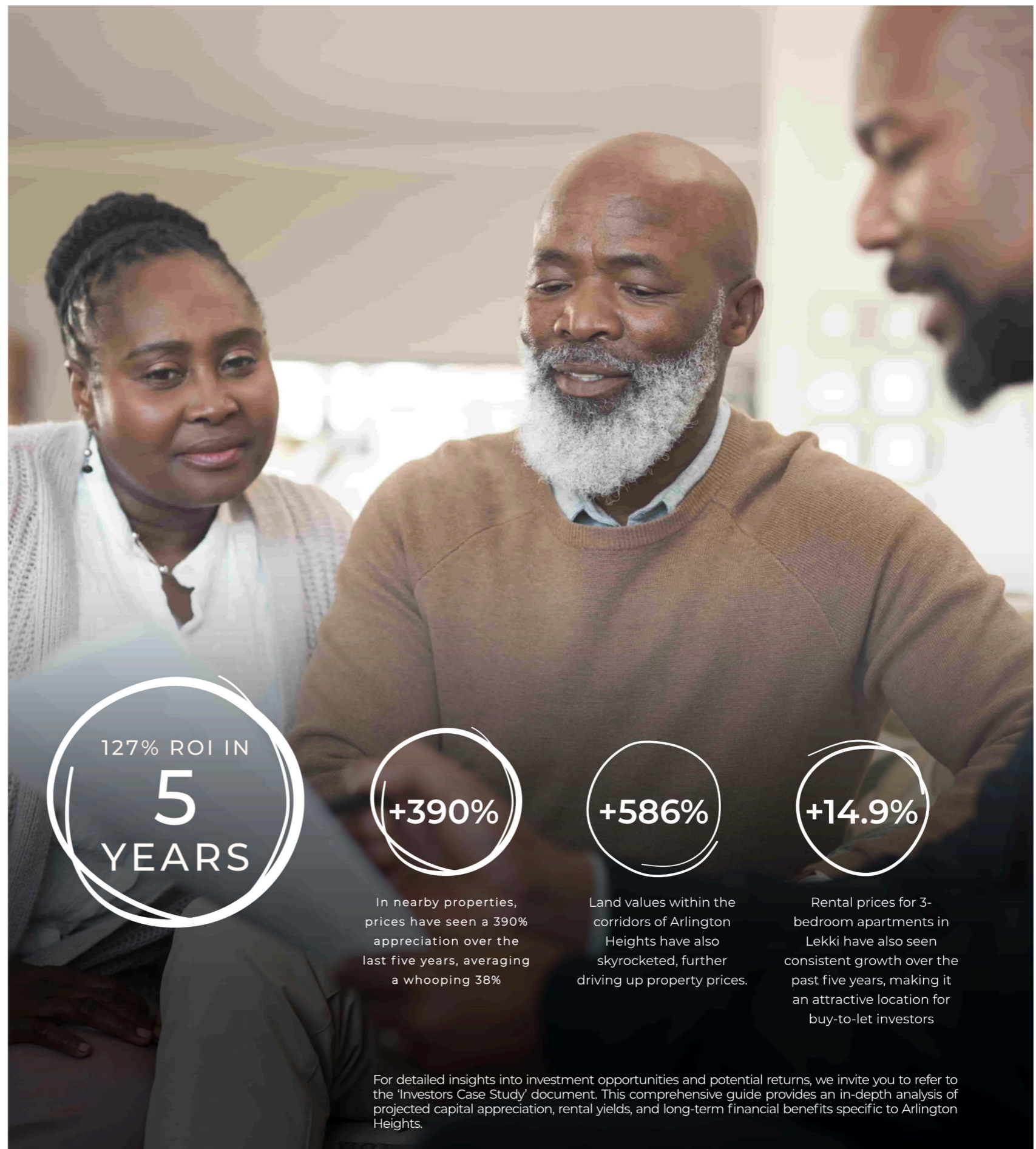
Strong Tenant Demand: Arlington Heights will appeal to a wide range of tenants, including expatriates, professionals, and families, thanks to its proximity to financial and commercial hubs. Lekki is ranked among the top 3 most sought-after residential areas in Lagos. This will ensure low vacancy rates and a steady stream of rental income.

Competitive Pricing: Arlington Height is competitively priced compared to similar premium developments, offering excellent value for investors looking to enter the high-end residential market.

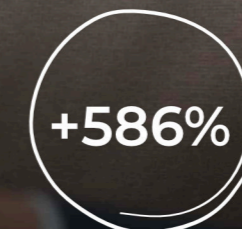
Flexible Payment Options: We offer payment plans, making it easier for investors to secure their units as a flexible financing option.

Infrastructure Growth: With the upcoming infrastructure developments within the area, including the Lagos State regional road (on-going) that links Lekki Phase 1 to VGC area and the Lagos-Calabar coastal road that cuts across multiple states of the federation, Arlington Heights is set to benefit from enhanced connectivity and property value appreciation.

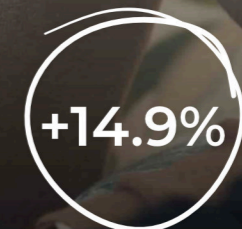
Secure your investment at Arlington Heights today—whether for rental income or long-term capital growth, this is a rare opportunity to own a premium property in one of Lagos' most desirable neighborhoods.



In nearby properties, prices have seen a 390% appreciation over the last five years, averaging a whopping 38%



Land values within the corridors of Arlington Heights have also skyrocketed, further driving up property prices.



Rental prices for 3-bedroom apartments in Lekki have also seen consistent growth over the past five years, making it an attractive location for buy-to-let investors

For detailed insights into investment opportunities and potential returns, we invite you to refer to the 'Investors Case Study' document. This comprehensive guide provides an in-depth analysis of projected capital appreciation, rental yields, and long-term financial benefits specific to Arlington Heights.



SPACE & DESIGN PLANNING, MADE FOR THE FUTURE

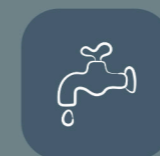


The layout of Arlington Height is thoughtfully crafted to enhance everyday experience. Future residents will enjoy stunning views of the city and nearby waters from their private balconies with the penthouse having a panoramic experience. A landscaped garden and recreational area will create a peaceful sanctuary amidst the vibrant surroundings. Every detail of the project is being designed to deliver comfort, style, and functionality, making Arlington Height a perfect blend of modern living and tranquility.

At Arlington Height, the focus is not just on brick and mortar, but on elevating the everyday living experience. Every aspect of our design and space planning are meticulously crafted, balancing modern aesthetics with functional living - giving you a home that not only looks stunning but also enhances your lifestyle in ways you'll appreciate daily.



GENERAL FEATURES



WATER
TREATMENT



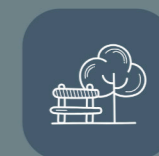
BACKUP
POWER



AMPLE
PARKING



HIGH-SPEED
ELEVATOR



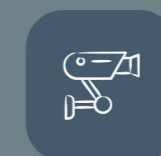
GREEN
AREA



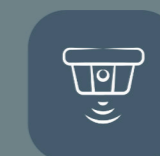
CHILDREN'S
PLAY AREA



CONCIERGE
AREA



CCTV
SYSTEM



FIRE
DETECTION



BROADBAND
ACCESS

DESIGN AND SPACE PLANNING

Each apartment features a combined living and dining area, with a large glass window separating the kitchen from the living area, offering a visually connected space while maintaining distinct functional zones. This thoughtful design ensures the flow of natural light between rooms, creating a sense of openness.



KITCHEN SPECIFICATIONS

Every aspect of the kitchen layout has been carefully designed to maximise space and storage. Form meets function throughout the specification:

- Soft grey finish to kitchen wall and base cabinets.
- Feature open shelving cabinet above worktop.
- Handle-less wall and base cabinets.
- Granite/Quartz feature worktop and Porcelain/Ceramic splash back.
- Provision for Washing Machine.
- Stainless steel double bowl sink.
- Contemporary single lever mixer tap.

UPGRADES

- Energy efficient LED downlight and concealed under wall cabinet LED strip lights.
- Glass door shelving with with profile.
- Integrated multi-function single oven to two and three-bedroom apartments.
- Integrated microwave to three-bedroom apartments.
- Integrated Cooker hob.
- Integrated recirculating canopy extractor hood.



BATHROOM SPECIFICATIONS

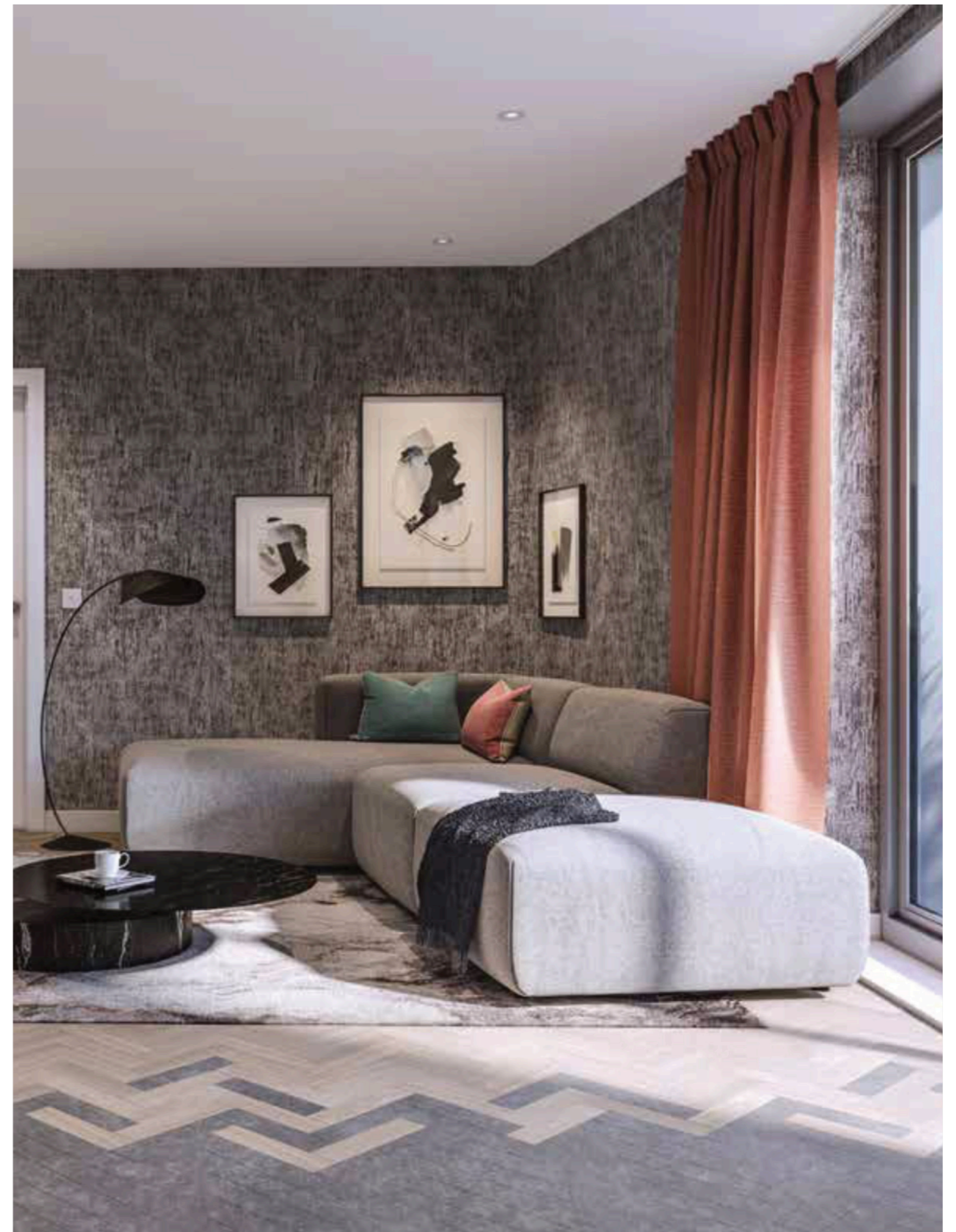
- ~ Large format porcelain floor and wall tiles (600 x 600 mm) in masters toilet
- ~ Matt emulsion paint on ceilings and non-tiled walls.
- ~ Feature vanity with cabinets/shelves and mirror in masters toilet.
- ~ Universal power socket.
- ~ Mixer tap in chrome finish.
- ~ Wet floor shower tray.
- ~ Dual flush, floor-mounted WC with soft close seat.
- ~ Electric Water heater.
- ~ Shower screen/glass.



ENSUITE BEDROOMS

At the end of a long day, your bedroom becomes your sanctuary. Its a space where you can unwind in peace, with plenty of room to stretch out, relax, and enjoy some much-needed privacy. Its thoughtful layout and design with its private balcony makes it a place you'll look forward to retreating to every evening.

All bedrooms are designed ensuite, ensuring both style and functionality. The Masters bedroom is generously sized, with ample space for a large bed and additional furniture.





SPECIFICATIONS AND LAYOUT

As Arlington Height takes shape, every detail is meticulously planned to create an unmatched living environment. From the initial architectural concept to the selection of premium materials, our commitment is to deliver a perfect balance of luxury, comfort, and practicality. The specifications and design embody our dedication to superior craftsmanship and modern innovation, ensuring that every space meets the highest standards.

Arlington Height is where high-quality finishes, smart technology, and elegant aesthetics come together seamlessly. Whether through thoughtfully chosen interior details or the integration of advanced home features, this development sets a new standard for residential living. Discover the specifications that make Arlington Height a premier choice for those looking for more than just a home—an elevated lifestyle in the making.

GENERAL SPECIFICATIONS 13

MASTERPLAN 14

ELEVATION 15

2 DIMENSION FLOOR PLANS 16

3 DIMENSION 3-BEDROOM PLAN (TYPE 1) 18

3 DIMENSION 3-BEDROOM PLAN (TYPE 2) 19

3 DIMENSION PENTHOUSE PLAN 20

PROJECT EXECUTION PHASE AND MILESTONE 22



GENERAL SPECIFICATIONS



INTERIOR FINISHES

Flooring: High-quality porcelain tiles in living areas and hallways.

Walls: Smooth plaster with screeded finishes.

Kitchens: Polished granite countertops with modern cabinetry materials and designs.

Bathrooms: Premium porcelain/ceramic tiles, glass showers, and sanitary ware.

Windows: Sizable windows offering excellent natural lighting.

Doors: High quality HDF flush doors.



ELECTRICAL FITTINGS

Lighting: Energy efficient LED ceiling downlighters in hallways, living, kitchen, dining room, bedrooms and bathrooms.

Power Outlets: Strategically placed modern universal electrical sockets to allow for the use of multiple plug standards.

Switches: High-quality, modern switches with sleek, minimalist design.

Television: Terrestrial and satellite points to living room and bedrooms.

Broadband: High speed Fiber Optic cabling with cabling provision for Starlink Internet connection.



ENTRANCE LOBBY

Lobby Design: Well-spaced offering a cozy welcome to residents and guests.

Security Door: Steel security door at the entrance of the building.



COOLING & HEATING

Air Conditioning: Conduit piping for Split-unit air conditioning systems in all living rooms, bedrooms, and kitchens.

Ventilation: Natural ventilation supported by strategically placed windows and airflow systems in kitchens and bathrooms.

Water Heating: Energy-efficient water heaters installed in all bathrooms and kitchens, providing a continuous supply of hot water.



BALCONIES / TERRACES

Private Balconies: All units come with spacious private balconies with tempered glass railings for unobstructed views.

Penthouse Terrace: Expansive terraces with panoramic views, designed for outdoor dining and leisure, offering a true extension of the living space.



LIFTS/COMMUNAL HALLWAYS

Lift Access: High-speed, silent elevators with card-access control, providing direct access to residential floors.

Lift Capacity: Spacious, modern lifts designed to accommodate up to 6 passengers.

Hallways: Spacious and well-lit corridors with easy access to all units.



RESIDENTS' FACILITIES

Facility Management Office: Facility management office and store for effective management of apartments and amenities within the premises.

Children's Play Area: A safe and engaging environment for children.

Parking: Ample parking with designated spaces for residents and guests.



UTILITIES

Power Supply: Reliable power supply backed by a central generator, ensuring continuous electricity for all units and facilities.

Water Supply: Industrial standard borehole for constant water supply with a dedicated storage tank and water treatment system for safe, potable water.

Waste Management: Organized waste disposal system to allow for easy and regular waste collection and maintenance of a clean environment throughout the property.



SECURITY AND PEACE OF MIND

Secure Environment: Located within a gated community with community security.

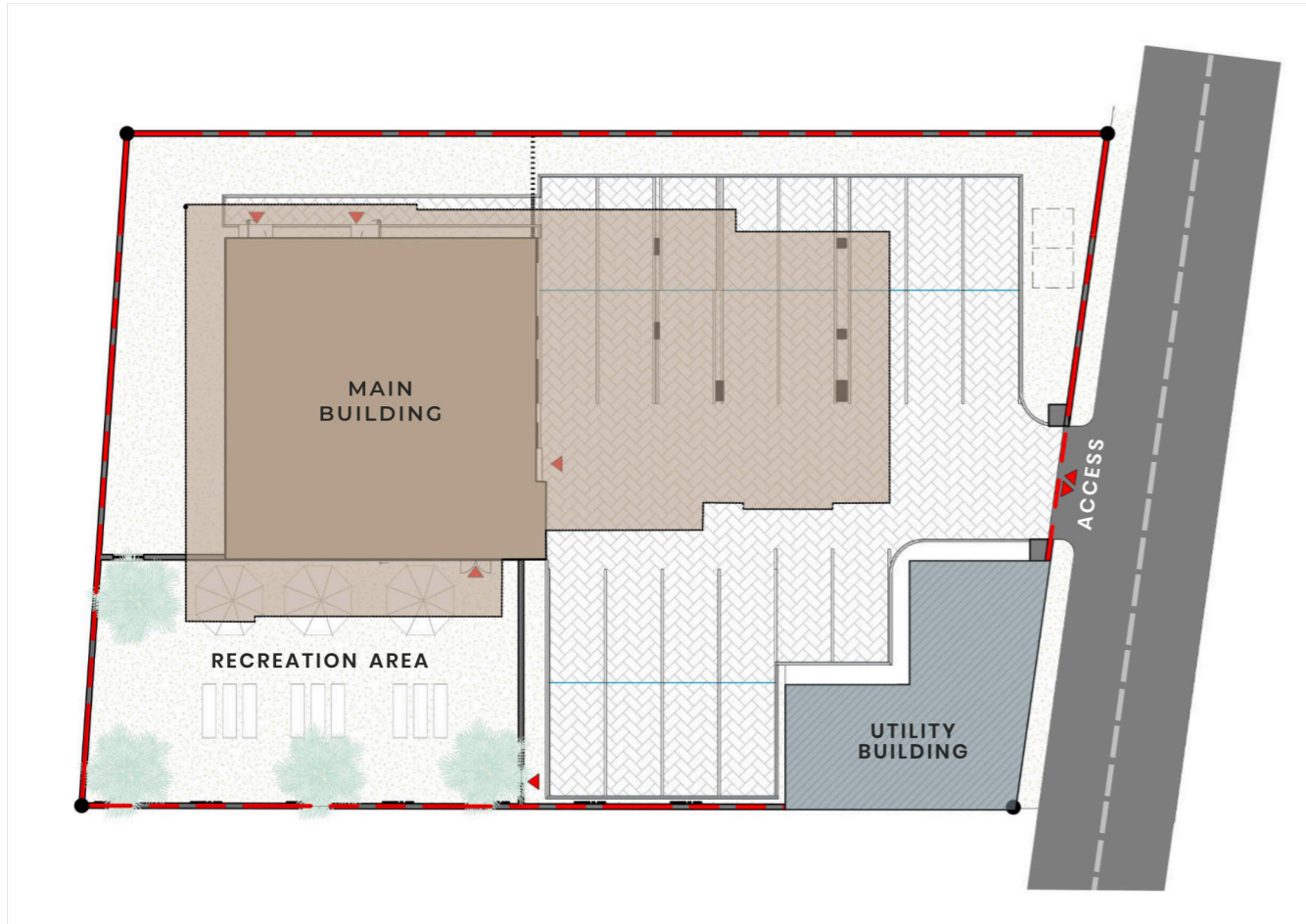
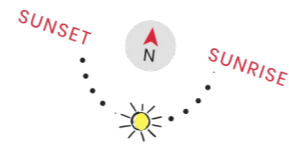
24/7 CCTV Surveillance: Comprehensive CCTV coverage throughout common areas, entrance gates, parking spaces, and building perimeters.

Access Control: Card-access security system for main entrance and lift.

Fire Safety: Smoke detectors and fire alarms installed in all units and common areas.

On-Site Security: Professionally trained security personnel present around the clock, providing monitoring and emergency response. (Billed with Facility Management Fee)

ARLINGTON HEIGHT MASTERPLAN



ARLINGTON HEIGHT ELEVATION



MASTERPLAN

ELEVATION

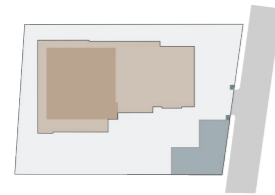
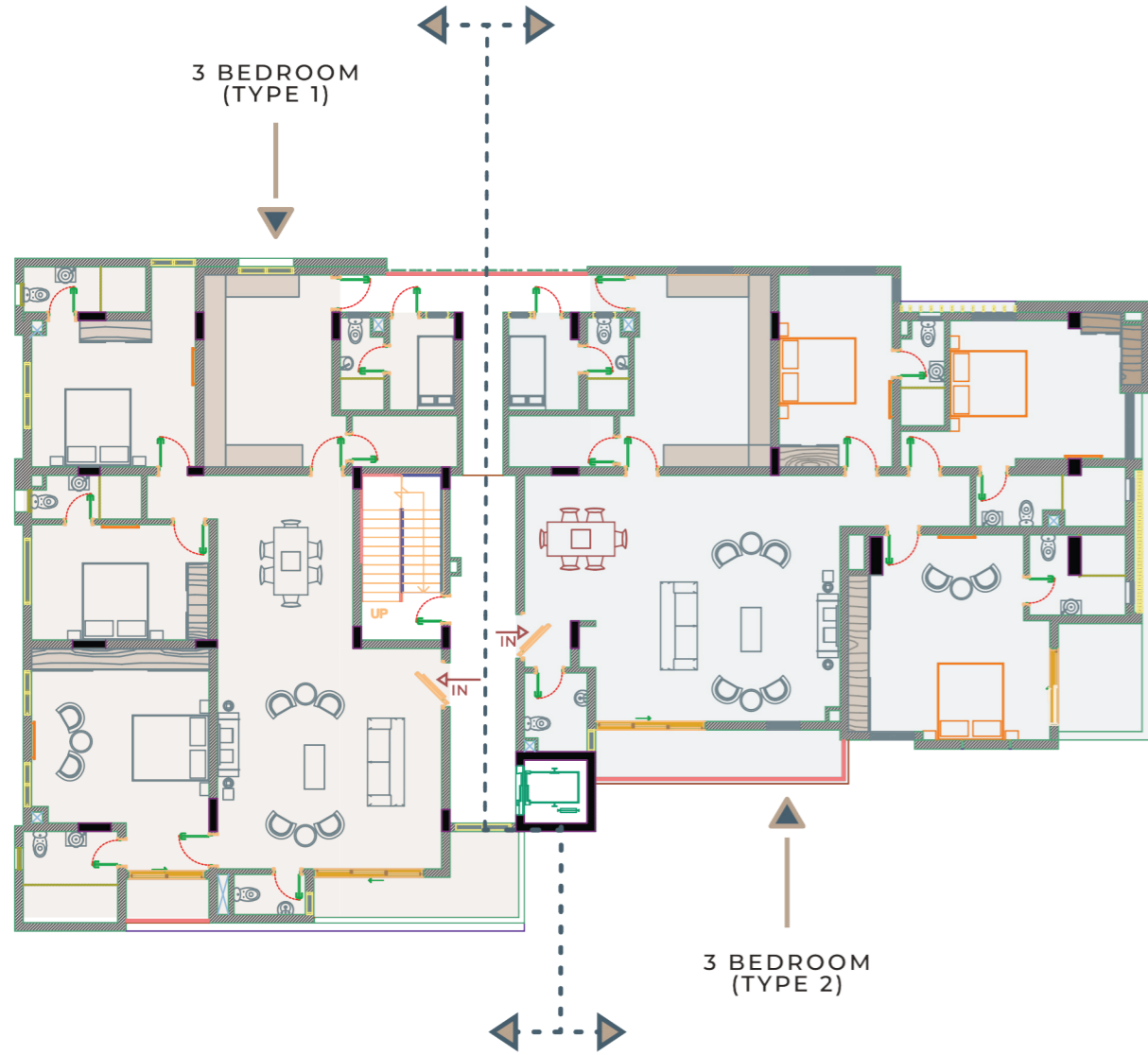


MASTERPLAN

ELEVATION

TYPICAL FLOOR 1ST - 5TH FLOOR

TWO APARTMENTS



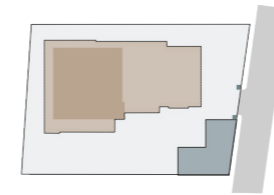
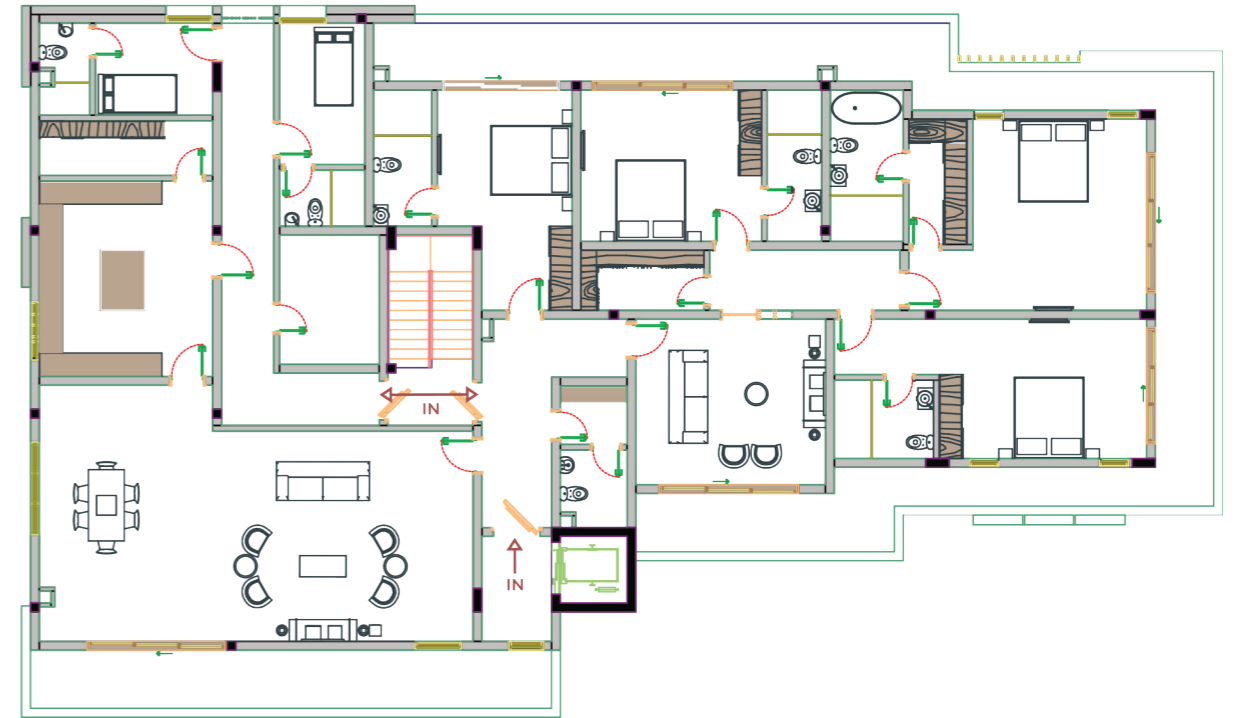
MASTERPLAN



ELEVATION

PENTHOUSE 6TH FLOOR

SINGLE APARTMENT



MASTERPLAN



ELEVATION

3-BEDROOM APARTMENT

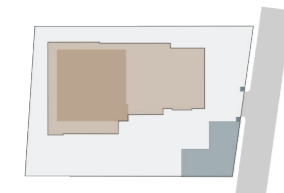
TYPE-1



FLOORPLATE



ELEVATION



MASTERPLAN

INTERNAL AREA	195 SQ M	2,099 SQ FT
Living Room (Sitting & Dinning)	57 SQ M	614 SQ FT
Kitchen	19 SQ M	205 SQ FT
Store	4 SQ M	43 SQ FT
Bedroom 1	15 SQ M	162 SQ FT
Bedroom 2	19 SQ M	205 SQ FT
Masters Bedroom	26 SQ M	280 SQ FT
Boys Quarters	5 SQ M	54 SQ FT
Other Areas	50 SQ M	536 SQ FT

EXTERNAL AREA	13 SQ M	140 SQ FT
Terrace 1	9 SQ M	97 SQ FT
Terrace 2	4 SQ M	43 SQ FT

TOTAL AREA	208 SQ M	2,239 SQ FT
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3-BEDROOM APARTMENT

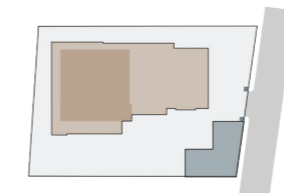
TYPE-2



FLOORPLATE



ELEVATION



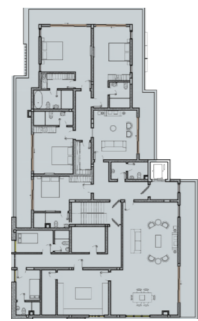
MASTERPLAN

INTERNAL AREA	207 SQ M	2,228 SQ FT
Living Room (Sitting & Dinning)	58 SQ M	624 SQ FT
Kitchen	20 SQ M	215 SQ FT
Store	4 SQ M	43 SQ FT
Bedroom 1	16 SQ M	172 SQ FT
Bedroom 2	21 SQ M	226 SQ FT
Masters Bedroom	28 SQ M	301 SQ FT
Boys Quarters	5 SQ M	54 SQ FT
Other Areas	55 SQ M	593 SQ FT

EXTERNAL AREA	18 SQ M	194 SQ FT
Terrace 1	10 SQ M	108 SQ FT
Terrace 2	8 SQ M	86 SQ FT

TOTAL AREA	225 SQ M	2,239 SQ FT
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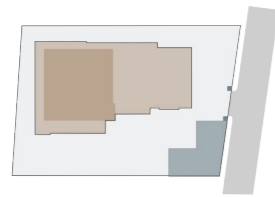
PENTHOUSE APARTMENT



FLOORPLATE



ELEVATION



MASTERPLAN

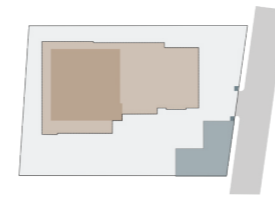
TOTAL INTERNAL AREA		
	380 SQ M	4,090 SQ FT
Living Room (Sitting & Dining)	66 SQ M	710 SQ FT
Kitchen	23 SQ M	248 SQ FT
Private Lounge	21 SQ M	226 SQ FT
Store	6 SQ M	65 SQ FT
Guest Toilet with Powder Room	6 SQ M	65 SQ FT
Bedroom 1	17 SQ M	183 SQ FT
Bedroom 2	18 SQ M	194 SQ FT
Bedroom 3	23 SQ M	248 SQ FT
Masters Bedroom	30 SQ M	323 SQ FT
Laundry & Utility	9 SQ M	97 SQ FT
Box Room	5 SQ M	54 SQ FT
Boys Quarters 1	11 SQ M	118 SQ FT
Boys Quarters 2	12 SQ M	129 SQ FT
Other Areas	133 SQ M	1,430 SQ FT



FLOORPLATE



ELEVATION



MASTERPLAN



TOTAL EXTERNAL AREA		
	83 SQ M	893 SQ FT
Terrace 1	20 SQ M	215 SQ FT
Terrace 2	63 SQ M	678 SQ FT

PROJECT EXECUTION PHASE AND TIMELINES

Cervus Development Company is committed to delivering Arlington Height with precision, quality, and efficiency. Our comprehensive project timeline is segmented into four key phases, each designed to ensure seamless execution and adherence to the highest standards of construction and design.



CONTACT US



To learn more about Arlington Heights,
schedule a visit, or inquire about pricing
and availability, please contact us at:

Phone : +234 (0)708 5435 644
+234 (0)708 0022 403

Email : contact@cervus.ng

Website : www.cervus.ng

Cervus Development Company -
Crafting Excellence, Preserving Value.

CREATED BY

