



**GOLF DRIVE
ESTATE**
ONIREKE GRA, IBADAN

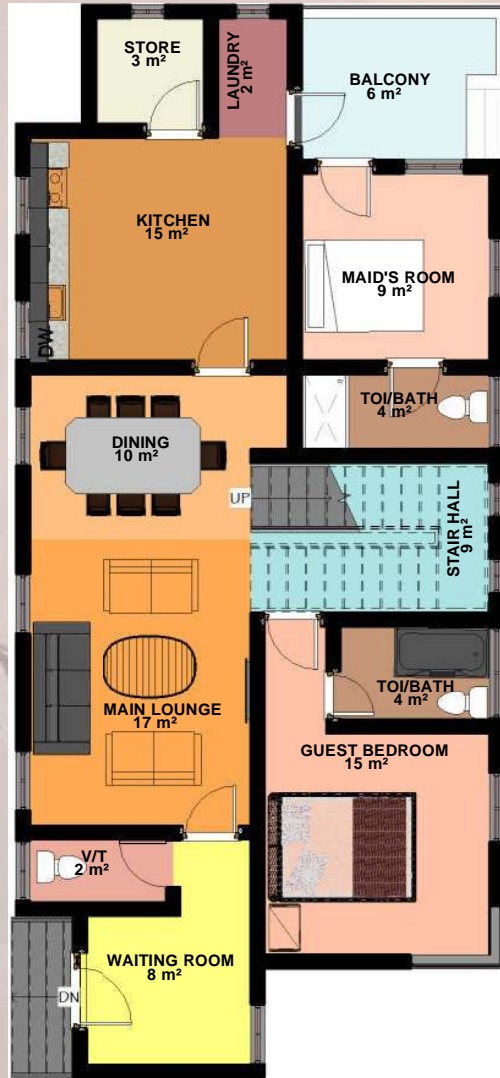


DESCRIPTION

- Overlooks the Golf Course
- 3minutes drive to Ibadan Recreation Club
- 7minutes drive to Polo Club
- 10minutes drive to CBD, Cinema, Coco Dome, Heritage Mall, Shoprite
- 5minutes drive to Jericho Mall

AMENITIES

- Guaranteed water supply
- Dedicated Transformer
- Security post, Estate Gym.
- Surveillance and Security
- Outdoor Recreation
- Perimetre fencing
- Integrated Landscape design
- Internal pavings

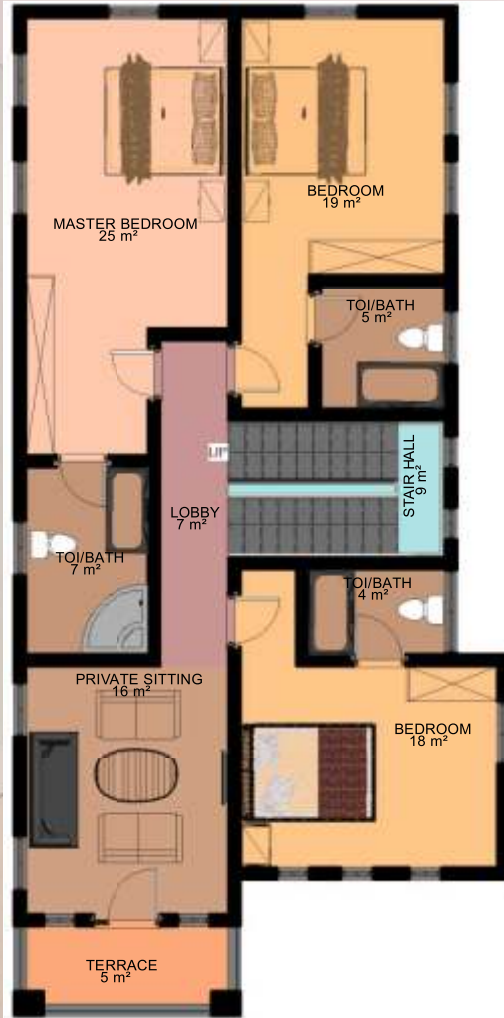


SPATIAL ANALYSIS

1	WAITING ROOM	8m
2	MAIN LOUNGE	17m ²
3	DINING	10m ²
4	GUEST BEDROOM	16m ²
5	STAIR HALL	9m ²
6	TOILET & BATH	4m ²
7	KITCHEN	15m ²
8	MAID'S ROOM	9m ²
9	STORE	3m ²
10	LAUNDRY	2m ²
11	BALCONY	6m ²



GROUND FLOOR PLAN



SPATIAL ANALYSIS

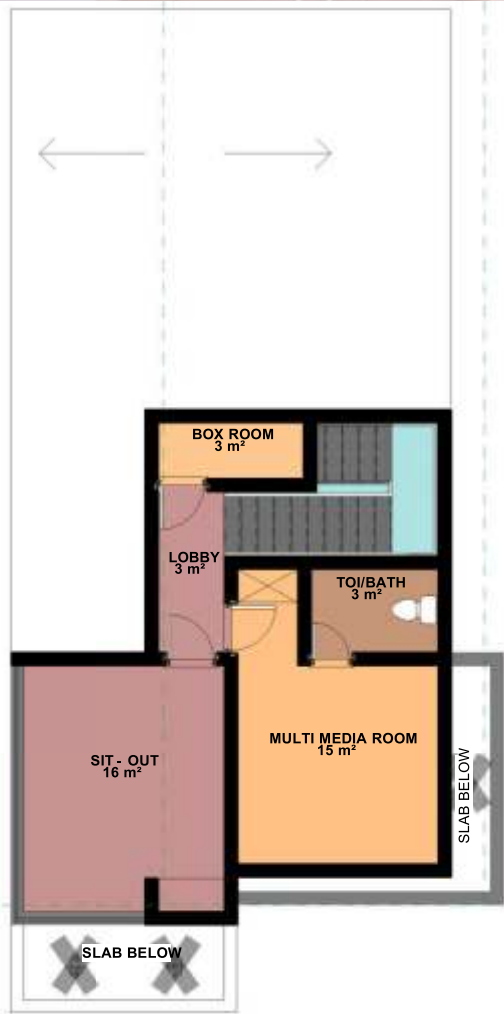
1	LOBBY	7m ²
2	MASTER BEDROOM	26m ²
3	BEDROOM	18m ²
4	BEDROOM	19m ²
5	STAIR HALL	9m ²
6	TOILET & BATH	4m ²
7	TOILET & SHOWER	7m ²
8	PRIVATE SITTING	16m ²
9	TERRACE	5m ²



FIRST FLOOR PLAN

SPATIAL ANALYSIS

1	LOBBY	3m ²
2	SIT OUT	16m ²
3	MULTI MEDIA ROOM	15m ²
4	BOX ROOM	3m ²
5	TOILET & BATH	3m ²



PENT FLOOR PLAN



GENERAL INFORMATION

- 4 bedroom duplex plus 1BQ attached (all ensuite).
- Cinema room (convertible to Bedroom)
- Terraces on 1st floor and Attic floor (for panoramic views)
- Fitted kitchen, Store plus Laundry
- Box Room
- Modern & Contemporary.
- Quality Construction wrapped up in exotic, modern and durable finishes.

- CCTV
- DSTV
- INTERCOM,
- POP CEILING
- VITRIFIED TILES
- SCREEDED WALLS
- GERRARD ROOF
- ALUMINIUM FRAMED WINDOWS
- MODERN SANITARY WARES
- SECURITY DOORS AT MAIN ENTRANCES



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