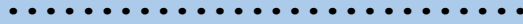




THE  
**STATEMENT**  
RESIDENCES



## PREMIUM LIVING REDEFINED



A DEVELOPMENT BY:





## HIGHLIGHTS

# Where Elegance Meets Comfort

## A Taseful Blend of 1,2 & 3 Bedroom Block of Apartments + BQ

Welcome to a world where premium living is redefined. The Statement Residences is more than just a place to call home; it's an embodiment of your aspirations, a testament to your success, and a promise of an exceptional lifestyle.

Comprising a select total of **36 premium residences**, it ensures a close-knit and exclusive community of like-minded individuals who appreciate the finer things in life.

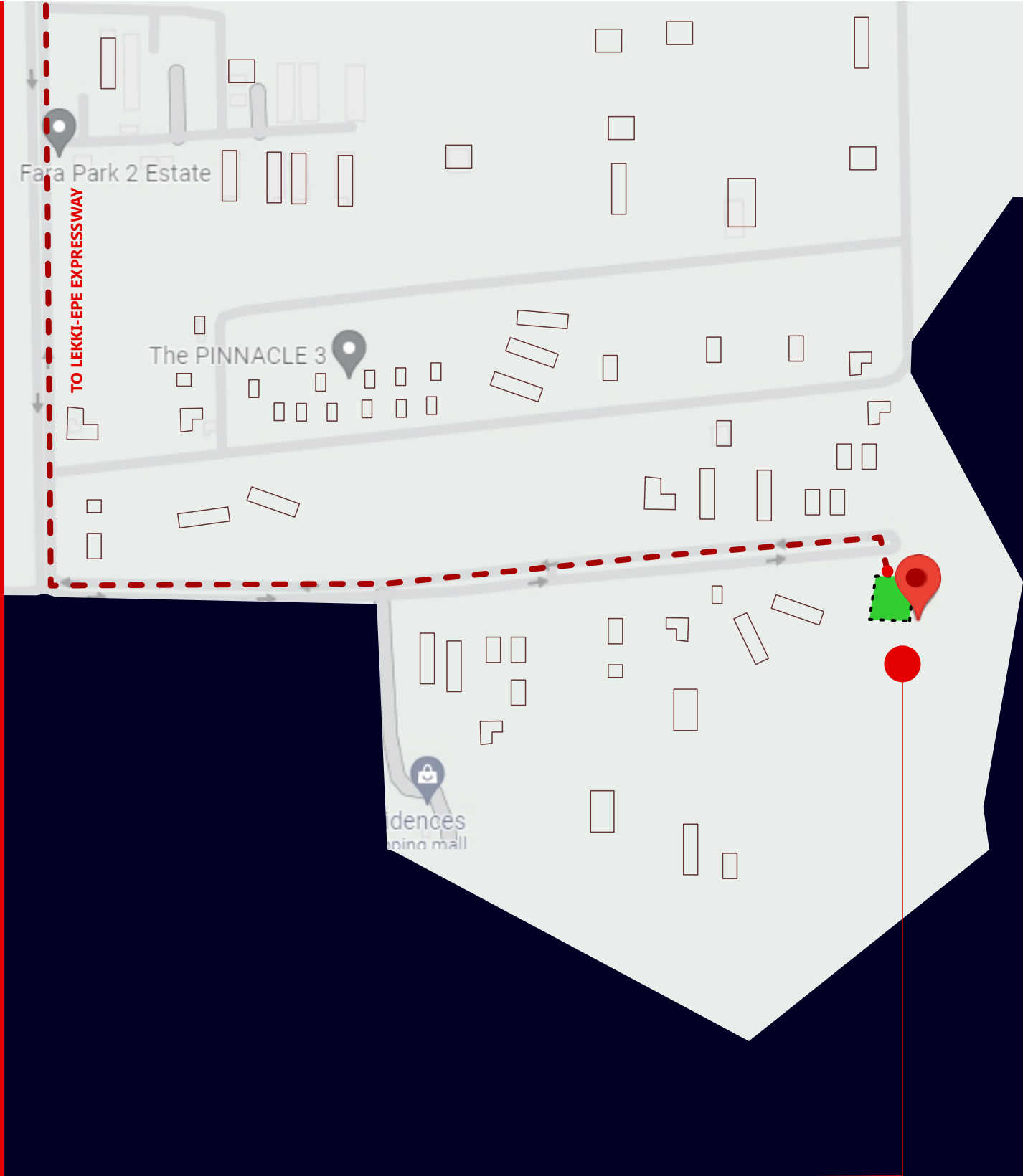






THE STATEMENT RESIDENCES

LOCATION



**Ajayi Apata  
New Town,  
Sangotedo,  
Lagos.**

The Statement Residences enjoys a prime location in Ajayi Apata New Town, Sangotedo, Lagos, surrounded by key landmarks that enhance your lifestyle.

# NEIGHBORHOOD



**Lufasi Nature  
Park**



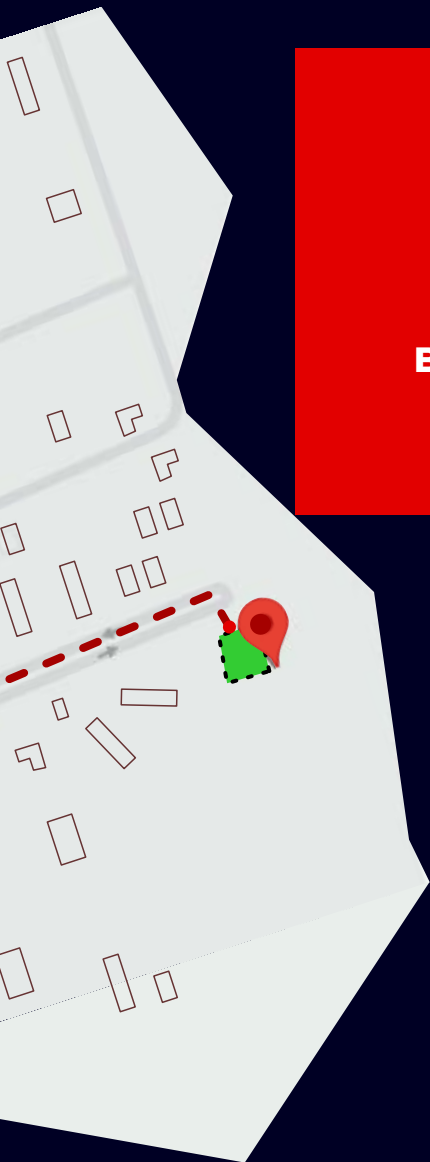
**Novare Mall**



**LBS (Lagos  
Business School)**



**Crown Estate,  
Fara Park Estate**



Title:  
**CERTIFICATE OF  
OCCUPANCY**







# Immerse Yourself in Modern Living

The Statement Residences is not just a residential development; it's a testament to modern living at its finest. Our commitment to delivering excellence is evident in every detail, from the architectural design to the premium amenities and thoughtful interior spaces.











# Estate Features



**Swimming Pool**



**Open Bar**



**Children's  
Playground**



**Ample Parking  
Area**



**Uninterrupted  
Power Supply**



**Clean Pipe  
Borne Water**



**Restaurant**



**Smart Home  
Automation**



**24/7 on-site  
Security  
Personnel.**



**Gym**



**Table Tennis  
Area**



**Mini-Mart**





## Accomodation

# Choose Your Dream Home

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1 Bedroom Apartments  
Cozy and Stylish

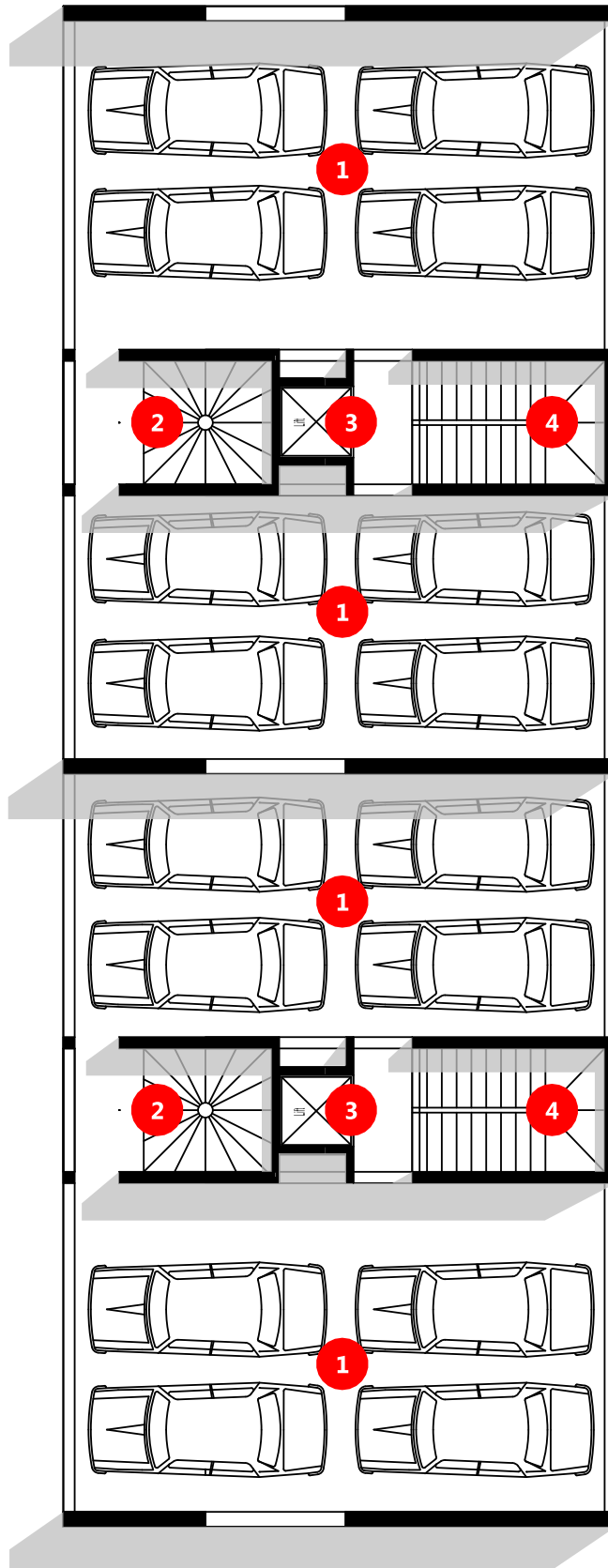
2 Bedroom Apartments  
Spacious Elegance

3 Bedroom Apartments  
(with BQ)  
Perfect for Families

Options for Finished  
& Semi-finished  
Apartments

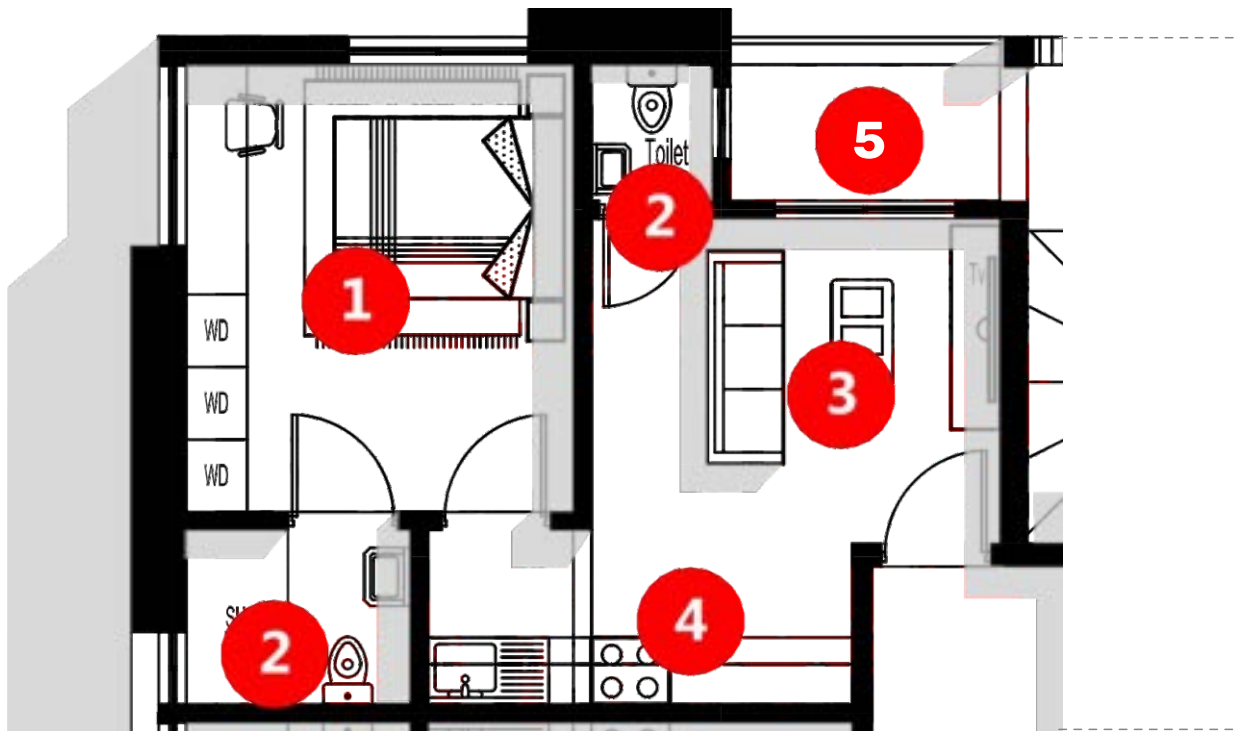


# Ground Floor Plan (PARKING)



- 1. Parking Lot | 16 cars
- 2. Emergency Staircase
- 3. Elevator
- 4. Staircase

Floor Area: 422 SQM

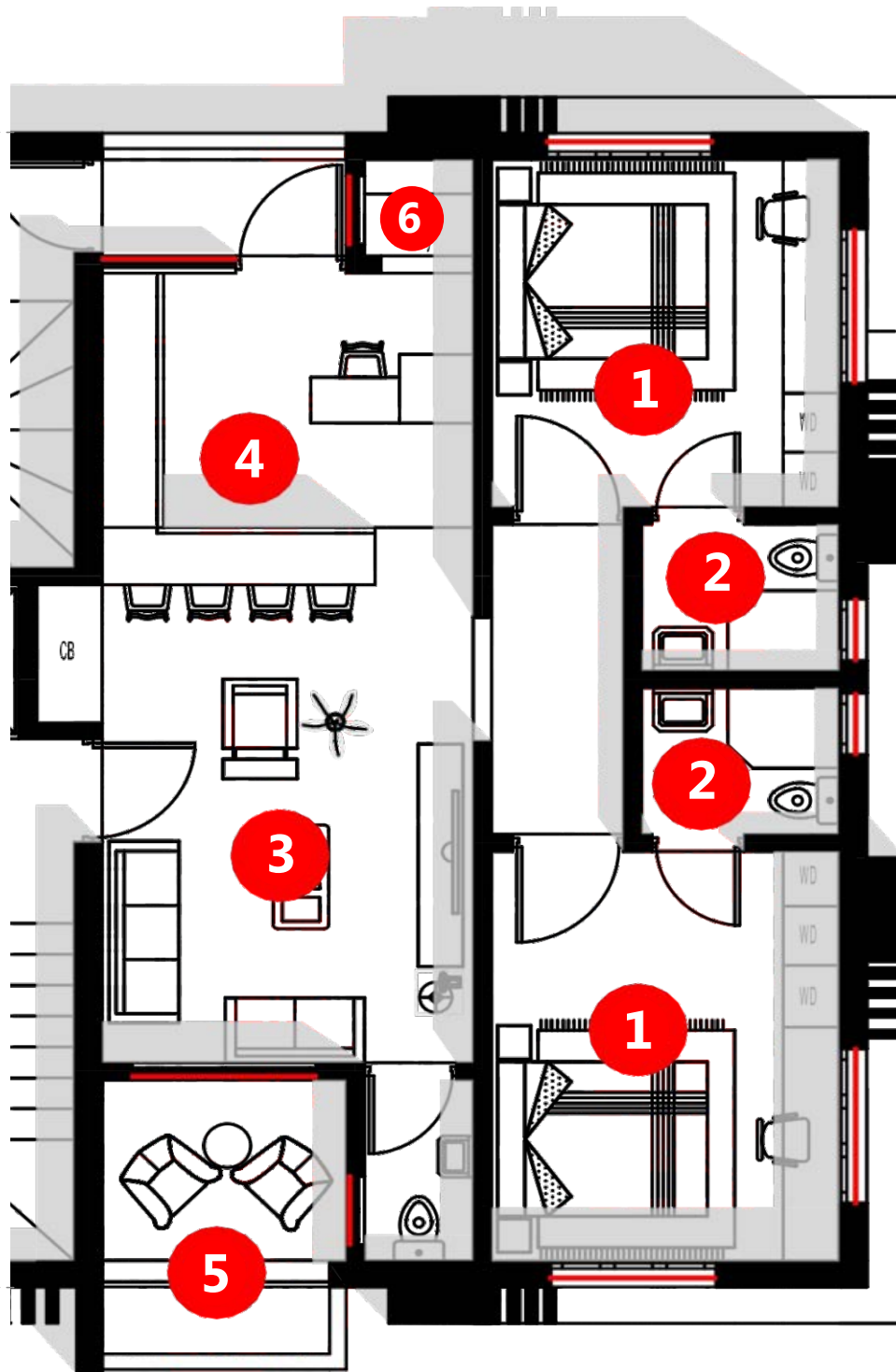


- 1. Bedroom
- 2. Bathroom/Toilet
- 3. Living Room
- 4. Kitchennette

5. Balcony

Floor Area: 45 SQM

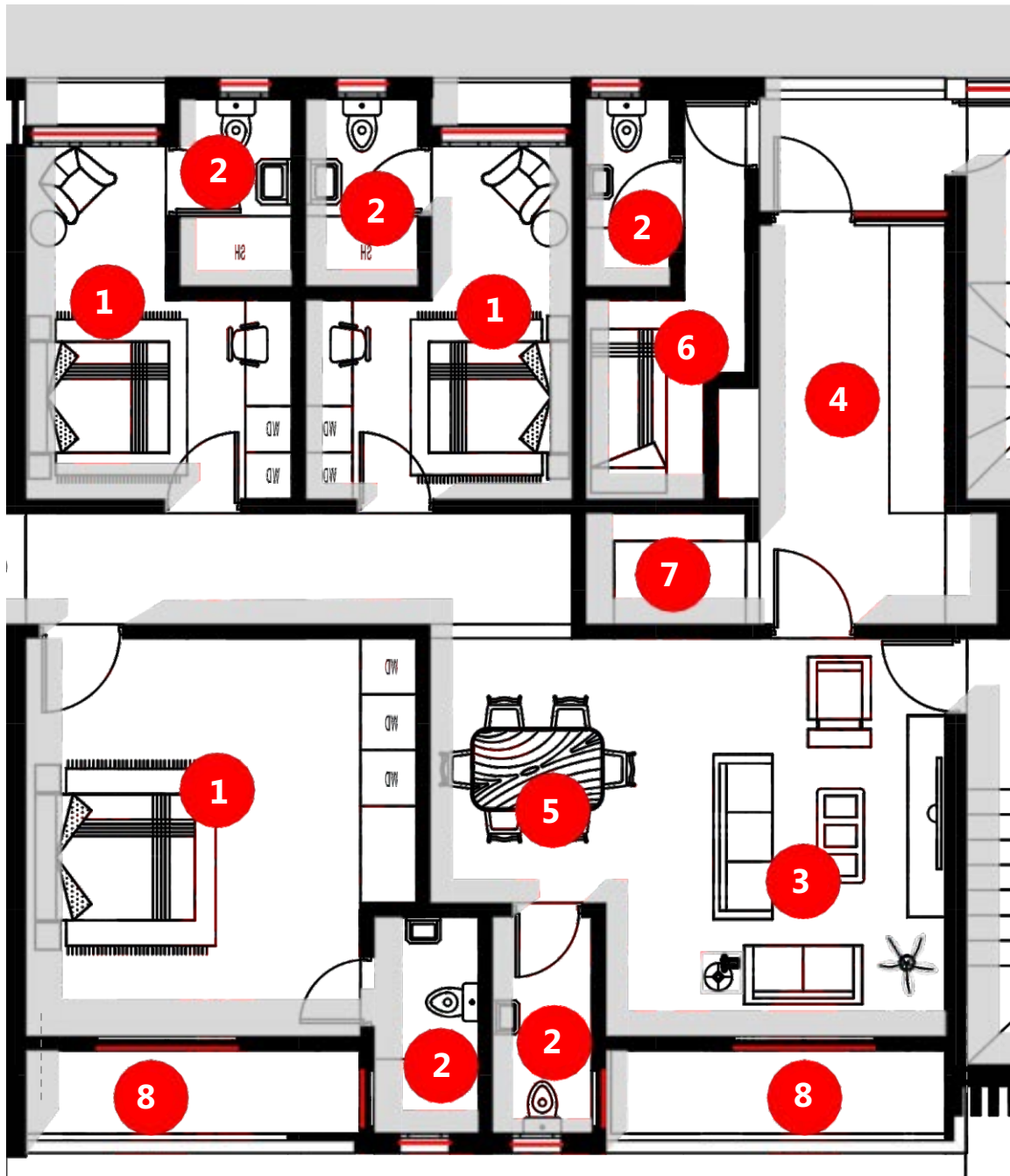




- 1. Bedroom
- 2. Bathroom/Toilet
- 3. Living Room
- 4. Dining/Open Kitchen

- 5. Balcony
- 6. Pantry

Floor Area: 90 SQM



- 1. Bedroom
- 2. Bathroom/Toilet
- 3. Living Room
- 4. Kitchen

- 5. Dining
- 6. BQ
- 7. Pantry
- 8. Balcony

Floor Area: 110 SQM



**Premium Comfort  
in Every Detail**





INTERIOR OPTIONS  
TAILORED TO YOUR TASTE

Living Room

**A Space to  
unwind**

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## BEDROOM

# Your Private Haven

Your bedroom should be a place of serenity and rejuvenation. Our thoughtfully designed bedrooms offer ample space, plush carpeting, and the option for customized built-in storage.









## KITCHEN

# Your Kitchen Your Way.

At The Statement Residences, we believe in customization. Choose between an open-plan kitchen, seamlessly integrated with your living space for a modern and sociable atmosphere, or opt for a closed kitchen for a more traditional and cozy cooking environment.





## BATHROOM

# Modern Luxury Meets Functionality

Step into your oasis of relaxation. Our bathrooms are designed with meticulous attention to detail.







Whether you prefer a quick refreshing shower or a long soak in the bathtub, your bathroom is a sanctuary of luxury and tranquility.





## SWIMMING POOL

# Relax Revive Rejuvenate

Pool Deck | Open Bar  
Outdoor Relaxation Area  
Music | Sitting



Our inviting swimming pool is the perfect place to unwind and refresh. Whether you're looking to swim laps for exercise or simply bask in the sun on a lounge, our pool area offers a serene and refreshing escape.





**GYM**

# Stay Fit and Energized

Thread mills | Benches  
Cycling | Boxing

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Elevate your fitness routine at our state-of-the-art gym. Equipped with modern exercise equipment, it's the perfect place to stay active and maintain a healthy lifestyle without leaving the estate.





**RESTAURANT/  
OPEN BAR**

# Fine Dining Moments

Hang out | Chilling  
Cuisines | Cheers

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Treat yourself to exquisite dining experiences right within the estate. Our restaurant serves delectable dishes prepared by skilled chefs, making every meal a memorable occasion.



## PRICE

### Outright Sales Price

#### SEMI FINISHED

1 BEDROOM | 2 BEDROOM  
**N27M | N36.5M**  
3 BEDROOM + BQ  
**N50M**

#### FULLY FINISHED

1 BEDROOM | 2 BEDROOM  
**N31M | N44.5M**  
3 BEDROOM + BQ  
**N59M**

## PAYMENT PLAN

### 1 BEDROOM

	Semi-Finished	Fully-Finished
3 Months	N27,000,000	N31,000,000
6 Months	N28,350,000	N32,550,000
12 Months	N29,700,000	N34,100,000
18 Months	N31,050,000	N35,650,000

# 30%

Minimum  
Deposit

### 2 BEDROOM

	Semi-Finished	Fully-Finished
3 Months	N36,500,000	N44,500,000
6 Months	N38,325,000	N46,725,000
12 Months	N40,150,000	N48,950,000
18 Months	N41,975,000	N51,175,000

### 3 BEDROOM + BQ

	Semi-Finished	Fully-Finished
3 Months	N50,000,000	N59,000,000
6 Months	N52,500,000	N61,950,000
12 Months	N55,000,000	N64,900,000
18 Months	N57,500,000	N67,850,000









## DISCLAIMER

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All site plans, drawings, specifications, dimensions, designs, measurements, location, placements, visual representations like pictures, images, artistic renderings, impressions, depictions, illustrations, and other graphic representations and references are only indicative and are subject to change, without notice, as may be decided by the company, the builder, design consultants, by law, or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. Availability and prices of residences are subject to change without notice. Interested parties should conduct their own independent investigation / due diligence at their own cost to determine to their satisfaction the suitability of the property for their needs.





THE  
STATEMENT  
RESIDENCES





Title: **CERTIFICATE OF OCCUPANCY**



[www.pwanstars.com](http://www.pwanstars.com)

**PWAN Stars Estates & Concerns Limited.**  
38b, Oba Akinloye Street, Oral Estate, beside Enyo  
filling station, Eleganza Bus- Stop, Lekki, Lagos.

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