



# The unmatched Living Experience

IS HERE

THE  
**Paradiso**  
BY BOULEVARD





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# WHY LAGOS?

**Lagos** is a dream destination for real estate investment because of the high rate of the ROI.

Lagos is the richest state estate in Nigeria with a GDP of about 33.67 billion US dollars, accounting 25% of Nigeria's total GDP it is the 5th largest economy in African and home to over 2000 manufacturing companies, 200 financial institutions and has the largest clusters of small and medium scale enterprises in African. And that's why we at PWAN PERFECTION don't just own properties but we are driven by the passion to make **HOME OWNERSHIP DREAM A REALITY** starting from Lagos.



A night scene of a modern residential street. The street is lined with multi-story houses featuring white facades and dark wood accents. Palm trees are planted along the sidewalks, and streetlights illuminate the scene. In the foreground, a silver SUV is driving towards the viewer with its headlights on, and a silver sedan is parked on the right side of the road.

## about Paradiso



The word **"Paradiso"** is an Italian word which means paradise, heaven, a place where you can experience the bliss with luxury detailing, automated features and modern amenities **THE PARADISO BY BOULEARD** offers you awe-inspiring four bedroom terraces & four bedroom fully detached +BQ, a swimming pool, gym and a play area for children. It is a pleasant and peaceful place that seems to be perfect.

Welcome to the world of  
Sophisticated Living





## **FAMILY LOUNGE**

From the stairway, you are ushered into your family lounge. This place is meant for gathering, relaxing, and enjoying each other's company. With this, you build a tighter connection with your loved ones.

## LIVING ROOM/ DINNING

Your living room is one of the most important room in your home.

No matter the size of your home, it's important to make a room not just for your furnishings, but also for sufficient circulation space in which to move around and enjoy your home properly.





## **KITCHEN**

Spending time in a well-technology finished kitchen can ease stress and restlessness.

Not only does the process of Cooking improve your mood, the feeling of satisfaction gained when seeing the end product naturally enhances happiness.



## CAR PARK

Many of us feel stressed when trying to find a parking spot at home. This truly can cause physical discomfort. But here at the PARADISO, you are in charge because you can accommodate four cars for the fully detached duplex and two for the terraces.

With this, you get peace of mind knowing that you have somewhere safe to park your cars.



# 4 BEDROOM TERRACE DUPLEX



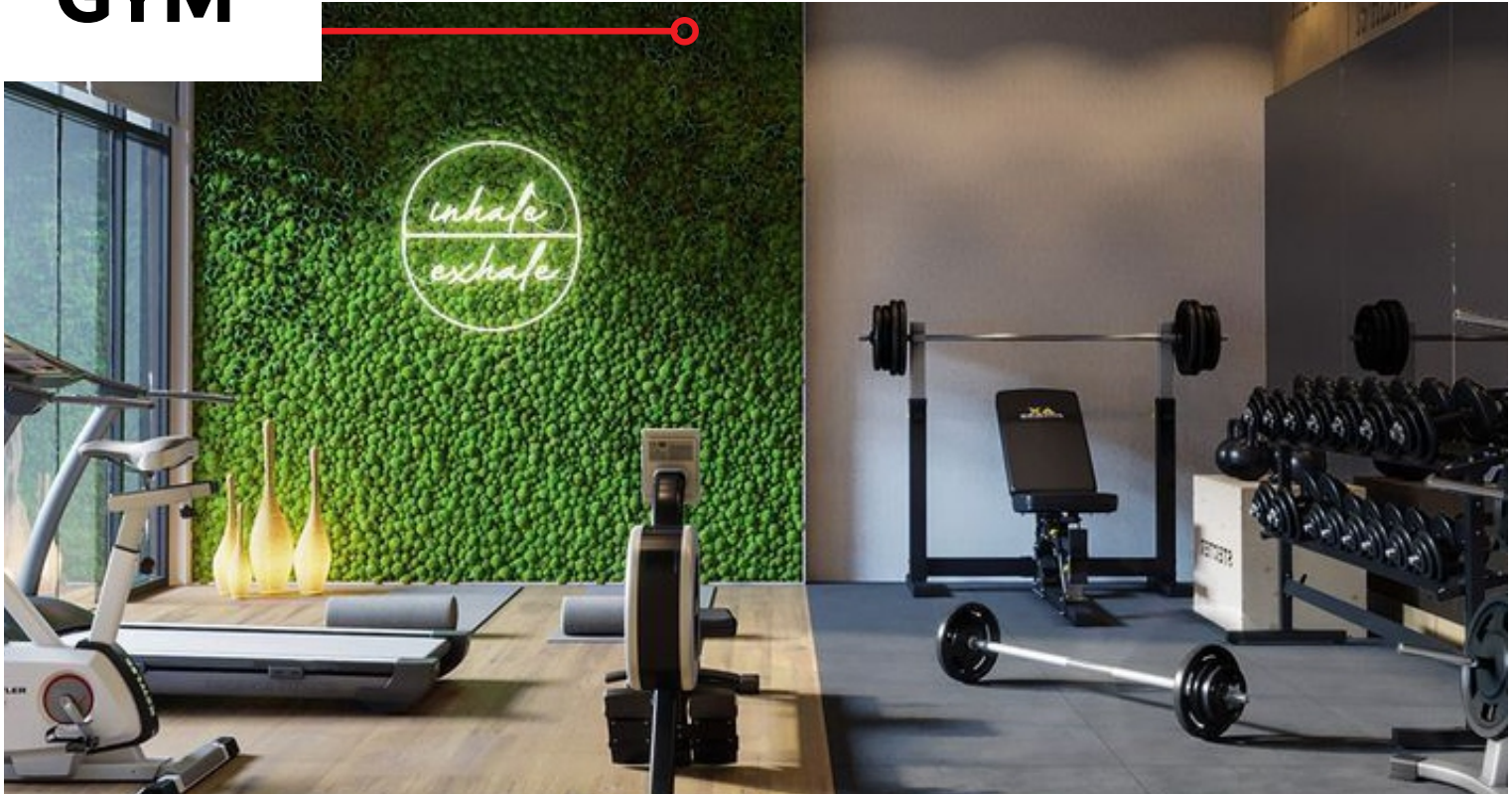
**4** BEDROOM  
FULLY DETACHED  
DUPLEX + BQ



A Development by **PWAW**  
PERFECTION



# GYM



A Development by  **PWAN**  
PERFECTION

  
**Boulevard**  
SERIES

# SWIMMING POOL



A Development by **PWAN**  
PERFECTION

**Boulevard**  
SERIES

# INTRODUCTORY PRICE OFF-PLAN



0-6MONTHS  
PAYMENT PLAN:

4 BEDROOM  
TERRACE DUPLEX

**N95M**

12 MONTHS  
PAYMENT PLAN:

4 BEDROOM  
TERRACE DUPLEX

**N102M**

STARTING AT 

**N10M**  
INITIAL PAYMENT

ALL PAYMENTS SHOULD BE MADE  
IN FAVOUR OF: **PWAN PERFECTION  
BUILDING PROJECT**



**1226154542**

**2**



## ESTATE FEATURES

SWIMMING POOL | GYM | FULLY AUTOMATED ESTATE SMART GATE & DOOR  
FULLY FITTED KITCHENS | LAKE-VIEW | VERY SERENE ENVIRONMENT WITH GREENRY  
LUXURY FULLY FINISHED STATE OF THE ART STRUCTURE | PARKING SPACE



## LOCATION



Emerald Lakeview,  
Beechwood Estate

## TITLE



Certificate of Occupancy (C OF O)



# FLOOR PLANS



## FIRST FLOOR PLAN

4 BEDROOM FULLY  
DETACHED DUPLEX



## GROUND FLOOR PLAN

4 BEDROOM FULLY  
DETACHED DUPLEX





# FLOOR PLANS

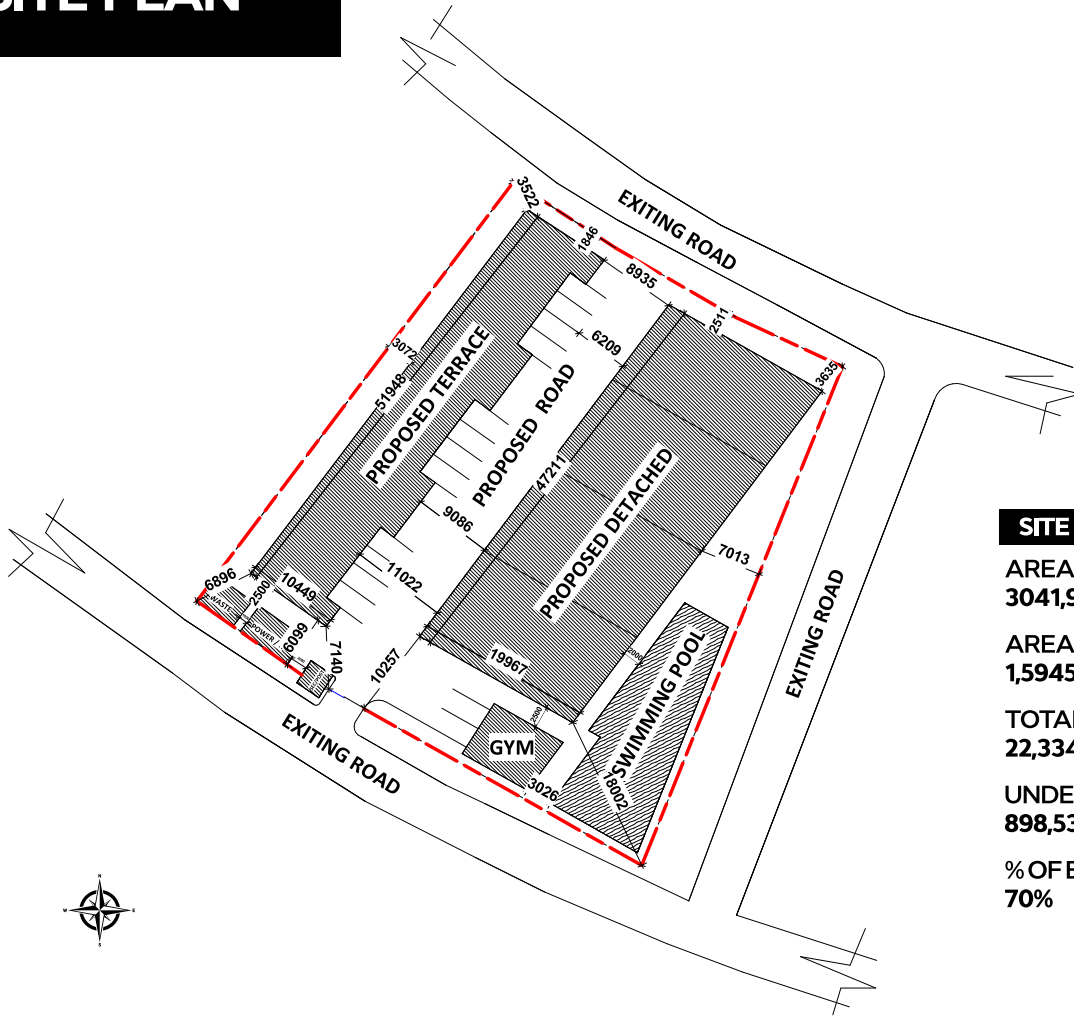


**FIRST FLOOR PLAN** 4 BEDROOM TERRACE DUPLEX



**GROUND FLOOR PLAN** 4 BEDROOM TERRACE DUPLEX

# SITE PLAN



## SITE ANALYSIS

AREA OF THE SITE:  
**3041,959 SQM**

AREA OF PROPOSED BUILDING:  
**1,5945 SQM**

TOTAL BUILT - UP AREA:  
**22,3348 SQM**

UNDEVELOPED AREA:  
**898,5355 SQM**

% OF BUILT - IP AREA:  
**70%**

# ESTATE TOP VIEW



A Development by  **PWAN**  
PERFECTION

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