



THE
COASTVIEW[®]
MEADOWS
BY HERITAGE GROUP

A Blossoming Community in Ibeju-Lekki, Lagos - Nigeria

Crafted with Care!





Facilitated by
Heritage DOM Limited

Developed by
HERITAGE HOMES
(owned by **Heritage Group**)
Tel: +234 700 007 7000

www.heritagecoastviewmeadows.com



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PROJECT HIGHLIGHTS

Clean Title (Certificate of Occupancy)

- Absolute and clear ownership rights to the property
- Free from encumbrances, disputes or liens

Project Layout Plan approved by Lagos State Government

Pre approved building plans

- Provides qualified flexibility and design options to buyers to create design of spaces that suit individual lifestyles

Network of continuous sidewalks

- Supports walking and cycling in a safe environment
- Provides residents with variety of routes and kilometers of pedestrian and bicycle track in the neighborhood

Over 35% of site dedicated to green spaces, circulation and Vibrant Streetscape

- Provides pedestrian-focused environments that are functional, visually appealing, to support wellness of residents

Offers a vibrant, healthy and sustainable new way to live

- Offers sustainable ecofriendly solutions
- Provides integrated Sewage Treatment Plant using Anaerobic Digestion System (ADS) to produce biogas high efficiency fuel for domestic cooking and lighting)

Advantageously located site - offering a fantastic place for expat community and Nigerians In Diaspora to live

Offers private, serene coastal and lagoon-side waterfront lifestyle in a picturesque setting

THE VISION

The **Coastview Meadows** is envisioned to be a blossoming community where more moments matter and a place that brings together a unique mix of residential, recreational, home-based and retail- commercial spaces - thereby offering a vibrant, healthy and sustainable new way to live.

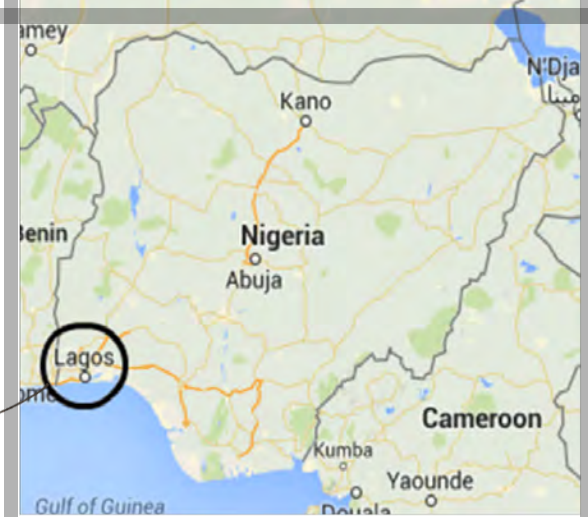
Determined to create the most livable, safe, secure and sustainable place to call home in the Lekki Free Trade Zone (FTZ) vicinity of Lagos, the **Coastview Meadows** has been crafted with care through rigorous design; thereby offering an exquisite address to experience the luxury of private, serene coastal and lagoon-side waterfront lifestyle in a picturesque setting.



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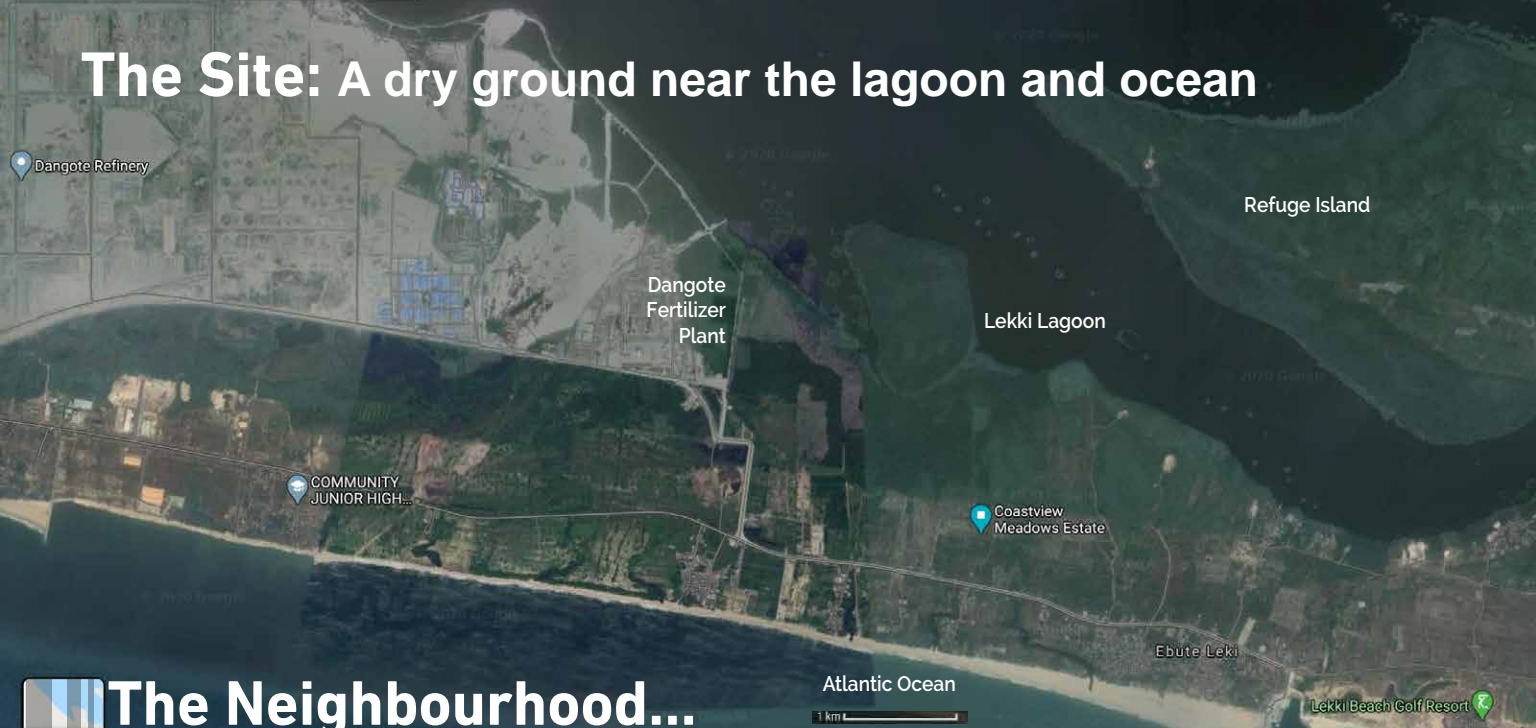
THE SITE

Nestled pristinely between the Atlantic Ocean and the Lekki Lagoon waterfronts, the Coastview Meadows site is advantageously located in proximity to Lekki Free Trade Zone (FTZ) in Ibeju Lekki, Lagos State Nigeria.



LEKKI FREE TRADE ZONE LAND USE + INFRASTRUCTURE MASTER PLAN - (Preferred Option)

The Site: A dry ground near the lagoon and ocean

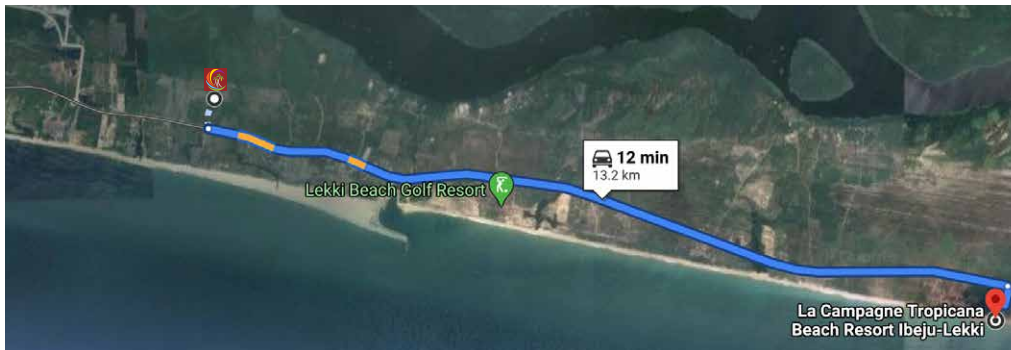
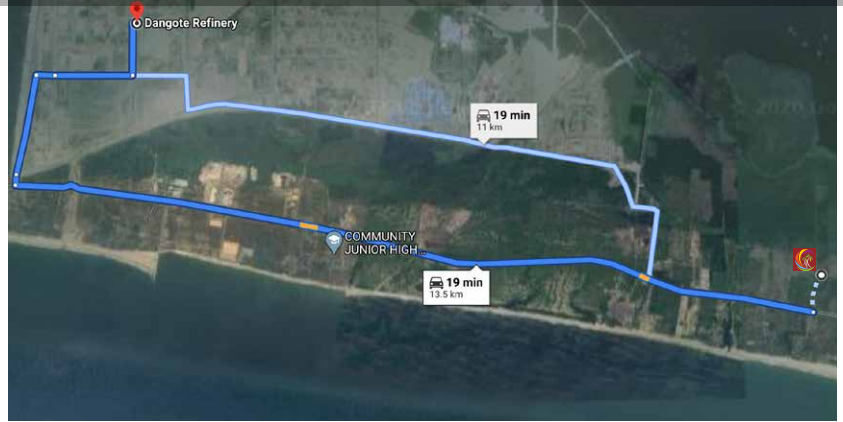
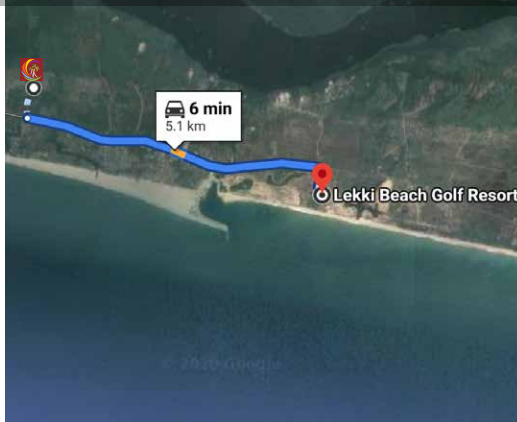


The Neighbourhood...

The Coastview Meadows neighbourhood is undeniably a fantastic place to live with many more communal and business facilities that are advantageously located, making everything residents could ever want... right at their fingertips.

Living in the Coastview Meadows could mean a rather short trip to the new 18 Hole Lekki Beach Golf Course + Resort (5.1 Km); the Resort Beaches of La Campagne Tropicana Beach (13.2 Km) It could also mean a rather short commute to go to work at the Dangote Fertilizer Plant (4.7 Km); the Dangote Refinery & Petro Chemical Plant (13.6 Km) or doing business in the Multi-billion US Dollar Lekki Free Trade Zone – with a mix industrial, commercial, residential & recreational facilities (as near as 2 km away).

Distances of some Points of Interest...



The Lifestyle... inspired by nature + design...

The Coastview Meadows takes advantage of its exquisite setting to sensitively integrate a unique mix of residential, recreational, retail and commercial spaces with nature...

The estate provides residents with a waterfront lifestyle on a dry land - 1.36 Km from the Lekki Lagoon and 1.57 Km from the Atlantic Ocean - in tune with the sounds of chirping birds, coastal breeze and stunning views to the rising and setting sun unique to the site.

Designed to international standards, the planning and design of the Coastview Meadows are a culmination of a thorough design process envisaged to create the most livable, elegant and enduring neighbourhood - with stunning architectural presence that sets it apart from others.

LAND USE PLAN



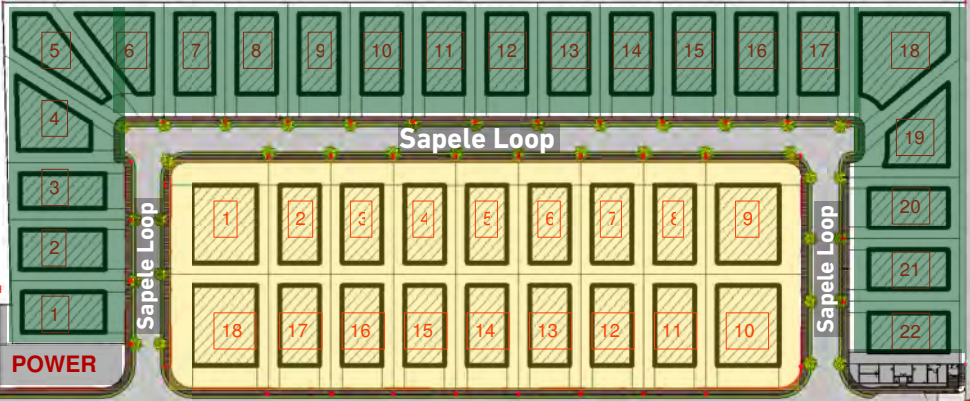
+ Housing Types

SC/LA
BG4210WH

SC/LA
BG4678WH

SC/LA
BG4679WH

SC/LA
BG4680WH



Obeche Drive



R O A D
E X I S T I N G

E X I S T I N G R O A D

SC/LA
BG4682WH

SC/LA
BG4681WH

SC/LA
BG4209WH

SC/LA
BG4683WH

SC/LA
BG4684WH



Legend:

- | | | | |
|--|-----------------------------------------------------------------|--|----------------------------------------------------------------------|
| | Block 1 (Blackwood)
Flats + Detached Houses | | Block 5 (Obeche)
Flats, Detached, Semi-detached & Duplexes |
| | Block 2 (Butterfruit)
Semi-Detached Houses + Terraces | | Block 6 (Palm)
Mix of Detached, Semi-detached & Duplexes |
| | Block 3 (Iroko)
Mix of Detached & Semi-Detached | | Block 7 (Sapele)
Mix of Detached, Semi-detached & Duplexes |
| | Block 4 (Mahogany)
All Land Use Housing Types | | Rosewood Park
Open Space + Recreation zone |
| | Entrance / Access | | Utilities + Commercial
Power, water, Comms. + Commercial |



Streets and Blocks on the plan are named after trees endemic to Nigeria

THE VISION



Illustrative
MasterPlan



0 20 50m



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Keynotes

- 01 Welcome Centre
- 02 Main Entrance Security Hub
- 03 Subterranean sewage treatment plant with the space above grade for parking and Off Leash Dog Park for Residents
- 04 Energy Centre
- 05 The Palm Multiplex Centre comprising: 8 Storey Luxury Apartment, clinic, retail and commercial development
- 06 Rosewood Park: Landscaped multipurpose park with dedicated children's play area, bandshell, garden walk, picnic pavilion
- 07 The Orchard: Le Jardin d'Amina Clubhouse
- 08 Eastgate Security Hub



Open Space Framework: **Enlarged Plan of Rosewood Park**



Keynotes

- ① Park entry signage / park gateway landscape to details
- ② Park main entrance heavyduty African motif themed sliding gate
- ③ Entrance gate
- ④ Delivery / maintenance vehicle access with removable bollards
- ⑤ Bench
- ⑥ Picnic table

- ⑦ Le Jardin d'Aminata: Tropical fruit trees
- ⑧ Outdoor dining patio
- ⑨ Space for community garden with mulch, pathways and fence
- ⑩ The Orchard Clubhouse
- ⑪ Outdoor digital immersive screen
- ⑫ Parking
- ⑬ Children play area

- ⑭ Climbing frame and slide
- ⑮ Kids Seesaw
- ⑯ Balancing beam
- ⑰ Fitness climbing equipment
- ⑱ Bird nest swing
- ⑲ Double swing
- ⑳ Carousel
- ㉑ Climbing boulders

- ㉒ Bandshell
- ㉓ Open lawn (meadow grass)
- ㉔ Concrete / unit pavers pathways
- ㉕ Low stone seat wall
- ㉖ Hedge + fence
- ㉗ Bike racks
- ㉘ Family pool / splash pad
- ㉙ Park promenade

STREET NUMBERING PLAN

with Municipal
Address + Plot Sizes



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Notes

- All areas shown have been rounded up to the nearest whole number
- Plots with multiple units such as semidetached, terraces and flats as well as intermediate properties will have a number suffixed A, B, C, etc.

- Design for natural ventilation and cooling by natural ventilation in buildings to maximize the free cooling by utilizing the diurnal temperature swings between night and day. Residential buildings can be designed to only use natural ventilation, eliminating the need for powered mechanical ventilation and cooling.
- Wherever possible, the building orientation should be considered with respect to passive solar design, and solar energy collection systems should be considered when defining building orientations and roof angles. Wherever possible, the roof design should support solar energy collectors (hot water and photovoltaic) and be oriented towards the south and pitched at angles of 35° – 45° .
- The preferred solar collector will be dependent on the building type. For residential buildings such as those proposed in the Coastview Meadows - where the domestic hot water load is anticipated to be high, solar thermal collectors will offer an economical solution. Photovoltaic panels will achieve the greatest energy savings but may be cost prohibitive and likely cheaper than relying on diesel generators.
- LED Lighting is now becoming more mainstream and can be incorporated for low energy lighting along with day-lighting controls and occupancy controls.



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Creating a Blossoming Green Community with a Difference

THE BUILT FORM



With a built form typified by diverse housing types, the design of the Coastview Meadows is envisioned to be a welcoming neighbourhood with a great sense of place set against the backdrop of nature.



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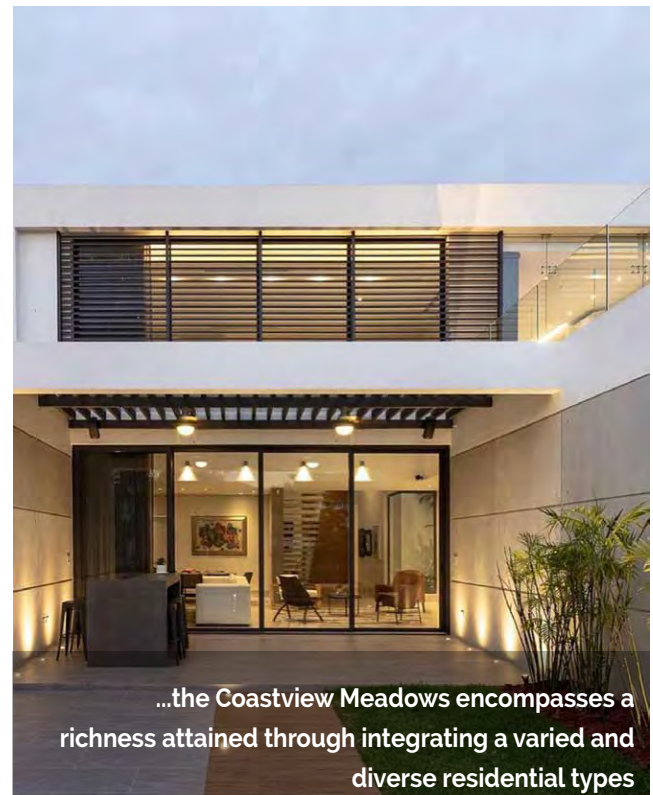


Diverse Residential Types

The meadows leverages its proximity to the Atlantic Ocean and Lekki Lagoon to complement the vibrant streetscape, beautifully landscaped open spaces and various elements of interest that makes the Coastview Meadows to be rich in character.

With characteristics akin to a natural meadow environment, the Coastview Meadows encompasses a richness attained through integrating a varied and diverse residential types - from single detached dwellings to mutli-units residential dwellings (flats, terraces, semi-detached house, etc. These dwelling types which form the core of the built form of the Coastview Meadows are named after flowers endemic to Nigeria. These flowers include Ivy, Hibiscus, Ixora, Orchid, Roses, Cordyline, Croton, Roses and Sunflower.

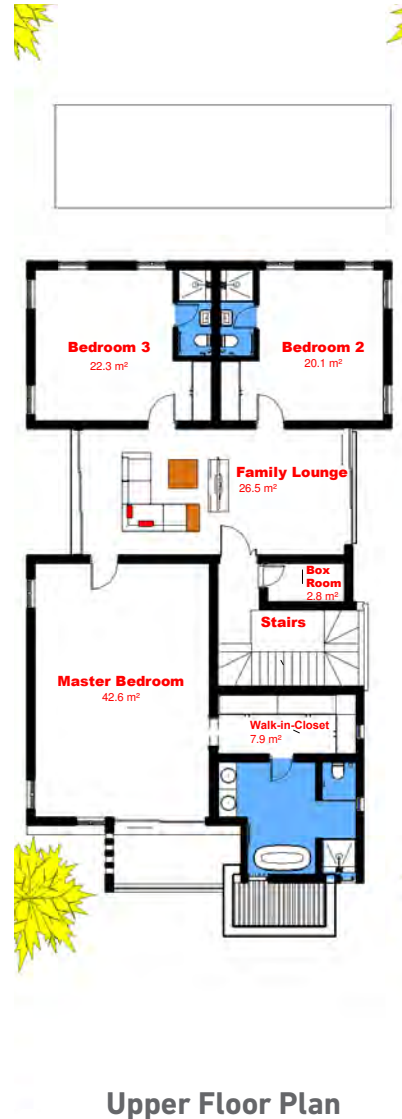
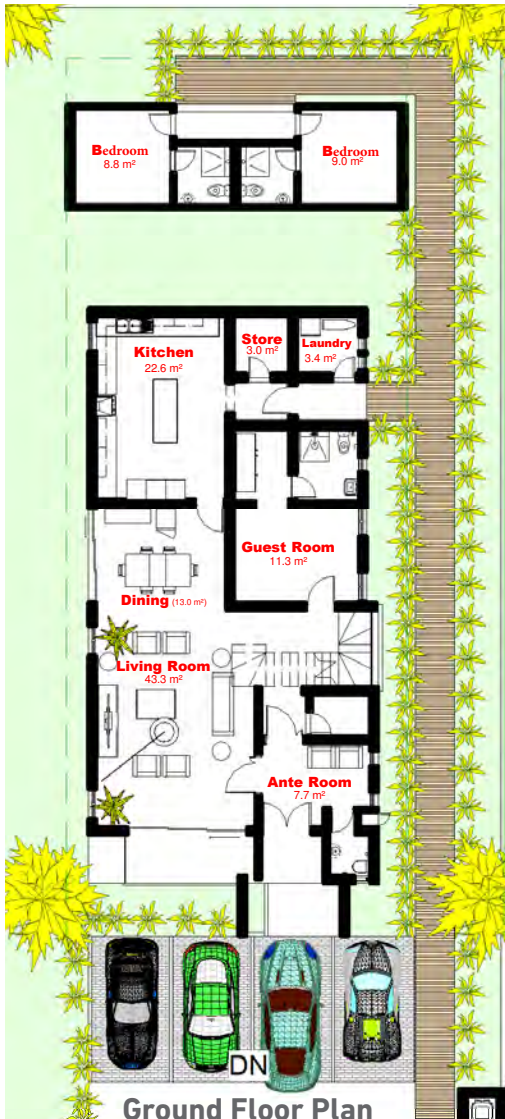
The prototype designs for the Coastview Meadows by B&L Architects are presented in the ensuing sections.

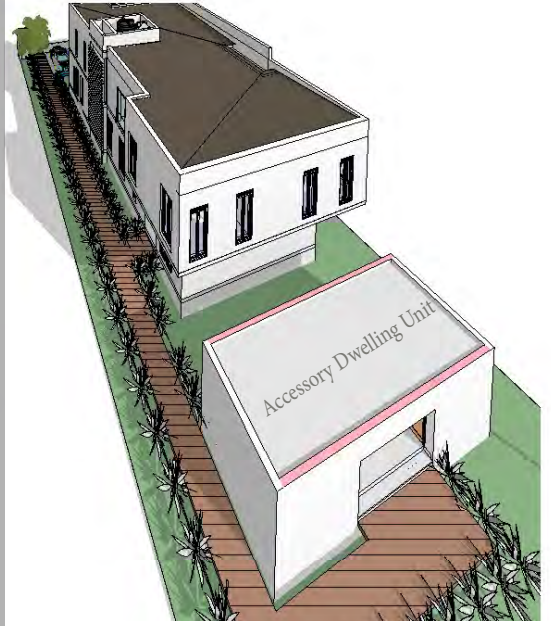




The Orchids (Prototype Detached House)

Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels







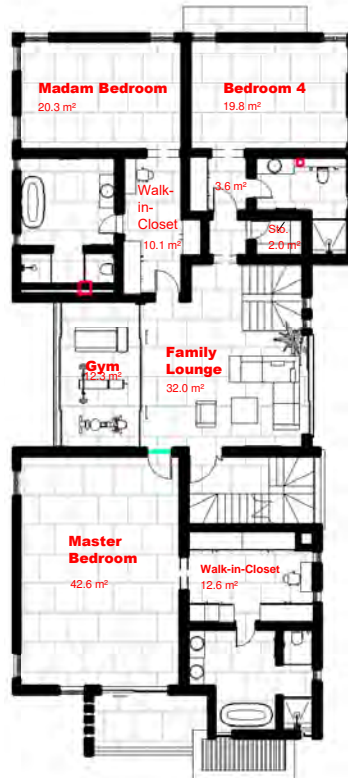
Ivy

(Prototype Detached House with Penthouse)

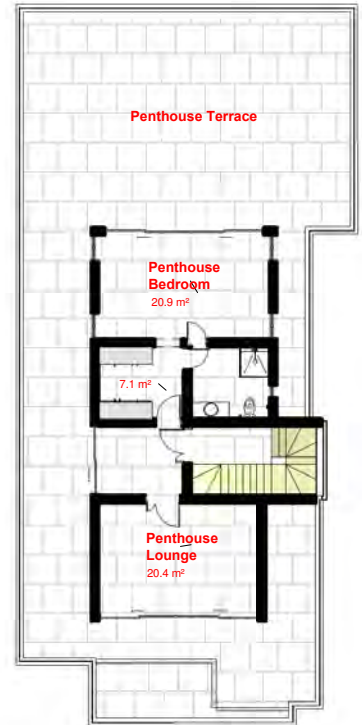
Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



Ground Floor Plan



Upper Floor Plan



Penthouse Floor Plan

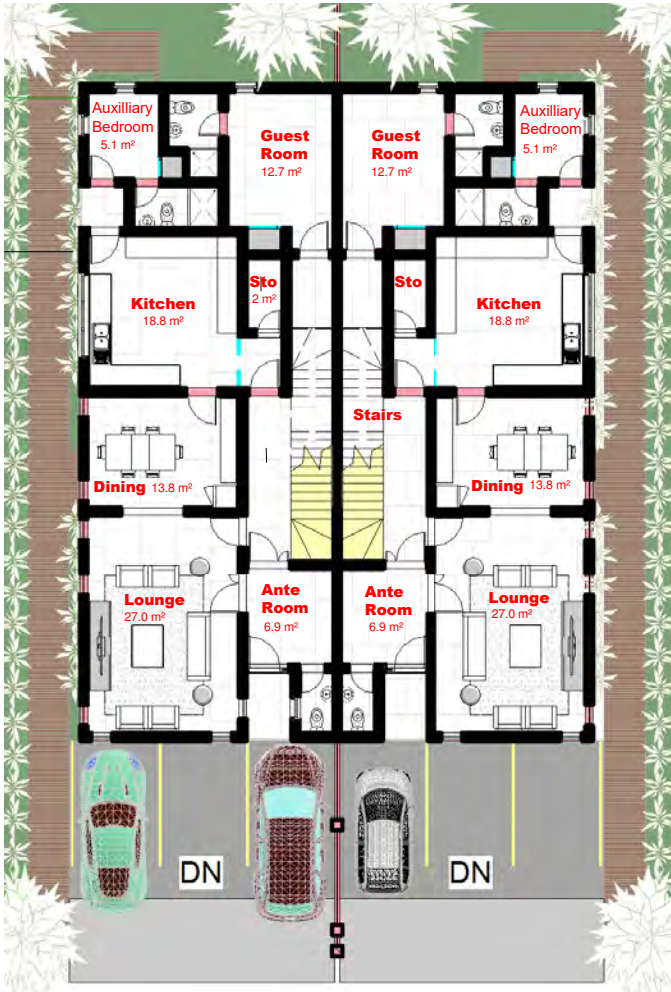




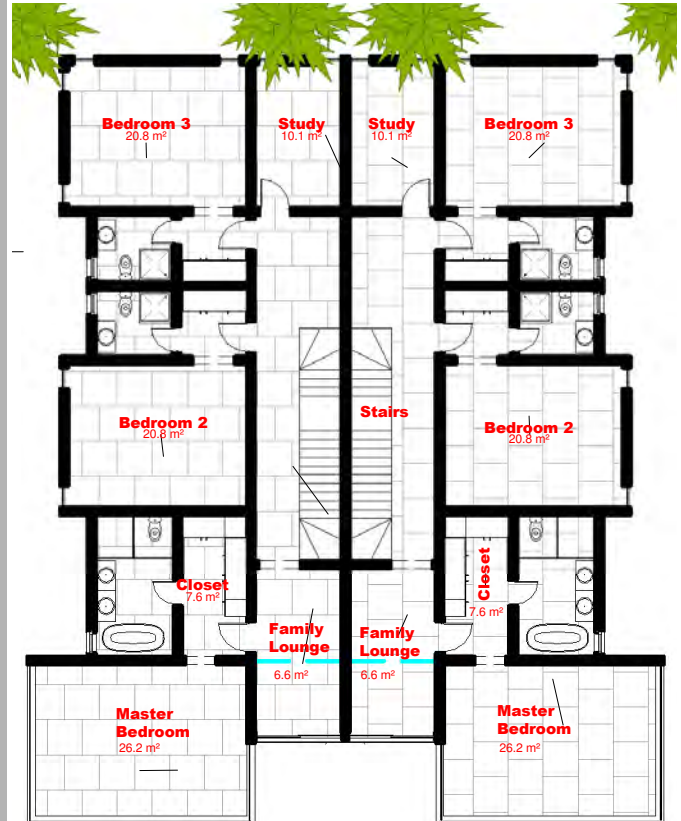
Ixora

(Prototype Semi-Detached House - Type A)

Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



Ground Floor Plan



Upper Floor Plan

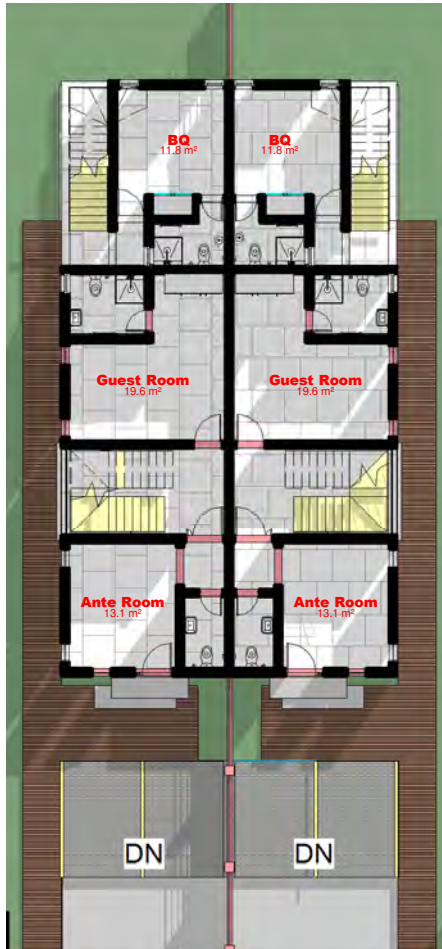




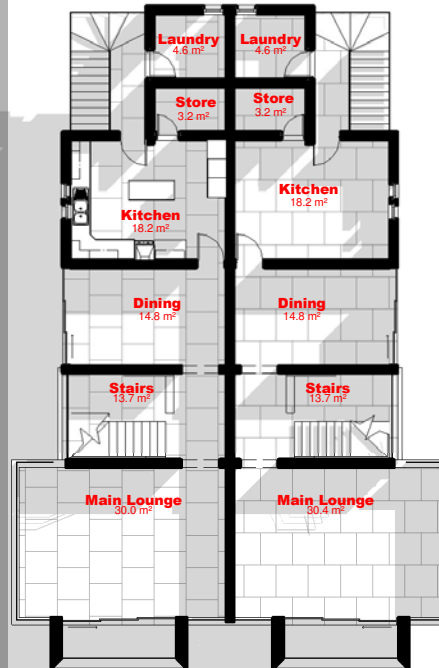
Celosia

(Prototype Semi-Detached House - Type B)
with Flats

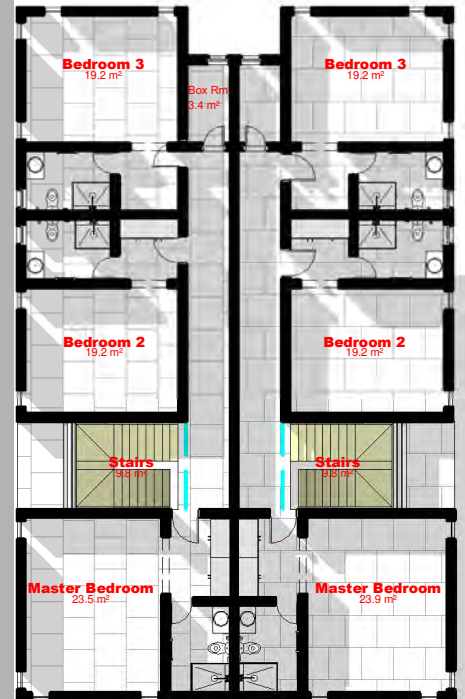
Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

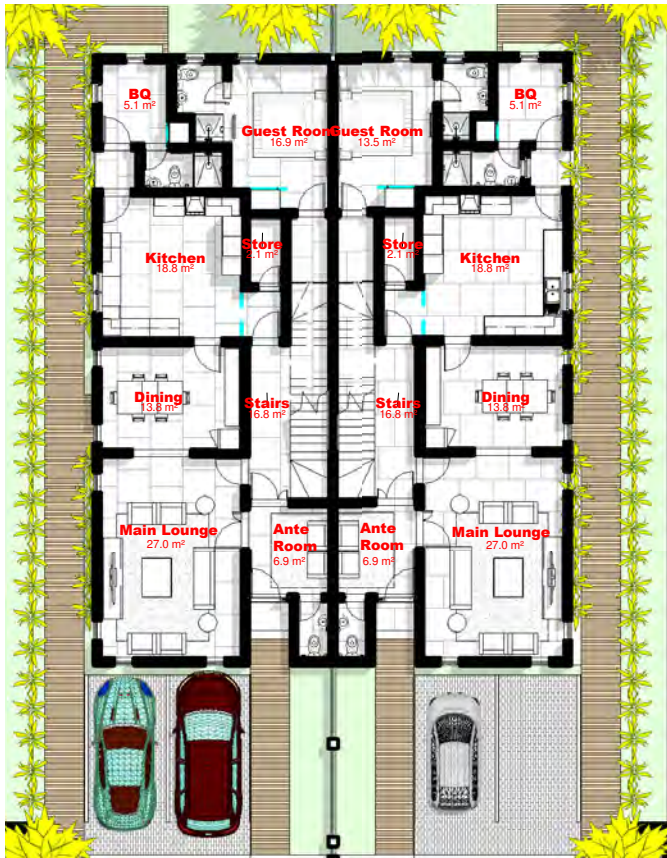




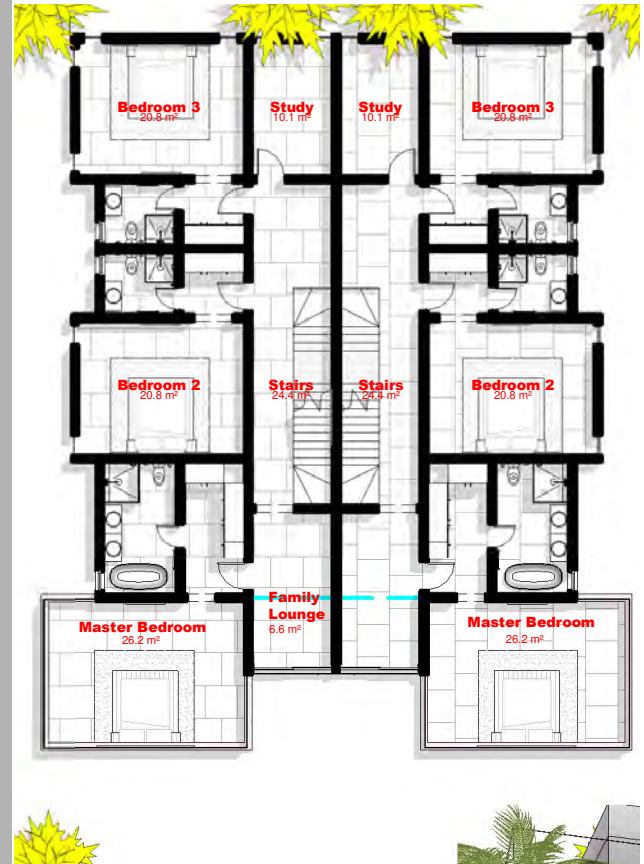
Hibiscus

(Prototype Semi-Detached House - Type C)
with Penthouse

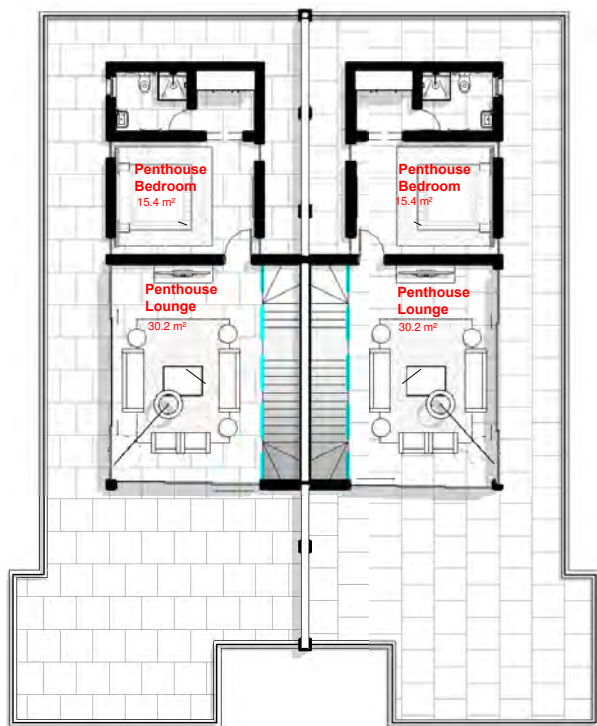
Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



Ground Floor Plan



1st Floor Plan



Penthouse Floor Plan



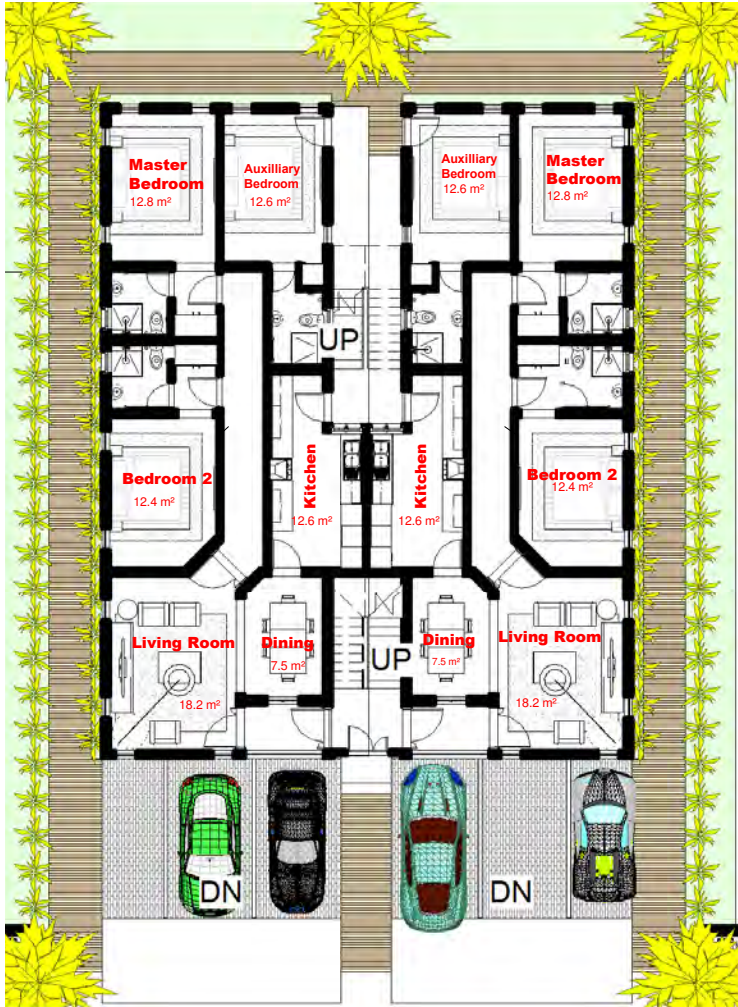


Cordyline

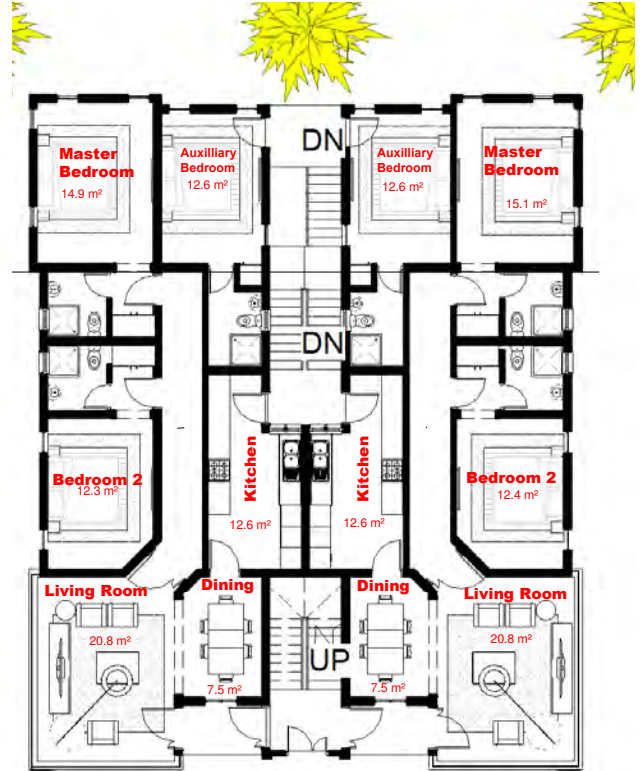
(2 Bedroom Block of Flats)

with Accessory Dwelling Unit

Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



Ground Floor Plan



Upper Floor Plan



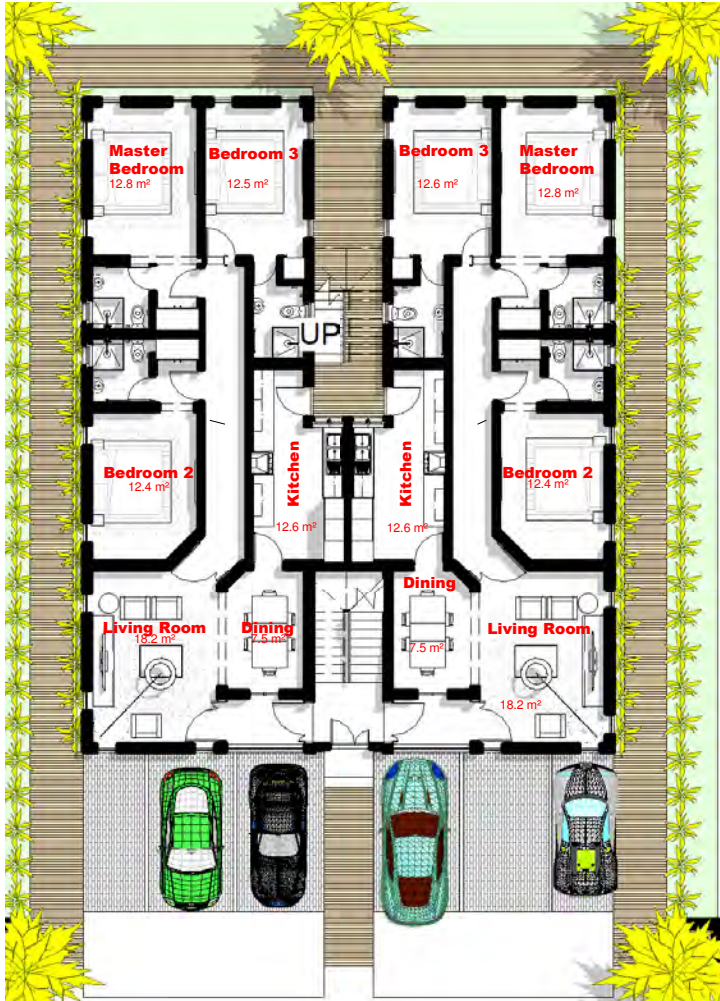


Croton

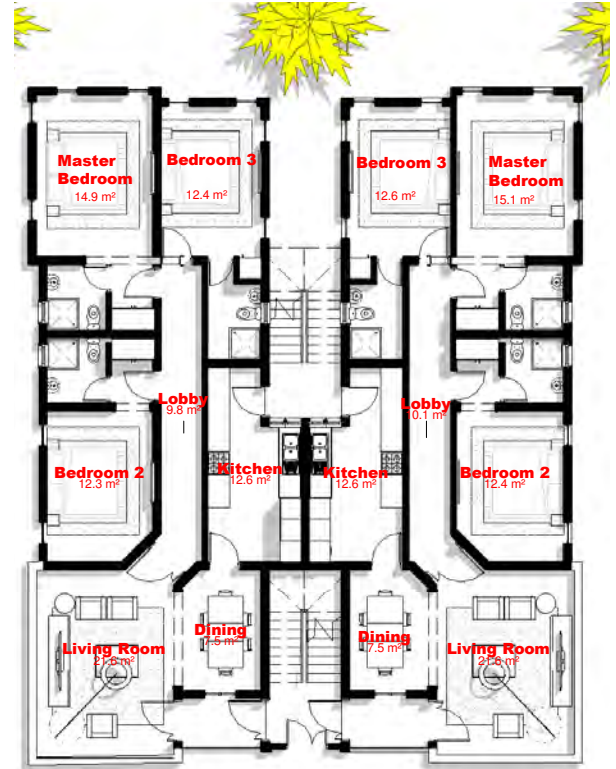
(3 Bedroom Block of Flats)

with Accessory Dwelling Unit

Interior Area:	180 m ² ?
Accessory Dwelling Unit:	18 m ² ?
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



Ground Floor Plan



Upper Floor Plan

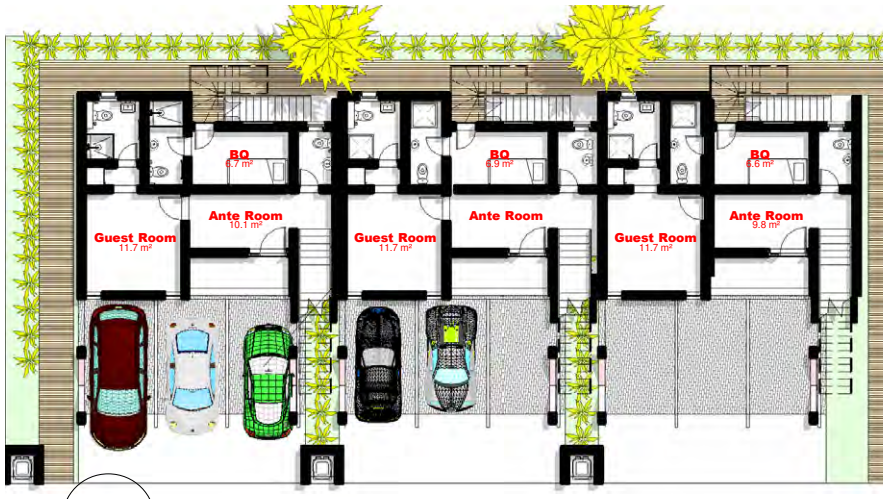




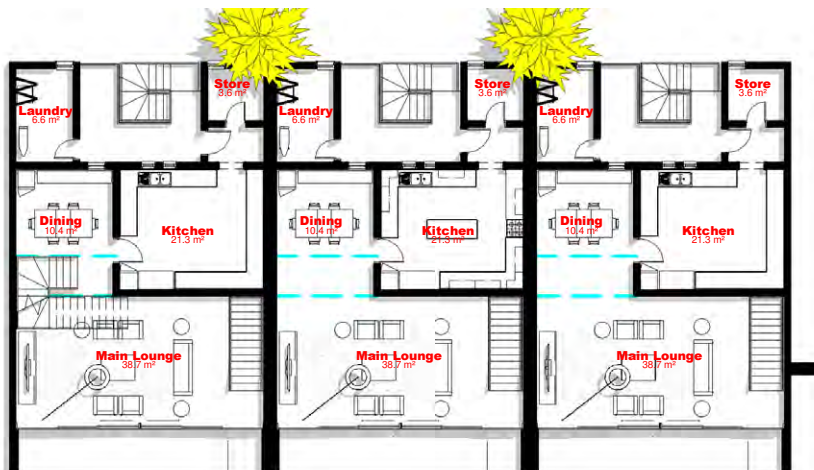
Cacti

(Prototype Terrace House)

Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



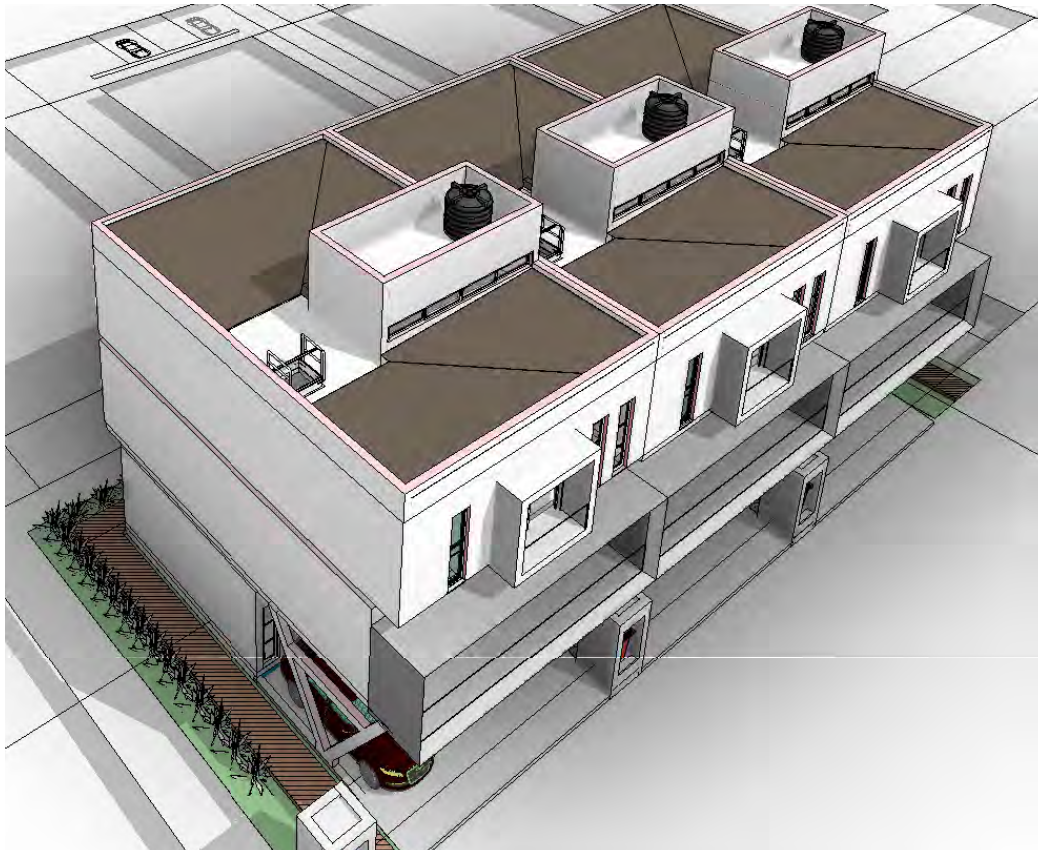
Ground Floor Plan



1st Floor Plan



2nd Floor Plan



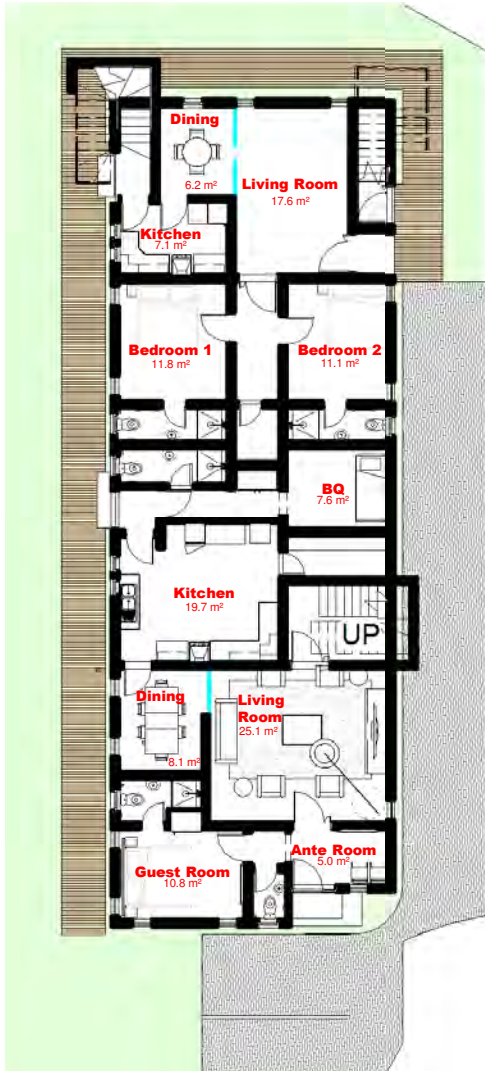


Calla-Lilly

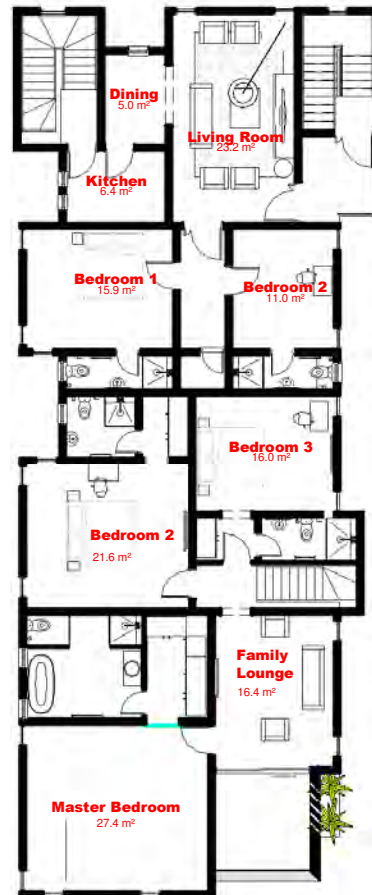
(Prototype Duplex + Flats)

with Accessory Dwelling Unit

Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	2 Levels



Ground Floor Plan



Upper Floor Plan





Mussaenda

(Prototype Block of Flats)

Interior Area:	180 m ² ?
Accessory Dwelling Unit: 18 m ² ?	
# of Bedrooms:	4
# of Bathrooms:	4.5
# of Storeys:	4 Levels



Ground Floor Plan



Typical Upper Floor Plan

