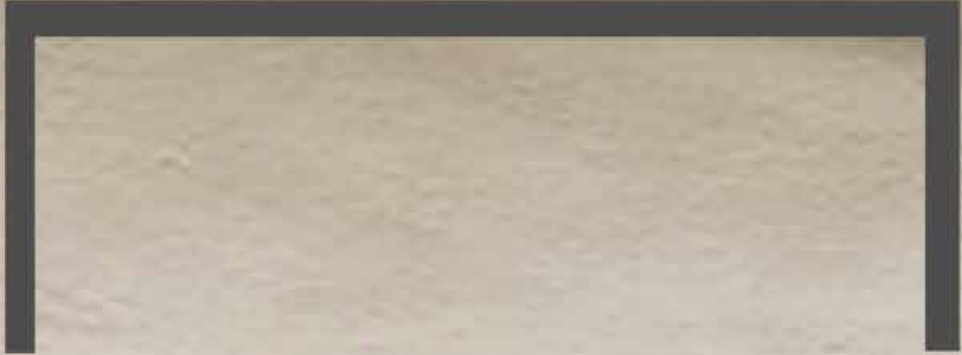




WHITE SAND APARTMENTS

AMADU BELLO WAY, NIGERIA



Java Design Concepts LTD



01 **INTRODUCTION**
Project Brief

02 **DATA ANALYSIS**
Site Analysis

03 **PROGRAM DEVELOPMENT**
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INTRODUCTION

Project Brief



PROJECT BRIEF

Upon the client's objectives, the proposed project is a 3 Residential Towers which aimed to be developed with a unique architectural character.

The site is located in Nigeria, Lagos within an area of 13,216 sq.m on the Amadu Bello Way
The intended design aims to divide the footprint to 3 typical blocks, so that the single block footprint not to exceed 2643sq.m.

The Project is a 25 occupied floor per each tower, consisting mainly of the following components:

- **Shops**
- **Business Offices**
- **Parking**
- **Spa & Gym**
- **Roof Top Infinity Pool**
- **20 Residential Floor (6 apartments per floor)**
- **HeliPad (on one tower)**





DATA ANALYSIS

Site Analysis



SITE ANALYSIS



Set backs

6 meters Neighbor side
9 meters Road side

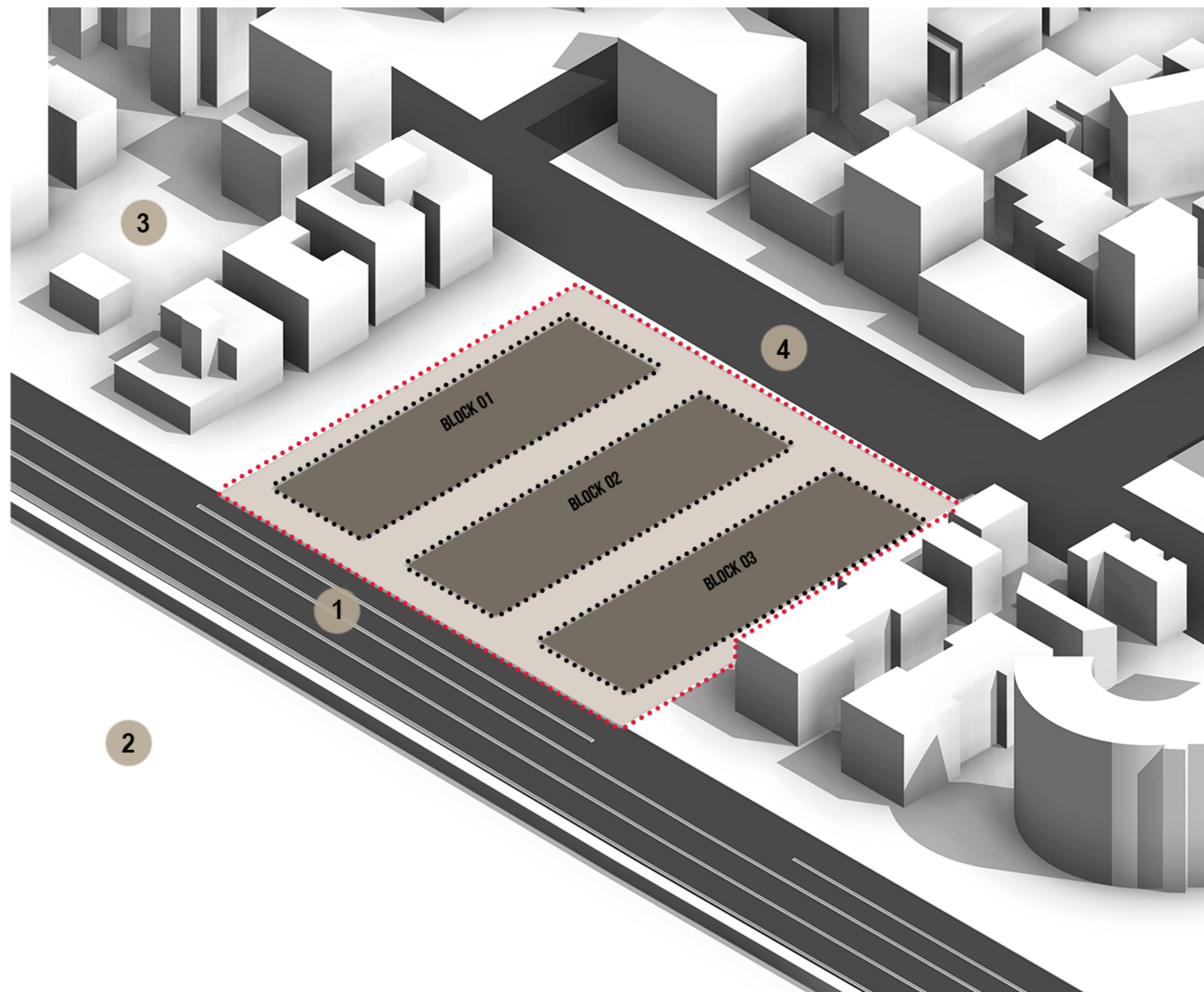
Existing

13,216 sqm total Area

Proposed

The intended design aims to divide the footprint to 3 typical blocks so that the single Block footprint not to exceed 2643 sq.m

□ SITE ANALYSIS



1. Amadu Bello Way
2. Private Land

3. Amadu Bello Way
4. Bishop Oluwole Street



view 01



view 02



view 03



view 04



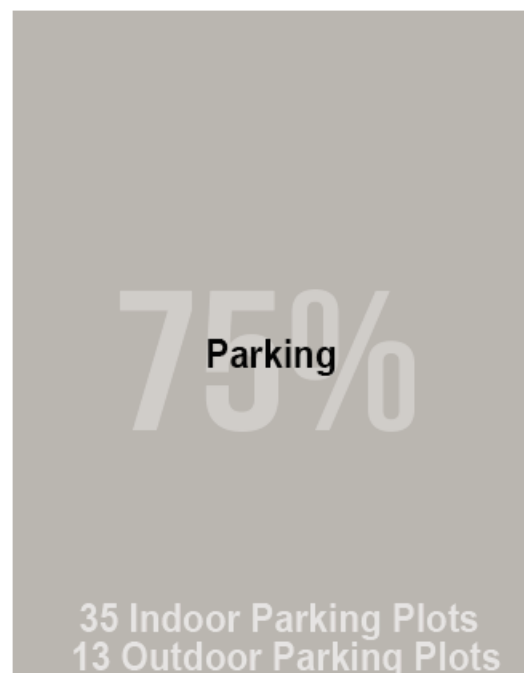
PROGRAM DEVELOPMENT

Areas Program, Form Birth

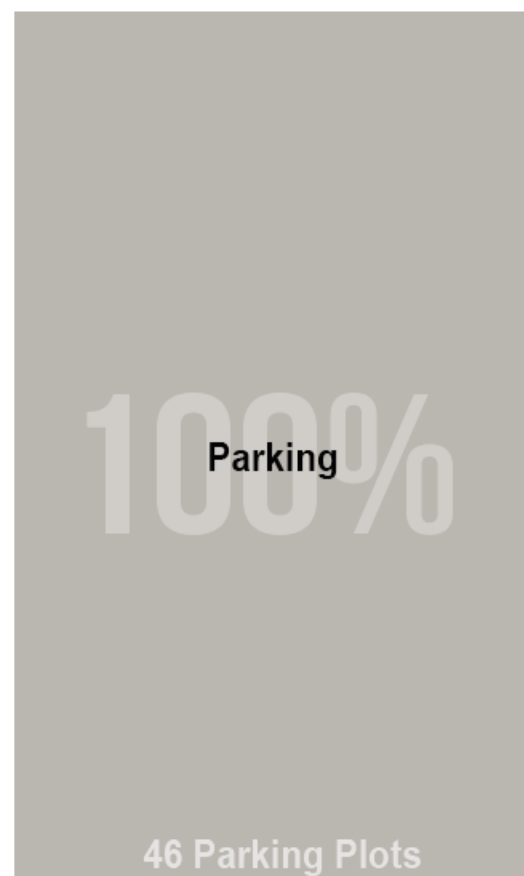


AREAS PROGRAM

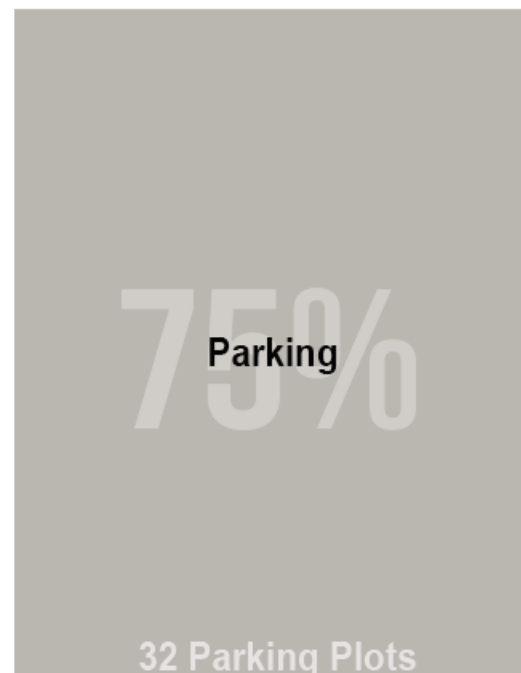
■ Ground Floor



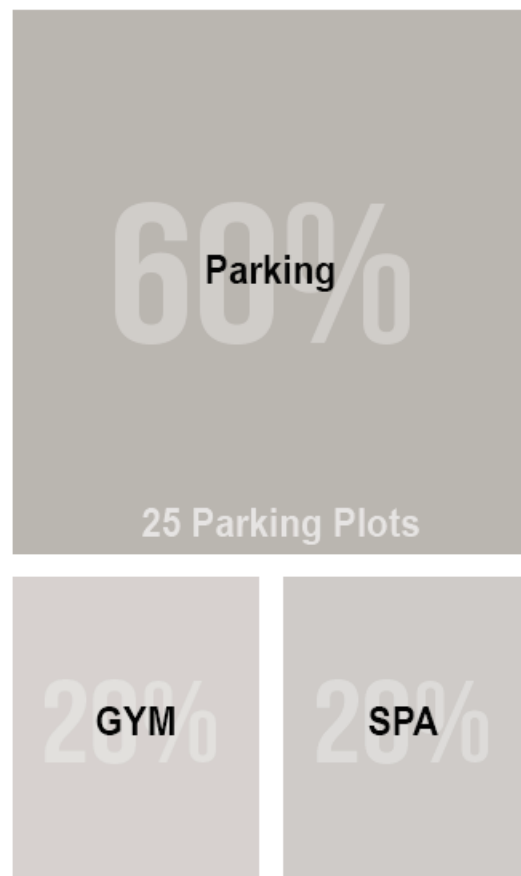
■ Third Floor



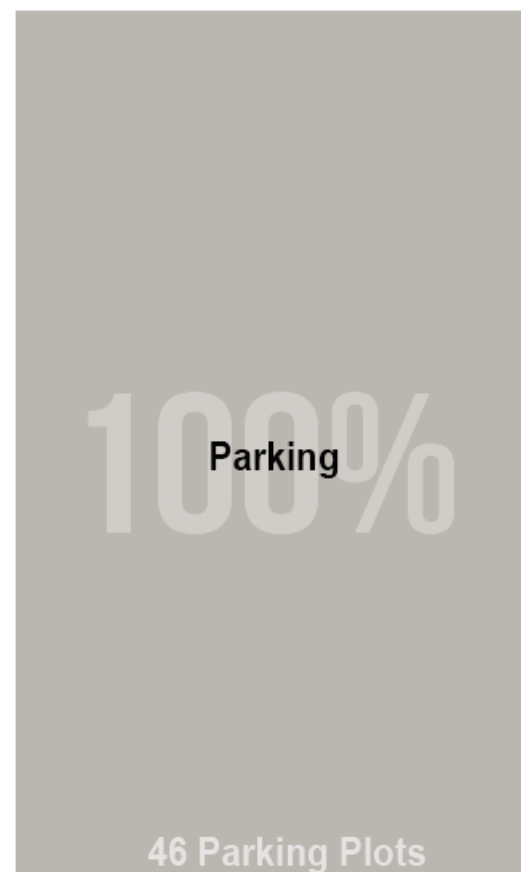
■ First Floor



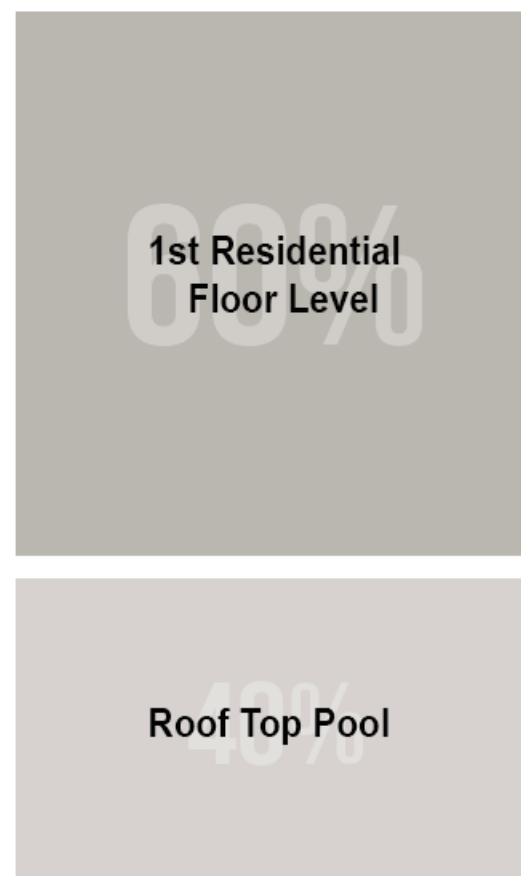
■ Fourth Floor



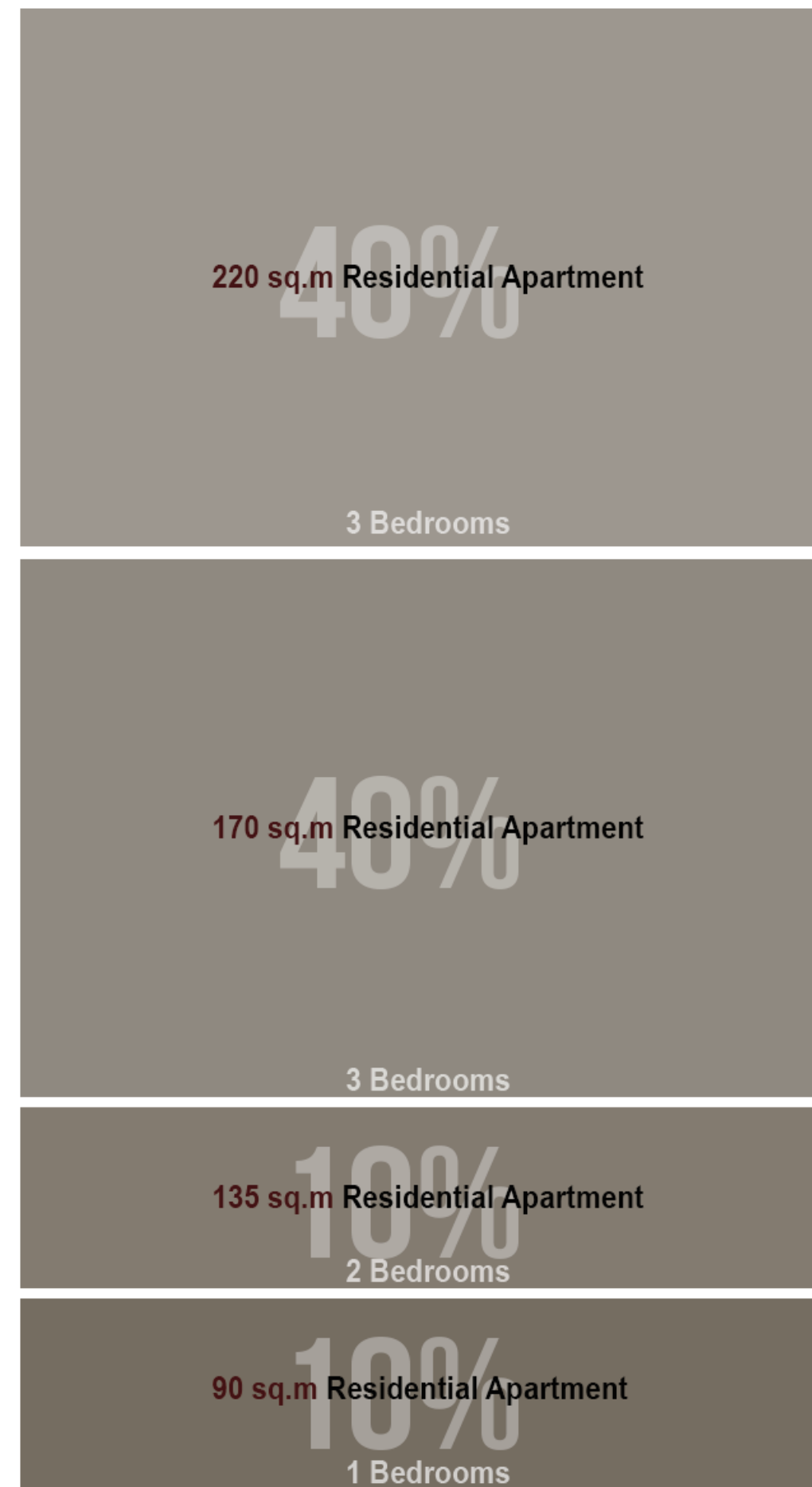
■ Second Floor



■ Fifth Floor



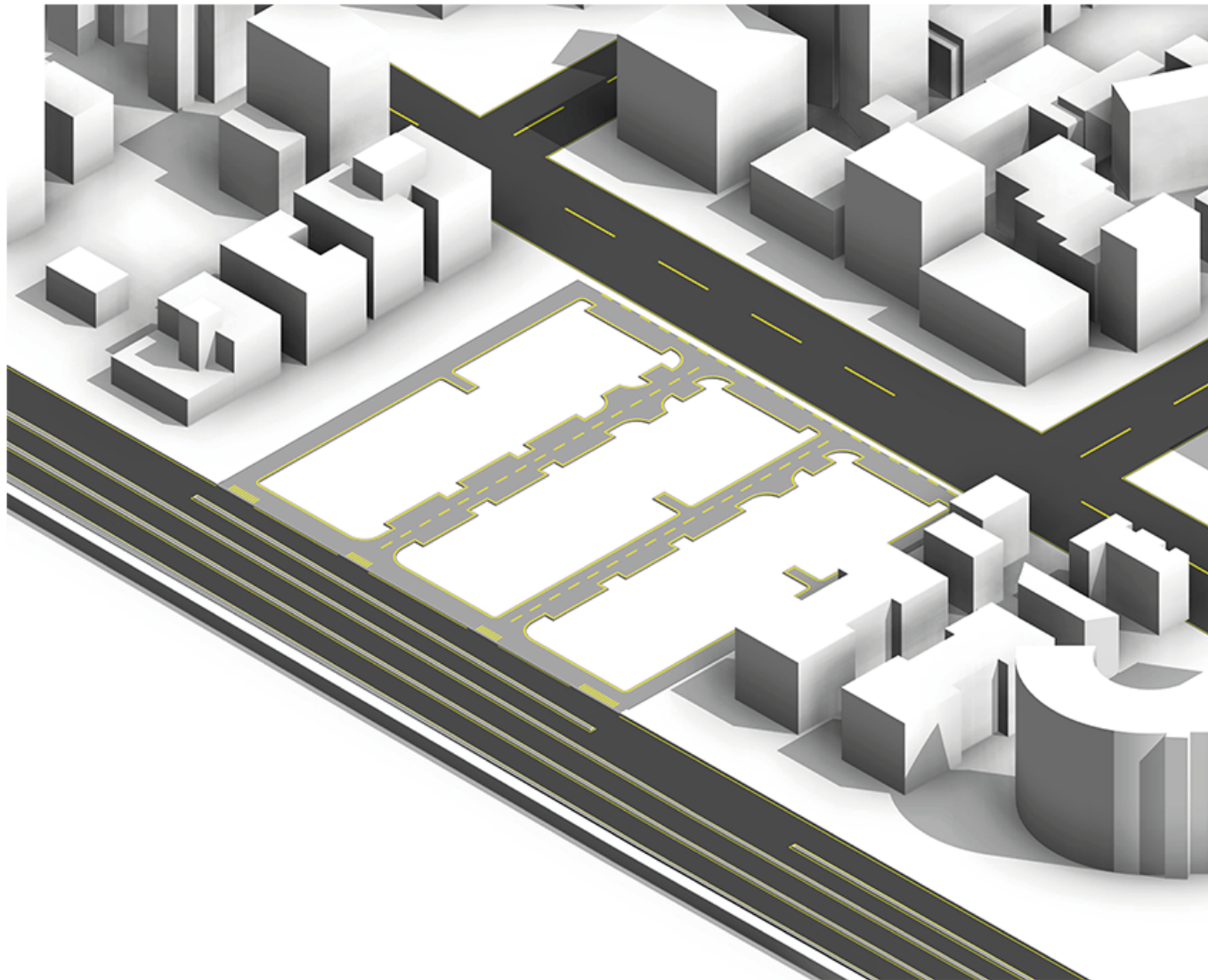
■ Typical Residential Floor



☐ FORM BIRTH

01

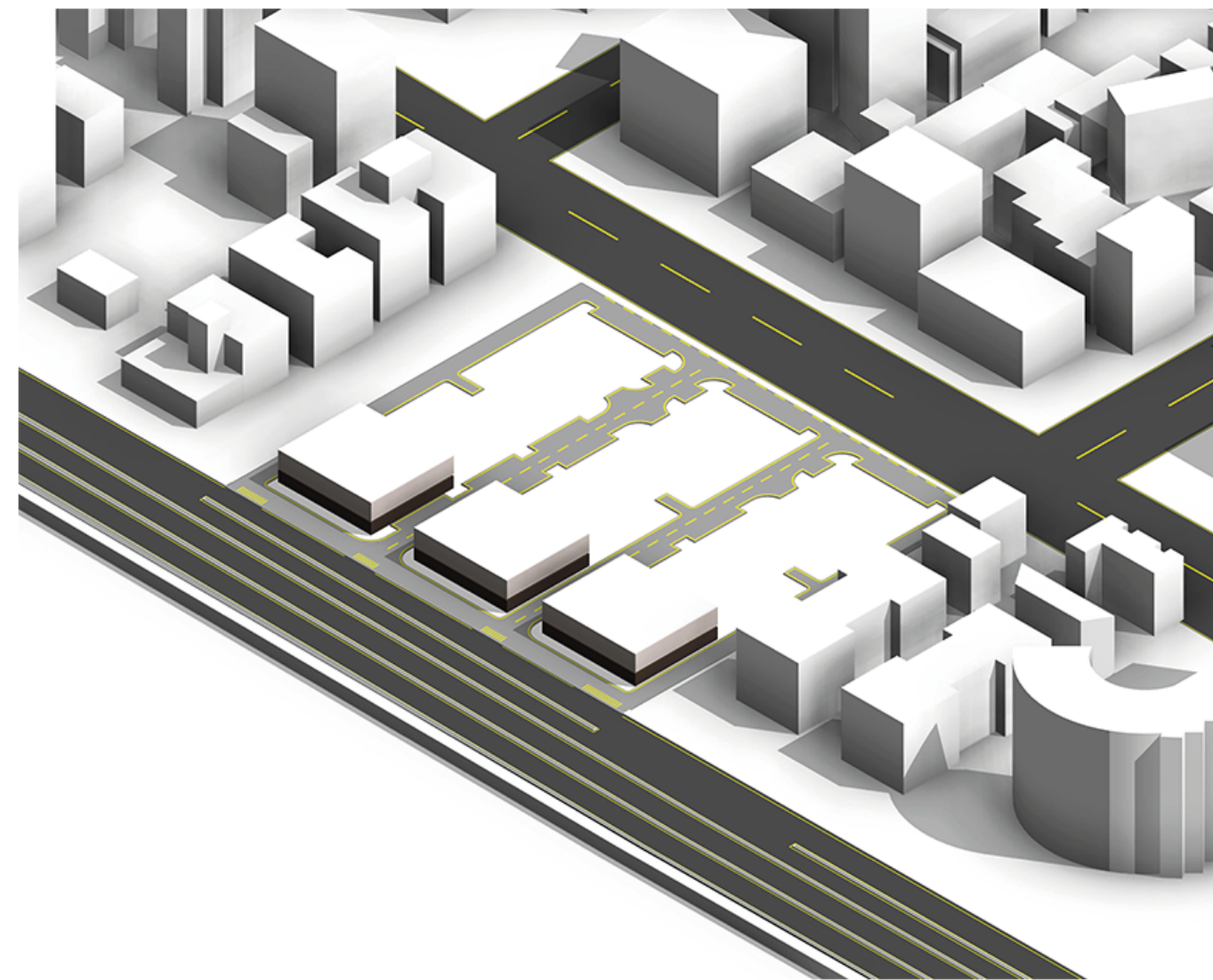
Blocks Distribution



The intended design aims to divide the footprint to 3 typical blocks, so that the single block footprint not to exceed 2643sq.m.

02

Commercial Zone

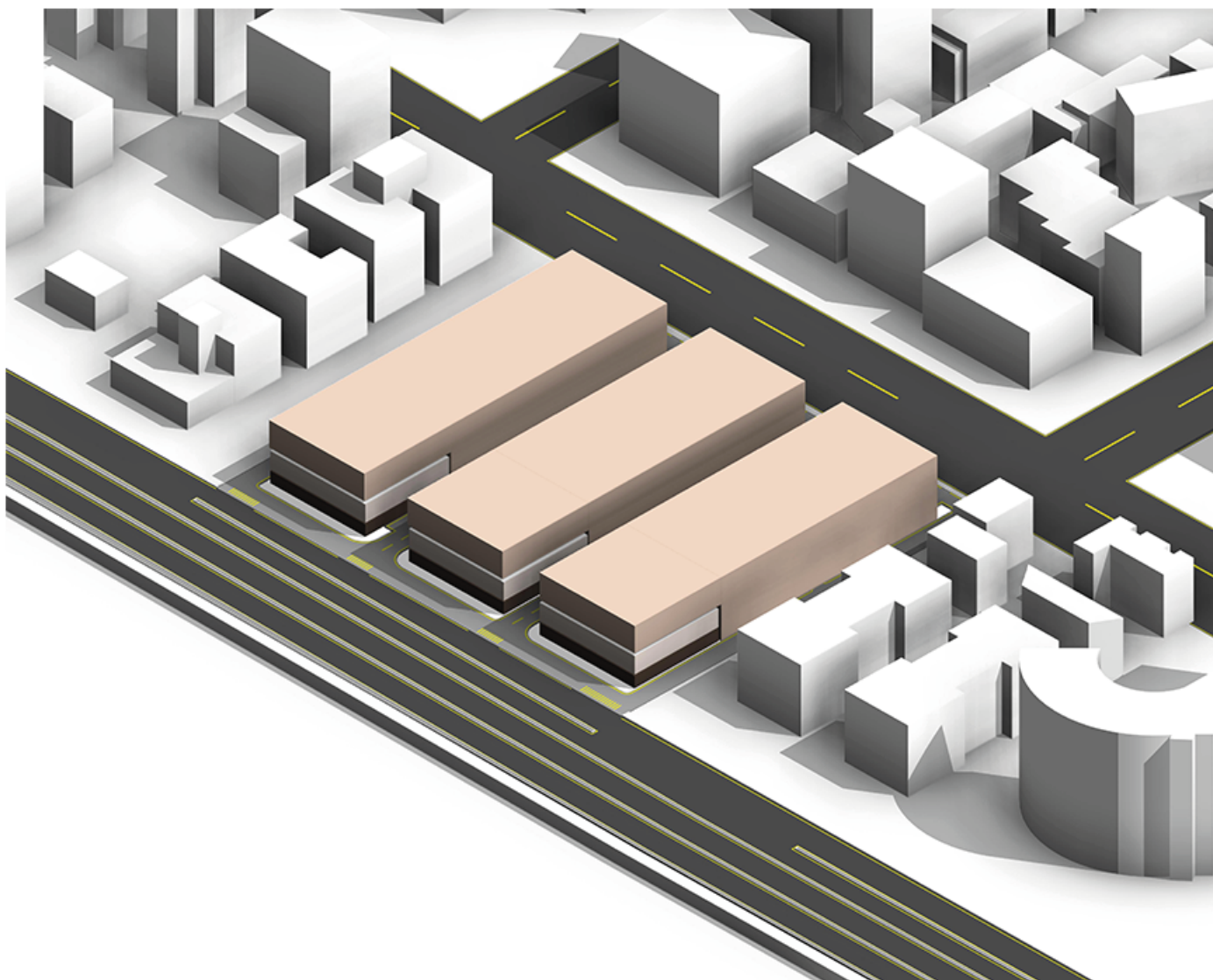


The Commercial zone consist of 2 floors distributed as the following
Ground Floor : 6 Shops / First Floor : 6 Offices
located on the elevation facing Amado Bello Way to create and interact with the surrounding context

FORM BIRTH

03

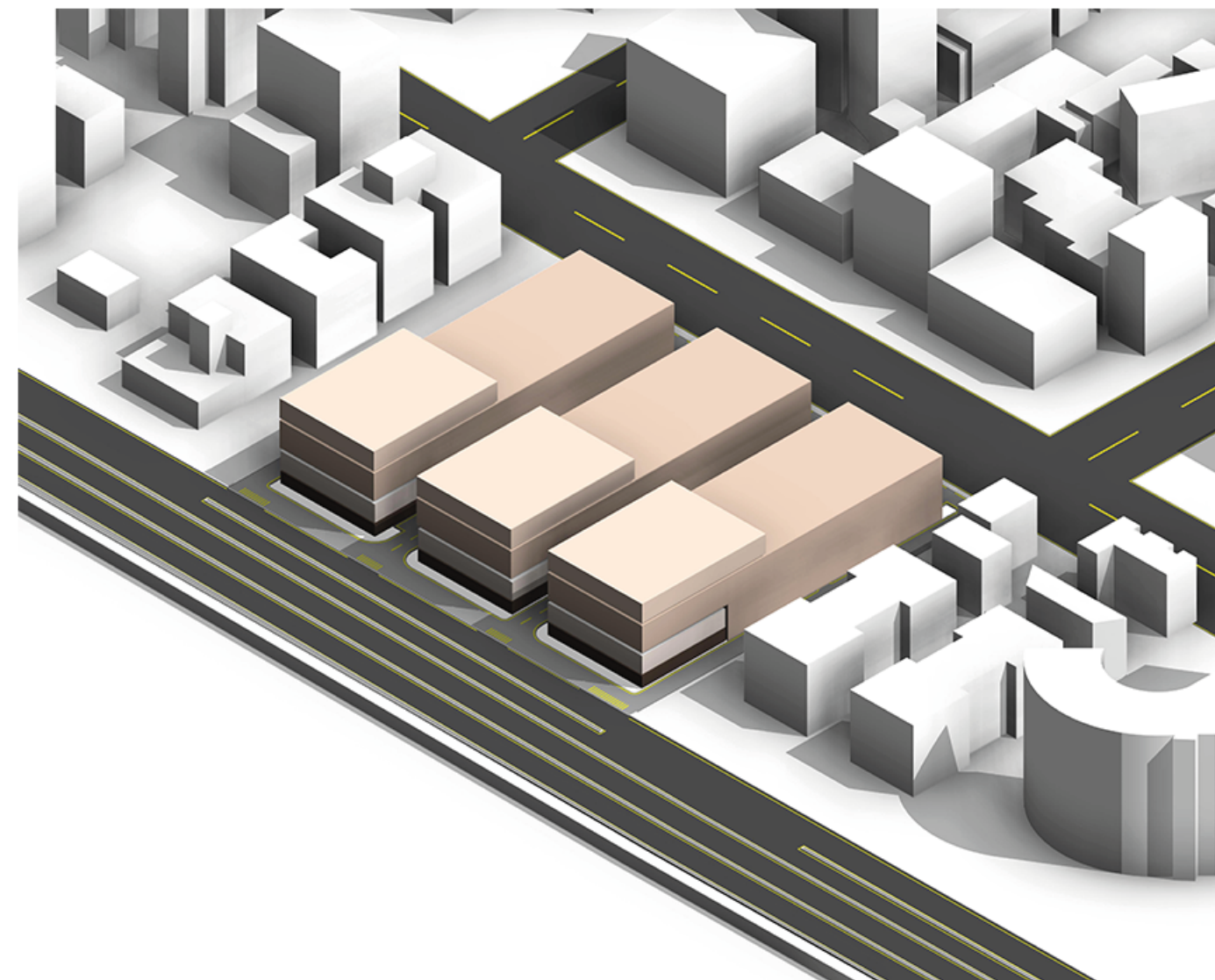
Parking Zone



The Commercial zone consist of 2 floors distributed as the following
 Ground Floor : 6 Shops / First Floor : 6 Offices
 located on the elevation facing Amadu Bello Way to create and
 interact with the surrounding context

04

Wellness and Entertainment Zone

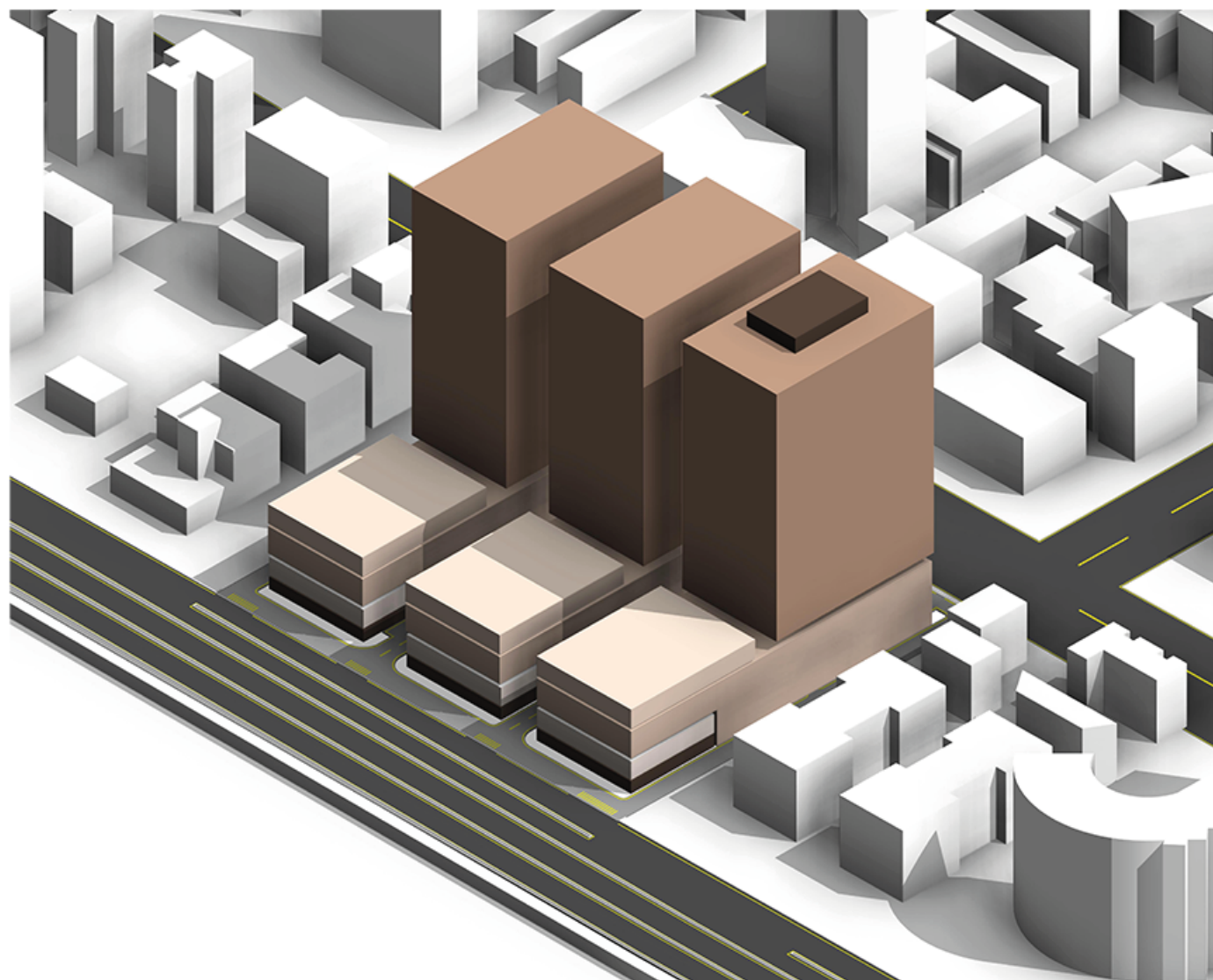


The wellness and entertainment zone consist of the following:
 - SPA -GYM - Roof Top Infinity Pool
 located on the main elevation to integrate life and attract others to
 visit the project and benefit from the services

FORM BIRTH

04

Residential Zone



The Residential Zone consist of 20 residential floor with 6 apartments per each floor, in total 120 apartment per tower

220sqm Apartment (3 Bedrooms) x2
170sqm Apartment (2 Bedrooms) x2
135sqm Apartment (2 Bedrooms) / 90sqm Apartment (1 Bedroom)

HELIPAD

ROOF

RESIDENTIAL FLOORS

220sqm Apartment	(3 Bedrooms)	40 Apartment / Tower
170sqm Apartment	(2 Bedrooms)	40 Apartment / Tower
135sqm Apartment	(2 Bedrooms)	20 Apartment / Tower
90sqm Apartment	(1 Bedrooms)	20 Apartment / Tower

120 Apartment / Tower

ROOF TOP POOL

SPA & GYM

PARKING

PARKING

PARKING

SHOPS

PARKING

SHOPS

PARKING



PROJECT DEVELOPMENT

Areas Program, Form Birth





3D VISUALIZATION
Exterior Rendres

☐ 3D VISUALIZATION



01

Main Exterior 3D

3D VISUALIZATION



02

Exterior 3D

3D VISUALIZATION



03

Arial Exterior 3D

☐ 3D VISUALIZATION



04

Exterior 3D

☐ 3D VISUALIZATION



05

Wellness Zone Entrance Exterior 3D



3D VISUALIZATION



01

BedRooms and Bathrooms

☐ 3D VISUALIZATION



02 Kitchen Interior 3D



02 Apartment Lobby Interior 3D

☐ 3D VISUALIZATION



01

GYM Interior 3D

☐ 3D VISUALIZATION



01

SPA Massage Interior 3D



01

SPA - Sauna Interior 3D

3D VISUALIZATION

Interior Rendres



FLOOR PLANS

01

Ground Floor layout Plan

Parking

35 indoor parking Lot
13 outdoor parking lot
tower core

Shopes

6 Retail shops



02

First Floor Layout Plan

Parking

32 car parking Lot
tower core

Shopes

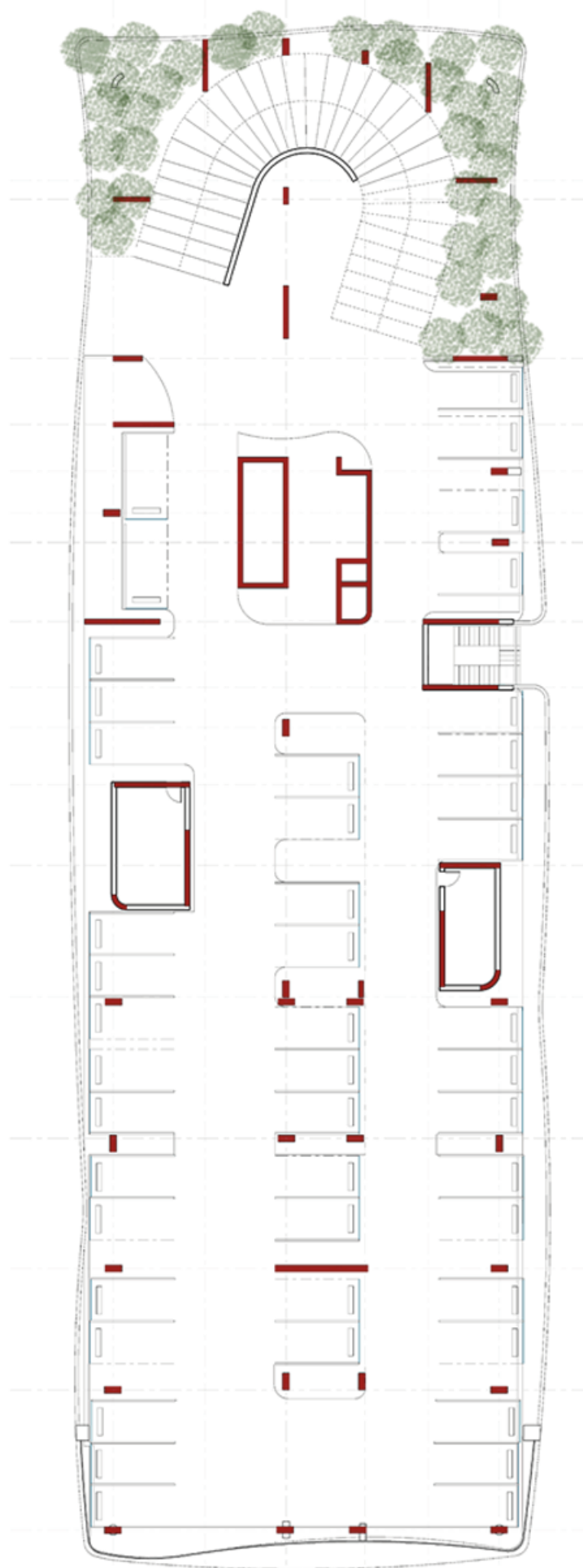
6 Retail shops



FLOOR PLANS

- Second floor

Parking
45 car parking Lot
tower core

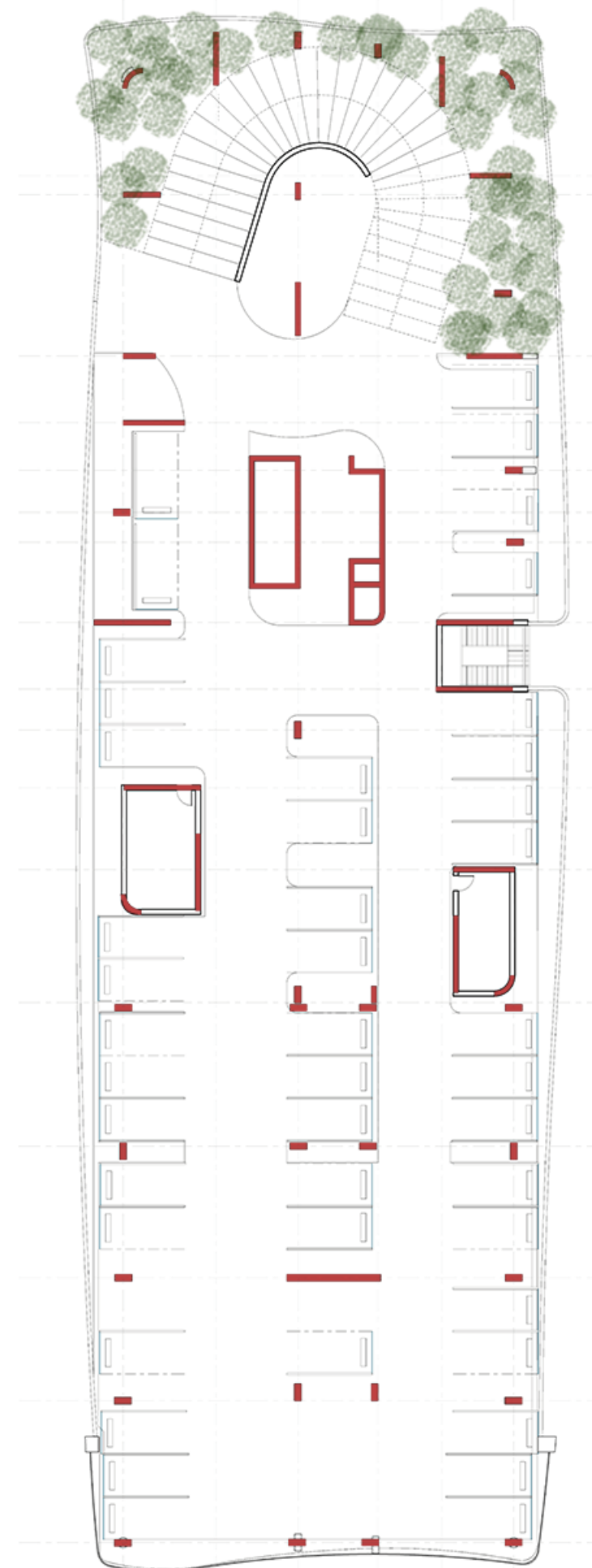


03

Second Floor Layout Plan

- Third floor

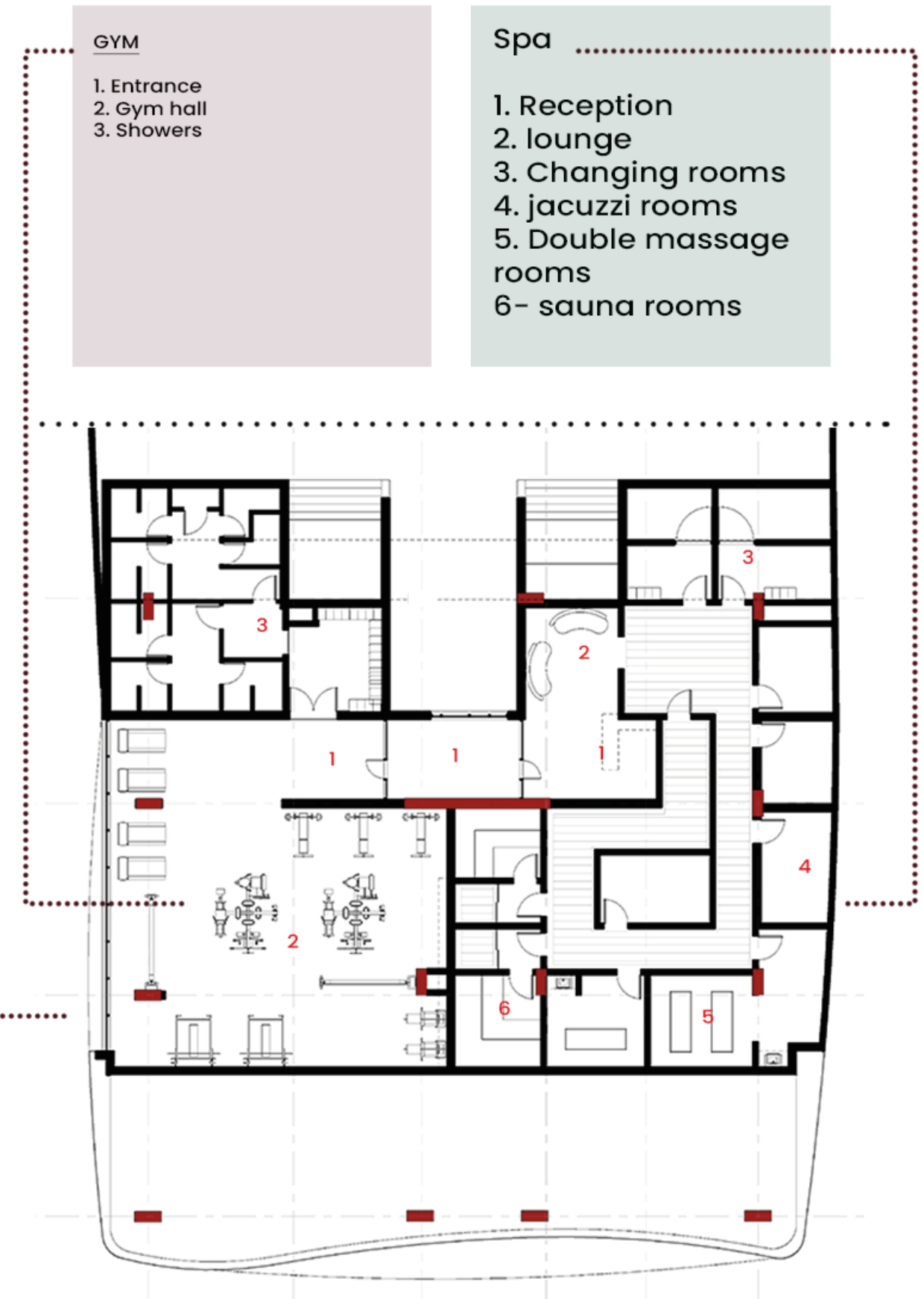
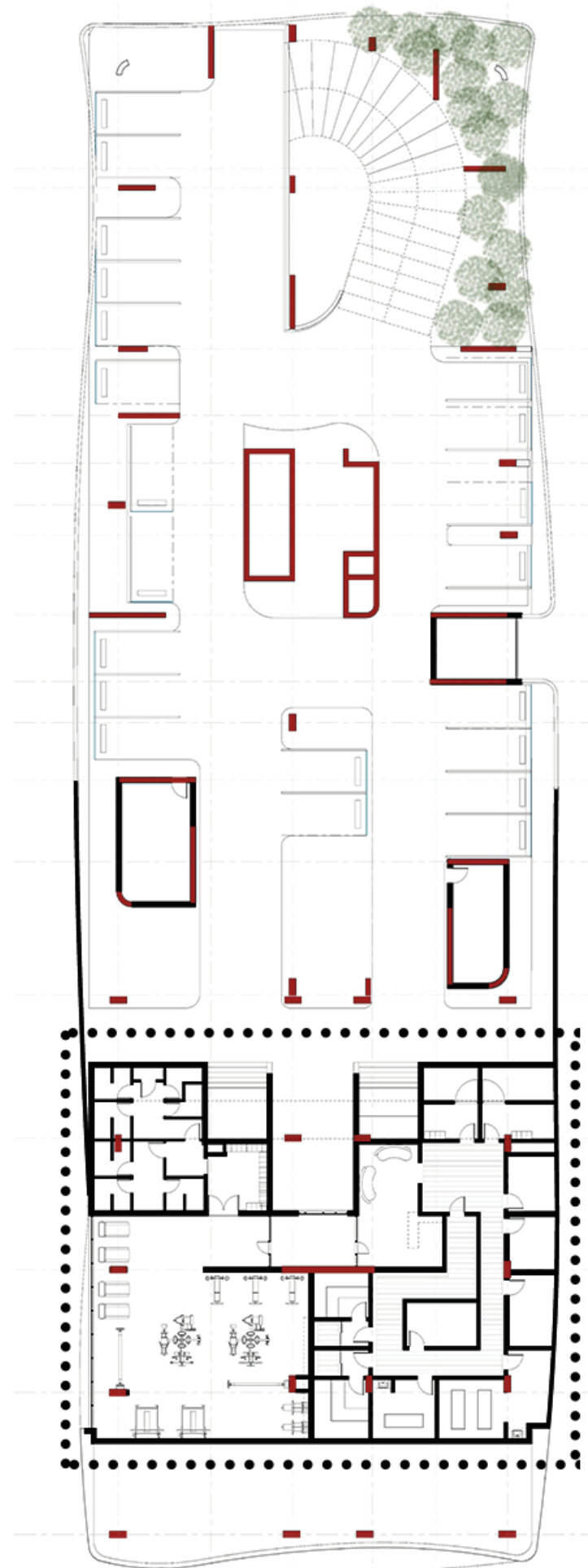
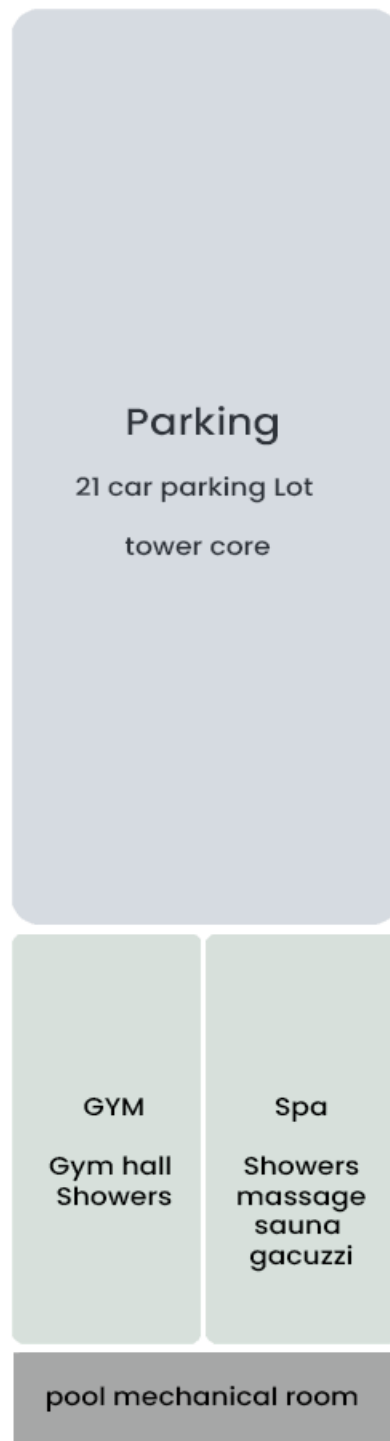
Parking
45 car parking Lot
tower core



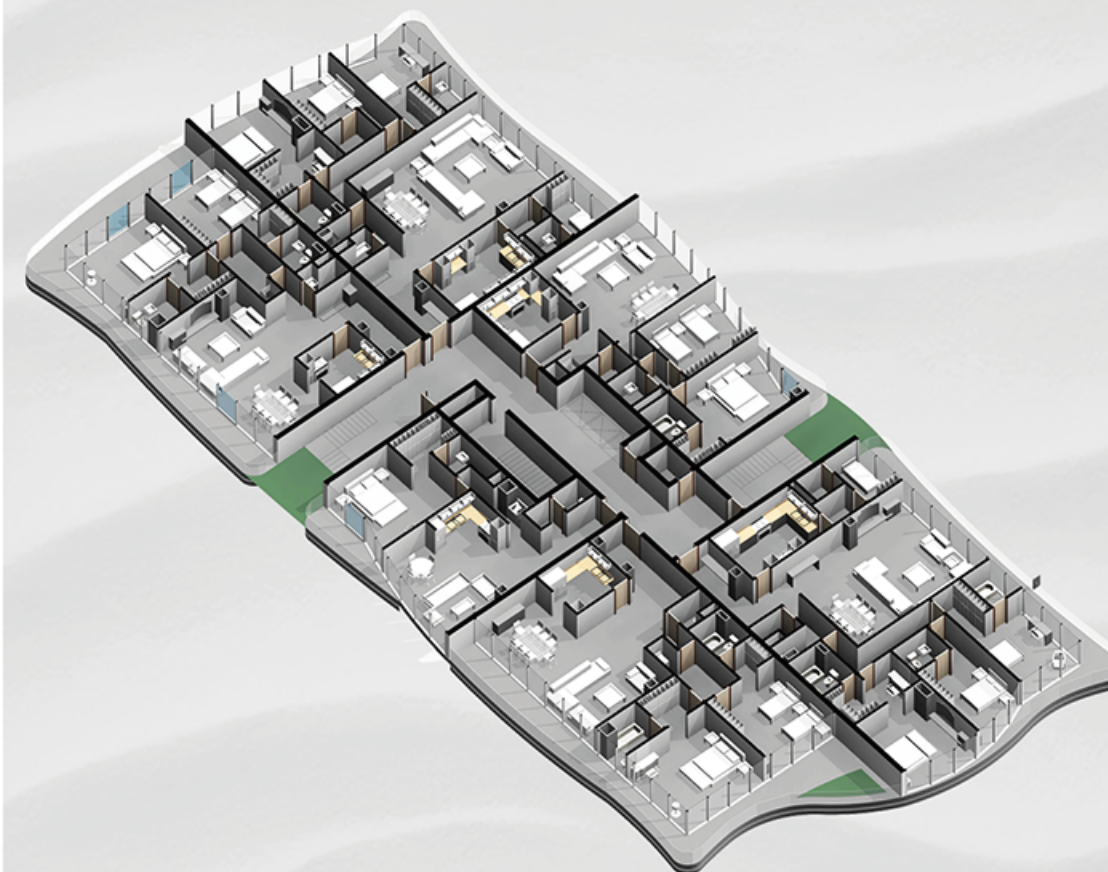
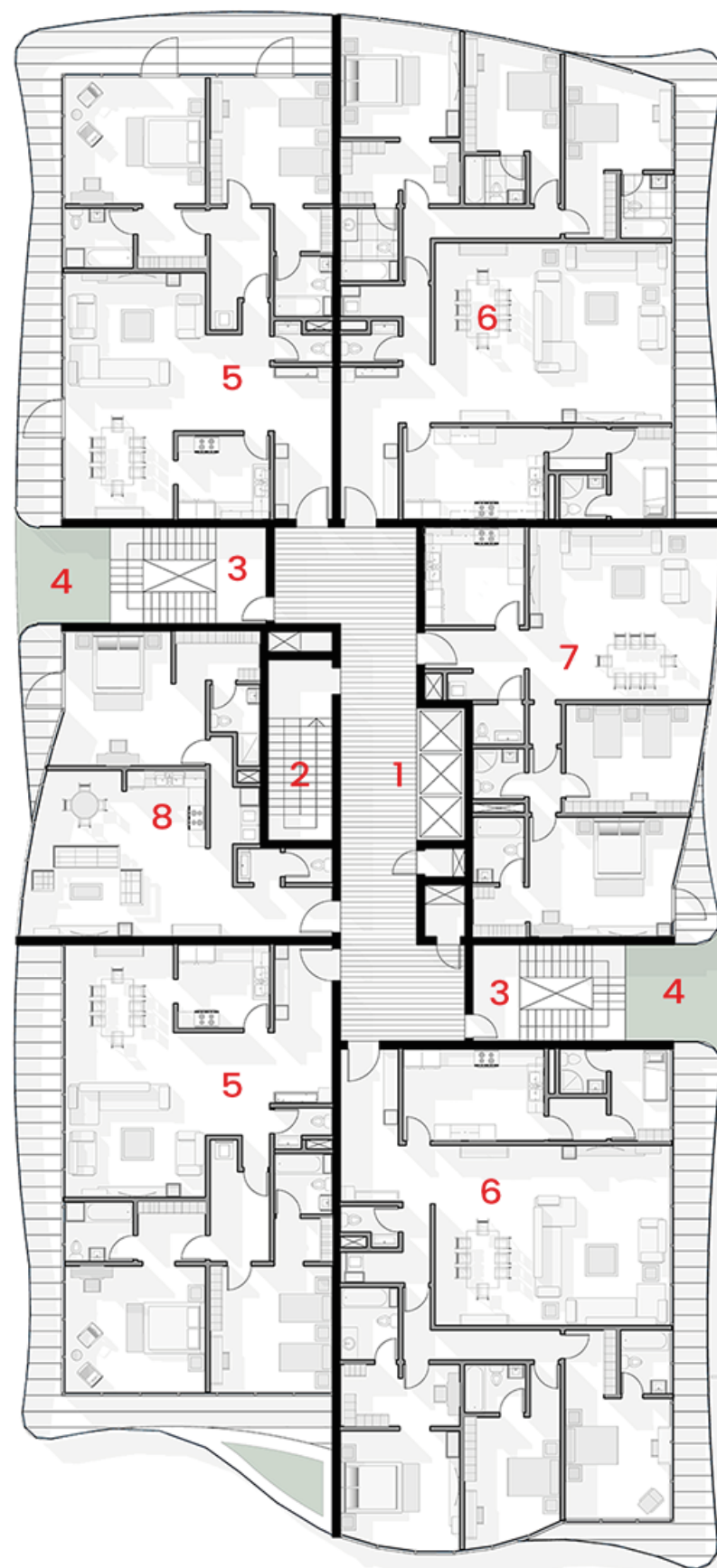
04

Third Floor Layout Plan

FLOOR PLANS

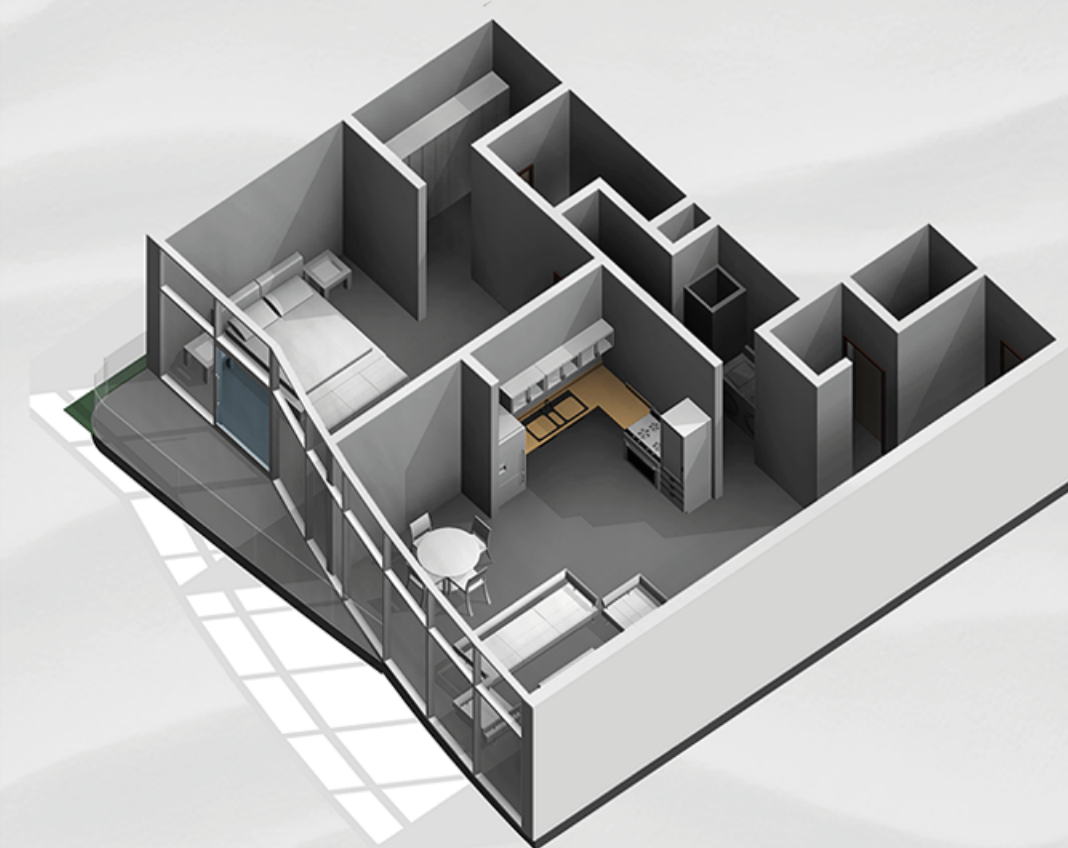
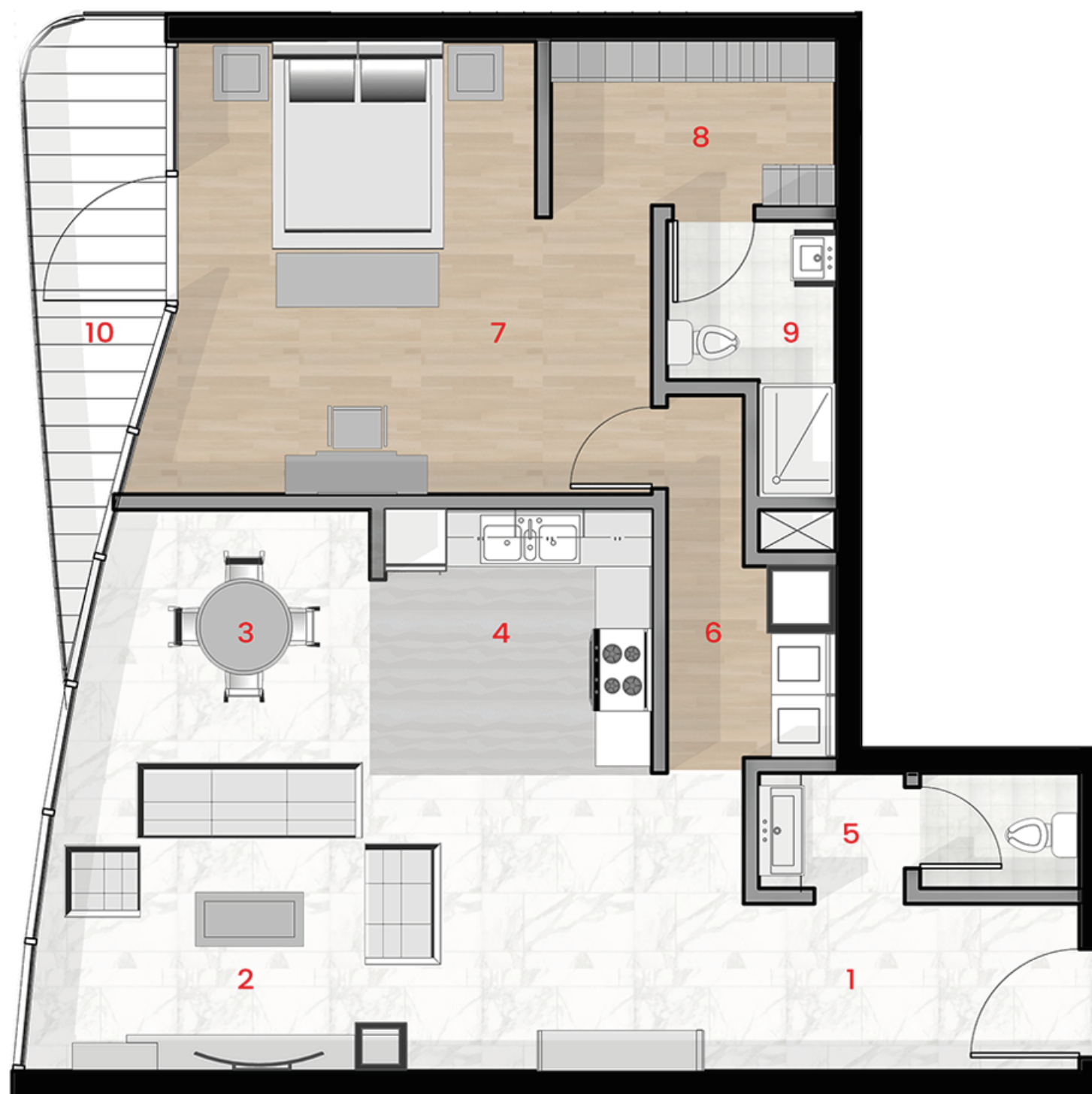


FLOOR PLANS



- | | |
|----------------------|--------------------|
| 1. Core Lobby | 5. 170m2 apartment |
| 2. Service Staircase | 6. 220m2 apartment |
| 3. Fire Staircase | 7. 135m2 apartment |
| 4. Green Buffer Zone | 8. 90m2 apartment |

FLOOR PLANS

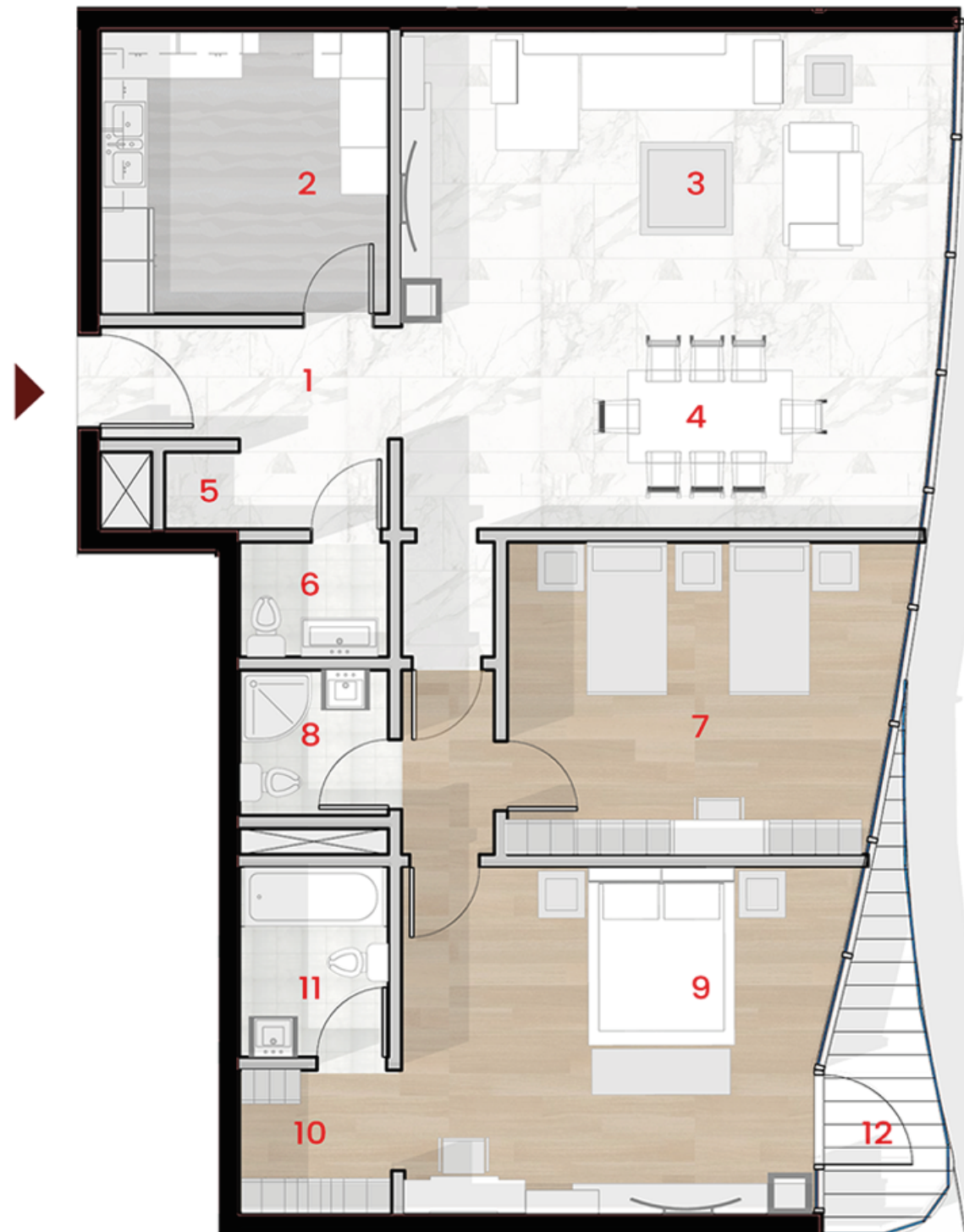


- 1. Entrance Lobby
- 2. Sitting Area
- 3. Dining Area
- 4. Open Kitchen
- 5. Guest WC
- 6. Laundry
- 7. Master Bedroom
- 8. Walk in Closet
- 9. Master Bedroom
- 10. Terrace

06

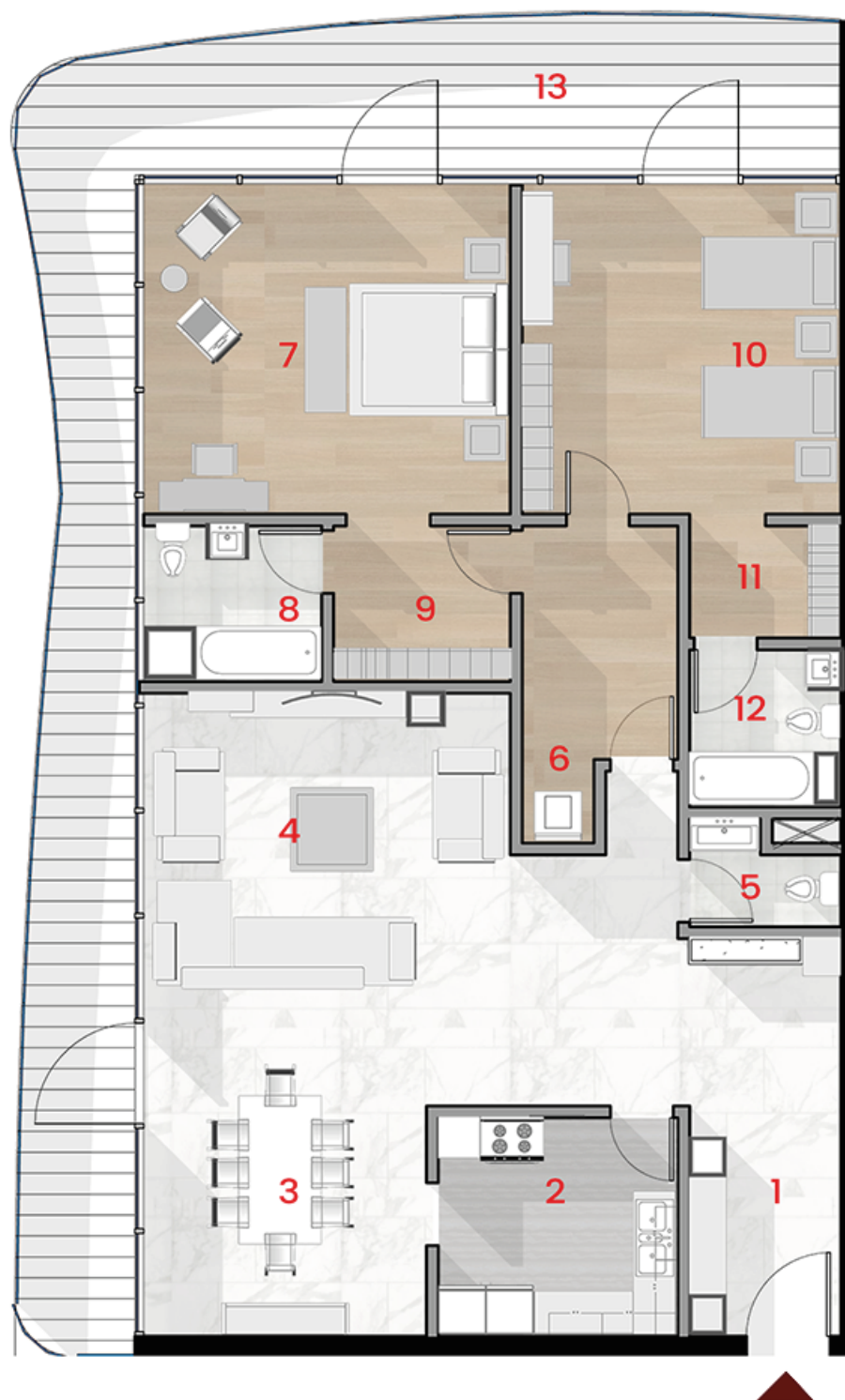
90 sqm Apartment Layout Plan (1 bedroom)

FLOOR PLANS



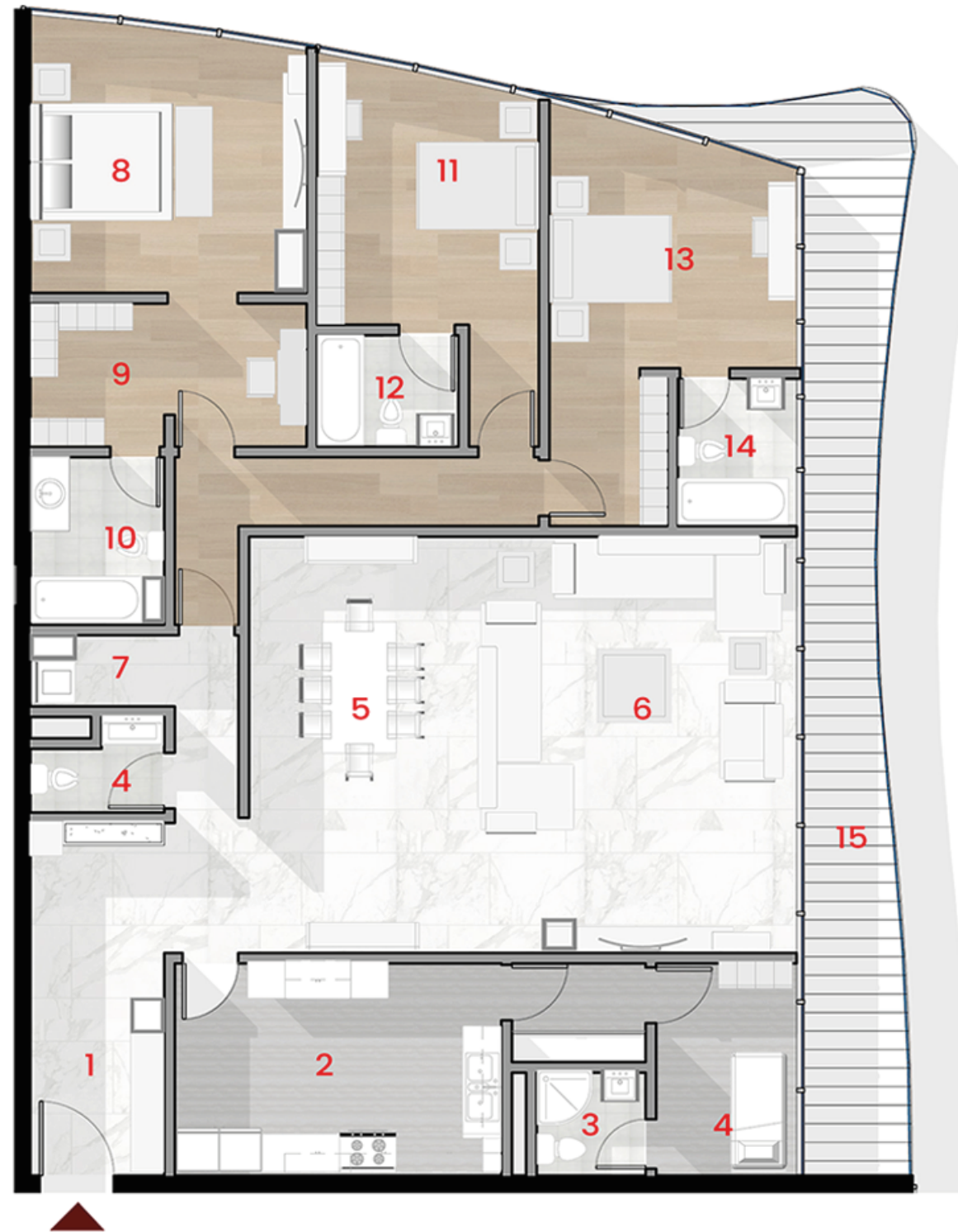
- | | |
|-------------------|---------------------|
| 1. Entrance Lobby | 7. Bedroom |
| 2. Kitchen | 8. Bathroom |
| 3. Sitting Area | 9. Master Bedroom |
| 4. Dining Area | 10. Walk In Closet |
| 5. Laundry | 11. Master Bathroom |
| 6. Guest WC | 12. Terrace |

FLOOR PLANS



1. Entrance Lobby
2. Kitchen
3. Dining Area
4. Sitting Area
5. Guest WC
6. Laundry
7. Master Bedroom
8. Master Bathroom
9. Walk In Closet
10. Bedroom
11. Walk in Closet
12. Bathroom
13. Terrace

FLOOR PLANS



- | | |
|-------------------|--------------------|
| 1. Entrance Lobby | 7. Laundry |
| 2. Kitchen | 8. Master Bathroom |
| 3. Maid Bathroom | 9. Walk In Closet |
| 4. Maid Room | 10. Bedroom |
| 5. Dining Area | 11. Bedroom 01 |
| 6. Sitting Area | 12. Bathroom |
| 13. Bedroom 02 | 14. Bathroom |
| 15. Terrace | |

09

220 sqm Apartment Layout Plan (3 Bedrooms)



WHITE SAND APARTMENTS
AND BLOWWAY

Java

The image features a construction crane lifting a large, dark grey 3D sculpture of the word 'Java'. The sculpture is positioned in the center of the frame, with the crane's arm extending from the left. The background consists of rolling sand dunes under a bright sky. A large, dark grey rectangular frame is superimposed over the scene, with the crane and sculpture positioned within it. The text 'WHITE SAND APARTMENTS' and 'AND BLOWWAY' is visible in the background, and 'Java' is written in large, bold letters across the center.

Java Design Concepts LTD