



 THE  
AMBERSHORE



Introducing a Luxurious Oasis in Victoria Island, Lagos



# THE AMBERSHORE

The Ambershore, a prestigious development by Stable Shelters, presents an exceptional collection of 2-bedroom apartments tailored to meet the needs of young professionals, business travelers, and corporate patrons seeking a refined lifestyle.



# A UNIQUE LOCATION

Located in the heart of Victoria Island, Lagos, The Ambershore is an inspiring development featuring meticulously designed 2-bedroom apartments, each with a dedicated home office. This prime location ensures convenience and accessibility for its residents.

With quick proximity to prime business places and top-notch leisure pursuits, The Ambershore offers an inviting environment where residents can enjoy a harmonious blend of work and leisure.





## A HARMONIOUS BLEND OF WORK AND LEISURE

The Ambershore is a wonderful place to stay, expertly crafted to enhance your work-life balance. This exceptional development boasts extremely high-quality amenities and purposeful facilities, carefully designed to cater to both professional and personal pursuits.

# A BALANCE OF PRACTICALITY AND COMFORT

Each space at The Ambershore is thoughtfully designed, generously proportioned, and finished with distinctive high-quality specifications, providing peace of mind and a sense of tranquility.





## A HAVEN OF COMFORT AND LUXURY



Discover a serene retreat that feels like home, where every detail is meticulously designed to provide a sense of warmth and belonging. The Ambershore is more than just a place to stay - it's a haven where you can work, unwind, relax, and truly savor the finer things in life.

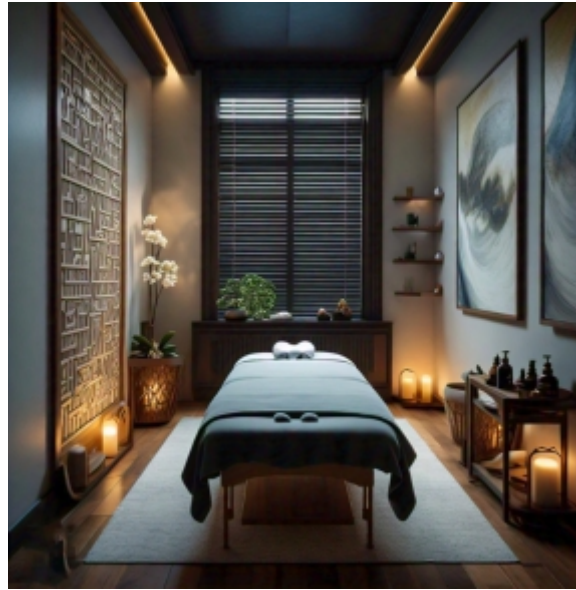
# THE DEVELOPMENT

Meticulously designed to redefine the art of living, The Ambershore seamlessly blends modern elegance with cozy warmth, providing the ultimate answer to those seeking luxurious and functional lifestyle.

The Ambershore boasts a modern façade with a Concierge service, setting the tone for a sophisticated living experience.



# THE DEVELOPMENT



The ground floor features an array of amenities, including meeting rooms, a fully equipped gym and fitness centre, a spa and wellness centre, and a swimming pool.

A dedicated first floor provides ample car-parking and drivers' waiting rooms, ensuring a seamless and continuous living experience.



# THE DEVELOPMENT

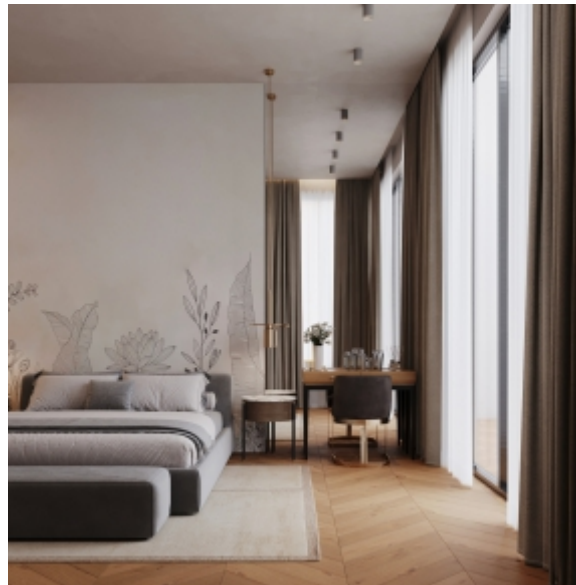


The second floor is home to state-of-the-art Co-working space, complete with board room facilities, meeting rooms, a café, printing and teleconferencing facilities.

This space is perfect for professionals seeking a productive and inspiring environment.



# THE DEVELOPMENT



The residential floors, spanning seven stories, offer luxurious accommodations designed for relaxation and focus. Each spacious two-bedroom apartment features a home office and kitchen facilities, providing the perfect blend of work and play.

# THE DEVELOPMENT

Each bedroom at The Ambershore is a tranquil retreat, thoughtfully designed to provide a restful ambiance. Generously proportioned and filled with natural light, these airy spaces invite relaxation. Sliding glass doors lead to expansive balconies and terraces, accessible from bedrooms, offering breathtaking views and a seamless extension of indoor-outdoor living.

Every bedroom features an en-suite bathroom, complete with top-range sanitary fittings and sleek, fitted furniture, creating a spa-like experience. Built-in wardrobes with sliding doors are provided in all bedrooms, ensuring ample storage and a clutter-free environment.



# THE DEVELOPMENT



Crowning The Ambershore is a rooftop restaurant, where residents can indulge in fine dining, quick bites, and networking opportunities, all while taking in the breathtaking views.

# FLOOR PLANS

Layouts are designed to optimize floor space efficiently, creating a seamless blend of form and function. Spaces are meticulously planned with functionality and comfort in mind, resulting in an atmosphere of refined elegance and sophistication.



# FLOOR PLANS

Living Area	45 sq.m
Kitchen	18 sq.m
Bedroom 1(en-suite)	40 sq.m
Bedroom 2 (en-suite)	30 sq.m
Laundry	2 sq.m
Vis. WC	2 sq.m
BQ	8 sq.m
Balcony	10 sq.m
<b>TOTAL AREA</b>	<b>155 SQ.M</b>



# FLOOR PLANS

Living Area	48 sq.m
Kitchen	17 sq.m
Bedroom 1(en-suite)	39 sq.m
Bedroom 2 (en-suite)	30 sq.m
Home Office	14 sq.m
Laundry	2 sq.m
Vis. WC	2 sq.m
Balcony	10 sq.m
<b>TOTAL AREA</b>	<b>162 SQ.M</b>



# SPECIFICATIONS

The Ambershore's sleek, contemporary interior design is complemented by high-quality appliances and an enviable specification throughout. The commitment to excellence is evident in every detail, from the fixtures and fittings to the finishes throughout the development.

## INTERNAL FINISHES

*Crafted with attention to detail and an emphasis on luxury*

- Solid core composite laminate internal doors
- Chrome ironmongery
- Vitrified tiled floor finishings
- Built-in wardrobes with sliding doors
- Skim coat smooth render on walls

## EXTERNAL FINISHES

*Designed to impress, blending aesthetics with durability*

- Composite front door and multipoint locking system
- Block walls with wet plastering construction with façade mostly covered in Glassfibre Reinforced Concrete (GRC)
- Double glazed external windows and doors
- Paved driveways and soft landscaping

## BATHROOMS / EN-SUITE

*Stylish and functional, with high-end fixtures*

- Low profile tiled finished shower floors
- Fixed shower head with chrome shower arm
- Toughened glass with chrome trim
- White sanitary ware and chrome fittings
- Shaver sockets and bathroom mirrors
- Vanity units to all bathrooms and en-suites

## KITCHENS

*Equipped with top-of-the-line appliances and modern design elements*

- High-quality kitchen with soft close doors / drawers and recessed LED pelmet lighting
- Composite Stone worktops with up-stands
- Stainless steel double electric oven
- Induction or gas hob with glass splash back and stainless-steel extractor hood
- Integrated dishwasher\* and fridge / freezer\*

## OTHER AMENITIES

*A comprehensive suite of amenities catering to diverse needs*

- Dedicated parking with drivers' lounge
- Round-the-clock concierge service
- HV power transformer and back-up generators
- Perimeter security with access control readied throughout
- Meeting rooms and printing facilities (moderate use apply)
- Fully equipped gym and fitness centre
- Professionally-run spa and wellness centre
- Outdoor swimming pool with deck
- High-speed passenger and service elevators
- Co-working area (subscription required)
- Rooftop bespoke restaurant and café on the second-floor podium

## ADDITIONAL FEATURES

*Thoughtful inclusions that enhance everyday living*

- Satellite dish provided & wired for DSTV (subscription required)
- TV point to Living room and all bedrooms
- Cat 6 Home network points to Home office, Living / Dining Area and Bedrooms
- Broadband fibre optic cable providing direct, high speed internet access\*
- International plug sockets, USB and USB-C ports
- Smoke and carbon monoxide alarms
- Video Entry System\*
- Integrated power inverter system\*

## GUARANTEE

*Providing customers with peace of mind*

- Two-years defect liability period
- Dedicated after sales care

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\* Available only on request and at additional cost





# HOW TO FIND US

From Akin Adesola Road (leading off Ahmadu Bello Road), take the first right turn onto Karim Kotun Street.

Continue on Karim Kotun Street and take the second turning right onto Olosa Street and then the first right turn in to Imam Augusto Close.

The Ambershore is the fourth lot by the left-hand side on Imam Augusto Close



If you have questions or enquiries on The Ambershore Development or if you would like to request for further details or visit the project site, please contact us

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## DISCLAIMER

Prior to sale of individual properties, the developer reserves the right to make alterations to the interior and exterior specifications. Therefore, these particulars are prepared for guidance only. Please note that all dimensions shown are approximate and plans are not shown to scale.