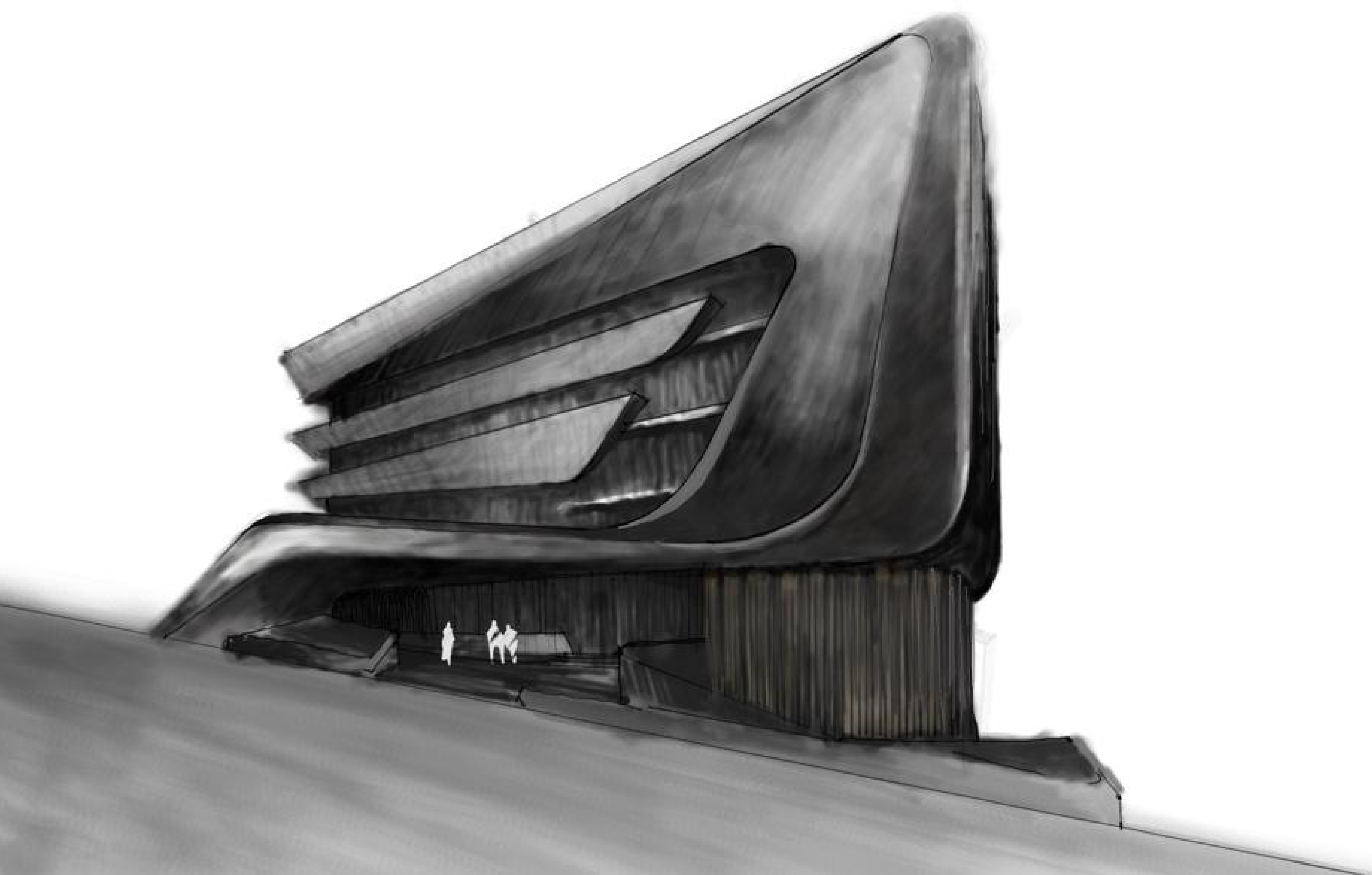


Bepok
RSDNCS
MAITAMA, ABUJA





ADDRESS

Maitama, Abuja

DEVELOPER

Levent Realty

ANTICIPATED COMPLETION

2025



DEVELOPMENT OVERVIEW

World Class development of 6 sky villas in Maitama.

Located in Aabuja’s most sought after neighborhood

Exterior architect and Interior design by world renowned Creado Arquitectos.

Bebek is located in the affluent old maitama district. Up on minister’s hill bordered by green areas overlooking Maitama district and Aso rock hills.

RESIDENT FACILITIES

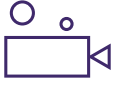
- ◆ Underground parking
- ◆ Suspended Infinity Pool
- ◆ Concierge and Resident’s lobby
- ◆ Club Lounge
- ◆ Business Lounge
- ◆ Private Dining room
- ◆ Cinema room
- ◆ Gym
- ◆ 20m Pool
- ◆ Steam room
- ◆ Sauna
- ◆ Jacuzzis / Plunge room
- ◆ Resident’s roof terrace
- ◆ Valet parking





AMENITIES

A development of this calibre will attract occupants who will form a high-quality neighbourhood. All of whom will socialise at its one dining restaurant or many facilities. This modern residence will have contemporary B.M.S, world class security, a fantastic gymnasium, a grand swimmingpool and fun for the entire family recreational amenities. For this that are lucky enough to Bosphorus Drive home, life is full of unbridled joy.

 High Caliber	 Outdoor Deck with view	 Pool Facilities	 Walk in Closet
 Trusted Investment Option	 Increased ROI	 Gym Facilities	 Recreational Facilities
 High Speed Internet	 Elevated Swimming Pool	 World Class Security	 Contemporary BIS
 Private Cinema	 Sauna	 Home Automation	 Laundromat

SPECIFICATIONS

KITCHENS

- ◆ Individually designed kitchens with fluted glass high level cabinets
- ◆ Worktops in a composite stone with a complementary neolith splashback
- ◆ Undermounted sink with designer tap
- ◆ Wine fridge
- ◆ Integrated appliances by Miele: full height fridge/freezer, oven, induction hob, combination microwave and/or steam oven (selected apartments), dishwasher
- ◆ Miele washer/dryer is provided to the utility cupboard unless located within the kitchen (apartment specific)

BEDROOMS

- ◆ Fitted wardrobes to all bedrooms with integrated lighting and contrasting interior shelving, hanging rail and internal drawers

BATHROOMS AND ENSUITES

- ◆ High quality sanitaryware with taps and showers
- ◆ Integrated Aquavision TV screen provided in Master bathrooms (where applicable)
- ◆ Vanity units
- ◆ High quality recessed mirrored cabinets with integral lighting
- ◆ Feature stone panel framed with nickel finish trims with towel rails
- ◆ Night light feature in all en suite bathrooms
- ◆ Marble tiles to floor
- ◆ Marble tiles to shower/bath and vanity unit areas
- ◆ Contemporary satin brassware
- ◆ Ventilation system

FLOORS

- ◆ Porcelain tile flooring laid in a contemporary chevron pattern to all entrance halls and kitchen/living/dining rooms
- ◆ Bedroom floors are laid with high quality carpet

CEILINGS

- ◆ Main living and bedrooms are approximately 3.2m high and in secondary areas approximately 3.3m

INTERNAL WALLS AND DOORS

- ◆ Entrance doors fitted with British Standard approved security locks
- ◆ Internal doors are oversized with timber frames and timber architraves
- ◆ Finished with a high quality paint

HEATING AND COOLING

- ◆ All bedrooms, living/dining/kitchen areas are central cooled
- ◆ Automated central heating for bathrooms

AV AND CONNECTIVITY

- ◆ Lutron home automated system
- ◆ DLNA or AirPlay devices
- ◆ Broadband internet services and HD cabling to main television points
- ◆ Integrated ceiling speakers are installed to Living Room and Master Bedroom

SMOKE AND HEAT DETECTION

- ◆ Heat detectors are located in each kitchen and a fire alarm in each apartment

SECURITY AND ASSURANCE

- ◆ 24-hour security/Concierge
- ◆ Fob access key for building entry to all floors, ground floor facilities and communal roof garden
- ◆ CCTV to communal entrance

The details are intended to give a general indication of the proposed specification. Levent Realty operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, Regal London reserves the right to replace the brand with another of equal quality or better.

PENT HOUSE (650Sqm)

- ◆ Grand Foyer
- ◆ 4 Bedrooms ensuite
- ◆ Study
- ◆ 2 Livings rooms
- ◆ 2 Kitchens: show kitchens and wet kitchens
- ◆ Visitors powder room
- ◆ Maids room
- ◆ Private infinity pool

SKY VILLA (550Sqm)

- ◆ Grand double volume foyer
- ◆ 4 Bedrooms ensuite on two floors
- ◆ Study
- ◆ 2 Living rooms
- ◆ 2 Kitchens: show kitchen and wet kitchen
- ◆ Visitor's powder room
- ◆ Maid's room

SKY APARTMENT (290Sqm)

- ◆ Grand Foyer
- ◆ 3 Bedrooms ensuite
- ◆ 1 Living room
- ◆ 2 Kitchens: show kitchen and wet kitchen
- ◆ Visitor's powder room
- ◆ Maid's room



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