

FAQ's The Cove

The Cove at Lakowe Lakes. Your questions answered.

Q1: What is The Cove?

A: The Cove is the new neighbourhood within Lakowe Lakes that exemplifies premium living. Nestled next to a 3.1ha man-made lake, the development when completed will ensure unmatched views and access to the other lakes and the Lakowe Lakes golf course. Each home has been designed to maximize luxury and functionality.

Q2: What does Lakowe Lakes offer buyers?

A: Lakowe Lakes promises buyers the value of security without compromising on luxury and service. The combination of a gated estate with an 18-hole golf course that offers a pristine environment and diverse realm of amenities is unmatched in the West African market today. The potential for property appreciation and the opportunity to build a family legacy is unique, and will prove invaluable to investors and home owners for years to come.

Q3: What amenities are available on the Lakowe Lakes Estate?

A: In addition to the golf course and the Clubhouse, the planned amenities for Lakowe Lakes include: a lakeside recreational centre, a sports club and Corporate Lodges.

Q4: What are the features of The Cove?

A: The features of The Cove include:

- A lakeside promenade;
- Recreational facilities; gardens and swimming pool;
- Jogging trail which runs along the waterfront and round the boundary of the estate.

Q5: What homes would be offered in The Cove?

A: The Cove will offer a choice of styles including 1,2, 3 bedroom apartments and 3 bedroom terraces to meet the needs of the discerning homebuyer.

Q6: How many house types are available in The Cove?

A: There are currently 6 house types as described below.

Home Type	Description	Size
Paspalum	1 Bed Flat	90sqm
Kesar	2 Bed Flat	120sqm
Jacaranda I	1 Bed Flat	90sqm
Jacaranda II	2 Bed Flat	120sqm
Kentia	3 Bed Flat	180sqm
Agave	3 Bed Terrace	200sqm

Q7: What level of finishing will be provided in the homes?

A: In order to allow for individual preferences and tastes, the homes will be delivered to a hybrid finish. Homeowners will need to complete the finishing of their homes in line with their preferred sense of style. Hybrid finishing comprises of all exteriors which will be finished and painted, windows and security doors installed. Interior walls are finished and painted. Interior floor tiles are installed. Kindly refer to the table below for final finish specifications:

Common Areas	Individual Flats
<ul style="list-style-type: none"> Sealed and finished building envelope including: <ul style="list-style-type: none"> external paintwork (building façade only) building entrance doors stair hand rails and balustrades and basic electrical fittings (light fittings, switches and sockets) on building façade and in stair halls 	<ul style="list-style-type: none"> Windows Security entrance doors only Paint finish on walls and ceilings Gypsum plaster board suspended ceiling finish in the last floor flats Wall tiles in showers and immediate surrounds of wet areas
<ul style="list-style-type: none"> Paint finish on stairwells/common areas and 	<ul style="list-style-type: none"> Floor tiles in wet areas of flats (bathrooms and kitchens), and all other areas in flats
<ul style="list-style-type: none"> Select electrical fittings (light fittings, switches and sockets) 	<ul style="list-style-type: none"> Plumbing first fix (pipework for water supply and waste water drainage)
<ul style="list-style-type: none"> Floor tiles in stair hall and main entrance 	<ul style="list-style-type: none"> Electrical first fix (conduits and cables for electrical supply)
<ul style="list-style-type: none"> Landscaping 	<ul style="list-style-type: none"> Pipe sleeves for air conditioning

Q8: What if I want to change the exterior of my home?

A: The external façade of all the homes cannot be changed. The homes provided have been carefully selected to conform to the general style of the entire estate.

Q9: What are the plans for security on the estate?

A: Public access to the estate will be limited to only invited and approved guests, and members of the golf or sports club. The estate will be fenced and gated, while mobile security patrols will be employed to secure its perimeter. Modern intrusion detection and monitoring systems will also be utilized for the perimeter areas.

Q10: What is the source of power supply on the estate?

A: The primary source of power on the estate will be supplied by PHCN. There will however be back-up generators at central locations. Residents will not be permitted to have personal generators in their homes.

Q11: Will the estate have a designated facilities manager?

A: Lakowe Lakes is managed by an accomplished golf course and estate manager of international standards to ensure the future quality of living and safeguard against degradation that plagues other residential estates in the country today.

Q12: Will there be a homeowner service charge?

A: Each homeowner will be required to pay a Home Owner's Association fee, or any other levy mandated for ongoing maintenance of the estate. A service charge deposit of N400,000 is payable prior to handover of the property.

Q13: Would Homeowners be automatic members of the Golf Club?

A: As homeowners within the Golf Estate, membership of the golf club is optional. Significant discounts on membership rates will be offered to homeowners who opt to join the golf club.

Q14: How do I buy?

A: You can contact us on +234 (0) 704 567 7634; or email us at sales.nigeria@mixtafrica.com and one of our sales representatives will be happy to assist you. You can also visit our website, www.lakowelakes.com for recent updates on the project, or make an appointment to visit our office at 8 Kasumu Ekemode, off Saka Tinubu, Victoria Island, Lagos

Q15: What are the payment terms?

A: Payment for a home will be 10% upon indication of interest, with the balance due over an 18 month period. Construction on the home will commence at 50% payment (3rd instalment) whilst allocation will be made upon reaching a 70% milestone. Please do also note that a minimum subscription of 50% per block of flats is required before commencement of construction.

Q16: Is there any discount on payments?

A: There is a 5% discount on outright payment.