



IBEJU-LEKKI LOCAL GOVERNMENT HOUSING INITIATIVE
THROUGH LAGOS STATE GOVERNMENT
IN PARTNERSHIP WITH
RIZZ CONSULTING NIGERIA LIMITED



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Welcome to Citrus Gardens

...A Community Designed for Modern Living.

Citrus Gardens is an Ibeju-Lekki Local Government housing initiative, sponsored by the Lagos State Government in partnership with RIZZ Consulting Nigeria Limited. This housing initiative embodies a commitment to improving the standard of living for all.

About Citrus Gardens

Citrus Gardens Residential Housing Development features 63 units of 8 Terraces and 55 Maisonettes, catering to various specific demographics.



DESIGNED WITH A
FOCUS ON COMFORT,
& LONG-TERM VALUE.

It is designed to offer sustainable living solutions, combining green spaces, and community amenities to create a thriving neighborhood.

What sets Citrus Gardens apart?

This residential development project stands out for several reasons:

- **Prime Location:**

Citrus Gardens is located in a desirable area (Ibeju-Lekki Corridor) with excellent transportation links, schools, and employment opportunities as earlier stated.

- **Affordability:**

RIZZ Consulting has designed the Citrus Gardens homes to be affordable for

middle income families while maintaining a high level of quality and amenities across the 8 Terraces and 55 Maisonnates.

- **Sustainability:**

By incorporating green areas and the serene nature of the environment, Citrus Gardens meets the growing demand for eco-friendly living, which is a key differentiator in today's real estate market.

- **Strong Partnership:**

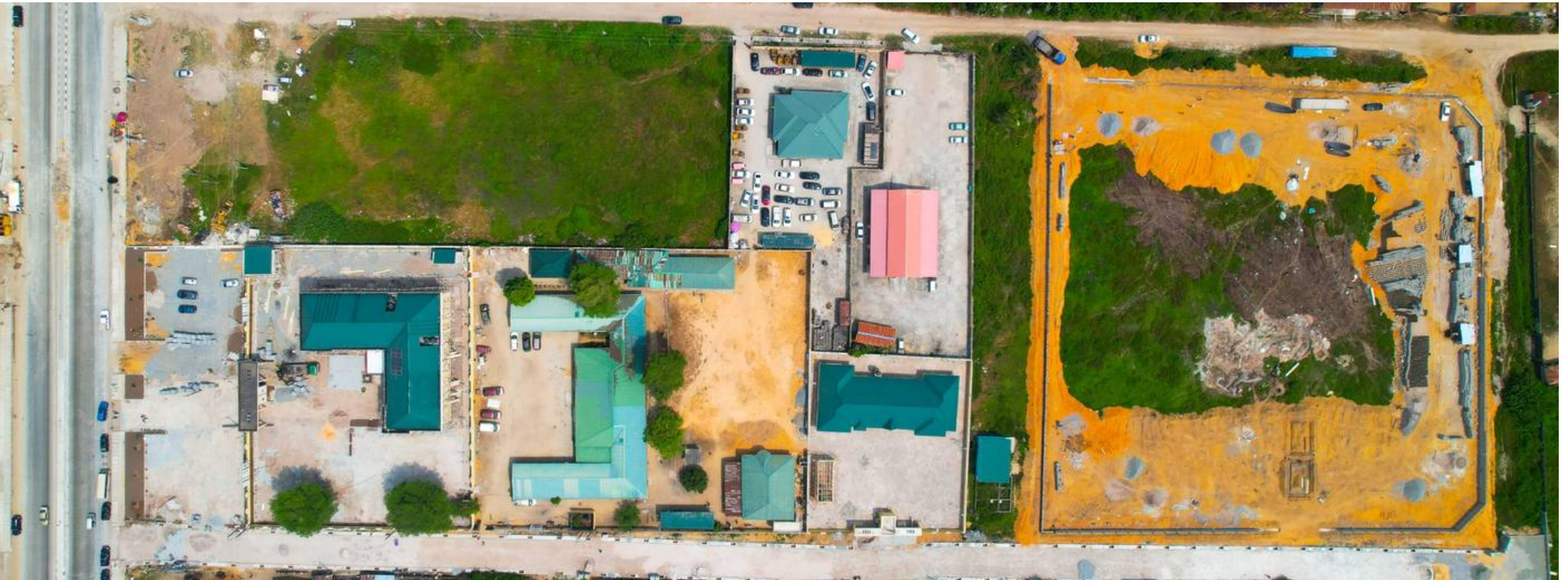
Our experienced project development team has a strong track record of delivering projects on time and within budget, minimizing investor risk, and providing worthwhile experiences for owners and renters.



Site Location

The project is strategically located in Igando, Oloja, adjacent to the Ibeju-Lekki Local Government Secretariat, along the Lekki-Epe Expressway. Ibeju-Lekki is a rapidly developing suburban hub with excellent transportation infrastructure,

including road, water, air, and a proposed rail network. The area also boasts a growing number of schools, commercial establishments, and industrial facilities, making it a prime location for residential and investment opportunities.



Close Proximity To...



It is 5 minutes from the proposed **Lekki International Airport**, which directly relates to the needs of teeming population of locals and expatriates.



10 minutes from **Lekki Deep Sea Port**, a multipurpose facility to support Nigeria and West Africa's expanding commercial activities.



In addition, the Estate is strategically located near key amenities, including **Schools** (e.g **Pan Atlantic University, Corona School, Greenspring Schools, Atlantic Hall, and Lagos Business School**, **Shopping areas** like **La Paz Mall**, a one-stop shopping centre and recreational facilities such as **La Campagne Tropicana Resort** and its accessibility through major roadways (**Lekki Epe Expressway**) makes it more attractive for potential homeowners and investors.



5-minute drive from the **Shore of the Atlantic Ocean**.



It is in the same neighborhood as **Makarios Waterfall**.



8 minutes from **Dangote Refinery** which is the world's biggest single-train facility set to process 650,000 barrels of crude oil daily, which is bounded by Lagos Calabar Coastal Highway and Lagos- Epe-Shagamu circular Road.



5 minutes drive from **Lakowe Lakes & Golf Course & Omu Resort**.

Key Features



Road
Infrastructure



CCTV
Surveillance



24/7
Security



Alternative
Power Supply



ESG
Compliance



Title:
Secured



Recreational
Centre

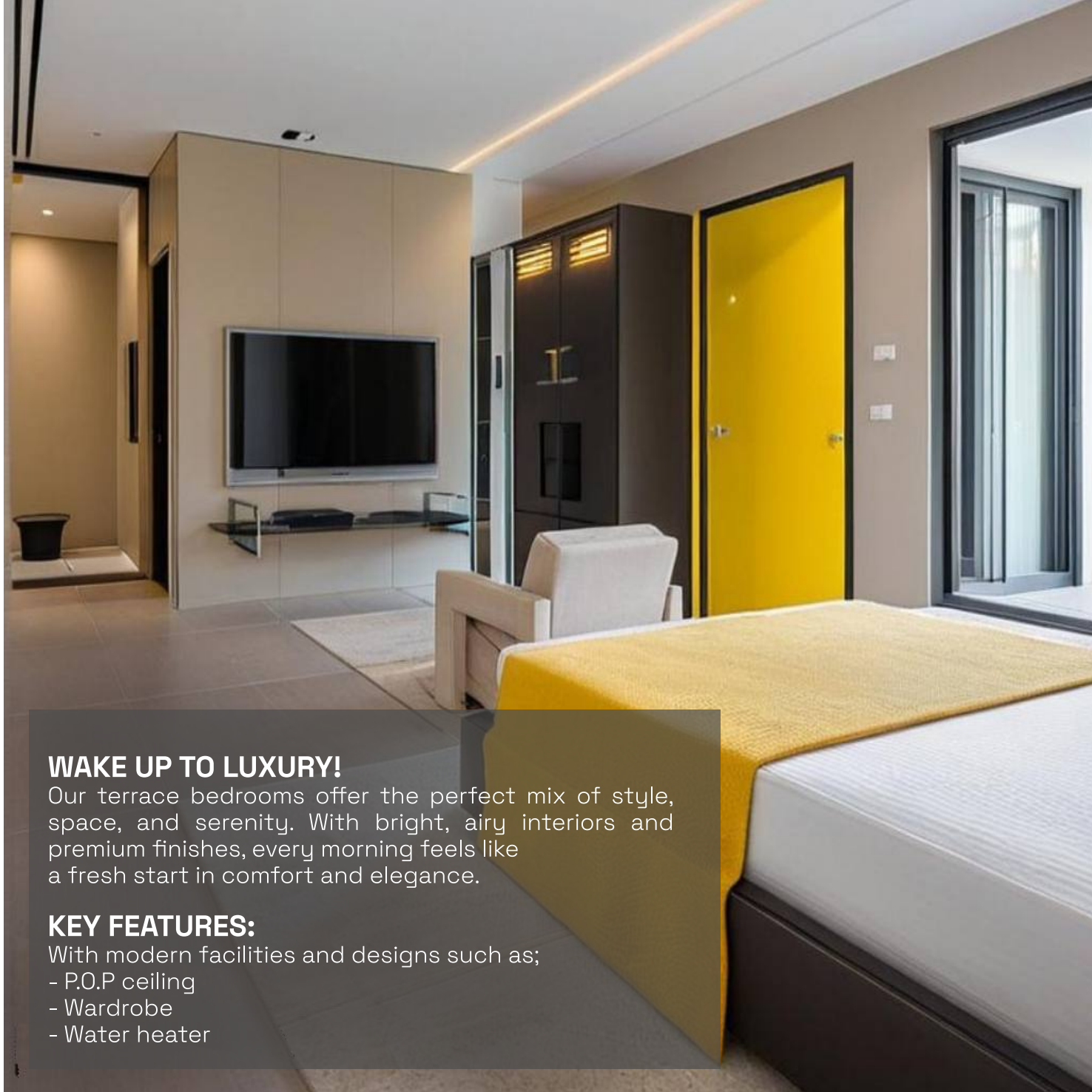
The Terraces

4 BEDROOMS & B.Q.



ELEVATED LIVING AT CITRUS GARDENS ESTATE!

Our stylish terrace apartments blend modern design with comfort, offering spacious living areas, sleek finishes, and a serene environment perfect for families and professionals. With lush surroundings and top-tier amenities, enjoy the best of urban living in a secure and vibrant community.



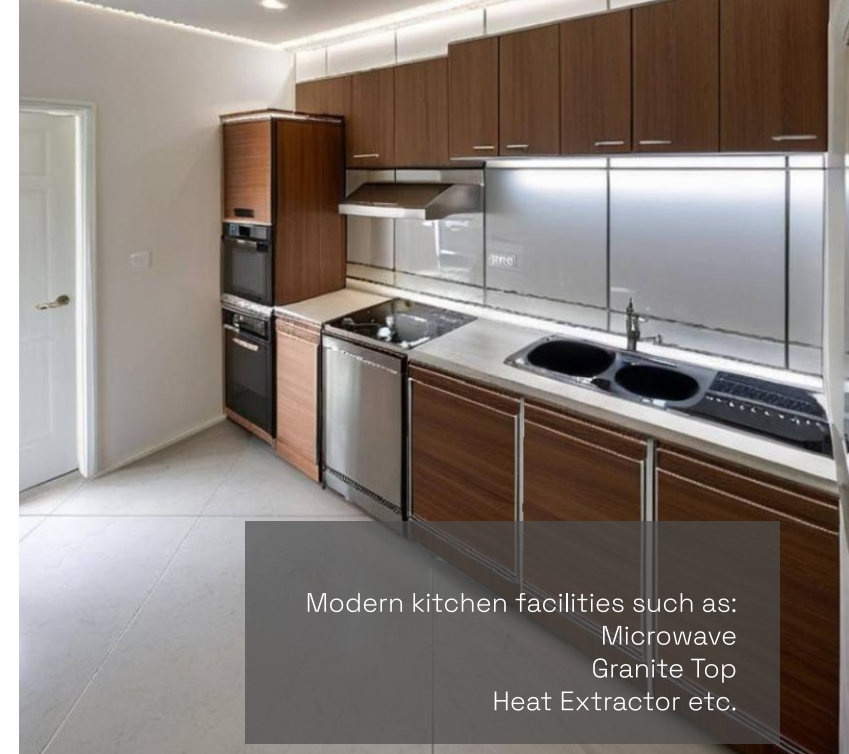
WAKE UP TO LUXURY!

Our terrace bedrooms offer the perfect mix of style, space, and serenity. With bright, airy interiors and premium finishes, every morning feels like a fresh start in comfort and elegance.

KEY FEATURES:

With modern facilities and designs such as;

- P.O.P ceiling
- Wardrobe
- Water heater





3D RENDITIONS

Floor Plans

Ground Floor Level



LEGEND

ANTE ROOM	X 7 -	33M ²
BQ	X 7 -	7M ²
SHW/WC	X 7 -	2M ²
WC	X 7 -	2M ²

First Floor Level



LEGEND

LIVING ROOM	X 1	-	REDUNDANT ROOM	BEDROOM	X 6	-	30M ²
LIVING ROOM	X 6	-	21M ²				
KITCHEN	X 7	-	15M ²				
BEDROOM	X 1	-	64M ²				

Second Floor Level



LEGEND

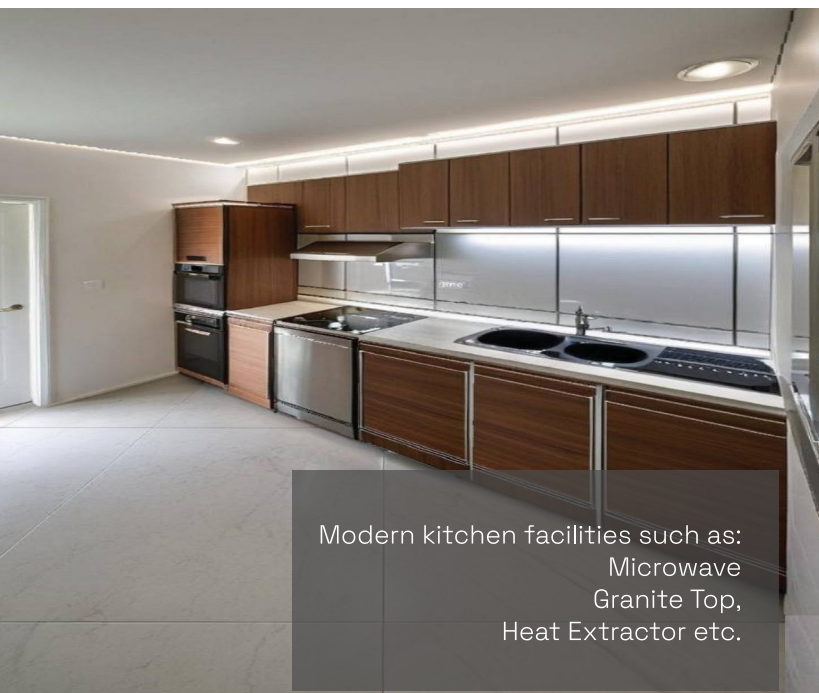
MASTER BEDROOM	X 7	-	30M ²
BEDROOM	X 7	-	13M ²
BEDROOM	X 7	-	15M ²

The Massionnettes

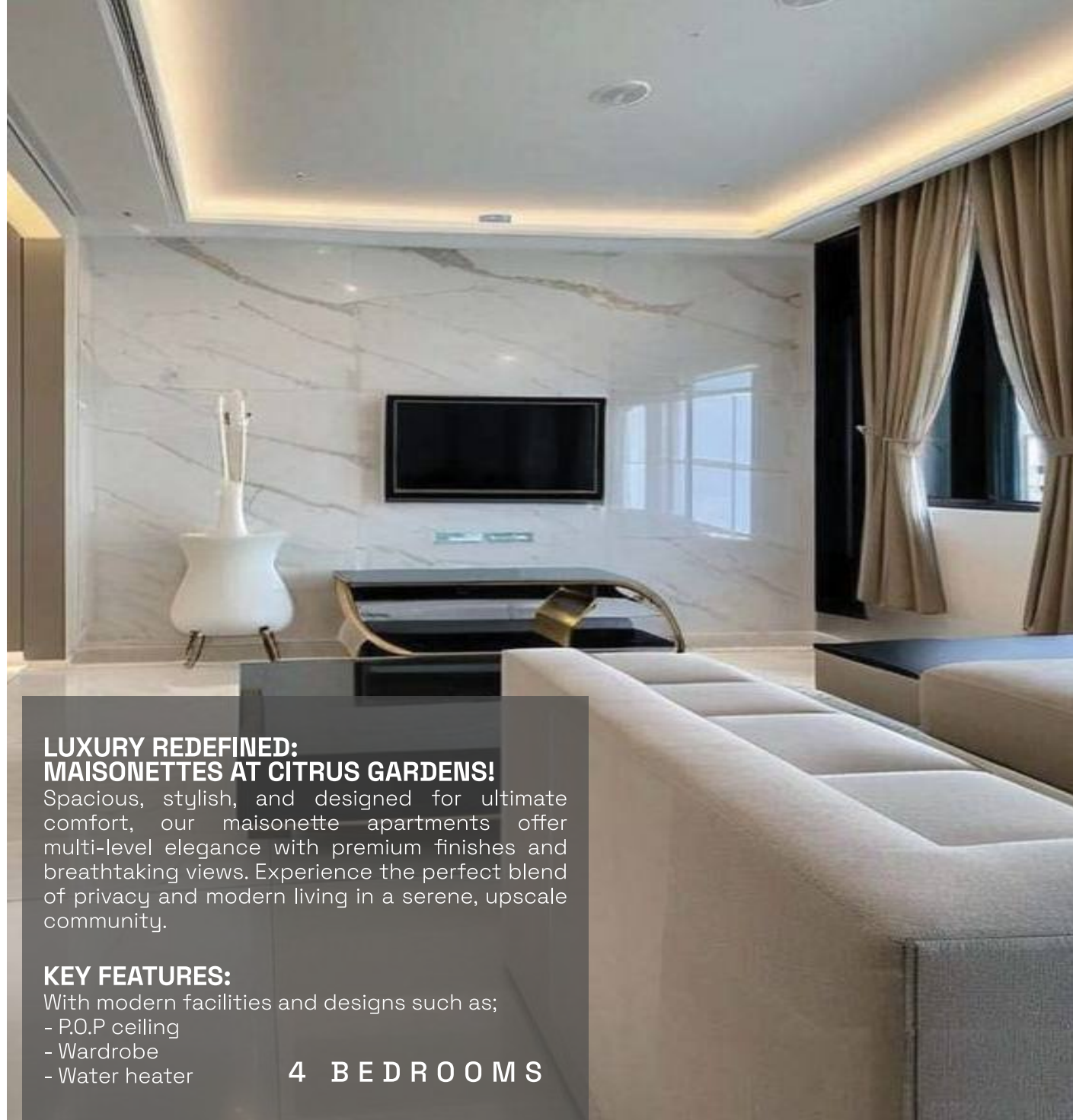
EXPERIENCE LUXURY REDEFINED!

The maisonette apartments at Citrus Gardens Estate offer a stunning blend of space, sophistication, and modern comfort. With multi-level living, sleek interiors, and a serene environment, every detail is designed for those who desire more.

PAGE 15.



Modern kitchen facilities such as:
Microwave
Granite Top,
Heat Extractor etc.



LUXURY REDEFINED: MAISONETTES AT CITRUS GARDENS!

Spacious, stylish, and designed for ultimate comfort, our maisonette apartments offer multi-level elegance with premium finishes and breathtaking views. Experience the perfect blend of privacy and modern living in a serene, upscale community.

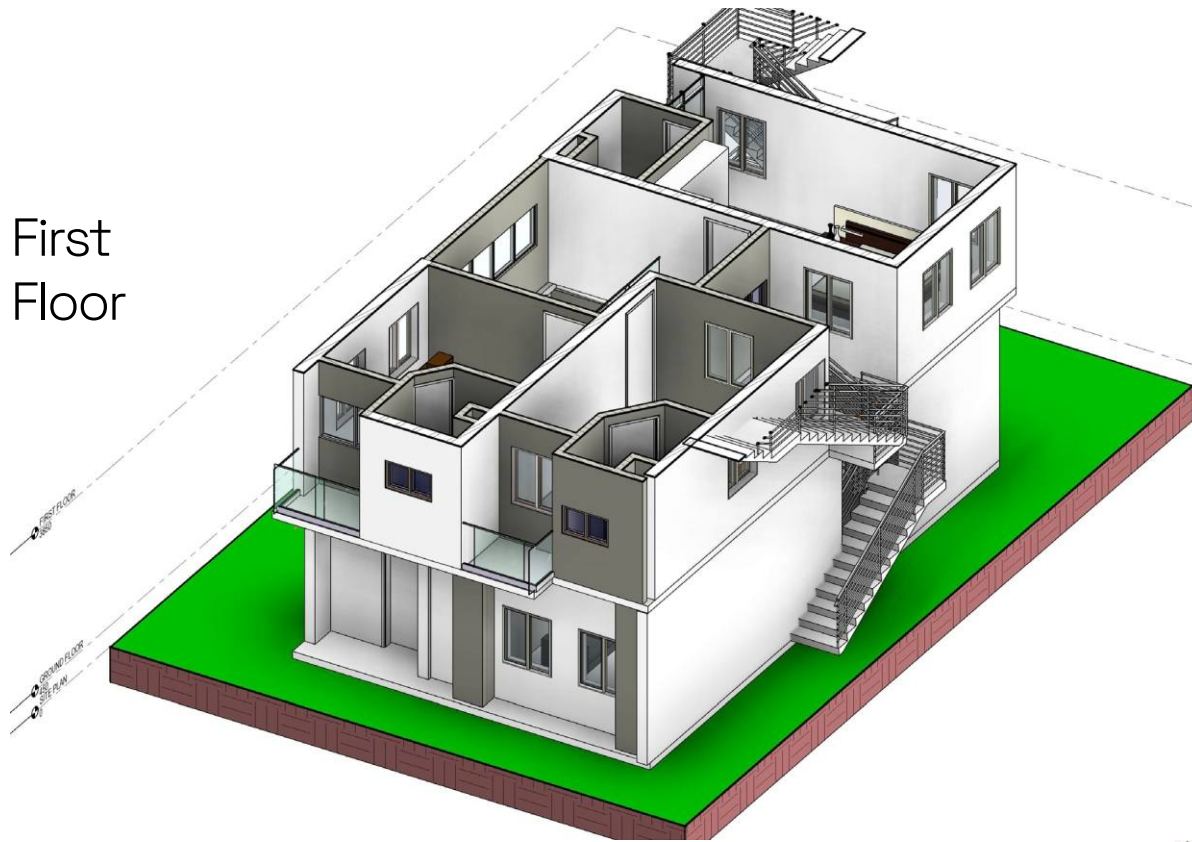
KEY FEATURES:

With modern facilities and designs such as;

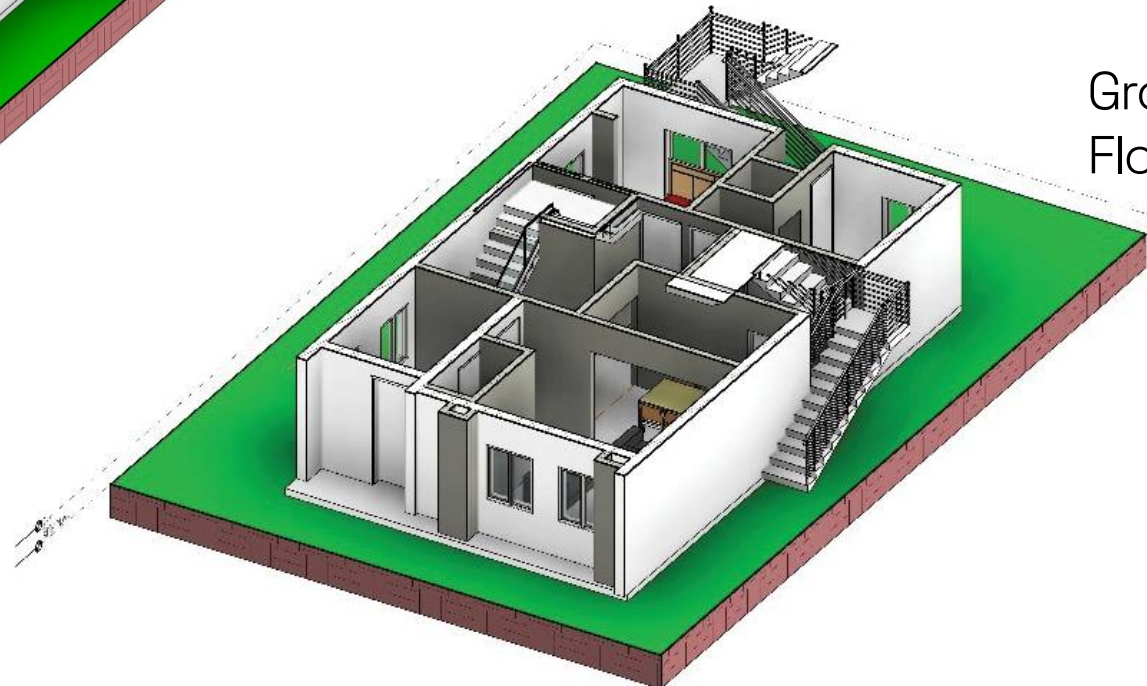
- P.O.P ceiling
- Wardrobe
- Water heater

4 BEDROOMS

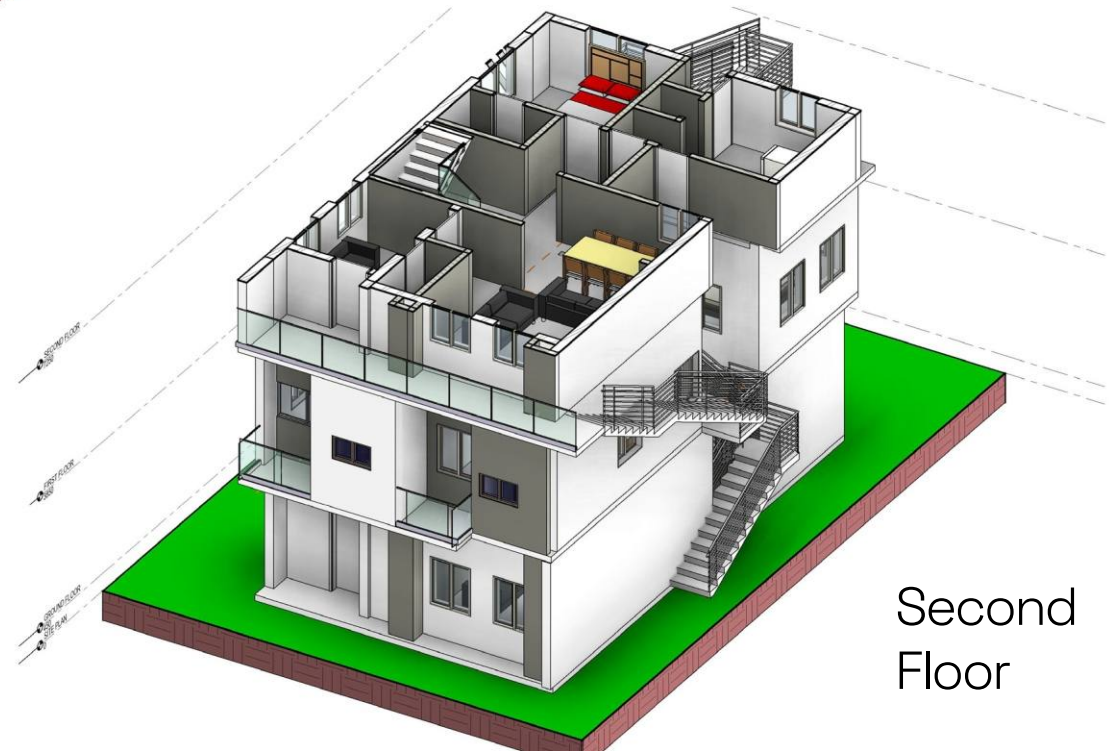
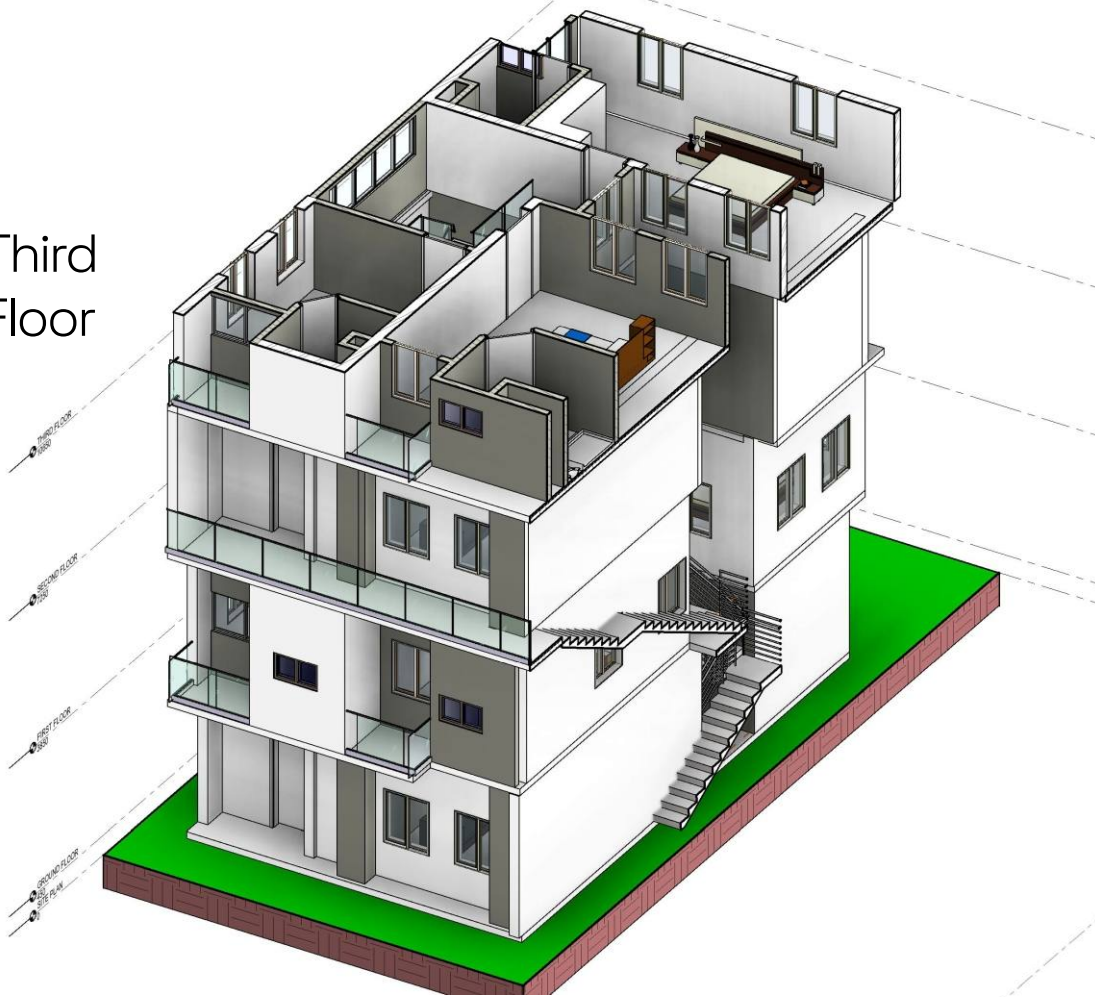
First
Floor



Ground
Floor



Third
Floor

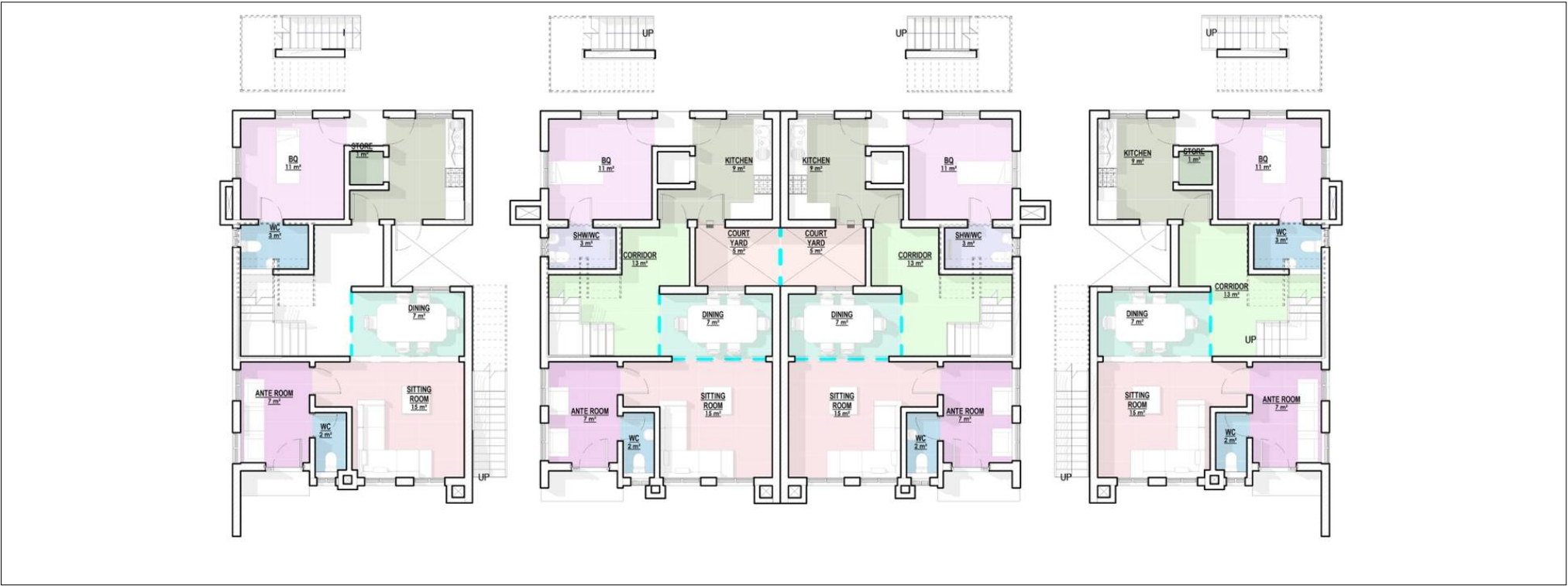


Second
Floor



Floor Plans

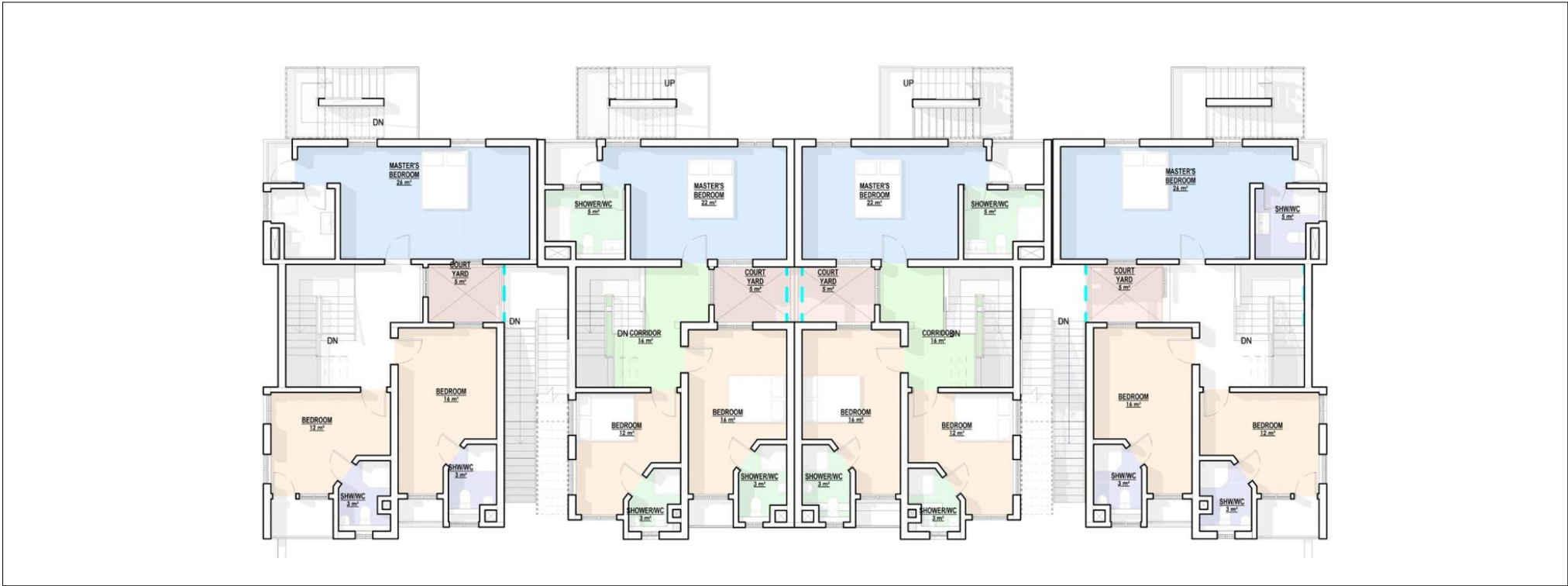
Ground Floor Level



LEGEND

ANTE ROOM	X 4 -	7M ²	BQ	X 4 -	11M ²	COURT YARD	X 4 -	11M ²
SITTING ROOM	X 4 -	15M ²	STORE	X 4 -	1M ²	DINING ROOM	X 4 -	64M ²
WC	X 4 -	2M ²	KITCHEN	X 4 -	9M ²	CORRIDOR	X 3 -	13M ²
WC	X 2 -	2M ²	SHW/WC	X 2 -	3M ²			

First Floor Level



LEGEND

MASTER BEDROOM	X 1 - 26M ²	DN CORRIDOR	X 2 - 16M ²	SHW/WC	X 8 - 3M ²
MASTER BEDROOM	X 4 - 22M ²	DN	X 4 - 1M ²		
SHW/WC	X 3 - 5M ²	BEDROOM	X 4 - 12M ²		
COURT YARD	X 4 - 5M ²	BEDROOM	X 4 - 16M ²		

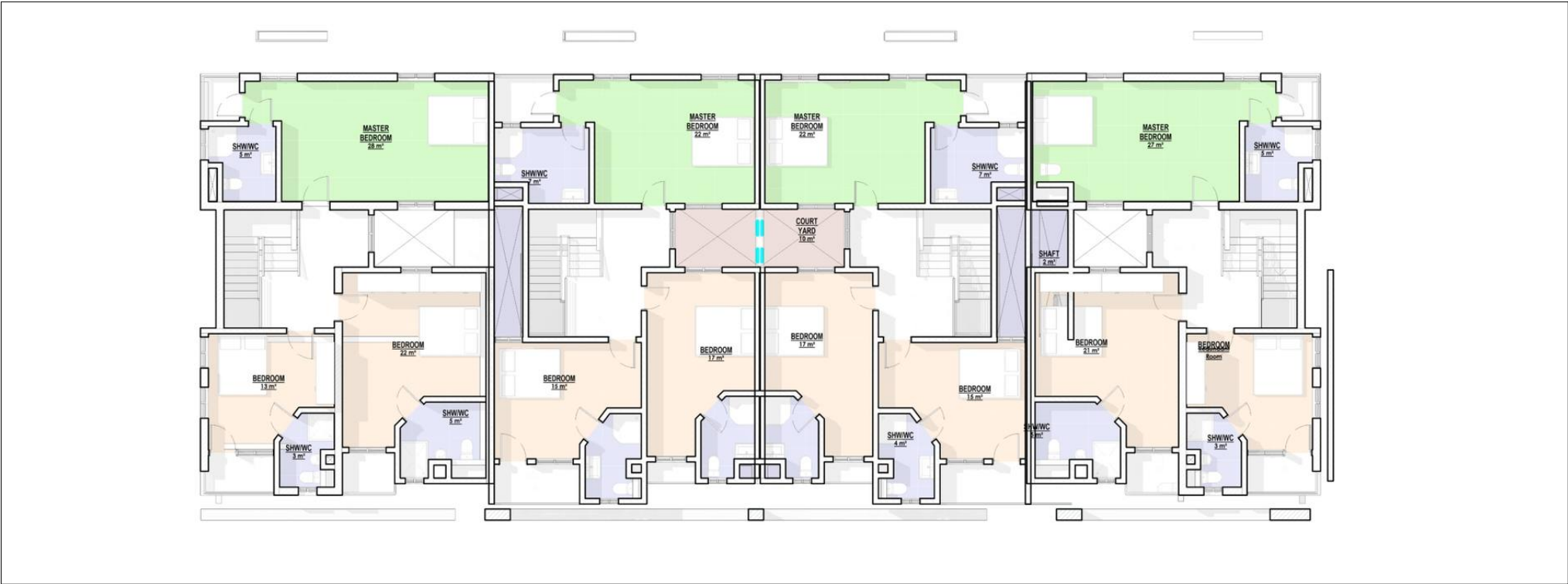
Second Floor Level



LEGEND

ANTE ROOM	X 4	-	7M ²	DINING ROOM	X 4	-	10M ²	SHW/WC	X 2	-	3M ²
SITTING ROOM	X 2	-	19M ²	COURT YARD	X 4	-	1M ²	BQ	X 2	-	16M ²
SITTING ROOM	X 2	-	23M ²	KITCHEN	X 2	-	15M ²	BQ	X 2	-	14M ²
WC	X 4	-	2M ²	KITCHEN	X 2	-	11M ²				

Third Floor Level



LEGEND

MASTER BEDROOM	X 2	-	28M ²	SHW/WC	X 2	-	3M ²	SHW/WC	X 2	-	4M ²	BEDROOM	X 1	-	22M ²
MASTER BEDROOM	X 2	-	22M ²	COURTYARD	X 2	-	10M ²	BEDROOM	X 2	-	17M ²	BEDROOM	X 1	-	13M ²
SHW/WC	X 2	-	5M ²	SHAFT	X 2	-	2M ²	BEDROOM	X 2	-	15M ²				
SHW/WC	X 1	-	7M ²	BQ	X 2	-	14M ²	BEDROOM	X 2	-	21M ²				





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FOR FURTHER ENQUIRIES

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