



THE AMBIANCE II

THE BROCHURE

A premium development of serviced duplexes and
terraces in Sangotedo, Lagos State



Proper Design.
Smartly Priced.
Urban Location.
Sophisticated Style



THE AMBIANCE II

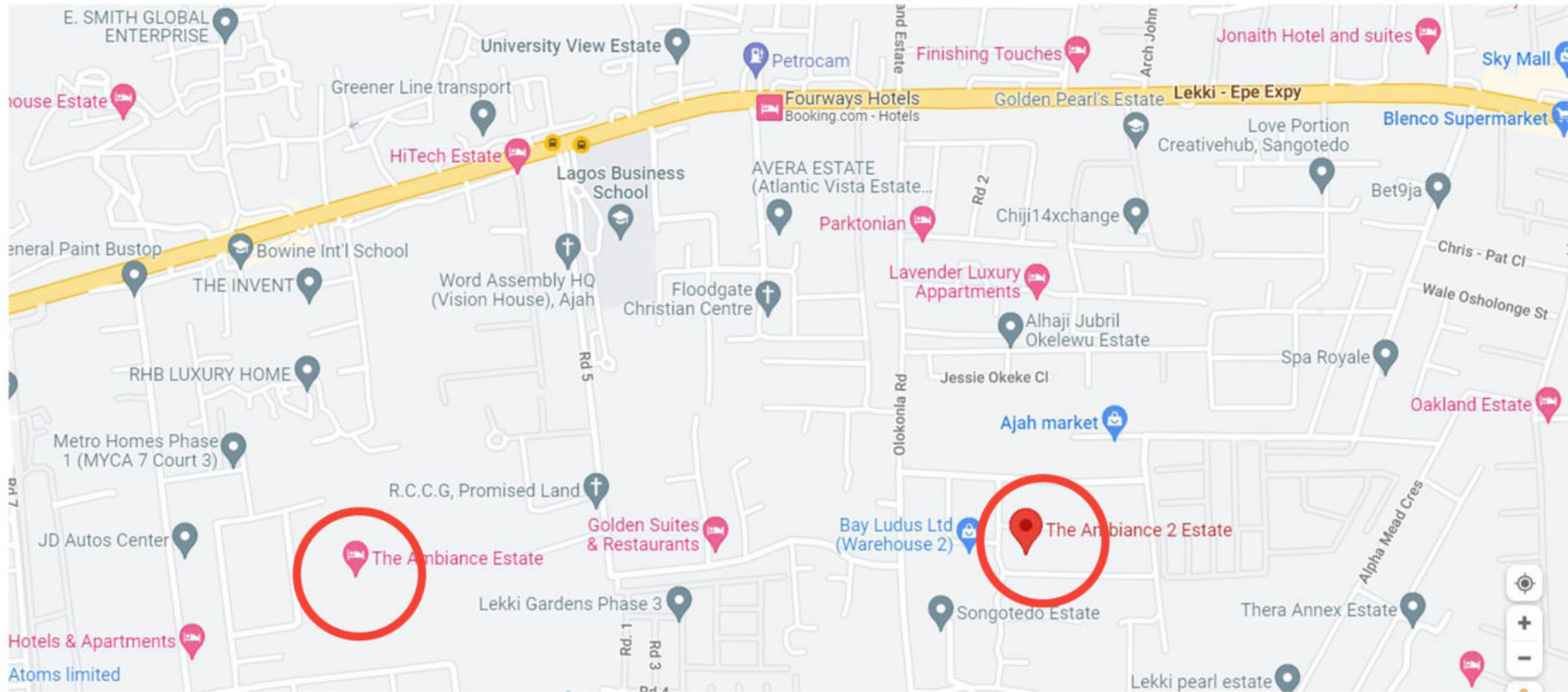
The Ambiance 2 is strategically located in the serene district of Moremi, Oko Ado, Ajah Lagos. It is a few minutes away from major shopping malls like skymall, blenco supermarket and Novare Mall. Its also a few minutes away from Private Schools, Filling Stations, Churches, Mosques and the major expressway.



Location



Coordinates
6.46746°N
3.61080°E



Close promity to AMBIANCE ONE, As shown above

<https://goo.gl/maps/uAAqGeevKocE9utHA>



Building Structures We Offer

2 Bedroom
Terrace Duplex + BQ

3 Bedroom
Terrace Duplex + BQ

3 Bedroom
Semi Detached Duplex + BQ

4 Bedroom
Detached Penthouse Duplex
+ BQ



Apartments Tailored To Your Highest Standards

Inside, you will enjoy a well thought-out design to meet your ideal apartment space complimented by open plan space for easy living, fitted kitchen and high grade finishing materials.



THE AMB|ANCE II



THE AMBIANCE II

Why Ambiance 2

Stellar amenities at your fingertips, fine tuned to create the best environmental experience for baby growth



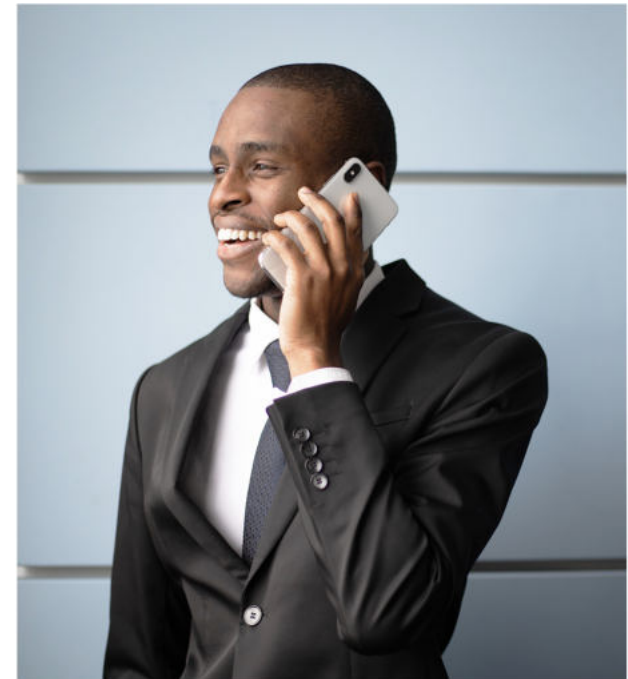
THE AMB|ANCE II



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ideal for singles or couples seeking an affordable 1st-time entry into the property market and investors seeking an attractive asset with a reasonable cash flow.

Given the locational and demand advantages, value appreciation is more or less guaranteed.



Perfect For Senior Citizens

We create a dreamy atmosphere, where our senior folks can retire and enjoy life and also have families and friends over for various occasions, creating a lasting memory.

THE AMB[ANCE] II



Estate Features



24/7 Security



Swimming Pool



Living Room



Water Supply



Walk-in Closet



Prime Location



24/7 Power Supply



Ample Parking Space

Property Title:

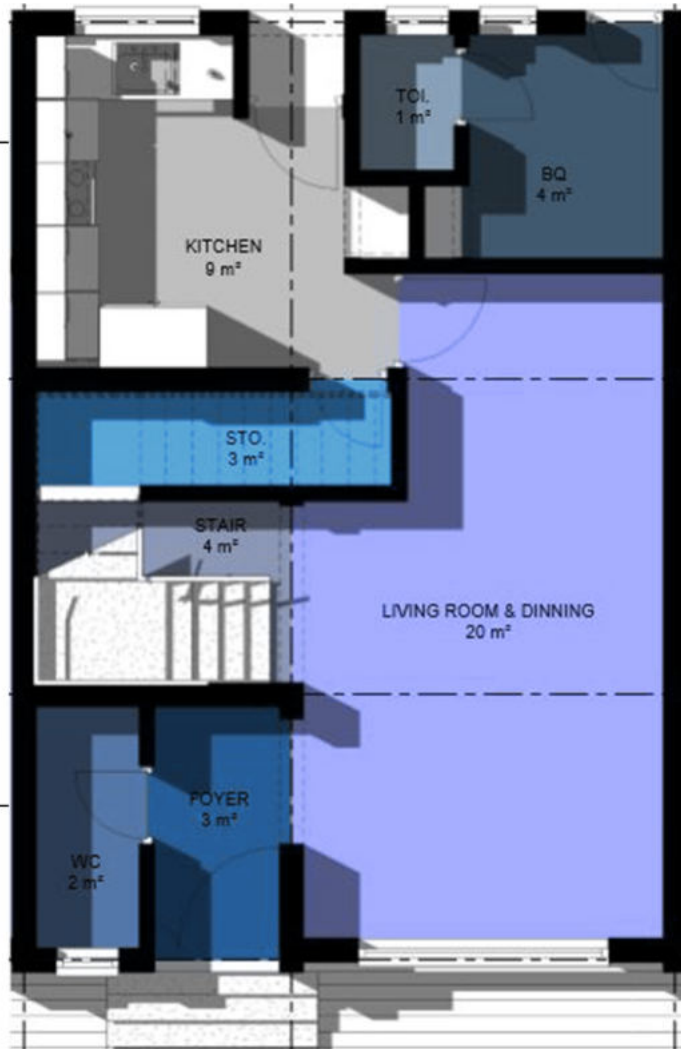


Certificate Of Occupancy

2 Bedroom Terrace Duplex +BQ

Size/Unit

GROUND FLOOR
59.80Sqm



FIRST FLOOR
74.30Sqm



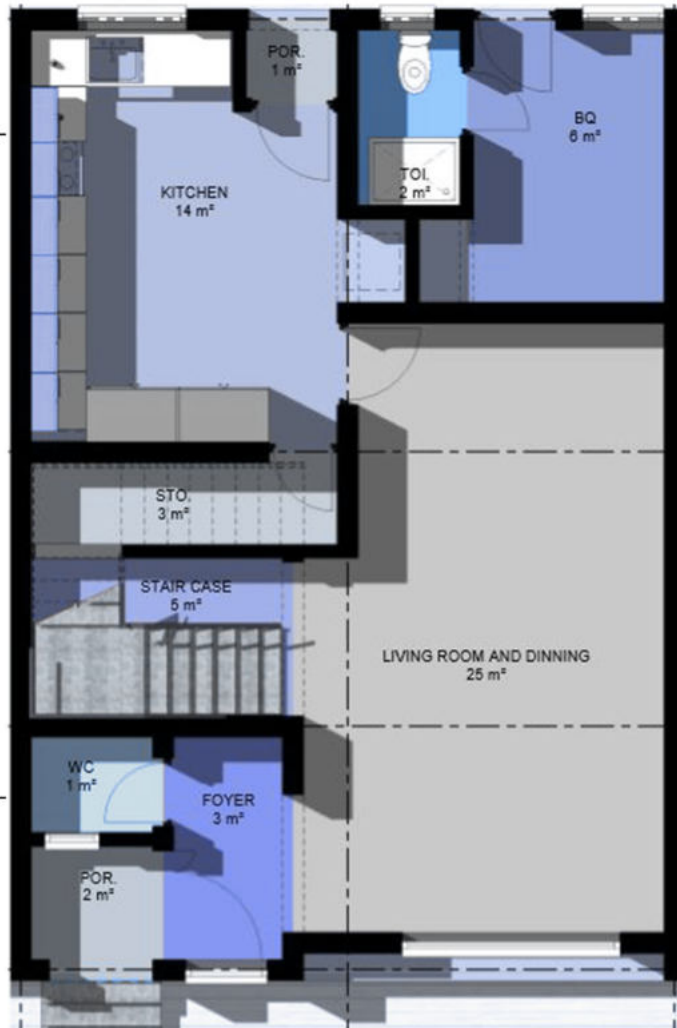
Total = 134.1Sqm

3 Bedroom Terrace Duplex +BQ

Size/Unit

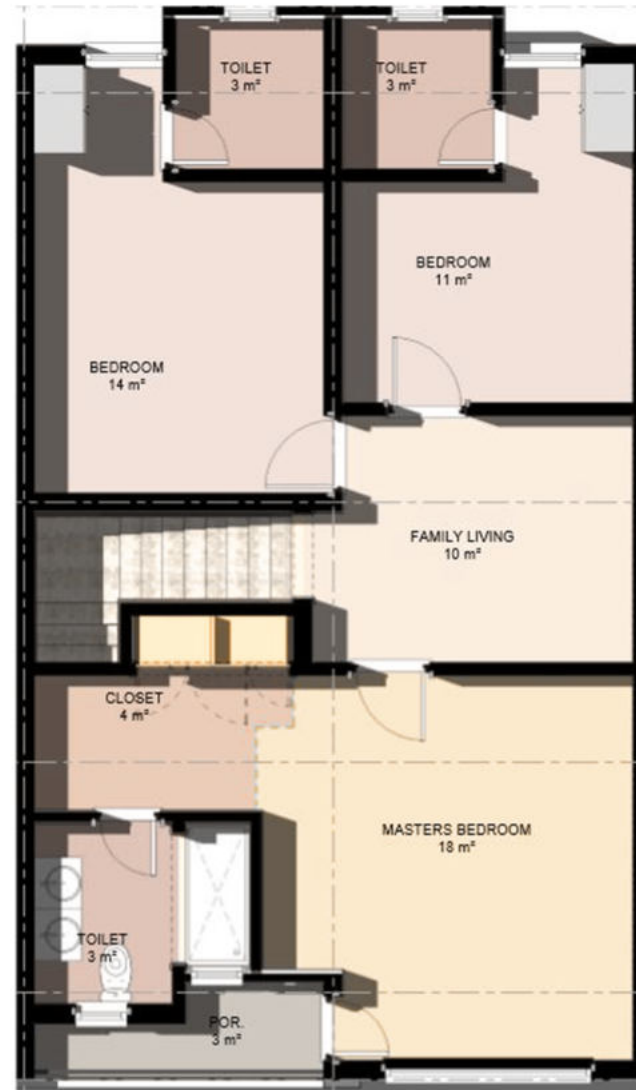
GROUND FLOOR

79.50Sqm



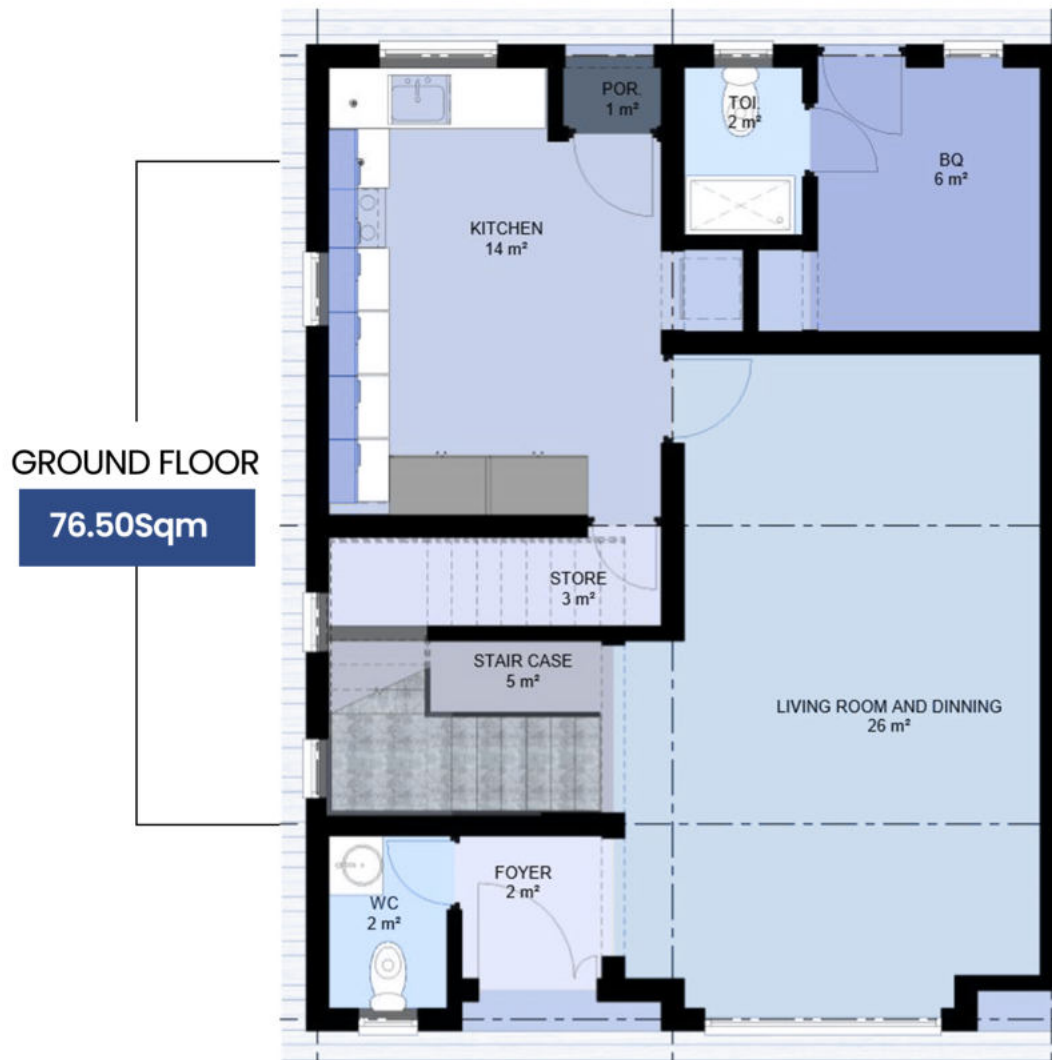
FIRST FLOOR

92.95Sqm



Total = 172.4Sqm

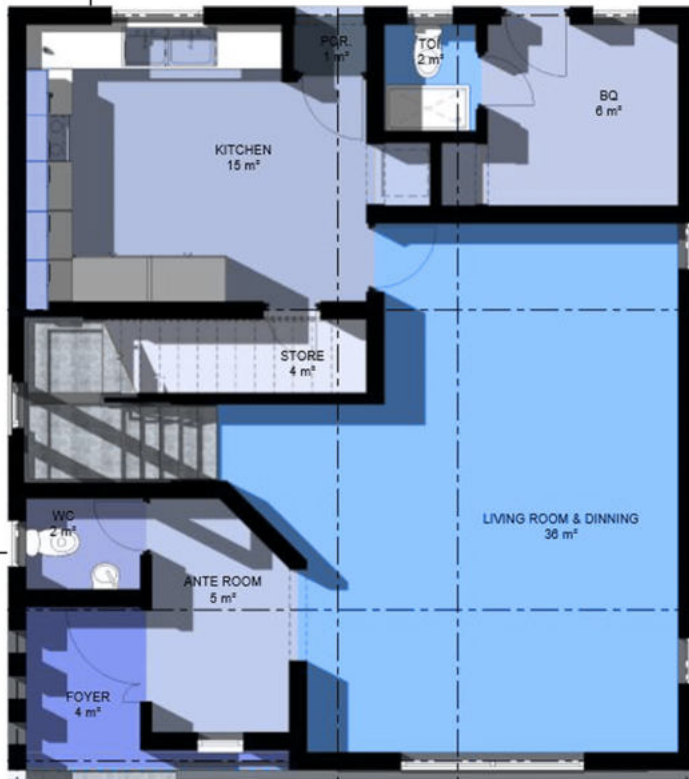
3 Bedroom Semi – Detached +BQ Size/Unit



Total = 166.6Sqm

4 Bedroom Fully Detached Duplex +BQ Size/Unit

GROUND FLOOR
90.30Sqm



Total = 260.3Sqm

FIRST FLOOR
103.5Sqm



PENT FLOOR
66.5Sqm

CERTIFICATE OF OCCUPANCY

2MEMBER
PROMO PRICE SLASH!



**SALES
CLOSED**

2 BEDROOM TERRACE + BQ

Initial Deposit
N5M

THE AMBIANCE II
Okoko Ado, Behind LBS

2 BEDROOM TERRACE + BQ

Current Price
N45M



Up To 18Months Payment Plan

TRIBITAT

Payment Plan

THE AMBIANCE II
Okoko Ado, Behind LBS

CERTIFICATE OF OCCUPANCY



Initial Deposit
N10M

3 BEDROOM TERRACE + BQ

Outright	3 Months	6 Months	12 Months
N70M	N71M	N72M	N73M

Up To 12Months Payment Plan

www.tribitatrealstate.com

TRIBITAT

2 BEDROOM TERRACE DUPLEX + BQ

0 - 6 MONTHS OUTRIGHT	12 MONTHS	18 MONTHS	DEPOSIT
N45M	N46.5M	N47.5M	N5M

3 BEDROOM TERRACE DUPLEX + BQ

OUTRIGHT	3 MONTHS	6 MONTHS	12 MONTHS	DEPOSIT
N70M	N71M	N72M	N73M	N10M

CERTIFICATE OF OCCUPANCY

AMBIANCE II
Okoko, Behind LBS

SALES CLOSED

Initial Deposit **N10M**

4 BEDROOM DET. DUPLEX + BQ

Outright	3 Months	6 Months
N90M	N91M	N92M

Up To 12Months Payment Plan

www.tribitatrealstate.com **TRIBITAT**

CERTIFICATE OF OCCUPANCY

AMBIANCE II
Okoko, Behind LBS

SALES CLOSED

Initial Deposit **N5M**

3 BEDROOM SEMI DTD + BQ

Outright	3 Months	6 Months
N67M	N68M	N69M

Up To 12Months Payment Plan

www.tribitatrealstate.com **TRIBITAT**

Payment Plan

4 BEDROOM FULLY DETACHED DUPLEX + BQ

OUTRIGHT	3 MONTHS	6 MONTHS	12 MONTHS	DEPOSIT
N90M	N91M	N92M	N93M	N10M

3 BEDROOM SEMI DETACHED DUPLEX + BQ

OUTRIGHT	3 MONTHS	6 MONTHS	12 MONTHS	DEPOSIT
N67M	N68M	N69M	N70M	N5M

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Developed By:

TRIBITAT

REAL ESTATE

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