



THE AMBIANCE II

THE BROCHURE

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



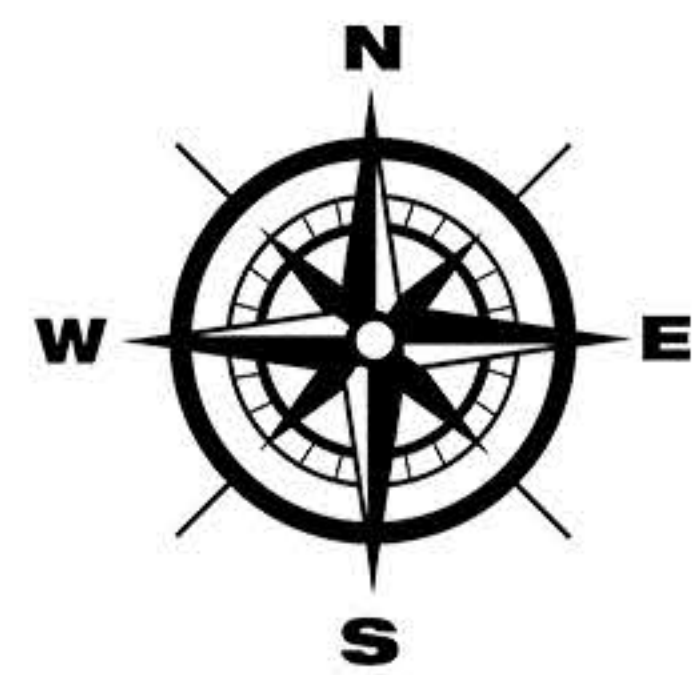
Proper Design.
Smartly Priced.
Urban Location.
Sophisticated Style



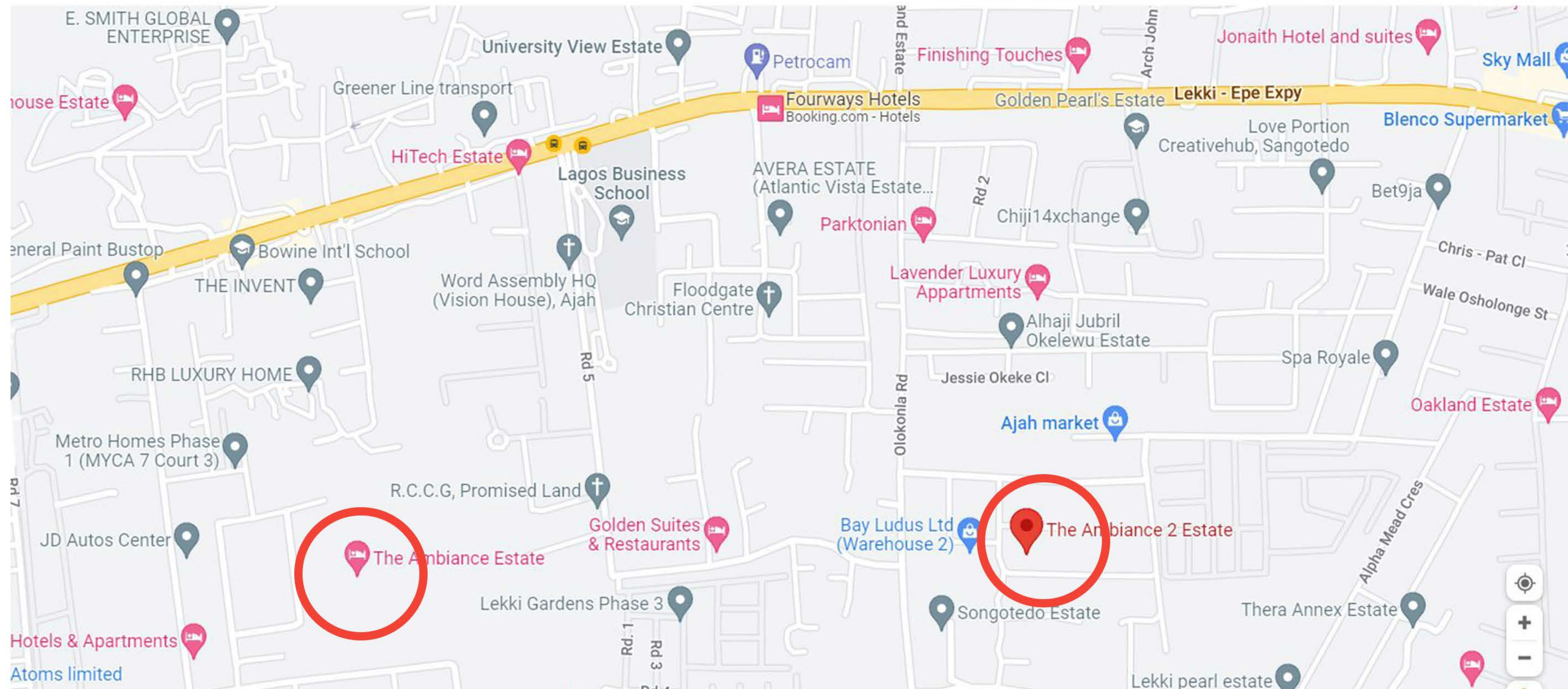
THE AMBIANCE II

The Ambiance 2 is strategically located in the serene district of Moremi, Oko Ajo, 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/uAAqGeevKodE9utHA>



Building Structures We Offer

2 Bedroom
Terrace Duplex + BQ

3 Bedroom
Terrace Duplex + BQ

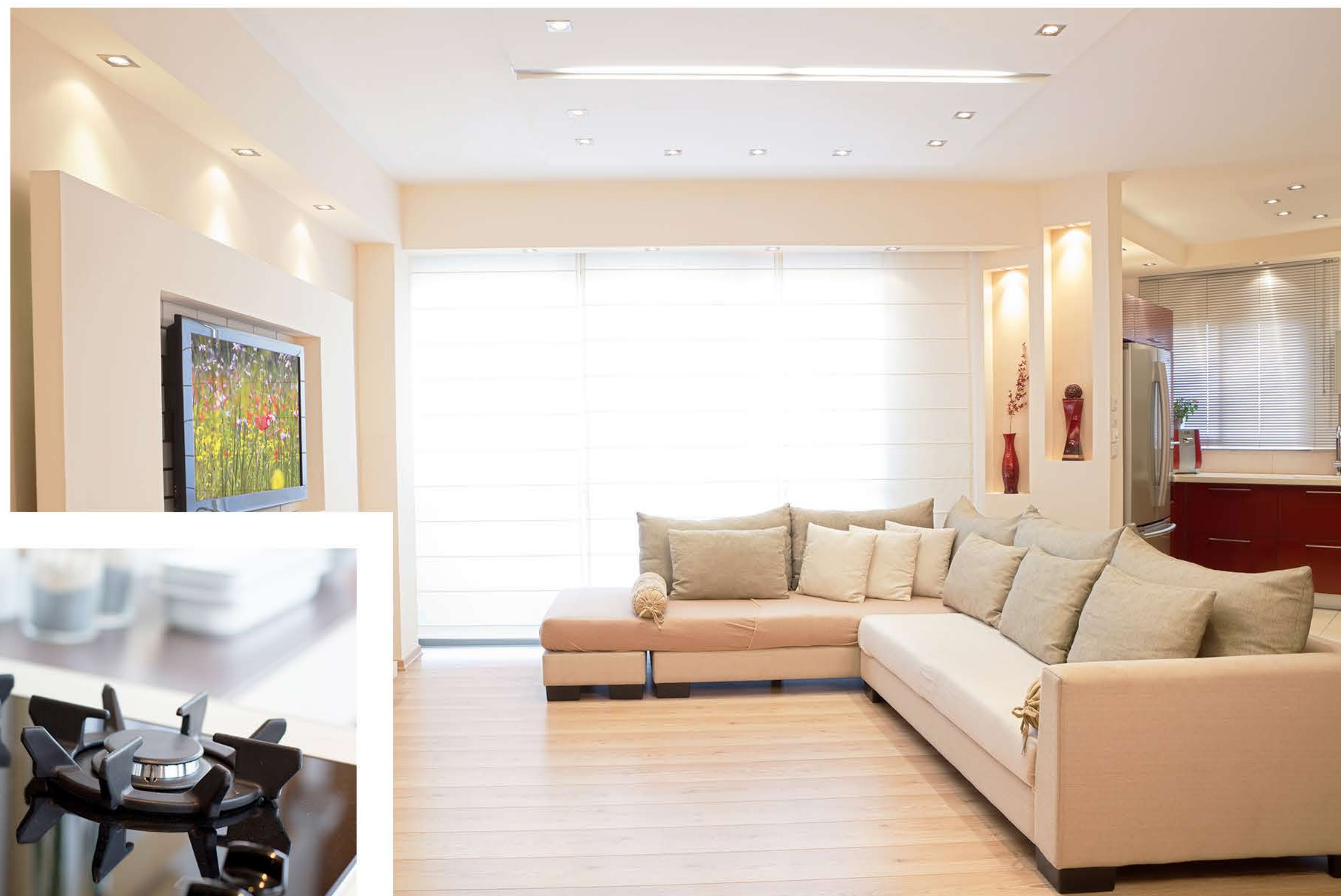
3 Bedroom
Semi Detached Duplex + BQ

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 AMBIAANCE II

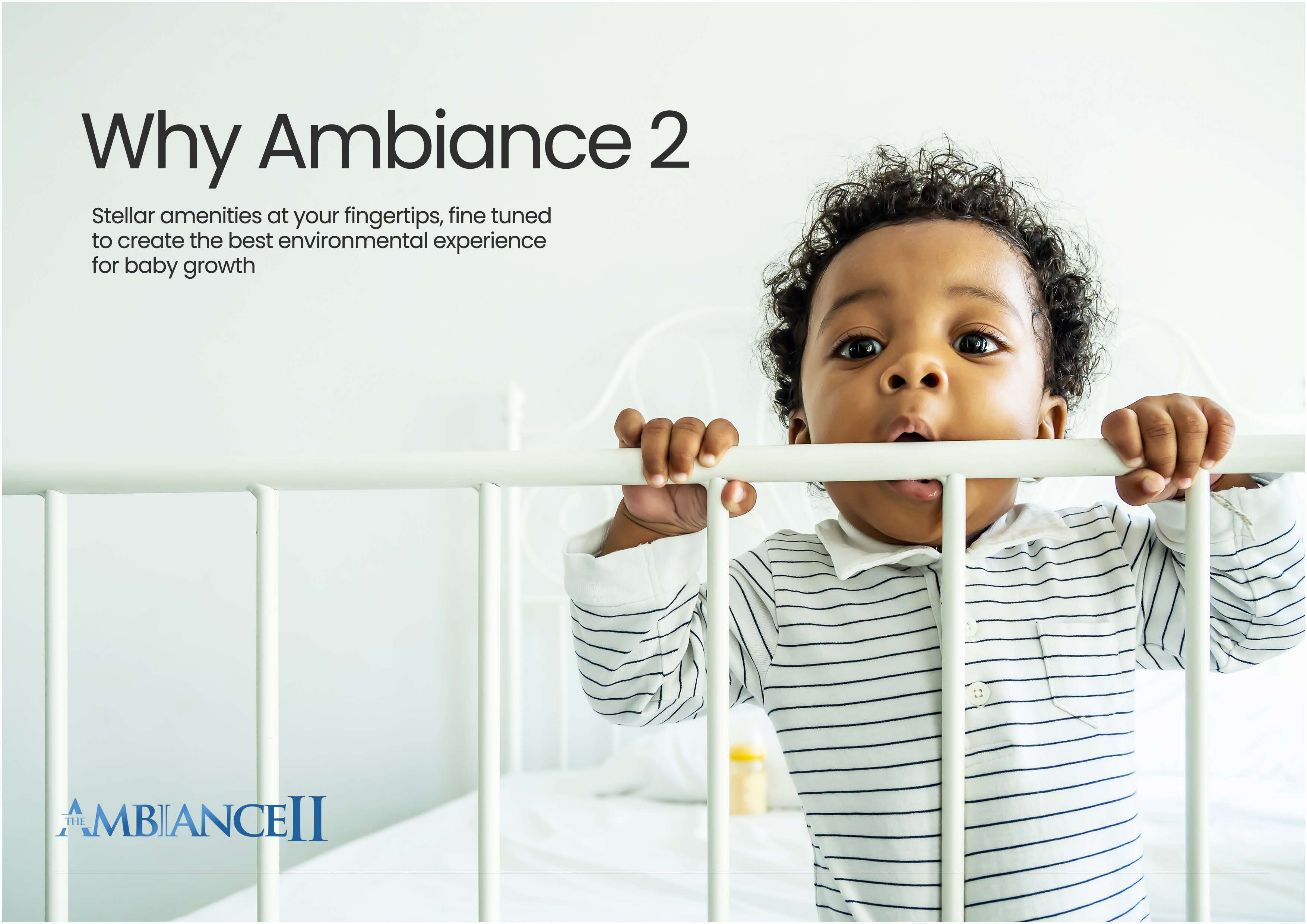


THE AMB|ANCE II

Why Ambiance 2

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

THE AMB|ANCE II

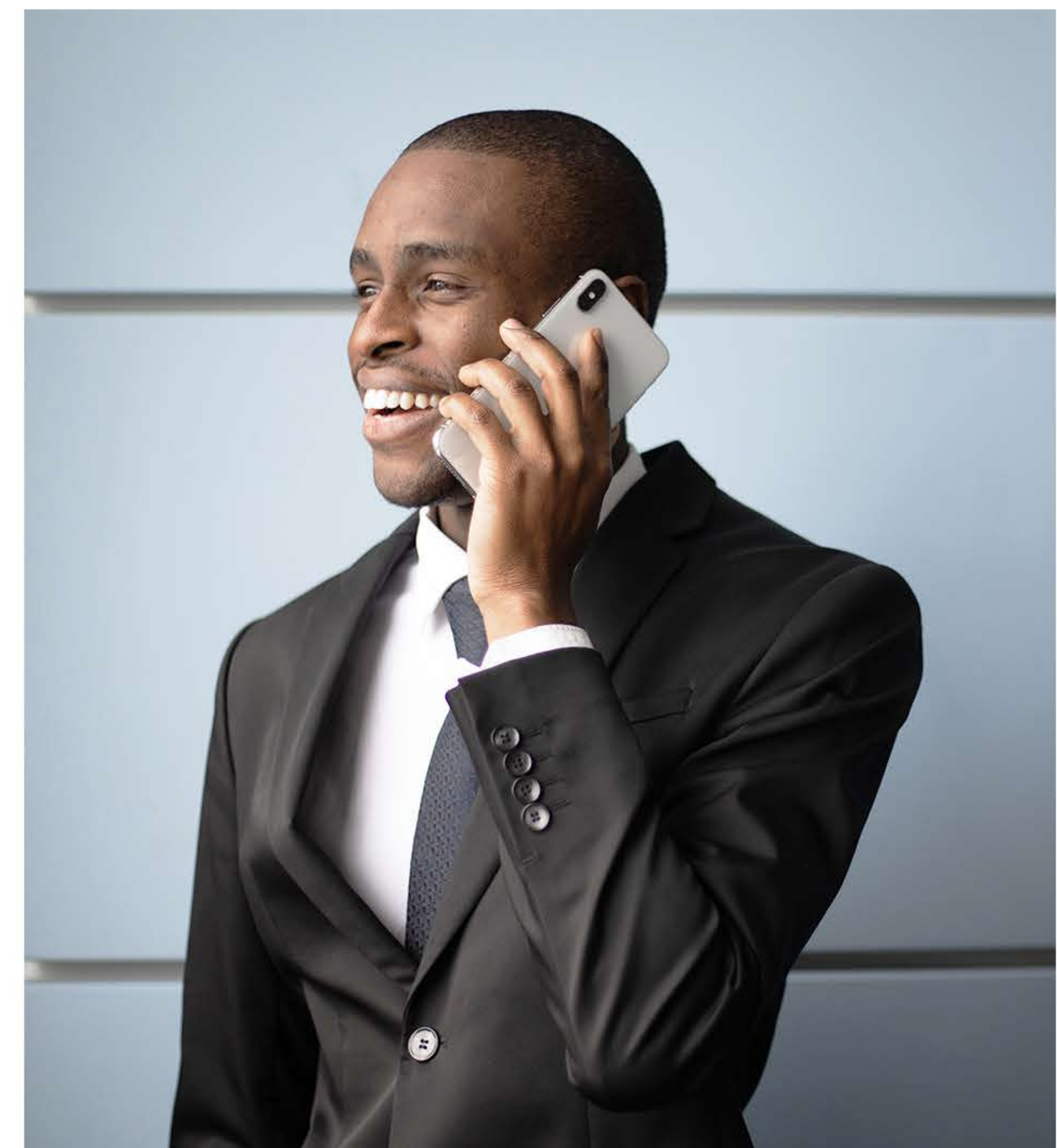




THE AMBIANCE II

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.

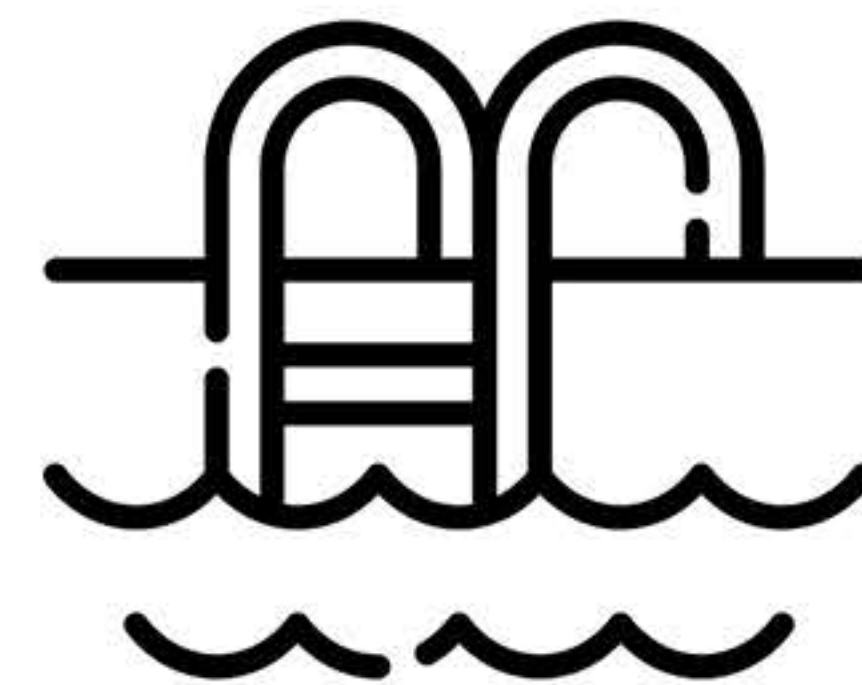
THE AMBIANCE II



Estate Features



24/7 Security



Swimming Pool



Living Room



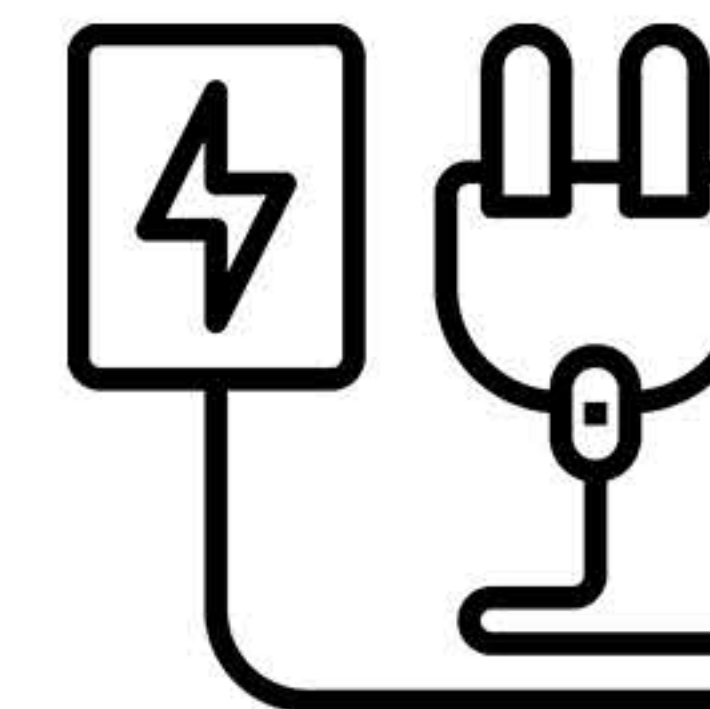
Water Supply



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



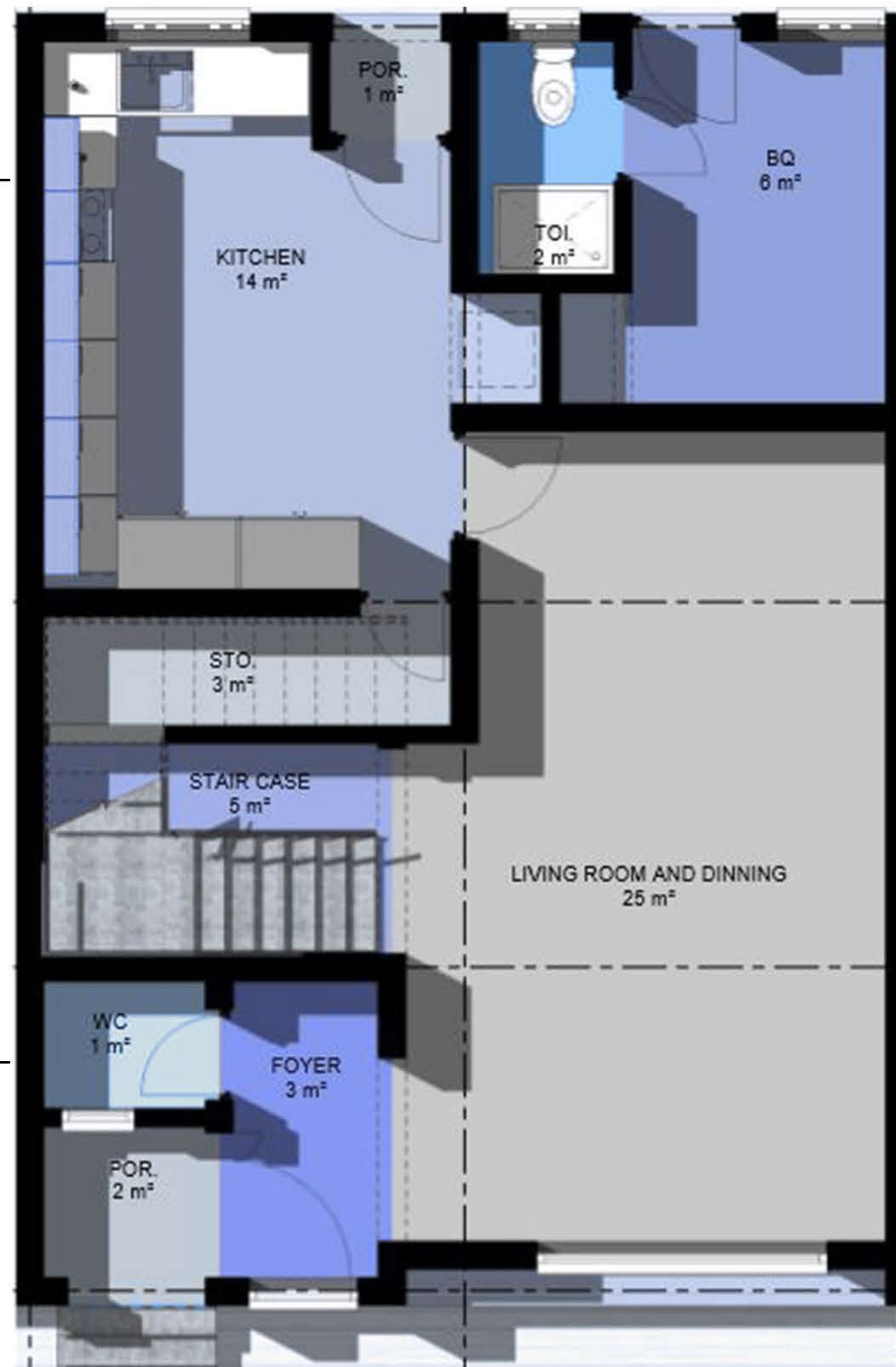
Total = 134.1Sqm

3 Bedroom Terrace Duplex +BQ

Size/Unit

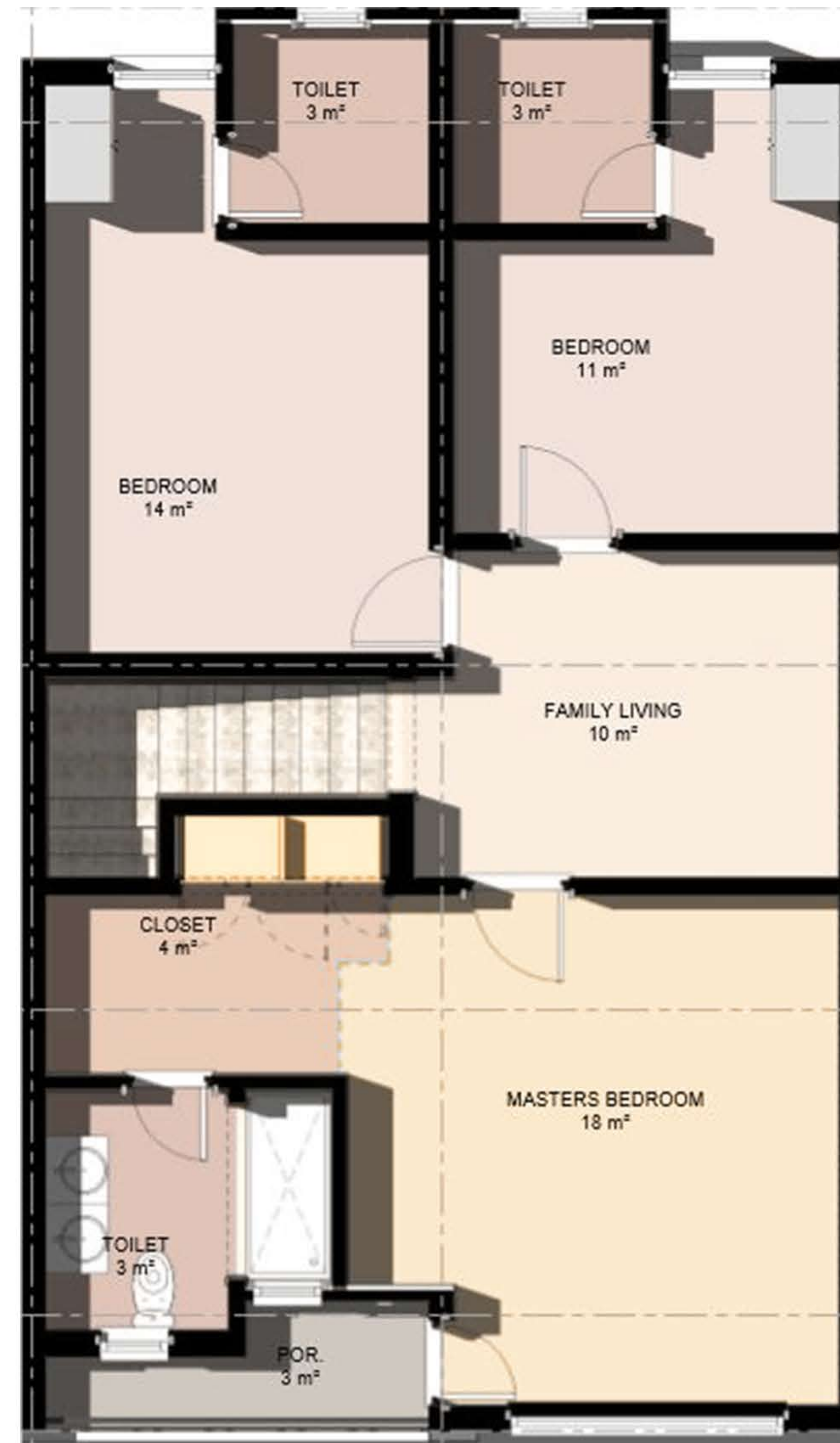
GROUND FLOOR

79.50Sqm



FIRST FLOOR

92.95Sqm



Total =

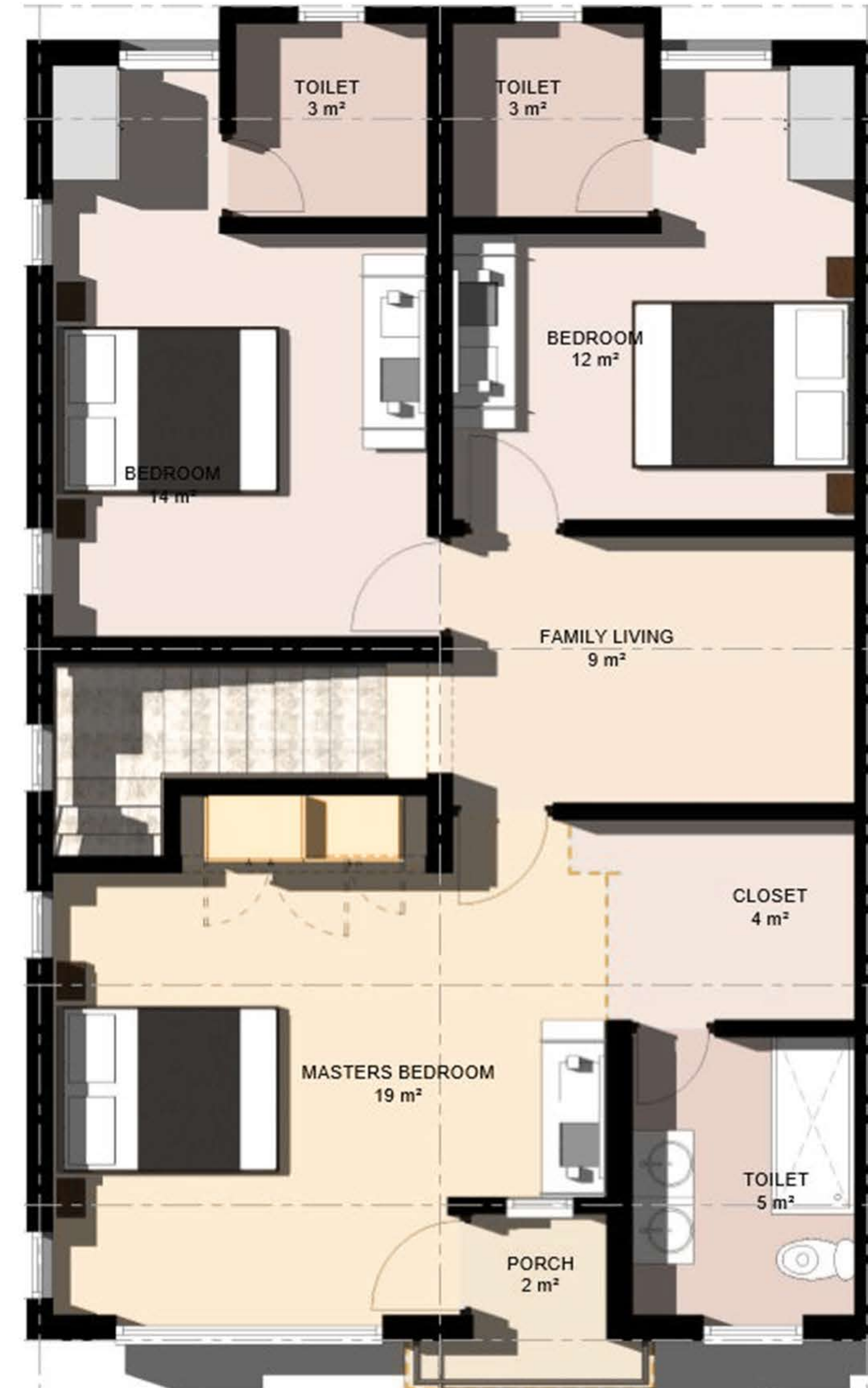
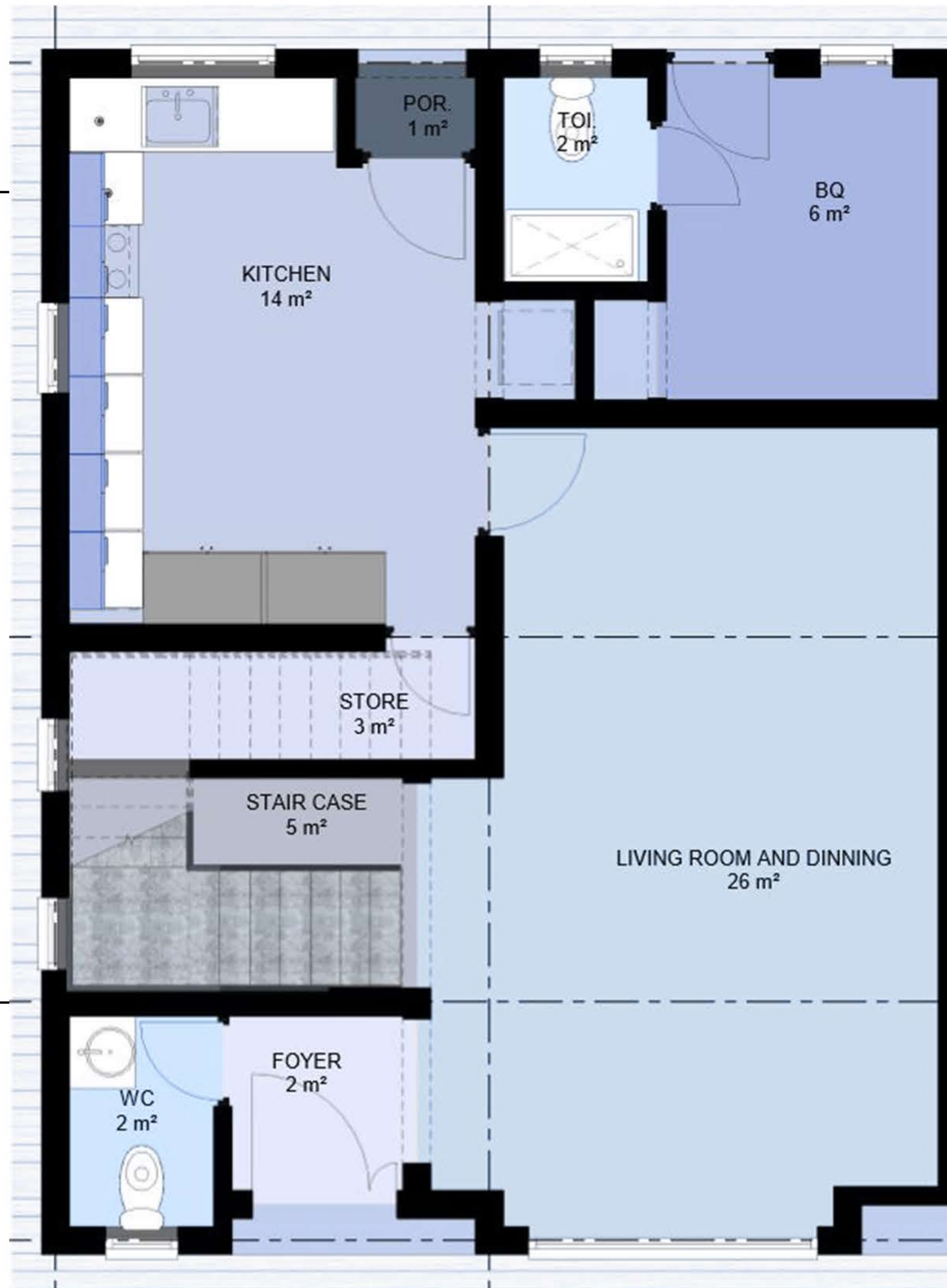
172.4Sqm

3 Bedroom Semi - Detached +BQ

Size/Unit

GROUND FLOOR

76.50Sqm



FIRST FLOOR

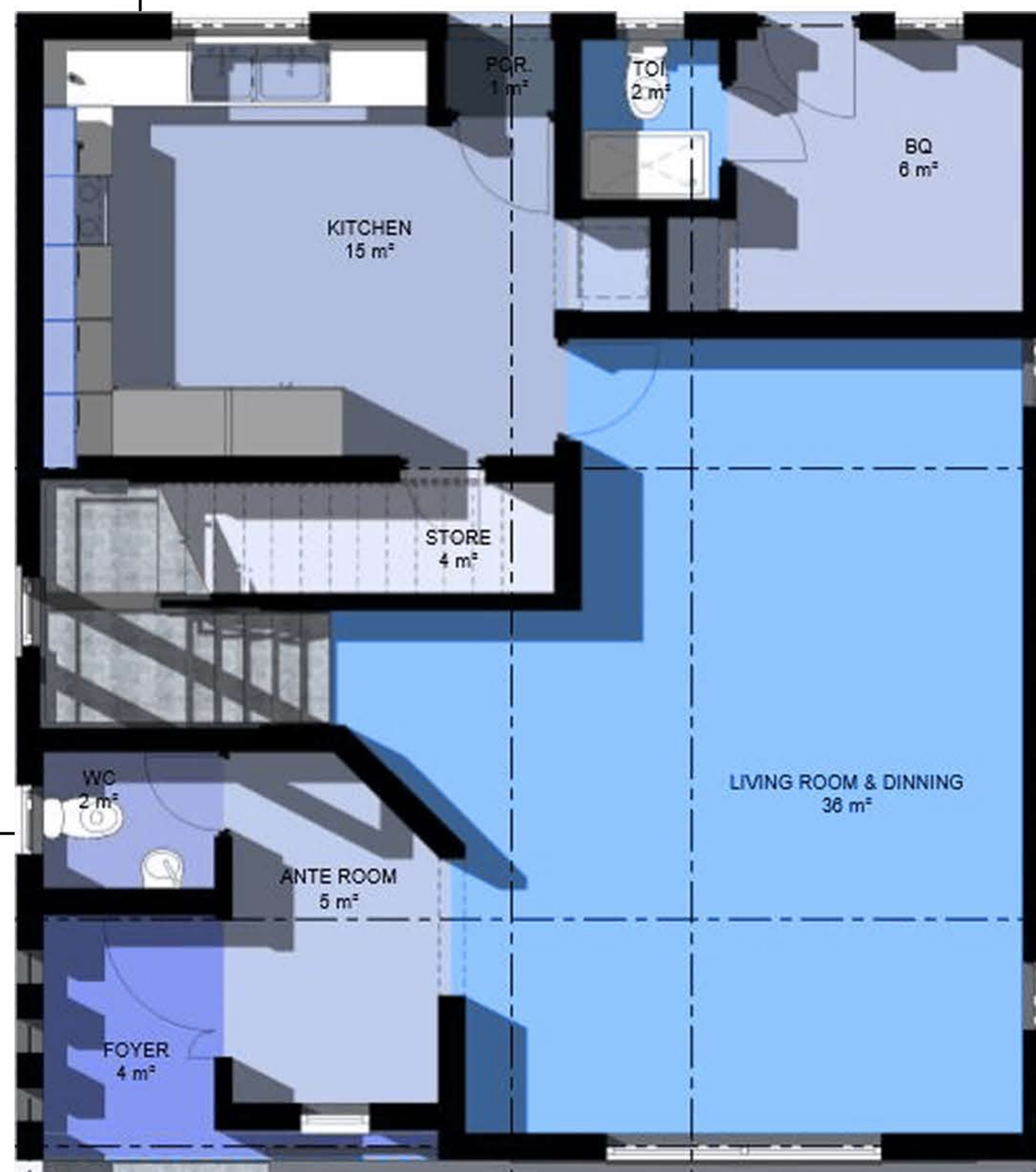
89.80Sqm

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



THE AMBIANCE II
 Oko Ado, Behind LBS

NEW PRICE



Initial Deposit **N20M**

C of O

2 BEDROOM
Terrace + Bq

Outright Price	6 Months	12 Months
N80M	N82M	N85M

Integrity Value Delivery Quality

www.tribitatrealstate.com

TRIBITAT

THE AMBIANCE II
 Oko Ado, Behind LBS

NEW PRICE



Initial Deposit **N20M**

C of O

3 BEDROOM
Terrace + Bq

Outright Price	6 Months	12 Months
N90M	N92M	N95M

Integrity Value Delivery Quality

www.tribitatrealstate.com

TRIBITAT

Payment Plan

2 BEDROOM TERRACE + BQ

OUTRIGHT	6 MONTHS	12 MONTHS	DEPOSIT
N80M	N82M	N85M	N20M

3 BEDROOM DETACHED + BQ

OUTRIGHT	6 MONTHS	12 MONTHS	DEPOSIT
N90M	N92M	N95M	N20M

THE AMBIANCE II
Oko Ado, Behind LBS

NEW PRICE

SOLD OUT

Initial Deposit **N20M** C of O

4 BEDROOM
Detached Duplex + Bq (1 Unit Left)

Outright Price	6 Months
N130M	N135M

Integrity Value Delivery Quality

www.tribitatrealstate.com

TRIBITAT

THE AMBIANCE II
Oko Ado, Behind LBS

NEW PRICE

SOLD OUT

Initial Deposit **N20M** C of O

3 BEDROOM
Semi Datched+ Bq

Outright Price	6 Months	12 Months
N100M	N102M	N105M

Integrity Value Delivery Quality

www.tribitatrealstate.com

TRIBITAT

Payment Plan

4 BEDROOM FULLY DETACHED DUPLEX + BQ

OUTRIGHT	6 MONTHS	DEPOSIT
N130M	N135M	N20M

3 BEDROOM SEMI DETACHED DUPLEX + BQ

OUTRIGHT	6 MONTHS	12 MONTHS	DEPOSIT
N100M	N102M	N105M	N20M

THE AMB[ANCE] II

Developed By:

TRIBITAT
REAL ESTATE

 info@tribitatrealstate.com

 www.tribitatrealstate.com