



Innovation ●  
Comfort ●  
Leisure ●

# Ambiance creek

T H E B R O C H U R E



Ambiance  
creek



Ketu, Mile 12 Ikorodu

# WELCOME TO AMBIANCE CREEK: WHERE BUSINESS MEETS INNOVATION

Nestled within the bustling urban landscape of Ketu Mile 12 extension, along the prestigious Ikorodu expressway in Lagos, lies a revolutionary concept in commercial and residential excellence. One of the remarkable features of Ambiance Creek is its strategic location. Situated just a 10-minute drive away from the Lagos State Secretariat in Alausa, this prime location ensures easy access to key government offices, business centers, and administrative hubs.



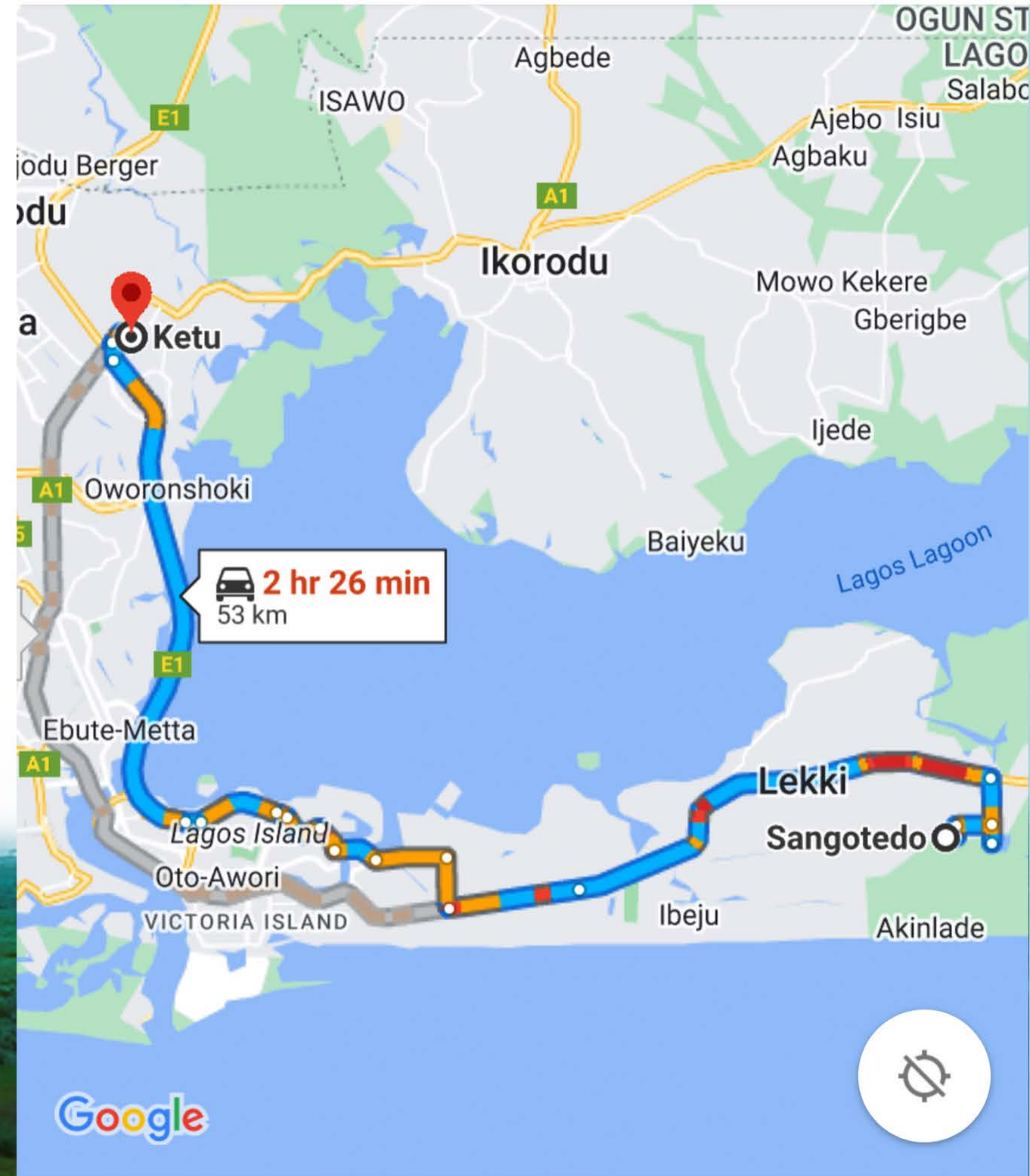
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REAL ESTATE

Project Partner:





Ambiance Creek's **proximity to the Ikorodu expressway** is a significant advantage. The Ikorodu Expressway is a major road that connects various parts of Lagos and plays a pivotal role in the city's transportation network. This means that residents and visitors of Ambiance Creek can enjoy seamless connectivity to other parts of Lagos.



# Location





# EMBRACE THE FUTURE OF BUSINESS AND LIVING

Ambiance Creek represents more than a property investment—it's an investment in your future. Experience the harmony of innovation and community living in one exceptional destination. Whether you're an entrepreneur looking for an inspiring workspace or a family seeking a modern haven, Ambiance Creek beckons you to be a part of a transformative journey.



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**PROPERTY TYPE:**

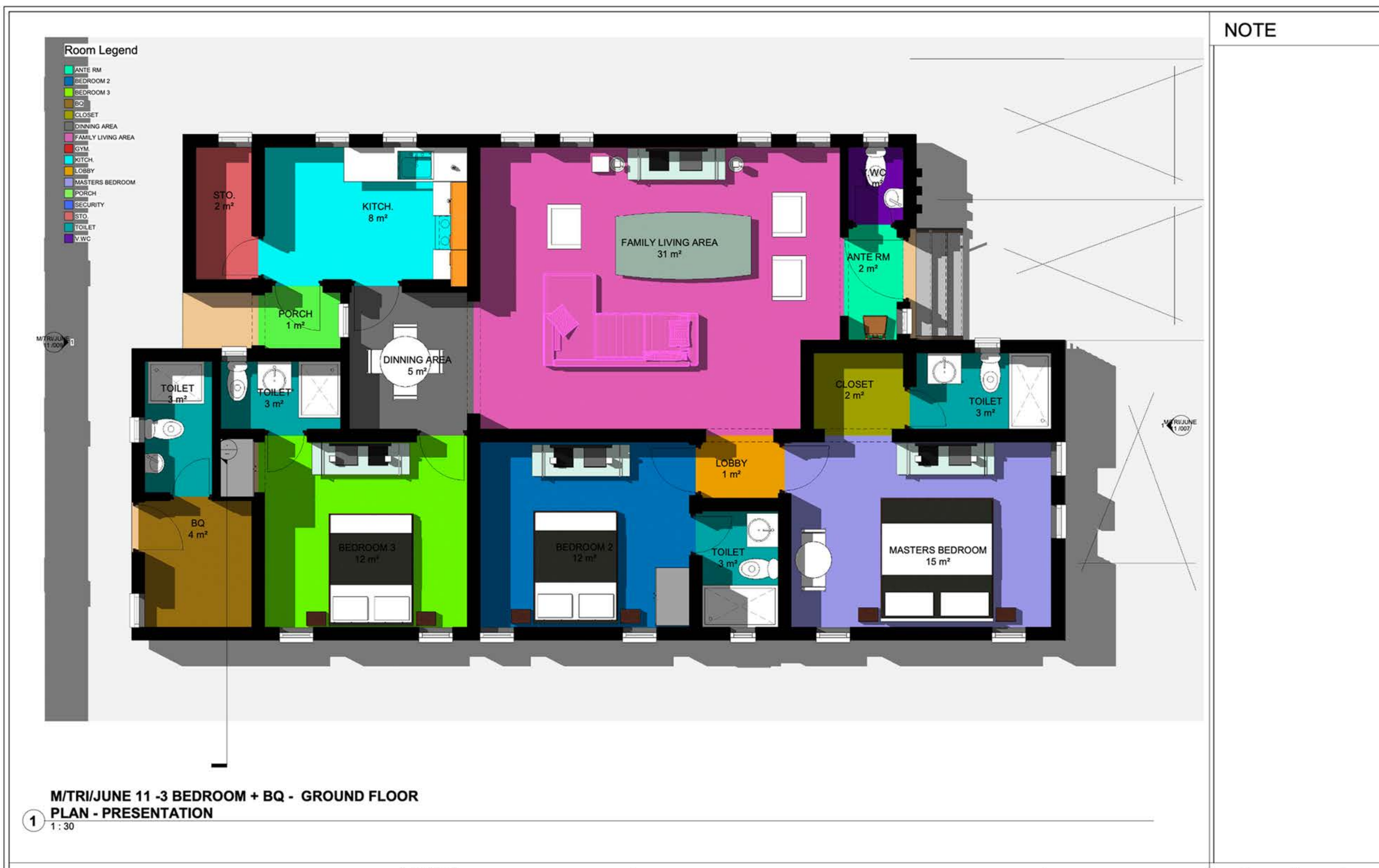
**3 Bedroom Bungalow**

**3 Bedroom Bungalow+BQ**

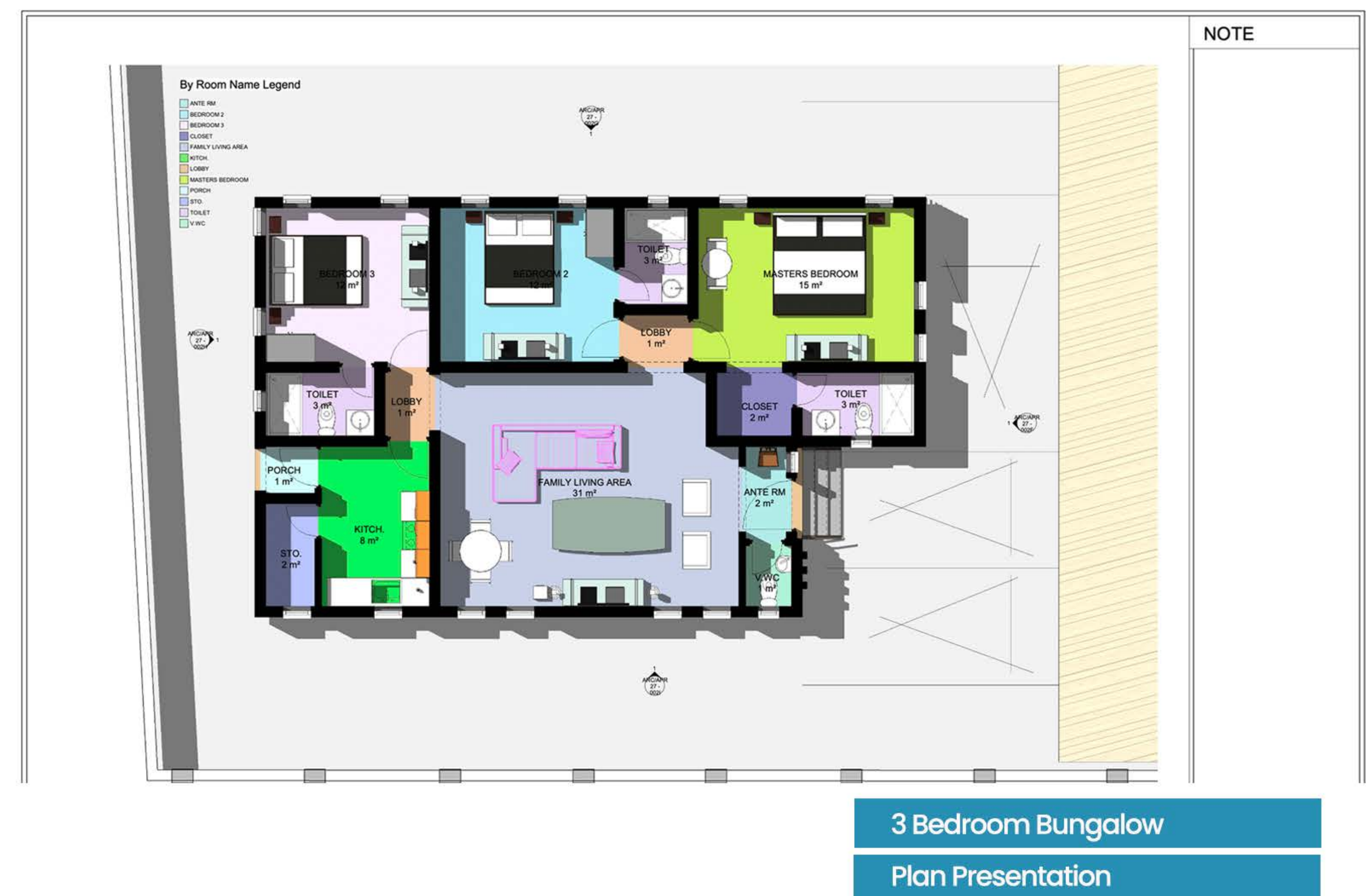
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## 3 Bedroom Bungalow + BQ Plan Presentation





# Residential Bliss

Beyond its exceptional commercial offerings, Ambiance Creek embraces residential luxury with open arms. Delight in choosing a 3-bedroom detached bungalow, a haven of contemporary living thoughtfully designed to elevate your lifestyle. For those seeking extra space and versatility, our 3-bedroom detached bungalow with a bonus room awaits, providing endless possibilities..



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# SITES AND SERVICE PLOTS

Ambiance Creek also offers sites and service plots for those seeking to build their dream business from the ground up. Tailor your space to your exact specifications and join the ranks of ambitious entrepreneurs.

Available sizes:

**300SQM**

**400SQM**

**500SQM**

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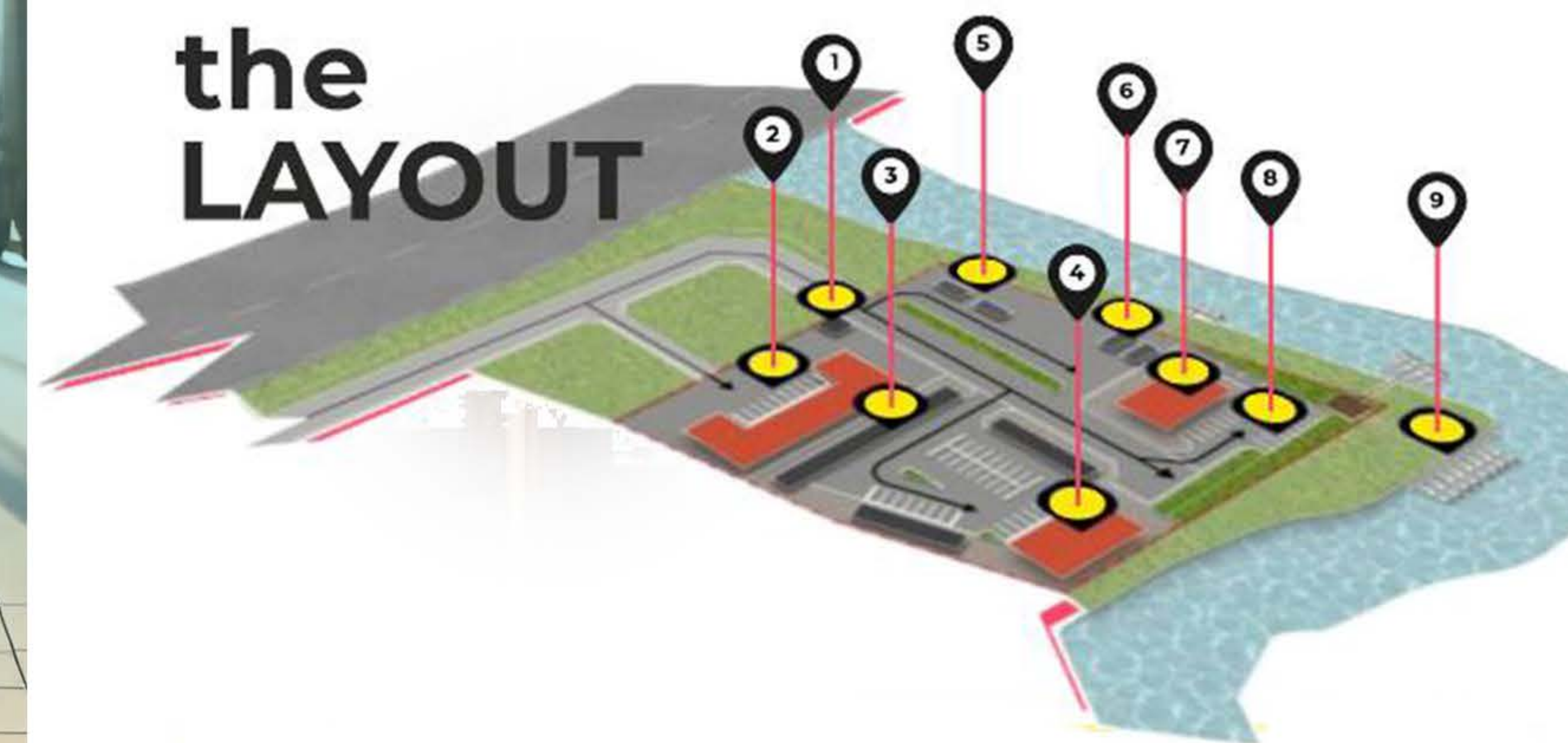


# Tailored Commercial Trade Harbor Spaces

At Ambiance Creek, we understand that every business is distinctive. That's why we offer a diverse range of commercial trade harbor spaces tailored to suit your individual needs. Whether you require 300SQM, 400SQM, or 500SQM our dynamic spaces offer flexibility and convenience, ensuring your enterprise finds the perfect fit.

13SQM(20ft) Container

- |     |                             |
|-----|-----------------------------|
| 1 → | Gate House/Security post    |
| 2 → | Hotel                       |
| 3 → | Container Shops             |
| 4 → | Super market/Seafood market |
| 5 → | Gas plant                   |
| 6 → | Ferry Filling Station       |
| 7 → | Ferry Terminal              |
| 8 → | Car Park                    |
| 9 → | Jetty                       |







## THE BUSINESS-IN-A-BOX CONCEPT

Ambiance Creek introduces a groundbreaking concept, redefining the very essence of modern commerce. Imagine a trade harbor where every aspect of your business is encapsulated within a BOX— a container-styled commercial building that epitomizes comfort, safety, durability, and cost-effectiveness. This ingenious approach heralds a new era in deployment and construction, offering you a truly unique opportunity to own a vibrant business in a BOX within a vibrant neighborhood.





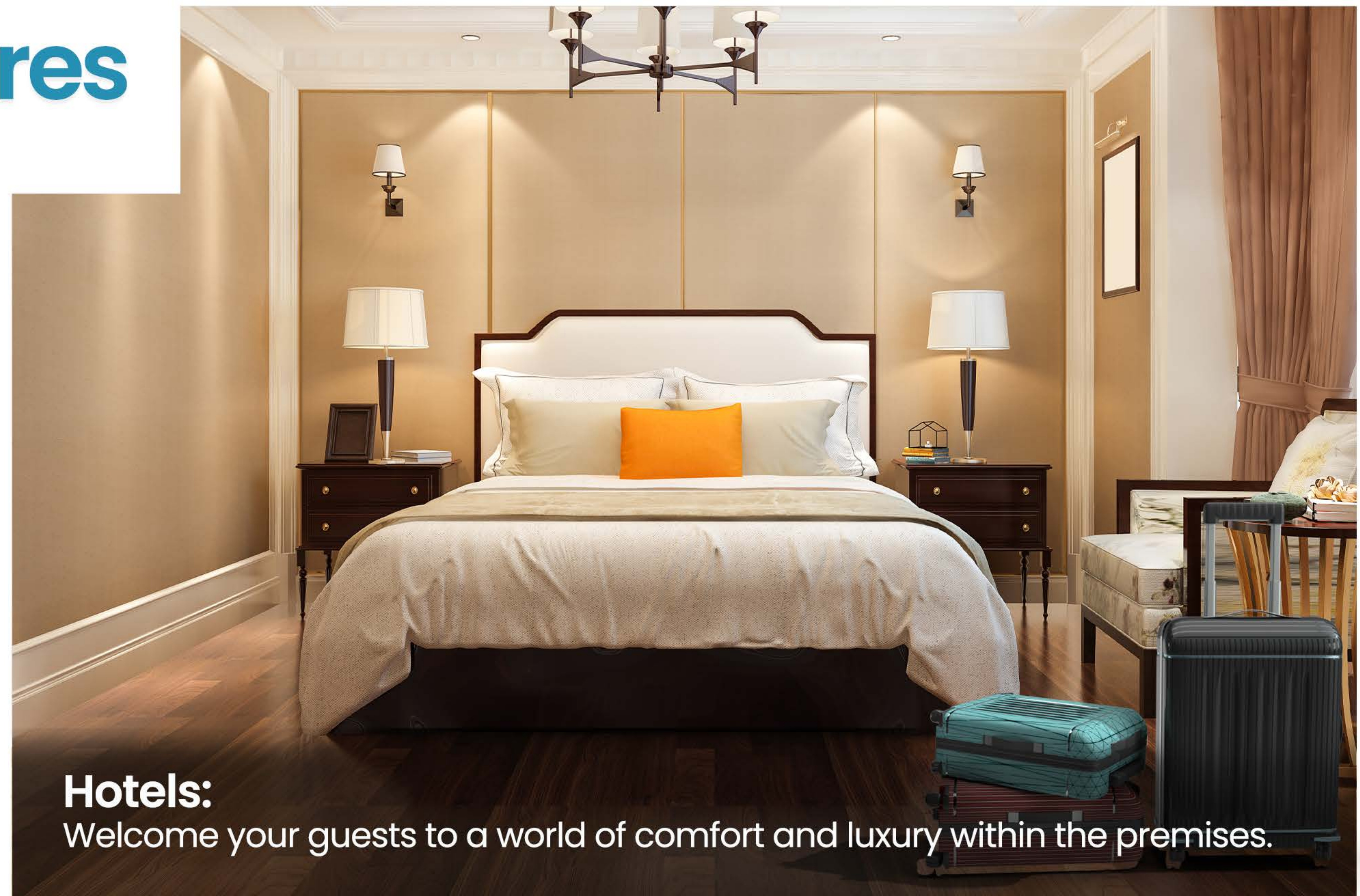
# Ambiance Creek Trade Harbour Features



**Seafood Market**  
Indulge in the freshest catches  
at the dedicated seafood market.



**Supermarket:**  
Meet your everyday needs at the  
convenience of an on-site supermarket.

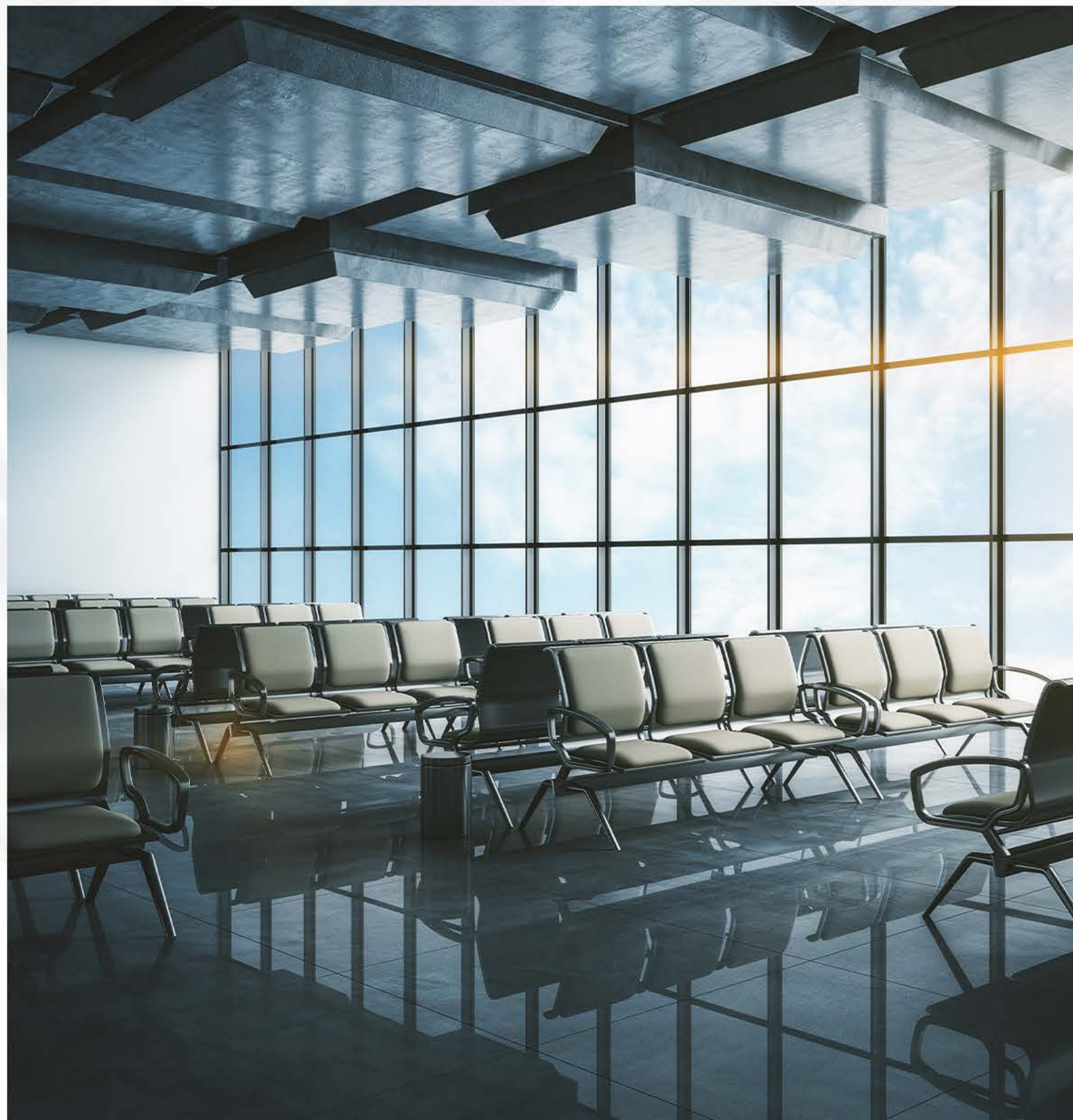


**Hotels:**  
Welcome your guests to a world of comfort and luxury within the premises.



## Gas Plant:

Ensure your energy needs are met efficiently and sustainably.



## Ferry Terminal:

Connect effortlessly with nearby locations through waterways.



## Ferry Filling Station:

Facilitate ease of travel and transportation for all.

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# Experience Zero Traffic Journey

To any part of Lagos from

**Ambiance  
Creek**

Water Transport From Ikorodu:

- Falomo
- Apapa
- CMS
- Victoria Island
- Sangotedo



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# Lagos Traffic Solved

Ambiance Creek Jetty's Effortless Water Transportation.

Water transportation in Lagos, specifically from Ambiance Creek Jetty, presents a practical way to address the city's notorious traffic problems. This system offers a seamless experience, allowing you to travel without being caught in the usual traffic jams. The use of well-appointed luxury boats ensures a comfortable journey.



You can conveniently access various important destinations including



Prime Location +  
Elegant Neighborhood

- **Victoria Island**
- **Falomo**
- **Ikoyi**
- **Marina**
- **Apapa**
- **Sangotedo**
- **Ajah**

Ambiance Creek offers a unique way to explore these places without the hassle of road traffic.



# WHY INVEST IN AMBIANCE CREEK

## 1. Strategic Location:

Ambiance Creek is conveniently located just a 15-minute drive from the Muritala Mohammed International Airport in Ikeja. It's also just a few minutes away from the Ketu Mile 12 food markets. Additionally, it takes around 10 minutes to drive to prominent landmarks like the Lagos State Secretariat Alausa, Ikeja Shoprite Mall, and Magodo GRA.

## 2. Innovative Concept:

The unique "everything in a BOX" concept not only sets Ambiance Creek apart but also ensures efficient construction, low maintenance costs, and a distinctive visual appeal.

## 3. Diverse Investment Opportunities:

Whether you're interested in commercial trade harbor spaces or residential properties, Ambiance Creek offers a diverse range of investment avenues to suit your preferences and financial goals.





#### 4. Business opportunities within the Ambiance Creek Trade Harbour:

The waterfront commercial zone of Ambiance Creek Trade Harbor offers a dynamic business environment that presents a multitude of investment opportunities for continuous growth. Here, you can enjoy accessibility, affordability, sustainability, and tailored branding – all within a versatile space designed for community engagement and the swift capitalization of Seamless Water Transportation:

#### 5. Embark on a traffic:

free water transportation adventure starting from the Ambiance Creek Jetty. Our exquisite luxury boats will ferry you effortlessly to key destinations such as Victoria Island, Falomo Ikoyi, Marina, Apapa, Sangotedo, Ajah, and more.

#### 6. Strategic Location for Easy Navigations:

Enjoy the strategic advantage of Ambiance Creek's prime location on the Ikorodu Expressway. This positioning ensures effortless navigations within and beyond the neighborhood. Say goodbye to unnecessary travel complications as our well-connected location enhances your accessibility.

#### 7. Future Growth:

As a visionary property, Ambiance Creek is poised to become a landmark destination, attracting both local and international attention. Investing now means securing a stake in its promising future.





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