



KINGS TOWER

A business icon for Ikoyi

Kings Tower addresses the needs of firms from virtually all market sectors,
from energy to telecommunications, trade and financial services.





▲ View of the construction site

Anyone who has been to old Ikoyi lately would have noticed a project under construction at the intersection of Glover Road and Alfred Rewane Road. This mixed-use development is **Kings Tower**, a high-end office and retail building that is set to transform the skyline of Lagos.



Strategic corner location

KINGS TOWER

Lagos' hub and heart

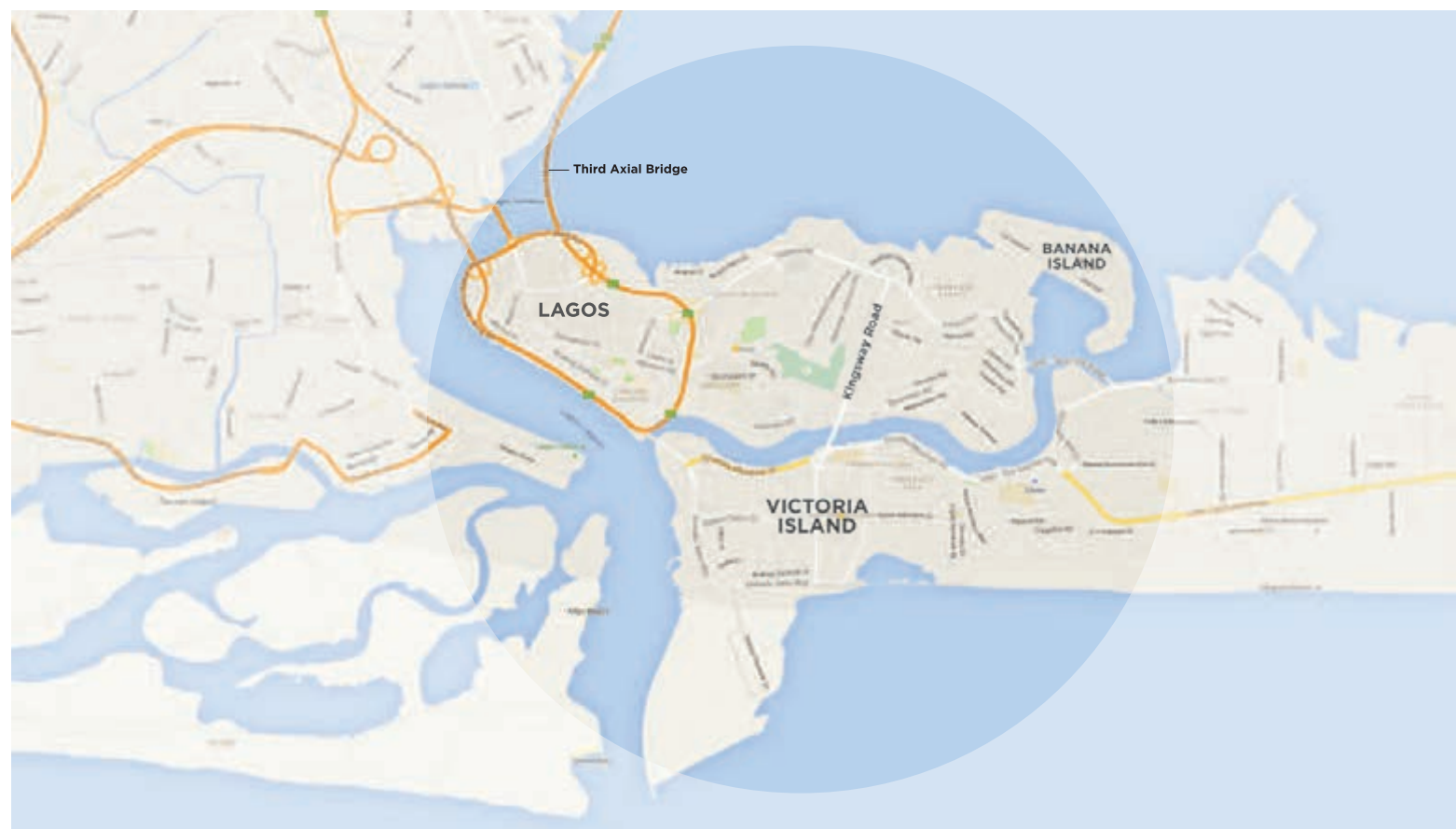
Ikoyi combines old city's charm with excellent facilities. At the doorstep of Kings Tower is the hustle and bustle of Glover road with its hotels, office buildings and commercial activity.

24, Glover road: the ideal business address



KEY FIGURES

- 12 floors of office space (14,827 sqm)
- 2 floors of retail space (1,545 sqm)
- 4 parking levels (343 cars space)
3 floors of above ground parking
1 floor underground parking
- Total construction area (32,800 sqm)



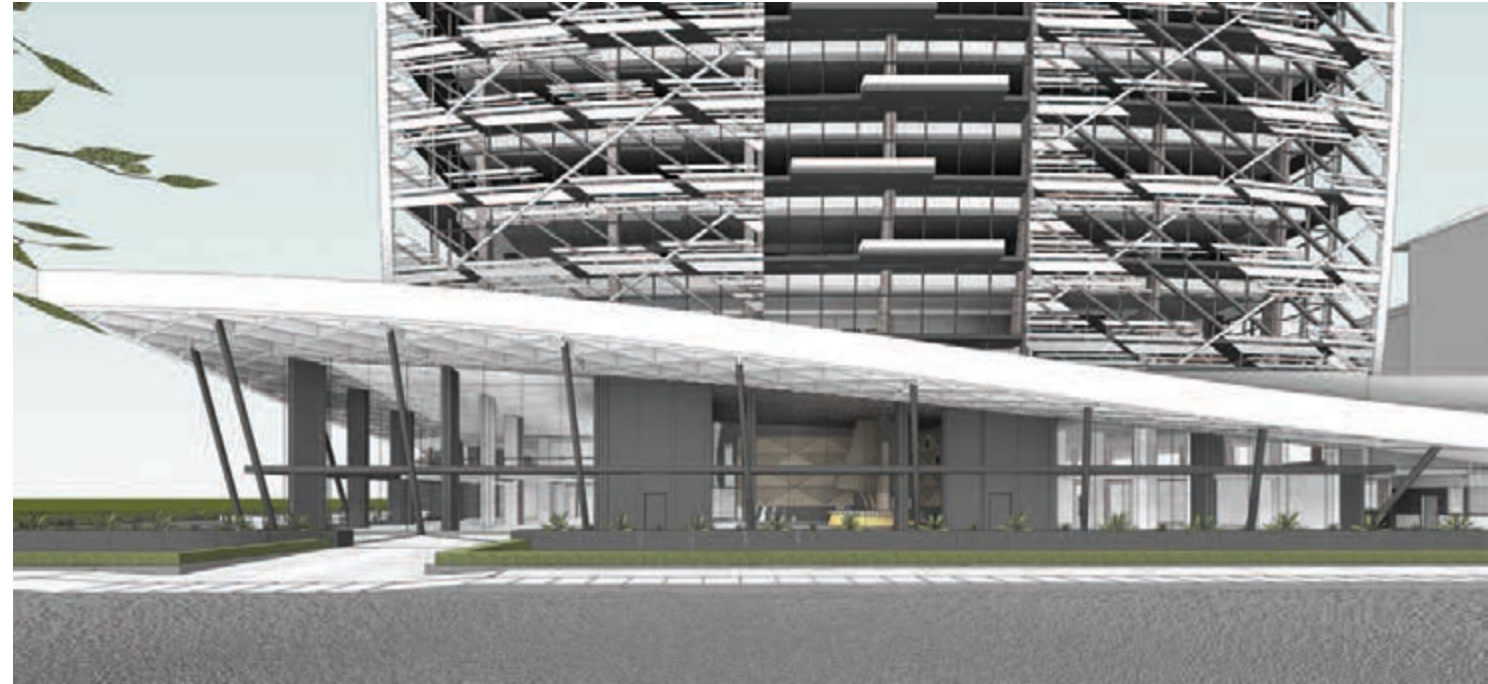
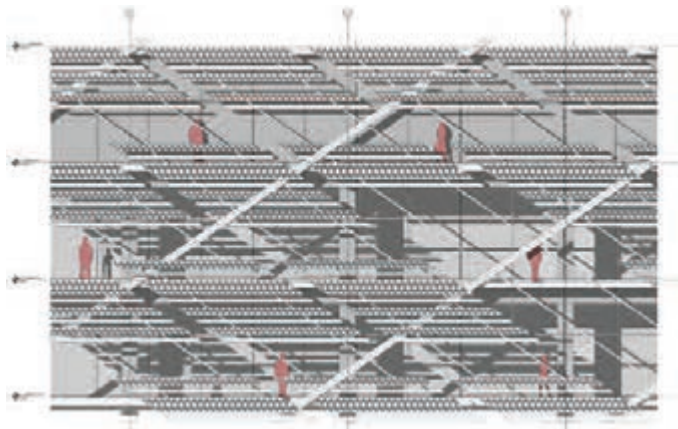
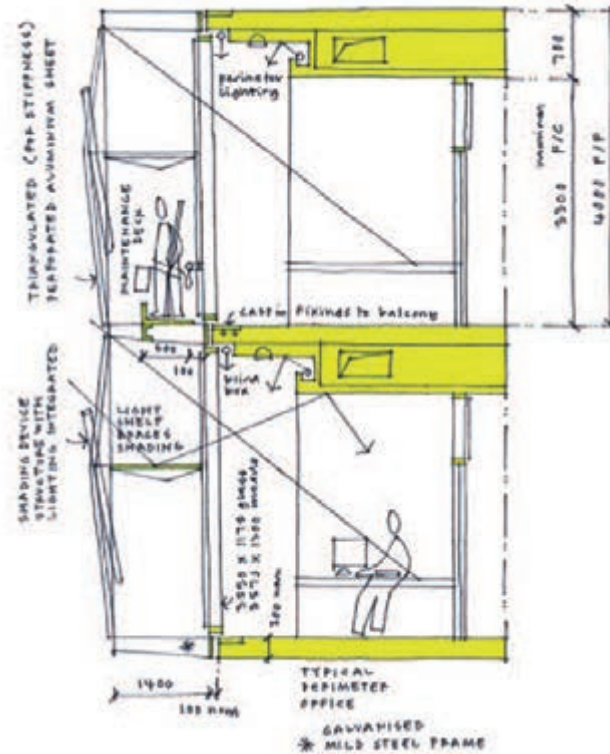
Located in the most sought-after district of Lagos, on the principal avenue connecting the residential area of Ikoyi to the business area of Victoria island, in a neighbourhood that is at the same time secure and lively, Kings Tower is a prestigious address for businesses looking to establish or raise their corporate presence in Lagos.

- 2-minute drive from Ikoyi Club and Golf course
- 5-minute drive from Victoria Island and Lekki
- 10-minute drive from the Eko Atlantic free zone
- 20-minute drive from the admin. capital of Lagos (IKEJA)
- 40-minute drive from international and local airports

The exterior design is an attractive combination of glass and aluminium panels.



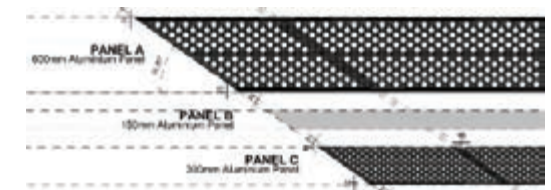
Landmark design



Rising 14 storeys above ground, the building has a dynamic presence, enhanced by the gently curved curtain walls running along its main facades. The exterior skin consists of fixed louvers while the interior skin is made of low emission double glazed windows. Acting as a sunscreen, the fixed louvers are made of perforated aluminium sheets and equipped with Led lights that discreetly illuminate the façade.

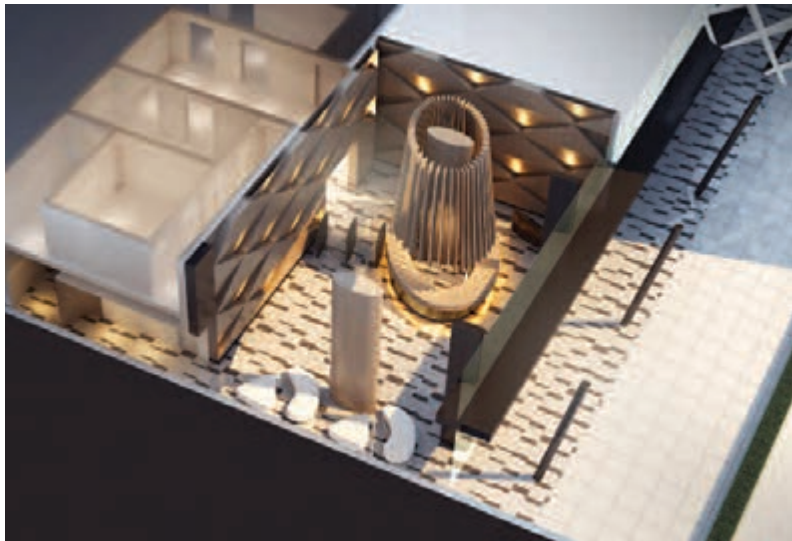
Another key design feature consists in a coffered podium slab that curves up towards the corner to create a striking entrance. A deep canopy extending over the sidewalk creates a pedestrian-friendly outdoor space.

- Concrete framed structure with a central core
- Varied floor plate sizes to achieve a curved façade
- Perforated steel canopy structure on second floor level
- Facade with both shading and lighting systems
- Antiseismic structure





Stylish lobby



Situated on the bustling Glover road, the pedestrian entrance to the building opens on a double-height, glazed, atrium lobby. Natural wood panels and Italian flooring convey a sense of style while a comfortable seating area and a hotel-style reception add to the welcoming environment.

- 244 sqm lobby area
- 6.5m ceiling height
- 4 passenger elevators (Mitsubishi)
- Access control



Undivided floor plans offer each company the freedom to organize their working space as they wish.

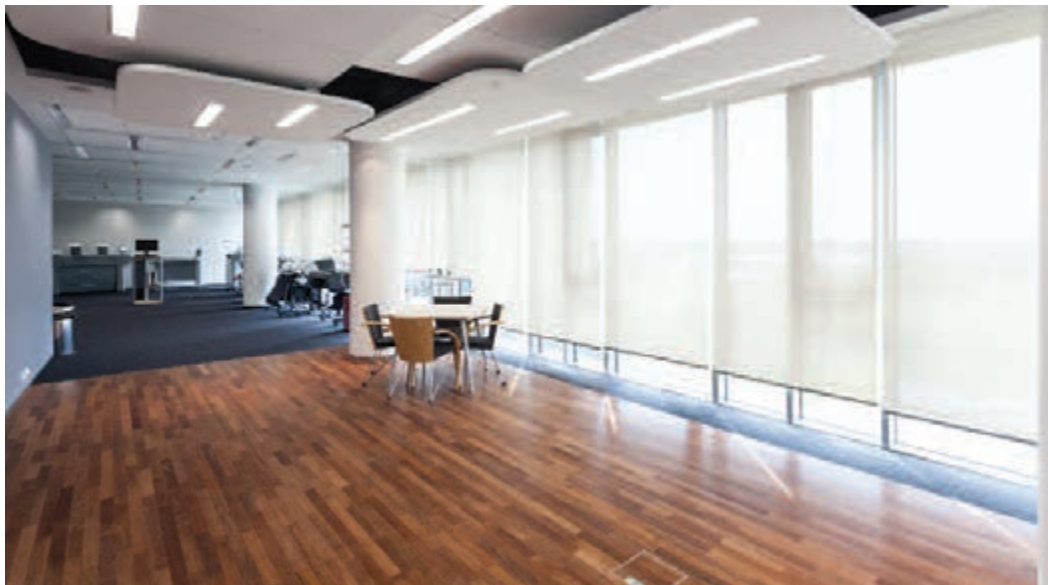


Flexible spatial division

The floor plates are built around central core accommodating the elevators, and ladies' and men's restrooms and 2 fire stairs.

Averaging 1000 sqm, the floor plates are designed for single or multiple tenancies. **The interior space can be configured according to each organization's needs**, from open space to partitioned working environment. Private offices, individual cells, and meeting rooms can be created using solid or glass dividers.

Each office is provided with flooring, false ceiling with light fittings, air condition and telecommunications cabling.



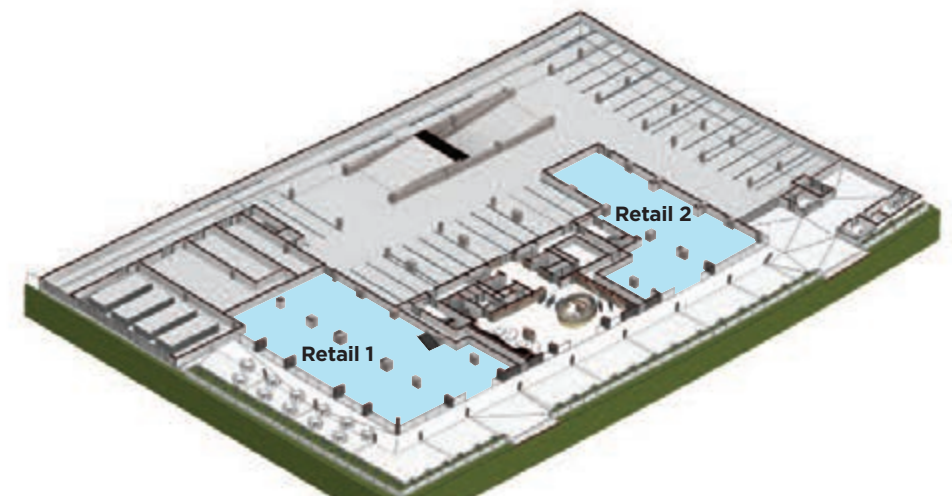
- 1 to 4 tenants per floor
- 275 sqm minimum unit size
- 3.30m ceiling height on typical floors
- 4.80m ceiling height on the last floor
- Floor to ceiling glass
- Disabled friendly
- First-choice Italian sanitary fittings and fixtures



Breath-taking design

A high-end retail offering

Two rental units based on the ground floor of the building and spanning two levels will appeal to retailers looking for high-end exposure on Kingsway and Glover street.



► 1545 sqm of ground floor retail across 2 distinct spaces

Interior comfort

Each company has control over temperature thanks to a highly efficient HVAC system that maximizes individual environmental control.

- 4 stand-by generators
- Internet
- Intercom
- DSTV
- Point to point radio mast



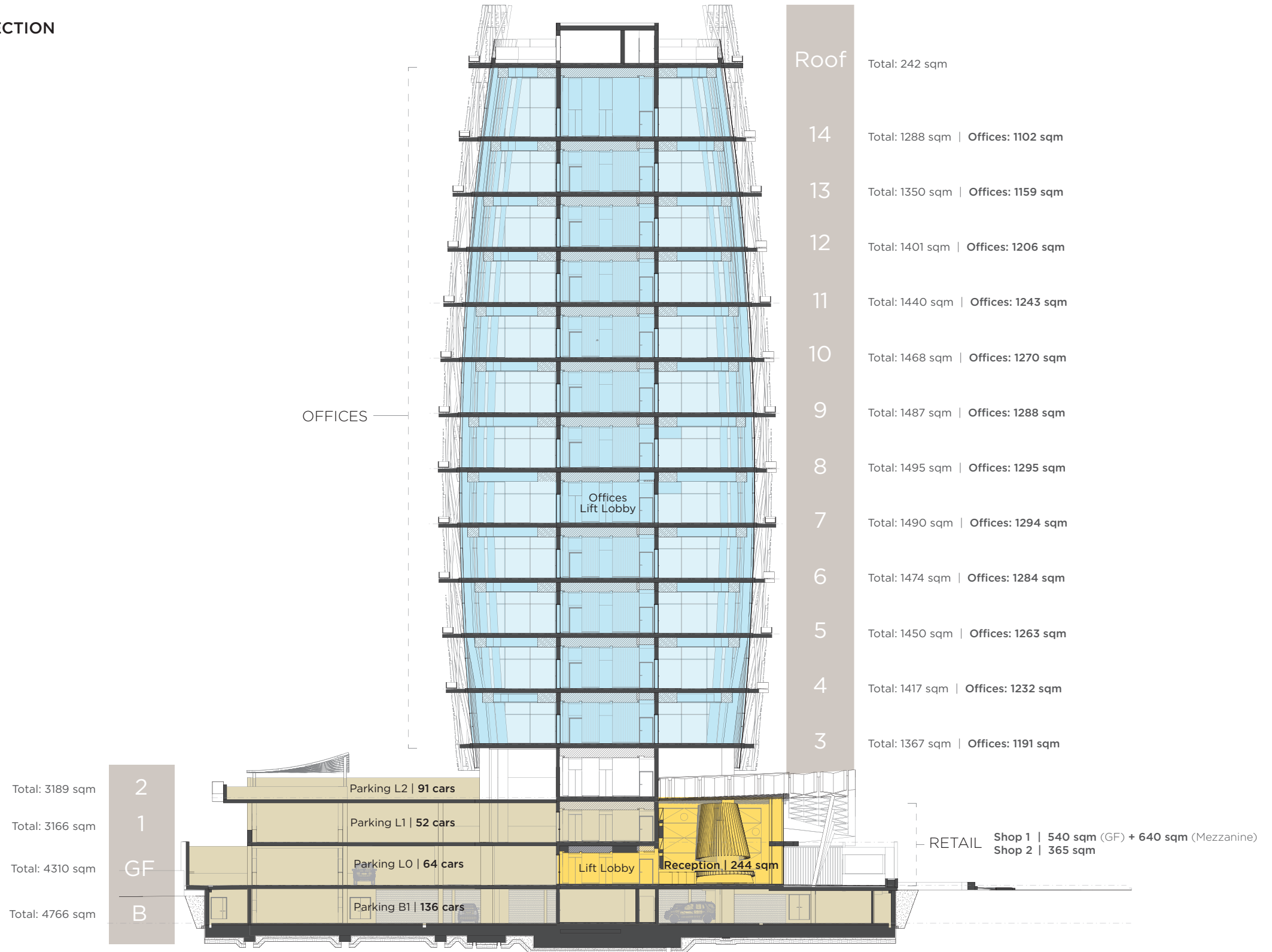
Stringent security standards

State of the art security systems and surveillance equipment will maximize personal safety. Security-controlled areas such as basement parking, main entrance lobby, and specific common zones are accessed only with proximity access cards.

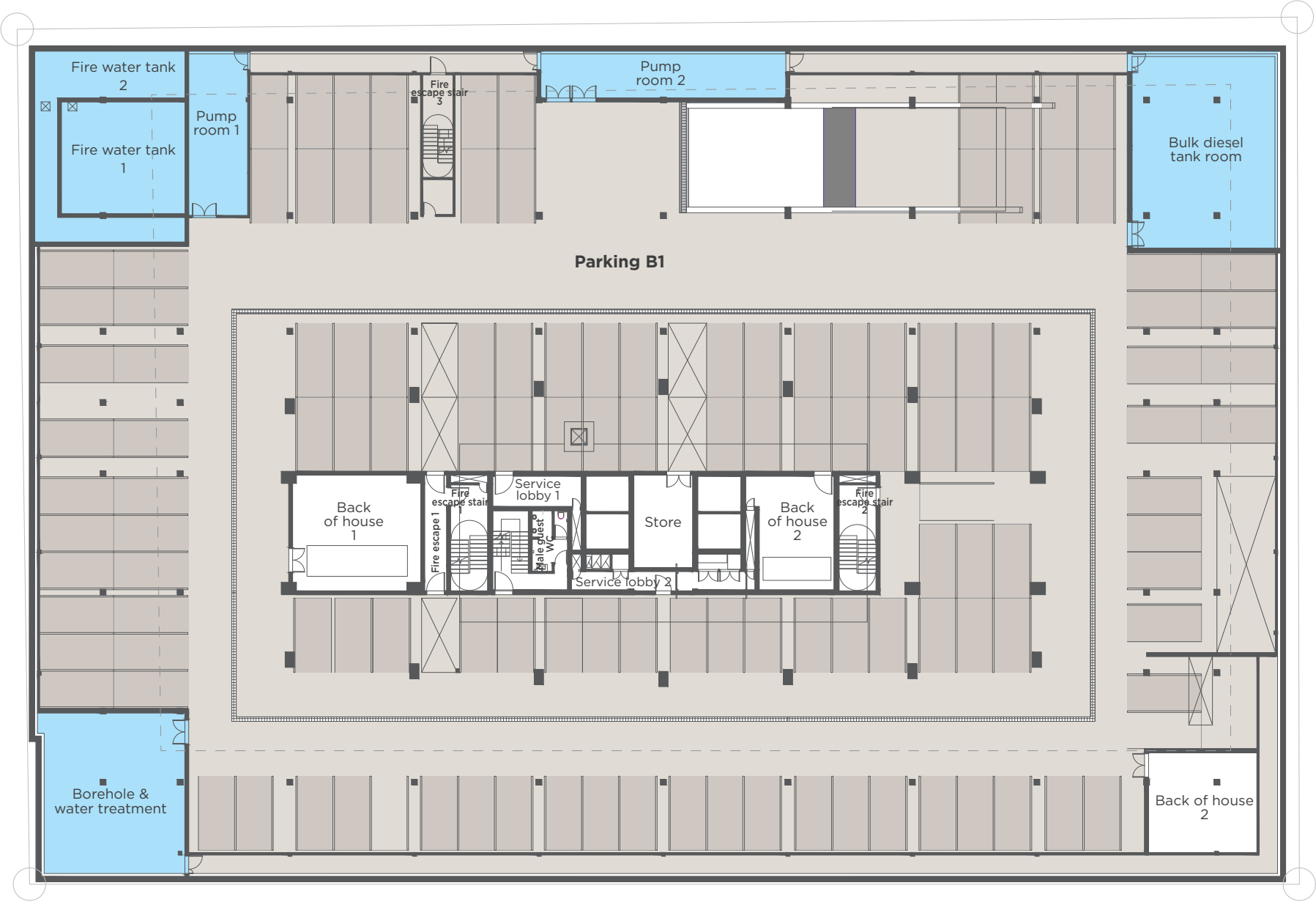
- 24/7 security guards
- All entrances monitored by CCTV cameras
- Parking management system
- 24-hour stand-by maintenance team
- Smoke and fire detection, sprinkler and hose reel, fire fighting systems as per British Security Standards



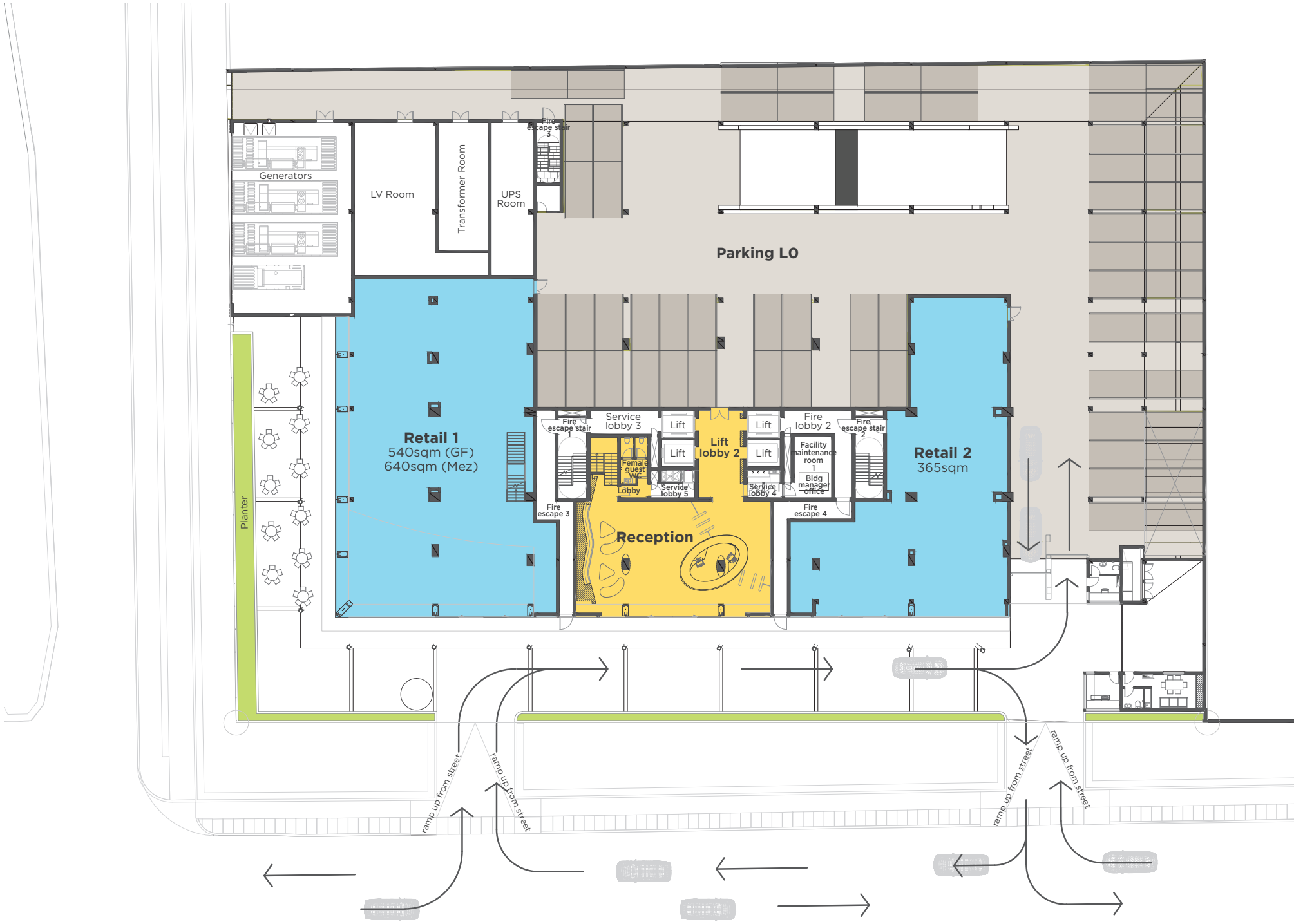
SECTION



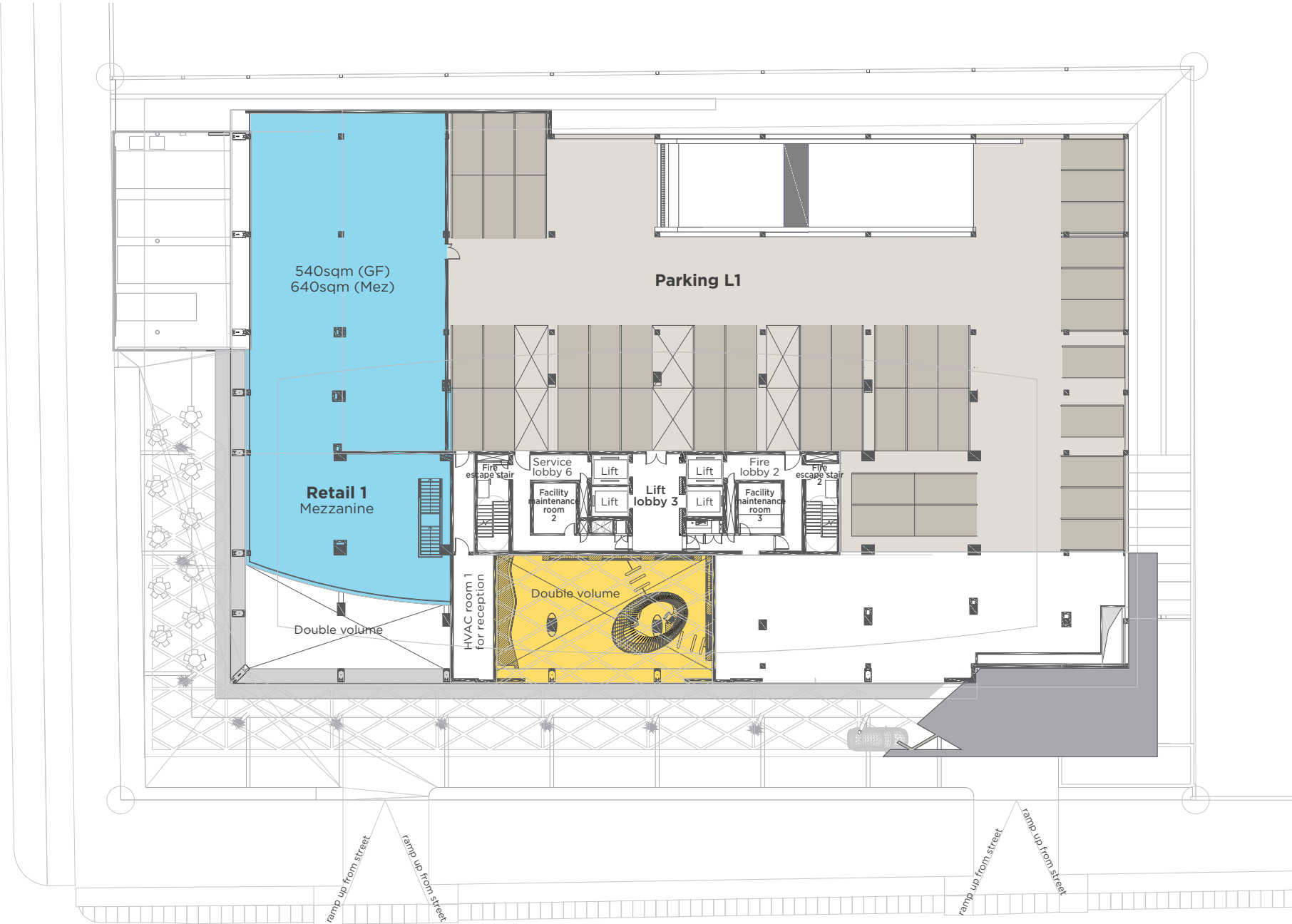
BASEMENT | PARKING LEVEL

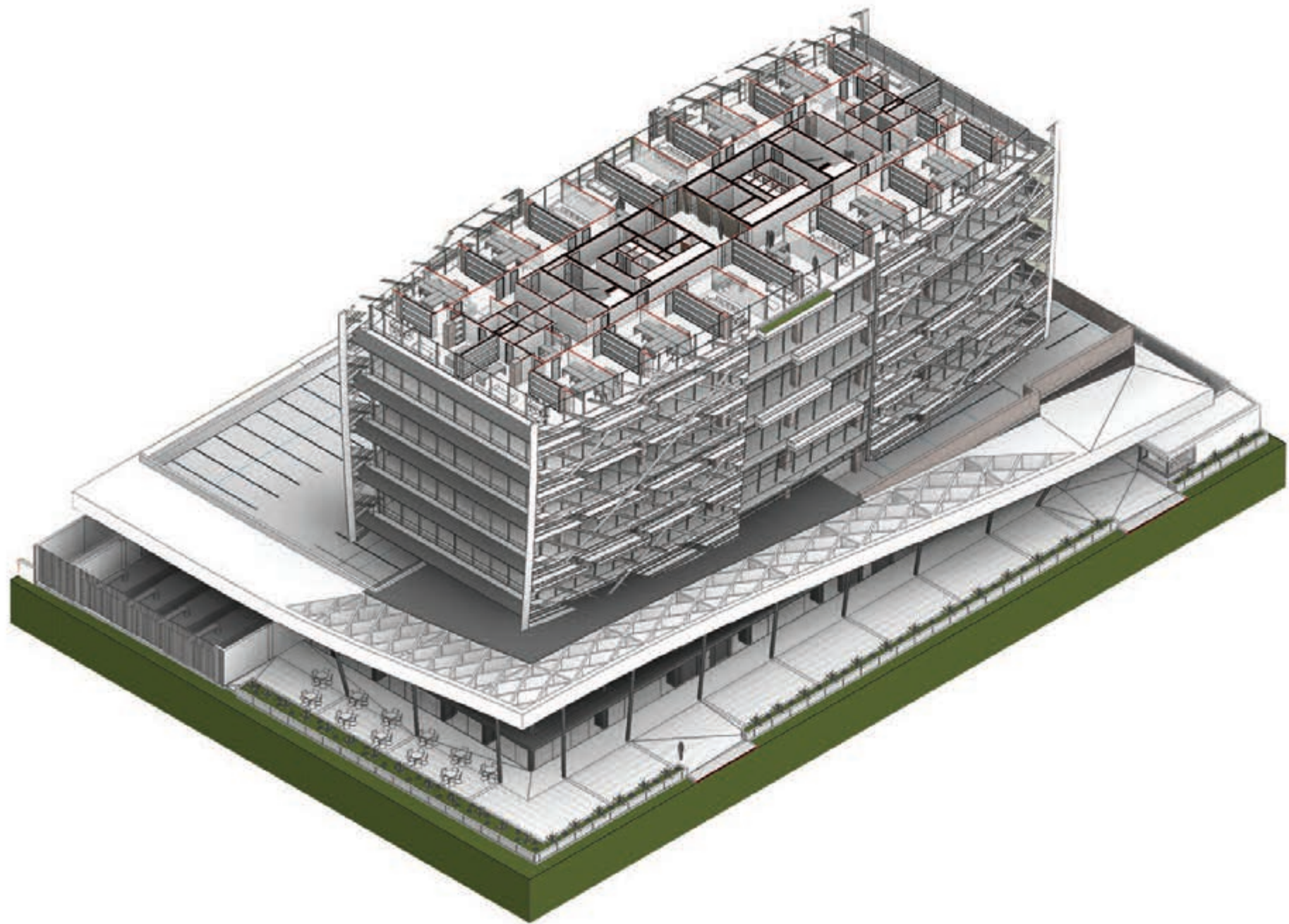


GROUND FLOOR | 2 RETAIL SPACES



FIRST FLOOR | RETAIL 1 - MEZZANINE





TYPICAL FLOOR PLAN | OPTION 1 | **4 OFFICES** | floors 3 to 14



308 sqm approx
 308 sqm approx
 308 sqm approx
 308 sqm approx

TYPICAL FLOOR PLAN | OPTION 2 | **3 OFFICES** | floors 3 to 14



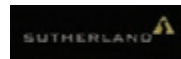
- 616 sqm approx
- 308 sqm approx
- 308 sqm approx

TYPICAL FLOOR PLAN | OPTION 3 | **2 OFFICES** | floors 3 to 14



Project Team

SAOTA



Developer

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Design Architects

SAOTA

Design Structural, Mechanical, Electrical & Plumbing Engineers

SUTHERLAND

Local Architects

Local Structural, Mechanical, Electrical & Plumbing Engineers

CONSULTANTS COLLABORATIVE PARTNERSHIP

Quantity Surveyor

COSTCARE PARTNERSHIP

Project Manager

CACHEZ TURNKEY PROJECTS LTD

Main-Contractor: Civil, Mechanical, Electrical & Plumbing

ITB NIG LTD

Sub-Contractor: Aluminum Curtain Wall, Sunscreen & Canopy

ALUMCO

Sub-Contractor: Low Voltage Systems

A-Z SOLUTIONS & ALLIED SERVICES LTD

Sub-Contractor: Elevators

MITSULIFT NIGERIA LTD

Sub-Contractor: Power-Generating Sets

JUBAILI BROS ENG LTD

