



# OKUNNU BOULEVARD

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**IKEJA GRA, LAGOS**  
Residential Development



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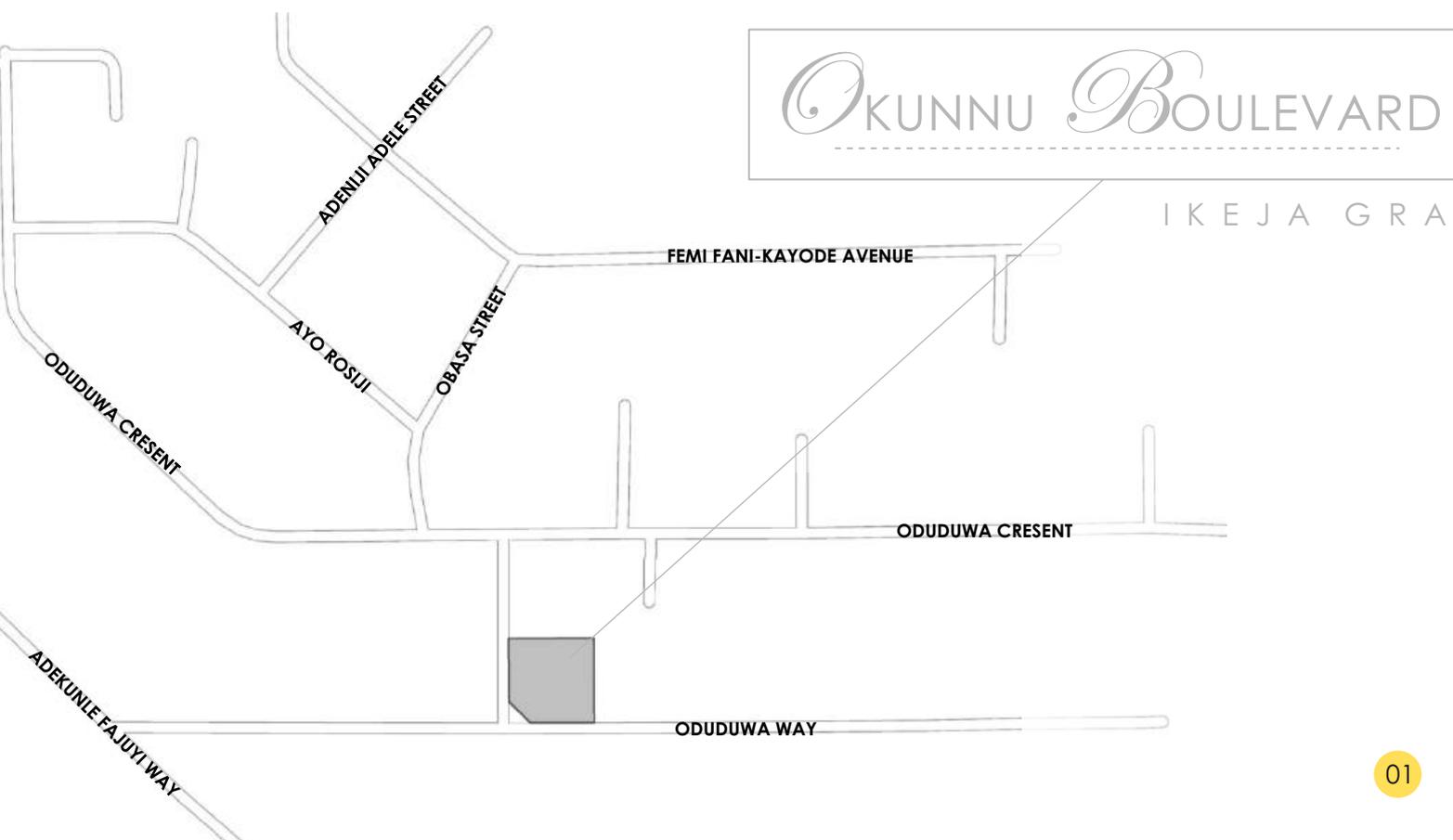
# OKUNNU BOULEVARD

**ODUDUWA WAY, 205 GRA IKEJA SALES BROCHURE | A PRIVATE LUXURY DEVELOPMENT AT THE HEART OF GRA IKEJA, LAGOS, NIGERIA.**

## Private luxury, properly positioned

In the quiet, prestige core of GRA Ikeja, tucked between Oduduwa Way, Oduduwa Crescent and Femi Fani Kayode Avenue, Okunnu Boulevard is not trying to impress loudly. It does not need to. This is a low density, design led residential enclave that understands its audience, discerning buyers and investors who value privacy, proportion, and long term capital integrity.

**Developed by ATO Developments Ltd and exclusively marketed by Bourdilloncrest Properties Limited**, Okunnu Boulevard is a composed, minimalist statement in contemporary urban living, executed across three residential blocks on a generous 3,604.45 square metre site.





## GRA IKEJA, WHERE LOCATION STILL MEANS SOMETHING

GRA Ikeja remains Lagos mainland's most resilient residential address. Tree lined streets, controlled planning, proximity to Alausa, the airport, major business districts and elite schools all converge here. Okunnu Boulevard sits comfortably within this ecosystem, offering tranquility without isolation, and accessibility without congestion. This is not speculative sprawl. It is established value.



# THE DEVELOPMENT, MINIMALISM WITH INTENT

The architectural language of Okunnu Boulevard is deliberately restrained. Clean lines, functional layouts, generous terraces, natural light and efficient circulation define every unit. Each block follows a consistent configuration, four bedroom terrace townhouses paired with two bedroom penthouse apartments, designed to maximise liveability rather than over decoration .

Parking, security, service areas and access roads are sensibly planned, reinforcing the private residential character of the estate.

## BLOCK A, MOVE IN OR LET IT WORK FOR YOU

### **Status, fully completed**

Block A is the finished product, operational, lettable and income ready.

### **It comprises:**

- Four 4-bedroom terrace houses
- Two 2- bedroom penthouse apartments

The terrace houses offer multi-level living, spacious kitchens, defined living and dining zones, ensuite bedrooms, walk in closets and private terraces. The penthouses sit above, well proportioned, light filled and intentionally exclusive.



# Rental positioning

The four 4-bedroom terrace houses are offered strictly for rental at N20 million per annum per unit. The two penthouse apartments are offered strictly for rental at N10 million per annum per unit. This pricing reflects current GRA Ikeja rental depth for premium, well finished stock and positions Block A as an immediate yield asset rather than a waiting game.

**Block A** is for buyers who value certainty, completion, and cash flow from day one.

## **BLOCK B, PARTIALLY COMPLETE, FULLY COMPELLING**

### **Status, partially completed/carcass**

**Block B** mirrors the same proven configuration but opens a different conversation, capital upside. Block B is scheduled for completion in 2027.

#### **It comprises:**

- ➊ Three 4-bedroom terrace houses
- ➋ Two 2-bedroom penthouse apartments

The terrace house units are offered for outright sale at N500 million per unit, providing buyers with the opportunity to acquire within a prime GRA enclave before final completion pricing pressure fully sets in.

**Block B** is not about compromise. It is about timing. Buyers step in mid build, shape final finishes where applicable, and exit with completed assets in a location that historically rewards patience.



## BLOCK C, THE FUTURE VALUE PLAY

### Status, off-plan, completion scheduled for 2028

Block C represents the long view.

#### It comprises:

- Three 4-bedroom terrace houses
- Two 2-bedroom penthouse apartments

Currently off-plan, Block C is scheduled for completion in 2028 and is best suited to strategic investors, family offices or buyers with phased deployment strategies. Entry pricing (available on demand and submission of a letter of interest) reflects construction stage, while exit value benefits from full estate maturity, infrastructure completion and inevitable scarcity within Ikeja GRA.

This is where disciplined investors position early and wait comfortably.





## APARTMENT TYPOLOGIES, DESIGNED TO LIVE WELL

Across all blocks, the development maintains consistency in quality and spatial logic.

### Four bedroom terrace houses

- Multiple living levels;
- Defined dining and living spaces;
- Ensuite bedrooms with walk in closets;
- Private terraces;
- Boy's/Maid's quarters;
- Well planned kitchens

### Two bedroom penthouse apartments

- Elevated privacy;
- Generous terraces;
- Efficient circulation;
- Strong rental appeal

No wasted corridors. No theatrical excess. Just proper homes, designed to age well.



## WHO THIS DEVELOPMENT IS REALLY FOR?

- Owner occupiers seeking quiet luxury in a proven neighbourhood;
- Investors prioritising rental depth and resale resilience;
- Buyers fatigued by over marketed coastal developments;
- Families who value space, privacy and access over spectacle



*O*KUNNU *B*OULEVARD  
is not aspirational. It is assured.

# THE FINAL WORD, QUIET CONFIDENCE ALWAYS WINS

In a market crowded with noise, Okunnu Boulevard speaks calmly and convincingly. **Three blocks, three entry strategies, one consistent standard of design and location integrity.**

- Developed by ATO Developments Ltd.
- Exclusively marketed by Bourdilloncrest Properties Limited.

This is not a rush purchase. It is a considered one.





## PRICING SUMMARY



Disclaimer:

Without Prejudice and subject to change until a formal sales/rental agreement is signed

S/N	Unit ID	Property Description	Build Status	Transaction Type	Qty	Unit Price	Remarks
1	Block A	4-bedroom terrace houses	Completed	Rental	4	N20,000,000	Per Annum
2	Block A	2- bedroom penthouse apartments	Completed	Rental	2	N10,000,000	Per Annum
3	Block B	4-bedroom terrace houses	Partially Completed	Sale	4	N500,000,000	Per Unit
4	Block B	2- bedroom penthouse apartments	Partially Completed	Sale	2	N350,000,00	Per Unit
5	Block C	4-bedroom terrace houses	Offplan	Sale	4	N350,000,000	Per Unit
6	Block C	2- bedroom penthouse apartments	Offplan	Sale	2	N245,000,000	Per Unit



**CONTACT US**

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We are more than developers. We are dreamers, doers, and custodians of culture  
Let's build homes that tell stories, communities that thrive, and legacies that last.

**Welcome to the renaissance. Welcome to Bourdilloncrest Properties**

## ATO Developments Limited

### Redefining Contemporary Real Estate Development in Nigeria

ATO Developments Limited is a Nigerian real estate development company established to deliver thoughtfully conceived, design led, and commercially viable residential and mixed use developments across urban Nigeria. The company is founded on a simple but rigorous philosophy, that real estate must be functional, enduring, contextually relevant, and economically sound.

Recently incorporated but firmly grounded in decades of architectural and development experience, ATO Developments brings institutional discipline, professional rigour, and long term thinking to a market often driven by short term outcomes.

### Our Purpose

ATO Developments exists to create well designed, well built, and well managed properties that enhance everyday living, preserve asset value, and contribute positively to the urban fabric. We focus on developments that balance aesthetics, functionality, sustainability, and financial performance.



## What We Do

The company undertakes end to end real estate development activities, including:

- Residential developments, premium and mid-market housing
- Mixed use developments
- Land acquisition and development structuring
- Development planning and feasibility analysis
- Project management and development supervision
- Strategic partnerships and joint ventures

Each project is approached with a disciplined development framework that prioritises location intelligence, design excellence, cost control, regulatory compliance, and lifecycle value.

## Our Development Philosophy

ATO Developments is unapologetically design led. We believe that good architecture is not a luxury, it is a risk management tool. Intelligent design improves build quality, reduces maintenance costs, enhances market appeal, and protects long term value.

We are equally committed to practicality. Our developments are engineered to be buildable, financeable, and market ready, not conceptual experiments detached from commercial realities.

## Leadership

ATO Developments Limited is founded by Arch. Ayoola Onajide FNIA, PR ARCH, RIBA International Associate, AIA International Associate, FIOD, a highly respected Nigerian architect and development professional with over 4 decades of experience in architecture, property development, and institutional leadership.

Arch. Onajide is also the founder & Chairman of ATO Architects Ltd, established in 1987, and has led the delivery of complex residential, commercial, civic, aviation, healthcare, and institutional projects across Nigeria. He has served as President of the Association of Consulting Architects Nigeria and has held board and chairmanship roles in regulated financial and development institutions.

His training in the United Kingdom, combined with executive education at Lagos Business School, positions ATO Developments at the intersection of global best practice and local market intelligence.

## Why ATO Developments

- Strong architectural and development DNA
- Institutional approach to development and governance
- Design led but commercially disciplined execution
- Long term value orientation rather than speculative delivery
- Credible leadership with deep professional standing

## Our Outlook

ATO Developments Limited is building a measured but ambitious development pipeline, focused on quality over volume. The company is structured for scalability, partnerships, and long term relevance in Nigeria's evolving real estate landscape.

We are not building for today alone. We are building assets that will remain relevant tomorrow.



# Bourdilloncrest Properties Ltd

*"The Art of Address"*



👉 Estate Agency    👉 Property Development    👉 Construction    👉 Facilities Management

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