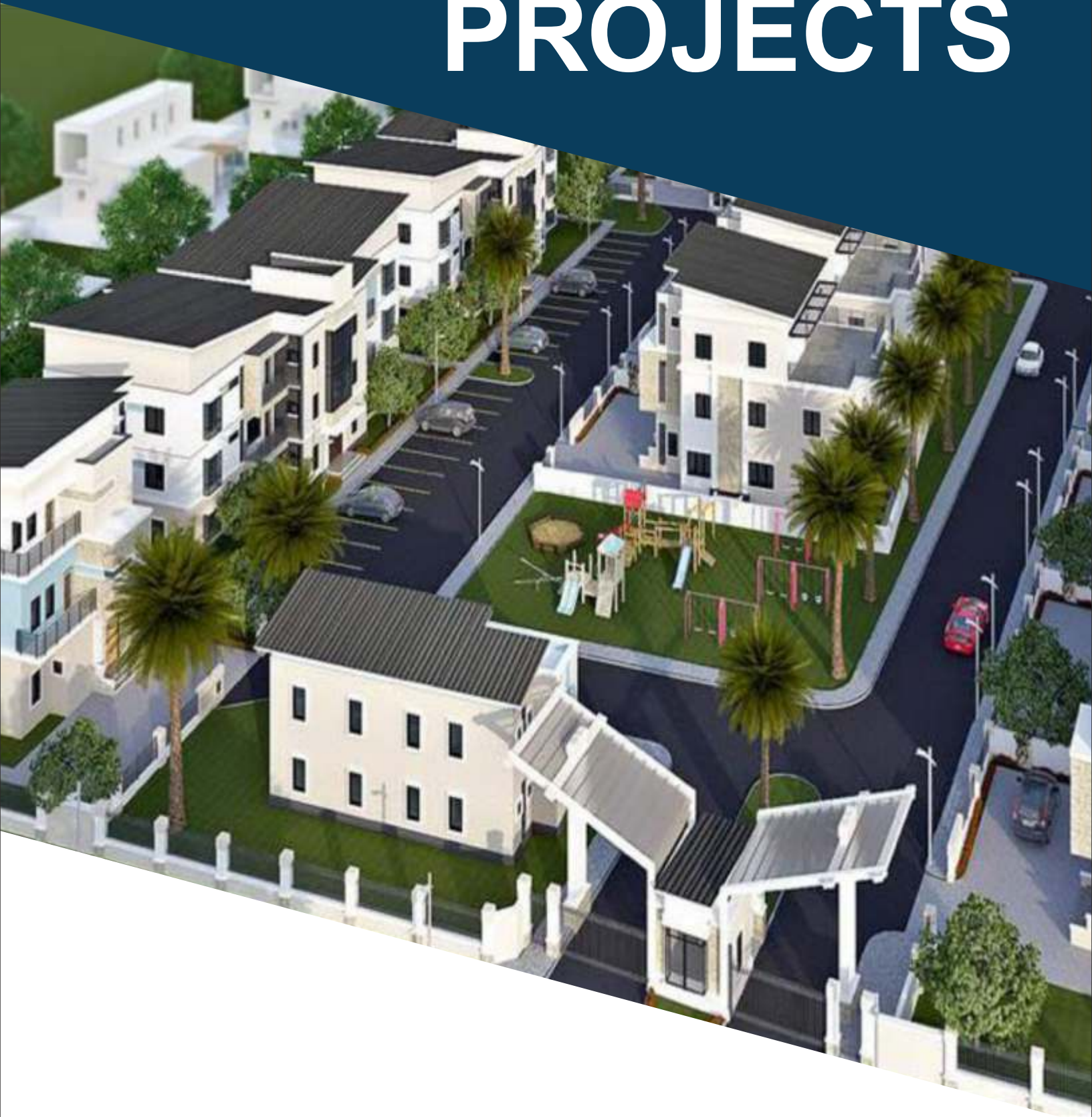


# CRESTHILL PROJECTS



**AVANT HOMES 1**

Whatever good things we build end up building us”

**JIM ROHN**

# DEFINED BY SERVICE AND EXPERTISE

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The Avant Homes 1 introduces you to our 5 Bedroom Villas which are the utmost definition of comfort and luxury within our ultra modern estate. Each Villa has been carefully curated to reflect our service and expertise.



The Avant Homes 1 is on a 1.15 Hectares of land located off the Outer Northern Expressway (Kubwa Expressway) within

- 1-minute CGC Headquarters
- 3 minutes Maitama District
- Opposite Katampe District
- 1-minute Katampe Extension
- 15 minutes Central Business District
- 30 minutes Nnamdi Azikiwe International Airport



## 5 BEDROOM VILLA

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The 5 Bedroom Detached Triplex is stylistically designed for a combination of Luxury and comfort. It offers exceptional amenities with features such, cherry cabinets, custom windows to provide plenty of natural light, kitchen with island, gorgeous master suite, plus AMAZING view of the surrounding. Each unit has ample parking space with adequate circulation area for kids.



## PROPERTIES AND FEATURES

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Home Automation  
Kitchen Cabinets & Appliances  
Wardrobes & Closets  
Air Conditions (optional)  
Fibre Optic Internet Connection (optional)

## FLOORS

- High Quality engineered textured & glazed ceramic and granite floor finish to bedrooms, living rooms lounge, kitchen, stairwell & staircase and bathrooms.

## DOORS

- Full height entrance security door in high quality door furniture, including cylinder night latch and spy hole.
- Hardwood flush doors finish full height internal doors with softwood frames and high quality handles.

## WARDROBES

- Wardrobes have bespoke timber veneer or lacquered doors with internal fittings to include a high level shelf, hanging rail and internal lighting.

## HEATING AND COOLING

- The building is served by the installed heaters providing hot water to designated places.
- Comfort cooling provided by air condition units to all rooms and bedrooms.

## ELECTRICAL

- 5 amp lighting and 13 amp power circuits.
- Lighting switch plates and socket outlets finished in satin stainless steel or similar high quality finish.

## LIGHTING

- Lighting will generally comprise low voltage LED luminaires throughout.
- Programmable mood lighting providing dimming and scene set function.
- Feature ceiling trough detail with concealed lighting in selected locations.
- Provision for table and floor lamps to be connected to a 5 amp lighting circuit in reception rooms and master bedrooms.

## AV, DATA CONNECTION CABLE

- Buildings will be served by a network providing a high speed internet connection
- Television points to reception rooms and all bedrooms, living rooms and other spaces.
- Fully terminated cabling and backbone provided to enable the installation of a wide range of audiovisual and integrated control solutions.
- Pre-wired for multi room audio allowing for connection of speakers into backbone wiring for future AV systems. Discreet flush mounted speakers as standard in living rooms.
- DAB aerial connection.
- Windows in living spaces and principal bedrooms pre-wired with power and control to allow for motorized blind and curtain options.

## FLOOR TO CEILING HEIGHTS

- Entrance halls: 2.4m
- Reception rooms and bedrooms: 2.6m
- Bathrooms and Kitchens: 2.4m

Note: above figures are approximate and relate to the general height within each room.

## SECURITY

- 24/7 on-site security
- CCTV surveillance
- Mains supply smoke or heat detector and sprinkler fire protection systems
- Video entry phone

## CAR PARKING

- Car parking spaces and self-contained storage accommodation are available



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The Classic and Contemporary Living Room is designed to be the heart of our 5 Bedroom Villas. Its interior and architecture truly capture the word *"Avant"*.



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The Full Service Kitchen features incredibly customizable cabinets, integrated appliances such as Fridge / freezer, Wine cooler, Multi-function electric oven and built-in microwave, 6 burner electric induction hob, Dishwasher and Extractor fan with integrated lighting in a clean and modern design. Note: Each house unit comes with different finishing. Please refer to the sales team for individual house finishing and additional customization.





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Dining is at its finest within our 5 Bedroom Villas. The dining room is available in our warm and cool tone palettes. The choice is yours to make.

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The Warm Palette features rich browns, wooden accents and warm ambient lighting.

The Cool Palette (pictured Right) features white hues, bright lighting and cool grey tones.





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Each Bedroom in the Villa is tailored to your unique taste and is the perfect sanctuary fusing comfort, luxury and stylistic design.

## IN A CLASS OF ITS OWN

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Surrounded by LED Ambient lighting, the finishing in the toilets combine clean, stylish and functional design. It features glazed ceramic basins, bespoke wall mounted fully mirrored cabinets with integrated lighting and white vitrified enamel wall mounted WC.





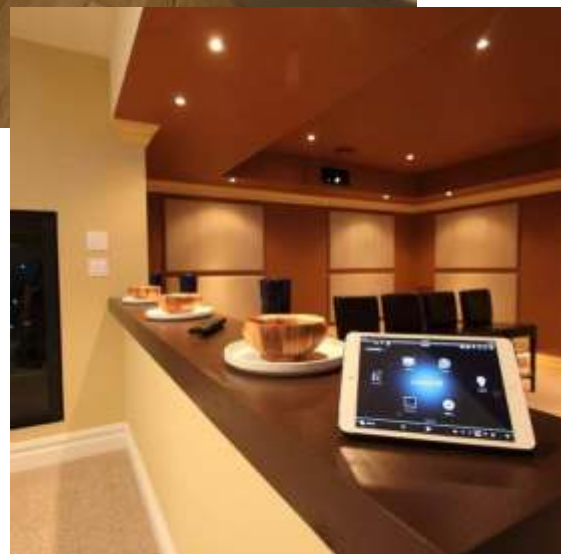
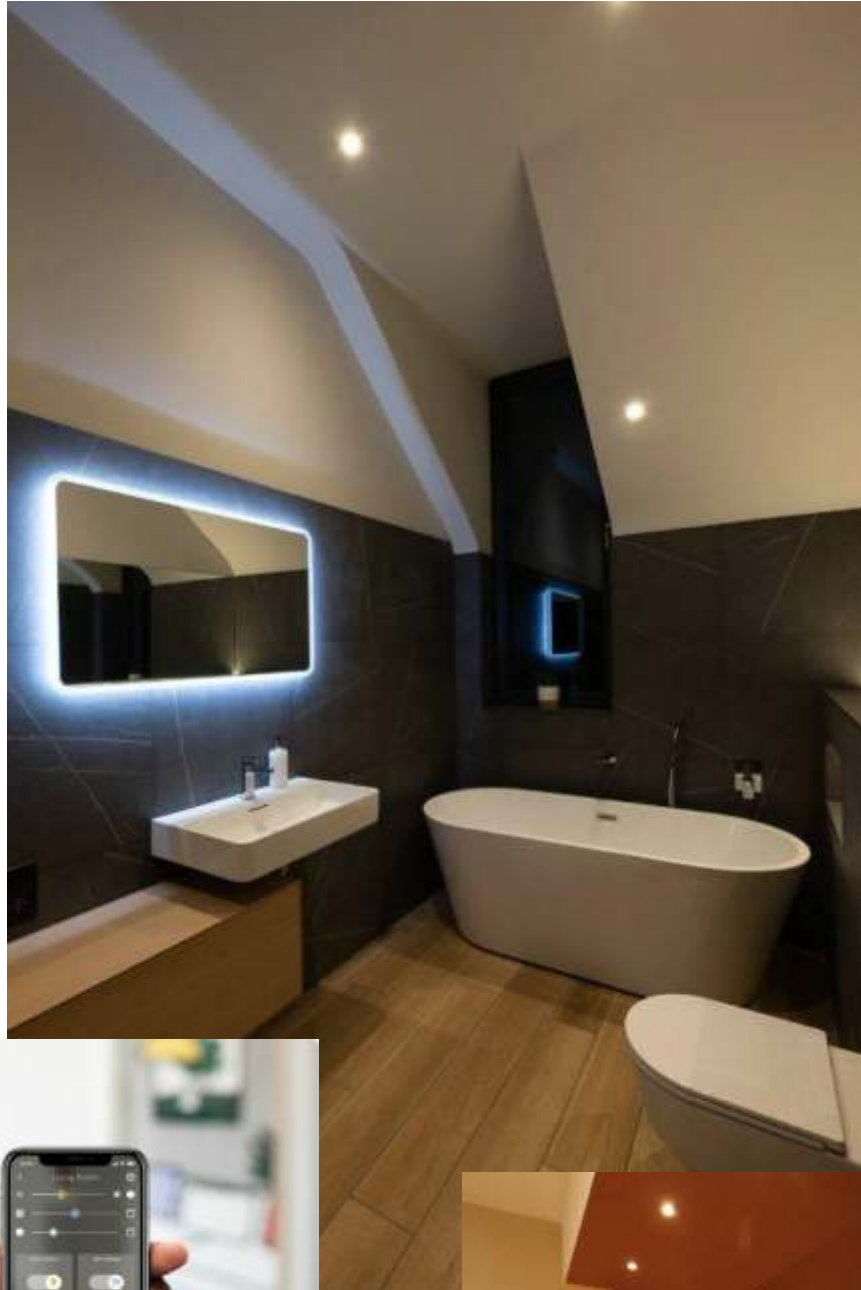
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The lush bathroom and its *Avant* finishing offers a relaxing and seamless experience through the integration of home automation in its certain features.

# HOME AUTOMATION AT ITS FINEST

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Each villa presents Home Automation at its finest through the integration of CCTV Security and Surveillance, Fibre Optic Internet Connection, Intercom, Synced home appliance, LED fixtures which can be accessed from your smart phone.





## **5 BEDROOM VILLA**



**BEDROOM 5**  
18.81 Sqm

BR  
3.66 Sqm

**STORE**  
3.634 Sqm

**KITCHEN**  
18.04 Sqm

BR  
2.64 Sqm

2.28 Sqm

**LIVING ROOM**  
45.36 Sqm

**FOYER**  
7.2 Sqm

**ENTRANCE**  
4.52 Sqm

**DINNING**  
8.694 Sqm

**MAIDS ROOM**  
11.925 Sqm



**FAMILY ROOM**  
24.75 Sqm

**DRESSING AREA**  
5.28 Sqm

**BEDROOM 2 -** 32.13 Sqm

**BEDROOM 4**  
23.265 Sqm

**BEDROOM 3**  
20.84 Sqm

**BATHROOM**  
6.65 Sqm

**BATHROOM**  
6.65 Sqm

**BATHROOM**  
6.65 Sqm





TERRACE - 55.386 Sqm

LOUNGE  
19.25 Sqm

MASTER BEDROOM  
39.42 Sqm

BATHROOM  
6.19 Sqm