





PALOMINA'S PLACE

T U R N B U L L R O A D , I K O Y I .

INITIAL DESIGN CONCEPT

CONTENT

LOCATION

THOUGHT PROCESS

PLANS

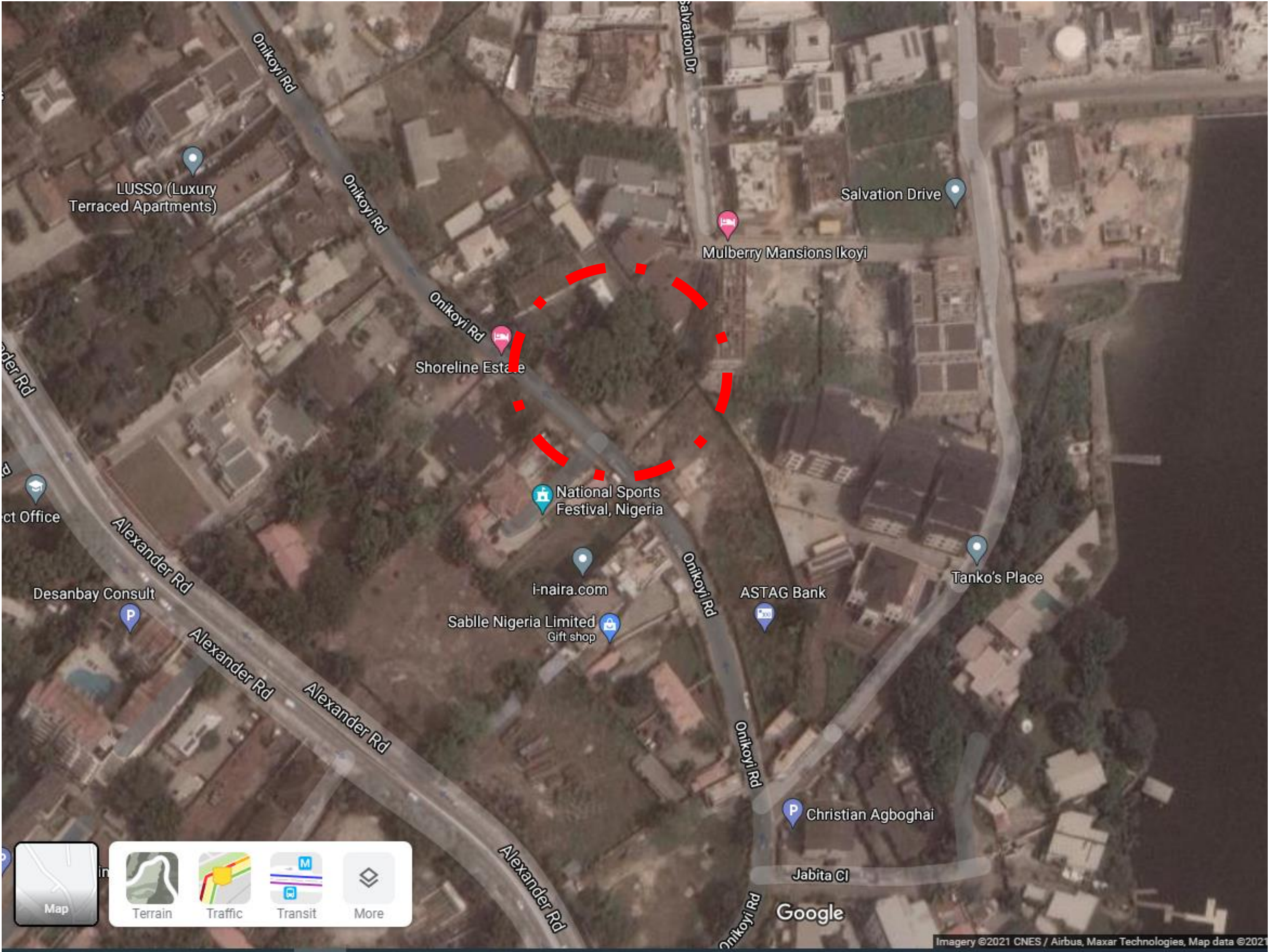
3D IMAGES

PROJECT SITE

VISUALS

LOCATION: TURNBULL
ROAD ISLAND, IKOYI,
LAGOS

SIZE: 3394.94 SQM



DESIGN CONSIDERATIONS

LEISURE & RELAXATION

PROMOTE A SEAMLESS RELAXATION SPACE BY:

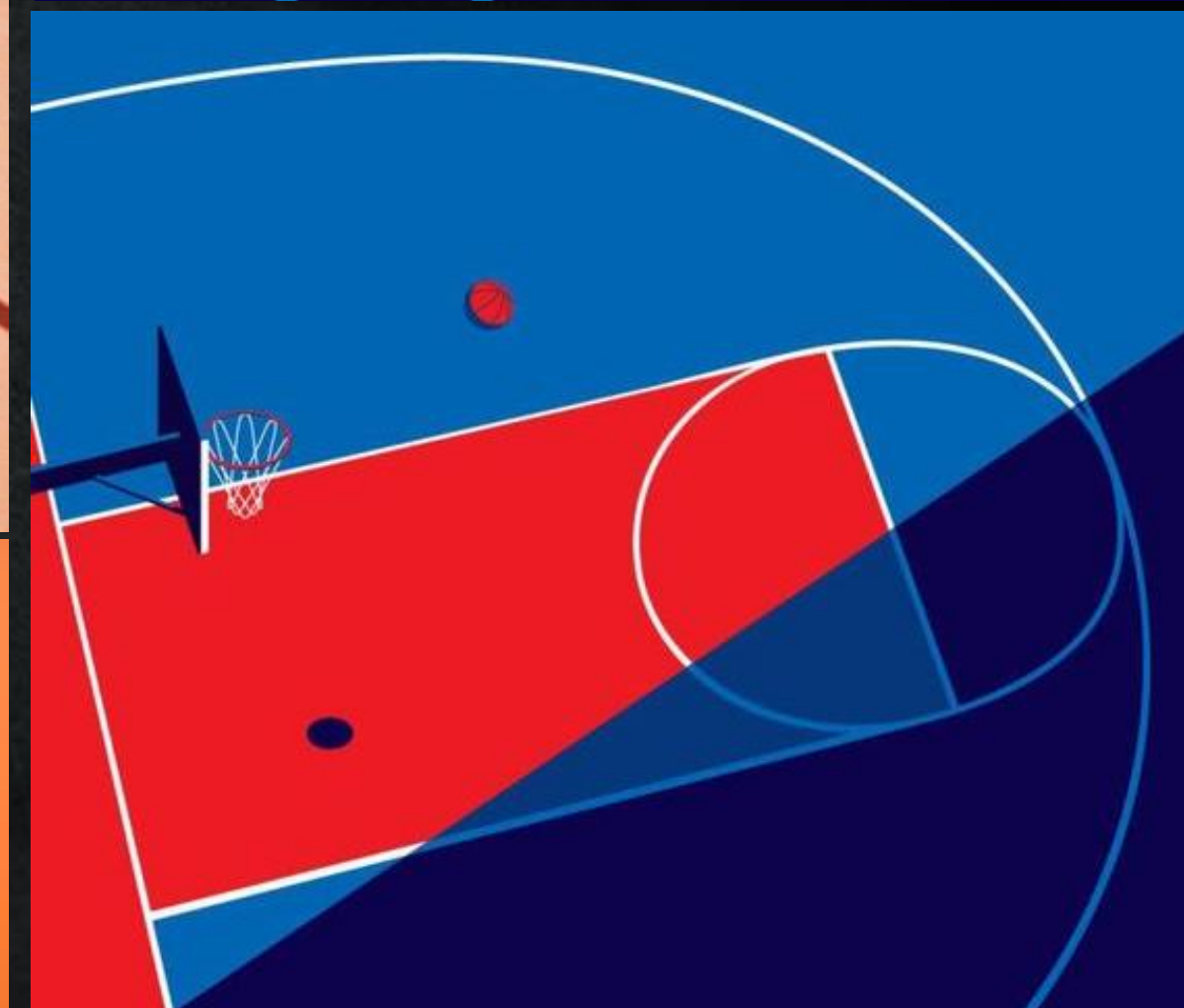
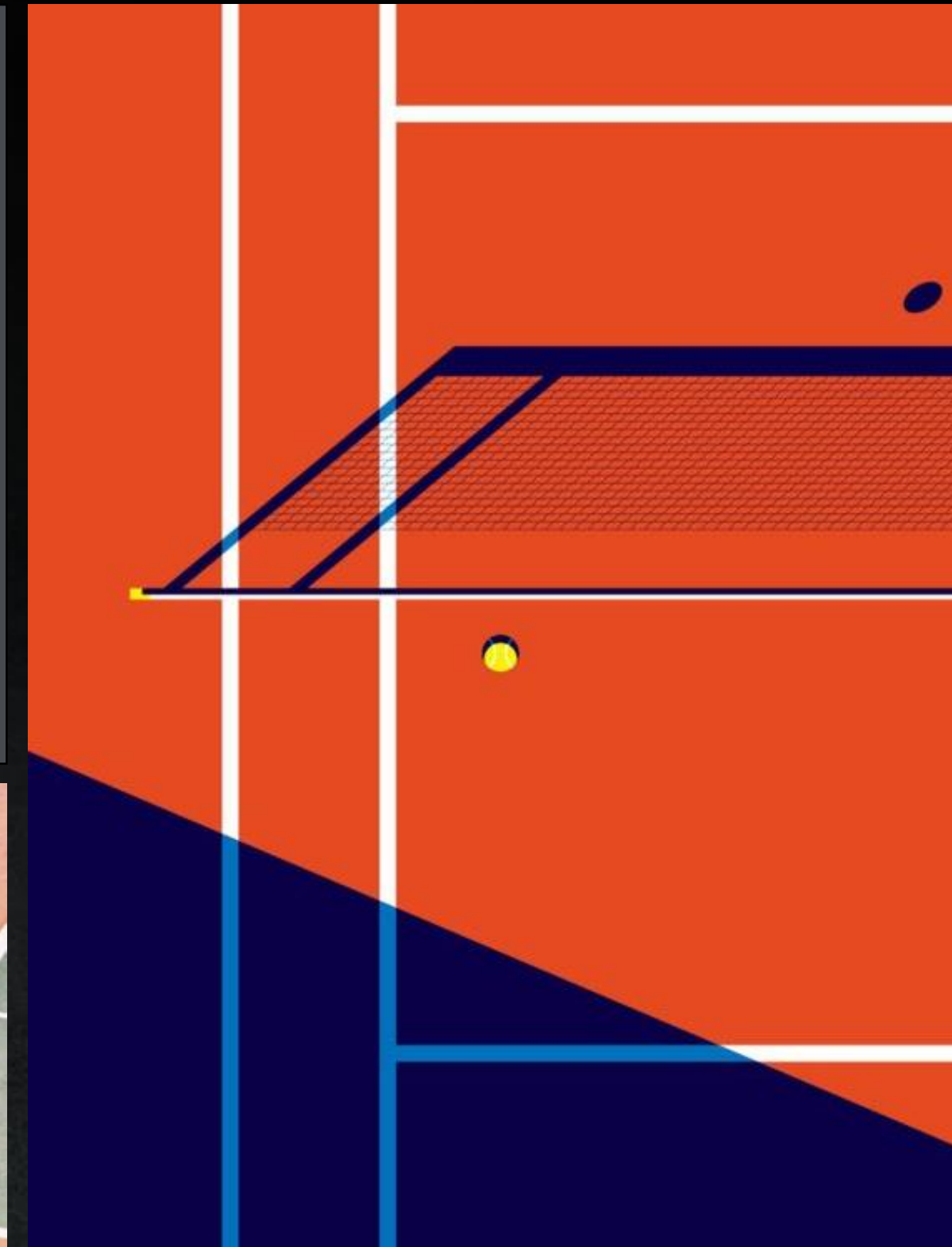
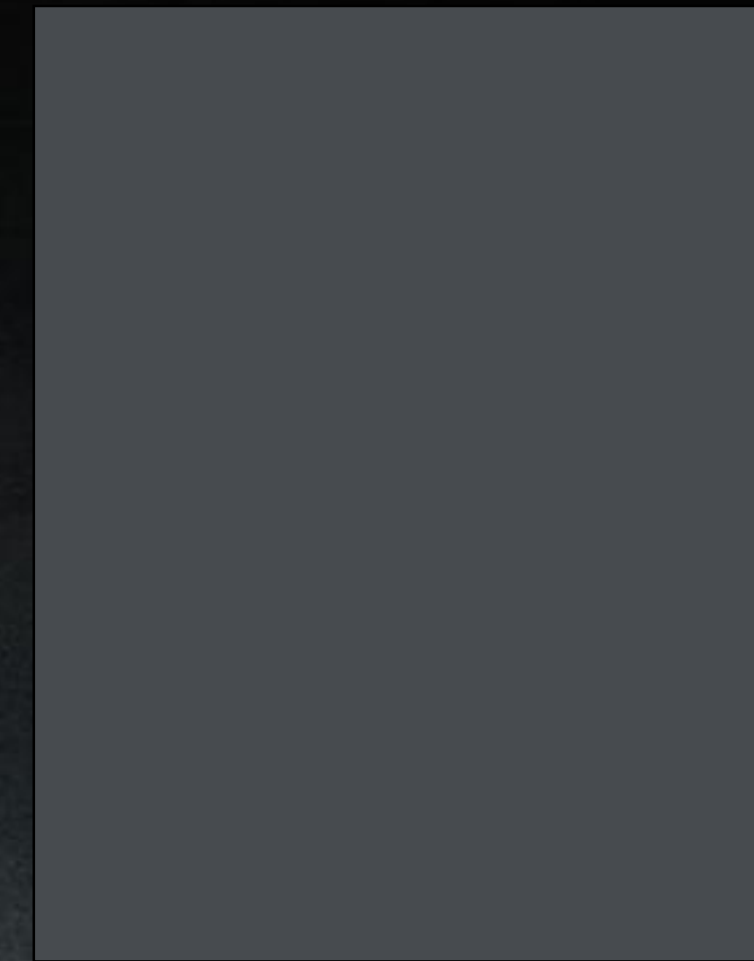
- CREATING AN INTERACTIVE OUTDOOR SITTING AT THE POOL DECK
- OPTIMIZING THE VIEW OF THE POOL DECK FROM THE LOUNGE, GAMES ROOM, SALON AND GYM
- SOFT AND HARD LANDSCAPE ON THE POOL DECK
- HEDGES AND TREES TO CREATE SUN SHADES FOR OUTDOOR SEATING



DESIGN CONSIDERATIONS

RECREATION

- SIZEABLE SWIMMING POOL
- GREEN AREAS
- CHILDREN PLAY GROUNG
- ENTERTAINMENT
- LOUNGE AND BAR
- GYMNASIUM
- FUNCTION ROOM/ MINI MART
- OUTDOOR SEATING
- WATER FEATURE
- SERVICES



THOUGHT PROCESS

VISUALS

BARON 2019



NATURAL LIGHT



FACADE

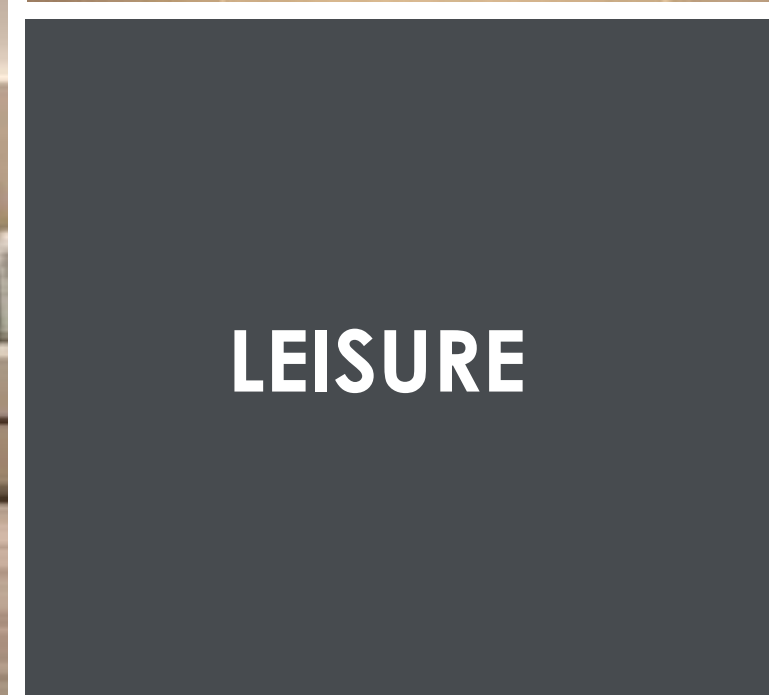


LIFESTYLE



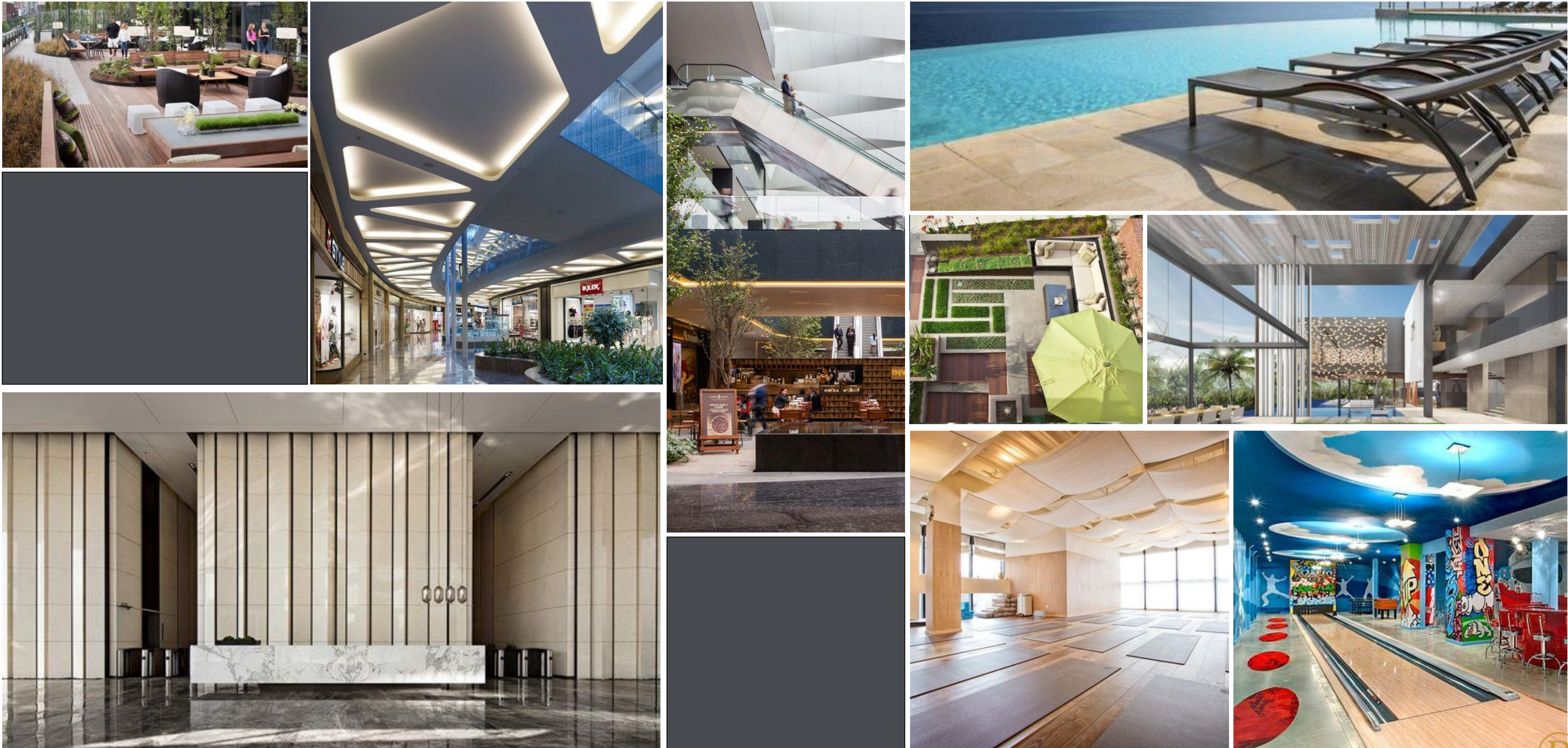
THOUGHT PROCESS VISUALS

BARON 2019



INSPIRATION VISUALS

BARON 2019



PALOMINA'S PLACE_KOYL_LAGOS.

REF: PALOMINA'S_PLACE_BAL_37062021_PRESENTATION_DRAWINGS_IDC

THOUGHT PROCESS

VISUALS

BARON 2019

NATURAL
LIGHTING

LIVING

MINIMALIST

THOUGHT PROCESS

LANDSCAPE

BARON 2019

LANDSCAPE

OUTDOOR

PALOMINA'S PLACE_IKOYI_LAGOS.

REF: PALOMINA'S_PLACE_BAL_37062021_PRESENTATION_DRAWINGS_IDC

SPATIAL ANALYSIS

1 BEDROOM APARTMENT
- 4 UNITS [1CAR PER UNIT]

4 BEDROOM MAISONETTE
- 12 UNITS [3CARS PER UNIT]

5 BEDROOM PENT FLOOR APARTMENT
- 4 UNITS [4CARS PER UNIT]

TOTAL APARTMENT UNITS – 24 UNITS

CLUB HOUSE

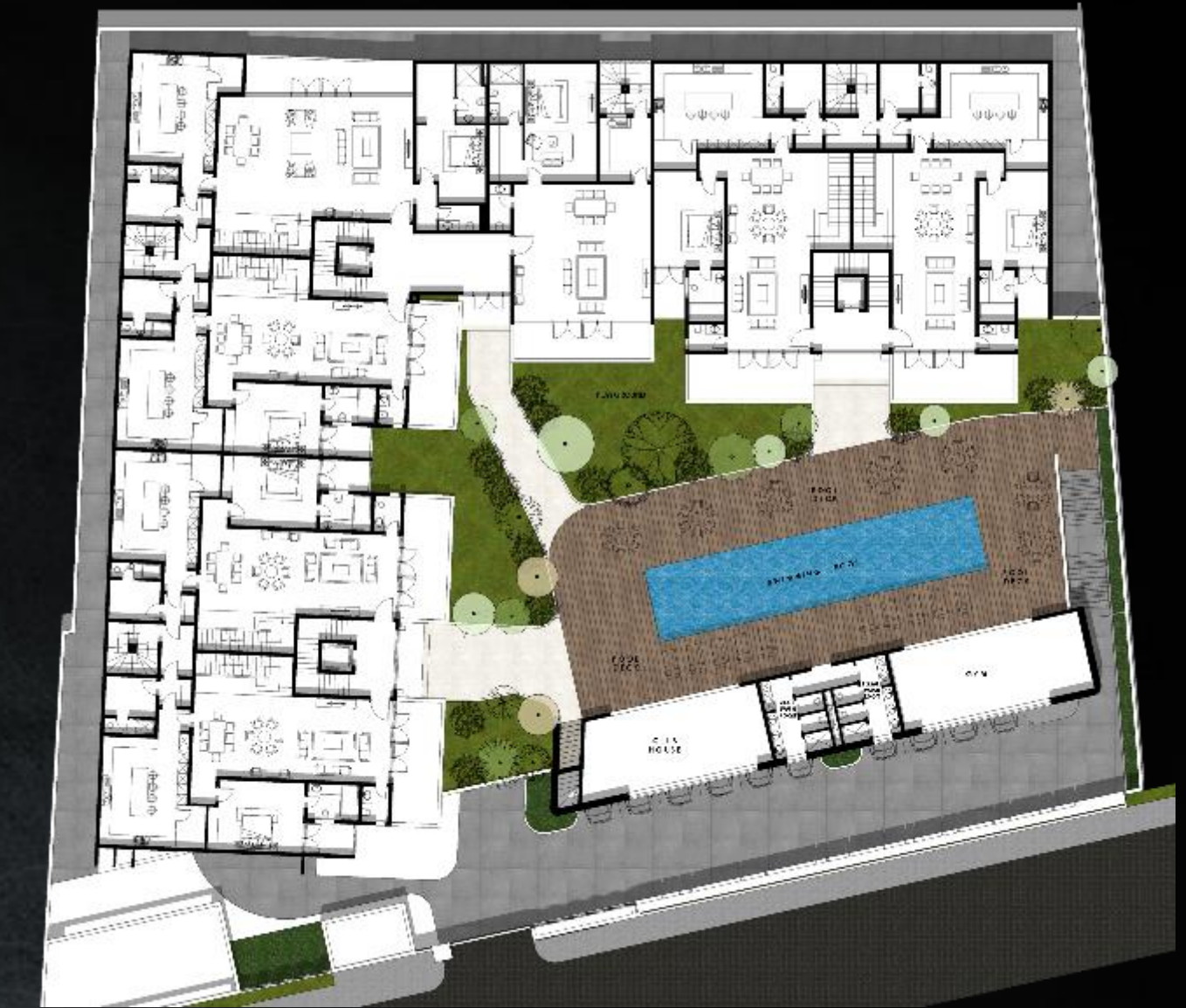
BAR/ LOUNGE

GYM

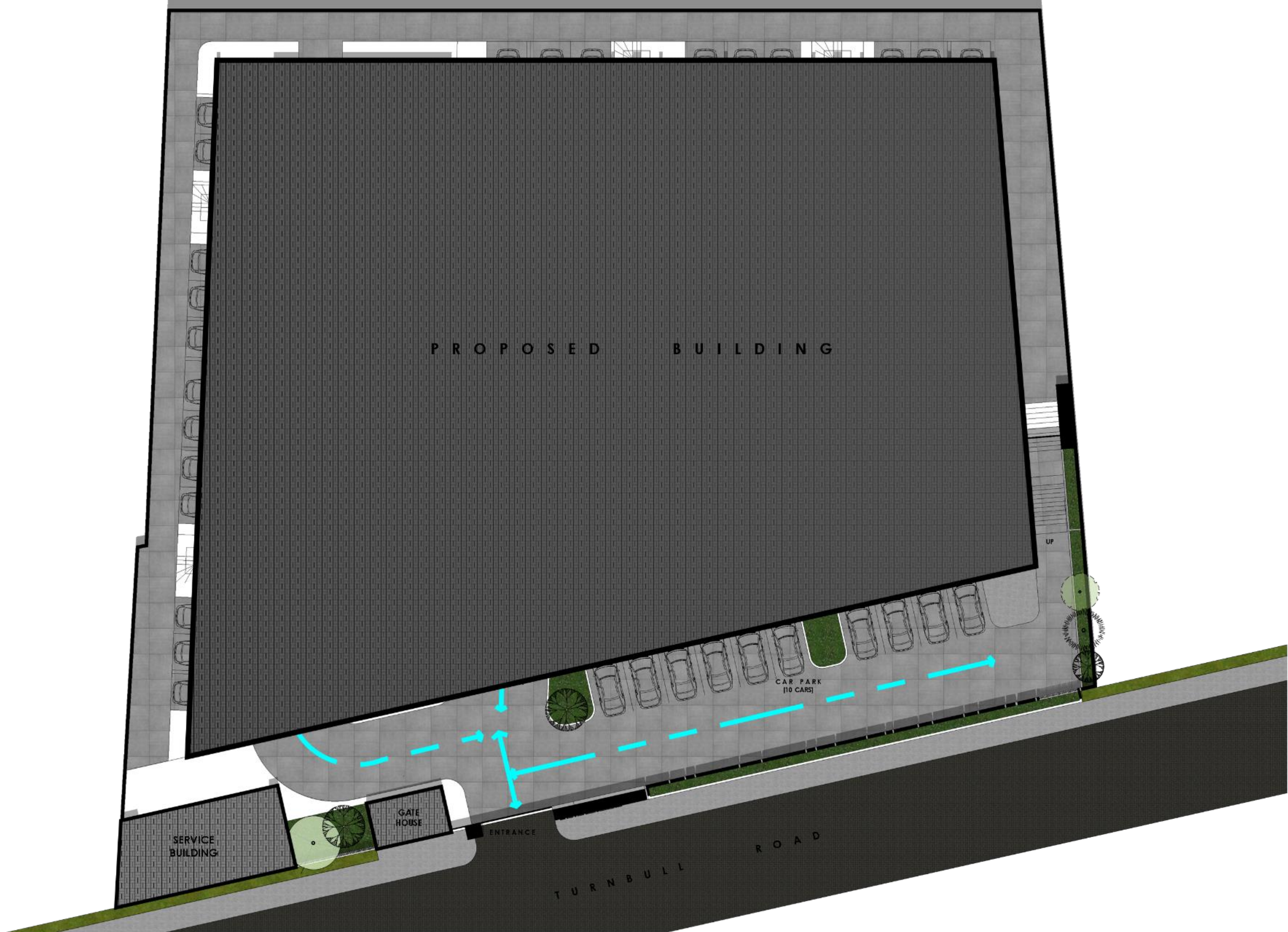
MINI MART / FUNCTION ROOM

FACILITY OFFICE

SERVICES



SITE PLAN 3395.94 SQM



GROUND FLOOR PLAN 475SQM



LEGEND

- 1 - GATE HOUSE
- 2 - TOILET
- 3 - ENTRANCE PORCH
- 4 - CONCIERGE
- 5 - LIFT LOBBY
- 6 - SERVICE STAIRS
- 7 - VISITOR'S TOILET
- 8 - ESTATE OFFICE
- 9 - DRIVER'S LOUNGE
- 10 - TOILET
- 11 - GENERATOR HOUSE

SERVICES

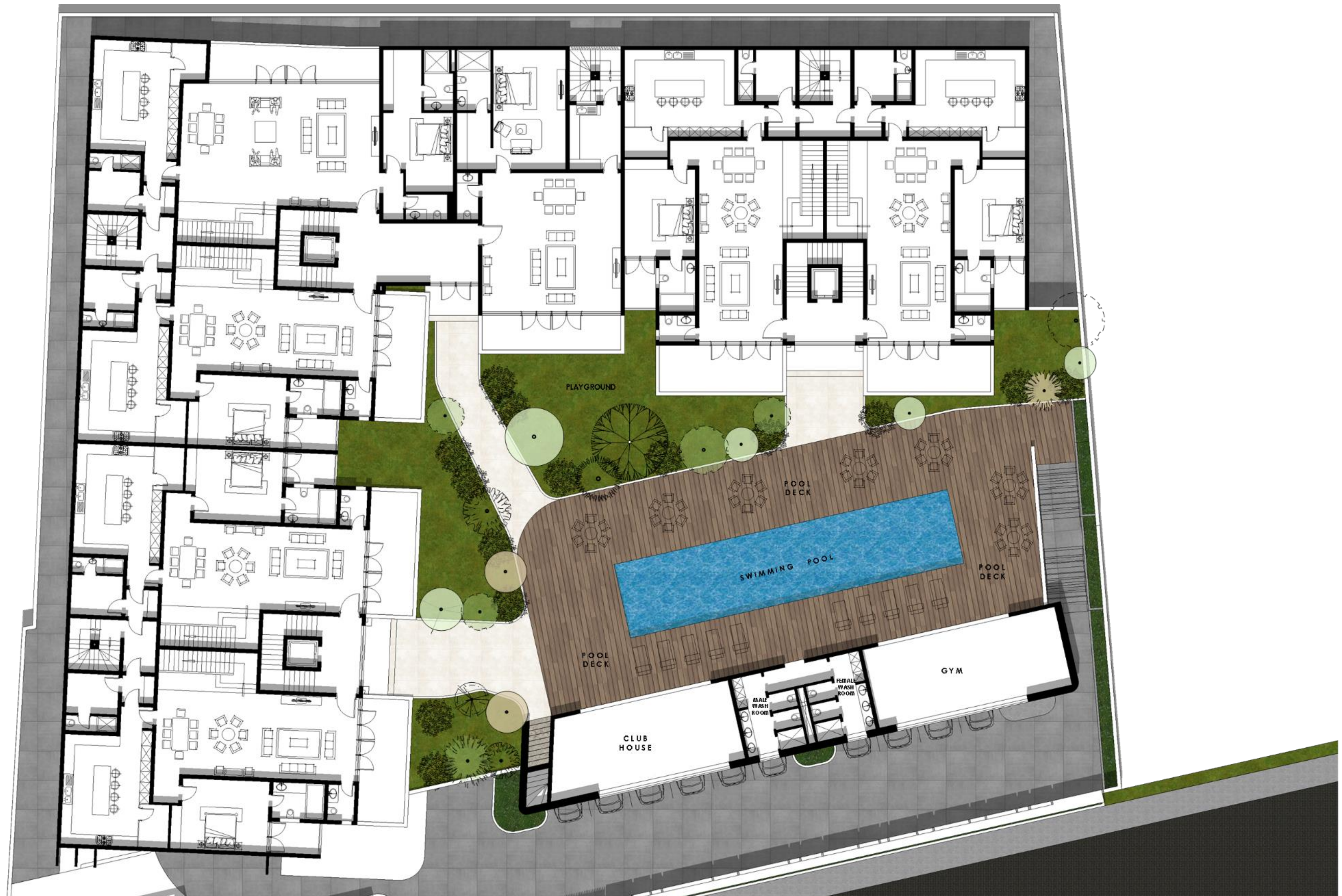
- WATER TREATMENT PLANT
- SEWAGE TRATMENT PLANT
- POOL HOUSE
- REFUSE COLLECTION UNIT
- ELECTRICAL PANEL ROOM
- JANITOR'S ROOM/STORE

CAR PARK

- 3 BEDROOM UNITS – 2CARS EACH**
2 BEDROOM UNITS – 2CARS EACH
1 BEDROOM UNITS – 1CAR EACH

- 3 BEDROOM PENT HOUSE UNITS – 4CARS EACH**
4 BEDROOM PENT HOUSE UNITS – 4CARS EACH

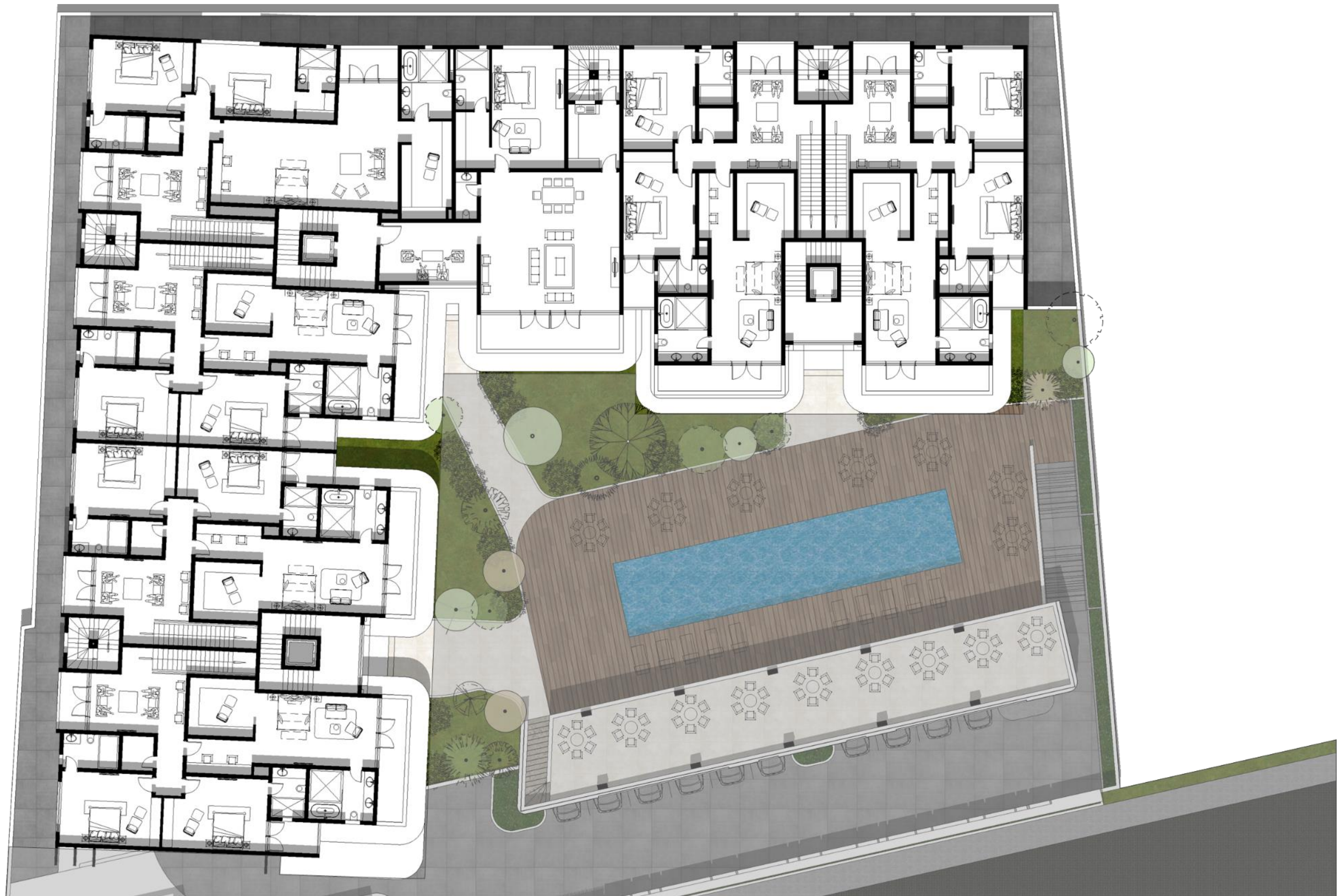
FIRST FLOOR PLAN 2532SQM



FIRST FLOOR PLAN BLOW-UP



SECOND FLOOR PLAN 1638SQM



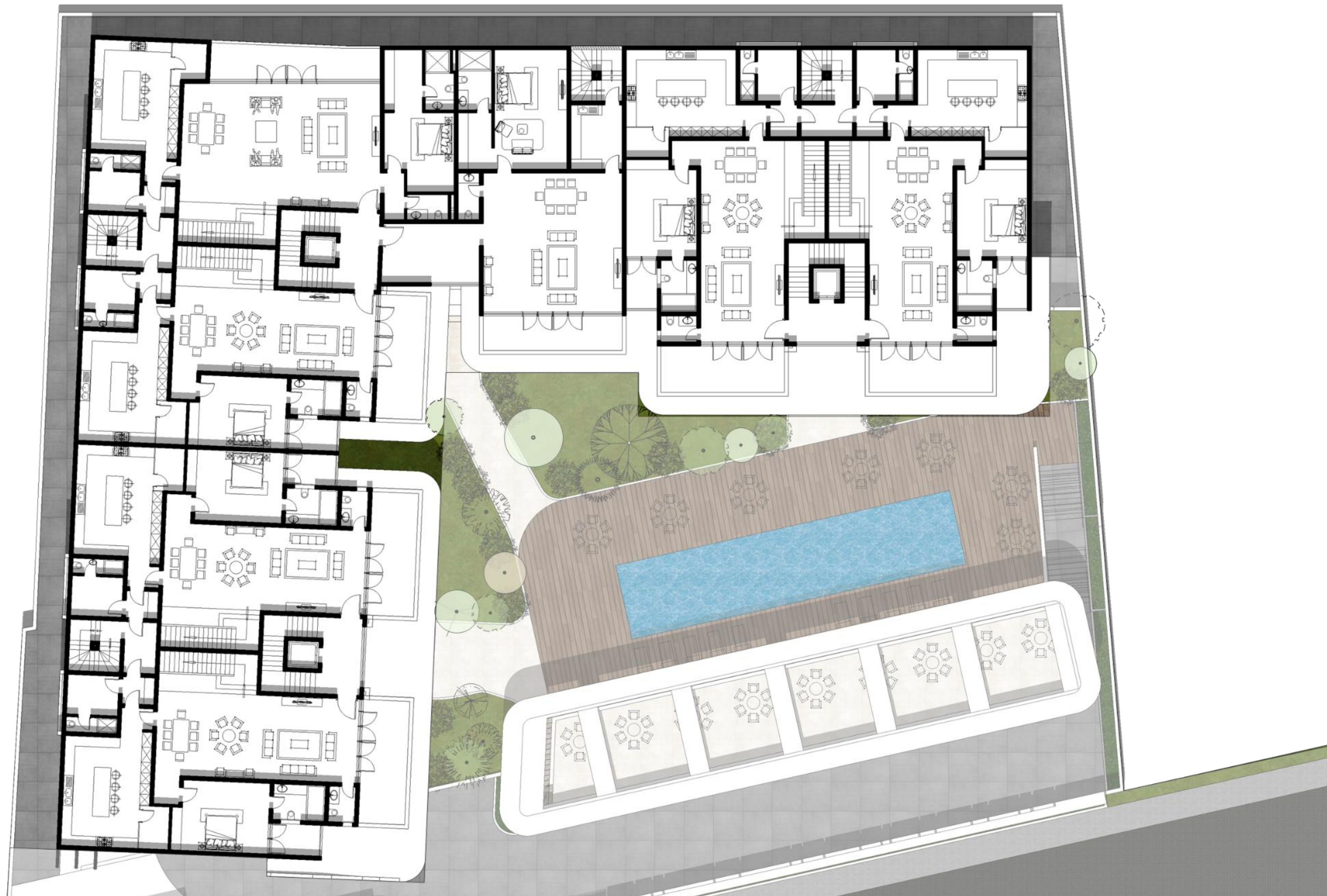
PALOMINA'S PLACE_KOYI_LAGOS.

REF: PALOMINA'S_PLACE_BAL_37062021_PRESENTATION_DRAWINGS_IDC

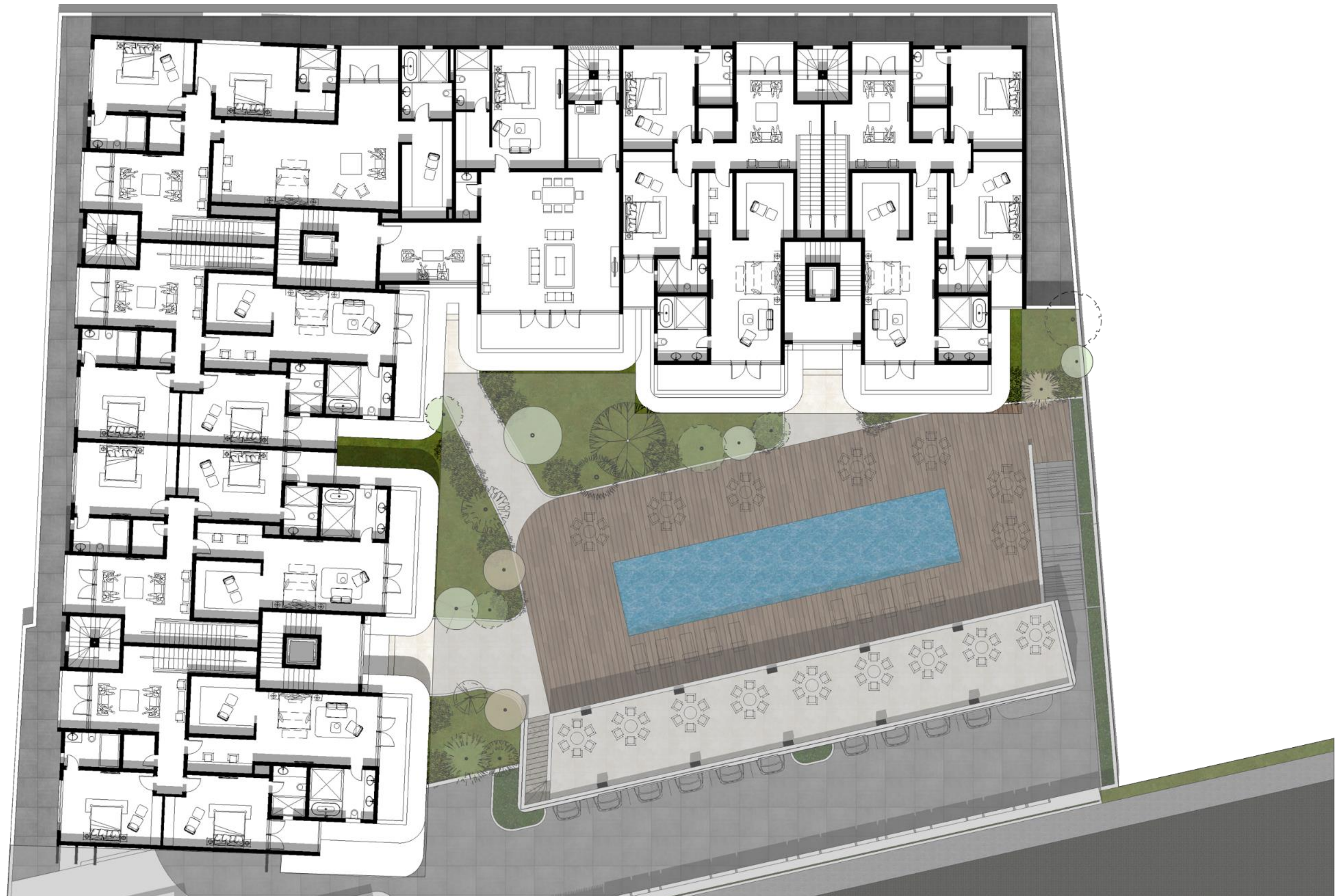
SECOND FLOOR PLAN BLOW-UP



THIRD FLOOR PLAN 1638SQM



FOURTH FLOOR PLAN 1638SQM



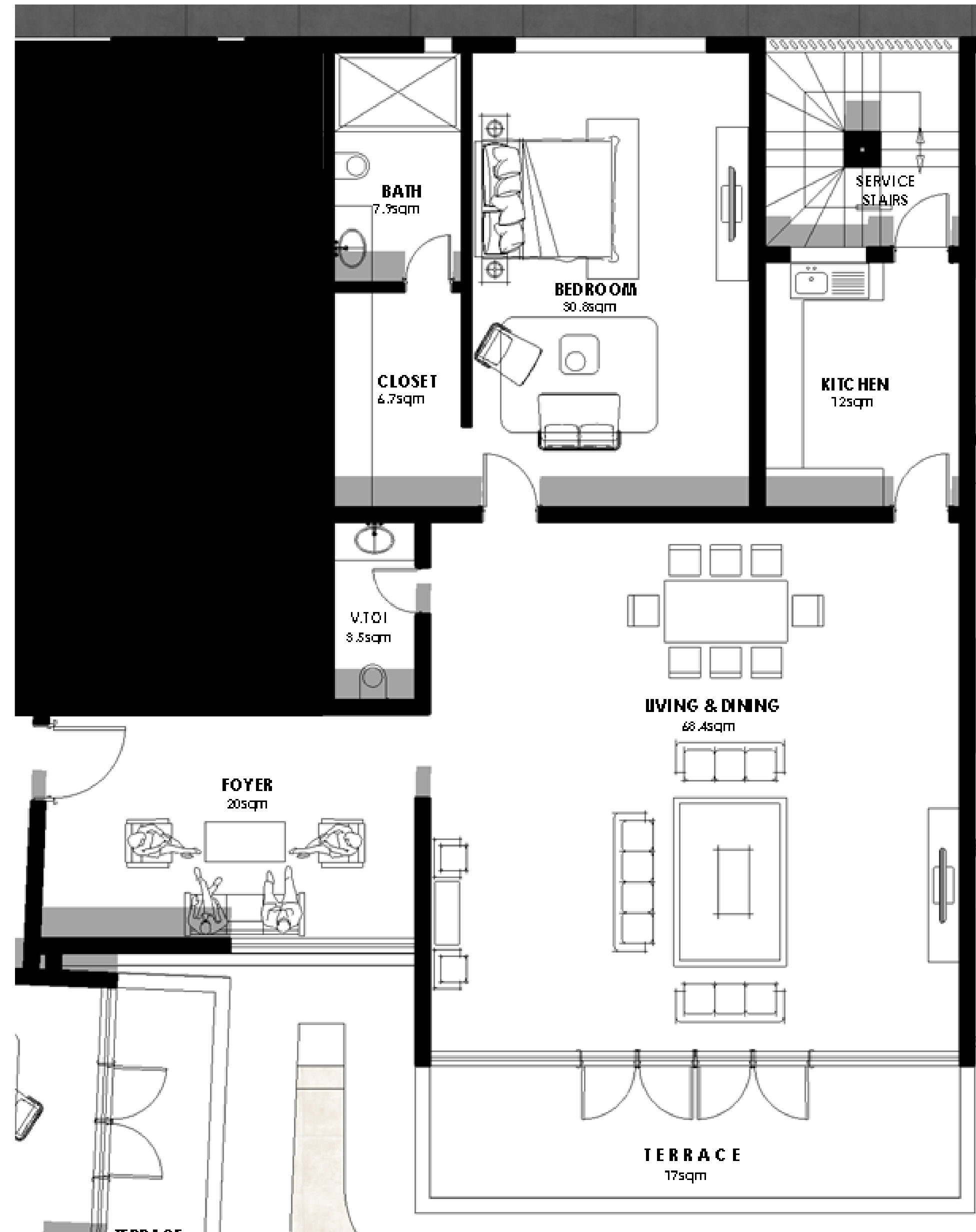
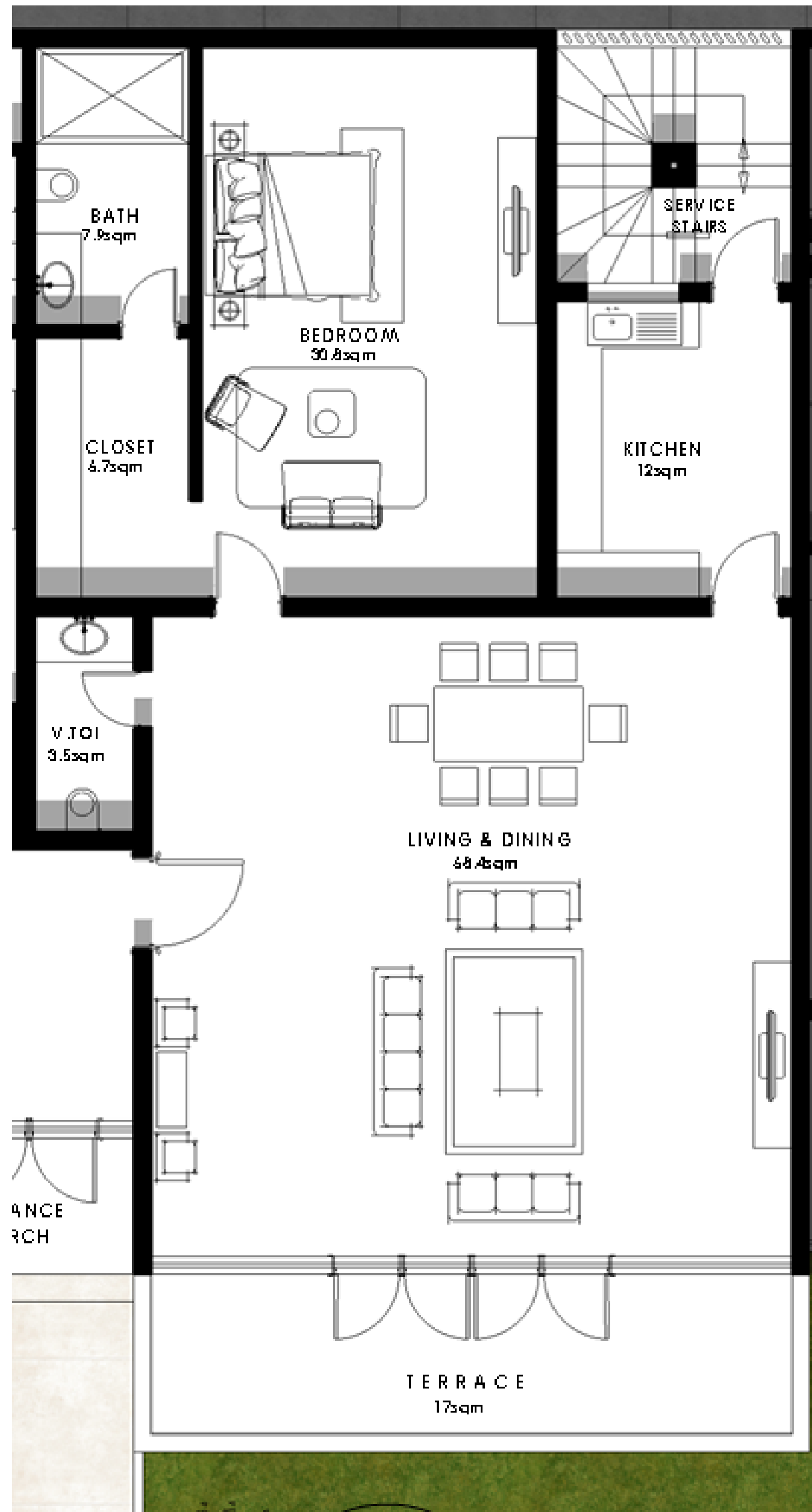
FIFTH FLOOR PLAN 1740SQM



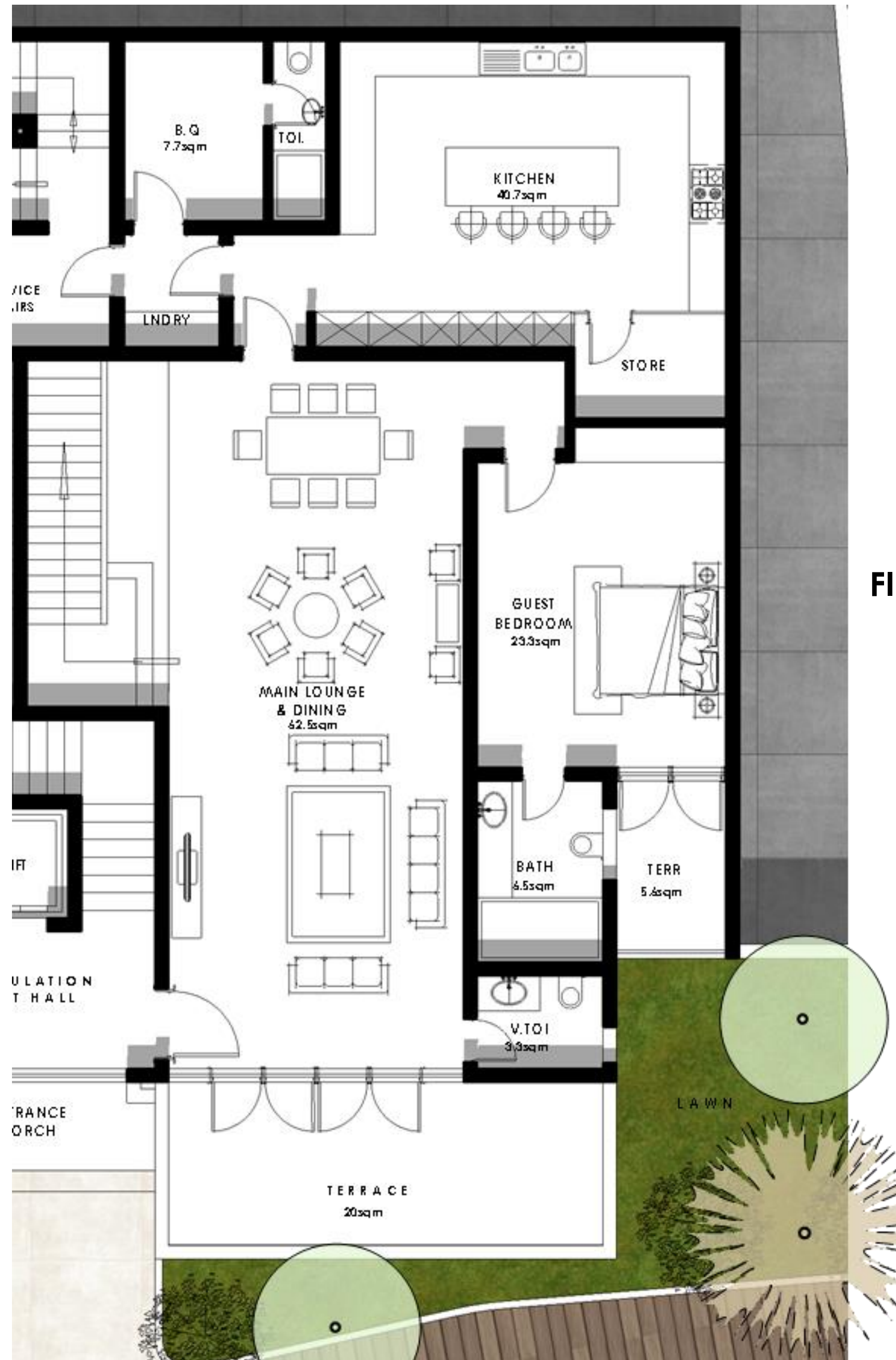
SIXTH FLOOR PLAN 1740SQM



TYPICAL 1BEDROOM APARTMENT



TYPICAL MAISONETTE [10UNITS] 427SQM

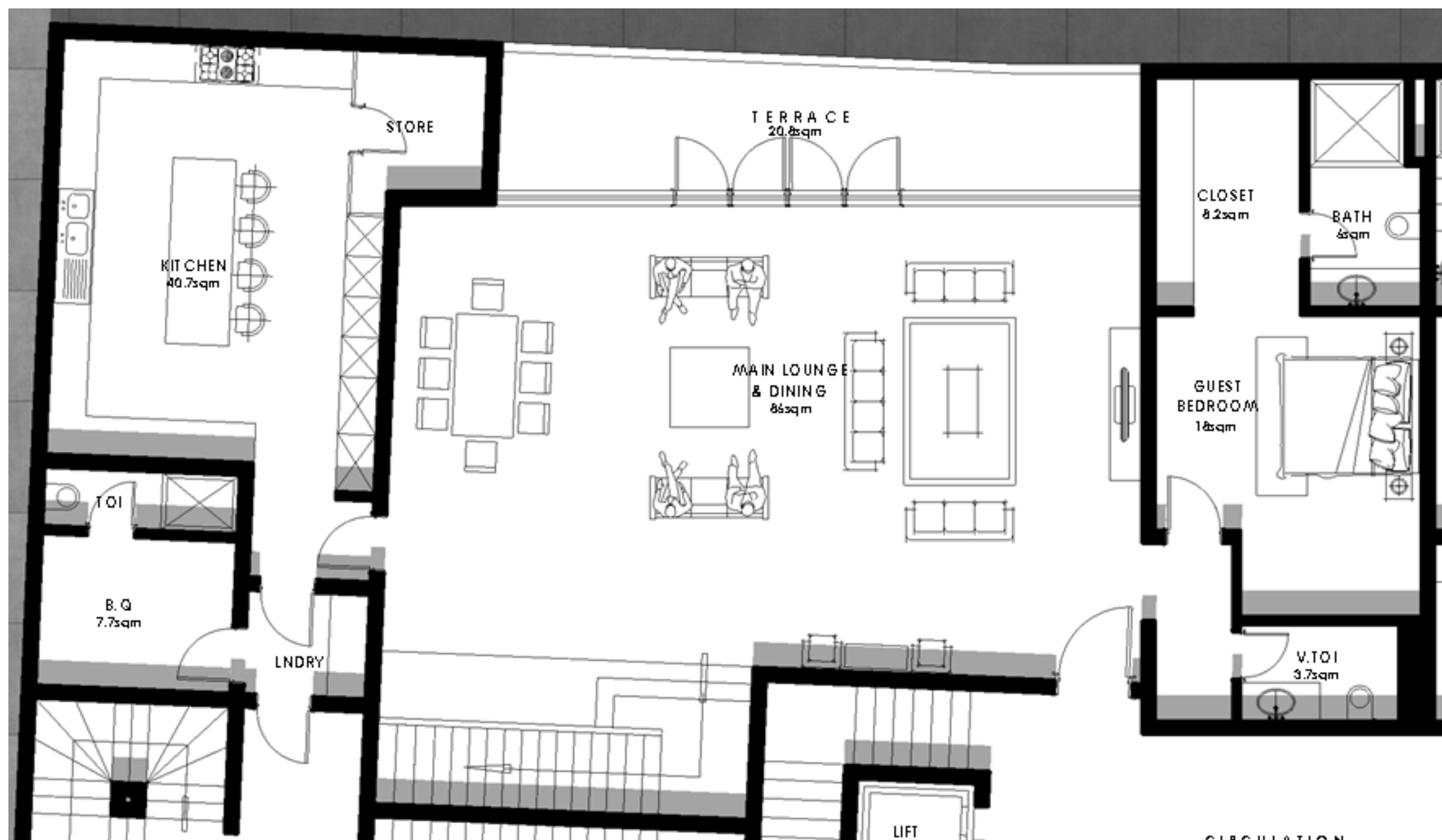


FIRST LEVEL.

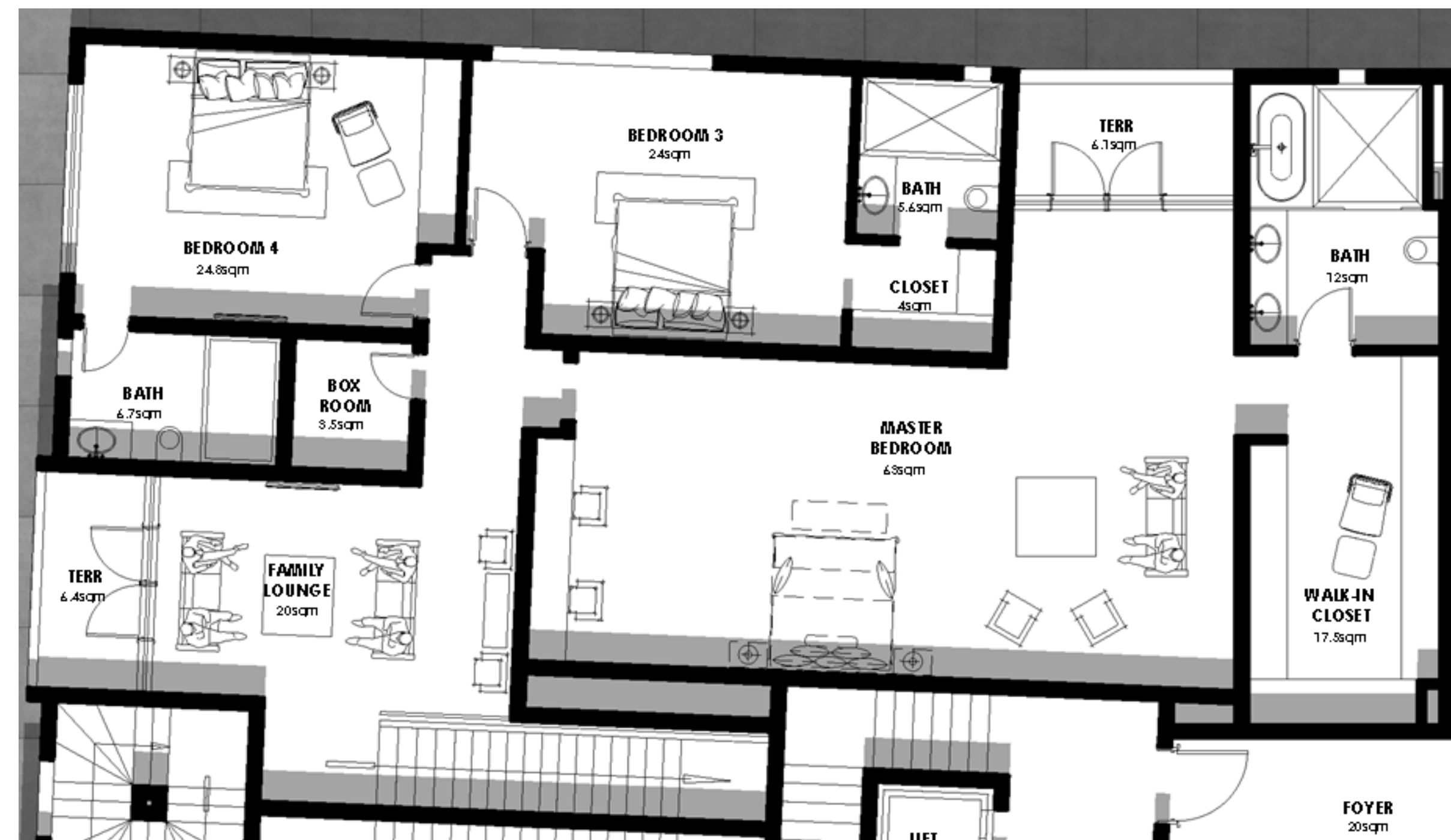


UPPER LEVEL.

TYPICAL MAISONNETTE [2UNITS] 464SQM

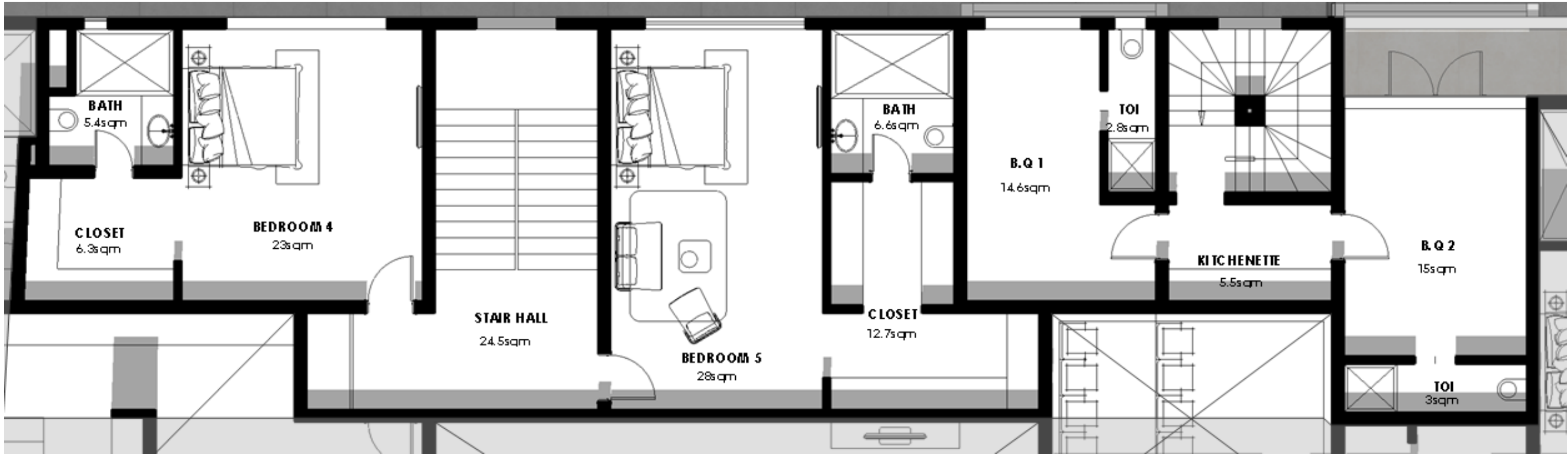
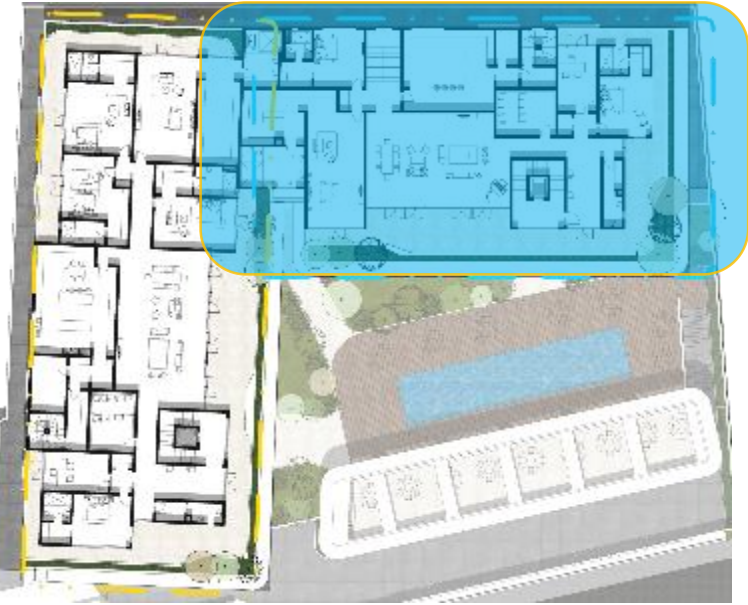
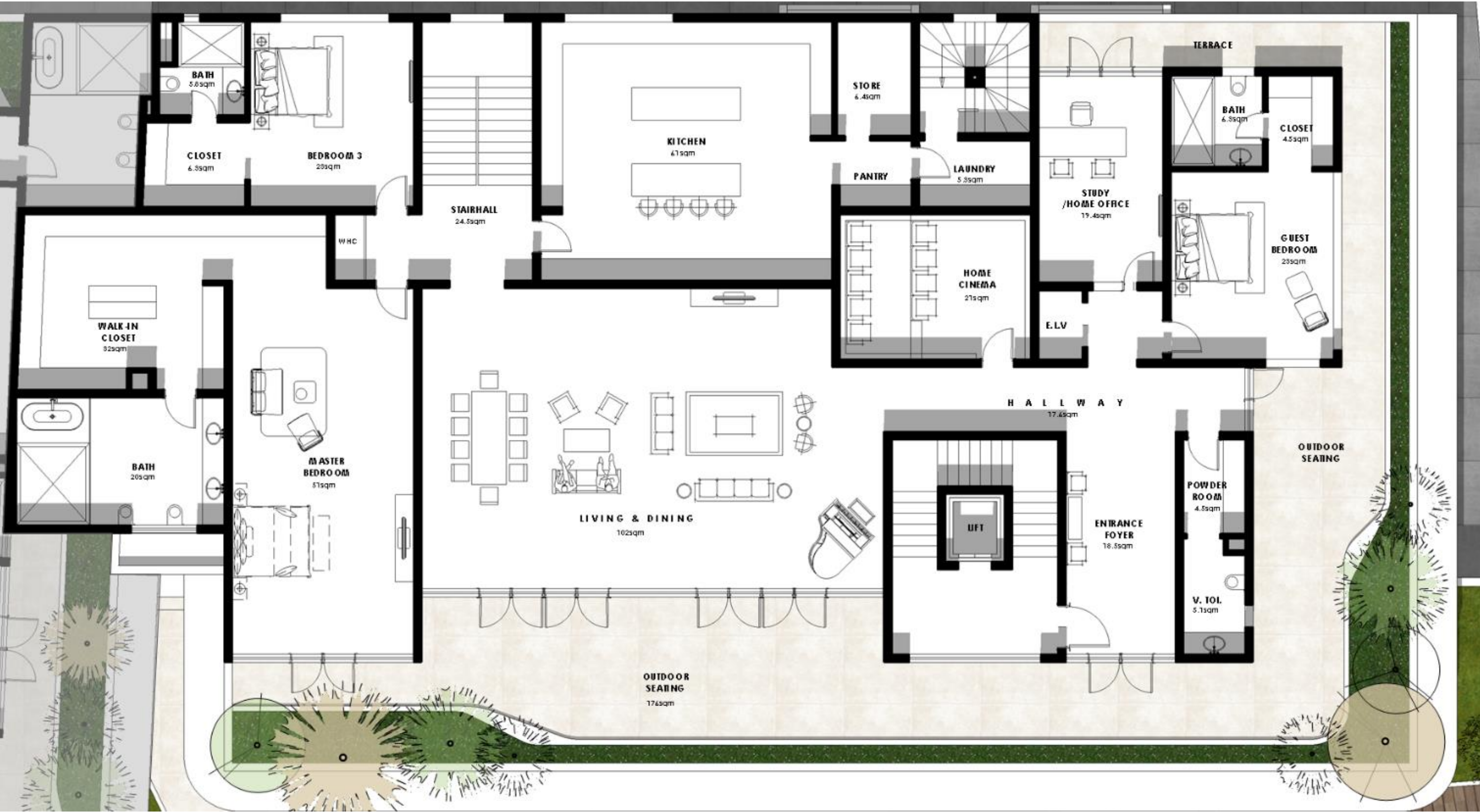


FIRST LEVEL.



UPPER LEVEL.

BLOW UP [WING A] 889SQM



MEZZANINE FLOOR

BLOW UP [WING B] 1019.6SQM



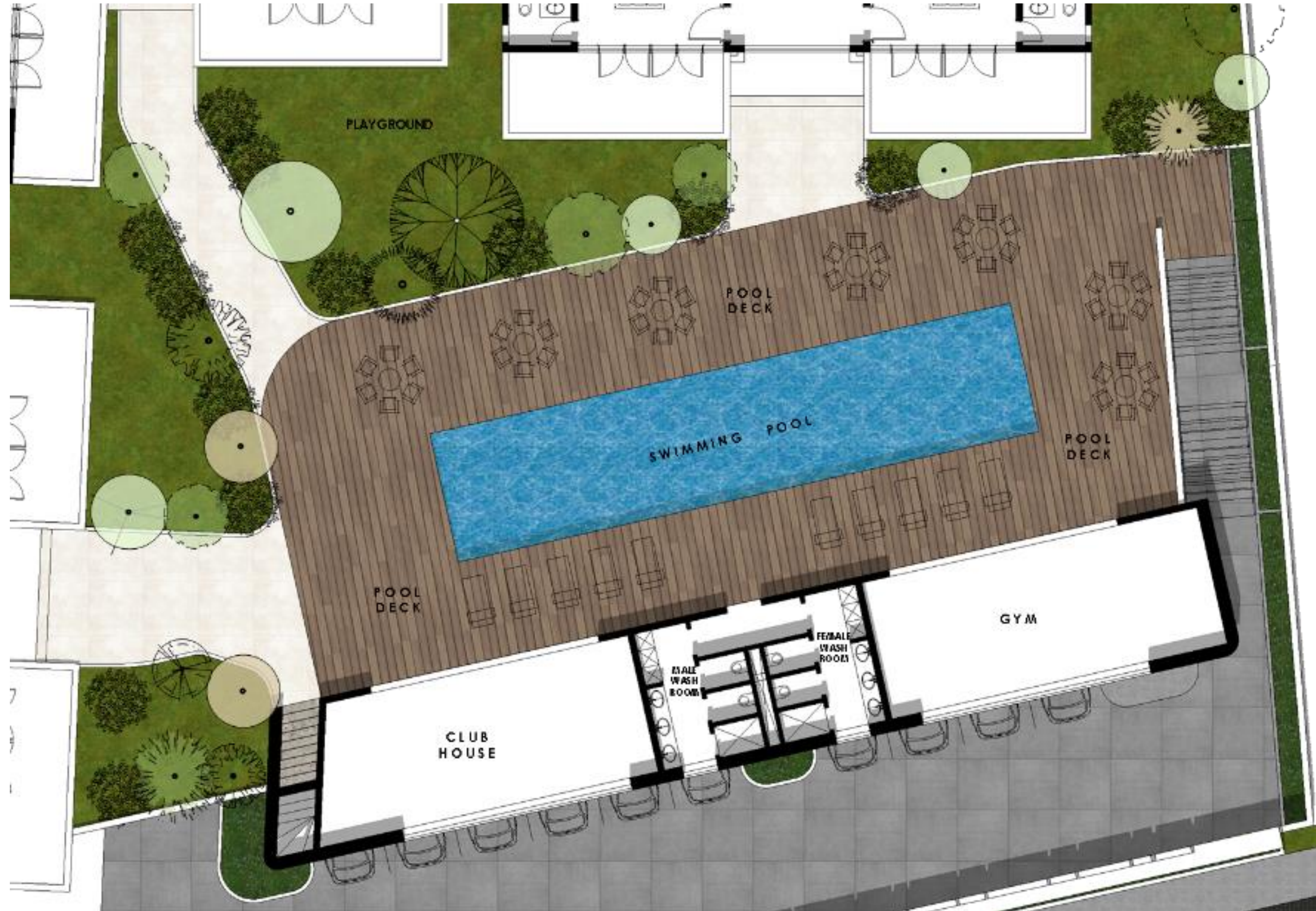
PALOMINA'S PLACE_IKOYI_LAGOS.



MEZZANINE FLOOR



ENTERTAINMENT PODIUM 893SQM



INSPIRATION

INTERIOR



INSPIRATION

PATTERNS, TEXTURES, SCREENS

- WOOD PANEL
- FAUX GREEN WALLS
- TILES, VESPA PANELS, ALUMINUM
- FABRIC & LEATHER



INTERIORS - APARTMENTS



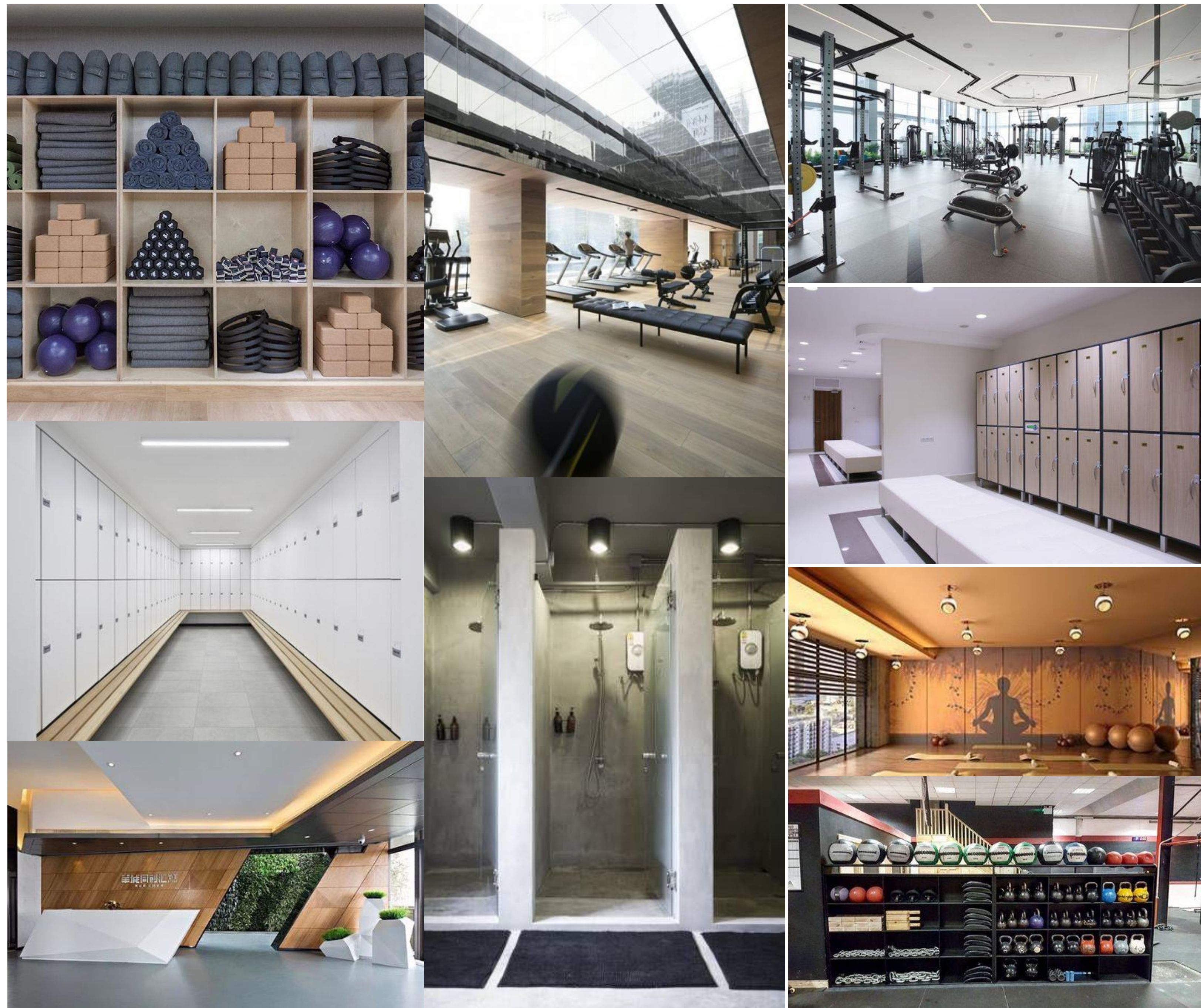
INTERIORS - APARTMENTS



INTERIORS - APARTMENTS



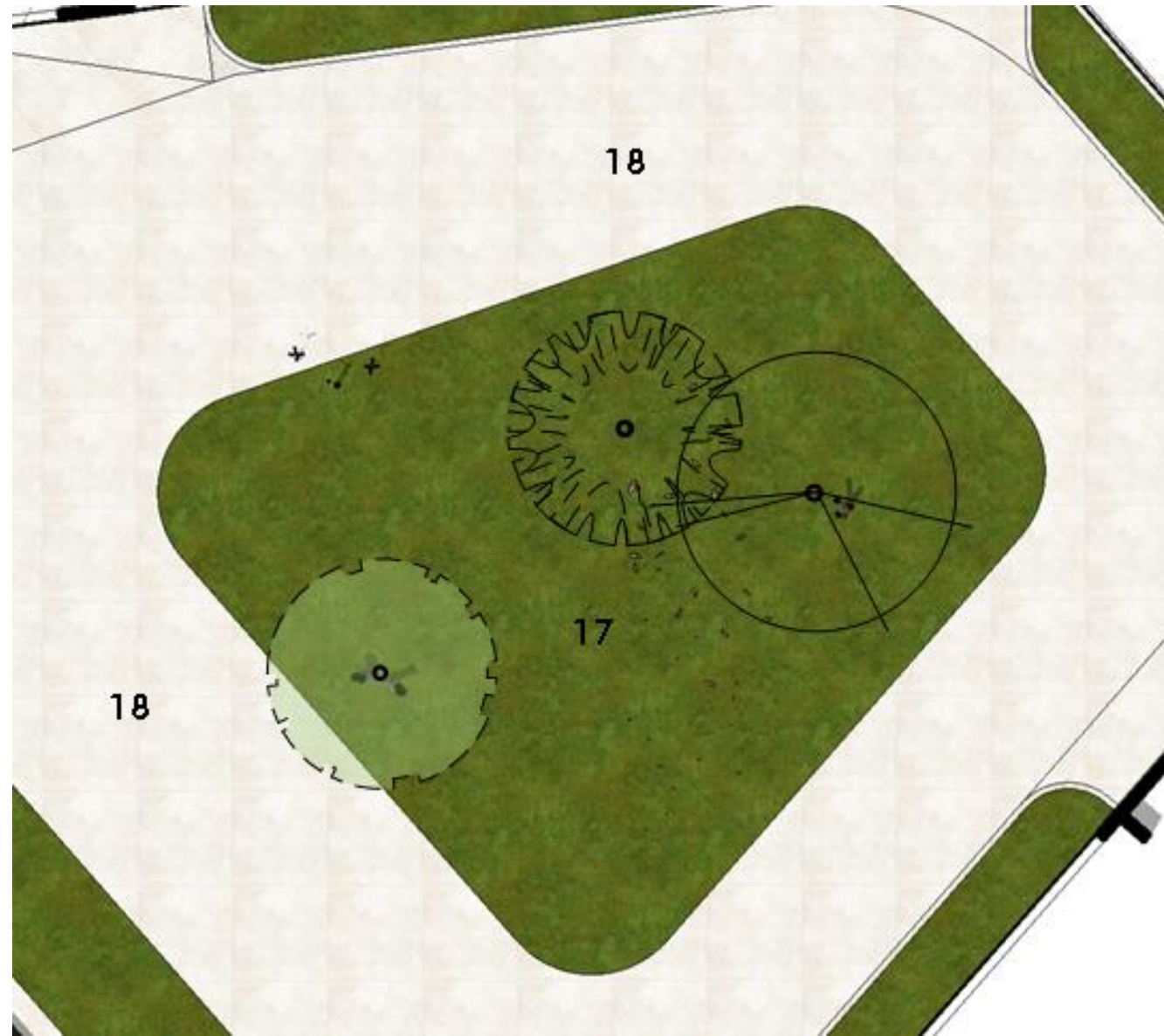
GYM & CHANGING



PALOMINA'S PLACE_KOYI_LAGOS.

REF: PALOMINA'S_PLACE_BAL_37062021_PRESENTATION_DRAWINGS_IDC

PLAY GROUND



- SOFT SCAPE FOR GAMES
- LANDSCAPE DESIGN OUTDOOR SEATING
- CHILDREN - FRIENDLY FEATURES
- TREES FOR SUN SHADING
- BICYCLE PARKS AND WALK WAYS



3DS

CONTEMPORARY

OPEN SPACES . GLASS. CANTILEVER .LUXURY.

PALOMINA'S PLACE_IKOYI_LAGOS.

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INSPIRATION

ARCHITECTURE

BARON 2021

MATERIALS

NATURAL LIGHT

LIFESTYLE

INSPIRATION

ARCHITECTURE

BARON 2021



SERVICE



LEISURE



MODERN





PALOMINA'S PLACE_IKOYI_LAGOS.



PALOMINA'S PLACE_IKOYI_LAGOS.

**THINK
BARON !**