FIRST ALLY
RESIDENCES

Premium Living . Exceptional Quality . Unmatched Value .





Welcome to

FIRST ALLY RESIDENCES, MARYLAND

DISCOVER YOUR DREAM HOME

Where Luxury Meets Comfort



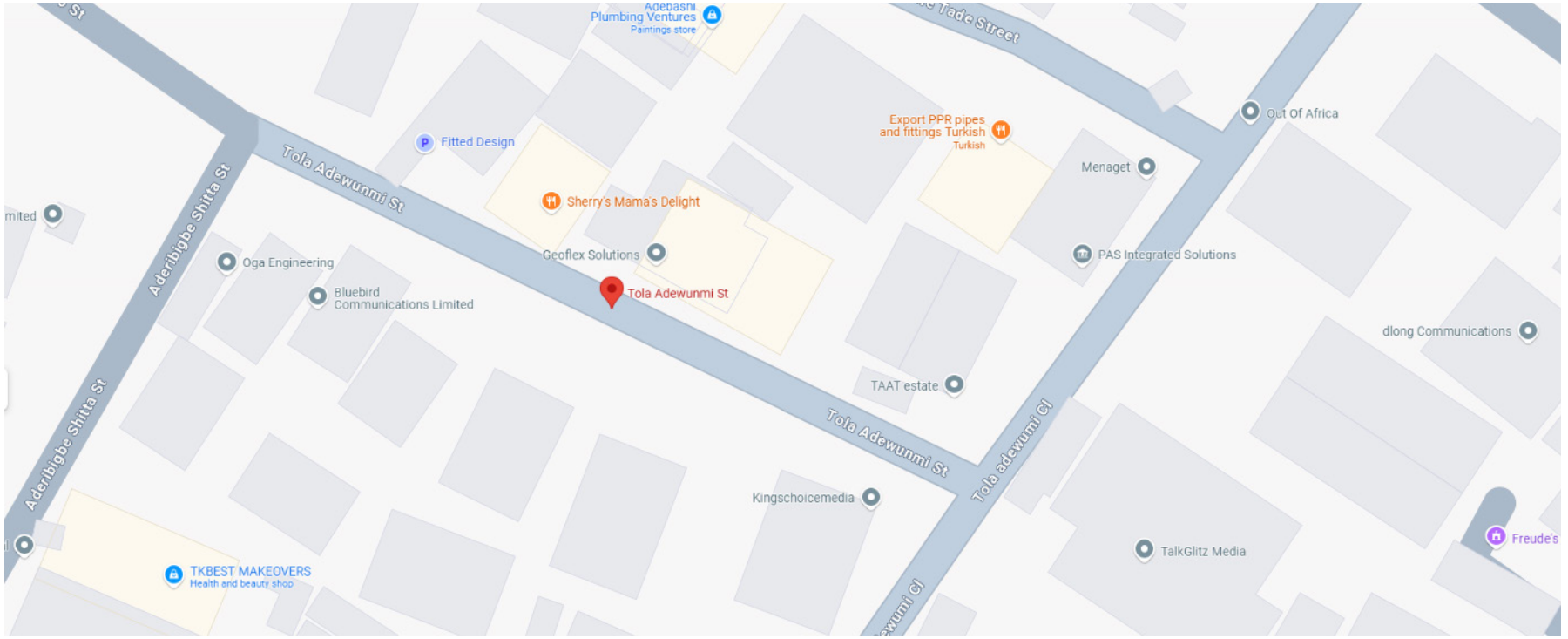




Discover premium, thoughtfully designed homes at First Ally Residences, Maryland, an exclusive residential development offering a blend of comfort, security, and accessibility. Located within a secure gated community in Maryland Estate, this development is designed for individuals and families seeking a modern, high standard living experience in Lagos thriving real estate market. Whether you are seeking a luxurious home or a high-value investment, our meticulously crafted residences offer elegance, functionality, and lasting value.

PREMIUM LOCATION

Address: 5, Tola Adewunmi Street, Maryland Estate, Ikeja, Lagos, Nigeria.
Strategically positioned along Mobolaji Bank-Anthony Road,



Unrivalled Accessibility

A key link between Ikeja's business district, Victoria Island, and Lagos Island, ensuring seamless travel across the city.

Secure Gated Community

Located within Maryland Estate, providing an extra layer of privacy and exclusivity.

Proximity to Key Landmarks

Close to shopping centres, business hubs, schools, hospitals, and public transport links, making daily life effortless.

Excellent Transport Network

Easy access to Lagos public transport, reducing commute times for residents.



Enjoy the best of both worlds —a **tranquil residential setting** with direct access to Lagos commercial and entertainment hotspots.

PROPERTY OVERVIEW

This exclusive development features two distinct blocks, each offering a unique blend of contemporary architecture and modern convenience:

Block A -
6 Luxury Units

- 5 units of 5-bedroom terrace
- 1 penthouse
  (5-bedroom apartment)



Block B -
8 Stylish Units

- 6 units of 4-bedroom terrace
- 2 penthouses
  (3-bedroom apartments)





Total Number of Units: **14**
Total Parking Spaces: **28**

Total Built-Up Area: **1,093.097 sqm**
Total Land Size: **2,626 sqm**

Each unit is thoughtfully designed to provide the perfect balance of style, space, and comfort, making it ideal for both homeowners and investors.



WORLD-CLASS AMENITIES



Green-Certified Development

EDGE-certified by the International Finance Corporation (IFC), ensuring sustainability and energy efficiency.



Secure & Gated Estate

Exclusive TAAT Estate access with controlled entry for maximum safety.



24/7 Power Supply

Reliable backup power via generators to ensure uninterrupted electricity.



Treated Water Supply

Clean, high-quality water for all residents.



Centralised Sewage Treatment

Advanced waste management for a hygienic living environment.



Private Garden Spaces

Each townhouse comes with a dedicated rear garden, enhancing the ambiance.



Ample Parking

Dedicated parking spaces for every unit.



Premium Finishes

High-quality entrance security doors, powder-coated aluminium windows with fly screens, and vitrified non-slip floor tiles in wet areas.

THE **PROPERTIES**



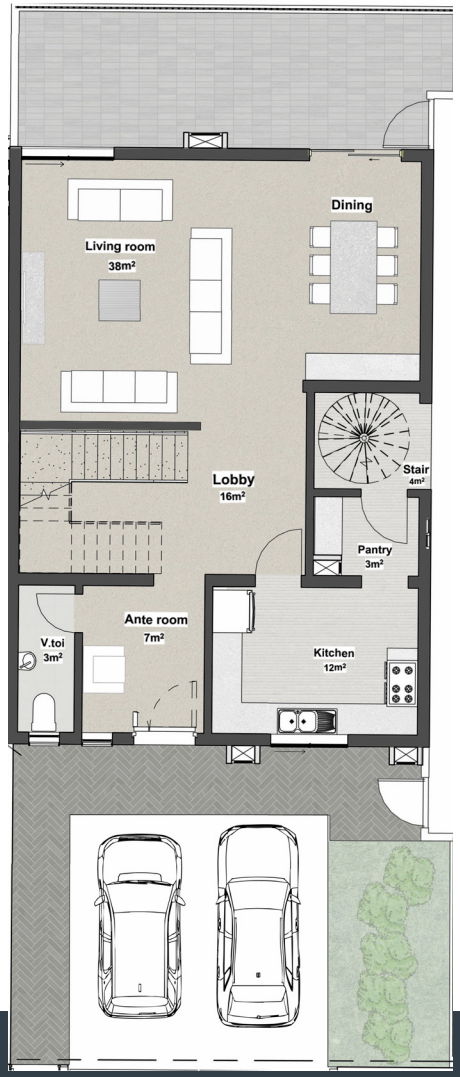




5-Bedroom Terrace

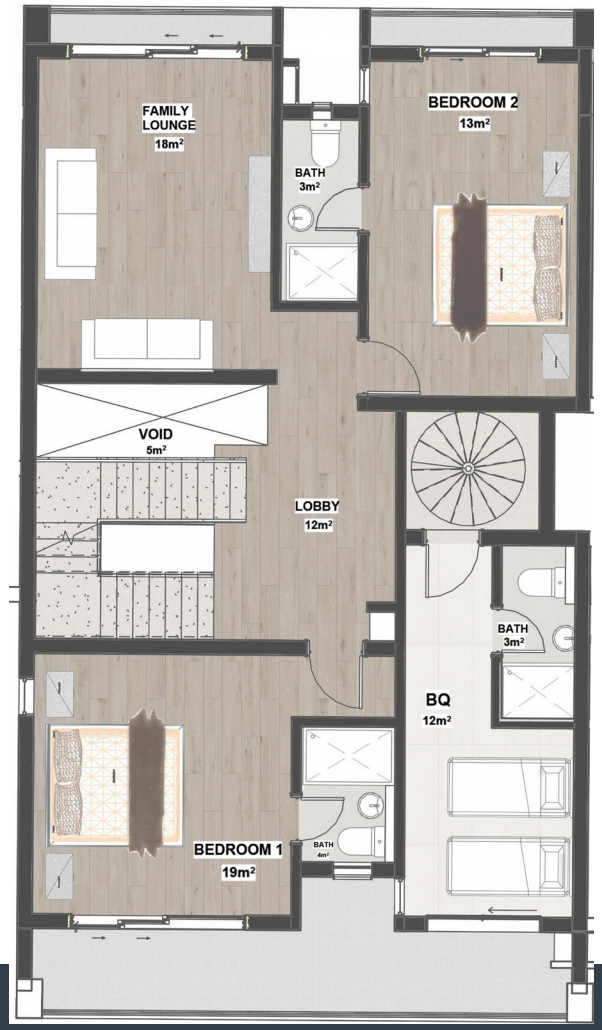
Block - A | 5 - Units

- Private street-facing entrance
- Parking for 2 cars
- Attached staff room
- Spacious living & dining areas with a private garden view
- Fully fitted kitchen with dedicated LPG gas storage
- All bedrooms en-suite
- Boxroom for extra storage



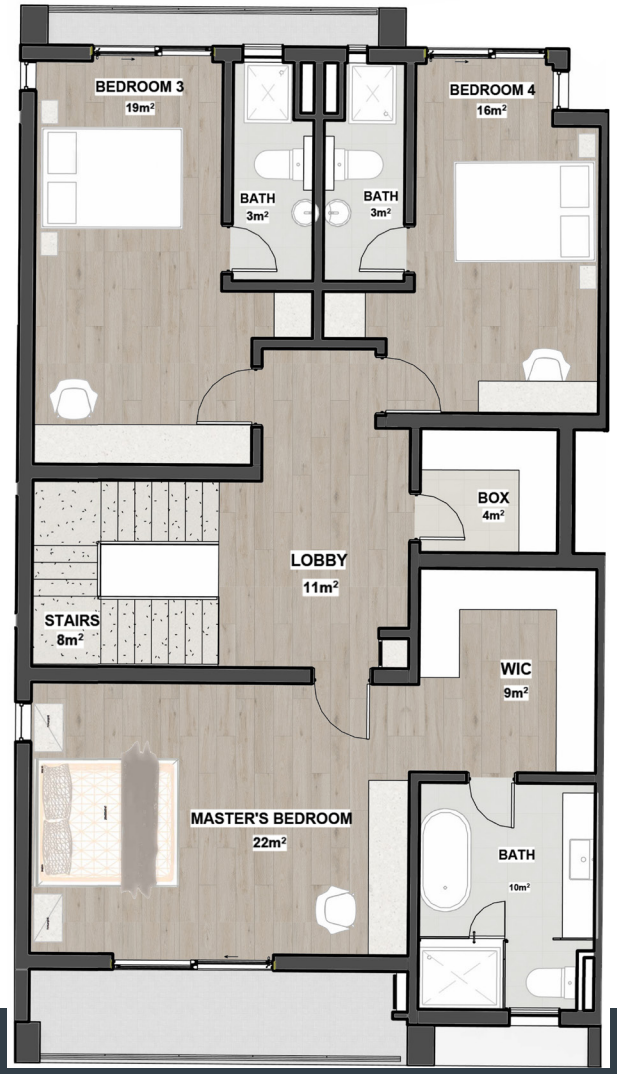
BLOCK - A

GROUND FLOOR PLAN - CALL OUT 1



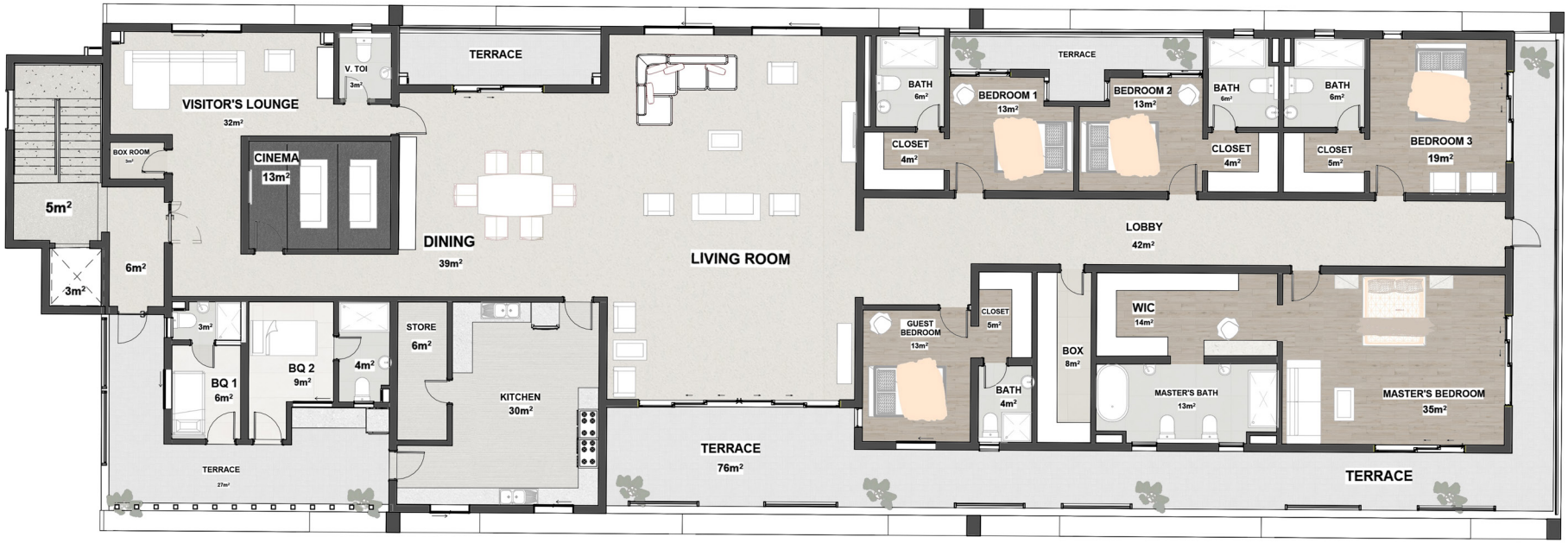
BLOCK - A

FIRST FLOOR PLAN - CALL OUT 1



BLOCK - A

SECOND FLOOR PLAN - CALL OUT 1



BLOCK - A

PENTHOUSE PLAN







5-Bedroom Penthouse

Block - A | 1 - Unit

- Private gated parking for 2 cars
- 2 attached staff rooms
- Expansive living & dining space with dual aspect views & wrap around terraces
- Fully fitted kitchen with laundry space
- All bedrooms en-suite



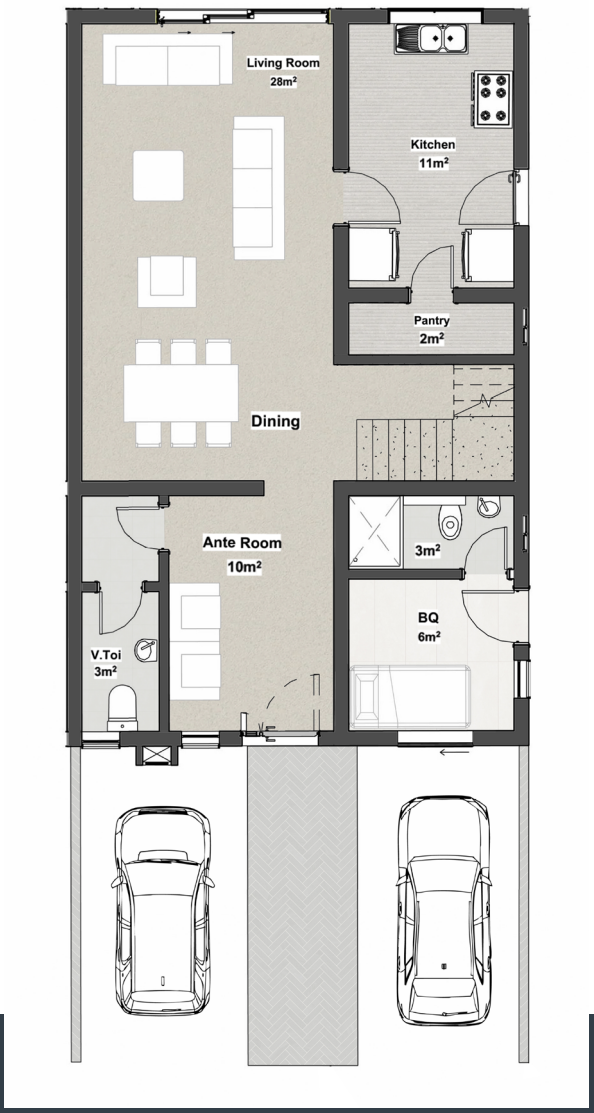




4 - Bedroom Terrace

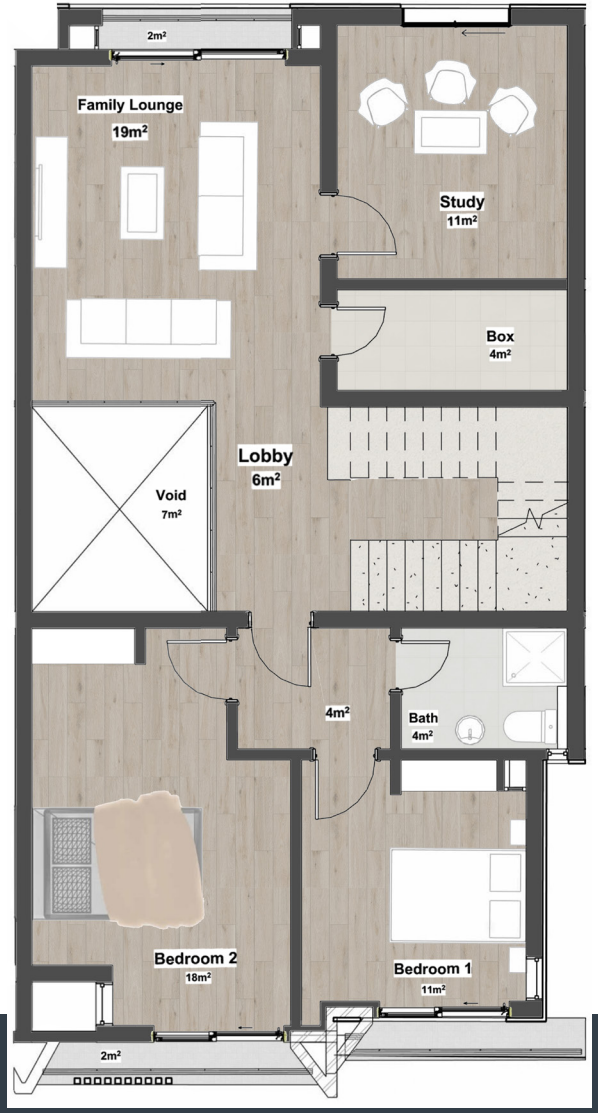
Block - B | 6 - Units

- Private street-facing entrance
- Parking for 2 cars
- Attached staff room
- Spacious living & dining areas with a private garden view
- Fully fitted kitchen with dedicated LPG gas storage
- All bedrooms en-suite
- Boxroom for extra storage



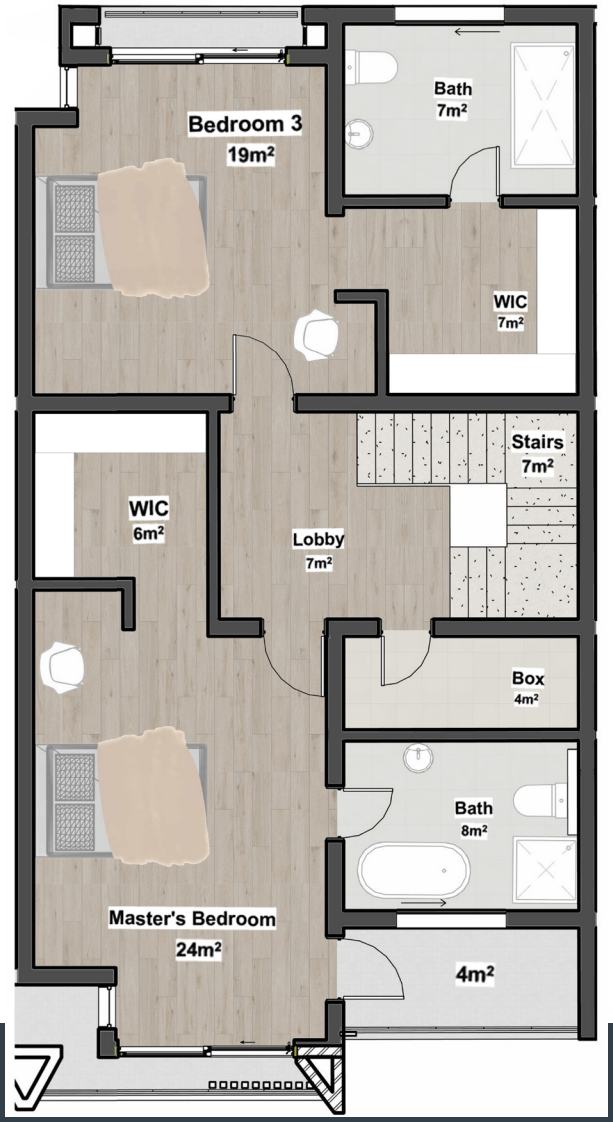
BLOCK - B

GROUND FLOOR PLAN - CALL OUT 1



BLOCK - B

FIRST FLOOR PLAN - CALL OUT 1



BLOCK - B

SECOND FLOOR PLAN - CALL OUT 1



BLOCK - B

PENTHOUSE PLAN







3 - Bedroom Penthouse

Block B | 2 - Units

- Parking for 2 cars
- Expansive living & dining area with dual aspect views & terraces
- Fully fitted kitchen with laundry space
- All bedrooms en-suite

WHY CHOOSE
FIRST ALLY RESIDENCES?

Premium Living in a Prime Location

Situated in Ikeja, one of Lagos' most desirable locations.

Secure Gated Community

Enjoy peace of mind with top-tier security.

Sustainable & Energy -Efficient Design

EDGE-certified green building.

High Investment Value

Ideal for homebuyers, landlords, and investors.

Exceptional Quality & Craftsmanship

Built to international standards with top-tier finishes.





ABOUT THE DEVELOPERS: **FIRST ALLY PROPERTIES**

First Ally Properties is a leading real estate investment and development company, dedicated to delivering premium residential and commercial properties tailored to the needs of the modern-day homeowner and investor. As a subsidiary of First Ally Capital, we leverage years of expertise to identify and develop unique real estate opportunities that offer exceptional value and long-term impact.

At First Ally Properties, we are committed to:

- Building high-quality homes that meet global standards
- Maximising property value through innovative design solutions
- Providing lasting value for investors, stakeholders, and residents

Whether you are looking to purchase your dream home, invest in high-value real estate, or need expert facility management services, we are here to help.

Contact Us

+234 707 343 8087

287, Ajose Adeogun street, Victoria Island, Lagos.

properties@first-ally.com

PRICING

₦435million
4 bedroom Terrace with BQ

₦510million
5 bedroom Terrace with BQ

₦580million
3 Bedroom Penthouse with BQ

₦800million
5 Bedroom Penthouse with BQ

Take advantage of our off-plan pricing.
A flexible payment plan is available, requiring a **25% initial deposit,**
with the remaining balance spread over 12 months.





SECURE YOUR HOME AT FIRST ALLY RESIDENCES TODAY.

Premium Living Awaits!

www.first-allyproperties.com