



MADINA
TOWER

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BUILT ON 3 ISLANDS
IN A LAGOON ON THE
BIGHT OF BENIN STANDS
LAGOS, NIGERIA'S
COMMERCIAL CAPITAL



LAGOS SEA PORT



EVER GROWING CULTURE & CITY

ABOUT LAGOS

The most populous country in Africa, latest estimates put numbers at over 170 million. Nigeria has a middle income mixed economy and emerging market with expanding financial services, communication and entertainment sectors.

The manufacturing sector is the 3rd largest in the African Continent and Nigeria is on track to being one of the world's 20 biggest economies by the

year 2020. Although a major exporter of oil this accounts for only around 10% of the nation's overall vibrant and diversified economy.

Current figures put the population of the city at 21 million, making it the largest city in Africa, the 2nd fastest growing in Africa and the 7th fastest growing in the world. Lagos is served by Murtala Mohammed Airport, the top international passage gateway to Nigeria and one of the biggest airports on the African Continent.

Lagos is also Nigeria's leading port, which also happens to be the biggest in Africa. The islands of Lagos are all interconnected and joined with mainland by 3 major bridges which in turn connect to the largest and most extensive road network in West Africa.

The focal point of the Nigerian economy Lagos contributes a significant portion of the nation's GDP and this huge cosmopolitan metropolis enjoys one of the highest standards of living by comparison with other cities in Nigeria and Africa generally.



STATE OF THE ART BRIDGE IN LAGOS' HEART

INTRODUCTION

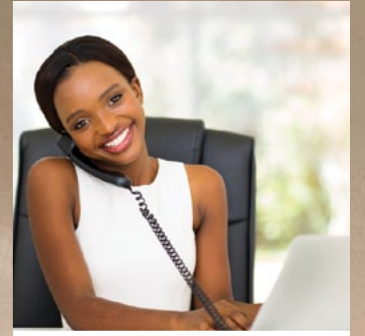
Modern quality office accommodation is at a premium in Lagos' booming economy.

Madina Tower is a landmark property that offers all the modern day conveniences of an upscale office tower. The 16 floor building is located in the heart of Lagos cosmopolitan and growing commercial district, overlooking the spectacular Lagos Lagoon spreading Victoria Island and the bridges connecting the Lagos Mainland towards Ikoyi.

The fully serviced office complex, located at 168 Ozumba Mbadiwe in Lagos, offers spacious interiors with 2.65m net height ceilings, structural glazed curtain wall, vitrified ceramic high-grade floors, 24/7 card key access, indoor 100 spot indoor parking with direct access to each floor, computerized electronic security, and a ground floor showroom area.

Equipped with the latest communication and data implementations, Madina Tower showcases impressive cutting-edge systems compliant with the latest international requirements.

Energy efficient glass curtain walls combined with a green high efficiency HVAC VRV, a Fresh Air Recycling Plant and a Heat Recovery System provide added energy efficiency among other additional enhancements.



MADINA TOWER A DISTINCT GEMSTONE WITHIN LAGOS' BUSINESS DEVELOPMENT STRUCTURE



MADINATOWER

THE PROJECT DESIGN IS COMPOSED OF THE FOLLOWING:

Basement which includes parking spaces and services area.

A ground parking floor incorporating a 5 meter high luxurious reception and showroom.

2 parking floors with controlled access throughout the building.

12 storey office spaces designed for two wings each with restricted toilet facilities.

THIS BUILDING IS SERVED BY:

Flexible areas panoramic office configuration with reduced columns through Post-Tension building frame design.

Two ramps to access parking in the GF & Basement.

Electric gate access control system and a smart traffic control in-floor system.

3 Mitsulift elevators serving all the floors, out of which one is a high capacity lift for commuting heavy goods.

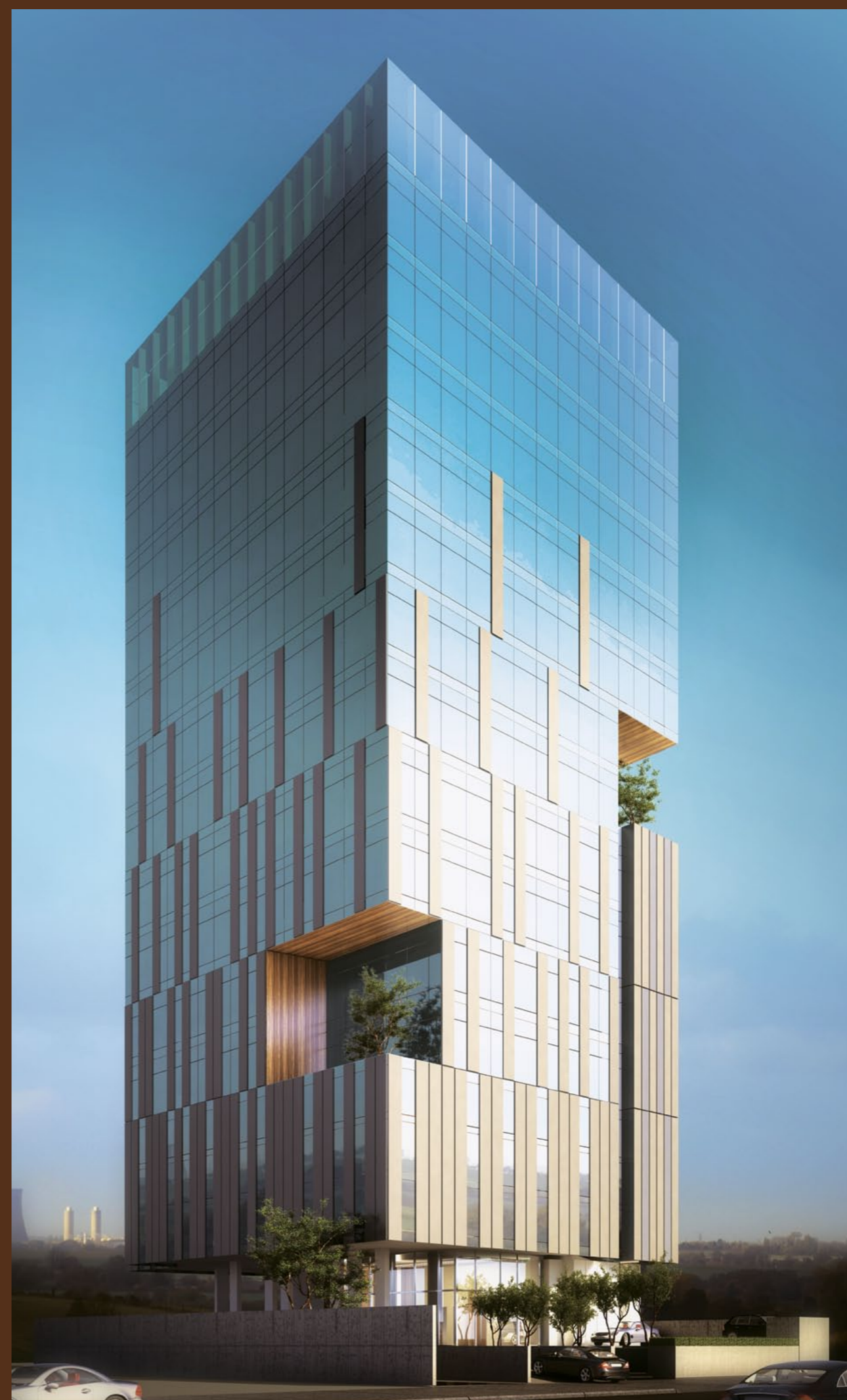
A main staircase going thru each floor Lobby as well as a back stairway for emergencies and fire escape purposes.

The basement, ground floor and 2 elevated floors contain up to 100 car parking, integrating a smart road path for easy traffic circulation.

All services rooms and control rooms are situated in the parking floors.

The exterior facades are clad with a combination of double glazed structural glass, aluminium louvers and wood skin cladding.

The air conditioning system provided is of Daikin's latest generation VRV through two independent systems in each floor.



DESCRIPTION

B-GF-P1-P2: PARKING SPACES FOR 100 CARS - 3,780 SQM

G.F: MAIN ENTRANCE OF THE BUILDING & SHOWROOM (20 SQM)

1ST FLOOR (TYPE 1)

offices spaces of – 686 sqm

2ND FLOOR (TYPE 2)

offices spaces of – 686 sqm
inclusive of 40 sqm balcony

3RD FLOOR (TYPE 3)

offices spaces of – 646 sqm

4TH & 5TH FLOORS (TYPE 1)

offices spaces of – 686 sqm

6TH FLOOR (TYPE 4)

offices spaces of – 686 sqm
inclusive of 50 sqm balcony

7TH FLOOR (TYPE 5)

offices spaces of – 636 sqm

8TH to 12TH FLOORS (TYPE 1)

offices spaces of 686 sqm

TOTAL BUILT UP AREA
11,920 SQM

TOTAL PARKING SPACES 100
CARS, WITH DRIVER'S ROOMS

TOTAL GROSS OFFICE AREA
8,140 SQM

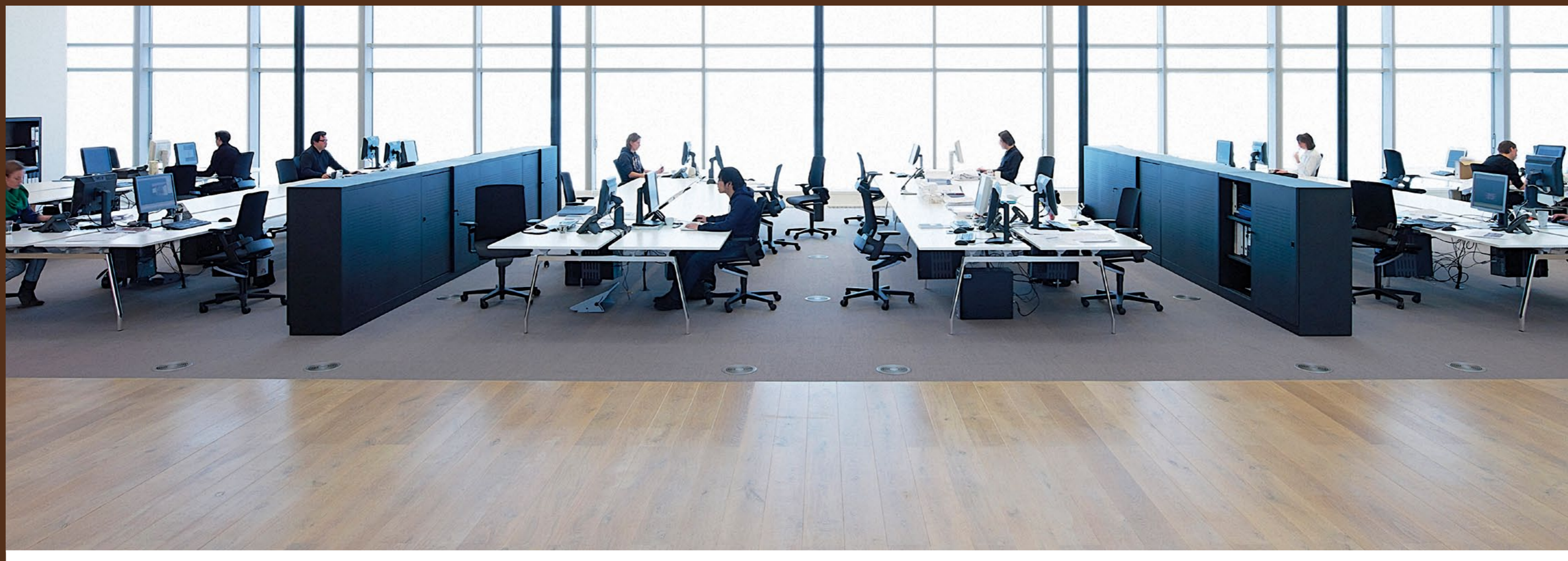
INCLUDES PRIVATE RESTROOMS,
LOBBIES, LIFTS, SHAFTS AND
CORRIDORS



LOCATIONMAP

Madina Tower at 168B, Ozumba Mbadiwe Street, Victoria, Island, Lagos. It rises directly opposite the Radisson Blu Hotel and in the epicentre of major locations such as Embassies, Banks, Commercial Centres and other institutions.





SPACIOUS OFFICES



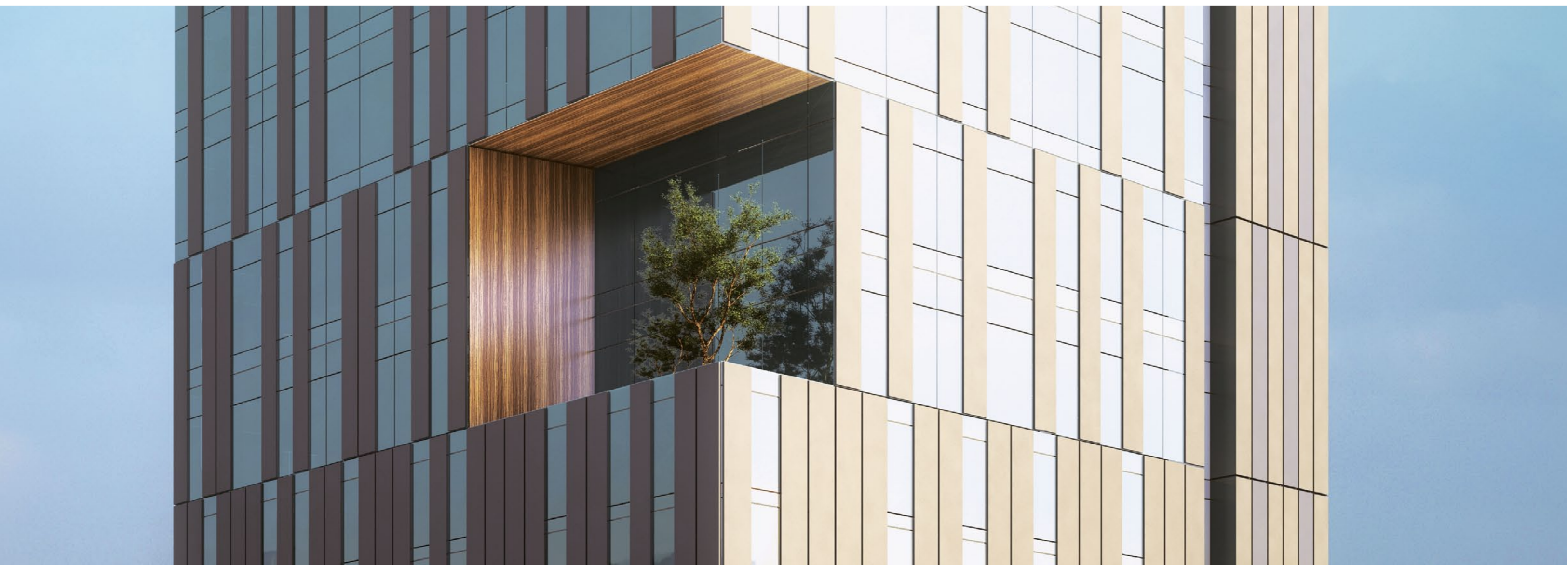
AN ULTRA MODERN
OFFICE BUILDING IN THE
HEART OF THE CITY!

FLOORPLANS

TYPES 1 to 5

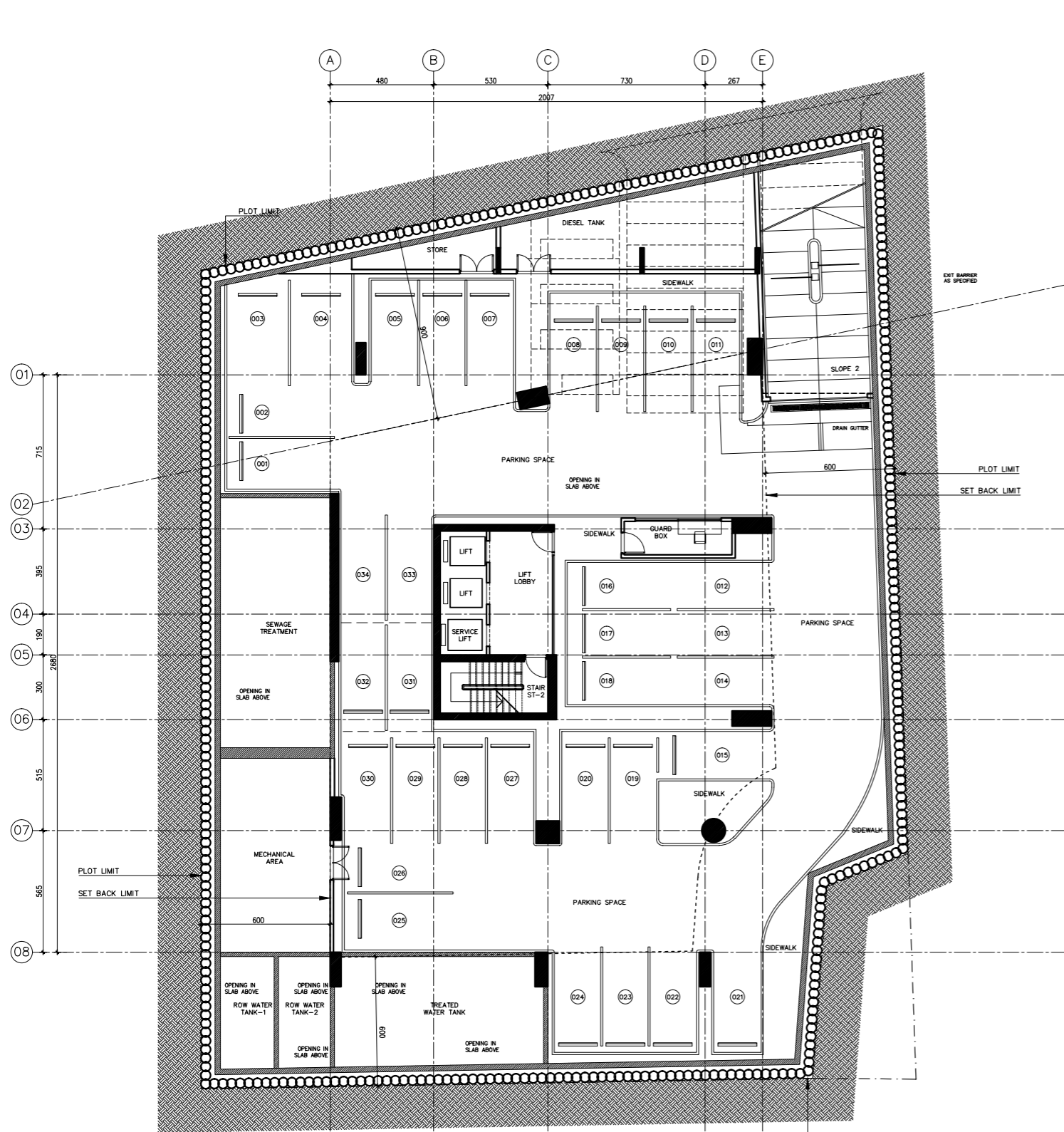


ULTIMATE STUDIED SPACE,
MAXIMUM USAGE FOR ALL
ONE'S CONVENIENCES

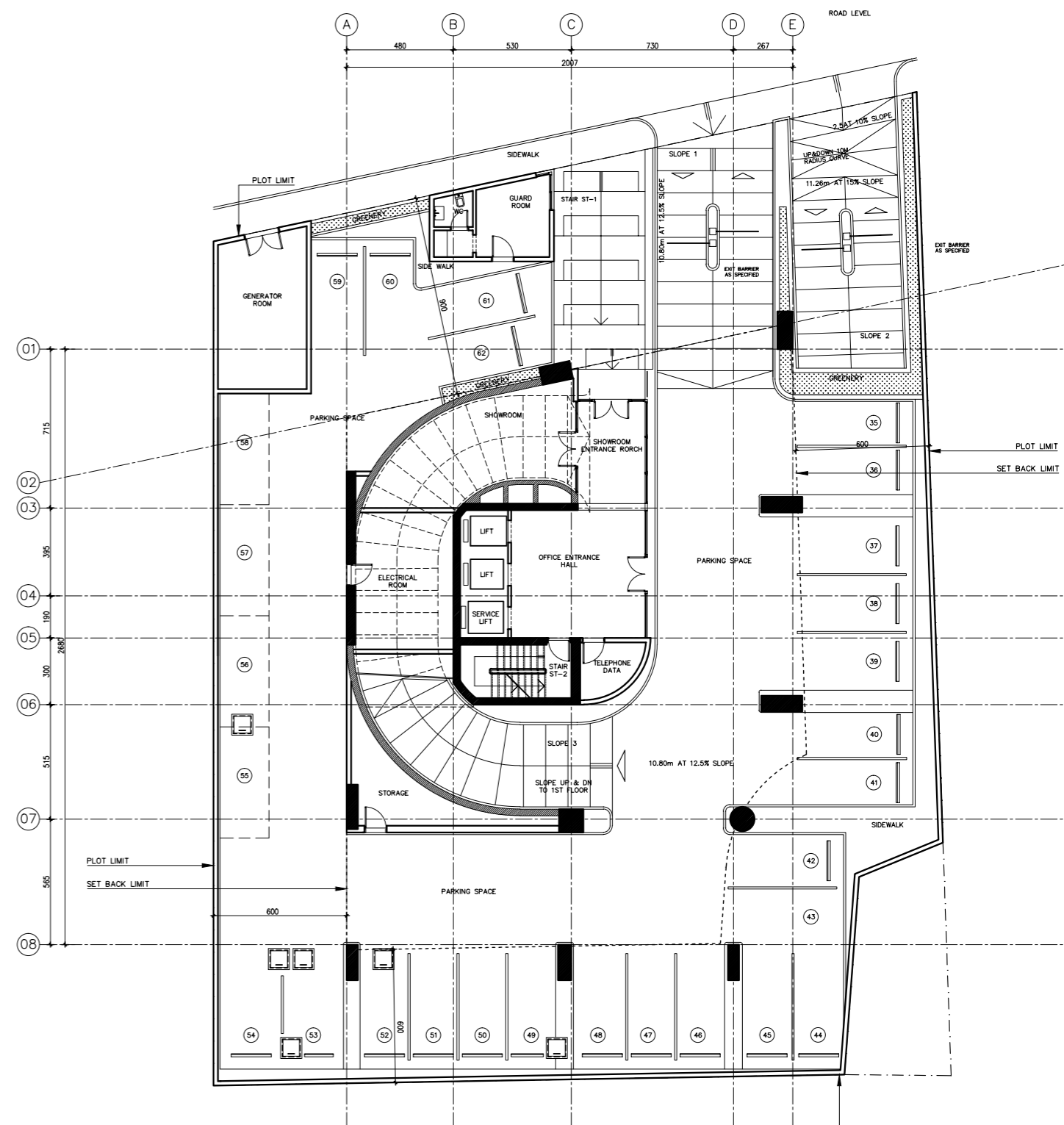


FLOOR PLANS

BASEMENT



GROUND FLOOR

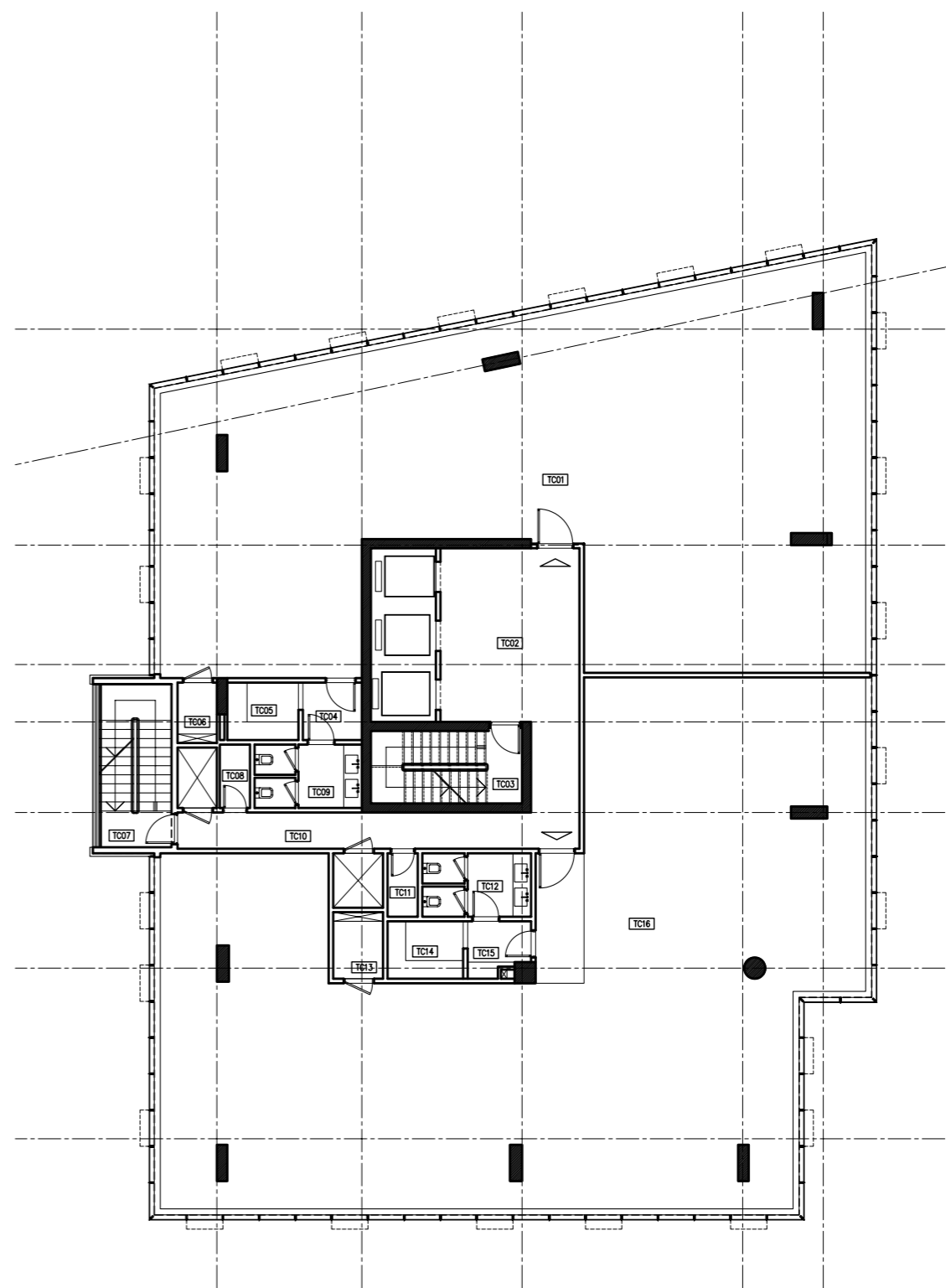


FLOORPLANS

PARKING 1&2



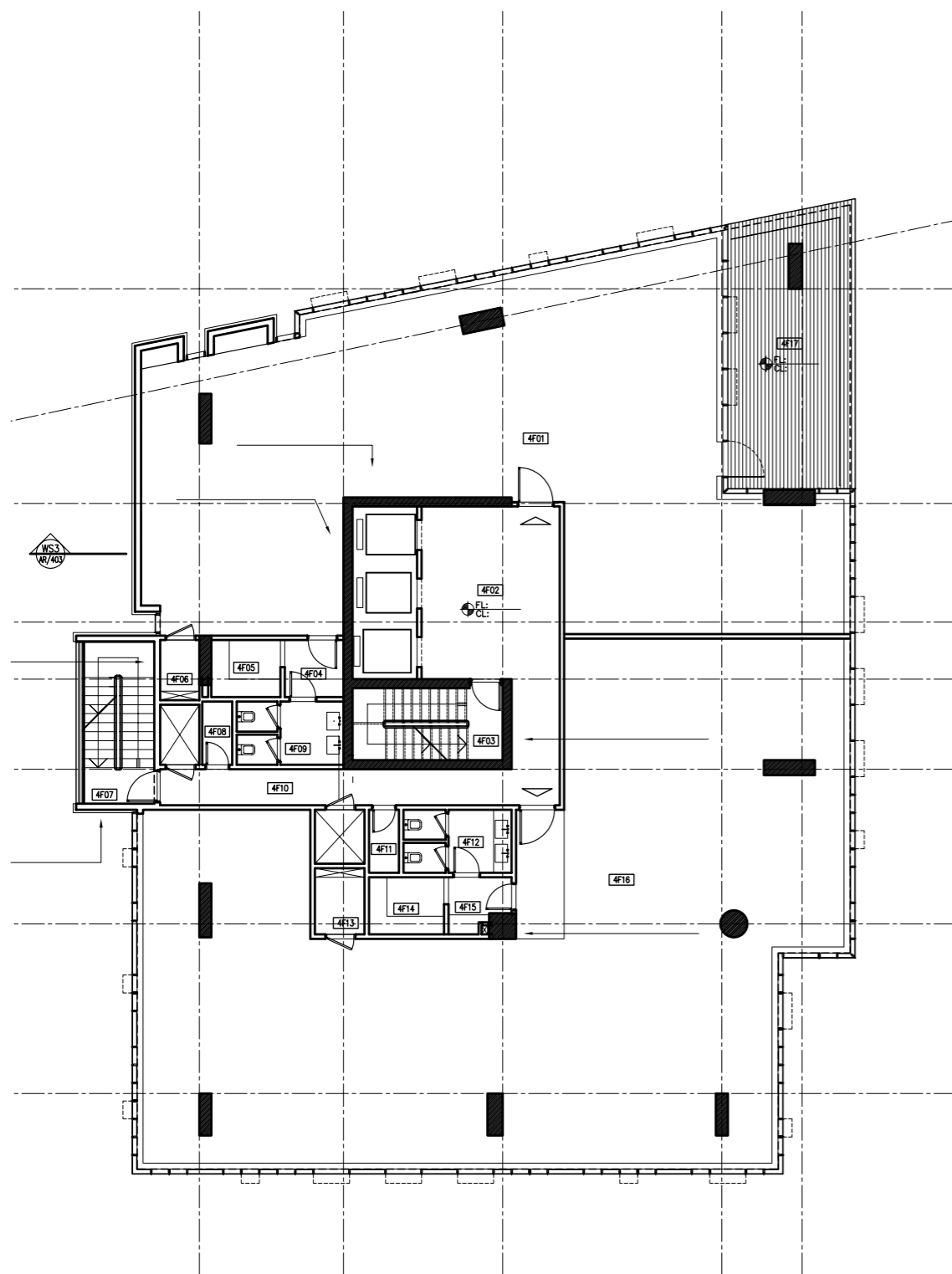
(TYPE 1): FLOORS -1,4,5,8,9,10,11,12



TYPE 1 FLOOR PLAN 686 SQM

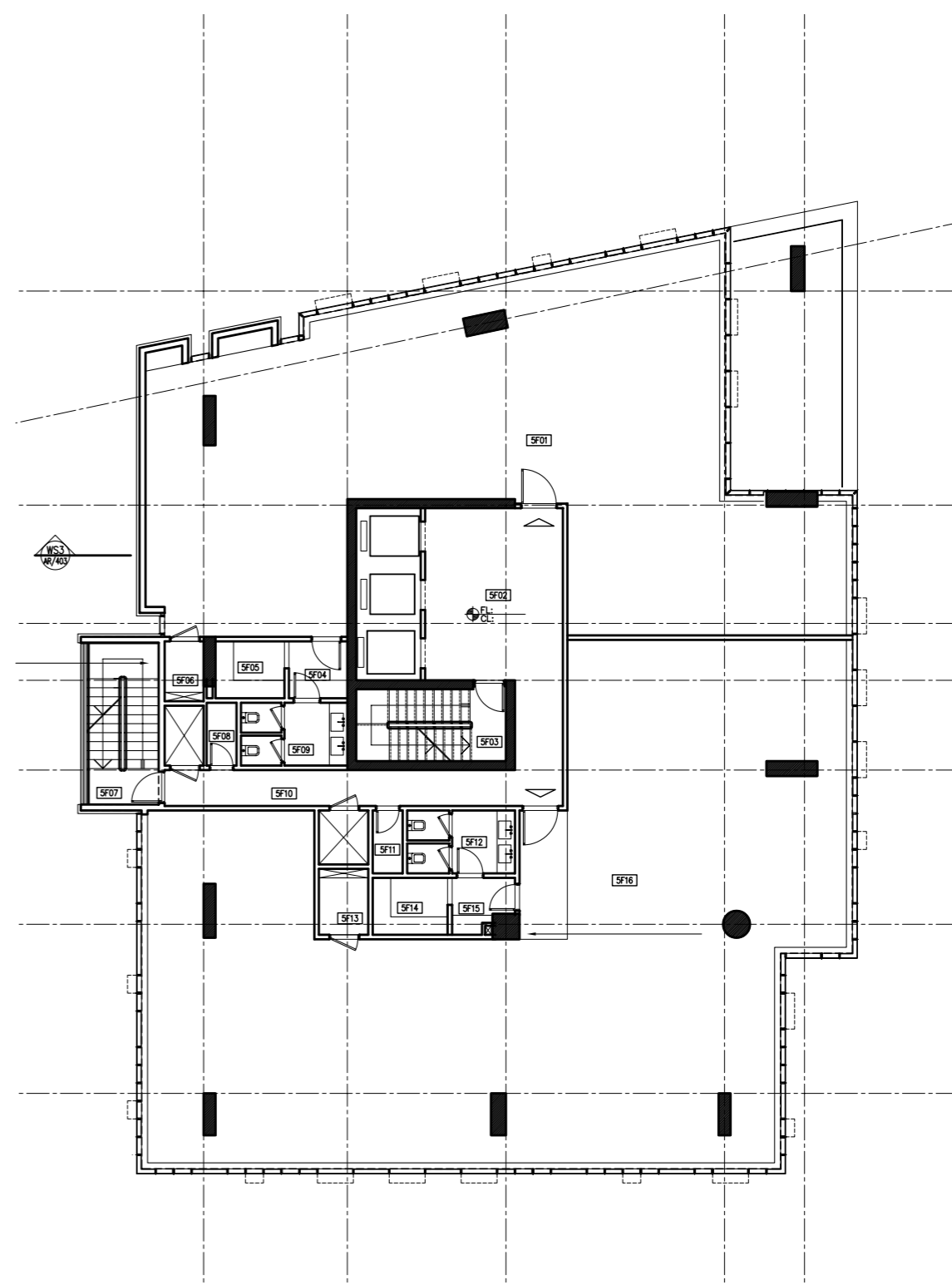
FLOOR PLANS

(TYPE 2): 2nd FLOOR INCLUSIVE OF 40 SQM BALCONY



TYPE 2 FLOOR PLAN 686 SQM

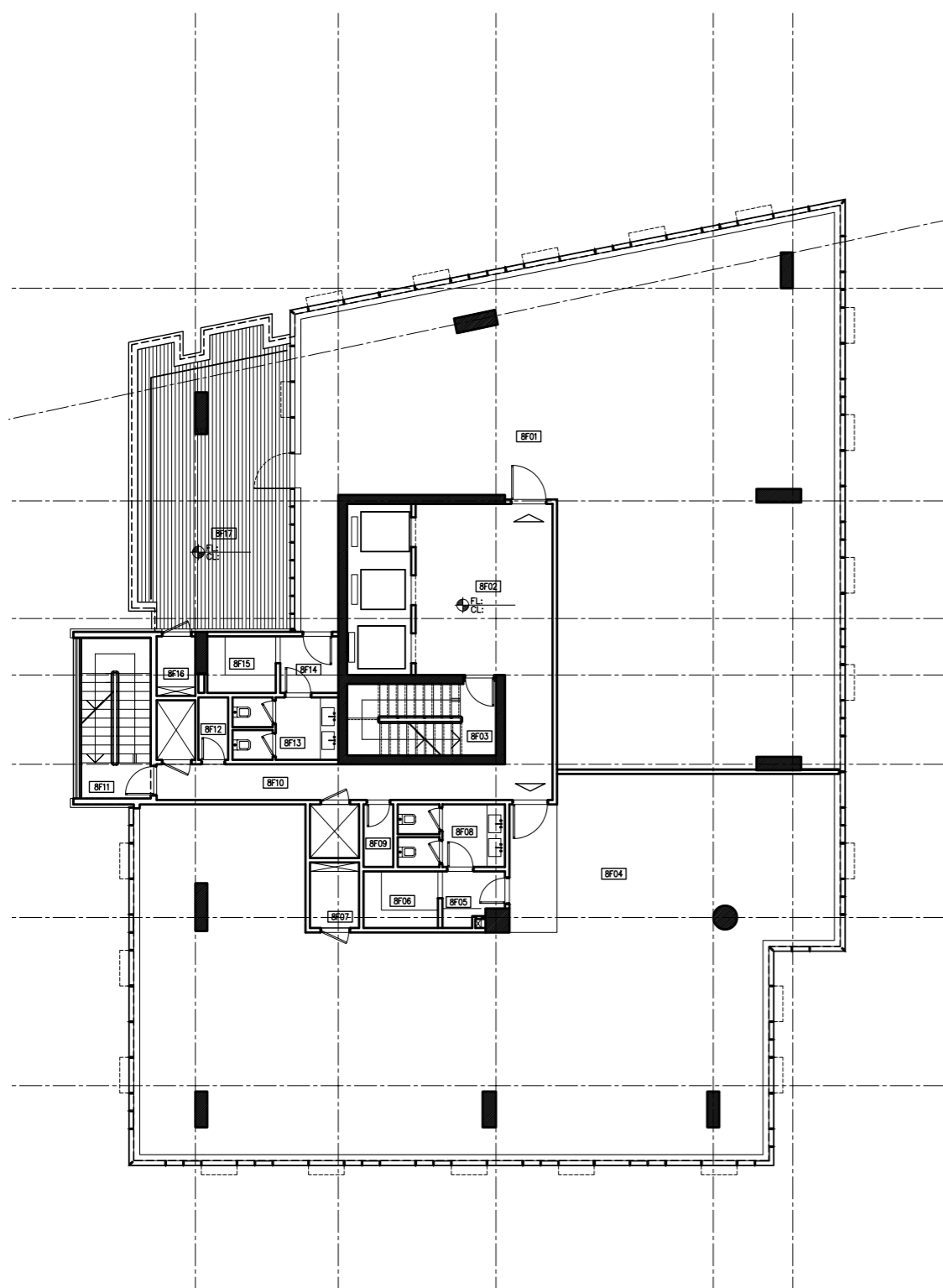
(TYPE 3): 3rd FLOOR



TYPE 3 FLOOR PLAN 646 SQM

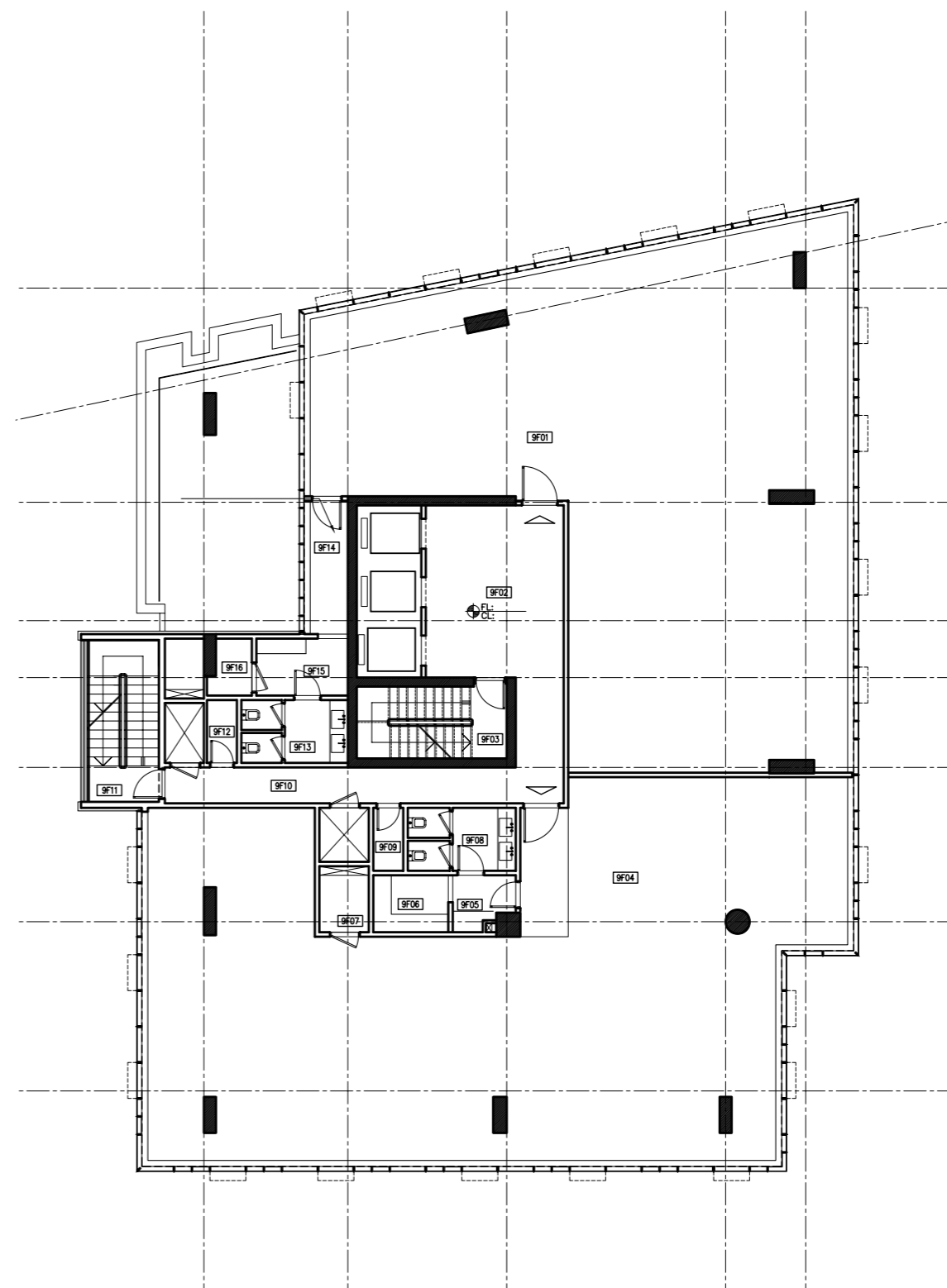
FLOOR PLANS

Type 4: 6th FLOOR INCLUSIVE OF 50 SQM BALCONY



TYPE 4 FLOOR PLAN 686 SQM

Type 5: 7th FLOOR



TYPE 5 FLOOR PLAN 636 SQM

SPECIFICATIONS

REINFORCED CONCRETE WORKS

The structure incorporates **CCL** Bonded Post-Tension system using stranded cables for the slabs.

The Compressive Strength of Reinforced Concrete on site is specified to a minimum of 40MPa in all concrete elements, using **MAPEI** admixtures (values based on standard Cube compression test procedure).

All reinforcement is of Imported High Tensile deformed steel conforming to ASTM 615M & BS having a minimum yield strength of 420MPa with adequate standard minimum cover spacing allowed.

WALL & FLOOR FINISHES

The Basement parking floor is finished in trowelled (Power Float) Concrete and covered with 14mm traffic resistant monobloc tiles, colour coded for Parking arrangement and circulation.

The Bathrooms & Kitchenettes walls and floors are of 1st grade **ITALIAN** ceramic tiles.

The building Main Entrances, Basement and Ground Floors, are finished with Marble floors & Walls, designed and patterned to reflect a modern valuable appearance.

The offices useable areas are power floated upon casting and later topped with vitrified Monobloc 120x60cm **IMOLA CERAMICA** high-grade quality tiles.

PAINTING WORKS

Walls and Ceilings are finished with prime smooth **BASF-SUVINIL** acrylic-based paint by sanding and sealing the rendered surfaces and applying three coats of putty and Two coats of finished paint.

All external painting are of **BASF-SUVINIL** weatherproof Stone finish paint.

WOOD WORKS

All wooden doors to the Toilets & Kitchens are of Lacquered wood skin and Polyurethane painted High Quality Melamine wood engraved pattern panels and frames.

COLOMBO handles and high quality chrome hinges.

All kitchenettes are of Waterproof MDF coated with Eger Wooden skin pattern and Hetcher hinges with a granite countertop.

FIRE DOORS

All floors are equipped with **SCINTEC UAE** Fire Rated Steel doors with rubber buffers in buffers in 1.5mm Zinc Alloy steel frames and two hours fire-rated panels of 16 Gauge Zinc alloy two parts baked puncher finish. All accessories are specialized for weathering, sound and smoke insulation and Panic Exit devices lock system.

SUSPENDED CEILING

AMF **KNAUF** Thermatex Suspended demountable ceiling rated with the highest soundproofing and insulation standards in all offices areas with 600 mm deep ceiling zone.

LOW CURRENT WORKS

Low current systems include a Security CCTV system with an adequate control room, a Burglary Proof system for the Building and an addressable intelligent Fire Alarm system with sufficient zone monitoring, smoke and heat detectors, break-glass devices and alarm bells.

Also a Building Access system thru either Push Key or Magnetic card control is installed as well as an entrance Electric operated gate for both entrances to the Building.

IT riser spaces and cable containment is provided in adequate shafts for the tenants' future installations.

A **PANASONIC** PABX advanced system to serve all common areas of the building.

An **SCHNEIDER ELECTRIC** smart metering system is used to record in each floor the permanent and standby power consumption.

ELECTRICAL WORKS

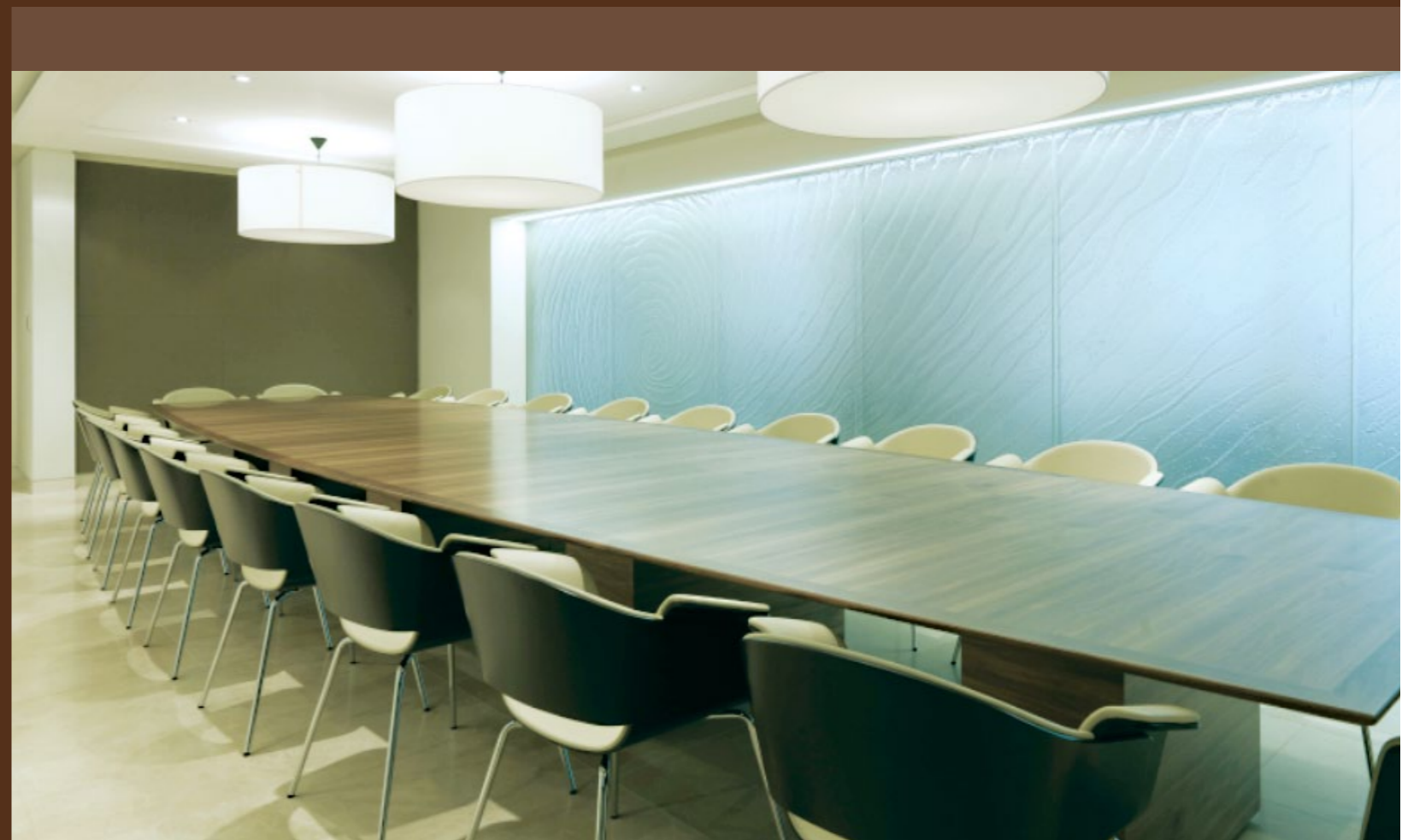
Electrical devices & accessories are branded high-range **LEGRAND** (France).

Electrical Wires and Cables are supplied by locally thru **LIBAN CABLES** and **KABELMETAL**, Nigeria.

All Power Panels, Main Panels and Distribution Boards are **SCHNEIDER ELECTRIC**, built by approved suppliers to the highest standards.

Surge protection on main incomers are provided as well as Lighting arrestor provision for the building.

Caterpillar UK or equivalent matching brand Soundproof Generators are provided, including an Auto-Transfer Switch as well as Synchronising panels and power correction units, all to supply the whole of the building.



SPECIFICATIONS

WATER NETWORK

European fusion welded polypropylene (PPR) pipes used in tandem with copper accessories in all water supply network UPVC (PN6-20).

Approved pipes for drainage and sewage networks with PN8 to PN16 Specifications.

GRUNDFOS Electronic variable pressure water pumps supply the water network.

High quality **VILLEROY & BOSCH** sanitary wares, wall hung fixtures, European Made with Geberit Flush Systems.

SHELL infrared sensor mixers for all basins are provided.

A Diesel tank of 25,000 litres, pressure tested, including a set of diesel-lifting pumps are provided in the Basement floor.

A built-in active Sewage Treatment plant is allowed for in the Basement Area.

An advanced Water Treatment plant is provided to a 70,000 Litres Fresh Water tank.

A deep borehole with Stainless Steel Casing is to supply a Basement Raw water Tank of 30,000 litres.



MECHANICAL, HVAC AND AERATION EQUIPMENT

COOLING SYSTEM

The air conditioning system is provided is **DAIKIN** VRV4 System with 6 units in each floor. The horizontal distribution is thru individual fan units according to the requirements of the Tenant.

FRESH AIR VENTILATION & RECIRCULATION

Fresh air ventilation is provided via rotary wheel recovery system located at the roof level, the system is connected to a series of vertical ductwork risers and typically comprises of supply and return air fans, attenuators and a rotary heat exchanger, thereby reducing amount of active cooling required.

LIFTS

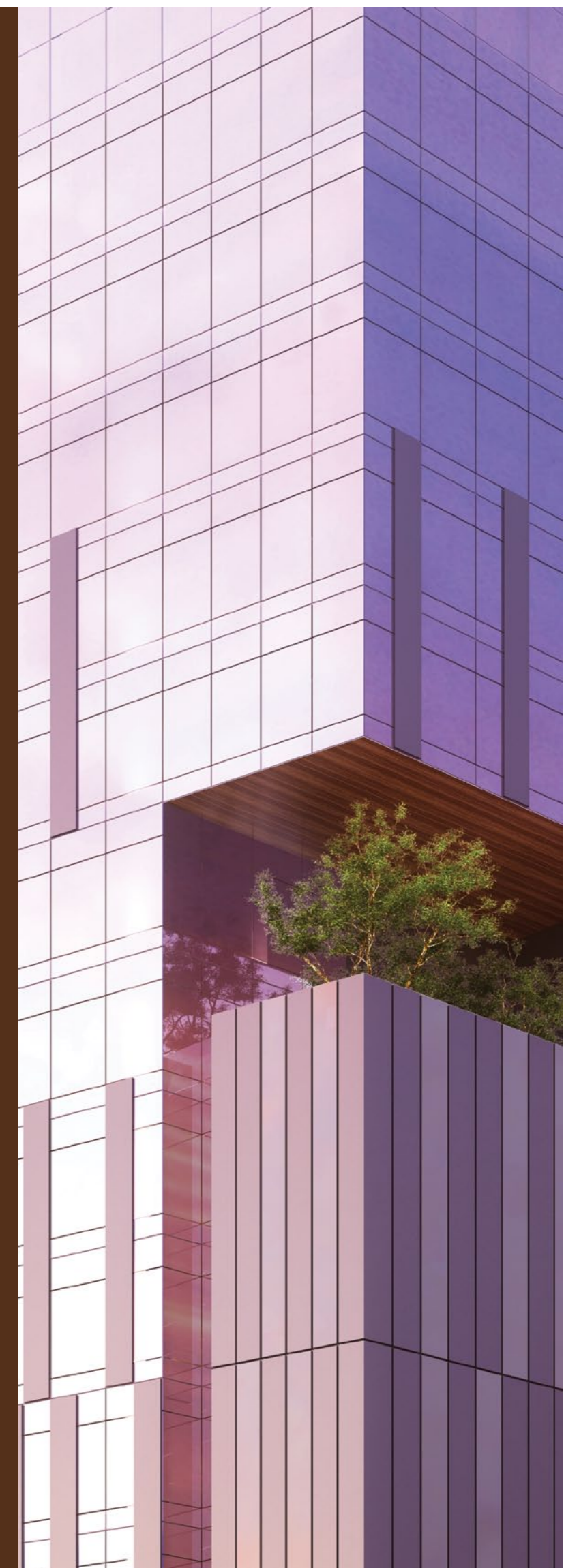
There are three 13-Passengers lift, **MITSULIFT** Brand, acquired with the latest technology machine room-less, variable-speed and frequency, including a 10minutes UPS back-up in case of power failure.

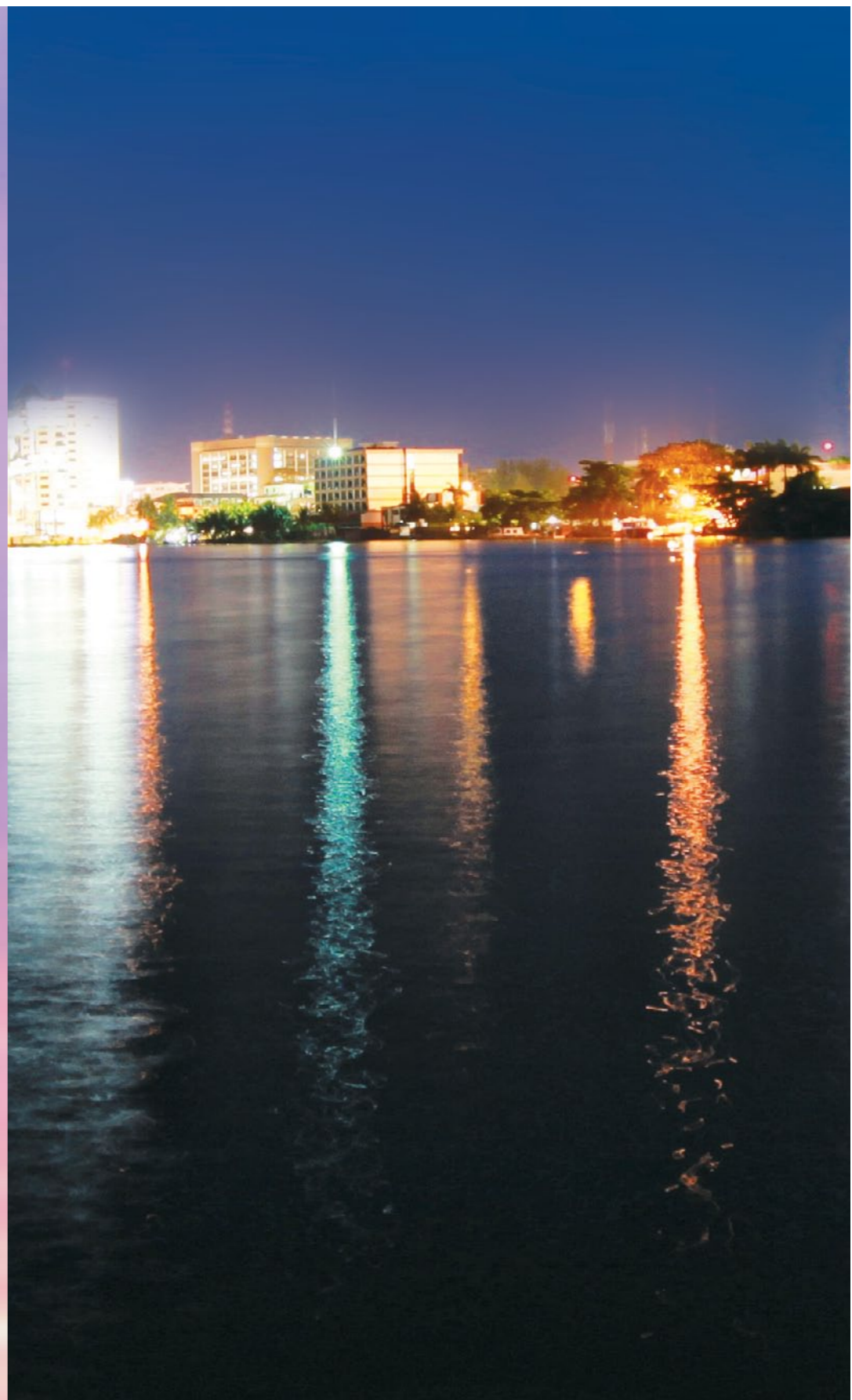
FIRE FIGHTING

A Fire Fighting pump package consisting of an approved FMR Listed combination of Electric, Diesel and Jockey pumps along with Controllers serve all the floors through a network of approved fire rated pipes, sprinklers and fire fighting cabinets with 30m hose reels.

EXTERNAL FINISHES

External facades are cladded with **BIFEM PARALU** Structural curtain wall using Low-E **ST-GOBAIN** double glazed system along with Rock Wool insulated Wood Skin Aluminium Cladding Panels (ACP) and Aluminium Louvers.





IN THE HEART OF IT ALL
PREMIUM STANDARDS
GREAT SURROUNDINGS