

ARCHITECTURAL PRESENTATION

Lere Adigun *Duplexes*

Two detached 4-bedroom residences — Plot 11,
Block V, BCOS, Bashorun, Ibadan

DESIGNED AND SUPERVISED BY VICON DESIGN
INTERNATIONAL LIMITED /
WWW.VICONDESIGN.COM



THE RESIDENCES

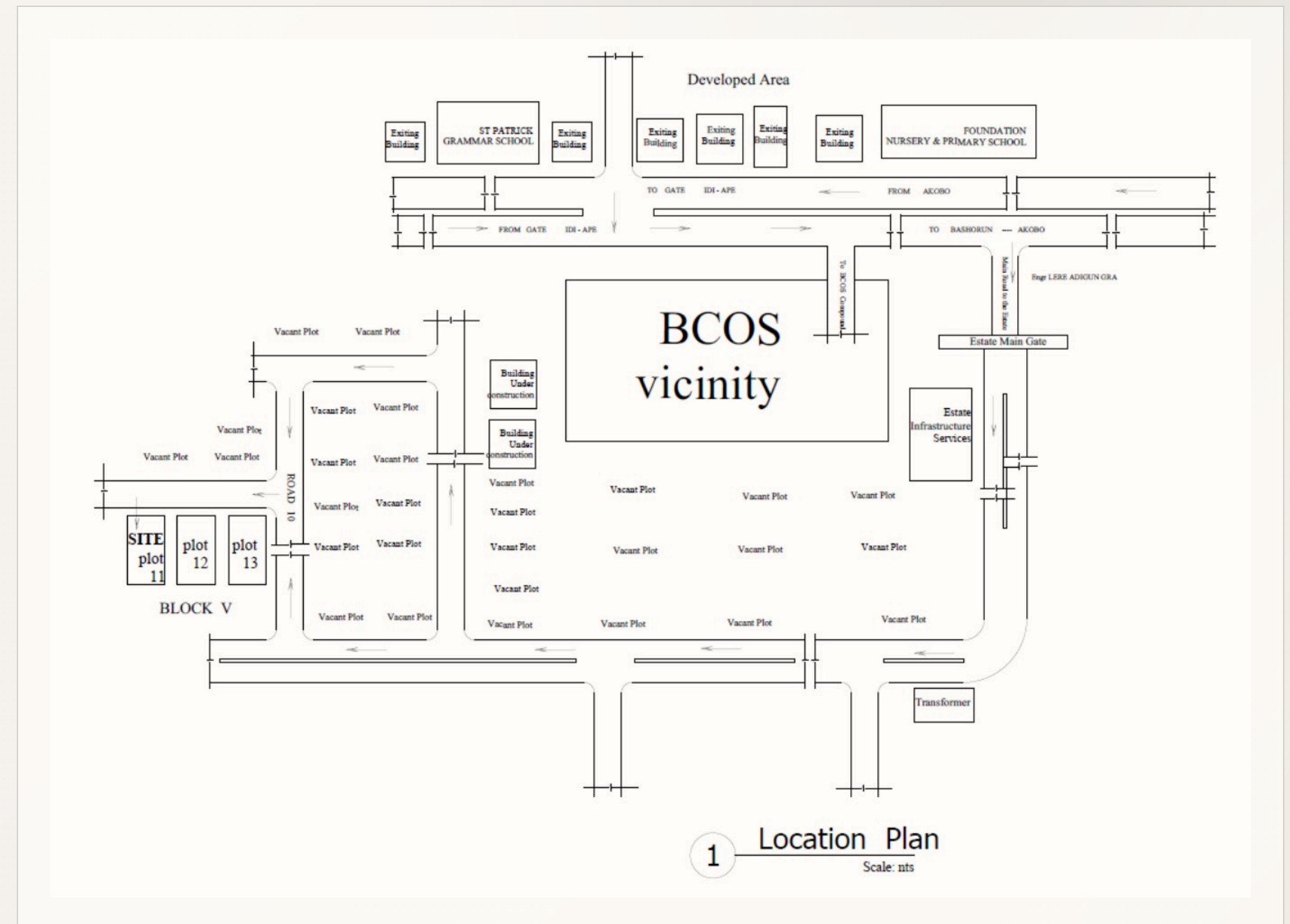
Project *Identity*

- Two detached 4-bedroom duplexes on a shared plot
- Plot 11, Block V, Lere Adigun GRA, BCOS, Bashorun, Ibadan, Oyo State, Nigeria
- Each unit provides a complete private residence for family life, comfort, and outdoor living
- Design and supervision: Vicon Design International Limited

01 / LOCATION

The Site *Context*

- Located within Engr. Lere Adigun GRA, adjacent to the BCOS estate
- Access organised from the estate road network off the main gate
- Surrounding context includes BCOS, St. Patrick Grammar School, Foundation Nursery, and estate infrastructure services
- The two duplexes are positioned as landmark residences within a developing neighbourhood



LOCATION PLAN — BCOS VICINITY,
ESTATE ACCESS, AND BLOCK V

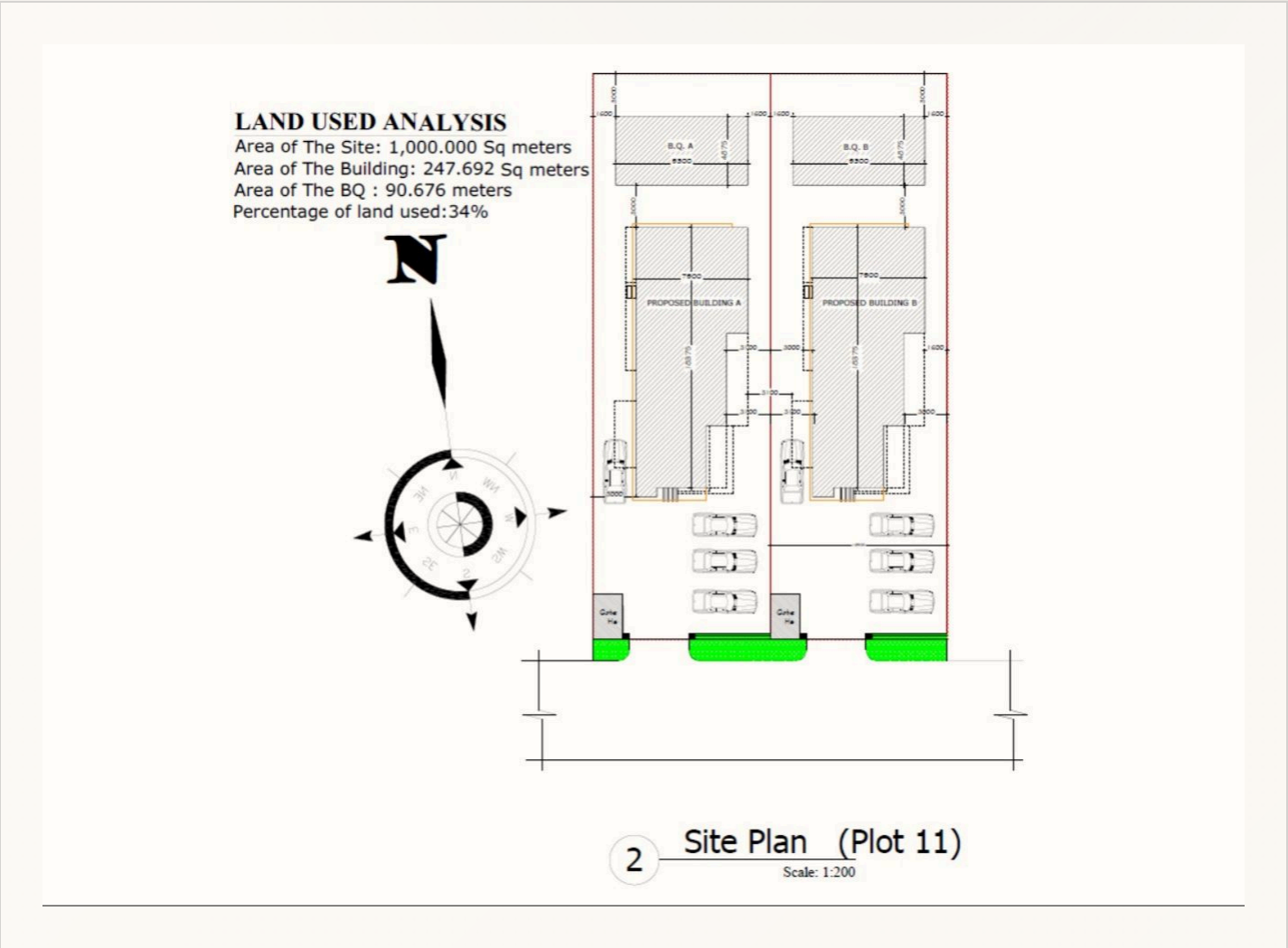
01

02 / LAND

Land Use *Analysis*

1,000	247.692	34%
SITE AREA / M ²	BUILDING FOOTPRINT / M ²	LAND COVERAGE

- The remaining 66% accommodates vehicular access, parking courts, BQ units, landscape, and generous open space shared between both residences



SITE PLAN — PLOT 11, BUILDINGS
A AND B / SCALE 1:200

03 / OVERVIEW

A Composed *Double Residence*

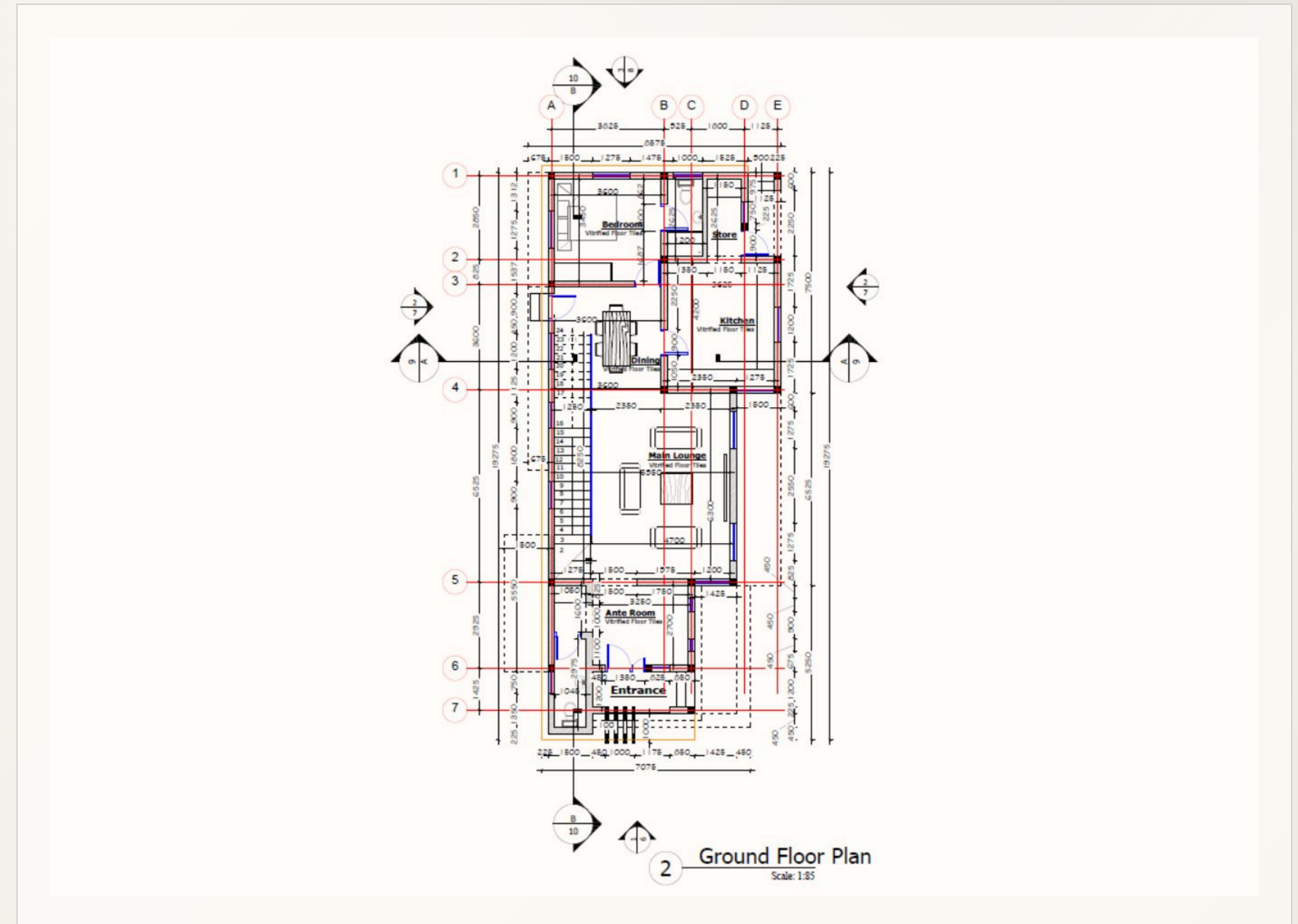
- Two symmetrically composed detached units sharing a common arrival court
- Each duplex reads as an independent residence with its own entrance and address
- Layered canopies, projecting slabs, and textured columns create depth at the threshold
- Landscape, parking, and pedestrian circulation are integrated into the shared forecourt



04 / GROUND FLOOR

Ground Floor *Plan*

- Entrance foyer transitions arrival into the ante room before the principal spaces
- Main lounge forms the reception and social heart of each residence
- Dining and kitchen are connected in a direct, practical hosting sequence
- Ground-floor bedroom supports guest or extended-family accommodation
- Store and service areas complete the everyday living layer

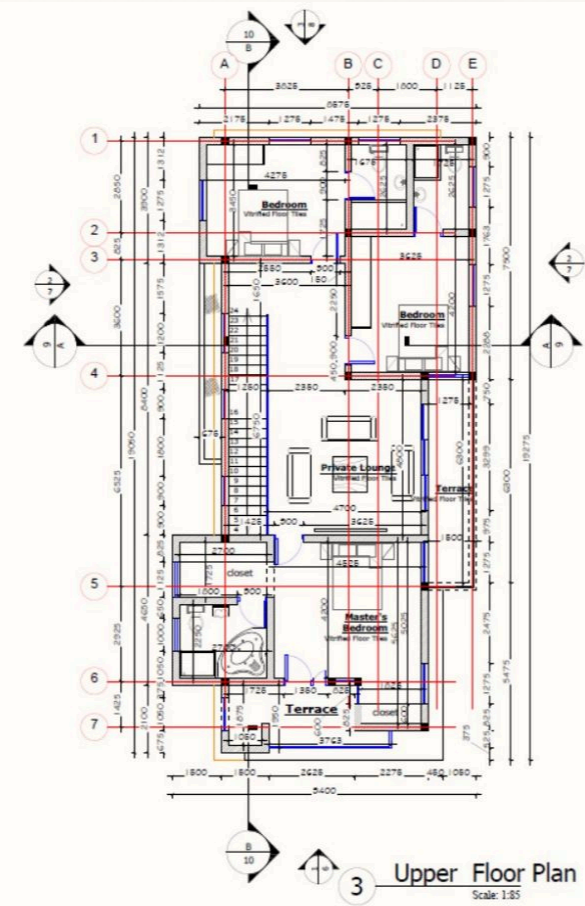


GROUND FLOOR PLAN / SCALE 1:85

05 / FIRST FLOOR

The Upper-Level *Retreat*

- Master bedroom anchors the principal suite, supported by closet and en-suite bathroom
- Two additional bedrooms provide private accommodation across the upper level
- Private lounge creates a quieter family gathering space away from the ground floor
- Two terraces extend upper-level living toward the landscape and estate views
- Staircase and landing provide a measured, unhurried ascent from the main lounge



UPPER FLOOR PLAN / SCALE 1:85

06 / STREET FACE

The Front *Elevation*

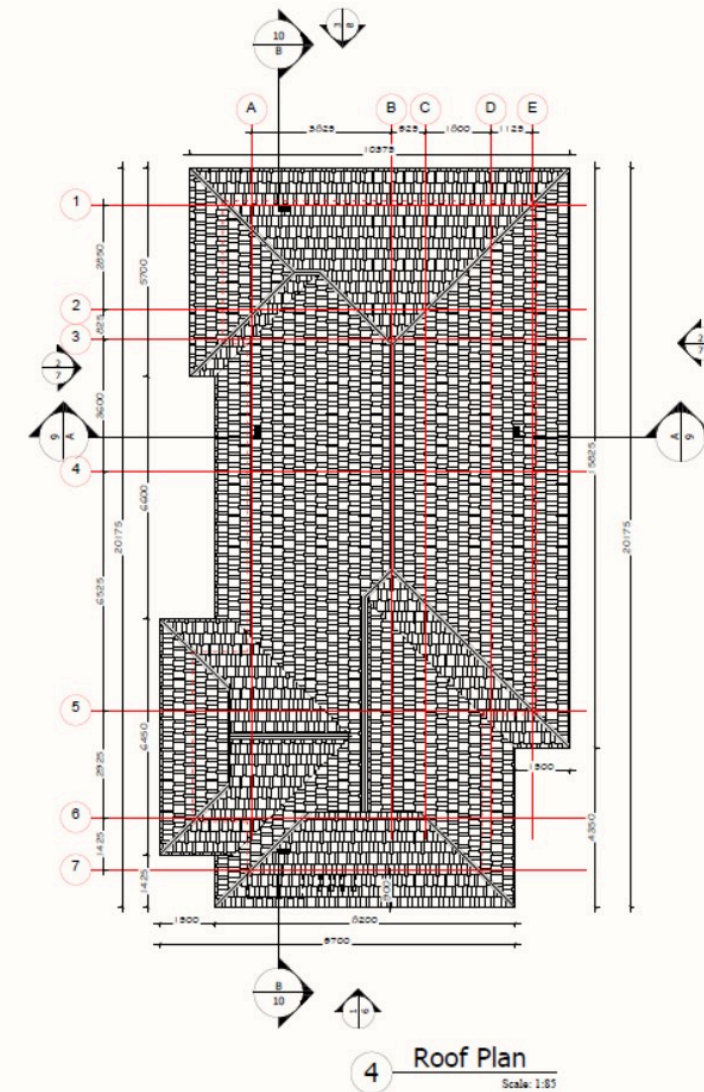
- Hip roof at 4,070mm above the upper-floor slab gives each unit a commanding roofline
- Floor-to-floor height of 3,600mm on both levels provides generous interior volume
- Vicon orange accent banding and warm timber-toned panels define the façade character
- Stone-textured columns frame the entrance, lending verticality and structural weight
- Glazed balustrades on upper terraces



07 / ROOF

Roof Plan *& Massing*

- A complex articulated hip roof defines the upper character of both units
- Pyramid peak ridges with warm timber-toned panels create visual landmarks on the skyline
- Dark shingle tiles reinforce the depth and scale of the roof volumes
- Balanced symmetry across both units reads clearly in plan and elevation



DESIGN AND
SUPERVISION

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