

6 Years Building For
Investors And The 23rd
Building Is Live And
60% COMPLETED

A PROPERTY DEVELOPMENT OF FLINX REALTY



📍 Surulere, Lagos.



Introducing Bristol Apartment Phase 2

Early Bird
Discount

1 BEDROOM APARTMENT

N95M ~~**N120M**~~

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Project Overview;

Over the years, we have delivered **22 buildings — over 400 units — in the Yaba-Surulere corridor to more than 500 satisfied clients**. Many were completed months ahead of schedule. Our investors have consistently experienced timely delivery, strong rental demand, and steady appreciation.

Bristol Apartment Phase 2 is our 23rd building — built on this proven legacy, with an even more refined structure and faster delivery model.

– Built for Peace of Mind

We believe property ownership should feel rewarding, not stressful.

That's why Bristol Apartment Phase 2 is designed with a professional management structure in place. From daily operations to maintenance, the system is built to protect your asset, reduce ownership burden, and preserve building quality long after delivery.

You own the asset. Our structure supports its performance.

- Positioned for Long-Term Value

Bristol Apartment Phase 2 is not just another development. It is a carefully positioned asset created for capital appreciation, long-term wealth creation, and generational legacy.

The project benefits from consistent rental demand driven by working professionals, business owners, and tech talent. And when demand remains steady, value grows steadily.

- Choice of Location With High Demand

Location has always been central to our success. Bristol Apartment Phase 2 sits in Surulere, which is still one of the most active and resilient areas on the Lagos Mainland. Over the years, we have demonstrated strong market confidence and we understand where the demand is high, and that's why we focus on the fastest-growing real estate locations on the mainland.

Why Surulere



National Stadium



University of Lagos



Third Mainland Bridge

- **17 minutes from**
The University of Lagos — permanent young professional demand
- **10 minutes from**
Yaba Tech— Yaba's tech hub
- **5 minutes from**
National Stadium
- **4 minutes from**
Leisure Mall
- **20 minutes from**
Third Mainland Bridge
- **30 minutes from**
Murtala Muhammed Airport

You are not buying into where Lagos is going. You are buying into where Lagos already is — at a price below what the market already pays for this building.

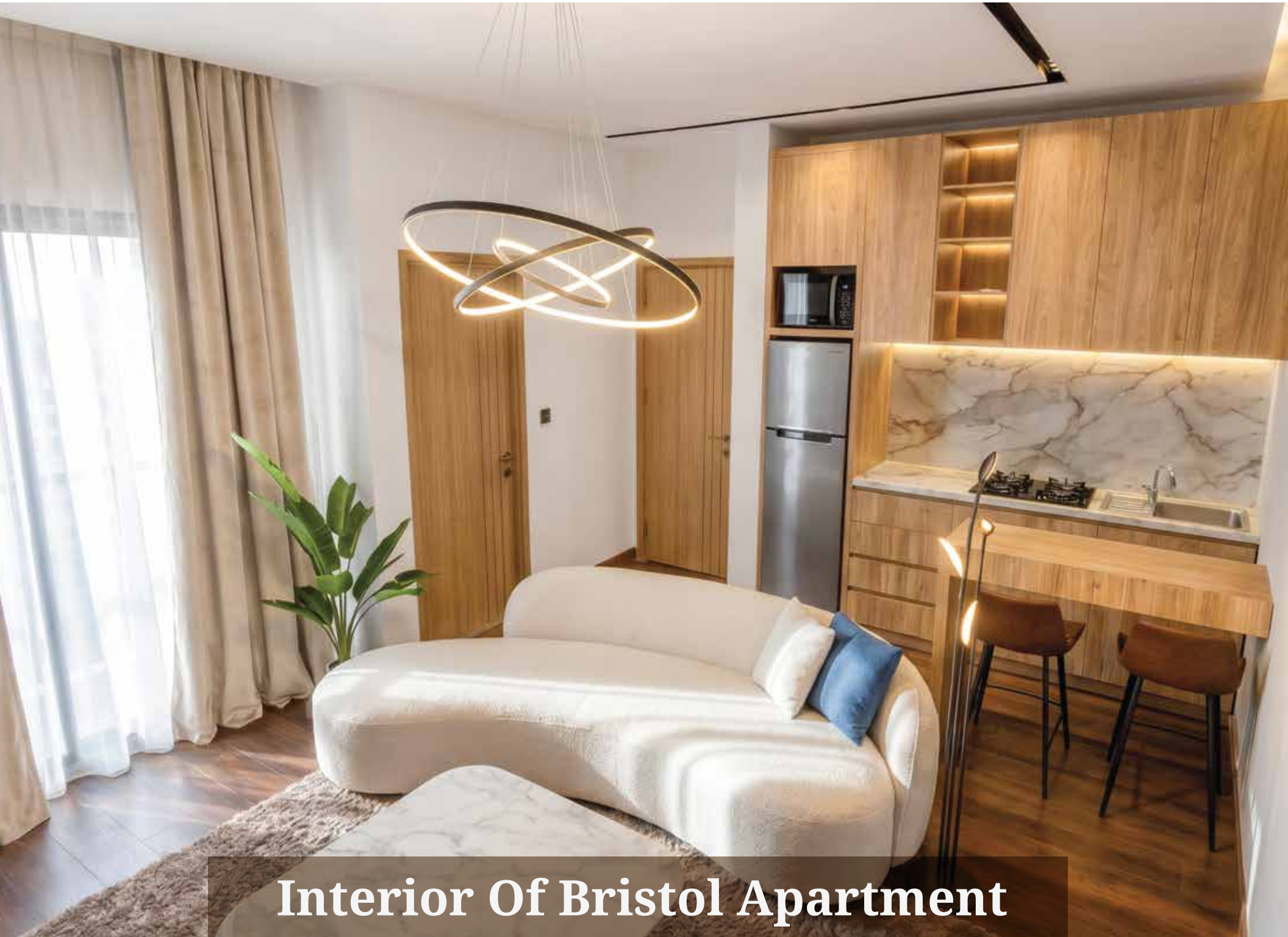
Rebuilt To Standard

Bristol Apartment Phase 2 is a fully re-modelled residential building. Every unit has been redesigned from the ground up with new finishes, new systems, new standards. What you are buying into is not a conversion or a compromise. It is a deliberate rebuild, done to Flinx Realty's current specification. The one-bedroom apartments have been re-modelled to reflect how modern residents actually live with smart layouts, quality finishes, and spaces designed for comfort, functionality, and ease of management. Every detail has been considered, from the interior finishing to the shared infrastructure that supports daily living.

Bristol Apartment Phase 2 represents the kind of execution Flinx Realty has delivered across **22 buildings** in the Yaba-Surulere corridor — a proven foundation, rebuilt to a new standard.



Interior Of Bristol Apartment



Interior Of Bristol Apartment



Interior Of Bristol Apartment



Interior Of Bristol Apartment



BRISTOL
PHASE II

Exterior Of Bristol Apartment

Our Track Record

Over 400 units delivered. Every project sold out.

Flinx Realty has been developing residential property in Lagos since 2018. Every project we have launched has sold out. Several were completed ahead of schedule.

Wells Apartments I

Sold Out — Completed

Wells Apartments II

Sold Out — Completed

Chester I Apartments

Sold Out — Completed

Chester II Apartments

Sold Out — Completed

Leeds I Apartments

Sold Out — Completed

Leeds II Prime Apartments

Sold Out — Completed

Fortune Apartments

Sold Out — Completed

Oxford Apartments

Sold Out — Completed

Bristol Apartments

Sold Out — Completed

Sheffield Residence

Sold Out — Ongoing

Wells Apartments III

Sold Out — Ongoing

Buckingham Estate

Sold Out — Ongoing

Bradford Suites Phase 1

Sold Out — Ongoing

Bradford Suites Phase 2

Currently Selling — Ongoing

Bristol Apartments Phase 2

Still Selling — Ongoing

Bristol Apartment Phase 2 is the 23rd building on this list. Same team. Same process. Same commitment to delivery.



Wells II Apartment

SOLD OUT / COMPLETED



Wells I Apartment

SOLD OUT / COMPLETED



Leeds II Prime Apartment

SOLD OUT / COMPLETED



Buckingham Estate

SOLD OUT / ONGOING



Wells III Apartment

SOLD OUT / ONGOING



Bristol Apartment Phase 1

SOLD OUT / COMPLETED

AMENITIES





Parking Space



Generator



24 Hrs Security

Payment Plan | 1 Bedroom Apartment

	Outright	3 Months	6 Months
Initial Deposit	N118,000,000	N50,000,000	N50,000,000
1st Payment		N24,000,000	N12,000,000
2nd Payment		N23,000,000	N12,000,000
3rd Payment		N23,000,000	N12,000,000
4th Payment			N12,000,000
5th Payment			N12,000,000
6th Payment			N12,000,000
Total	N118,000,000	N120,000,000	N122,000,000

Handover Pictures





BRISTOL
PHASE II

FAQ | Bristol Apartment Phase II

Where is Bristol Apartment Phase II Located?

Bristol Apartment Phase II is located on **Surulere**, Lagos - a well-connected urban corridor known for its accessibility and proximity to key commercial and lifestyle hubs.

Who is the developer?

Bristol Apartment Phase II is developed by **Flinx Realty**.

What is the title on the property?

The title is a Federal **Certificate of Occupancy (C of O)**.

What is the land size?

The land is **480 SQM** [flinxrealty.com](https://www.flinxrealty.com)

Can I use my apartment for shortlet?

Yes.

You're free to use your apartment for shortlet — manage it yourself, or we can handle the management for you.

Can you manage the shortlet for me?

Yes.

Our management team handles everything from guest operations to maintenance. They'll share current rental performance figures and projections for your unit type during your inspection, so you can make your decision with real numbers.

Can payments be made to consultants?

No. All payments must be made directly to **Flinx Realty Limited's** designated accounts as stated in official documentation.

FAQ | Bristol Apartment Phase II

What is the transaction process?

The purchase process typically follows these steps:

Complete subscription form

Receive and review offer letter

Make payment according to agreed terms

Receive payment receipts

Execute Contract of Sale

Survey and Deed of Assignment preparation (upon full payment)

Allocation and handover upon project completion

Are there additional costs after full payment?

Yes, there are a few additional charges:

- 5% Infrastructure Fee (for an unfurnished apartment).

This covers shared facilities such as the generator, gym, elevator etc.

- If you prefer the apartment fully furnished, the infrastructure fee will be 10% instead of 5%.
- ₦900k Documentation Fee, which covers the Deed of Assignment and Unit Survey.

Is the access road motorable?

Yes, the access road to the development is fully motorable.

Who manages the property?

Our team oversees property, including facility upkeep and general maintenance. Apartment management is optional for owners who prefer independent arrangements.



Bristol Apartment

Get in touch



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