



Amenities & Assets

ROOM-BY-ROOM INVENTORY

A complete record of the amenities and assets across Gold 7 Residence — from the 75-inch living room screen to the humidifier in every room.

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OVERVIEW

The residence at a glance

Gold 7 Residence is a private 3-bedroom home arranged across three floors in Jahi, Abuja, booked only as one entire unit. This inventory records the amenities and assets in each space, reviewed room by room.

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BEDROOMS + MAID'S ROOM

3

FLOORS, FULLY PRIVATE

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SMART TVS ACROSS THE HOME

Whole-house amenities

- Air conditioning in every space — split and floor-standing units
- Humidifier in each room
- Unlimited broadband Wi-Fi with extenders throughout
- Backup 5G internet on request
- Inverter system with battery bank
- Soundproof diesel generator (Marapco MP27)
- Water storage tanks with pressure pump system
- Hot water heaters in bathrooms
- Fresh linens, duvets, pillows & towels
- Standing fans throughout
- Curtains, sheers & zebra blinds
- Secure compound with private parking

Entertainment map: **75-inch UHD TV** in the main living room · **65-inch Hisense TVs** in both bedrooms · **55-inch LG TV** in the children's parlour · the children's bedroom is intentionally screen-free.

GROUND FLOOR · ARRIVAL & GATHERING

Entrance & main living room

Entrance Foyer GROUND FLOOR

ASSET	DETAILS
Security entry door	Reinforced double-leaf door with decorative bronze inlay and secure lock
Feature wall	Black slatted panel wall with full-height mirror
Floating console	Black wall-mounted console with drawers and curated décor pieces
Seating	Solid wood entry bench
Lighting	Gold ring pendant chandelier with globe lamps
Art & décor	Framed contemporary artwork, sculptural pieces, floor vase
Window treatment	Zebra blinds

Main Living Room GROUND FLOOR

ASSET	DETAILS
Television	75-inch UHD Smart TV with soundbar
Media console	Black floating TV console with display shelving
Smart centre table	Refrigerator coffee table — glass top with chilled drawers
Sofas	Two cream channel-tufted three-seater sofas + matching armchairs
Wingback chairs	Cream wingback armchairs with contrast-piped cushions
Chaise longue	Brown suede chaise with accent cushion
Side tables	Marble-top side and nesting tables
Cooling	Floor-standing AC + standing fan
Lighting	Recessed cove lighting, track spotlights, black & gold pendant cluster
Décor	African art collection, wall clock, vases & fresh accents

GROUND FLOOR · DINING & KITCHEN

Dining, bar & kitchen

Dining Area GROUND FLOOR

ASSET	DETAILS
Dining table	Six-seater black sintered-stone dining table
Chairs	Six tan & brown leather dining chairs with gold-tipped legs
Mirror	Large black-framed wall mirror
Cooling	Split-unit air conditioner
Lighting	Ring chandelier with amber globe pendant
Art	Framed contemporary bird artwork

Bar Nook GROUND FLOOR

ASSET	DETAILS
Bar unit	Black bar cabinet with wine rack, stemware shelf & mirrored back
Accent lighting	Colour LED strip lighting
Ice maker	Hisense countertop ice maker
Blenders	Two full-size blenders
Coffee & juice	Coffee machine and juicer / mixer
Tea service	Black & gold tea set on bamboo serving tray
Glassware	Wine, cocktail & tumbler glassware collection

GROUND FLOOR · KITCHEN & SERVICE

Kitchen & laundry

Kitchen GROUND FLOOR

ASSET	DETAILS
Cooker	Gas range cooker with oven
Microwave	Stainless microwave oven
Refrigeration	Stainless refrigerator + two freezers in the kitchen corridor
Pressure cooker	Ninja pressure cooker / multi-cooker
Small appliances	Electric kettle, toaster
Sink	Double stainless sink with pull-down mixer tap & dish rack
Cookware	Pot & pan set, non-stick fry pans, serving dishes & food warmers
Utensils	Knife block set, cooking utensil set, plates, cutlery & glassware
Storage	Full run of fitted cabinets with marble-effect splashback

Laundry Room SERVICE AREA

ASSET	DETAILS
Washer	LG front-load washing machine
Dryer	Hisense tumble dryer
Ironing	Steam iron & ironing board

REST & RETREAT

Master suite & executive bedroom

Master Suite ENSUITE

ASSET	DETAILS
Bed	King bed with grey velvet gold-trimmed headboard, hotel-grade linens
Television	65-inch Hisense Smart TV on articulating wall mount
Seating	Tan leather recliner armchair
Wardrobe	Fitted wardrobe with full-length mirror
Bedside	Two bedside cabinets with lamps & charging access
Comfort	Split AC, humidifier, rechargeable standing fan
Lighting	Double-ring LED chandelier
Extras	Wall clock, framed art, zebra blinds & blackout curtains

Executive Bedroom ENSUITE

ASSET	DETAILS
Bed	King bed on upholstered leather platform frame, hotel-grade linens
Television	65-inch Hisense Smart TV, wall-mounted
Wardrobe	Triple wardrobe with mirrored centre panel
Work & dressing	Wood desk / dressing station with mirror and chair
Tea station	Electric kettle for in-room tea & coffee
Comfort	Split AC, humidifier, standing fan
Extras	Blackout curtains, bedside rug, doormat

FAMILY ZONE

Children's bedroom & parlour

Children's Bedroom SCREEN-FREE

ASSET	DETAILS
Beds	Loft bunk bed with storage-staircase drawers + single bed with under-bed drawer (sleeps 3)
Wardrobes	Two mirrored wooden wardrobes
Drawers	Chest of drawers for folded clothing
Comfort	Split AC, humidifier, standing fan
Extras	Wall clocks, blackout curtains — intentionally TV-free for restful sleep

Children's Parlour / Playroom FAMILY ZONE

ASSET	DETAILS
Television	55-inch LG Smart TV
Murals	Hand-painted outer-space and safari wall murals
Swing	Ceiling-mounted nest swing
Seating	Two black leather sofas, brown recliner & bean bag
Baby	Travel cot / playpen
Play	Children's activity table & chairs, toy storage, play stands & toys
Comfort	Split AC, humidifier, standing fan, play rugs

BATHING & STAFF

Bathrooms & maid's room

Bathrooms & Toilets THROUGHOUT

ASSET	DETAILS
Jacuzzi bathroom	Whirlpool / jacuzzi bathtub with grab handles, handheld shower, curtain rail, vanity cabinet with basin, mirror & water heater
Steam shower bathroom	Enclosed hydro-massage steam shower cabin, WC, black pedestal basin, mirrored storage shelving, water heater
Walk-in shower bathroom	Frameless glass walk-in shower, WC, pedestal basin, mirror & towel ring
Guest toilet	Pedestal basin, WC, round mirror & towel ring — off the ground floor
Throughout	Hot water heaters, towel rails & rings, mirrors, bins & hand-wash

Maid's Room GROUND FLOOR · ENSUITE

ASSET	DETAILS
Layout	Private ensuite staff room on the ground floor
Use	Available for accompanying staff, nannies or drivers by arrangement

UTILITIES & OUTDOORS

Utilities & outdoor living

Power & Water Systems BACKYARD · TEAM MANAGED

ASSET	DETAILS
Generator	Marapco MP27 soundproof diesel generator on concrete plinth
Inverter	Su-Kam inverter with deep-cycle battery bank & changeover panels
Water	High-capacity storage tanks, twin pressure pumps & filtration
Gas	Cylinder gas supply piped to the kitchen
Note	Utility systems are managed by the Gold 7 team — please do not adjust

Outdoor Living FRONT YARD & COMPOUND

ASSET	DETAILS
Patio dining	Outdoor dining table with six chairs under twin cantilever parasols
Garden	Manicured hedges, palms & curated potted plants
Entrance	Artificial-grass entrance steps with planter display
Grill	Outdoor grill for barbecue evenings (designated area)
Compound	Interlocking paved compound, gated fence & private parking
Lighting	Outdoor entrance and compound lighting



*The Gold 7 Residence team is a message away, day or night. We
look forward to hosting you again.*

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