

Lemania Development

Client

Sky Architects

Scope of Work

Schematic design
Detailed design
Quantity surveying

Location

Abidjan, Côte d'Ivoire

Types of Activities

Architectural
Building Management Systems
Civil
Electrical
HVAC
Landscaping
Mechanical
Roads
Structural
Urban design

Lemania is a gated residential community located in Cocody suburb north of Abidjan, Côte d'Ivoire. The protected residential enclave will include different types of housing facilities that create a prestigious neighborhood providing better quality of life for its inhabitants.

The entire compound consists of villas, houses, apartment buildings, and recreational areas. The community is located on a land area of 47,614 m², with a total built-up

area of 22,541 m². The project area is divided into land lots containing 4 types of units, with a variety of unit typologies offering a range of homes to different types of buyers.

- Apartments (Type A): 12 units with 2 typologies and a total built-up area of 1,430 m²
- Apartments (Type B): 24 units with 3 typologies and a total built-up area of 5,117 m²





- Houses (Type C): 24 units with 4 typologies and a total built-up area of 11,021 m²
- Villas (Type D): 8 units with 2 typologies and a total built-up area of 4,046 m²

Located close to the community's entrance and main green area, the apartments are designed for young professionals and new families. Small gardens will be attached to the ground floors of apartment buildings, and the upper floors will have terraces.

The houses, designed for young families, are built in the middle of the project area. Depending on the topography of terrain, differences in plot heights range from 1.5 meters to 3 meters.

The villas are designed for well-established families. Although the design of all villas follows the same scheme, designs will not be identical. The varying sizes of plots (due to the topography of terrain) have led to some variation in the master plans, and thus the designs, of villas.

The project also comprises recreational areas, which include a 2-level clubhouse that contains a gym, bar, and many facilities with a total built-up area of 368 m². Recreational areas also include a community park on a land area of 1,690 m².