

THE ANATOMY OF KWARA HOTEL: ENETSUD REVELATION

To help the members of the public in a good understanding of the market value of Kwara Hotel, ENetSuD has considered it necessary to provide details of the physical structures and their ground floor area (GFA) in the Hotel as additional information.

Relying on the valuation report of Jide Taiwo & Co, the structures and the GFA in Kwara Hotel are summarized below:

I. Main hotel block (GFA: 12,838.78 SQ.M). This is made of the following structures:

a. Ground floor

- i. Entrance Porch
- ii. Reception
- iii. Counters
- iv. Restaurant
- v. Hall A
- vi. Hall A Counter
- vii. Hall Passage
- viii. 2No Stores
- ix. Hall B
- x. Hall C
- xi. G M's Office en suite with water closet
- xii. H R's office
- xiii. Administrative Officer's Office
- xiv. G M Secretary's Office
- xv. Front Desk Manager's Office;
- xvi. IT Room
- xvii. Server Room
- xviii. Marketing Office
- xix. Save Room
- xx. Travel Agency's office
- xxi. Mini Bar en suite with Male and Female
- xxii. Toilets
- xxiii. 2No Shop
- xxiv. Shop en suite with Office and Store
- xxv. Bar
- xxvi. Bar Counter
- xxvii. Bar Kitchen with Store
- xxviii. 3 Female Toilet
- xxix. 4No Male Toilet with Urinal
- xxx. Pastry

- xxxix. Pantry/Store
 - xl. Store Officer's Office
 - xli. Open Plan Big Store
 - xlii. 3No Small Store
 - xliii. 2No Cloak Room
 - xliv. Open Plan Laundry Room
 - xlv. Ironing Room
 - xlvi. Laundry Officer's Office
 - xlvii. Panel Room
 - xlviii. Panel Officer's Office
 - xlix. Passage
 - 1. 3No Courtyard
 - li. Cutlery Store
 - lii. Maintenance Store
 - liii. Maintenance Office
 - liv. Banqueting Office
 - lv. Banqueting Pantry
 - lvi. 2No Male Toilet with Urinal;
 - lvii. 4No Female Toilets
 - lviii. Passages and Walk Ways.
- b. LOUNGE
 - i. VIP Bar
 - ii. VIP Bar
 - iii. Open Bar
 - iv. General Bar
 - v. Snooker Hall
 - vi. Snooker Bar;
 - vii. 2 Nos of Offices
 - viii. 2 Nos of Stores
 - ix. 2 Nos Male Toilets with Urinal
 - x. 2 Nos Female Toilets
 - xi. 2 Nos General Toilets
- c. First Floor A Wing
 - i. 16 Nos Room en suite with Balcony, Water
 - ii. Closet and Shower
 - iii. House Keeping Office
 - iv. Pantry
 - v. Kitchen
 - vi. Lift Room.
- d. First Floor B Wing
 - i. 16 Nos Room en suite with Balcony, Water
 - ii. Closet and Shower
 - iii. House Keeping Office

- iv. Pantry
- v. Kitchen
- vi. Lift Room
- e. Second Floor to Fifth Floor A Wing (Each Floor Affords):
 - i. 16 Nos Room en suite with Balcony, Water
 - ii. Closet and Shower
 - iii. House Keeping Office
 - iv. Pantry
 - v. Kitchen
 - vi. Lift Room
- f. Second Floor to Fifth Floor B Wing (Each Floor Affords):
 - i. 16 Nos Room en suite with Balcony, Water
 - ii. Closet and Shower
 - iii. House Keeping Office
 - iv. Pantry
 - v. Kitchen
 - vi. Lift Room

II. Physic academy:

- a. swimming pool A (GFA: 299.40 SQ.M)
- b. Swimming pool B (GFA: 93.00 SQ.M)
- c. swimming pool block (GFA: 142.99 SQ.M)
 - i. Office
 - ii. 4No Male Toilet with Urinal
 - iii. 4No Female Toilet
 - iv. Passage/Lobby
 - v. Verandah
- d. pavilion/squash game block (GFA: 515.223 SQ.M)
 - i. Pavilion;
 - ii. 2 Nos Office
 - iii. Bar Counter
 - iv. Store
- e. gymnastic block (GFA: 356.664 SQ.M)
 - i. Fitness Hall
 - ii. 4 Nos Office
 - iii. Kitchen
 - iv. Restaurant
- f. Spot shop (GFA: 10.125 SQ.M)
- g. 2 Nos lawn tennis court (GFA: 868.40 SQ.M)
- h. 2 Nos basketball court (GFA: 868.39 SQ.M)
- i. 2 Nos badminton courts (GFA: 270.58 SQ.M)
- j. Store (GFA: 31.50 SQ.M)

III. GM's quarters ((GFA: 327.60 SQ.M)

- a. Ground Floor
 - i. Store
- b. Chalet 5
 - i. Sitting Room
 - ii. Bedroom en suite with bath tub, water closet and wash and basin
 - iii. Guest Toilet
- c. Chalet 6
 - i. Sitting Room
 - ii. Bedroom en suite with bath tub, water closet and wash and basin;

- iii. Guest Toilet
 - iv. Verandah.
 - d. Upper Floor (Chalet 7)
 - i. Sitting Room
 - ii. Bedroom en suite with bath tub, water closet and wash and basin
 - iii. Guest Toilet.
 - e. Upper Floor (Chalet 8)
 - i. Sitting Room
 - ii. Bedroom en suite with bath tub, water closet and wash and basin
 - iii. Guest Toilet
- IV. GM's quarters gate house (GFA: 4.574 SQ.M)
- V. Lock-up shops (GFA: 311.71 SQ.M)
 - a. 13 Nos Shop
 - b. 5Nos Toilet
- VI. Gate house A (GFA: 6.81 SQ.M)
 - a. Security room
- VII. Gate house B (GFA: 4.644 SQ.M EACH)
 - a. Security room
- VIII. Gate house C
 - a. Security room
- IX. Rare side of the hotel block
 - a. Maintenance block (GFA: 120.19 SQ.M)
 - i. Food & Beverage Office;
 - ii. Open Plan Big Office;
 - iii. Office;
 - iv. Car Shed.
 - b. Store/office block (GFA: 173.21 SQ.M)
 - i. Security Room;
 - ii. 7 Nos Office;
 - iii. Accountant's Office;
 - iv. Auditor's Office;
 - v. Open Plan Store
 - c. Warehouse (GFA: 402.84 SQ.M)
 - d. Generator Shed A & B (GFA: 39.35 & 83.81 SQ.M)
 - e. Mosque (GFA: 123.88 SQ.M)
 - i. Male Prayer Room;
 - ii. Female Prayer Room;
 - iii. Female Ablution Room;
 - iv. Male Ablution Room
 - f. Lavatory block (GFA: 12.67 SQ.M)
 - g. Workshop / garage
 - i. Open Plan Power Room
 - ii. Panel Room
 - iii. Power Manager's Office
 - iv. Office
 - v. Garage
- X. Ariya garden:
 - a. A lock-up Shop A (GFA: 36.86 SQ.M)
 - b. A lock-up Shop B (GFA: 4.40 SQ.M)
 - c. 4 Nos Open shop A (GFA: 33.15 SQ.M)
 - d. Open shop B (GFA: 14.40 SQ.M)

- e. Open plan Shed A (GFA: 48.40 SQ.M)
- f. Shed B with open plan bar (GFA: 115.46 SQ.M)
- g. Office block (GFA: 108.79 SQ.M)
 - i. 3 Nos office
- h. Café (GFA: 62.15 SQ.M)
- i. Pavilion store A and B (GFA: 5.74 SQ.M EACH)
- j. Huts A -L [GFA: A (16.29); C (17.56); J (11.56); B, D, E, F, G, H, I, K & L (4.52) SQ.M respectively]
- k. music pavilion (GFA: 61.77 SQ.M)
 - i. Pavilion
 - ii. 2 Nos Store.

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