



# BUILDING BROCHURE

Version 4.0

APRIL 2023



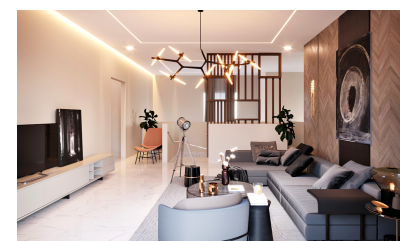
# OVERVIEW

## ABOUT OUR PROTOTYPES

As a supplement to the provision of serviced plots, we are also providing the option of constructing residential buildings for prospects/subscribers who will like us to do so. We have taken our time to create some prototype homes with design languages that we believe will stand out. Under-listed are the prototype designs available for purchase

- 4 BEDROOM DETACHED DUPLEX (IJELE)
- 5 BEDROOM DETACHED DUPLEX (ODOGWU)

Both Prototype homes are single dwelling units and will be designed on 500sqm and 1000sqm plots respectively



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# IJELE

Residential Zone: Medium Density  
Plot size: 500sqm



Starting Price:  
Carcass: N 60.5M  
Finished: N 106.6M

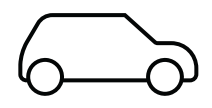
\*TERMS & CONDITIONS APPLY.

*Ijele* depicts the ideal home for the modern family. It is simple, urban and furnished with contemporary design elements. Owing to the adoption of smart home technology, *Ijele* is designed also serve as a place where your loved ones feel safe and comfortable. Get in touch with us to find out more!

### Property Features:



4 BEDROOMS



4-CAR PARKING



SMART HOME AUTOMATION



4-BATHROOMS



BIOMETRIC LOCK



SERVANTS QUARTERS



## Ground Floor



- Main Lounge - 47 sqm
- Dining - 14 sqm
- Kitchen - 23 sqm
- Store - 6 sqm
- Ante Room - 14 sqm
- Guest Bedroom - 20 sqm

## Upper Floor



- Master Bedroom - 35 sqm
- Walk in Closet - 10 sqm
- IT/Server Room - 10 sqm
- Terrace - 12 sqm
- Family Lounge - 21 sqm
- Bedroom 2 - 22 sqm
- Bedroom 3 - 23 sqm
- Lobby - 21 sqm



# External Renders



# Interior Renders



Living Room

Dining Area



Kitchen



Bedroom

Bathroom/Shower

# Price Schedule



## Carcass

### Outright Payment

Building Cost: N 60,462,089.53  
Land Value (500sqm): N 22,500,000.00

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**Sub-Total: N 82,962,089.53**  
Agency/Legal (10%): N 8,296,208.953  
**Total: N 91,258,298.483**

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### Flexible Payment

Down Payment (50%): N 50,192,064.16  
2nd Instalment: N 25,096,032.08  
*(Milestone: First Decking)*  
3rd Instalment: N 25,096,032.08  
*(Milestone: Roofing)*

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**Grand Total: N 100,384,128.32**

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## Finished

### Outright Payment

Building Cost: N 106,639,323.75  
Land Value (500sqm): N 22,500,000.00

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**Sub-Total: N 129,139,323.75**  
Agency/Legal (10%): N 12,913,932.38  
**Total: N 142,053,256.13**

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### Flexible Payment

Down Payment (50%): N 78,129,290.87  
2nd Instalment: N 39,064,645.44  
*(Upon Carcass completion)*  
3rd Instalment: N 39,064,645.44  
*(Upon Building Finishing)*

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**Grand Total: N 156,258,581.74**

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### Note:

- The developer reserves the rights to revise quoted prices at its discretion
- Stated land value is based on prevailing per sqm rate and is subject to exact size of proposed plot.
- Quoted price does not include the option for smart home systems.
- Land value/price does not apply to subscribers who have already purchased plots



# ODOGWU



Residential Zone: Low Density  
Plot size: 1000sqm

Starting Price:  
Carcass: N 81.4M  
Finished: N 121.4M

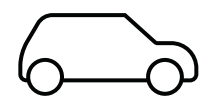
\*LAND PRICE NOT INCLUDED.

This exquisite 5-Bed fully detached residence features the finest of finishing, coupled with its ultra modern contemporary design language. Sitting on an expansive 1000sqm plot, it is serviced with world class amenities ranging from fibre optic for matchless internet speed to constant power supply. Seeking luxury, privacy & security? there isn't a better choice than the Odogwu!

### Property Features:



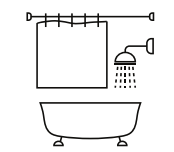
5 BEDROOMS



5-CAR PARKING



SMART HOME AUTOMATION



5-BATHROOMS



BIOMETRIC LOCK



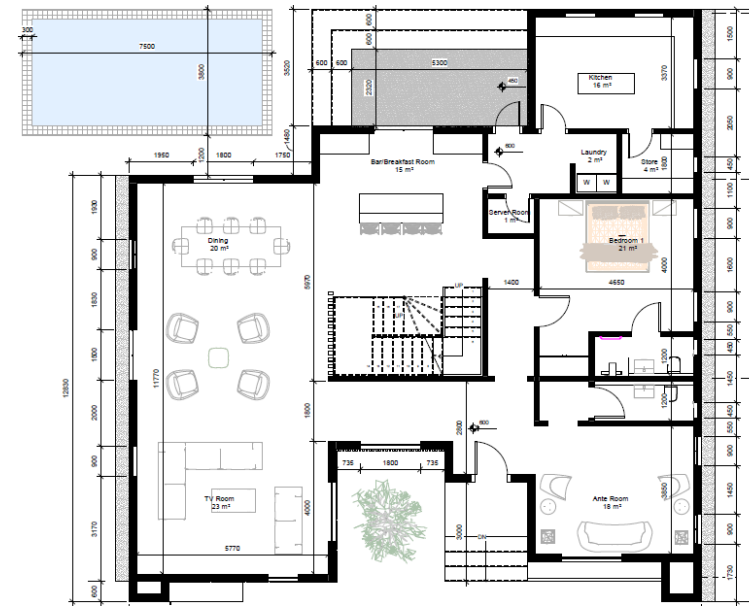
2-BED SERVANTS QUARTERS



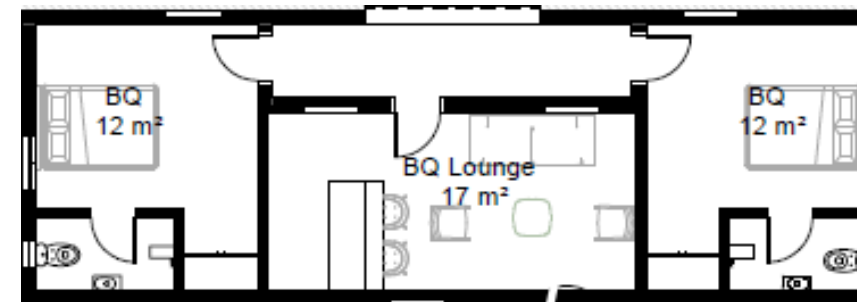
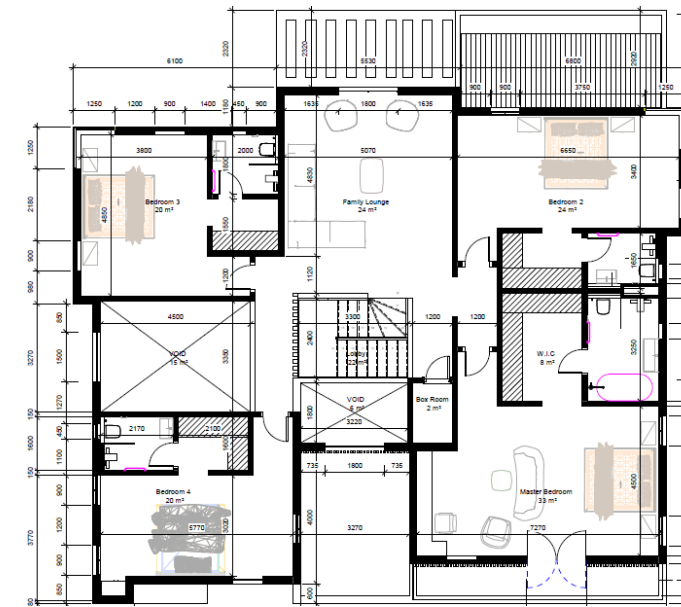
# Floor plans



## Ground Floor



## Upper Floor



## Boys Quarters





# Interior Renders



Living Room 1



Dining Area



Living room 2



Bar/Breakfast Area



Master Bedroom



Bathroom/Shower

# Price Schedule



## Carcass

### Outright Payment

Building Cost:	N 81,447,023.37
Land Value (1000sqm):	N 45,000,000.00
<b>Sub-Total:</b>	<b>N 126,447,023.37</b>
Agency/Legal (10%):	N 12,644,702.33
<b>Total:</b>	<b>N 139,091,725.70</b>

### Flexible Payment

Down Payment (50%):	N 76,500,449.14
2nd Instalment:	N 38,250,224.57
<i>(Milestone: First Decking)</i>	
3rd Instalment:	N 38,250,224.57
<i>(Milestone: Roofing)</i>	
<b>Grand Total:</b>	<b>N 153,000,898.27</b>

## Finished

### Outright Payment

Building Cost:	N 121,488,251.30
Land Value (1000sqm):	N 45,000,000.00
<b>Sub-Total:</b>	<b>N 166,488,251.30</b>
Agency/Legal (10%):	N 15,544,386.48
<b>Total:</b>	<b>N 183,137,076.43</b>

### Flexible Payment

Down Payment (50%):	N 100,725,392.04
2nd Instalment:	N 50,362,696.02
<i>(Upon Carcass completion)</i>	
3rd Instalment:	N 50,362,696.02
<i>(Upon Building Finishing)</i>	
<b>Grand Total:</b>	<b>N 201,450,784.07</b>

### Note:

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- Land value/price does not apply to subscribers who have already purchased plots

## Carcass

Work section	Provided	Remarks
Substructure works	✓	
Frames and Upper Floor	✓	
Staircase and handrail	✓	Civil works only
Roof Construction & Covering	✓	
Internal & External walls	✓	
Windows and burglary	✓	
Doors	✓	
Wall Finishes	✓	Cement and sand rendering only
Floor Finishes	x	
Ceiling Finishes	x	
Painting & Decoration	x	
Fittings & Furnishings	x	
Mechanical Installations	✓	Pipe works only
Electrical Installations	✓	Pipe works only
External works	✓	Fence block work only

## Finished

Work section	Provided
Substructure works	✓
Frames and Upper Floor	✓
Staircase and handrail	✓
Roof Construction & Covering	✓
Internal & External walls	✓
Windows and burglary	✓
Doors	✓
Wall Finishes	✓
Floor Finishes	✓
Ceiling Finishes	✓
Painting & Decoration	✓
Fittings & Furnishings	✓
Mechanical Installations	✓
Electrical Installations	✓
External works	✓