



NOW SELLING MODERN SMART HOMES



**Besides the City of David
Estate, Ituku-Ozalla, Enugu.**

CONTACT US:

Get Started on Your Dream Building Today!

Ready to turn your vision into reality?

Our team is here to guide you through the process.
Contact us to:

- Inquire about available buildings
- Schedule for inspection
- Discuss payment options.



PROPERTIES FOR SALE



**DETACHED
DUPLEX**



BUNGALOW



ESTATE FACILITIES:



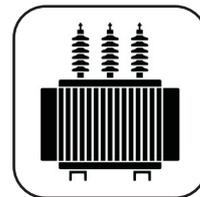
**Well Planned
Estate Layout**



**Well Gated
Community**



**Enhanced
Security**



**Dedicated
Transformer**



**Wide Internal
Roads**



**Well Planned
Drainage System**



**Solar Powered
Street Light**



**Ancillary
Facilities**

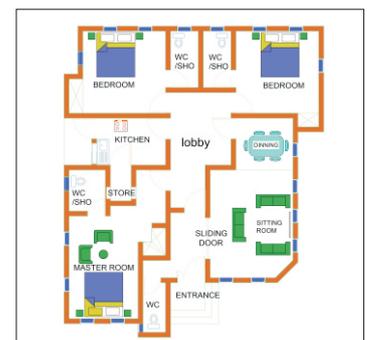
No commercial activities is allowed with the estate



PROPERTY DESCRIPTION

3-BEDROOM BUNGALOW

- BUILDING AREA:** 132m2
- PLOT AREA:** 460m2
- FENCE CONST. DETAILS:** 1.2m at the front and 1.8m on all other sides
- GATE HOUSE:** 8.6m2
- NUMBER OF RESTROOMS:** 3 Ensuite Bedrooms + 1 Visitors Restroom.
- PREMIUM FEATURES:** Wardrobe, Casement Windows, Kitchen Cabinets, Stamped Flooring, Screed Wall, POP Ceiling, Sanitary Wares, Tank Stand/Tank, Doors, Tiles, Painting, Solar CCTV Camera.



OUTRIGHT PAYMENT

₦65M

INSTALLMENT PAYMENT AVAILABLE

 Besides the City of David Estate, Ituku-Ozalla, Enugu.



PROPERTY DESCRIPTION

4-BEDROOM FULLY DETACHED

- BUILDING AREA:** 229.7m²
- BQ AREA:** 14.2m²
- GATE HOUSE AREA:** 8.6m²
- PLOT AREA:** 460m²
- FENCE CONST. DETAILS:** 1.2m at the front and 1.8m on all other sides
- NUMBER OF RESTROOMS:** 4 Ensuite Bedrooms + 1 Visitors Restroom.
- PREMIUM FEATURES:** Wardrobe, Casement Windows, Kitchen Cabinets, Stamped Flooring, Screed Wall, POP Ceiling, Sanitary Wares, Tank Stand/Tank, Doors, Tiles, Painting, Solar CCTV Camera.

OUTRIGHT PAYMENT **₦100M**
INSTALLMENT PAYMENT AVAILABLE



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Features:

- POP ceiling
- Casement window
- Screeded wall
- Kitchen cabinet
- Wardrobe
- Tank Stand/Tank
- Floored Compound
- Doors
- Tiles
- Sanitary Wares
- Solar CCTV
- Painting

Building Options:

- Royal
- Advanced Carcass
- Carcass

Payment Options:

- Outright purchase

Installment Purchase

Maximum of 1 year with 10% interest

Outright Purchase:

Maximum Consideration of Outright Payment Is: 90days Or 3months 5% Discount Applies

No Discount For Payment Which Exceeds 90 Days

Building Prototype	Price	5% Discount on Outright Sales
3 Bedroom Bungalow	₦65,000,000	₦61,750,000
4 Bedroom Duplex	₦100,000,000	₦95,000,000

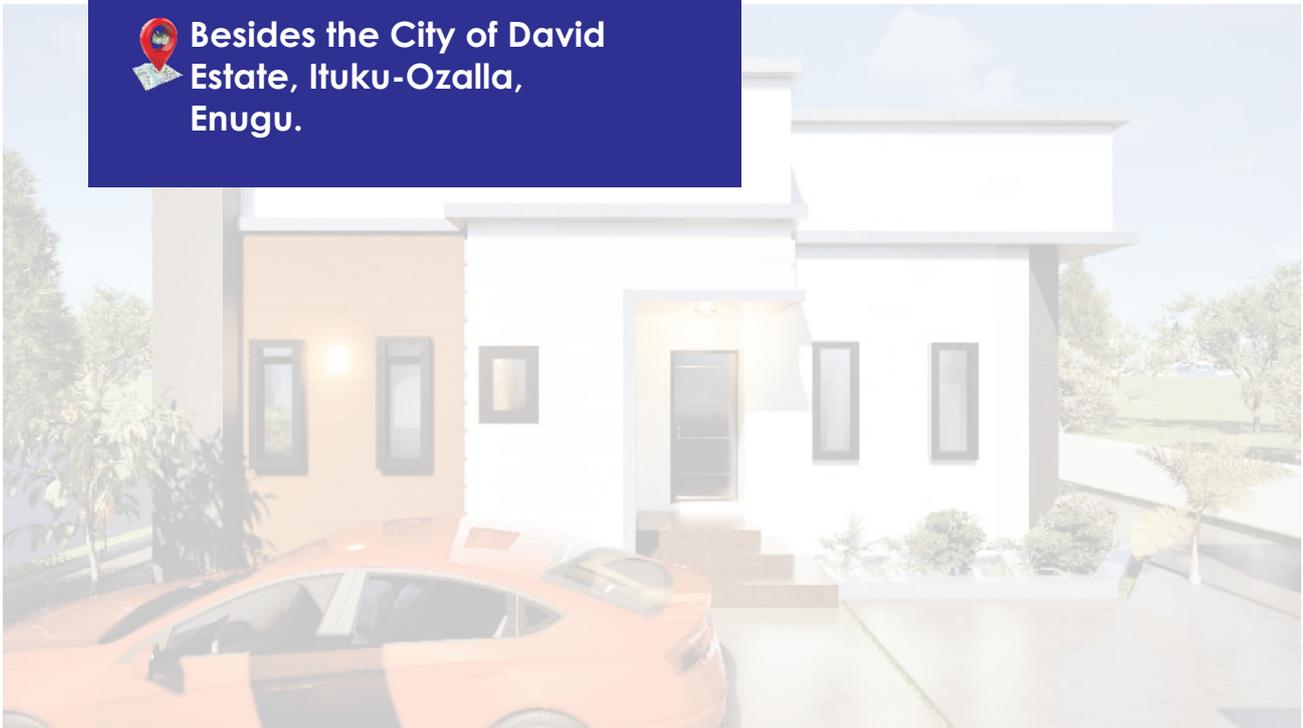
Instalment Purchase

- Maximum duration of installment payment is 1 year or 12 months
- Down payment:
- Down payment can be completed within 3 Months
- 10% cumulative interest charge applies on the balance after down payment
- Subsequent installment payment commences one month after down payment
- Upward review of cost of building applies should Down payment exceeds 3 months

1 YEAR PAYMENT PLAN SAMPLE

Building Prototype	Total Price	Down Payment	Monthly Payment	Yearly Payment
4 Bedroom Duplex	₦100,000,000	₦40,000,000	₦5,274,953	₦63,299,439
3 Bedroom Bungalow	₦65,000,000	₦30,000,000	₦3,077,000	₦36,925,000

Locations:
 Besides the City of David Estate, Ituku-Ozalla, Enugu.



Note: The prices are not static, subject to change at any time

 Besides the City of David Estate, Ituku-Ozalla, Enugu.



Carcass
Building
Prototypes
Options

Advanced Carcass



Carcass



Advanced Carcass



Carcass



Advance Carcass



Duplex Advance Carcass Description

4 Bedroom Duplex

₦70,000,000

INITIAL PAYMENT ₦30m

INSTALLMENT AVAILABLE

- BUILDING AREA:** 229.7m²
- BQ AREA:** 14.2m²
- GATE HOUSE AREA:** 8.6m²
- PLOT AREA:** 460m²
- FENCE CONST. DETAILS:** 1.2m at the front and 1.8m on all other sides
- NUMBER OF RESTROOMS:** 4 Ensuite Bedrooms + 1 Visitors Restroom.

Note. The external features of the house, like design and painting, must align with the uniqueness of the buildings in the estate.

Note: Cost Of Carcass and Advanced Carcass Can Be Negotiated

COMPLETED STRUCTURAL WORK, ROOFED AND PLASTERED ONLY

Carcass



Duplex Carcass Description

4 Bedroom Duplex

₦65,000,000

INITIAL PAYMENT ₦30m

INSTALLMENT AVAILABLE

BUILDING AREA:	229.7m ²
BQ AREA:	14.2m ²
GATE HOUSE AREA:	8.6m ²
PLOT AREA:	460m ²
FENCE CONST. DETAILS:	1.2m at the front and 1.8m on all other sides
NUMBER OF RESTROOMS:	4 Ensuite Bedrooms + 1 Visitors Restroom.

Note. The external features of the house, like design and painting, must align with the uniqueness of the buildings in the estate.

Note: Cost Of Carcass and Advanced Carcass Can Be Negotiated

COMPLETED STRUCTURAL WORK AND ROOF ONLY

Advance Carcass



Advance Carcass
Description

4 Bedroom Duplex

₦43,000,000
INITIAL PAYMENT ₦20m

- BUILDING AREA:** 132m2
- PLOT AREA:** 460m2
- FENCE CONST. DETAILS:** 1.2m at the front and 1.8m on all other sides
- GATE HOUSE:** 8.6m2
- NUMBER OF RESTROOMS:** 3 Ensuite Bedrooms + 1 Visitors Restroom.

INSTALLMENT AVAILABLE

Note. The external features of the house, like design and painting, must align with the uniqueness of the buildings in the estate.

Note: Cost Of Carcass and Advanced Carcass Can Be Negotiated

**COMPLETED STRUCTURAL WORK, ROOFED
AND PLASTERED ONLY**

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Carcass



Carcass Description

4 Bedroom Duplex

₦40,000,000

INITIAL PAYMENT ₦20m

BUILDING AREA:	132m ²
PLOT AREA:	460m ²
FENCE CONST. DETAILS:	1.2m at the front and 1.8m on all other sides
GATE HOUSE:	8.6m ²
NUMBER OF RESTROOMS:	3 Ensuite Bedrooms + 1 Visitors Restroom.

INSTALLMENT AVAILABLE

Note. The external features of the house, like design and painting, must align with the uniqueness of the buildings in the estate.

Note: Cost Of Carcass and Advanced Carcass Can Be Negotiated

COMPLETED STRUCTURAL WORK AND ROOF ONLY



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VATICAN
GARDEN
PROJECTS

...your investment house

