

Laguna

PARK RESIDENCES



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THE CONCEPT

Laguna Park Residences Lagos on existing land adjacent to Ebute Metta, is a fully integrated residential community along Lagos's stunning Lagoon

Offering an appealing development with central solar power system in a secure environment, Laguna Park is an inspired new addition to Lagos waterfront.

We welcome you to explore our incredible investment and residential beach properties with an emphasis on quality and sustainability.

The aim of the project is to develop serviced plots for those with plans of building their own dream homes, modern houses and apartments and a recreational area for the inhabitants of the estate that is of an international standard.

A gated community development that aims to provide residential and mixed use plots complimented by a green area and a mall with commercial plots.

Large offtakers can be sold entire blocks within which subdivisions to preferred sizes can be accommodated.

THE PROJECT

Project Name

Laguna Park Residences

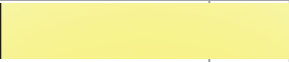





Title and Land size

Certificate of Occupancy
25.937 Hectares

Address

Located along Oko baba Road,
Ebute-Metta, Lagos Mainland,
LGA.

LAND USE ANALYSIS

LAND USE		LAND AREA (HA)	%
RESIDENTIAL			
COMMERCIAL			
MIXED DEVELOPMENT			
PUBLIC			
GREEN AREA			
CIRCULATION			
TOTAL		25.937	100



THE PROJECT

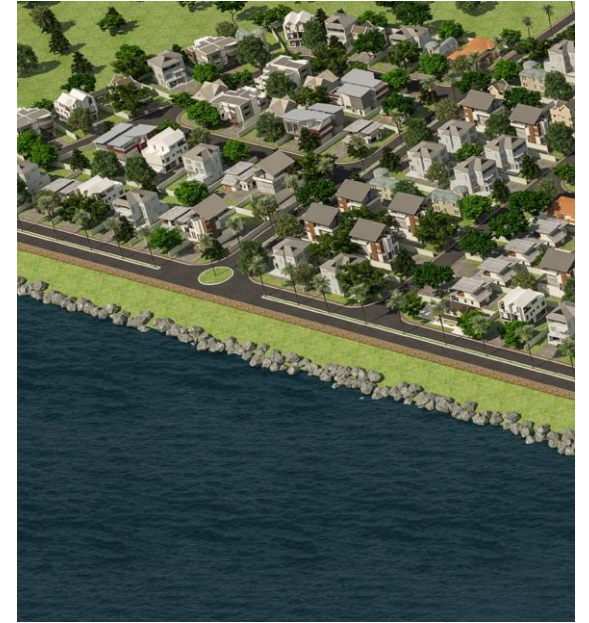
DESCRIPTION

- investment and residential water front plots
- quality and sustainability - access to central solar power and the grid
- vacant land (as opposed to land that is yet to be reclaimed) in an area of Lagos Mainland
- 271 serviced plots of Residential and mixed use / commercial plots
- Occupies approximately 25.937 Hectares of Land.
- Complemented by green areas; a mall; A recreational area that takes advantage of the coastline with tennis courts, club house and sit outs around an inlet bay.
- Accessibility: easy exit via Clinic Road to the Third Mainland Bridge; accessible from Murtala Mohammed Way via Herbert Macaulay Rd;.
- Strict Building / Planning: will be governed by a strict adherence to maintaining the predetermined uses of plots.
- Carefully laid out plots with strict predetermined designs buildings and usage

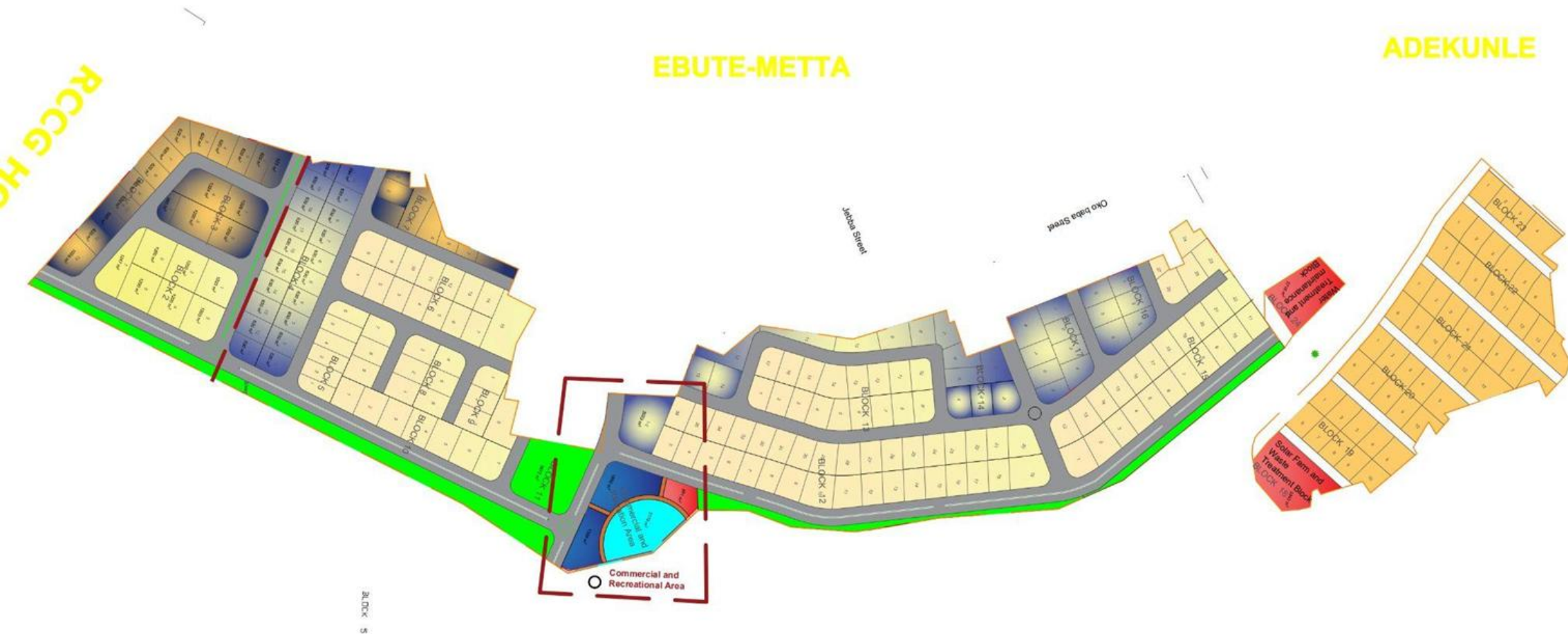
SERVICES

- Sustainably powered communal areas and street lighting
- Private Resident's Jetty and club area with pool, tennis court.
- Central security personnel and patrols
- Provision for schools and a strip mall
- Central Property/facilities management
- 1.7Hectares of greens and parks
- Dedicated area will be allocated for Central Utilities such as Solar power for 2 megawatts for all residences via a Solar Farm.
- Central sewage system complete with treatment to enable recycling of wastewater, Water provision and treatment.
- Provision for underground cabling channeling of other utilities.

5 LAGUNA PARK RESIDENCES



THE OFFER - THE MASTER PLAN



25.937 Hect (Dry Land)

THE OFFER:

Prices: Residential Plots; N290k/sqm; Mixed Use Plots: N340k/sqm net of fees, taxes and other statutory charges. Discounts:

Early Bird Price

- From N113,100,000.00 per Residential (R) Plot of 600sqm and above if payment is instalmental (Payment Plan Below)
- From N104,400,000.00 per Residential (R)plot of 600sqm and above if payment is in full.

Terms of Payment / Payment plan: Available on all plots with Initial deposit of 20% and 20% every 6 months thereafter over 24 months.;

Possession: Follows 100 percent payment and project completion. **Title:** Deed of Assignment

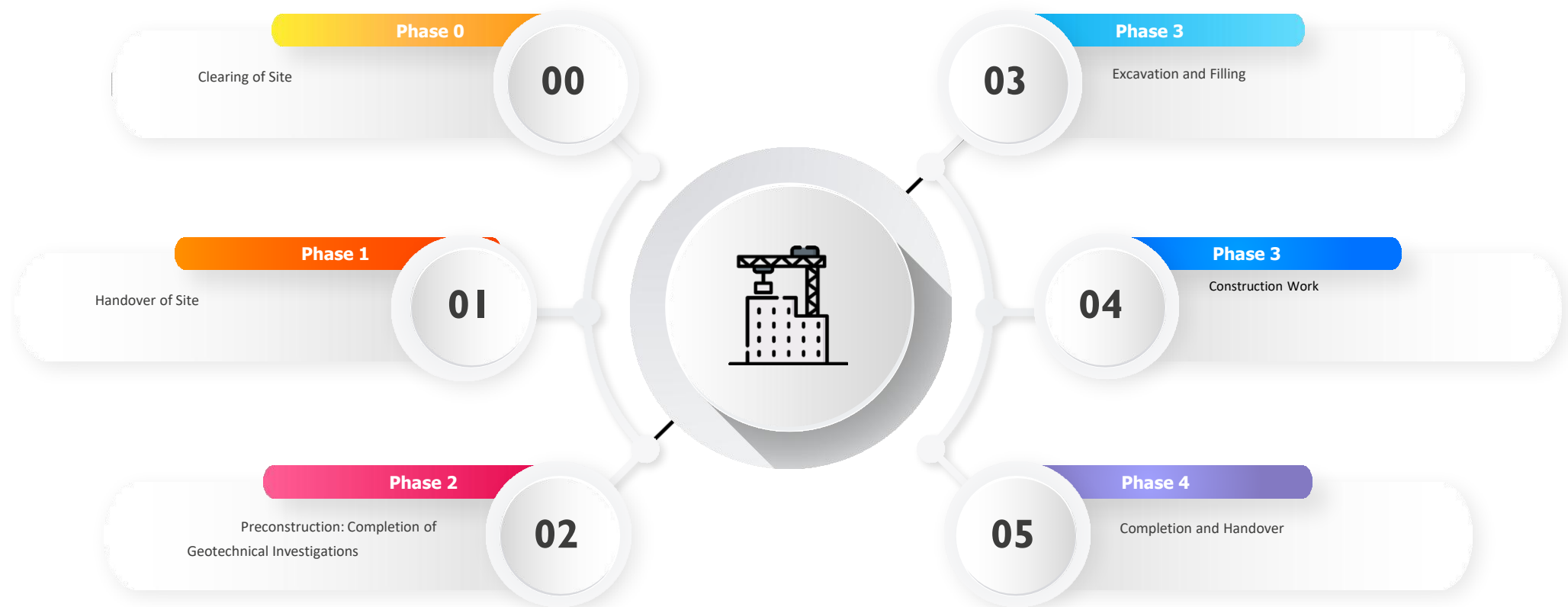


OUR PITCH

- **Delivery in 24 months**
- **Laguna Park Residences (LPR) is on existing land as opposed to land that is yet to be dredged and sand filled**
- **LPR is on cleared land**
- **generous discounts**
- **Exclusive Pre-launch price**
- **We offer land in an area where vacant land is scarce**
- **As early off-takers you will benefit from a unique offer of upto 35% discounts and 24 months payment plans**
- **The discounts give you a unique opportunity to get immediate increase in market value of more than 35% due to our price difference from the current market price in the area**

PROGRAMME/ TIMELINES

- 24 Months Development Timeline
Will Begin At Phase 3
- Project Currently At Phase 2



AVAILABLE PLOTS

Available on enquiry.

Content/terms of this presentation are subject to change without notice based on market conditions and costs.

NEARBY ATTRACTIONS



TEJUOSHO MARKET, YABA
JOHNSON STATION, EBUTE METTA

MOBOLAJI



DOMINO SUPERMARKET

DOMINO'S PIZZA

OZONE CINEMAS, EBUTE METTA



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