

POINT

REAL ESTATE INVESTMENT LTD.



850B Oyebode Street. Off Ifeanyi Uba Street, Omole Phase 2, Lagos | www.4pointproperty.com



MAGBORO

Welcome to Rose Garden Magboro

Unveil the true essence of style and exotic living with Rose Gardens Detached Duplex at Magboro, Ogun state. .

This masterpiece is designed to suit your sophisticated lifestyle.



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The Rose Gardens Magboro features and Amenities

The Rose Gardens Magboro are Detached duplex with 4Bedrooms & 3Bedroom respectively

1 room BQ

Kitchen

Living room

Dinning area

Private family lounge

3 car park spaces

All room en-suite

visitors rest room



**The Masters Bedroom
comes with a walk-in closet**



Kitchen





**Spacious Living
Room**

Allow the Kids Unwind

The play area is designed to educate and entertain your kids. With carefully and thoughtfully selected toys and play area equipment to ensure that your kids always have a good time.

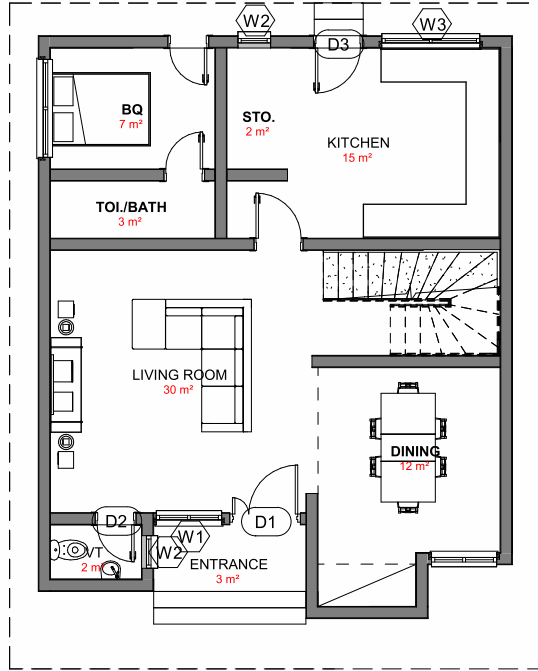
Community play areas give them the opportunity to develop and hone their social, emotional, cognitive and physical skills because they get to interact with other children.

It also serves the purpose of enhancing community living as it is common ground for all residents.

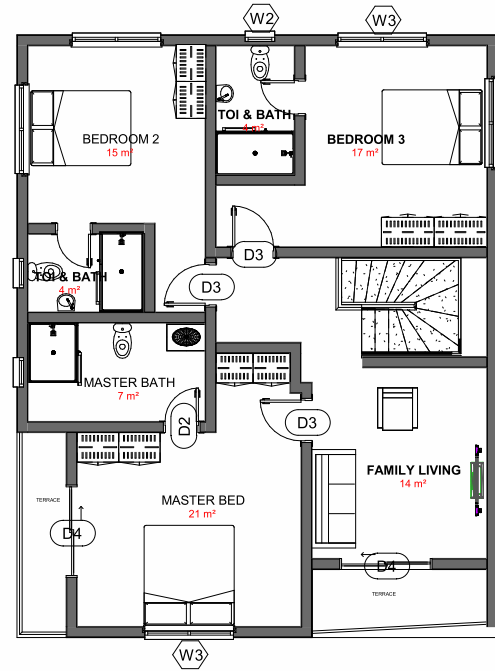


Layouts

3 Bedroom Detached Duplex +BQ

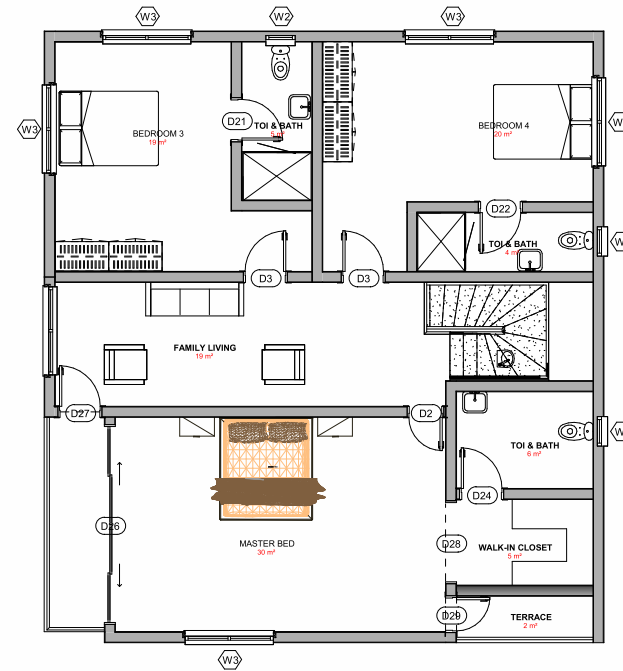


Ground Floor

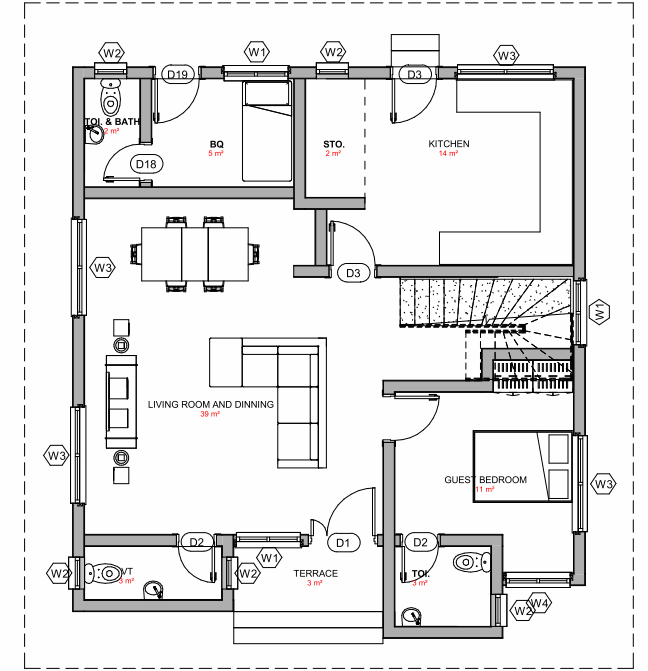


Top Floor

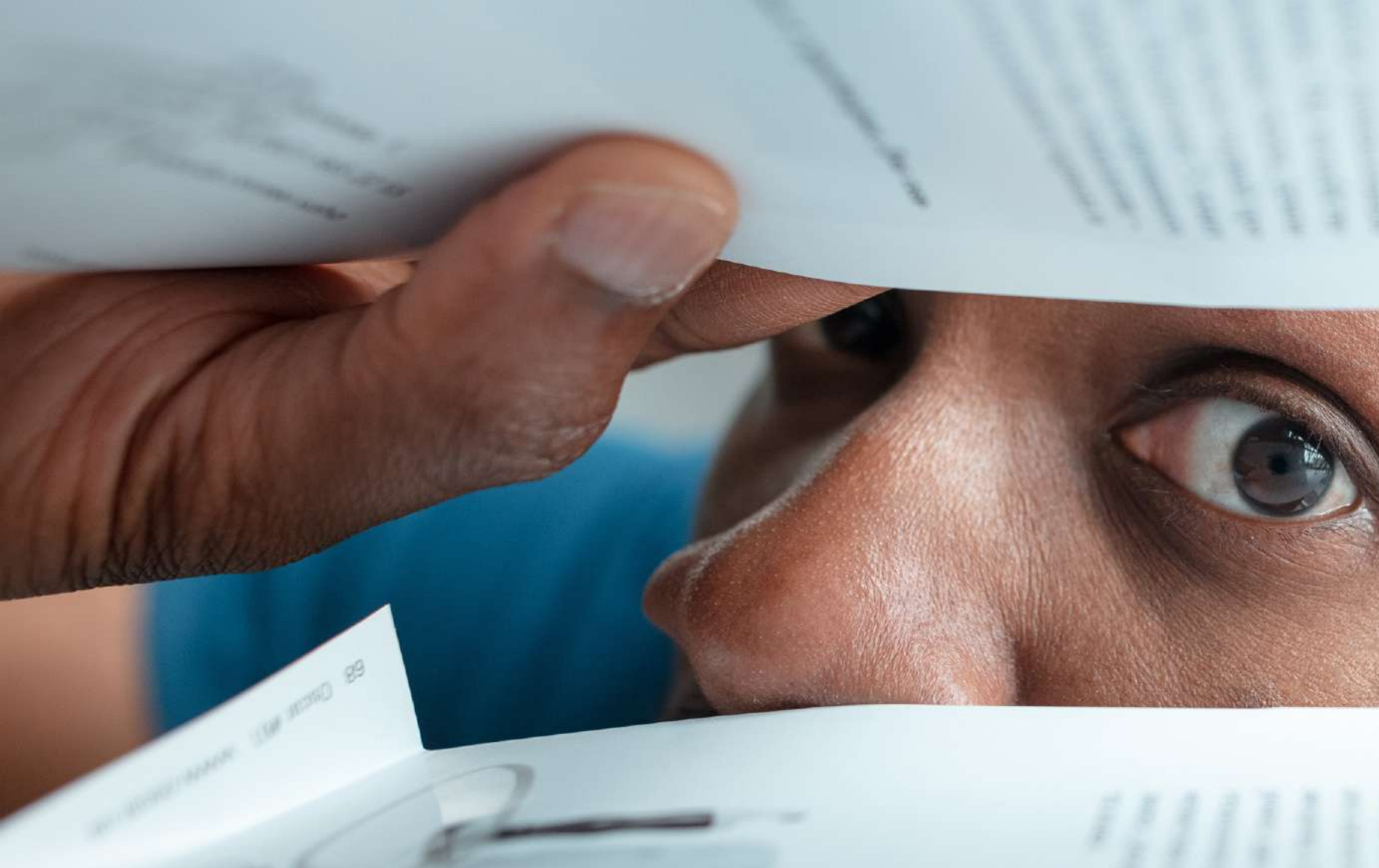
4 Bedroom Detached Duplex +BQ



Top Floor



Ground Floor



Live Safe and Secure

Besides your Rose Garden having a smart security system, the community is also rigged out with ultra-modern surveillance systems and CCTV cameras all around.

The safety of the residents is a big focus in Rose Garden. This is why careful safety measures have been put in place for every resident and every home. All homes are outfitted with modern fire safety features such as fire alarms and fire-hose cabinets.

3 BEDROOM DETACHED +BQ

Semi Finished		
OUTRIGHT	INSTALMENT	INITIAL DEPOSIT
#42,000,000	#46,000,000	#10,000,000

Finished		
OUTRIGHT	INSTALMENT	INITIAL DEPOSIT
#50,000,000	#53,000,000	#15,000,000

PRICES

OTHER FEES
5% LEGAL FEE

SURVEY
#410,000
(subject to review)

DEVELOPMENTAL FEE
#3,000,000
(subject to review)

4 BEDROOM DUPLEX +BQ

Semi Finished		
OUTRIGHT	INSTALMENT	INITIAL DEPOSIT
#53,000,000	#56,000,000	#10,000,000

Finished		
OUTRIGHT	INSTALMENT	INITIAL DEPOSIT
#60,000,000	#63,000,000	#15,000,000

Location

Nestled in a peaceful and quiet environment about 5 minutes drive from Journalist Estate Arepo and PUNCH newspaper.

Rose Gardens Magboro duplex is developed by 4point Real Estate Investment Ltd.

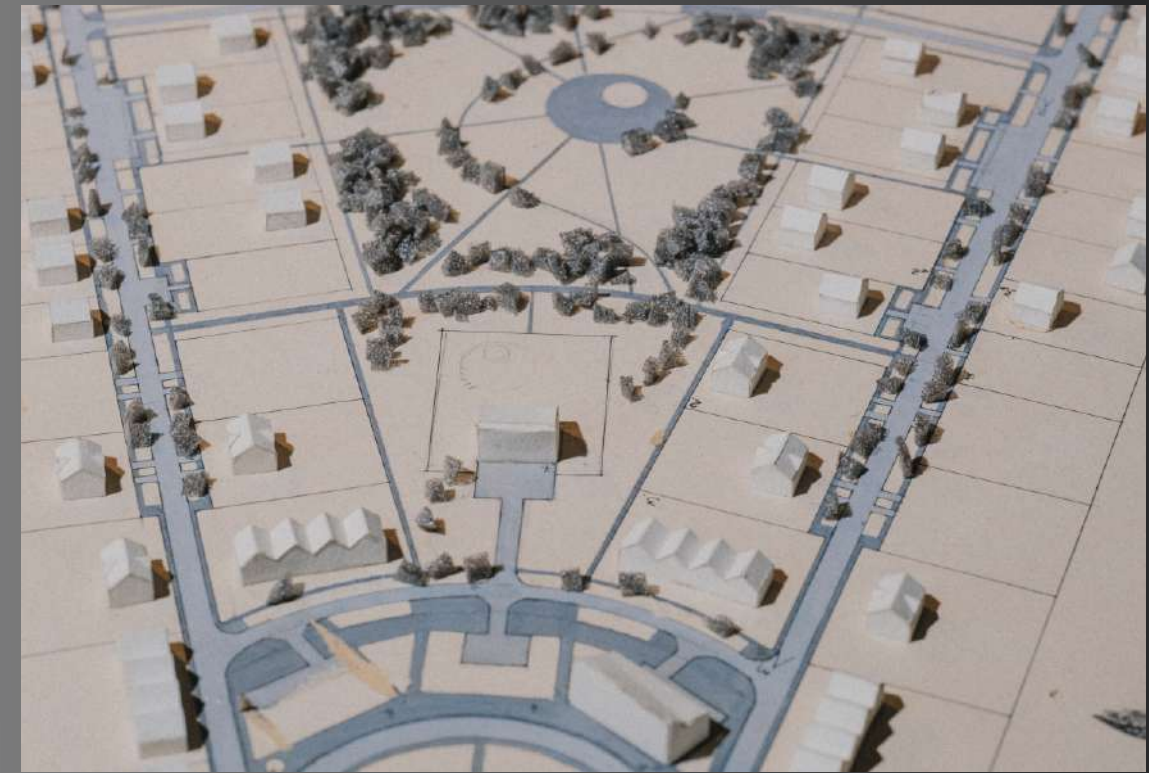
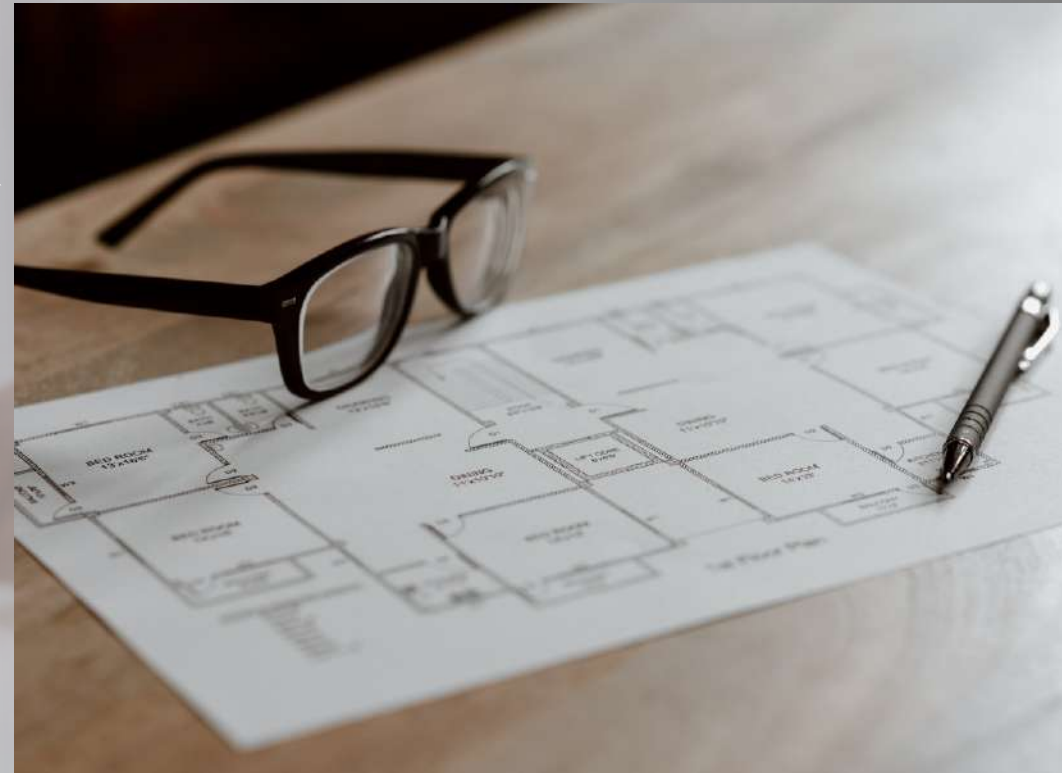


MAGBORO

5 Minutes Drive from
Journalist Estate Arepo

Title Document

**Certificate of Occupancy &
Governor's Consent**



Sorrounding Side Attraction



Magboro town



MAGBORO

Thank
you

