

4

BEDROOM SEMI- DETACHED DUPLEX

MAGBORO

5 Minutes Drive from
Journalist Estate Arepo



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

4 POINT
REAL ESTATE INVESTMENT LTD.
...your easyway home

About Us

We are 4Point Real Estate Investment Limited, a company built on the belief that it is the inalienable right of people to have homes built with innovation and a plan to exceed common expectation. This has led us to create real estate opportunities tailored to meet the needs of our customers and prospects.



About Us

We focus on providing world class estate development and management with flexible financing solutions for the purpose of delivering quality housing and infrastructure in various forms within the shortest period.

Our clients include individuals, cooperative societies , government institutions and private companies.

LOCATION

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

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



WHY SHOULD I BUY

- Top-Notch Infrastructure
- Eco-friendly Drainage System
- Greener Community
- Easy-to-pay plan
- Accessible community
- Easy ROI
- Good road network within and outside the community
- Tech security system





NEIGHBORHOOD

Magboro town

Journalist Estate Arepo

Citiview Estate

Hi-Impact Amusement Park

Punch Newspaper

FINISHES TO BE DONE

- ✓ Exterior of building will be completed
- ✓ Aluminum Windows Fixed
- ✓ Pipe Works done
- ✓ Building will be roofed
- ✓ Glass Windows Fixed
- ✓ Entrance and Exit Doors Fixed
- ✓ Electric Condukt Fixed
- ✓ Plastering and Inner Stairways
- ✓ Interior will be plastered
- ✓ Cables for electrical works

- ✗ Sanitary Ware, Taps etc
- ✗ Burglary Proof on the windows
- ✗ P.O.P Ceilings
- ✗ Inner Doors
- ✗ Tiles and Floor Finishing
- ✗ Electrical Fitting
- ✗ Kitchen Cabinets etc
- ✗ Interior Painting and Other Interior Works



Each unit will be built to accommodate smart home features



Title Document

Certificate of Occupancy
and Governors consent



MAGBORO

4 BEDROOM SEMI-DETACHED DUPLEX FLOOR PLAN

GROUND FLOOR PLAN



LIVING ROOM + DINNING	41 SQM
GUEST TOILET,	2 SQM
KITCHEN	13 SQM
ROOM 1 + TOILET GROUND FLOOR	14 SQM

TOP FLOOR PLAN



PRIVATE LOUNCE	24 SQM
MASTERS BEDROOM	18 SQM
MASTERS TOILET	5 SQM
ROOM 2	13 SQM
TOILET & BATHE	4 SQM
ROOM 3	13 SQM
TOILET & BATHE	3 SQM

Payment Plan

Outright

N55,100,000

0-6 Months



Installment

N58,100,000

12-18 Months

Initial Deposit

₦10,000,000.00



Developmental Fee

N4,500,000.00 (Subject to review)

Legal Fee

5%

Survey Fee

N410,000.00



Infrastructure



Good Road Network



Gated Community



Well Paved Layout



Perimeter Fencing



Secured Environment



Green Area

Thank
you

