



08101536132



3 BEDROOM

TERRACE **BROCHURE** DUPLEX

+ 1 B.Q

DEVELOPED BY:

LANDMARK

...your dream home

CORPORATE
REALTY
LTD.



Welcome to



AVOCADO
TERRACE

Located at
Isheri North GRA

What could be more exciting than owning an apartment in a Luxurious Estate conveniently located, easily accessible and strategically positioned close to Magodo. Landmark Corporate Realty Ltd has got you covered with beautiful apartments in a lovely and serene environment. In this lovely Queen's Garden Isheri -North, G.R.A estate, we present to you the classy and magnificent Masterpieces*AVOCADO APARTMENTS*. Buy one or more today and be happy you made the BEST decision ever



About Us

Avocado Terrace is strategically situated within Isheri North GRA, 3 minutes from Magodo GRA, Shangisha, Lagos, a stone's throw from the Lagos Secretariat. Avocado Terrace is a 21st century residential development with magnificent rooms, surrounded by exquisite beauty, breathe taking views and stunning spaces.

Avocado Terrace has the best property title available today.



Underground Electricity



Perimeter Fencing & Gate House



Interlocked Road



Electronic Residence Access



24hrs Security Surveillance



INFRASTRUCTURE/SERVICES

- **24 Hours CCTV Coverage.**
- **Electricity.**
- **Perimeter Fencing.**
- **Portable Water.**
- **Drainage System.**
- **Gated Community.**
- **Recreational Facilities.**

BENEFITS

- **Serenity**
- **Functionality of Space**
- **Luxury Finishing**
- **Security**
- **Hospitality environment**



**Title:
Governor's Consent**



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PAY

N1M

INITIAL
DEPOSIT



PAYMENT PLAN

0-3months

N29.99M

3-12months

N32.5M

12-18months

N35M

OTHER CHARGES

Survey/Legal Fee - 250k
Developmental fee- 800k

PAY
70%
GET INSTANT

ARCHITECTURAL DESIGN

GROUND FLOOR

- Ante Room - 7.08sqm
- Visitors Toilet - 2.241sqm
- Main Lounge - 30sqm
- Dining - 18.675sqm
- Kitchen - 10.8sqm
- Store - 2.813sqm
- Main Room - 10.8sqm
- Toilet - 2.363sqm
- Terrace - 3.185sqm

FIRST FLOOR

- Master Bedron - 26.196sqm
(WC/Shower 5.603sqm)
- Bedroom - 12.6sqm (WC/Shower 2.25sqm)
- Family Lounge - 18.675sqm
- Terrace - 1.913sqm
- Closet - 2.499sqm





F.A.Q: AVOCADO TERRACE ISHERI NORTH GRA

1. Where is Avocado Terrace?

Avocado terrace is located inside Queens Garden Estate Isheri North GRA, with close Proximity to channels tv Hq, Lasena Water. It's an Estate within an Estate with just about 5mins Drive from Magodo GRA.

2. Who are the developers of Avocado Terrace?

Landmark Corporate Realty Ltd

3. What other estates and/ or instušons are within 2-3km of Avocado Terrace?

Lasena Water
Cahnels Tv Hq
BriCEsh Internaonal School
Opic Building
Rainbow Fm

4. 3 BEDROOM +1 BQ Terrace Duplex

Living Room:
Dinning:
Kitchen:
Store:
Master Bedroom:
Bedroom1:
Bedroom 2
Bedroom 3
Bedrrom4
Visitor Toilets:

5. What is the price for 3 BEDROOM +1 BQ Terrace Duplex?

Outright Payment: N30m

3-12 Months Plan: N32.5M

12-18Months Plan: N35M

Inival deposit of N1M. Balance spread over 182002 months

6. What is the plot size of Avocado 3 BEDROOM +1 BQ Terrace Duplex

300 sqms

7. Is there any encumbrance on the land?

The land is free from every known encumbrance and no adverse claimant on the land.

8. What type of infrastructure will the developer provide?

- Perimeter fencing
- Beauficaon of the Estate



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- Estate Gate House
9. **What other payments do I make apart from the payment for the land?**
Survey plan – N150,000 (Subject to Review)
Legal documentaon – N100,000(Subject to Review)
Developmental Fee – N800K
10. **At what point do i take possession of my House?**
After 70% Payment
11. **What will the development levy be used for?**
- Transformer
 - Street light
 - Recreational Facilities
 - Drainage
 - Sewage system
 - CCTV Network Security
12. **What do I get aer compleon of payments for the House?**
- A duly executed receipt of purchase
 - Contract of Sale
 - Deed of Assignment
 - Copy of Survey plan
13. **Is there any document/ tle on the land?**
A: The tle on the land is Governors Consent
- Can I pay a deposit and pay the balance any me within the duration of the tenure chosen?**
- 14.
- After the payment of initial deposit, you are expected to pay the balance monthly as non-payment as at when due will be treated as a breach of contract which can either result to terminaon or revocaon of the contract.
15. **Does Landmark Corporate Realty Ltd charge interest on the balance aer the**

Payment of initial deposit?

A: The transac□on is 0% interest

free 16. **Where do I make payments?**

A: Cash payments/transfer should be deposited in any of the underlisted banks or you make a bank draft or cheque in favour of LANDMARK CORPORATE REALTY LTD

ZENITH BANK A/C NO: 1012572897 / GTB A/C NO: 0117136776



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For More Enquiries and Payment Details:

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