



BEACH FRONT 2 **PARK & GARDEN**

Igando Orudu Village

1. Where is Beach Front Estate, Ibeju- Lekki?
A: Beach Front 2 is located at Igando Orudu Village, Ibeju-Lekki.

2. Who are the developers of Beach Front 2 Estate
A: Landmark Corporate Realty Ltd

3. What other estates and/ or institutions are within 3km radius of Beach Front 2 Estate Ibeju-Lekki?
**A: Beach Front 1
Queens Garden Estate
Amen Estate
Eleko Beach
Pan Atlantic University**

4. What is the plot size at Beach Front 2 Estate, Ibeju Lekki?
600SQM & 300sqm
What is the price per plot/ affordable payment plan?
**300sqm = 1.6M Outright and 2.2M /18 Months Installment Plan.
600sqm= 3M Outright and 3.6M /18 Months Installment Plan.**
 - Initial DEPOSIT of ₦ 300k

5. Is there any encumbrance on the land?
A: The land is free from every known encumbrance and no adverse claimant on the land.

6. What type of infrastructure will the developer provide?
 - Perimeter fencing
 - Paved Road Network
 - Estate Gate House
 - Electricity

7. What other payments do I make apart from the payment for the land?
 - Survey plan – N 500,000
 - Legal documentation – N 100,000
 - Developmental Fee – (600sqm- N1, 000,000 ((300sqm - N500,000)

8. What if I need a commercial or corner piece?

Commercial plot attracts the sum of N1,000,000 while corner piece attract N500,000

9. What will the development levy be used for?

- **Transformer**
- **Street light**
- **Recreation Facilities**
- **Drainage**
- **Sewage system**
- **Security**

10. What do I get upon completion of payments for the land?

- **A duly executed receipt of purchase.**
- **Invoice.**
- **Contract of Sale.**
- **Copy of Survey plan.**
- **Letter of allocation (After completion of payment for the land).**
- **Deed of Assignment.**

11. Are there any documents/ titles on the land?

A: The Title on the Land is Approved Government EXCISION/GAZETTE.

12. Can I pay a deposit and pay the balance any time within the duration of the tenure chosen?

After the payment of initial deposit, you are expected to pay the balance monthly. Non-payment as at when due will be treated as a breach of contract which can result in either termination or revocation of the contract.

13. Is there any restriction as to the type of building I can erect on the land?

A: Yes. You are expected to build residential houses within the area so designated for such and commercial houses in areas designated as commercial. Shops in residential houses are however not allowed and building of tenement house types (Otherwise known as, 'face me I face you') are not permitted in the estate.

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