

**GRACIAS GLOBAL  
PROPERTY LTD.**  
...dance when getting your returns!



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## **ALL YOU NEED TO KNOW GRACIAS SUNSTONE RESIDENCE**

**Question:** Where is Gracias Sunstone Residence?

**Answer:** Gracias Sunstone is located at Origanrigan kekere, Ibeju Lekki Lagos State, It is situated few minutes after Lekki Free trade Zone and Dangote Refinery.

**Question:** Who is the developer of Gracias Sunstone Residence?

**Answer:** Gracias Global Homes & Property Nigeria Limited.

**Question:** what type of Title document does it have?

**Answer:** Certificate of Occupancy (Epe Lagoon Global C of O)

**Question:** What type of Houses do we have in Gracias Sunstone Residence?

**Answer:** 1 Bedroom flat

2 Bedroom flat

3 Bedroom flat

I. STYLE A

II. STYLE B

3 Bedroom Terrace Duplex with a BQ

4 Bedroom Terrace Duplex with a BQ

**Question:** What are the payment structures?

**Answer:** Minimum deposit of ₦250,000, ₦500,000 and ₦1,000,000 as initial payment, you are expected to make subsequent payment as at when due (Monthly, Quarterly, Half a year), non-payment as at when due will be regarded as breach of contract and this will result to 10% default charges.

**PAYMENT TERMS:** Complete payment for each payment period which is every 6 months must be made before due date irrespective of the payment plan chosen. Default in payment after every

6 months attracts 10% of the outstanding balance to be paid weekly as penalty within the period of default. Default on 3 occasions will result to termination or reviewing of the contract.

**Question:** What other payments do I make apart from payment of the house?

**Answer:** 7.5% of total cost of the house as VAT

5% of total cost of the house as legal documentation (Deed of Assignment)

**Question:** When do I make other payments?

**Answer:** Payable on or before 100% of the total cost of the house.

**Question:** What documents do I get after initial deposit?

**Answer:** Payment receipt for the payment made, Invoice and Contract of Sale. Subsequent payment receipt will be issued for every payment made.

**Question:** What do I get after completion of payment for the House?

**Answer:** Letter of Allocation, Deed of Assignment and Estate Agreement.

**Question:** When will the house be allocated to me?

**Answer:** Delivery will be in accordance with payment(s) plan, your apartment(s) will be physically allocated to you after 75% payment and the keys to your apartment(s) will be delivered to you after 100% payment of all payments.

**Question:** When will the Estate be ready?

**Answer:** A phase of Gracias Residence Sunstone will be habitable from 2023 and will be fully ready in 2025 in accordance with the 5 years payment plan commencing from June 2020.

**Question:** What structure should I expect?

**Answer:** The Flat will be delivered with all external finishing, walls plastered, all windows and main external doors fixed, external painting done, electrical and plumbing piping done, upper floor ceiling done.

**Question:** Can the Company handle other finishing for me?

**Answer:** YES, You also have option of doing the finishing yourself or choose one of our finishing plans which will be given to you upon completion of payment as these will be analyzed based on the cost of material procurement needed at that point in time.

**FEATURES: Primary Development**

- Accessible Road
- Perimeter Fencing
- Water Connection
- Electricity Connection

**Infrastructures**

- Street Light
- CCTV Camera
- Drainage System
- Sanitary Sewer System

24 hours Electricity by Solar & Inverter

**Question:** *What are the landmarks around Gracias Sunstone Residence?*

- *Lekki Free trade zone*
- *Dangote Refinery*
- *Lekki Deep Sea port*
- *Pan African University*
- *LA campagne*  
*Tropicalal Resort And*  
*other several gated*  
*estates.*

**Question:** *When will Inspection to this property hold?*

**Answer:** *Monday, Wednesdays, Fridays and Saturdays. Take off time (10am)*

**BOOK YOUR SEAT 24HRS BEFORE TIME**

**Question:** *Can I pay cash to your agent?*

**Answer:** *NO, All payments must be made to our Bank accounts:*

- **ZENITH BANK 1016074557, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED.**
- **DIAMOND BANK 0108431369, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED.**
- **ZENITH BANK DOLLAR ACCOUNT 5071101751, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED (To be subjected to Bank Exchange rate).**
- **ZENITH BANK POUNDS ACCOUNT 5060276383, GRACIAS GLOBAL HOMES & PROPERTY NIGERIA LIMITED (To be subjected to Bank Exchange rate).**

**Question:** *If I paid installments payment for my flat(s) and I'm no longer interested, can I get a refund?*

**Answer:** *YES, in the event of refunds, you are required to give the company 90 days' notice to process your refund. The refund shall be processed and paid less 20% Administration fee.*

*(Please, fill and sign the column below to indicate you have read and understood the contents of this document)*

*Subscribers Name.....Signature.....Date.....*