



VALERIE GARDEN CITY

GRA, EPE, LAGOS

VALERIE GARDEN CITY (VGC) ESTATE



INTRODUCTION

Valerie Garden City Estate , is a Residential estate developed solely for people to have a calm and serene environment to live peacefully with their family . It's going to be a world class environment and standard estate built with advance infrastructure and amenities.

it's an environment created to allow people buy and invest in the properties within a standard estate which will give them a great ROI within short period of time.

Located at GRA, Epe. It's perfect place to settle with your family. it's also specially planned to be a sophisticated and luxurious land space with attention on Family oriented environment and country home settings.



The estate will contain both serviced plots and bungalow units and with close proximity to the new international airport, it will be the most sought after estate within that region. It's part of our Resort Estate project where clients can buy serviced plots and Bungalows. The housing units within this estates can make good returns for the owners through shortlet as people will like to stay in a resort estate. The Estate will have basic infrastructures and facilities necessary to ensure people have the best time within the estate. It's also a great source of investment/landbanking for people.

DETAILS

Valerie Garden City Estate is divided into two main areas which include

A. Luxury Bungalow District

This area will be fully residential for people to stay and it will contain bungalow housing units.

This district will be beautifully built to world class standards and they will come with well planned compounds and structured environment.

A total of 60 Luxury Bungalow Units will be built for this part of the project and it will commence immediately the estate is cleared and fenced. Each unit of this bungalow will come with Back up Solar power with advance lithium battery energy storage to ensure 24/7 power for all residents. it will also be built like a resort homes for people to use as holiday homes and source of income through shortlets for owners.

B. Serviced Plot

This is the major point of the Estate and it will be divided into two types based on industry practice. The plot sizes Include:

1. 500sqm Land size
2. 300sqm Land size

This plots will be available for clients to purchase with a good payment plan which is highlighted in other slides. The basic amenities within the estate is also listed in upcoming slides.





FULLY TILED ROADS

The roads within the estate will be fully tiled and proper drainage system will be constructed to make it a standard living area. Also there will be green areas and trees within the estate to create a serene and calm environment.



RECREATIONAL FACILITIES

Gym, Lawn tennis court, basket ball court, mini swimming pool and other recreational facilities will be available within the estate to ensure the occupants have a healthy lifestyle. Business and School Districts also available within Walking Distance.



SECURED ENVIRONMENT

it's a secured zone meaning no issue of insecurity as the estate will have private securities guiding people and properties.



PORTABLE WATER SYSTEM

we will install industrial water system there to provide portable and clean water for the residents.



ALTERNATIVE ENERGY

The Estate will be powered totally renewable energy and PHCN. There will be option for residents to choose the power source they want. It will also have solar street light all through and the cabling system will be fully underground.



DEVELOPMENT PLANS

Development will be in phases to ensure people can start living within the Estate as soon as possible and the total time for the estate development will be 18 months (Bungalow development Inclusive).

The Development process include :

Ground preparation and Clearing of Site

Estate gate development and Fencing

Commencement of Road network and drainages

Development of Estate infrastructures (Power cable, water pipes etc)

Development of Bungalow (Residential Zone)

Physical Allocation of Plots and commencement of development on customers land



PRICES AND PAYMENT PLAN

500SQM LAND= N6Million

DURATION	TOTAL PAYMENT	INITIAL DEPOSIT	MONTHLY PAYMENT
3MONTHS	N6,000,000	N1,000,000	N1,667,000
6MONTHS	N6,500,000	N1,000,000	N917,000
12MONTHS	N7,000,000	N1,000,000	N500,000

2BED BUNGALOW=N18Million

DURATION	TOTAL PAYMENT	INITIAL DEPOSIT	MONTHLY PAYMENT
3MONTHS	N18,000,000	N5,000,000	N4,333,400
6MONTHS	N18,500,000	N5,000,000	N2,250,000
12MONTHS	N19,000,000	N5,000,000	N1,167,000

VALERIE GARDEN CITY (VGC) ESTATE

300SQM LAND= N3.6Million

DURATION	TOTAL PAYMENT	INITIAL DEPOSIT	MONTHLY PAYMENT
3MONTHS	N3,600,000	N1,000,000	N867,000
6MONTHS	N3,800,000	N1,000,000	N467,000
12MONTHS	N4,000,000	N1,000,000	N250,000

3BED BUNGALOW= N23Million

DURATION	TOTAL PAYMENT	INITIAL DEPOSIT	MONTHLY PAYMENT
3MONTHS	N23,000,000	N5,000,000	N6,000,000
6MONTHS	N23,500,000	N5,000,000	N3,084,000
12MONTHS	N24,000,000	N5,000,000	N1,584,000

Frequently Asked Questions

1. WHERE IS THE ESTATE LOCATION

The location is GRA, epe, Epe Local Govt and its adjacent the new Lekki International Airport. Its also close to prominent places like Alaro City, ITUNU, EKO city and many landmarks.

2. WHAT IS THE PAYMENT PLAN STRUCTURE

We have 3 main payment structure which include:

1. 3months payment plan (zero interest)
2. 6months payment plan (+N500,000 interest)
3. 12months payment plan (+N1,000,000 interest)

3. WHAT OTHER PAYMENT AM I SUPPOSE TO MAKE ON THE PROPERTY

All other payment include:

1. Survey Plan
2. Deed of Assignment
3. Developmental fees

4. WHAT DO I GET AFTER MAKING PAYMENT (Full Payment) you get the following document

- A. Receipt
- B. Contract of Sales
- C. Survey plan (After making payment for survey)
- D. Allocation of lands/Units
- E. Deed of Assignment

5. WHAT IS THE DEVELOPMENT TIMELINE

Estimated time of delivery is 18months,

6. IS THE ROAD MOTORABLE AND IS IT NOT TOO FAR FROM CITY CENTRE.

The roads are motorable, and on the Major Expressway

7. WHAT IS THE TITLE ON THE ESTATES

certificate of occupancy (CofO) in process

8. WHO ARE THE DEVELOPERS OF THIS PROJECT

Dastic Global Ltd is the main Developer for this project .

9. CAN I RESELL MY PROPERTY

Yes of course, We have the right of refusal before you can sell to other people, Meaning we will always be ready to buy it back from you. but you can sell your land /Bungalows at any time you want.

10. CAN I USE IT TO BORROW MONEY/LOAN

Yes of course, You will get your documents and it's admissible by loan companies.

11. WHAT HAPPENS IF I DEFAULT MY PAYMENT? CAN I GET A REFUND.

Yes of course but we will remove management fees

12. CAN I PAY TO AGENTS/REALTORS

Please ake your payments only to our bank accounts.

ACCOUNT DETAILS

ACCOUNT NAME - Dastic Global Ltd.

ACCOUNT NUMBER -

BANK - PROVIDUS BANK



DASTIC GLOBAL LTD

The company is Duly registered within Nigeria to carry out various professional real estate services. We build uxurious homes for families and for investment purposes within the Island region of Lagos state.

Also we specialized in Sales and facility management for Nigerians in Diaspora. With many units of houses and lands sold within a few years within the Island and our different projects underway, we understand what the clients want and are fully dedicated to satisfy them.

www.dastichomes.com

OFFICES

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STRUCTURAL ENGINEER COMPANY



PINCONSULT ASSOCIATES LIMITED

CHARTERED ENGINEERS, PROJECT MANAGERS, AND DEVELOPMENT CONSULTANTS