

ASO MEADOWS ESTATE

Estate Overview

- ASO Meadows Estate is a planned gated community offering affordable quality houses. The Estate is situated in Kuje district, Abuja and is close to the new Naval Base and 176 Special forces Guards Brigade Battalion; 20 minutes from the Local and International Airports; 35 minutes from the city centre; 10 minutes to Abuja Centenary City and only 15 minutes to Gwagwalada, allowing a quick and easy access to many destinations, in and out of Abuja.
- All basic infrastructural facilities such as tarred roads, street lighting, water and electricity supply will be provided.
- The estate, on completion, will be serviced with the following shared facilities:

Overview (cont)

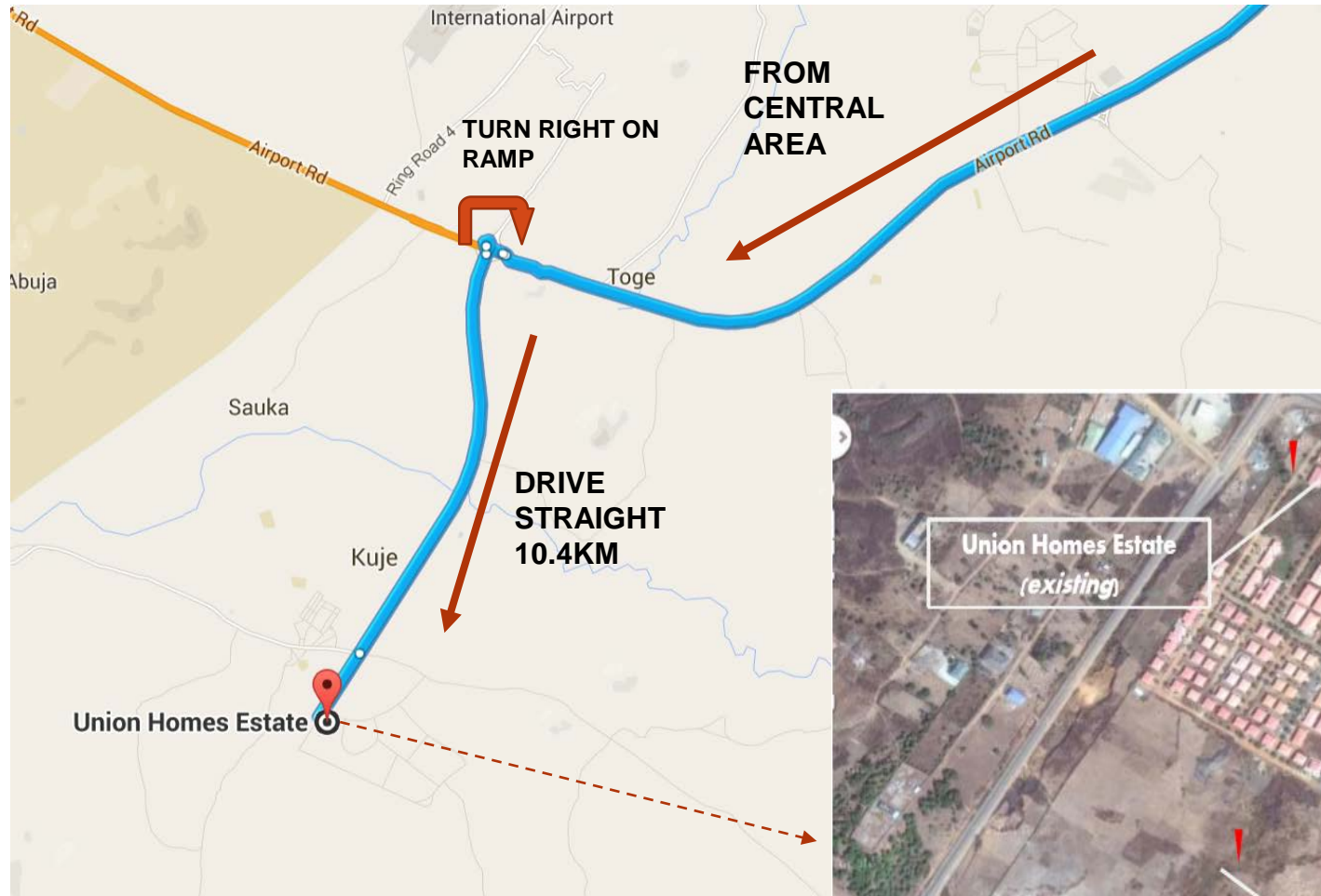
- The estate will be expanded in two phases with phase 1 situated on 11.5 hectares and comprising of 196 homes of two-bedroom terrace and two-bedroom semi-detached bungalows.
- The estate, on completion, will be serviced with the following shared facilities

- Phase 1 will be a with a mix of the following units:

- | | | |
|--|-----------------|--------------------|
| • 2-BEDROOM TERRACES: | 117 units | (29 BLOCKS) |
| • 2-BEDROOM SEMI-DETACHED (EXPANDABLE) | <u>82 units</u> | <u>(42 BLOCKS)</u> |

TOTAL:	199 UNITS (71 BLOCKS)
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Location



2-BEDROOM TERRACE

• **N8.2million**



**INTRODUCTORY
PRICE**

**Terrace
Bungalow**

8,200,000.00

Timeline	Contribution
Acceptance of Offer	20% down payment
Within 3 months	20% down payment
Within 6 months	20% down payment
Within 9 months	20% down payment
Within 11 months	20% down payment

1,640,000.00

1,640,000.00

1,640,000.00

1,640,000.00

1,640,000.00

Prices are subject to change based on market conditions

Terrace Bungalow Floor Plan



2-BEDROOM SEMI-DETACHED

• **N9.75million**



**INTRODUCTORY
PRICE**

**Semi-Detached
Bungalow
(Expandable)**

9,750,000.00

Timeline	Contribution
Acceptance of Offer	20% down payment
Within 3 months	20% down payment
Within 6 months	20% down payment
Within 9 months	20% down payment
Within 11 months	20% down payment

1,950,000.00

1,950,000.00

1,950,000.00

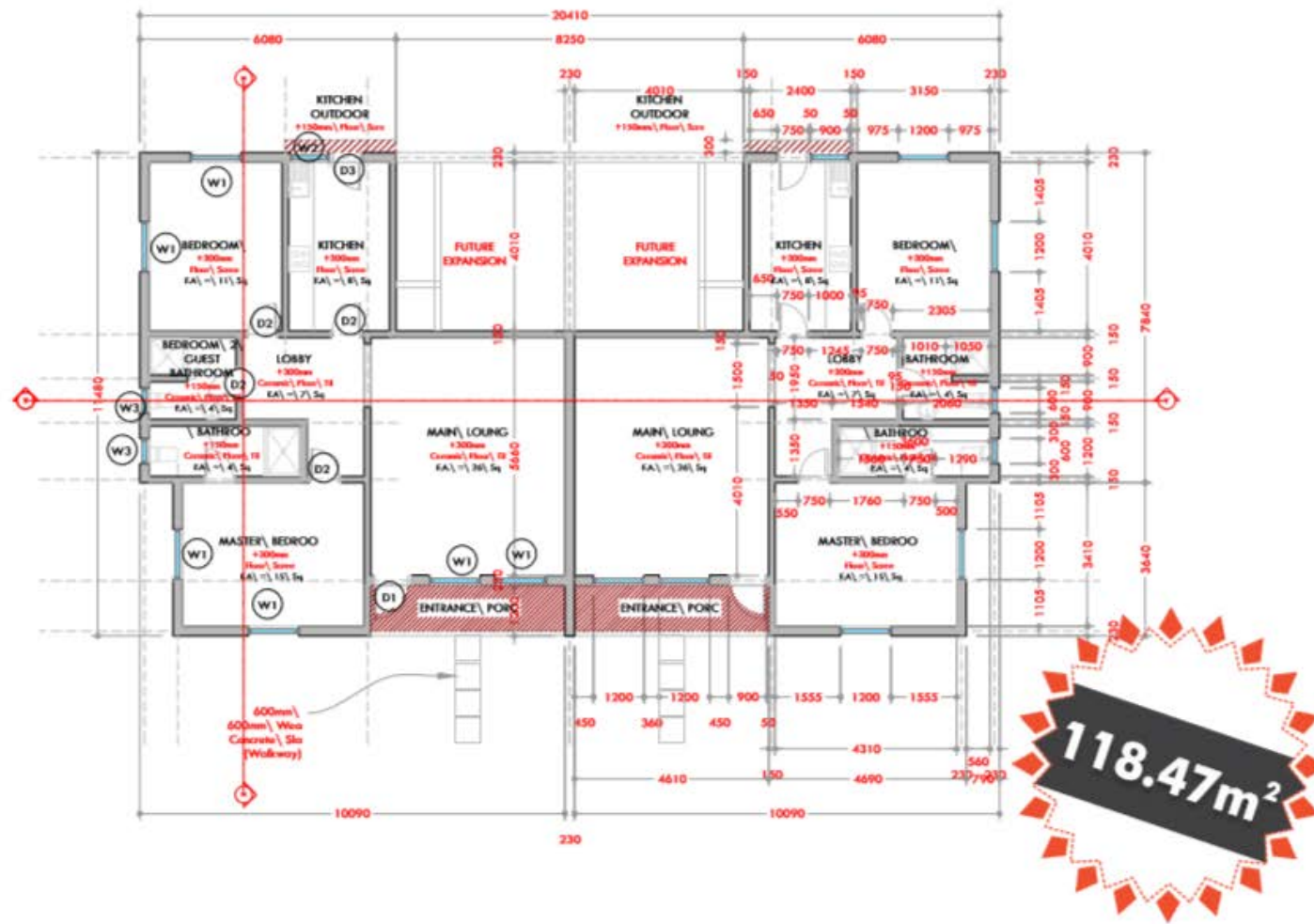
1,950,000.00

1,950,000.00

Prices are subject to change based on market conditions

Semi Detached Floor Plan

2-BEDROOM SEMI-DETACHED



LEVEL OF FINISHING

SPECIFICATIONS	
FINISH	SPACE/ITEM
Flooring	Ceramic tiles: Bathroom, Sitting Room Floor Screed: Bedrooms, Kitchen
Ceiling	Asbestos Ceiling with Wooden Battens: All Areas
Walls	Paint: All Areas except wet areas Tiles: Wet Areas like shower walls
External/Landscaping	Sandy areas will be prepared for residents to pave or interlock

PAYMENT TERMS

- > Subscribers shall be required to make all payments as stated in the offer letter.
- > Allocations are not final until 100% payment has been received by the Bank.
- > Subscribers shall be given possession of the property upon full payment of the purchase price, finder's fees, VAT as well as any other impositions which will be contained in the final allocation letter.
- > The Bank reserves the right to advise the developer to revoke any allocated unit if customer fails to adhere to agreed terms and conditions stated in the offer

DOCUMENTATION REQUIREMENTS

Prospective subscribers shall be required to provide the following:

- ▷ Duly Completed Home Ownership Form
- ▷ Means of Identification (driver's license, intl. passport, national ID)
- ▷ 2 Passport Photographs

ISSUANCE OF TITLE

Provisional Allocation letters only shall be issued to subscribers upon payment of 50% of the value of the house.

- ▷ Subscribers shall not be allowed to take possession of any house or commence alteration to the properties until 100% payment for the property is made.
- ▷ On 100% completion of the property, subscribers shall be given the following:
 - ▷ Final Allocation Letter
 - ▷ Deed of Sub-lease
 - ▷ Handover Certificate + House Key