



# Pleasant Places Estates

**APO, ABUJA**

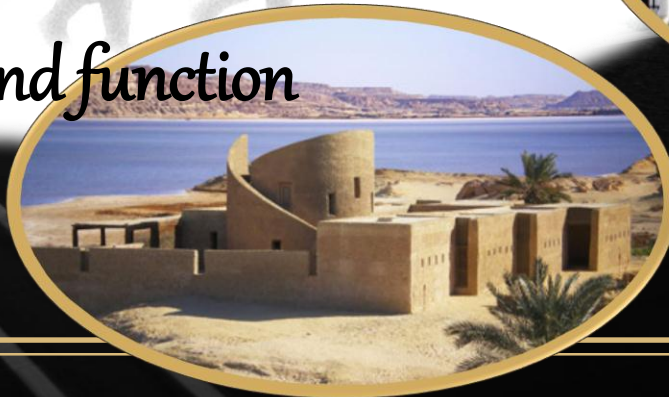






# FROM CAVES TO SKY SCRAPPERS

*Houses have evolved over the years in both  
form and function*







# HOUSING DEFINES CITIES

**“Real estate cannot be lost or stolen, nor can it be carried away... it is about the safest investment in the world.”**

**Franklin D. Roosevelt**



# Our Projects

CLOBEK CROWN ESTATE

TFP VINTAGE HOMES

PLEASANT PLACES



**“Buying real estate is not only the best way, the quickest way, the safest way, but the only way to become wealthy.” – Marshall Field**

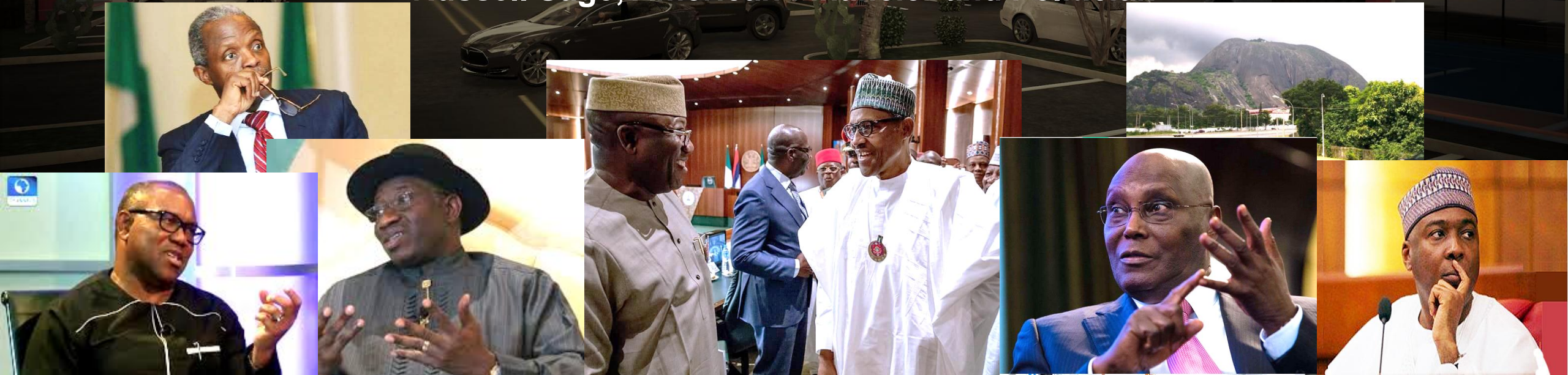




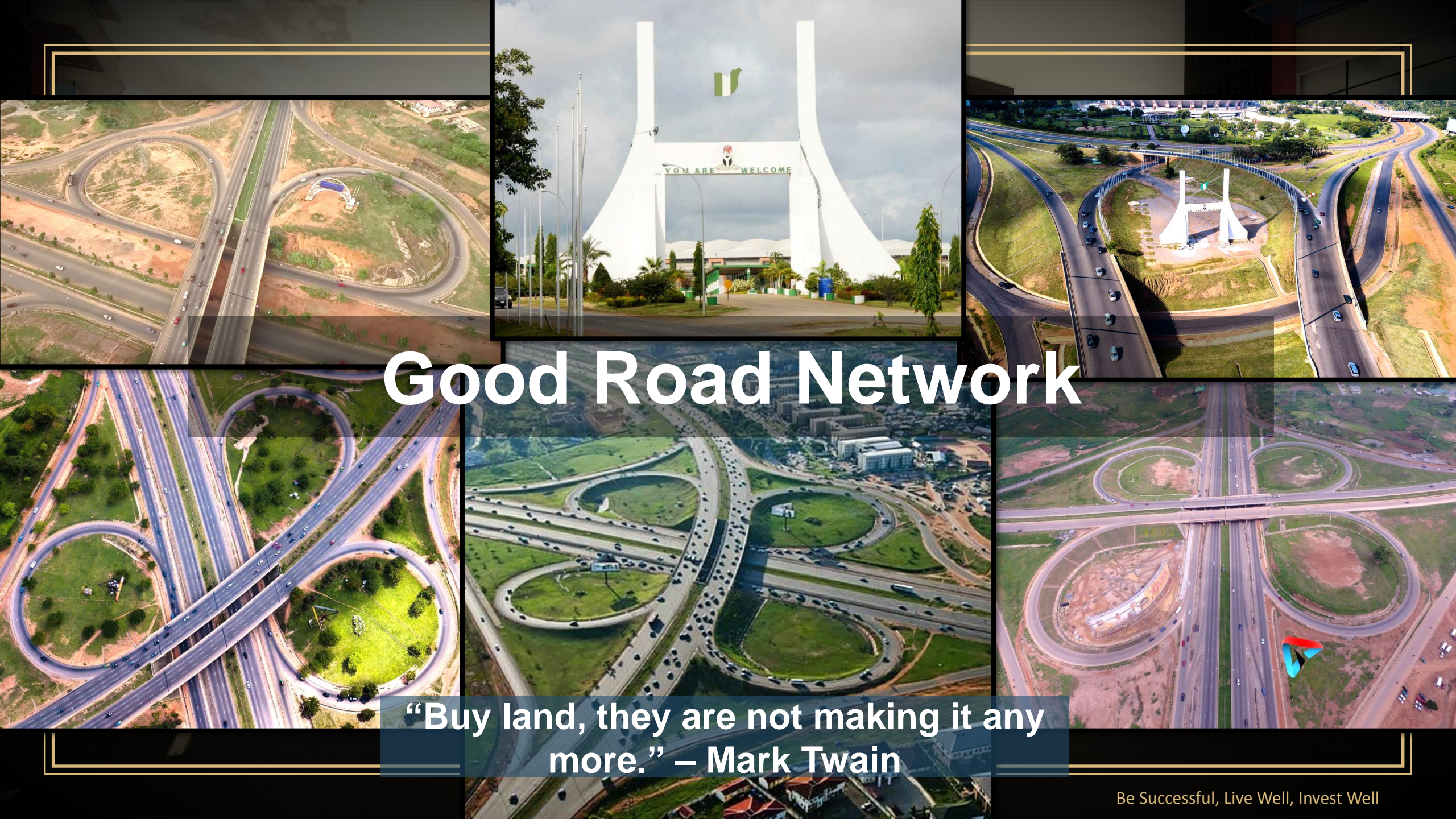
# Why Invest In Abuja?

“Real estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has devised. It is the basis of all security and about the only indestructible security.”

Russell Sage, American Financier and Politician





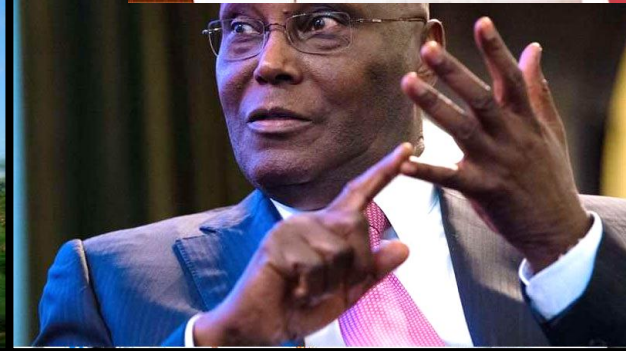
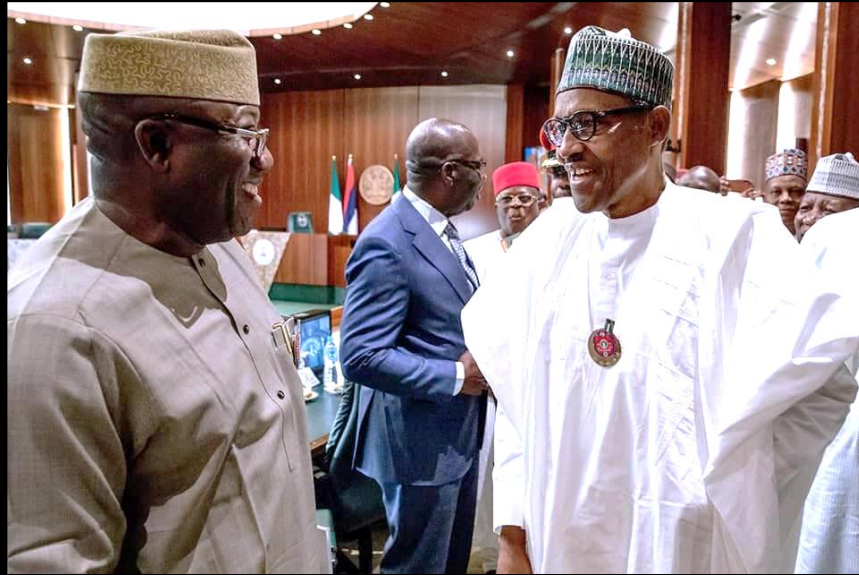


# Good Road Network

“Buy land, they are not making it any more.” – Mark Twain



# CENTRE OF POWER & POLICIES





# The seat of power offers the best of SECURITY



**“THE GOOD WE SECURE FOR OURSELVES IS PRECARIOUS AND UNCERTAIN UNTIL IT IS SECURED FOR ALL OF US AND INCORPORATED INTO OUR COMMON LIFE.” — JANE ADDAMS**





# Good Infrastructure

"Don't wait to buy real estate. Buy real estate and wait." -Will Rogers





# Conference Capital





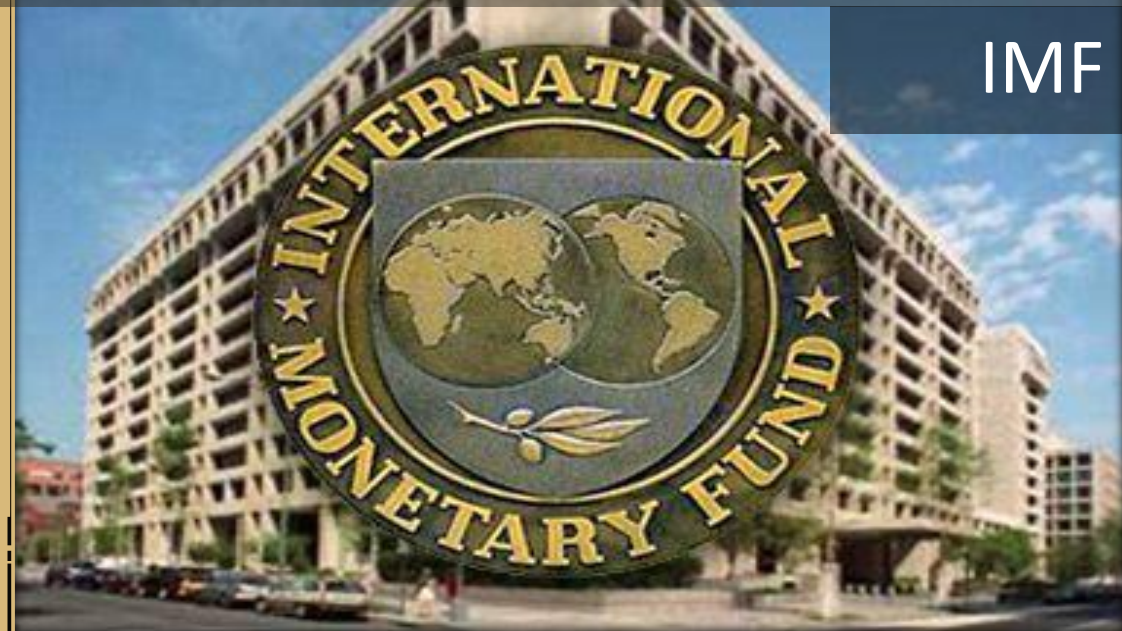


UN

# Diplomatic Institutions and Multinationals



World Trade Centre



IMF



A photograph of modern high-rise buildings in Abuja, Nigeria. The image shows several tall, multi-story structures with glass facades and concrete frames. In the foreground, there is a lower, reddish-brown building with white balconies and a satellite dish. The sky is clear and blue.

**TOP QUALITY ESTATES FOR HIGH PROFILE CLIENTS IN SHORT  
SUPPLY.  
ABUJA OFFERS RELATIVELY BETTER RETURNS FOR THIS CLASS**



# APO, ABUJA



HOSPITALS



LEGISLATIVE QUARTERS



SHOPPING MALL



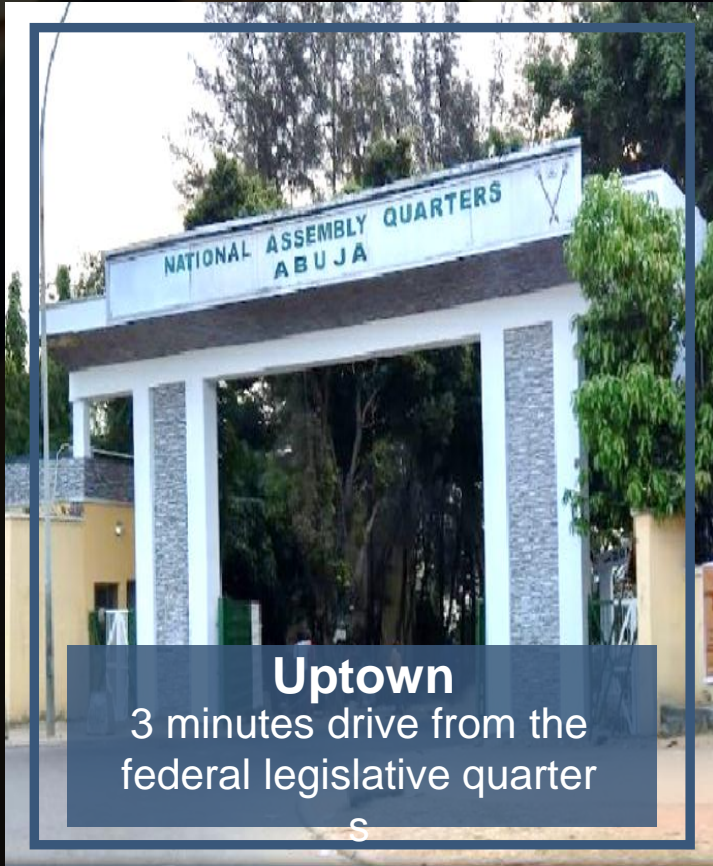
SHOPRITE



SHOPRITE

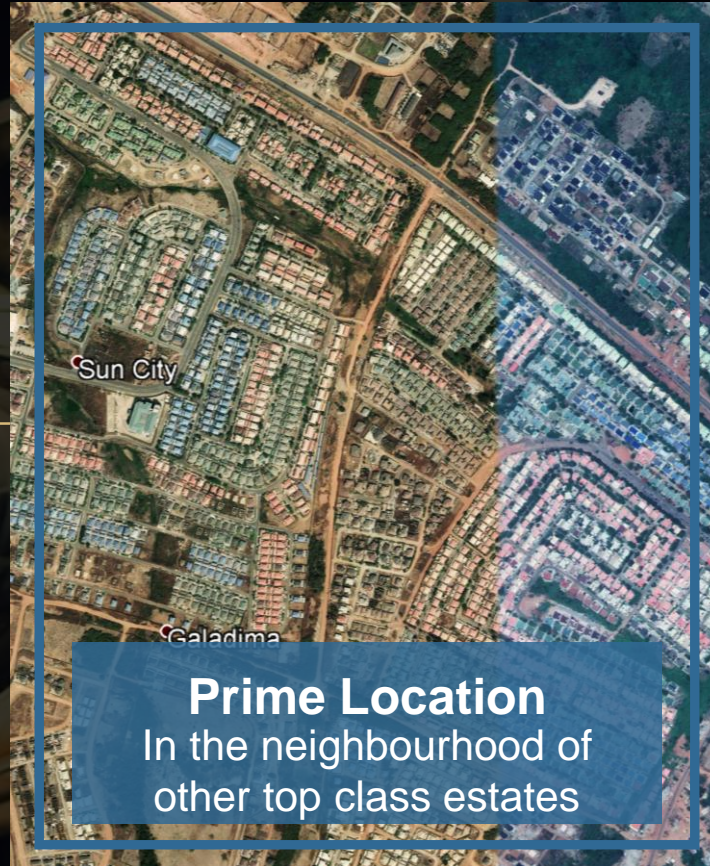


# PLEASANT PLACES ESTATES, APO



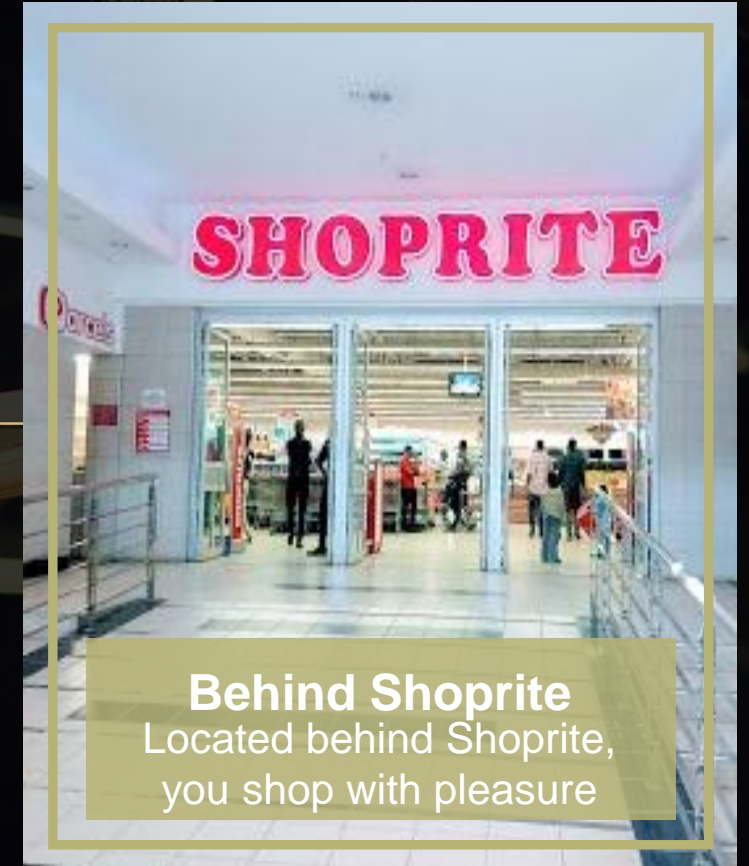
## **Uptown**

3 minutes drive from the federal legislative quarter



## **Prime Location**

In the neighbourhood of other top class estates



## **Behind Shoprite**

Located behind Shoprite, you shop with pleasure

Goes Beyond Providing Houses To Improving The Worth Of Life



# ADJOINING ESTATES



**BRAINS & HAMMERS**



**PLEASANT PLACES ESTATES**



**EFAB**



**STICKS & STONES**



**VALLEY VIEW ESTATE**

**"It's tangible, it's solid, it's beautiful. It's artistic, from my standpoint, and I just love real estate." - Donald Trump**

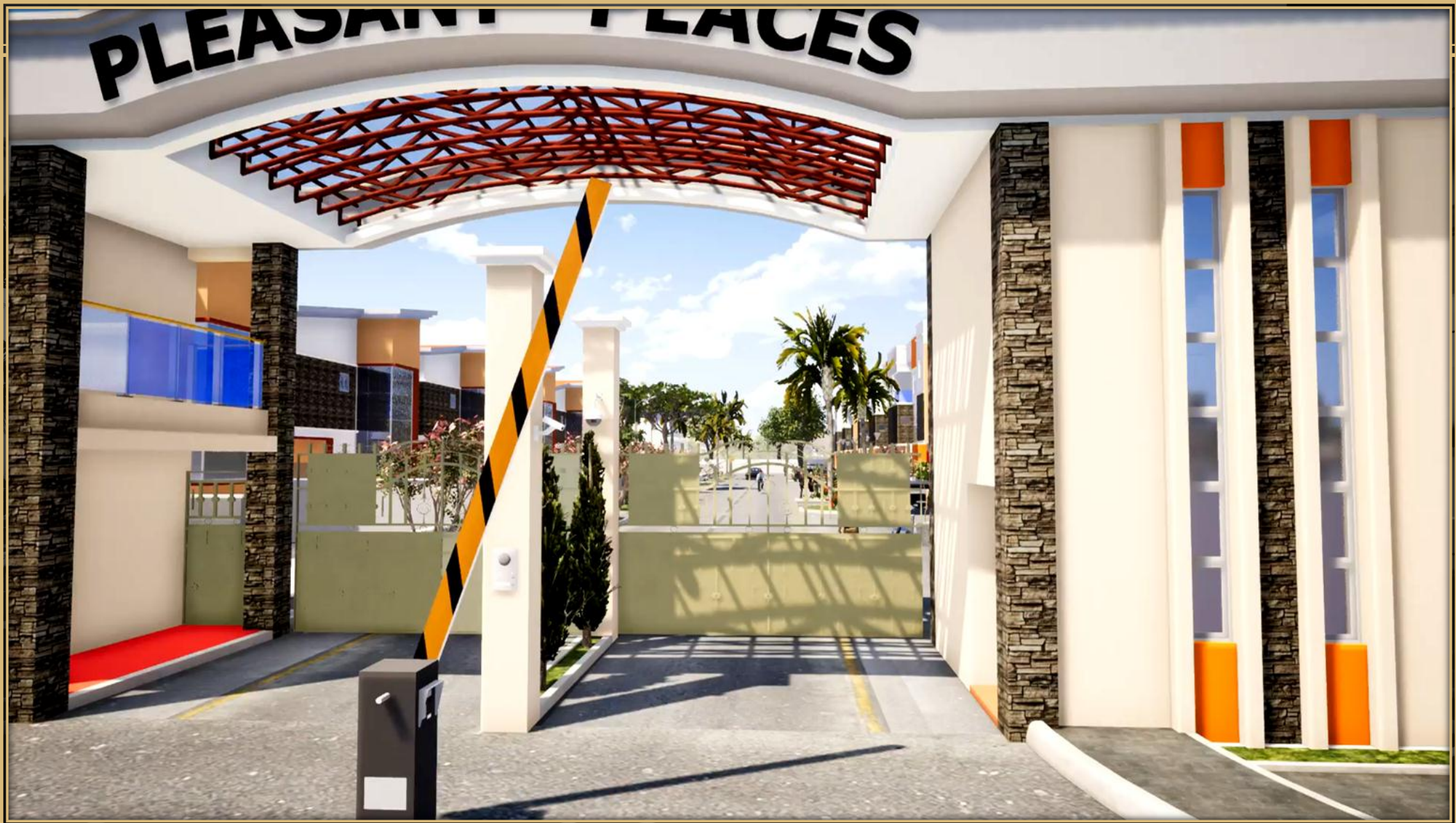


**A COMMUNITY**

**LIVE, WORK, & PLAY**







## ELECTRONIC ACCESS GATE





Community Centre



Terrace Apartments/Condo Flats



7-Bedroom Maisonettes



Service Apartments



Row House Duplexes



6-Bedroom Maisonettes

# HOUSE TYPES



# 6 & 7-BEDROOM MAISONNETTES

- 2 Master Bedrooms
- 3 Living Rooms
- 5 Bedrooms (ensuite plus Bq)
- Elevator & Stair Hall
- Visitor's Toilet
- Smoke Detector/Fire Alarm
- CCTV Cameras
- Courtyard/Garden
- Laundry/Gym Corner
- Electronic Gate



# 4 & 5-Bedroom ROW HOUSE DUPLEXES TIMELESS EDIFICE



- 2 Living Rooms
- 4 Bedrooms (ensuite)
- Visitor's Toilet
- Smoke Detector / Fire Alarm
- CCTV Cameras
- Laundry
- Electronic Gate



# INCOME IS NO BARRIER

## 3-BEDROOM TERRACES/CONDO APARTMENTS



- 3 Bedrooms(ensuite)
- Stair Hall
- Visitor's Toilet
- Smoke Detector / Fire Alarm
- Reserved Car Parking Lots.





# LUXURY SERVICE APARTMENTS

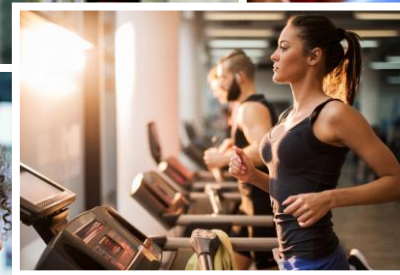
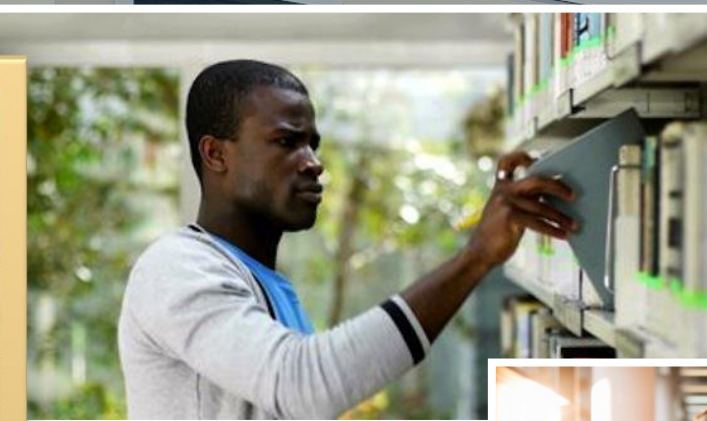
## 1, 2, & 3-Bedroom Luxury Service Apartments.

- Living Room
- Ensuite Bedrooms
- Elevator/CCTV Cameras
- Kitchen/Laundry
- Tasteful Furnishing.
- Recreation/Fitness Centre
- Tennis Court/Swimming Pool
- Smoke Detector/Fire Alarm
- Car Hire Services



# COMMUNITY CENTRE

## A COMMUNITY WITHOUT BOUNDS

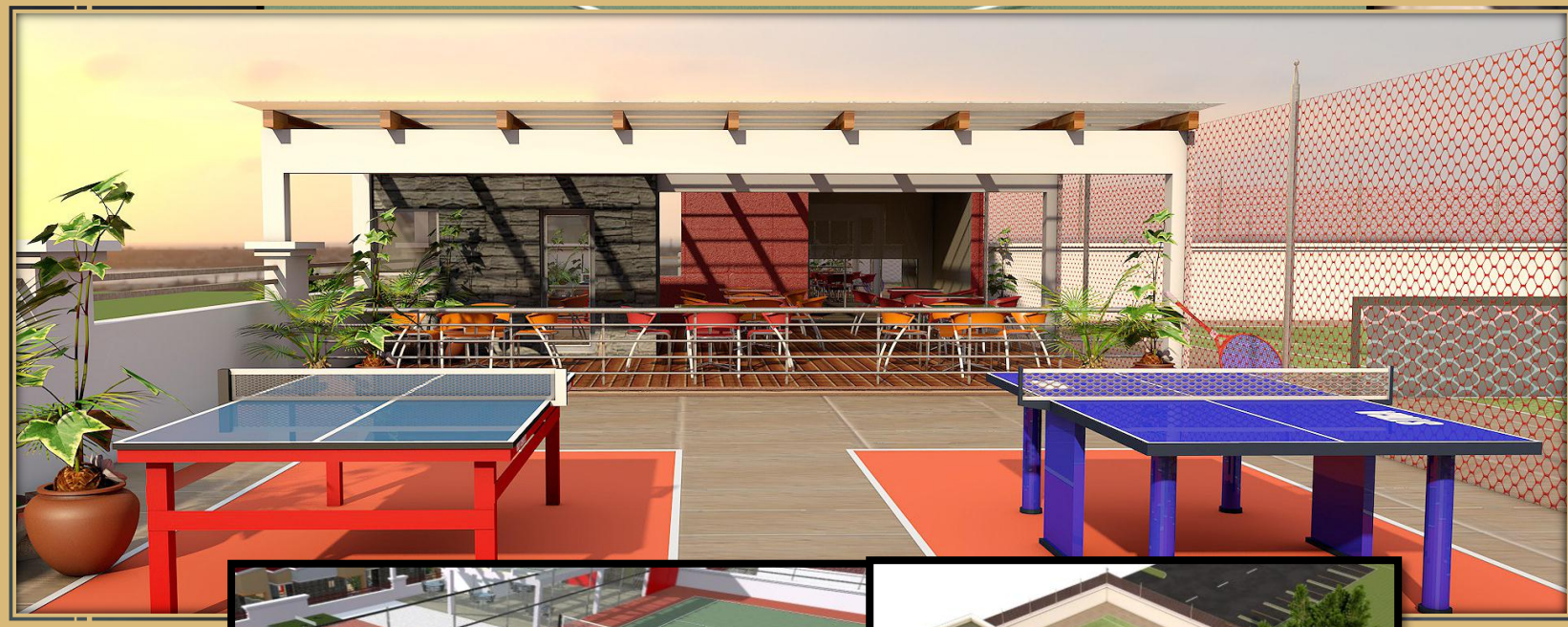


RESTAURANT/BAR/LIBRARY/SALON/GYM/CRECHE/TENNIS COURT/SWIMMING POOL/CAFÉ/MOVIES





# Rooftop Tennis Lawn



Serena &  
Rogers Are  
Dying To Play  
Here





# Michael Phelps will Train His Child Here for the 2034 Olympics







# COMMUNITY CENTRE POOL



**“It is not that we have too little time to do all the things we need to do, it is that we feel the need to do too many things in the time we have.” – Gary Keller**



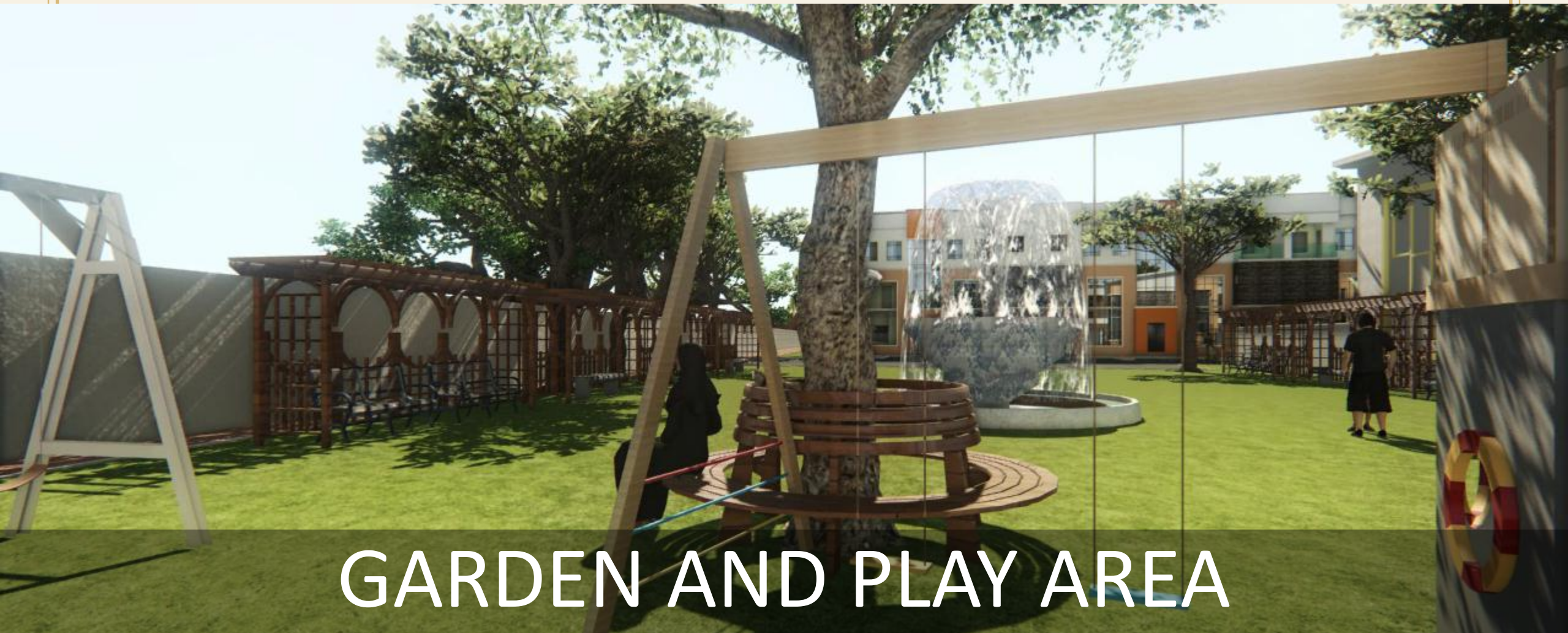


# Lush Greenery

## ECO-FRIENDLY ENVIRONMENT

“Someone’s sitting in the shade today  
because someone planted a tree a  
long time ago” – Warren Buffet





# GARDEN AND PLAY AREA

“If you don’t own a home, buy one. If you own a home, buy another one. If you own two homes, buy a third.” -John Paulson





**Obama's Great grand  
Child  
will attend our Creche**





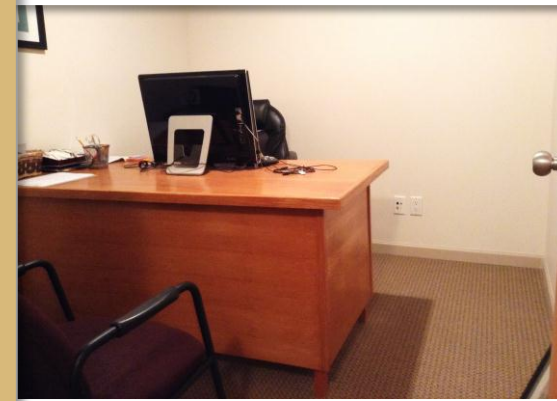
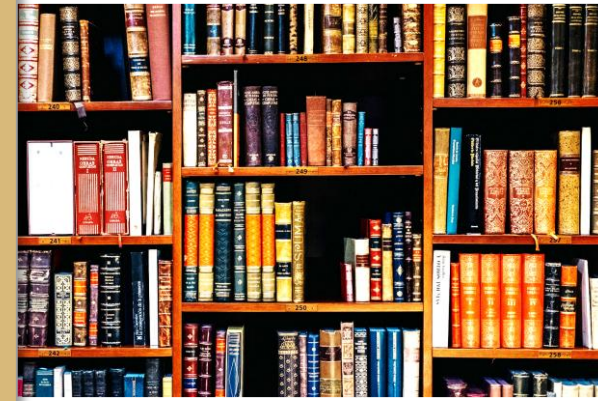


# Movie Theatre

**Thankfully PPA Residents won't miss the AVENGERS – 'Captain Marvel' 2020 Premier**



# OFFICES/CONFERENCE/LIBRARY/CAFE



Slated to host the 2030 world climate change conference



# RESTAURANT & SALONS

**“Owning a home is a keystone of wealth... both financial affluence and emotional security”.**  
**- Suze Orman**





# SECURITY

**“The Good We Secure For Ourselves Is Precarious And Uncertain Until It Is Secured For All Of Us And Incorporated Into Our Common Life.”**

**JANE ADDAMS**







# MANAGEMENT

Regular infrastructural  
maintenance and renewal by  
professionals





# BEFORE YOU BUY THAT PROPERTY!

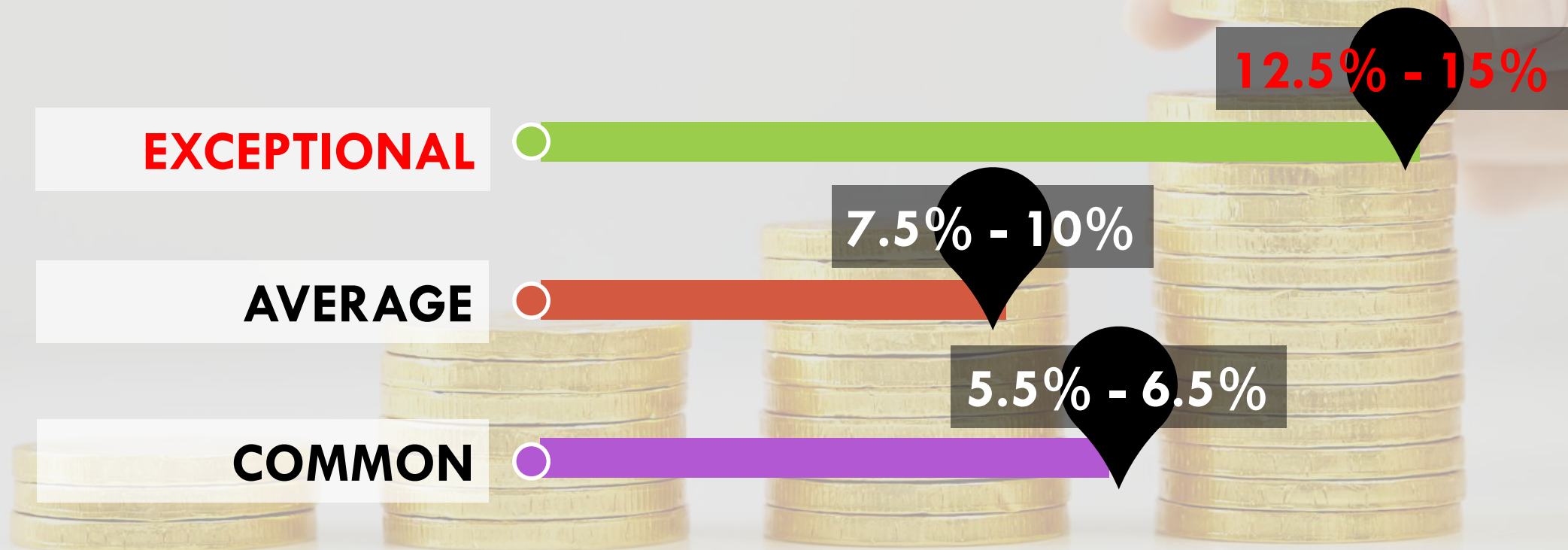
CONSIDER PRICES BUT BE MORE PERSUADED BY PROFITS REASONABLY  
ESTIMATED

- ☐ Returns On Investment (ROI)
- ☐ Payback Period (PBP)
- ☐ Net Present Value (NPV)
- ☐ Expected Future Value (EPV)



## OUR PROJECTIONS

# RETURNS ON INVESTMENT (ROI)





# SHORT PAYBACK PERIOD

**USAIN BOLT**

@15% R.O.I.



**PAYBACK IN 6.5 YEARS**

**VS**

**MO FARAH**

@7.5% R.O.I.



**PAYBACK IN 13 YEARS**

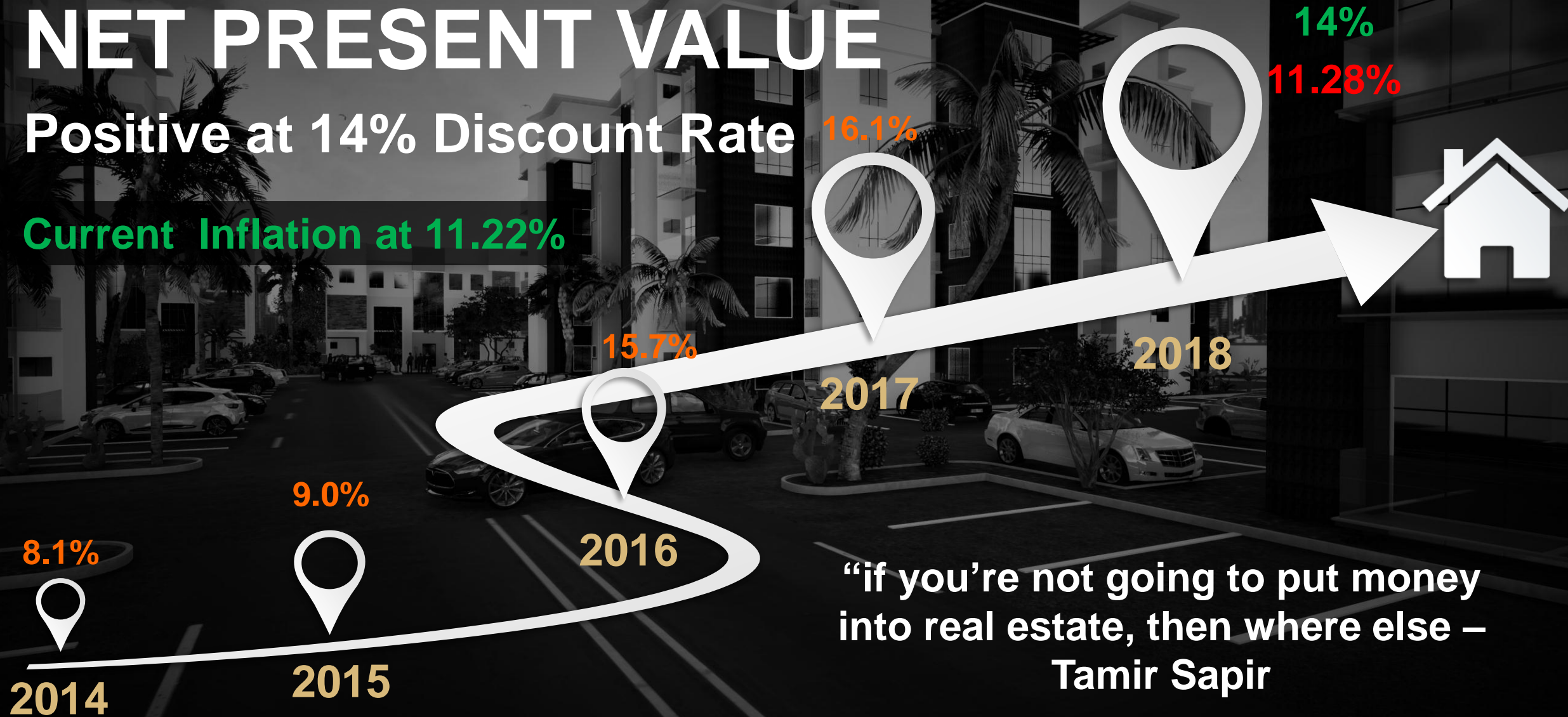
"Buy Land, They're Not Making It Anymore." – Mark Twain



# NET PRESENT VALUE

Positive at 14% Discount Rate

Current Inflation at 11.22%





# OUR PROJECTIONS

S/N	HOUSE TYPE	ROI	PAYBACK PERIOD	NET PRESENT VALUE	EXPECTED FUTURE VALUE
1	TERRACES	15%	6.5 YEARS	POSITIVE AT 14%	40% BY 5 <sup>th</sup> YEAR
2	ROW HOUSE	15%	6.5 YEARS	POSITIVE AT 14%	40% BY 5 <sup>th</sup> YEAR
3	6-BED MAISONETTES	10%	10 YEARS	POSITIVE AT 12%	70% BY 2 <sup>nd</sup> YEAR
4	7-BED MAISONETTES	10%	10 YEARS	POSITIVE AT 12%	70% BY 2 <sup>nd</sup> YEAR
5	SERVICE APARTMENTS	20%	5 YEARS	POSITIVE AT 14%	40% BY 5 <sup>th</sup> YEAR



# OUR CONFIDENCE: OUR UNIQUENESS



A RESIDENTIAL ESTATE WITHIN A SERVICE APARTMENT  
FACILITY



# LARGEST SERVICE APARTMENT FACILITY IN THE FCT

## MAKES ALL THE DIFFERENCE





# WHAT YOU'LL GET WHEN YOU BUY INTO PLEASANT PLACES



**Good title –  
certificate of  
occupancy.**



**An enriching and  
quality lifestyle,  
contemporary  
style and taste**



**A prime property  
in a prime  
location within  
the Abuja City  
Centre**



**A secure  
community**



**Healthy Return  
and Good Rate  
of capital  
appreciation**



# LANDLORDS GROW RICH IN THEIR SLEEP – JOHN STUART MILL





# SAVINGS IS NOT AN INVESTMENT


THAT'S NOT A RAT  
IT'S INFLATION  
EATING UP SAVINGS



INVEST WISELY THIS  
YEAR





A modern kitchen with a large island, wooden cabinets, and a brick wall. The island has a white countertop and a blue backsplash. There are various items on the island, including a pineapple, a bottle of wine, and some fruit. The kitchen is well-lit with recessed ceiling lights and a large window in the background.

**“If you don’t own a home, buy one. If you own a home, buy another one. If you own two homes, buy a third.” -John Paulson**

**“Don’t wait to buy real estate. Buy real estate and wait.”  
-Will Rogers**

**BUY PLEASANT PLACES –  
IT WILL MAKE ALL THE DIFFERENCE IN YOUR PROPERTY  
INVESTMENT PORTFOLIO**





*Thank You*

**Be Successful, Live Well, Invest Well**

Phone

**+234 09 291 9034; +234 802 982 3593**

Email

**info@clobekhousingestates.com**