



**DREAMCITY**  
RESIDENCE  
**KARMO - ABUJA**

- **6 years ROI (50% from annual rent & 50% on appreciation)**
- **Earn within 8 - 10% ROI on annual rent**
- **2 years money back guarantee on structural defects.**
- **Located within Abuja metropolis**

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# ADVANTAGES

## 6 YEARS ROI

50% FROM ANNUAL RENT  
50% APPRECIATION

## SUITABLE

FOR MONTHLY  
STAY  
APARTMENTS

## DEVELOPED

& SECURED  
ENVIRONMENT  
WITH MODERN  
INFRASTRUCTURE

## 1 MIN DRIVE

FROM NIZAMIYE  
TURKISH HOSPITAL

## 4 MIN DRIVE

TO NILE AND BAZE  
UNIVERSITY

## BESIDE

JULIUS BERGER  
SENIOR STAFF  
QUATERS

## 30 MINS DRIVE

TO THE  
INTERNATIONAL  
AIRPORT

## 15 MINS DRIVE

TO CENTRAL  
BUSINESS DISTRICT

## 10 MINS DRIVE

TO ABUJA  
TRAIN STATION



## 2 BEDROOM APARTMENT

Rental Value: ₦3M

Type A

₦33,250,000

Type B

₦35,625,000





## 3 BEDROOM APARTMENT

(2 suspended floors)

**Rental Value: ₦3.5M - 4m**

Type A (without BQ)

**₦45,125,000**

Type B (with BQ)

**₦49,875,000**



4 BEDROOM TERRACE with BQ  
(2 suspended floors) **Rental Value: ₦5.5 M**

**COMPLETED**  
**₦87,400,000**

**SEMI-COMPLETED**  
**₦56,810,000**



4 BEDROOM SEMI  
DETACHED DUPLEX with BQ (2 suspended floors)  
**Rental Value: ₦6.5 M**

**COMPLETED**  
**₦104,500,000**

**SEMI-COMPLETED**  
**₦67,925,000**



## ESTATE FEATURES

24/7 Central Electricity supply with;

- I. 2 Units 500kva Transformer
- II. Underground Armored Cable Wiring Network
- III. 2 Units 500kva backup generator

Central Water System with dedicated metering for each unit.

Central Security system with;

- i. Gate House
- ii. Central Camera System (CCTV)
- iii. Central Call Clearing System for residents

Contemporary (solar powered) Street Lighting.

Beautiful landscaping and greenery.

Estate mini-mart

Play Ground, Recreational Facilities for Children.

Sports:

- i. Table Tennis
- ii. Mini Basket Ball Court

# ROYAL GARDENS ESTATE

Adjacent VGC Lekki

Secure, serene and high class environment



## OUR OFFERING

4 bedroom duplexes with full-sized BQ on 1 suspended floor.

## OUR ADVANTAGES

- 10% Yearly appreciation
- Secure and serene environment
- 5 Years money back guarantee for structural defects
- Free 1 Year service charge & metering
- Steady power supply
- Zero flood issues





**4 bedroom duplex with BQ**

## **PLOT SIZES**

### **TYPE A**

520 - 550 SQM

### **TYPE B**

400 - 425 SQM

### **TYPE C**

500 - 520 SQM





# PROJECT PROGRESS

6 TO 12 MONTHS DELIVERY



## Semi Completed Housing Units (Delivery Schedule)

1. Structural works completed to roofing level with roof covering.
2. Electrical and plumbing pipings.
3. A/C Unit piping
4. Internal and External plastering
5. Perimeter fencing (Civil works only i.e. Ground beam and block works)

## PRICE

<b>4 Bedroom Duplex</b> (Completed) with attached full sized BQ	<b>Type A</b> N225,000,000	<b>Type B</b> N215,000,000	<b>Type C</b> N220,000,000
<b>4 Bedroom Duplex</b> (Semi Completed) with attached full sized BQ	<b>Type A</b> N148,000,000	<b>Type B</b> N135,000,000	<b>Type C</b> N143,000,000

### Head Office

Plot 829, Emmanuel Aguna Crescent,  
Off Idris Ibrahim Crescent, Jabi

### Lagos Office

Plot A104, Olu Crescent, Royal Gardens  
Lekki

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