

MARIGOLD GARDENS

A Sophisticated Mix of GRANDEUR, MODERNISM & ELEGANCE.

by

J & F REALTORS

(A Subsidiary of J & F Consultancy International Limited)

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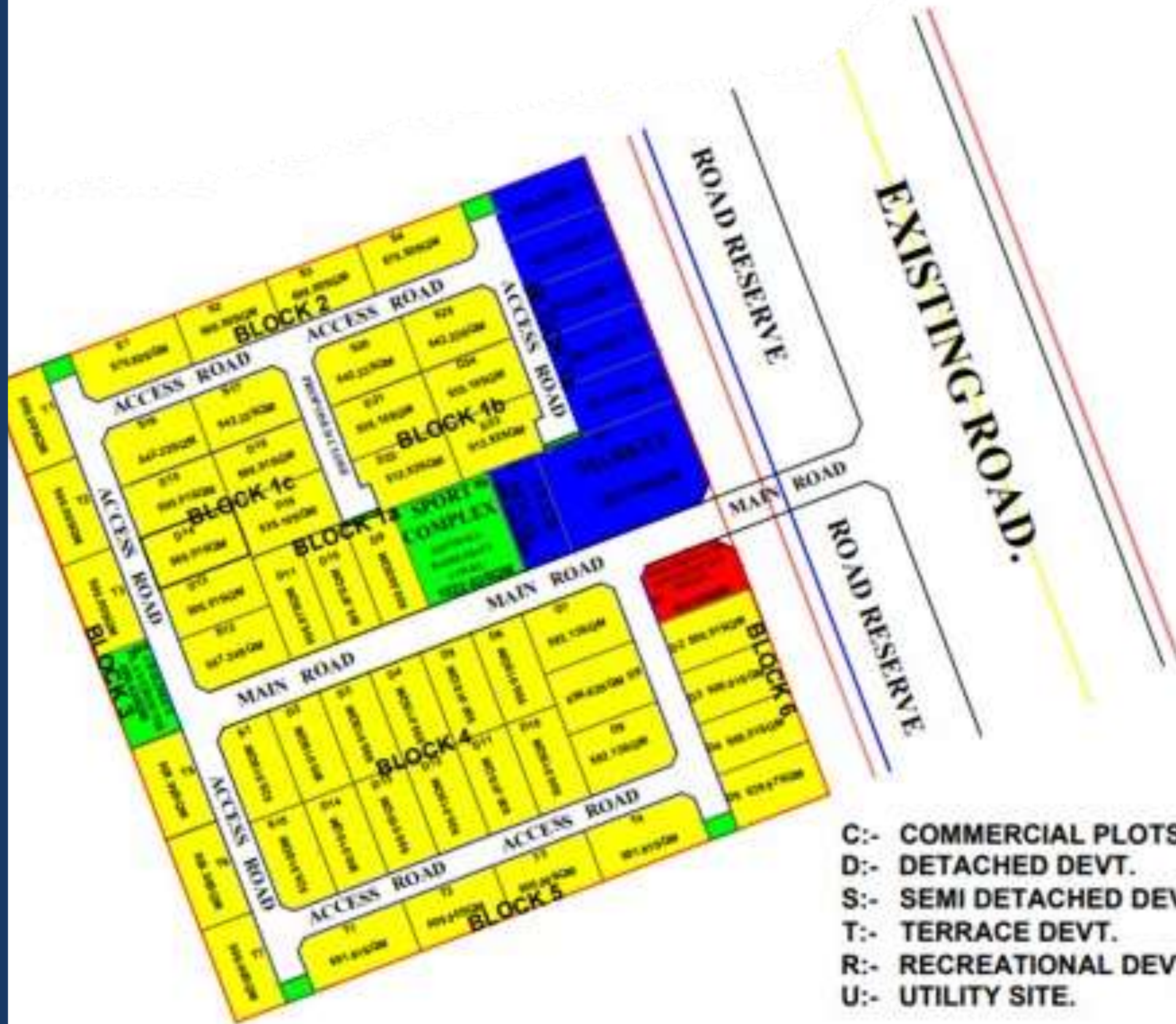


MARIGOLD GARDENS

- ➔ Marigold Gardens is a 10-acre gated community, skillfully planned and laid out with dedicated areas for residential and recreational purposes. It is a site and serviced estate designed for the middle class and upwardly mobile professionals who desire to live in the 'New Lagos'.
- ➔ The estate is located at ILAMIJA ALARO CITY, Ibeju-Lekki along the Lekki Corridor of Lagos State and it comprises of 58 Serviced plots of land measuring a minimum of 500sqm
- ➔ MariGold Gardens is located in a serene environment, besides Alaro City and within close proximity of the proposed new International Airport, Sea Port, etc.
- ➔ CLOSE to Amen Estate Phase 3
- ➔ The estate is situated at the Lekki Free Trade Zone.



MARIGOLD LAYOUT



- C:- COMMERCIAL PLOTS = 7 PLOTS
D:- DETACHED DEVT. = 29 PLOTS
S:- SEMI DETACHED DEVT.= 10 PLOTS
T:- TERRACE DEVT. =10 PLOTS
R:- RECREATIONAL DEVT. =2 PLOTS(+5 GREEN SPACES)
U:- UTILITY SITE. =1 PLOT.

WHY MARIGOLD GARDENS?

DRY Land

Good Land Title
(C of O)

Adjacent to the new
International Airport
development

Besides Alaro City
(Free Trade Zone)

Located within 5 minutes
proximity of the newly
completed Lagos-Epe
Expressway. Its 100m meters
access road makes it a
perfect spot to connect to
this great work of
engineering in Lagos State,
Nigeria.

Great selection of
luxury homes

Excellent facilities
which include a
children's playground,
Sports Complex, Club
House, etc.

Phenomenal
investment
opportunity

WHY MARIGOLD GARDENS?

MariGold Gardens is devoid of any encumbrances from 'Omoniles' or the government.

Governmental planned construction of major, exciting infrastructures with great international interest around MariGold Gardens include:

There is also the added value effect of the Free Trade Zone which defines and increases the values of properties within the terrain.

Lekki International Airport

Lekki Deep Sea Port

Gas Power Plant

Sewage Treatment Plant

International Golf Course

Roads & Rail Network

Security

Ibeju-Lekki is designated to become West Africa's Tourism and Leisure Hotspot and MariGold Gardens plot ownership ensures that you benefit from this great opportunity.

WORLD-CLASS STANDARDS & UNIFORMITY

Delivering community-building solutions is what we do best. We apply our comprehensive, well thought-out community concept approach to ensure that developments are fully consistent with government objectives in economic development and urban planning.

We aim for world-class standards.

In order to achieve world-class standards and also attain a level of uniformity within the Estate, the residential area has been zoned into three different parts to accommodate the following house types:

Zone A

Detached Houses

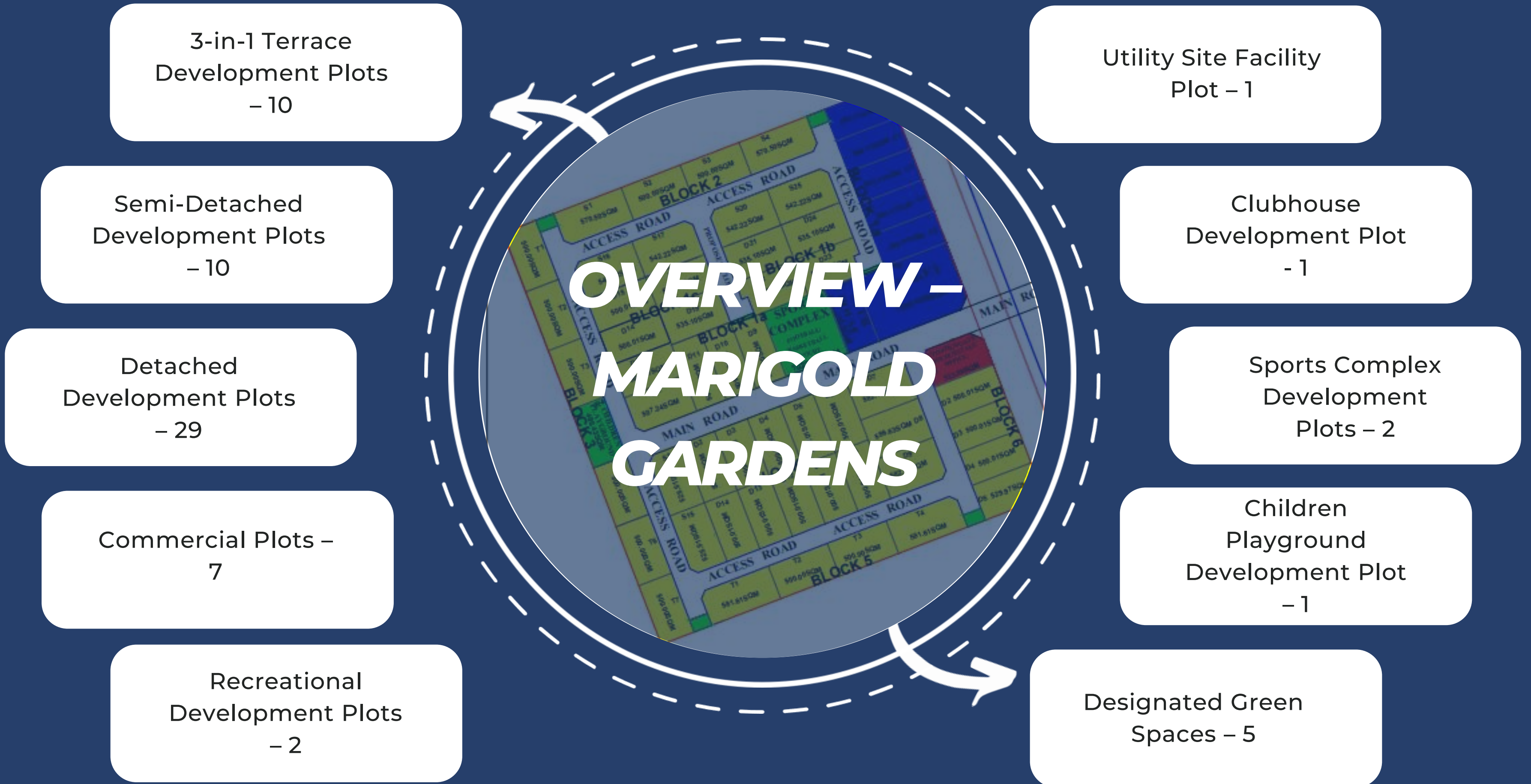
Zone B

Semi-detached
Houses

Zone C

Terrace Houses

Also, there are stipulated, stunning building prototypes which represent a great mix of grandeur, modernity and elegance.



3-in-1 Terrace Development Plots – 10

- 3 x 4 Bedroom Terrace
- 3 x 6 Toilets & 5 Bathrooms
- All Rooms Ensuite
- Walk-in Closets
- Multiple Terraces
- Super-spacious Master Domain
(Whole Floor!)
- 3:1 Swimming Pool
- BQ



*All images are under revision and are subject to change.

SEMI-DETACHED DEVELOPMENT PLOTS – 10

- 2 x 5 Bedroom Semi-Detached
- 2 X 7 Toilets & 6 Bathrooms
- All Rooms Ensuite
- Walk-in Closets
- Multiple Terraces
- Spacious Master Domain
- Private Swimming Pool
- BQ



Detached Development Plots – 29

➔ Super-Spacious 5
Bedroom Detached

➔ High-Ceilings

➔ 3 Lounges

➔ Gym

➔ Cinema Room

➔ Luxuriously Designed

➔ Wet & Dry Kitchens

➔ 7 Toilets & 7 Bathrooms

➔ All Rooms Ensuite

➔ Walk-in Closets

➔ Multiple Sit-Out
Terraces

➔ Luxurious Master Domain

➔ XL Private Swimming Pool

➔ Guest Apartment



LAND ACQUISITION AT MARIGOLD GARDENS:

PAYMENT/PURCHASE STRUCTURES

OUTRIGHT PAYMENT – **N10M** per plot of
land

PAYMENT PLANS

6 MONTHS INSTALMENT

N10.5M per plot of land

N3M initial deposit;
N1.5M for the next 5
months

12 MONTHS INSTALMENT

N11M per plot of land

N3M initial deposit;
N727,272 for the next 11
months

Land Acquisition at MariGold Gardens: FAQ

Q: WHAT TYPE OF TITLE DOES THE DEVELOPER HAVE ON THIS PROPERTY?

A: C of O and a Survey Plan.



Q: WILL I HAVE TO DEAL WITH THE OMONILES?

A: NO, you will not deal with the 'Omoniles'. We have absolutely taken that burden off you as we have completely sorted out all fees due to them.



Q: WHERE IS THE ESTATE LOCATED?

A: The estate is located at Ibeju-Lekki, off the Lekki-Epe expressway road and less than 100 meters off the expressway.

J&F REALTORS Land Acquisition at MariGold Gardens: FAQ

Q: IS THE ROAD TO THE ESTATE MOTORABLE IN DRY OR RAINY SEASON?

A: The road from the express leading to the estate road is graded and motorable.

Q: IS THE LAND SWAMPY?

A: The land is not swampy; IT IS A VERY DRY LAND.

Q: WHAT OTHER FEES WILL THE SUBSCRIBER BE REQUIRED TO PAY?

A: Survey/ Legal Fees and Developmental levies.

Q: WHAT FORM OF DOCUMENTATION DO I GET?

A: Receipt, Contract of Sale (within 5 working days of initial payment), Letter of Allocation (upon completion of payment and readiness to build), Estate Covenants, Survey Plan and Deed of Assignment preparation documents.

**Off-Plan
Building
Payments
Available**



WWW.J&FGROUPINTERNATIONAL.COM

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