

VOLUME 2, FEB 2022



INITIAL DEPOSIT

N1M

LOCATION: **MOWE**
TITLE: **COFO**



ABOUT D'LUXE BESPOKE

The idea of D'Luxe Bespoke Residence is to create luxury private communities in fast growing locations where quality is put into details. It's carefully conceptualized to give you well planned environments with lush green gardens, extensive walkways and modern infrastructures.

We offer a range of life-enhancing amenities and facilities to discover a peaceful space to unwind and relax with the family with a more convenient and flexible payment plan.



D'LUXE BESPOKE OVERVIEW



DESCRIPTION

Sitting on above 16,000sqm, D'Luxe Bespoke is property distributed. Bearing in mind our 2&3 Bedroom Semi-Detached bungalow & our 2&3 Bedroom apartments. The 2&3 bedroom Semi-Detached Bungalows have 5 blocks each making a total of 20 units. Asides, the formal, it includes includes Infrastructure such as: Children Playground, Underground Electrification, 24/7 Security, 24/7 CCTV Coverage, Lush Greenry, Spacious Living Room etc.

Why invest in Mowe



Mowe (Ogun State) has one of the fastest growing economy in Nigeria and one of the fastest in west Africa compared with other local governments and developing regions in Nigeria, What is causing the high influx of investors into the state.

- 1. High Investment potentials in industrialization and commerce.** This includes the proposed Nigeria brewery factory, the Dangote sugar mill, the GDK tiles factory, proposed Toyota assembly parts.
- 2. Access to market.** Ogun state as the closest to Lagos state is benefitting immensely from its proximity and is growing exponentially as an investment hub. Move offers ready access to 181 million consumers in the Nigeria market, the third largest English speaking population in the world.
- 3. Infrastructure.** Mowe has a well developed physical and telecommunication infrastructure, including an extensive network of trunk roads and easy access to ports and air ports.
- 4. Population Influx:** Mowe has a high population influx compared to other parts of Ogun state this is so because of the high volume of religious activities, industrialization and commercialization in the region.
- 5. High ROI on real estate investment:** This axis is termed the new direction of growth, with a guaranteed maximum R.O.I As an emerging market it has the tendency of 300% growth profit index for investors.
- 6. Best Deal for Real Estate Investors:** It's good investment opportunity for investors who can foresee a growing market force. Those that take advantage of rock bottom prices of real estate will ultimately become the millionaires of the nearest future, Victoria Island, Ikoyi, VGC, Banana Island etc are all a case study.



Why invest in **D'luxe Bespoke**

High Capital appreciation

Eco-friendly environment

Top-grade infrastructures

Proximity of huge developments

36Months Flexible payment plan

Annual Guaranteed Rental Income

This region is attracting major investors and developers; poised for great rental returns and capital appreciation.

ESTATE FEATURES

Infrastructure

-  Paved roads
-  Covered drainage
-  Perimeter fencing & Gate House
-  Street Lights
-  Pedestrian Boulevard
-  CCTV Camera
-  Modern Electrification & uncompromising security details.

Neighbourhood

Other major development with the region include:

- Pentagon Estate
- Christopher University
- Private Educational Institutions
- Visible infrastructure amongst others.



2 BEDROOM SEMI-DETACHED

PRICE LIST

CUSTOM FINISHING

Outright:	N13M
6 Months:	N14M
12 Months:	N15M
18 Months:	N16M
24 Months:	N17M
30 Months:	N18M
36 Months:	N19M

CLASSIC FINISHING

Outright:	N15M
6 Months:	N16M
12 Months:	N17M
18 Months:	N18M
24 Months:	N19M
30 Months:	N20M
36 Months:	N21M

LUXURY FINISHING

Outright:	N21M
6 Months:	N22M
12 Months:	N23M
18 Months:	N24M
24 Months:	N25M
30 Months:	N26M
36 Months:	N27M

A well presented 2 bedroom Semi Detached bungalow with amenities such as;

- Contemporary decor
- Well sized living room
- Top notch kitchen fitting
- Toilets
- All rooms are luxury en suites,
- Well spaced parking lots, Green area

FLOOR PLAN

2 BEDROOM SEMI-DETACHED

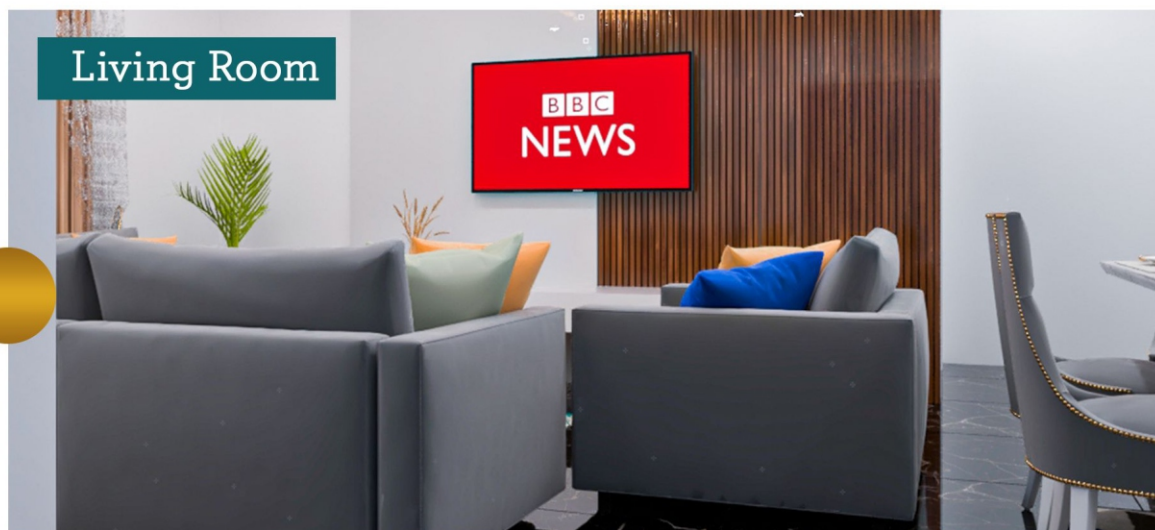
- Entrance
- Living Room
- Dining
- Master Bedroom
- Bedroom 2
- Kitchen
- Visitor's Toilet
- Bedroom Toilet
- Lobby



Interior

2 Bedroom Semi-Detached

Living Room



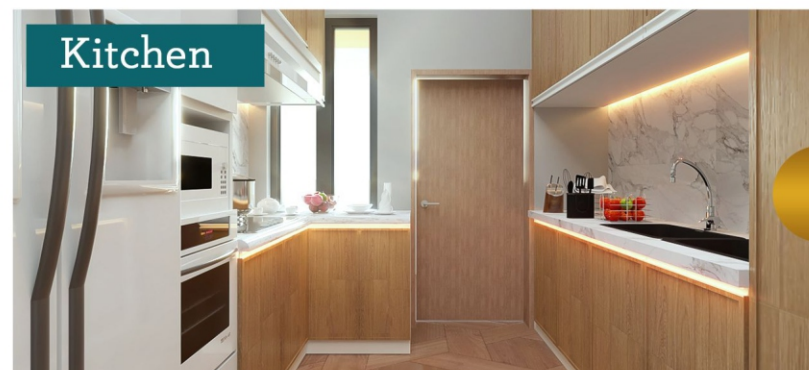
Dining Arena



Bedroom



Kitchen



Cross Section (Living Room)



3 BEDROOM SEMI-DETACHED

PRICE LIST

CUSTOM FINISHING

Outright:	N15M
6 Months:	N16M
12 Months:	N17M
18 Months:	N18M
24 Months:	N19M
30 Months:	N20M
36 Months:	N21M

CLASSIC FINISHING

Outright:	N18M
6 Months:	N19M
12 Months:	N20M
18 Months:	N21M
24 Months:	N22M
30 Months:	N23M
36 Months:	N24M

LUXURY FINISHING

Outright:	N23M
6 Months:	N24M
12 Months:	N25M
18 Months:	N26M
24 Months:	N27M
30 Months:	N28M
36 Months:	N29M

A quaint 3 Bedroom Semi-Detached bungalow that accommodates;

- Massive living room
- Toilets
- A masters bedroom with prime interior
- All room en suite, fitted wardrobe
- Modern Kitchenette
- Parking lots, Green area.

A property that will house your family just perfectly

FLOOR PLAN

2 BEDROOM SEMI-DETACHED

- Entrance
- Living Room
- Dining
- Master Bedroom
- Bedroom 3
- Kitchen
- Visitor's Toilet
- Bedroom Toilet
- Lobby



Interior

3 Bedroom Semi-Detached

Bedroom



Kitchen



Living Room



Dining Arena



Cross Section (Living Room)



2 BEDROOM APARTMENT

PRICE LIST

CUSTOM FINISHING

Outright:	N15M
6 Months:	N16M
12 Months:	N17M
18 Months:	N18M
24 Months:	N19M
30 Months:	N20M
36 Months:	N21M

CLASSIC FINISHING

Outright:	N22M
6 Months:	N23M
12 Months:	N24M
18 Months:	N25M
24 Months:	N26M
30 Months:	N27M
36 Months:	N28M

LUXURY FINISHING

Outright:	N25M
6 Months:	N26M
12 Months:	N27M
18 Months:	N28M
24 Months:	N29M
30 Months:	N30M
36 Months:	N31M

A 2 bedroom apartment with facilities such as;

- Well defined interior
- cozy living room
- Kitchen
- Dining
- Toilets
- All Rooms ensuite.

Definitely the perfect apartment for the height lovers.

FLOOR PLAN

2 BEDROOM SEMI-DETACHED

- Entrance
- Living Room
- Dining
- Master Bedroom
- Bedroom 2
- Kitchen
- Visitor's Toilet
- Bedroom Toilet
- Lobby
- Stair Hall
- Kitchen Store



Interior

2 Bedroom Apartment

Living Room



Bedroom



Kitchen



Dining Arena



Cross Section (Living Room)



3 BEDROOM APARTMENT

PRICE LIST

CUSTOM FINISHING

Outright:	N15M
6 Months:	N16M
12 Months:	N17M
18 Months:	N18M
24 Months:	N19M
30 Months:	N20M
36 Months:	N21M

CLASSIC FINISHING

Outright:	N22M
6 Months:	N23M
12 Months:	N24M
18 Months:	N25M
24 Months:	N26M
30 Months:	N27M
36 Months:	N28M

LUXURY FINISHING

Outright:	N25M
6 Months:	N26M
12 Months:	N27M
18 Months:	N28M
24 Months:	N29M
30 Months:	N30M
36 Months:	N31M

An ultra modern 3 bedroom apartment that musters:

- A well sized living room, toilets
- A master's Bedroom
- Parking lots
- Green Area
- All rooms ensuite with fitted wardrobe

Varieties for height lovers and if you don't like heights, well, you have no worries, perfect to house a family with kids running around.

FLOOR PLAN

2 BEDROOM SEMI-DETACHED

- Entrance
- Living Room
- Dining
- Master Bedroom
- Bedroom 3
- Kitchen
- Visitor's Toilet
- Bedroom Toilet
- Balcony
- Lobby
- Stair Hall
- Kitchen Store
- Terrace



Project Delivery

2&3 Bedroom Semi-Detached Bungalow

12 Weeks After Full Payment

2&3 Bedroom Apartment

24 Weeks After Full Payment

Statutory Fee

Developmental Fee: **N2,750,000** (Subject to Review)

Survey: **N400,000** (Optional)

Legal Fees: **5%**

INITIAL DEPOSIT

N1,000,000


D'Luxe
BESPOKE



Developed & Marketed

Developed By:



Chateau Royal Real Estate

Chateau Royal Real Estate Limited is a real estate company incorporated with realty services to first- time & subsequent home-owners who value royal experience and are estate savvy. We are positioned to provide real estate investment solutions that exceed your expectation with technology driven innovative services.

Marketed By:



Adloyalty Business Network

Website: www.adloyaltybn.com

 @adloyaltybn  @adloyalty_bn

  Adloyalty Business Network

For Enquiries & Inspection

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