



Holiday  
Homes



# 3 Bedroom Holiday Homes

 IBONWON, EPE



# Why Choose The Aces?

Following our successful launch and delivery of The Aces 2 Bedroom Project, we have taken it a step further and decided to launch The Aces 3-Bedroom Holiday Homes Project.

The ACES 3-Bedroom Holiday Homes comprise a collection of well-designed 3-Bedroom Bungalows situated in the rapidly developing and peaceful town of Epe, Lagos. These homes are specifically crafted to create a delightful holiday ambiance.

Our objective with this project is to provide discerning Real Estate investors with an opportunity to own their own holiday homes, where they can escape the busyness of Lagos whenever they desire, while also generating substantial rental income when the properties are unoccupied.

To ensure an atmosphere of tranquility and serenity befitting a holiday home, we will be offering essential infrastructure such as 24-hour power supply, treated water, well-maintained paved roads, and covered drainage systems.

In order to guarantee you and your guests an unparalleled tranquil holiday experience, we have incorporated a variety of outdoor amenities, including a swimming pool, a fully equipped gym, a pharmacy, an outdoor bar, an indoor games house, and relaxing sit-out areas.

The security of the estate is of utmost importance to us, and thus we have implemented 24-hour surveillance through CCTV cameras and a dedicated security team.

To enhance your convenience and ensure uninterrupted vacations and holidays at The Aces, we are introducing an ERRAND SERVICE that caters to your needs within and outside the community. No more worries about running errands during your stay.

Our primary goal at The Aces is to foster a community where you can enjoy a perfect holiday experience for as long as you desire, while also benefiting from rental income. Whether you seek an extended break from work, some time off, or a valuable real estate investment with guaranteed rental returns, The ACES 3-Bedroom Holiday Homes are designed for you.



# What Makes The Holiday Home TICK?

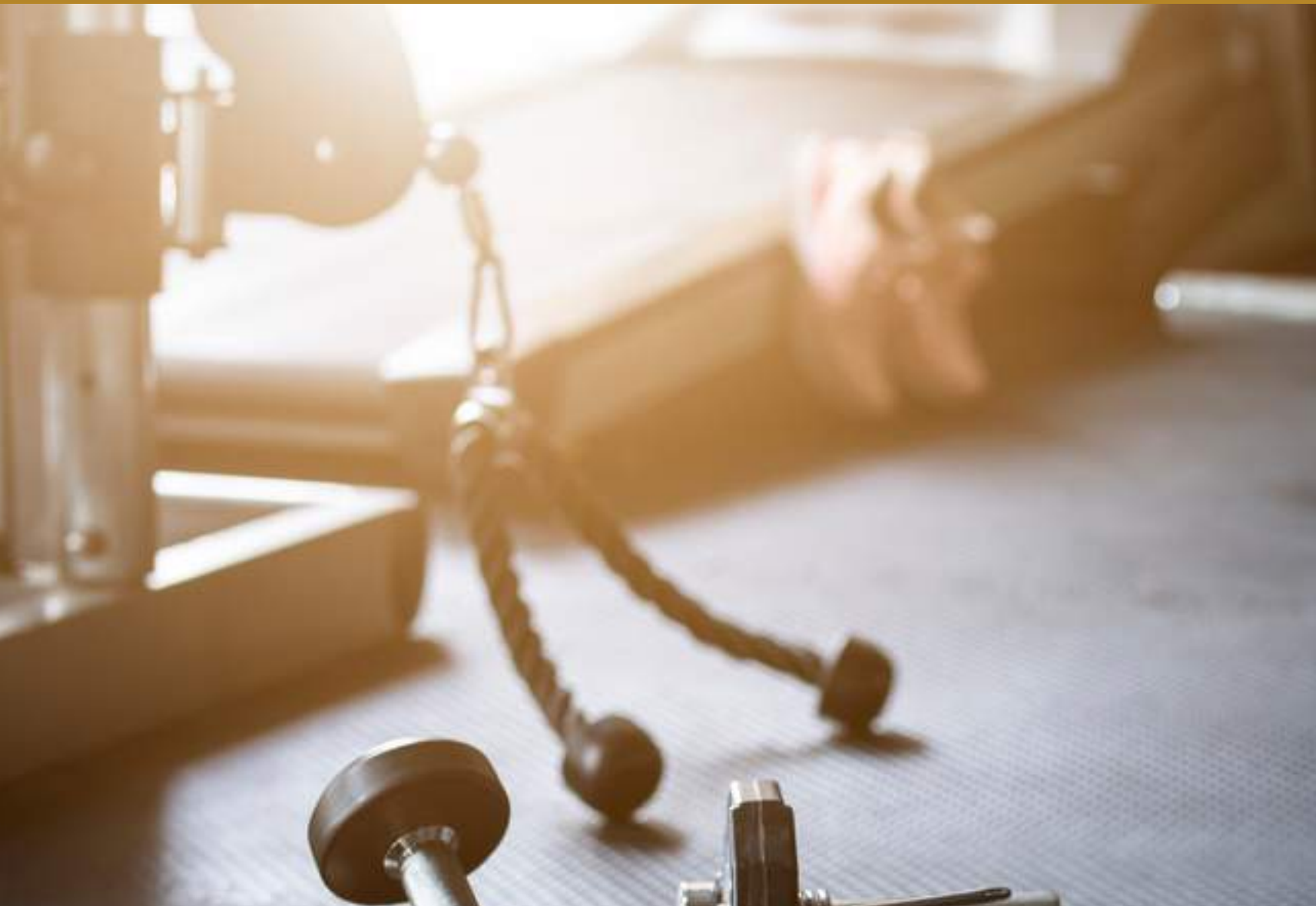




Take A Swim



Some indoor games with friends



Burn Some Calories



A ride around the neighbourhood



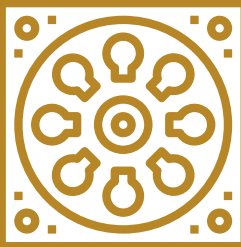
Have a Glass of Whatever you Like



Enjoy the scenery



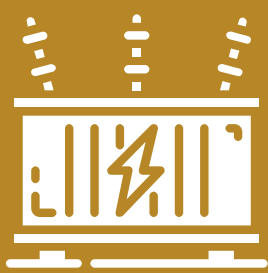
# Amenities



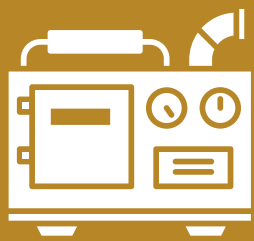
Covered  
Drainage



Paved Road



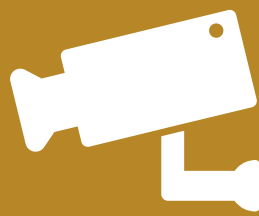
Dedicated  
Transformer



Central, Backup,  
Sound-Proof,  
Diesel Generators.



Treated  
Water



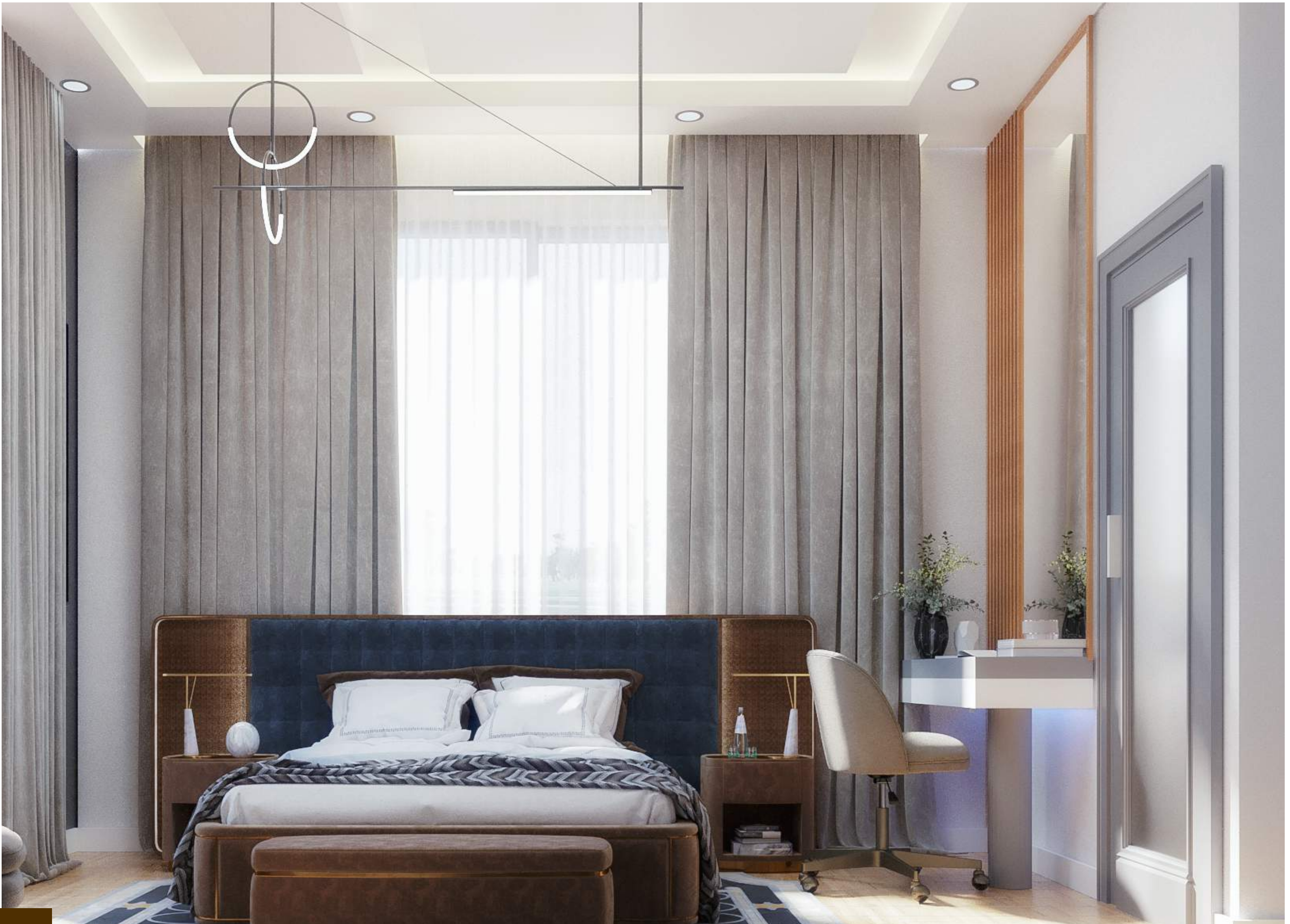
24/7 security with  
CCTV surveillance  
cameras





Welcome, Make Yourself At Home





















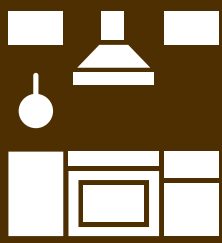
Private Swimming Pool  
(Limited)



All Rooms Ensuite



Backyard Fence



Open Kitchen



Parking space



Dining

# Features





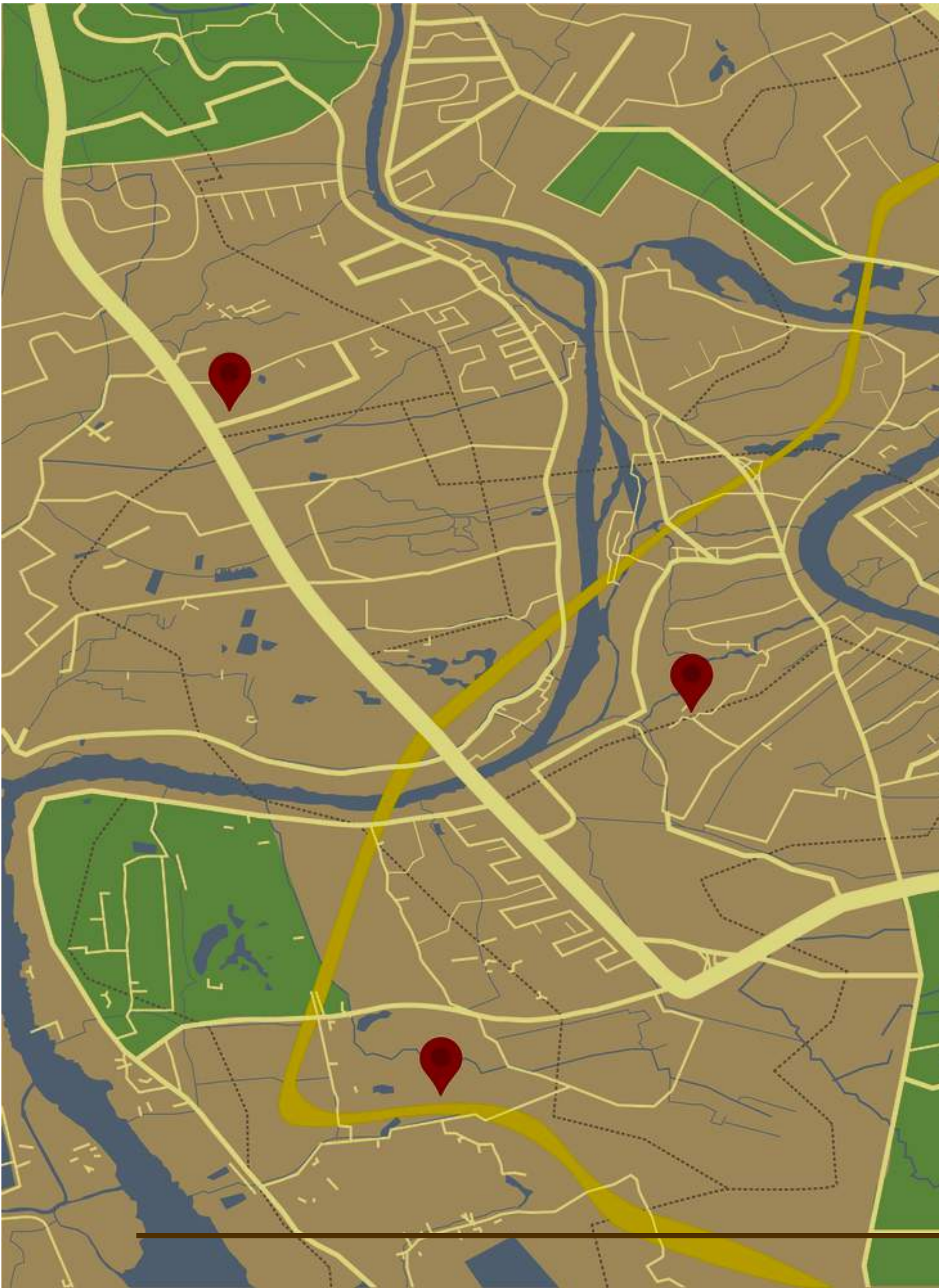
## Travel Times

- 15 minutes from Alaro City
- 7 minutes from T-junction
- 5 minutes from the major Epe-Ijebu-

Ode expressway

# Location

 IBONWON, EPE





# Benefits of owning a unit of The Aces

- The Aces offers you a great investment opportunity and a place to call your home away from home.
- You earn rental income on your unit when you're not using it.
- A professional management company is responsible for the day to day Operations and marketing of the units
- The standard, quality and maintenance of your unit is kept as a priority





# Communal Facilities

- Outdoor bar
- Swimming pool
- Gym Pharmacy
- Sit Out Areas
- Indoor Games House
- Errand Service





# Pricing



Pre-launch (May - July 2023): N29,000,000

Launch Price(July-September 2023): N31,000,000

Post Launch(September 2023): N34,000,000

Prices can keep increasing depending on economic and market changes





# Payment & Development Plan



**Lock-In Deposit: N1.5million**

**Construction Deposit:** 20% of Purchase Price paid over 3 months

**Payment Plan:** up to 24 months (See FAQ for breakdown)

Complete Handover of Deed upon completion of payment

**NOTE:** If the apartment is completed before you complete your payment, we can come up with an arrangement for you to put it on the rental market and start receiving rent while we handle the management.



# Rental Income Analysis



Our analysis unveils an enticing prospect for those seeking impressive rental income and potential capital appreciation. Let's delve into the details.

1. Rental Income Projection:

Using the short-stay business model, based on the projected daily rental rates of N30,000 Naira to N45,000 and assuming an average occupancy rate of 40%, the estimated monthly and annual rental income can be determined as follows:

- Average Daily Rental Rate: N37,500 (calculated as the average between 30,000 Naira and 45,000 Naira)
- Monthly Rental Income: N450,000 (calculated as the daily rate multiplied by 30 days and the occupancy rate)
- Annual Rental Income: N5,400,000 (calculated as the monthly rental income multiplied by 12 months)

2. Ride the Wave of Appreciation: Capital Growth Awaits

Positioned in a developing location, The Aces holds immense promise for capital appreciation. With an average annual growth rate of 8%, you can expect your investment to surge in value over time. As the area develops and demand intensifies, your property's worth will continue increasing, securing your long-term financial success.

3. Positive Cash Flow:

Our comprehensive analysis factors in property management fees, maintenance costs, and insurance. By deducting these expenses from your annual rental income, you can enjoy a positive cash flow that fuels your financial prosperity.



# Frequently Asked Questions



1. Where is The Aces situated?

The ACES is situated at Ibonwon in the fast developing Epe town.

2. Who is the developer of The Aces?

Xymbolic Development Ltd; a fast growing player in the real estate industry is the developer of The Aces.

3. What title does The Aces have?

Gazette

4. Is there any encumbrance on the land?

The land is free from every government known acquisition, interest, and claim.

5. Besides the buildings, what are the facilities available at The Aces?

- Swimming Pool
- Well equipped GYM
- Pharmacy
- Outdoor Bar
- Indoor Games House
- Sit-Out area
- Security & CCTV surveillance cameras

6. Do I have to pay separately for these facilities?

No, you wouldn’t have to pay separately for these facilities.

7. What type of infrastructure would the estate community have?

- Central Backup,
- Sound-Proof,
- Diesel Generator
- Central Treated Water
- Dedicated Transformer
- Well paved roads
- Covered Drainages

8. Is there a cost for these infrastructures?

Yes, there is a cost for these infrastructures.

- Road infrastructure- N1,000,000 per unit
- Power infrastructure- N1,500,000 per unit
- Water infrastructure- N1,000,000 per unit

9. Is there a cost for documentation and survey?

Yes, a total of 3% of the cost of the unit will be paid to prepare your registered survey and Deed.

10. What do I get after my initial deposit?

You get a receipt and the contract of sales agreement once payment of the initial deposit has been confirmed

11. What’s the price of the 3bedroom Bungalows?

Each unit of the 3-bedroom bungalows cost N29million and they come with a zero interest, 12 month payment plan

With a deposit of N1.5million, you can secure a unit and pay the 20% construction deposit within the following 3 months and then spread the balance for up to 24 months.



12. What is the payment period?

12months	18months	24months
N29,000,000	N31,610,000	N34,220,000

13. What do I get after completing all payments?

Once payment is completed, you get your final receipt, and subsequently a Letter of Allocation.

14. When do I pay the other charges?

The other charges should be paid after the purchase price for the apartment has been completed.

15. Can the company manage the property for me?

Yes, the company can manage your property for you. You would have to appoint the company to be your property manager in a written letter.

16. Would there be a facility management team for the estate?

Yes, there would be an on-site facility management team, and an on-site errand service team to run errands for visitors and occupants of the apartments.

17. What is the completion period for one unit of the 3-bedroom Bungalows?

Each unit of the 3-bedroom bungalows would be completed 6 months from commencement of construction.

18. Can the company furnish my apartment for me?

Yes, the company can handle the furnishing of the apartment for you, but the cost would be dependent on the kind of furnishing you want.

19. What account do I pay to?

Payment Should be made in favor of Xymbolic Development Ltd. Sterling Bank 0082268829