



# NEWSLETTER

JUNE, 2022

W E L C O M E

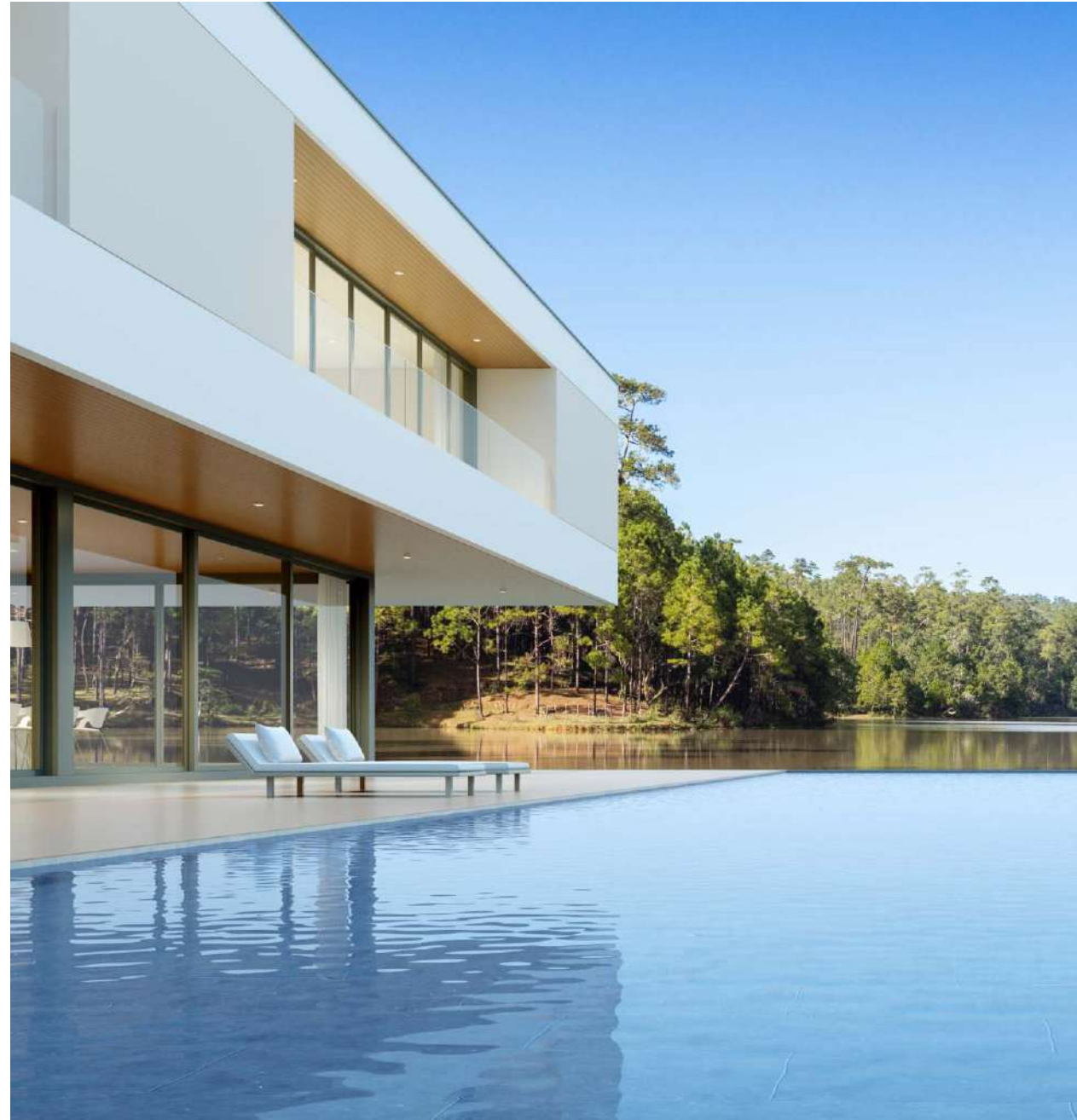
JUNE

# LAKE HOUSES ARE IN

Lake houses and country homes are terms that seem to only be prevalent in more developed countries. Well, now you can own a lake house/country home right here in Lagos.

The hustle of the day requires some balancing calm at the end; a receipt that indicates that the dues being paid are completely worth it. We thought about you, we understood your need. We created 'The Waterfront'... for you.

Located at the heart of Lakowe Golf and Country Estate, Waterfront introduces you to a new contemporary style of living; a unique piece of alternative lifestyle with unrivaled infrastructure.



We picked the choicest location and made its landscape into something completely movie-worthy. Think beautiful lake views, massive and properly tended golf courses, evergreen trees, and a private dock. We were thorough and we made sure to provide:



**Recreational  
Facilities**



**18-hole Championship  
Golf Course**



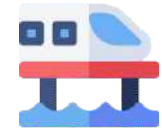
**Access to  
Watersports**



**Nature  
Reserves**



**On-site dining**



**Private  
Jetties**

In case you missed out on the opportunity to key into this haven in 2021, we now have Eight (8) plots available again. Don't miss the chance to own your own waterfront home.



# PROJECT UPDATES

We have some information on the progress of some of our current projects. If you require further updates, please reach out to your relationship manager or call us on 0809 952 4041





EXTERNAL IMAGE OF TERRACE BLOCKS COMPLETED



CROSS SECTION IMAGE SHOWING WORK PROGRESS ON CONSTRUCTION OF ROAD AND WALKWAY

## FARA PARK II

Our Fara Park residents association is fully operational with residents managing the affairs of the estate. However, Mixta Africa is working on basic infrastructure to improve the estate. Some of which include the following:

1. External painting done
2. Gatehouse constructed
3. Streetlights installed
4. 4 additional units of terraces completed
5. Back fence around the estate has been mounted

The process of awarding the contract for the connection of the estate to the main express has commenced while remedial works for snags in some buildings are about to commence.



EXTERNAL IMAGE OF TERRACE BLOCKS COMPLETED



# LAGOS NEW TOWN



## Lagos New Town Road

As is our norm, we invest first in infrastructure before full development of estates. In this light, the construction of our main express which links all estates within the Lagos New Town development is currently underway.

Below are the details:

1. Road concrete works for first phase completed
2. Solar street light installation completed.
3. The median kerb is set to commence in a few weeks as well as the extension of the road beyond Beechwood Park.







## Beechwood Park II

Our now sold-out affordable housing project, Beechwood Park is nearing completion with the construction of 316 homes completed and 61 currently ongoing. The infrastructure has also been completed with residents already occupying the estate. We have completed the sewage treatment plant, overhead water tank, and water treatment plant housing.





## MARULA PARK

Our new affordable housing project selling from as low as N14M has also begun to see some development. We have begun sand filling for 2 blocks and there are plans to have the show home ready for viewing within months. The sand filling for this has been completed.

The construction time for phase 1 of Marula park is 18 months. Sand filling has begun for this.



LAKOWE  
LAKES  
GOLF AND  
COUNTRY  
ESTATE



**THE COVE  
COMMUNITY**  
PASPALUM, KESAR,  
AND KENTIA  
WATERFRONT



# BLOCK A

From our last newsletter, we have now completed the infrastructure tie-in for these blocks in addition to their complete build. We have also begun elevator installation. Handovers to customers have begun and we encourage homeowners to push for theirs and begin to plan to move in.



PASPALUM, KESAR AND KENTIA WATERFRONT BLOCK A



HT1 WATERFRONT BLOCK B- HOUSE BUILD DONE + ALUMINUM WINDOWS AND DOOR INSTALLED

## BLOCK B

We are happy to announce that the block build, plastering and external painting have been completed from our last update. All windows and doors have been installed and elevator installation is set to commence with materials already on site.

Once done, work will begin on the underlisted:

- Tie-in to Infrastructure
- External works (car park, green area)



HT1 WATERFRONT BLOCK B- VIEW OVERLOOKING THE LAKE

# JACARANDA (THE COVE AT LAKOWE)

While Block A is done, Block B has the shell homes completed with block, plastering and external painting. Windows and doors are also completed. Yet to commence are infrastructure tie-in and external works like car parks and green areas.



JACARANDA BLOCK B APPROACH FACADE



## AGAVE (THE TERRACES)

We are fully done with the build and infrastructure of Block A as was communicated earlier in the year. However, external works like car parks and green areas are currently ongoing.

We have begun work on Block B and the shell including the block + plastering + external painting are 100% completed. Windows and doors have also been installed. We are set to commence infrastructure tie-in and external works on this block.





# THE COVE LOFT

We are very pleased to announce that work has begun on the sold out 1 bedroom cove lofts. Please see details below

- Substructure ground beams concreting - 100 % complete
- Ground floor slab - preparation of the reinforcement and formwork in progress
- Cove lake- dredged and filling ongoing

Upon completion, each unit will accommodate parking for up to two cars, a rear garden, and Lakeview.





## OBUDU VILLAS

From our last update on Bungalows and Semi-detached houses, all external paintings have been completed and works on external areas and infrastructure which includes car park, green areas, power, sewage and water have begun. Windows and doors have been installed and are soon to be completed.



# THE VILLAGE

STATUS: We have now completed MEP infrastructure (Water, Power, and Sewage treatment plant) and external civil works have begun. There are ongoing civil infrastructural works on the road and drainage.



## ZONE F

- Dredging exercise is ongoing. We are currently 20% gone.
- The design of infrastructure is completed and we are awaiting the completion of the dredging works to commence infrastructure.



## WATERFRONT PLOTS

Our waterfront plots are ready for build!!! Sand filling and dredging of the plots have been completed and preliminary works covering levelling and surveying of the road network are currently ongoing. The contract for the building of civil infrastructure has been awarded and the contractor is preparing to mobilize to the site.

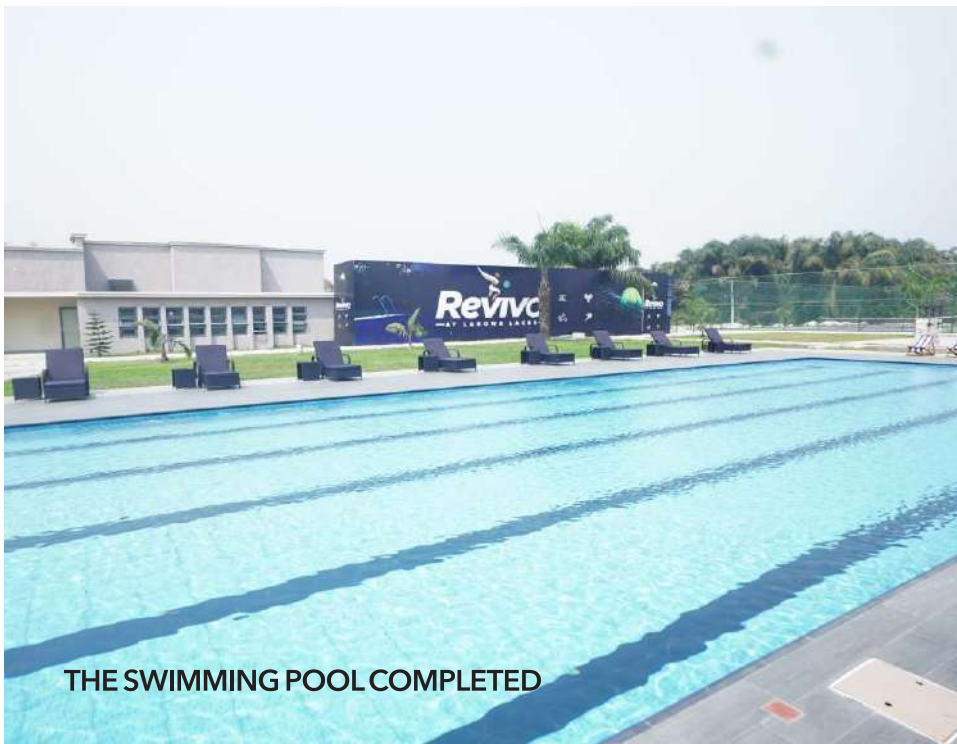


## SPORTS CENTRE

The Gym blockwork is still ongoing.



THE TENNIS COURT COMPLETED



THE SWIMMING POOL COMPLETED



Mixta Africa is pleased to announce its very own podcast "To Be Quite Honest". It is centered around real estate, Mixta Africa's offerings, investments, social trends and so much more.







Follow us on Instagram  
**@tobequitehonestpodcast** and listen to us  
on all podcast platforms or watch us on  
Youtube **@mixta africa**



# FEATURED PROJECT: ROAD 32-OBAFEMI AWOLOWO

We present to you our newest release on Obafemi Awolowo Road situated behind the Aso lofts within Lakowe Lakes Golf and Country Estate. Located in the already developed part of the estate, there are 13 "ready-to-build" expansive plots consisting of 7 garden views, 5 fairway views, and 1 fairway and lake view plot. The plots range from 600-750sqm.

Looking to buy, invest and build your dream home in a comfortable, beautiful, and serene community surrounded by nature, luxury and comfort? These plots are the perfect pick for you. Subscribers will enjoy immediate access to all the facilities of the estate which are:

					
<b>Sports Facilities</b>	<b>18-hole Championship Golf Course</b>	<b>Access to Watersports</b>	<b>Nature Reserves</b>	<b>On-site dining</b>	<b>Private Jetties</b>

Here's your chance to enjoy the famous tranquility of Lakowe Lakes. Call us now to buy your own plots...

**+234(0)8014 481 0080**  
**sales.nigeria@mixtafrica.com**  
**www.mixtafrica.com**



# CHECKLIST FOR A GOOD INVESTMENT



If your goal is to minimize risk and increase return, keeping an investment checklist is as important as taking a morning shower before leaving the house. Having an investment checklist doesn't make you a newbie investor, in fact, it is an indication that you know exactly what you are doing. Below are a few things you must check off your list before you start investing:

**1. Review your Personal Finances:** It is easy to get lost in the numbers you hope to realize after investing but before you start blowing balloons over unrealized funds, it is essential that you first review your financial situation. You need to decide if your current financial state can accommodate the risk associated with the investment you are about to embark on.

**2. Investment Valuation:** Investment valuation is simply determining the value of the company or project and its likelihood of growth in the future. You know this by reviewing the business growth in the past and evaluating the goals of the company, and its profitability, alongside the strategies drafted to ensure that the goal materializes.

**3. Time Horizon:** The timeframe for any investment most often does not determine the income that will be received and the risk exposure that will be encountered. As an investor, you must know the point at which you can opt from an agreement and the profit margin or loss that follows that decision in case you wish to withdraw from the agreement before it expires.

**4. Create and Maintain an Emergency Fund:** As an investor, having some extra cash stored away for rainy days is not an option. Every business deal is accompanied by risks, some higher than others. If a business deal goes south or you find yourself battling with some financial life surprises, having an emergency fund can save you from many undesired lifestyle changes.





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