



## Product Fact Sheet

### Product Background

Ulé (meaning home in Ijesha dialect), is an exclusive enclave specially designed to serve as a retirement abode. It comprises fully finished 2-bedroom (with an additional maids' room) and 3-bedroom (with an additional maid's room) apartments located within Lakowe Lakes Golf & Country Estate, adjacent to "The Village Cluster" and the future Lakowe Urgent Care and Wellness Centre.

Ulé is specifically designed with the peace and tranquility of residents in mind and is nestled in a coveted area within the Golf Estate. This product has been designed to attract the mature elderly upper-class market with all modern conveniences to promote a healthy lifestyle.

### Products and Prices

Product Type	Gross Price (₦) (12 months)		Gross Price (₦) (18 months)		Unit Area (Sqm)	Total No. of Units
	Monthly	Quarterly	Monthly	Quarterly		
2-Bed Apartment	161,275,519.80	161,783,514.14	167,265,938.92	168,164,977.66	200	8
3-Bed Apartment	217,012,079.93	217,695,636.30	225,072,778.26	226,282,523.34	210	6

### ✓ Payment Plan – 12 months

Installment	% of Payment	Timing of Receipt
1st payment	20	Upon sale
2nd payment	20	3 months after
3rd payment	20	3 months after
4th payment	20	3 months after
5th payment	20	3 months after

### ✓ Payment Plan – 18 months

Installment	% of Payment	Timing of Receipt
1 <sup>st</sup> payment	20	Upon sale
2 <sup>nd</sup> payment	15	3 months after
3rd payment	15	3 months after
4th payment	15	3 months after
5th payment	15	3 months after
6th payment	10	3 months after
7th payment	10	3 months after

## Product features

- || Ample car parking space
- || Electric charging points for golf carts and mobility
- || Exclusive central community hall
- || Central water feature
- || Spacious doorways, lifts and lobby areas
- || Mobile stairlift
- || Grab rails in bathrooms
- || Proximity to urgent medical care facility

## Finish Specification

- || Tiled floors
- || Wardrobes
- || Fitted kitchens
- || Fridge and cooker

## Payment Details

Payments should be made via cheque in Favor of "Lakowe Lakes-Ule". Transfers can be made to the account below:

Bank	Access Bank Plc
Account Name	Lakowe Lakes-Ule
Account Number	1592282005

## Notes

1. Prices include professional fees - legal and agency.
2. All prices are valid till further notice but subject to change.
3. Service Charge: A deposit of ₦775,000.00 will be required to be paid with the final installment.
4. Unit allocations will be confirmed upon payment of 70% of the total price. Please refer to the application form and contract of sale for full terms and conditions.
5. The gross price is indexed to the US dollar/naira exchange rate of ₦ 590/\$. In the event that the naira depreciates by more than 2.5% the vendor reserves the right to adjust the gross price or outstanding installments as the case may be - by such corresponding margin required to maintain the above indexation. This will not be applicable to clients who make an initial payment of 75% and above.