

Product Background

The Garden City Golf Annexe is a premium affordable residential development in Greater Port Harcourt, set on 9.8 hectares within a 187-hectare Joint Venture land. As part of the MOFI (Ministry of Finance Incorporated) Real Estate Investment Fund (M-REIF), it reflects a clear commitment to delivering quality, accessible housing.

With a community focused, tropical inspired design, the estate preserves its natural habitat to ensure cleaner air, protected water sources, a healthier environment further supporting sustainable living for generations. Homebuyers can also benefit from a government-backed mortgage scheme at a competitive 9.75% interest rate, alongside access to essential infrastructure such as good roads, reliable power, and water supply.

Experience refined living in a serene golf estate where nature, comfort, and lifestyle come together.

PRODUCT SPECIFICATIONS AND PRICES SHELL TYPE & SEMI FINISHED FOR MORTGAGE

Product Type	Outright Purchase(N)	Outright Purchase(N) (Mortgage)	6 months Payment Plan (N)	12 months Payment Plan (N) (Not available for Mortgage)
2-Bedroom Detached Bungalow	77,700,000.00	93,700,000.00	81,895,800.00	87,377,821.20
3-Bedroom Detached Bungalow	110,800,000.00	135,300,000.00	116,783,200.00	124,600,548.13
3-Bedroom Semi detached duplex (Golf view)	123,800,000.00	155,300,000.00	130,485,200.00	139,219,746.01
3-Bedroom Semi detached duplex	109,200,000.00	137,000,000.00	115,096,800.00	122,801,262.23

MORTGAGE PAYMENT PLAN (6 MONTHS PAYMENT PLAN)

	2-Bedroom Detached Bungalow	3-Bedroom Detached Bungalow	3-Bedroom Semi detached duplex (Golf view)	3-Bedroom Semi detached duplex
Price	99,392,275.00	143,519,475.00	164,734,475.00	145,322,750.00
Max obtainable amount (90% of the unit price)	89,453,047.50	129,167,527.50	148,261,027.50	130,790,475.00
Minimum Initial Deposit (10% of the unit price)	9,939,227.50	14,351,947.50	16,473,447.50	14,532,275.00
Minimum Monthly Payment of Initial Deposit (6 months)	1,656,537.92	2,391,991.25	2,745,574.58	2,422,045.83

PAYMENT PLAN FOR 6 MONTHS

6 Months Payment Plan	% of Price	Timing of Receipt
1st payment	20%	Upon sales
2nd payment	40%	3 Months after
3rd payment	40%	6 Months after

PAYMENT PLAN FOR 12 MONTHS

12 Months Payment Plan	% of Price	Timing of Receipt
1st payment	20%	Upon sales
2nd payment	20%	3 Months after
3rd payment	20%	6 Months after
4th payment	20%	9 Months after
5th payment	20%	12 Months after

PAYMENT INSTRUCTIONS (*Payments can be made via transfer in favor of the account below*)

Bank: **Access Bank**
Account Name: **MIXTA REAL ESTATE PLC – GARDEN CITY**
Account Number: **1989448982**

SPECIAL MORTGAGE OFFER

1. You can purchase a unit by making a down payment of a minimum 10% of the value only. This 10 % down payment can be made over 6 months.
2. The interest rate is 9.75% p.a and the tenor is 5 – 20 years.
3. Indicative mortgage repayment from as low as N 848,477.23 monthly.

NOTES

1. Allocation will be confirmed upon 70% payment.
2. The mortgage scheme is not available for a 12 months payment plan.
3. Due to the current volatility in the cost of construction products, prices may change at a very short notice.