GARDENCITY
— GOLF ANNEXE —

Product Factsheet
Port Harcourt

Developed By MIXTA AFRICA | GPH

Date: November 2026

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

Product Type	Outright Purchase(N)	6 months Payment Plan (N)	12 months Payment Plan (N) (Not available for Mortgage)
2-Bedroom Detached Bungalow	82,700,000.00	87,165,800.00	93,000,589.62
3-Bedroom Detached Bungalow	122,100,000.00	128,693,400.00	137,308,004.75
3-Bedroom Semi detached duplex (Golf view)	150,900,000.00	159,048,600.00	169,695,150.83
3-Bedroom Semi detached duplex	139,000,000.00	146,506,000.00	156,312,962.00

HYBRID MORTGAGE PAYMENT PLAN (6-MONTH PAYMENT PLAN)

	2-Bedroom Detached Bungalow	3-Bedroom Detached Bungalow	3-Bedroom Semi detached duplex (Golf view)	3-Bedroom Semi detached duplex
Price	105,756,775.00	148,827,437.50	169,362,512.50	156,087,312.50
Max obtainable amount	95,181,097.5 (90% of the unit price)	81,855,090.62 (55% of the unit price)	93,149,381.87 (55% of the unit price)	85,848,021.87 (60% of the unit price)
Minimum Initial Deposit (10% & 45%)	10,575,677.5 (10% of the unit price)	66,972,346.88 (45% of the unit price)	76,213,130.62 (45% of the unit price)	70,239,290.62 (45% of the unit price)
Minimum Monthly Payment of Initial Deposit (6 months)	1,762,612.91	11,162,057.81	12,702,188.43	11,706,548.43

SEMI FINISHED 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	114,513,712.50	162,206,350.00	186,798,625.00	172,577,600.00
Max obtainable amount	97,336,655.62 (80% of the unit price)	81,103,175.00 (50% of the unit price)	93,399,312.5 (50% of the unit price)	86,288,800.00 (50% of the unit price)
Minimum Initial Deposit (20% & 50%)	17,177,056.87 (20% of the unit price)	81,103,175.00 (50% of the unit price)	93,399,312.5 (50% of the unit price)	86,288,800 (50% of the unit price)
Minimum Monthly Payment of Initial Deposit (6 months)	2,862,842.81	13,517,195.83	15,566,552.08	14,381,466.66

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% for properties valued below 100m, 45% and 50% for properties valued above 100m respectively. This 10, 45 & 50% 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 795,956.76 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.