

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 PREMIUM TYPE

Product Type	Outright Purchase(N)	6 months Payment Plan (N)	12 months Payment Plan (N) (Not available for Mortgage)
2-Bedroom Detached Bungalow	74,100,000.00	78,101,400.00	83,329,427.94
3-Bedroom Detached Bungalow	105,700,000.00	111,407,800.00	118,865,324.34
3-Bedroom Semi detached duplex (Front facing - Golf course)	118,100,000.00	124,477,400.00	132,809,790.02
3-Bedroom Semi detached duplex (Rare facing - Golf course)	104,200,000.00	109,826,800.00	117,178,493.82

Product Factsheet

MORTGAGE PAYMENT PLAN (6 MONTHS PAYMENT PLAN)

	2-Bedroom Detached Bungalow	3-Bedroom Detached Bungalow	3-Bedroom Semi detached duplex (Front facing - Golf course)	3-Bedroom Semi detached duplex (Rare facing - Golf course)
Price	78,601,575.00	112,121,275.00	125,274,575.00	110,530,150.00
Max obtainable amount (90% of the unit price)	70,741,417.50	100,909,147.5	112,747,117.50	99,477,135.00
Minimum Initial Deposit (10% of the unit price)	7,860,157.50	11,212,127.50	12,527,457.50	11,053,015.00
Minimum Monthly Payment of Initial Deposit (6 months)	1,310,026.25	1,868,687.91	2,087,909.58	1,842,169.16

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: Garden City Golf Project
Account Number: 0692331710

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 tenor is 5 – 20 years.
3. Indicative mortgage repayment from as low as N670,994.27 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.