



# ANTLIA

 Guzape District.

 CHAVID

# INTRODUCING

## ANTLIA

This is the very definition of an architectural opulence. Antlia is sitting on approximately 3,000sqm, situated in a prime location of Guzape District.

Consists of a total of 6 Units of our Gouldian-Finch house type (4-bedroom Townhouse + BQ) and 2 Unit of our Quetzal house type (6-bedroom Villa + BQ). With a world class Golf Garden, Swimming Pool, Elevator, Solar powered water heating system, smart home automation, central gas system, fiber-to-the-home and numerous Estate Amenities.



Golf Garden



Fiber-to-the-Home (FTTH)



Swimming Pool



Fitness Gym



Central water heating system



Central Gas System



Fully pre-wired smart home features



Solar Powered water heating system



High tech security with biometric access control



Uninterrupted power supply



CCTV with (AI) capabilities



Ample Car Park

# WHY BUY INTO ANTLIA

## ASSET APPRECIATION:

Guzape is one of the high-brow areas in Abuja, with proximity to affluent district and location, like the national assembly, Aso Rock, IBB Golf Course and many more. Properties in this location are invaluable. It's indeed a highly valued neighborhood.


## INCOME:

Asides the regular rental income, Guzape is a strategic location for short-lets and serviced apartments. Guzape currently has a very high demand for short-lets, the ROI is astronomical and rapidly on the rise.

## WORLD CLASS ESTATE AMENITIES:

Through the use of advanced construction technology, the Estate and House Types consist of world class amenities and features



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- Golf Garden
  - Fiber-to-the-Home (FTTH)
  - Swimming Pool
  - Elevator
  - Gym
  - Central water heating system
  - Central Gas System
  - Fully pre-wired smart home features
  - Solar Powered water heating system
  - High Tech security with biometric access control
  - Uninterrupted power supply
  - Central air conditioning (optional)
  - CCTV with (AI) capabilities



# QUETZAL

6 Bedroom Luxury Villa + BQ

## HOUSE AMENITIES

### DESCRIPTION

Quetzal is a contemporary 6-bedroom architectural masterpiece that is sure to be the favourite of its kind to meet growing demand for luxury living. The interior is exquisitely styled with en-suite master bedroom, walk-in closet, elevator, smart home automation, fiber-to-home, double volume sitting room, study, private gym with high tech biometric access control systems. It has 4-car Park, spectacular open-air living area, formal dining area, closed kitchen with walk-in pantry, laundry, and an BQ.

### FEATURES

6 Bedroom, 8 Toilets, 1 Kitchen, Pantry, 1 Dining room, 2 Living rooms, Ante, Foyer, Double Volume living room, Laundry, 1 Study room, Elevator, large Gym and Game Room, walk-in-closet, large Rooftop terrace



Golf Garden



Fiber-to-the-Home (FTTH)



Swimming Pool



Fitness Gym



Central water heating system



Central Gas System



Fully pre-wired smart home features



Solar Powered water heating system



High tech security with biometric access control



Uninterrupted power supply



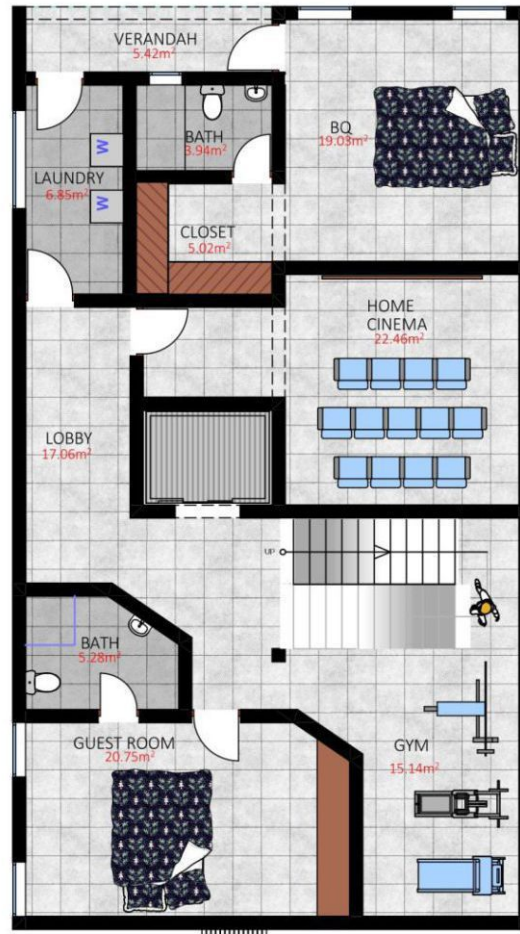
CCTV with (AI) capabilities



Ample Car Park

# QUEZTAL

6 Bedroom Villa + BQ



**BASEMENT FLOOR PLAN**  
**GROSS FLOOR AREA 719.92m<sup>2</sup>**

ELEVATOR	<b>4.12m<sup>2</sup></b>
VERANDAH	<b>5.42m<sup>2</sup></b>
LAUNDARY	<b>6.85m<sup>2</sup></b>
BATH	<b>3.94m<sup>2</sup></b>
BQ	<b>19.03m<sup>2</sup></b>
CLOSET	<b>5.02m<sup>2</sup></b>
LOBBY	<b>17.06m<sup>2</sup></b>
HOME CINEMA	<b>22.46m<sup>2</sup></b>
BATH	<b>5.28m<sup>2</sup></b>
GUEST ROOM	<b>20.75m<sup>2</sup></b>
W.C./BATH	<b>15.14m<sup>2</sup></b>
<b>FLOOR AREA</b>	<b>160.41m<sup>2</sup></b>

# QUEZTAL

6 Bedroom Villa + BQ



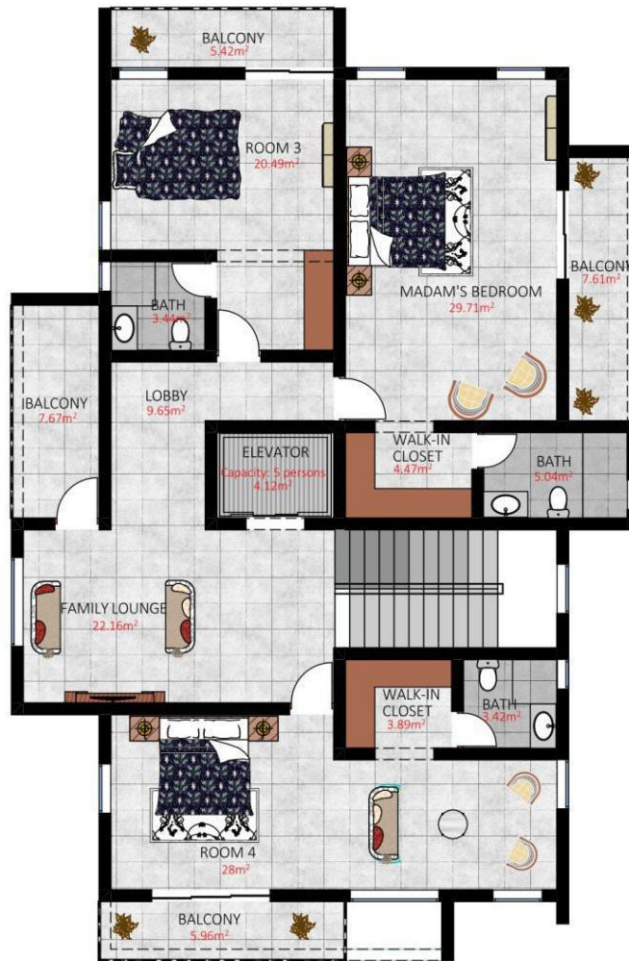
GROUND FLOOR PLAN  
GROSS FLOOR AREA 719.92m<sup>2</sup>

ELEVATOR	5.12m <sup>2</sup>
BALCONY	5.42m <sup>2</sup>
KITCHEN	24.84m <sup>2</sup>
STORE	5.44m <sup>2</sup>
BATH	4.9m <sup>2</sup>
WALK-IN CLOSET	3.84m <sup>2</sup>
ROOM 2	21.6m <sup>2</sup>
DINING	25.55m <sup>2</sup>
VISITOR'S WC	2.56m <sup>2</sup>
LIVING AREA	34.49m <sup>2</sup>
<b>FLOOR AREA</b>	<b>179.48m<sup>2</sup></b>



# QUEZTAL

6 Bedroom Villa + BQ



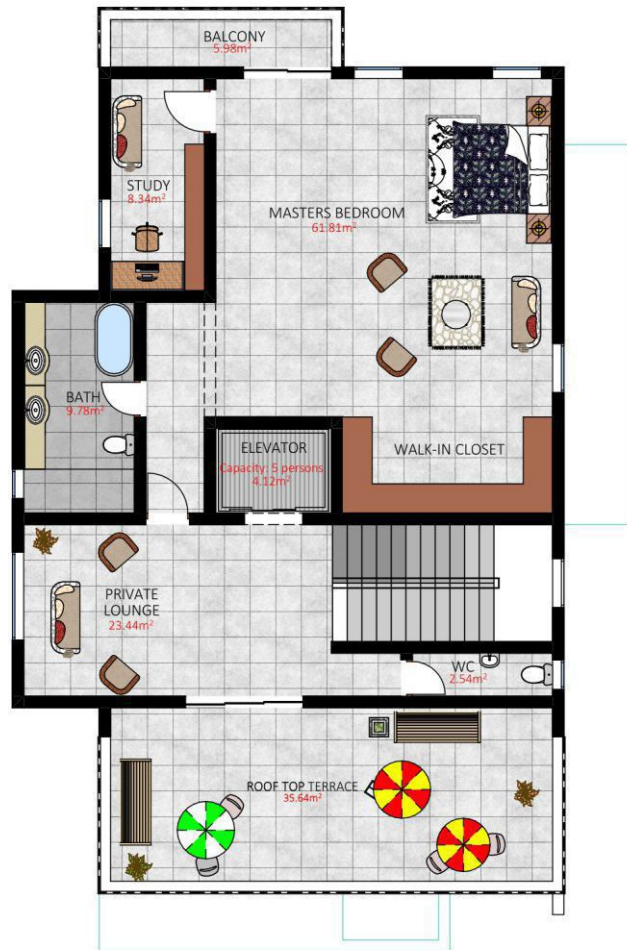
FIRST FLOOR PLAN

GROSS FLOOR AREA 719.92m<sup>2</sup>

ELEVATOR	4.12m <sup>2</sup>
BALCONY	5.42m <sup>2</sup>
ROOM 3	20.49m <sup>2</sup>
BATH	3.44m <sup>2</sup>
MADAM'S BEDROOM	29.71m <sup>2</sup>
BALCONY	7.61m <sup>2</sup>
WALK-IN CLOSET	4.47m <sup>2</sup>
BATH	5.04m <sup>2</sup>
BALCONY	7.67m <sup>2</sup>
LOBBY	9.65m <sup>2</sup>
FAMILY LOUNGE	22.16m <sup>2</sup>
ROOM 4	28m <sup>2</sup>
WALK-IN CLOSET	3.89m <sup>2</sup>
BATH	3.42m <sup>2</sup>
BALCONY	5.96m <sup>2</sup>
<b>FLOOR AREA</b>	<b>198.56m<sup>2</sup></b>

# QUEZTAL

6 Bedroom Villa + BQ



## SECOND FLOOR PLAN

GROSS FLOOR AREA 719.92m<sup>2</sup>

ELEVATOR	4.12m <sup>2</sup>
BALCONY	5.98m <sup>2</sup>
STUDY	8.34m <sup>2</sup>
MASTER'S BEDROOM	61.81m <sup>2</sup>
BATH	9.78m <sup>2</sup>
PRIVATE LOUNGE	23.49m <sup>2</sup>
WC	2.54m <sup>2</sup>
ROOFTOP TERRACE	35.64m <sup>2</sup>
<b>FLOOR AREA</b>	<b>179.48m<sup>2</sup></b>

## PRICE

### QUETZAL

"6-Bedroom Villa + BQ"

CURRENT PRICE

**550M**

MARKET VALUE

**700M**

## PAYMENT PLAN

PRICE	INITIAL DEPOSIT	PRICE
<b>3 Months</b>	N110,000,000	N550,000,000
<b>6 Months</b>	N110,000,000	N552,000,000
<b>12 Months</b>	N110,000,000	N555,000,000

# HOUSE AMENITIES

## DESCRIPTION

Gouldian-Finch is a one-of-a-kind 4 bedroom residence atop an iconic districts in Abuja. A timeless piece of architectural design.

The 4 bedrooms contemporary design is characterized by an open space while incorporating beautiful centerpiece staircase with en-suite bedrooms and separate balconies.

The masters and madams bedroom contains a walk-in-closet, a large bathroom separated intricately to give a sense of privacy.

## FEATURES

4 Bedroom, 6 Toilets, 2 Living room, Ante, BQ, Kitchen, Pantry, Dining, Bar, Rooftop terrace



Golf Garden



Fiber-to-the-Home (FTTH)



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CCTV with (AI) capabilities



Ample Car Park

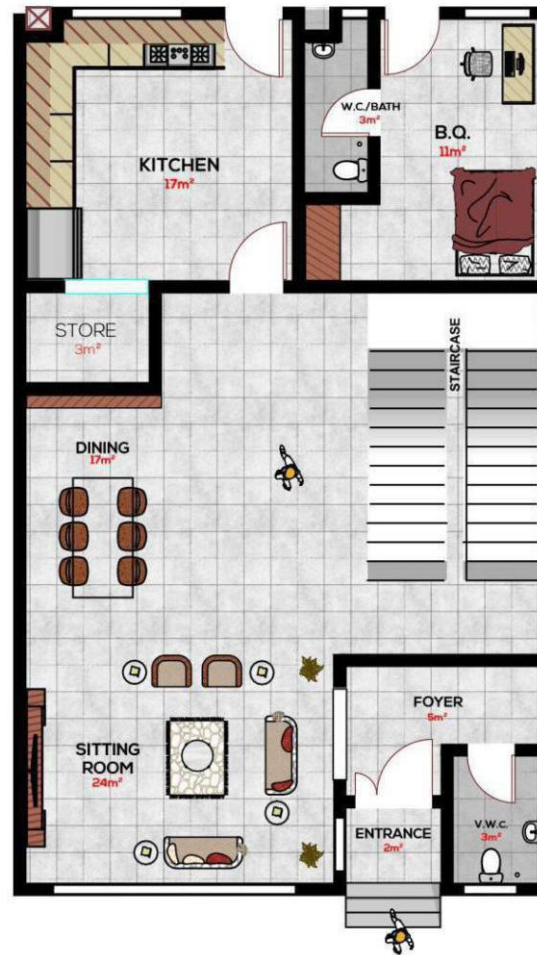


# GOULDIAN FINCH

4 Bedroom Townhouse (terraces) + BQ

# GOULDIAN FINCH

4 Bedroom Townhouse + BQ



GROUND FLOOR PLAN  
TOTAL FLOOR AREA 394m<sup>2</sup>

KITCHEN & STORE	20m <sup>2</sup>
BQ & BATH	14m <sup>2</sup>
SITTING ROOM	24m <sup>2</sup>
DINING	17m <sup>2</sup>
FOYER	5m <sup>2</sup>
ENTRANCE	2m <sup>2</sup>
VISITOR'S TOILET	3m <sup>2</sup>
<b>FLOOR AREA</b>	<b>119m<sup>2</sup></b>

# GOULDIAN FINCH

4 Bedroom Townhouse + BQ

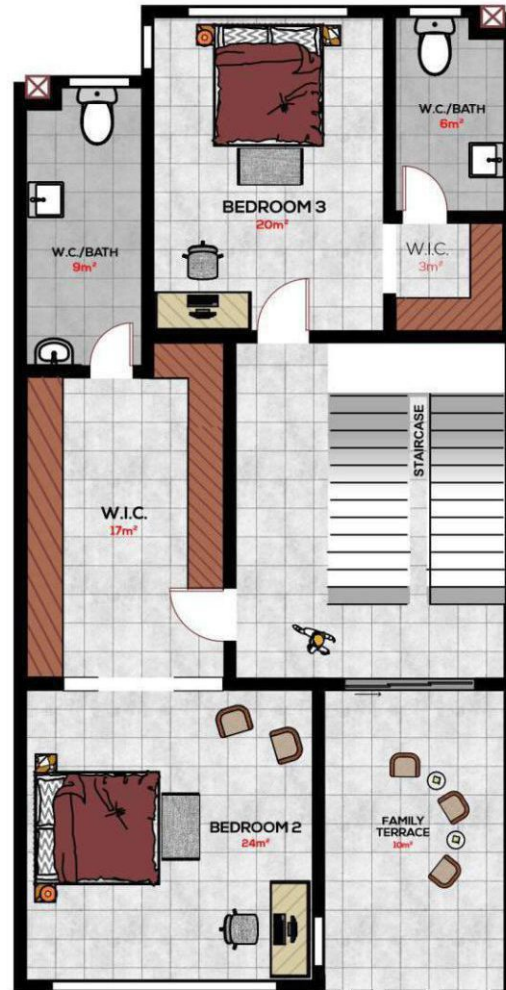


FIRST FLOOR PLAN

BEDROOM 1 & BATH	29m <sup>2</sup>
BEDROOM 2 & BATH	50m <sup>2</sup>
FAMILY LOUNGE	10m <sup>2</sup>
BALCONY	5m <sup>2</sup>
<b>FLOOR AREA</b>	<b>140m<sup>2</sup></b>

# GOULDIAN FINCH

4 Bedroom Townhouse + BQ



SECOND FLOOR PLAN

BEDROOM 3 & BATH	26m <sup>2</sup>
BEDROOM 4 & BATH	33m <sup>2</sup>
FAMILY TERRACE	10m <sup>2</sup>
W.I.C.	3m <sup>2</sup>
W.I.C.	17m <sup>2</sup>
<b>FLOOR AREA</b>	<b>135m<sup>2</sup></b>



## PRICE

### GOULDIAN FINCH

"4-Bedroom Townhouse + BQ"

CURRENT PRICE

**295M**

MARKET VALUE

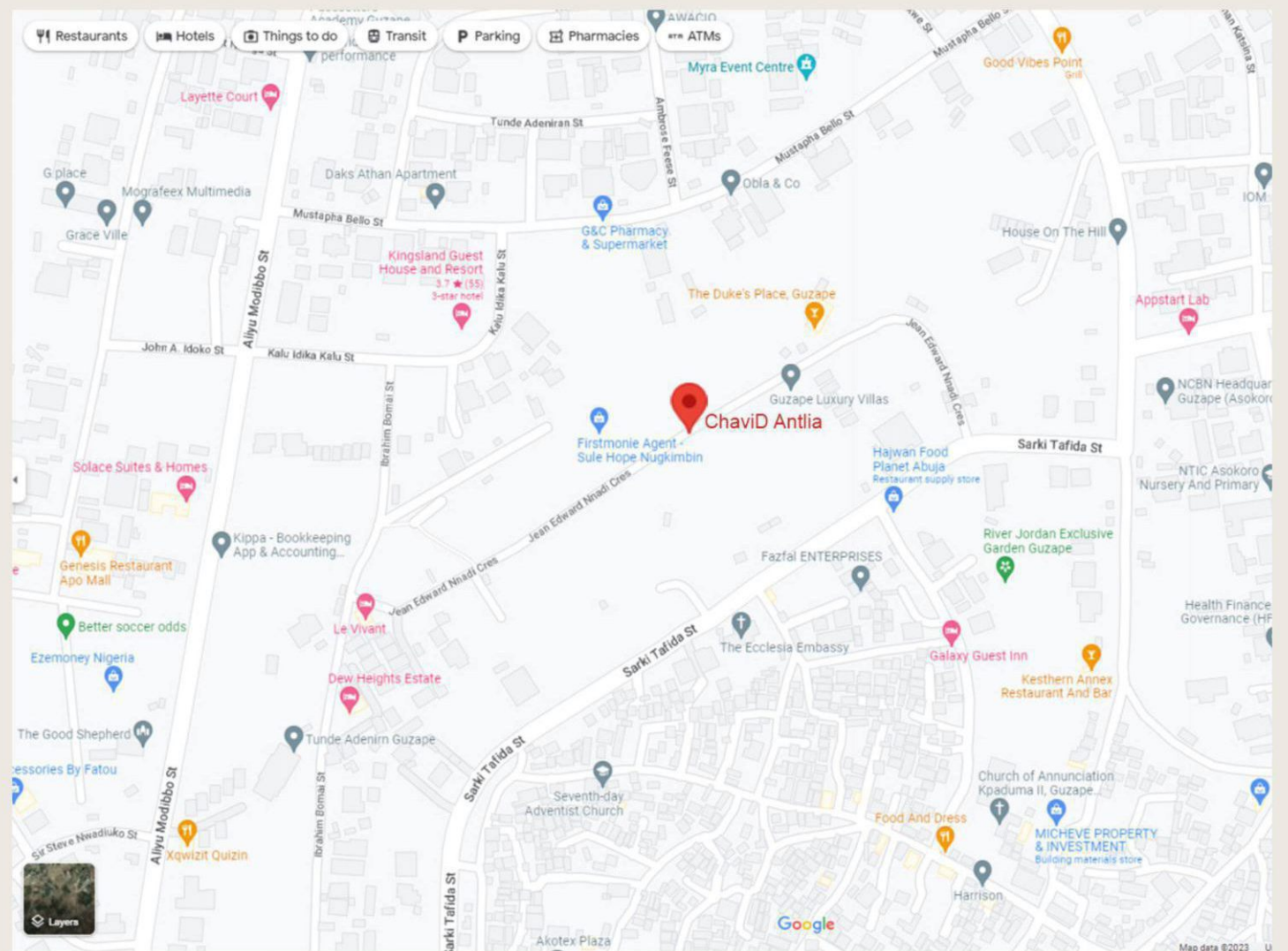
**350M**

## PAYMENT PLAN

PRICE	INITIAL DEPOSIT	PRICE
<b>3 Months</b>	N59,000,000	N295,000,000
<b>6 Months</b>	N59,000,000	N297,000,000
<b>12 Months</b>	N59,000,000	N300,000,000

## LANDMARKS


- NCBN Headquarters
- Myra Event Centre
- Channels Television
- Pacesetters Academy
- Embassy of Sweden
- Finland Embassy
- IBB Golf Course





**YOUR PATHWAY TO A WEALTHIER LIFE**



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