



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



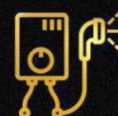
Fiber-to-the-Home (FTTH)



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

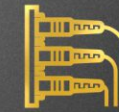
Quetzal is a contemporary 6-bedroom architectural masterpiece that is sure to be the favourite of its kind to meet growing demand for luxury living. The interior is exquisitely styled with en-suite master bedroom, walk-in closet, elevator, smart home automation, fiber-to-home, double volume sitting room, 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 Cinema Room, walk-in-closet, large Rooftop terrace



Golf Garden



Fiber-to-the-Home (FTTH)



Swimming Pool



Fitness Gym



Central water heating system



Cinema Room



Fully pre-wired smart home features



Solar Powered water heating system



High tech security with biometric access control



Uninterrupted power supply



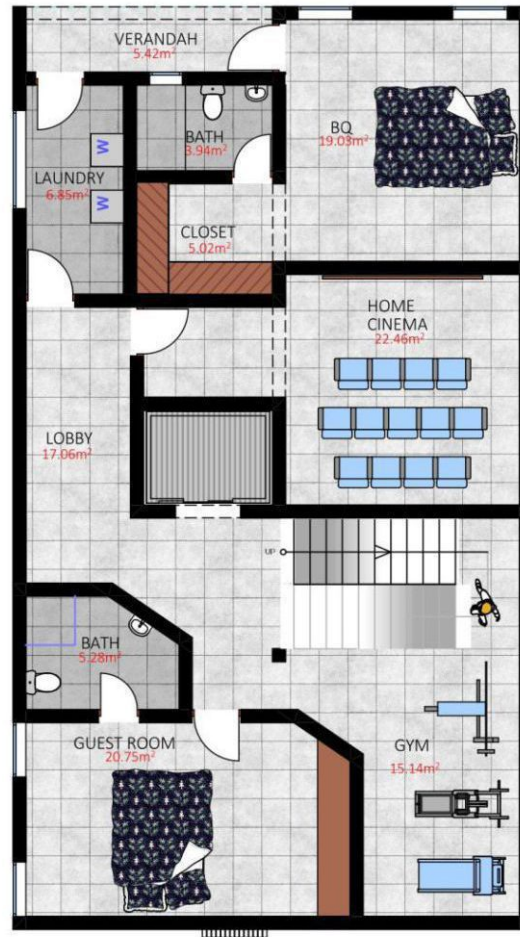
CCTV with (AI) capabilities



Ample Car Park

QUEZTAL

6 Bedroom Villa + BQ



BASEMENT FLOOR PLAN
GROSS FLOOR AREA 719.92m²

ELEVATOR	4.12m²
VERANDAH	5.42m²
LAUNDARY	6.85m²
BATH	3.94m²
BQ	19.03m²
CLOSET	5.02m²
LOBBY	17.06m²
HOME CINEMA	22.46m²
BATH	5.28m²
GUEST ROOM	20.75m²
W.C./BATH	15.14m²
FLOOR AREA	160.41m²

QUEZTAL

6 Bedroom Villa + BQ



GROUND FLOOR PLAN

GROSS FLOOR AREA 719.92m²

ELEVATOR	5.12m ²
BALCONY	5.42m ²
KITCHEN	24.84m ²
STORE	5.44m ²
BATH	4.9m ²
WALK-IN CLOSET	3.84m ²
ROOM 2	21.6m ²
DINING	25.55m ²
VISITOR'S WC	2.56m ²
LIVING AREA	34.49m ²
FLOOR AREA	179.48m²

QUEZTAL

6 Bedroom Villa + BQ



FIRST FLOOR PLAN

GROSS FLOOR AREA 719.92m²

ELEVATOR	4.12m ²
BALCONY	5.42m ²
ROOM 3	20.49m ²
BATH	3.44m ²
MADAM'S BEDROOM	29.71m ²
BALCONY	7.61m ²
WALK-IN CLOSET	4.47m ²
BATH	5.04m ²
BALCONY	7.67m ²
LOBBY	9.65m ²
FAMILY LOUNGE	22.16m ²
ROOM 4	28m ²
WALK-IN CLOSET	3.89m ²
BATH	3.42m ²
BALCONY	5.96m ²
FLOOR AREA	198.56m²

QUEZTAL

6 Bedroom Villa + BQ



SECOND FLOOR PLAN

GROSS FLOOR AREA 719.92m²

ELEVATOR	4.12m ²
BALCONY	5.98m ²
STUDY	8.34m ²
MASTER'S BEDROOM	61.81m ²
BATH	9.78m ²
PRIVATE LOUNGE	23.49m ²
WC	2.54m ²
ROOFTOP TERRACE	35.64m ²
FLOOR AREA	179.48m²

PRICE

QUETZAL

"6-Bedroom Villa + BQ"

850M

OUTRIGHT

PAYMENT PLAN

PRICE	INITIAL DEPOSIT	PRICE
3 Months	N170,000,000	N850,000,000
6 Months	N171,000,000	N855,000,000
12 Months	N172,000,000	N860,000,000

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)



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



GOULDIAN FINCH

4 Bedroom Townhouse (terraces) + BQ

GOULDIAN FINCH

4 Bedroom Townhouse + BQ

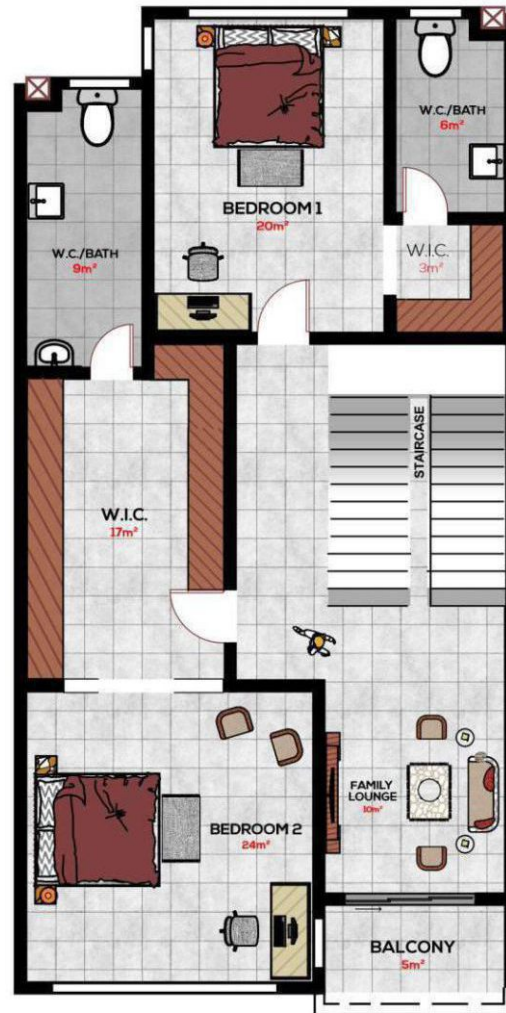


GROUND FLOOR PLAN
TOTAL FLOOR AREA 394m²

KITCHEN & STORE	20m ²
BQ & BATH	14m ²
SITTING ROOM	24m ²
DINING	17m ²
FOYER	5m ²
ENTRANCE	2m ²
VISITOR'S TOILET	3m ²
FLOOR AREA	119m²

GOULDIAN FINCH

4 Bedroom Townhouse + BQ

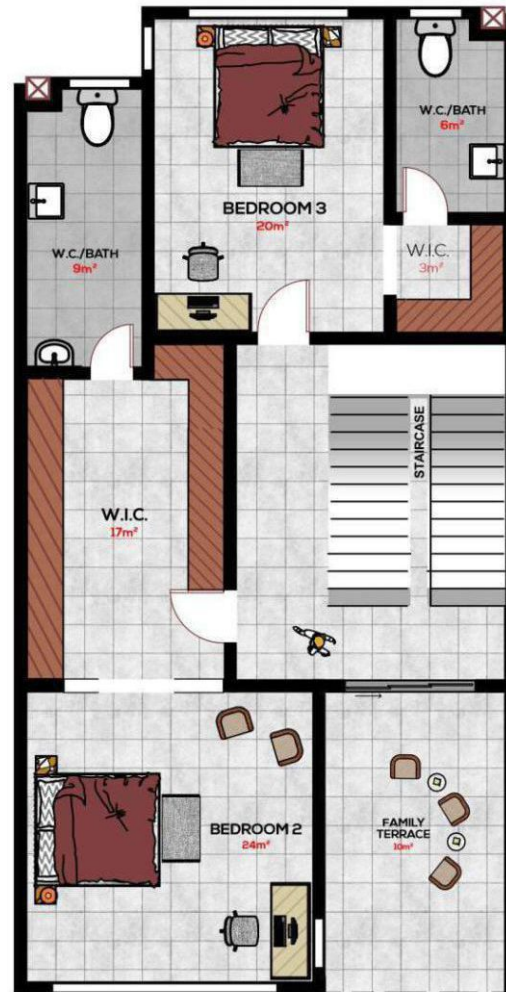


FIRST FLOOR PLAN

BEDROOM 1 & BATH	29m ²
BEDROOM 2 & BATH	50m ²
FAMILY LOUNGE	10m ²
BALCONY	5m ²
FLOOR AREA	140m²

GOULDIAN FINCH

4 Bedroom Townhouse + BQ



SECOND FLOOR PLAN

BEDROOM 3 & BATH	26m ²
BEDROOM 4 & BATH	33m ²
FAMILY TERRACE	10m ²
W.I.C.	3m ²
W.I.C.	17m ²
FLOOR AREA	135m²

PRICE

GOULDIAN FINCH

"4-Bedroom Townhouse + BQ"

450M

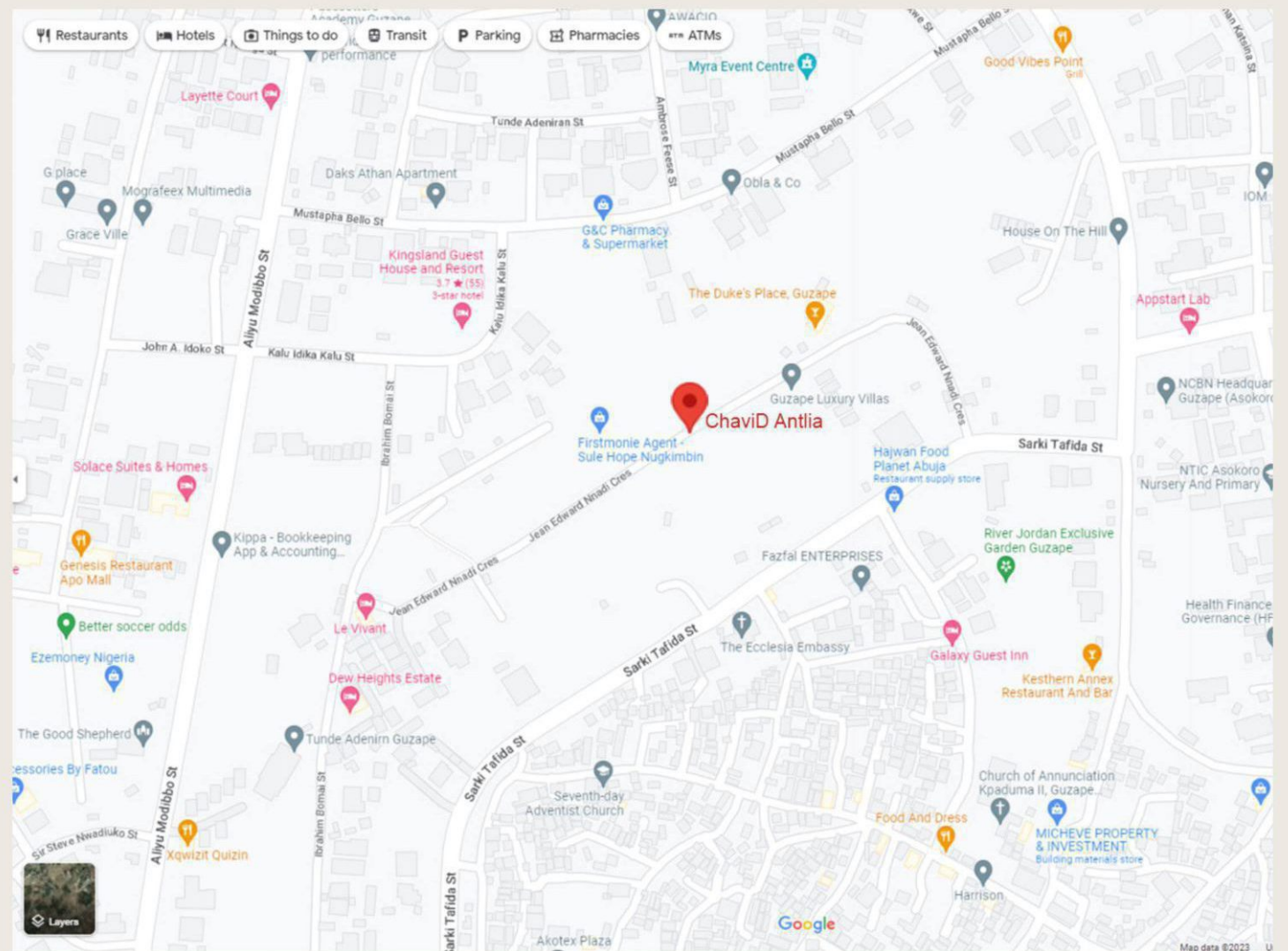
OUTRIGHT

PAYMENT PLAN

PRICE	INITIAL DEPOSIT	PRICE
3 Months	N90,000,000	N450,000,000
6 Months	N90,800,000	N454,000,000
12 Months	N92,000,000	N460,000,000

LANDMARKS

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








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