

AMAZON²

EMERALD

 LUGBE

...
YOUR GATEWAY TO MODERN LIVING!

INTRODUCING

AMAZON²

EMERALD

 LUGBE

Introducing the AMAZON EMERALD: WHERE MODERN LIVING MEETS CONVENIENCE!

Welcome to the Amazon Emerald, a new and exceptional mini-estate residential development comprising of just 16 units designed for comfort, convenience and luxury. Strategically located in a fast developing neighbourhood just a minute's drive from the expressway, this estate offers the perfect blend of urban accessibility and suburban serenity.

Nestled in a rapidly growing area, the Amazon Emerald is perfectly positioned to ensure ease of access to the essentials of daily living. Its proximity to the expressway guarantees seamless connectivity to the city center, places of worship, the International Airport, National Stadium, reducing travel time and ensuring you are never far from work, leisure or family.

The estate has been thoughtfully designed to meet the needs of modern families and professionals seeking a peaceful yet vibrant community. The estate combines contemporary architecture, cutting-edge infrastructure, and natural aesthetics.

HOUSING OPTIONS:

The estate offers a variety of housing types to cater to different preferences and budgets:

- 4 Bedroom Terrace Duplex:

Affordable yet stylish units perfect for families or individuals.

- 4 Bedroom Semi-Detached Duplex:

Ideal for families or individuals seeking a spacious and comfortable living space, professionals looking for a convenient and stylish home or investors seeking for a valuable and low-maintenance property .

- 4 Bedroom Fully Detached Duplex:

Perfect for families seeking a luxurious and spacious living space, professionals looking for a private and exclusive retreat or investors seeking a valuable and high yielding property.

WHY CHOOSE THE AMAZON EMERALD:

- **Easy Accessibility:** Located in a strategic location, save commute time and energy with easy access to the Airport Road expressway.
- **Investment Potential:** Return on your investment is a hundred percent assured. Benefit from rapid property appreciation value in a fast developing area
- **Peace of Mind:** The estate is located in a serene and secure neighbourhood with essential amenities and facilities in close proximity.
- **Exclusivity:** The estate is a mini-estate of just 16 units in total. It affords you exclusivity and communal living in a closely knit setting.

BE PART OF THE FUTURE!

At the Amazon Emerald, we are not just building homes; we are creating a community that will thrive for generations to come. Whether you are looking for a family home, a retirement retreat or a smart investment, this estate is your perfect opportunity to subscribe to a unique and vibrant project.

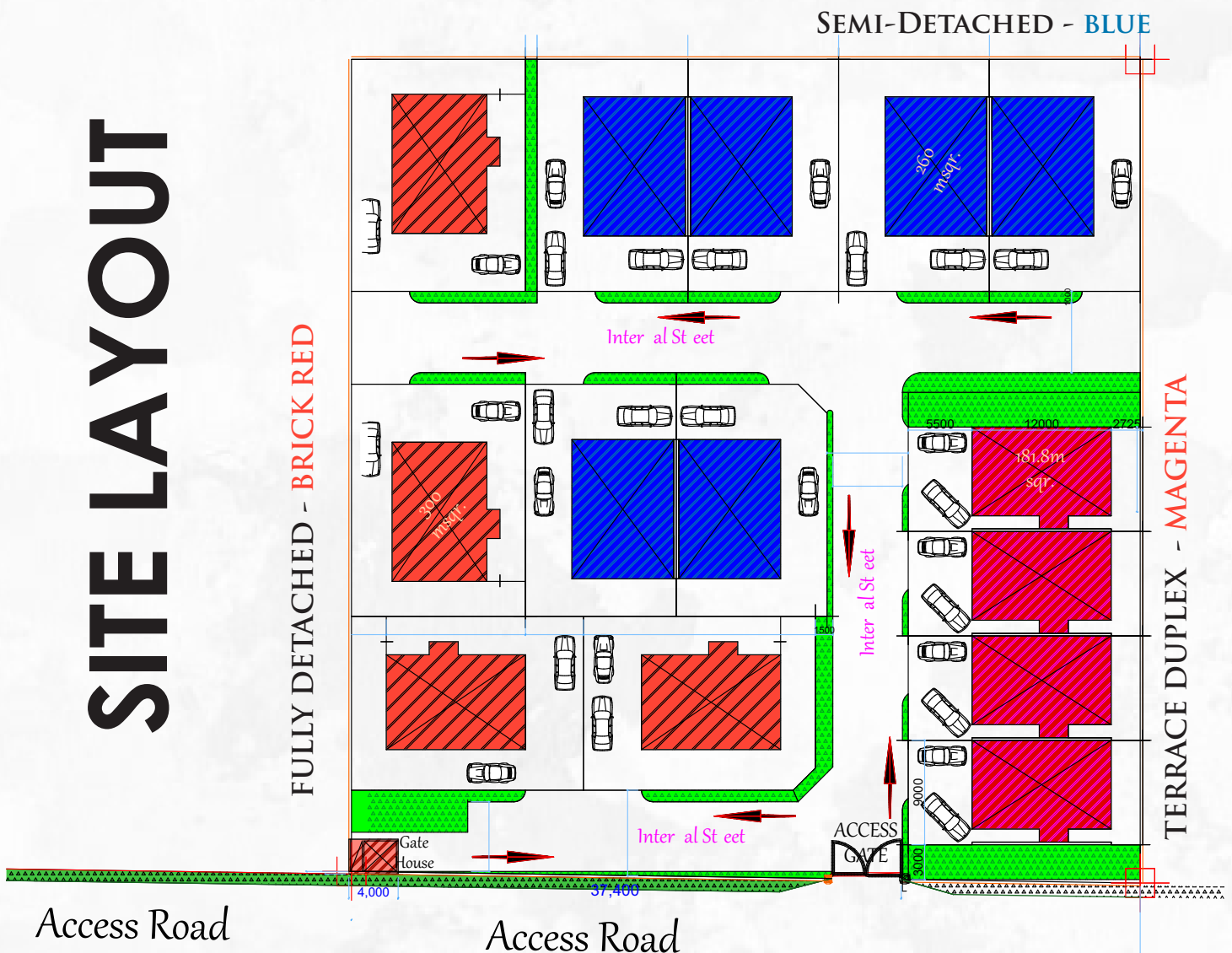
TOTAL NUMBER OF UNITS: 16 UNITS

4 Bedroom Terrace Duplex: 4 units

4 Bedroom Semi-Detached Duplex: 4 units

4 Bedroom Fully Detached Duplex: 8 units

SITE LAYOUT



4 Bedroom
Terrace
Duplex
(Carcass)

N35 million

ROI

PRICE ANALYSIS

Now	Break Ground	On Completion
N40m	N45m	N60m

RENTAL INCOME

Now	Five Years
N1.5m	N3m

4 Bedroom
Semi-Detached
Duplex
(Carcass)

N40 million

ROI

PRICE ANALYSIS

Now	Break Ground	On Completion
N45m	N50m	N70m

RENTAL INCOME

Now	Five Years
N2.5m	N4.5m

4 Bedroom
Detached
Duplex
(Carcass)

N50 million

ROI

PRICE ANALYSIS

Now	Break Ground	On Completion
N50m	N55m	N75m

RENTAL INCOME

Now	Five Years
N3.5m	N5.5m



PAYMENT PLAN — 0 - 6 MONTHS

INITIAL DEPOSIT — 40%

FEATURES



SMART HOME
ENABLED



TARRED ROAD
NETWORK



GREEN AREAS



ENERGY SAVING
FEATURES



24 HOURS
POWER SUPPLY



ROUND THE CLOCK
SECURITY



STREET LIGHT



COST EFFICIENT
DESIGNS

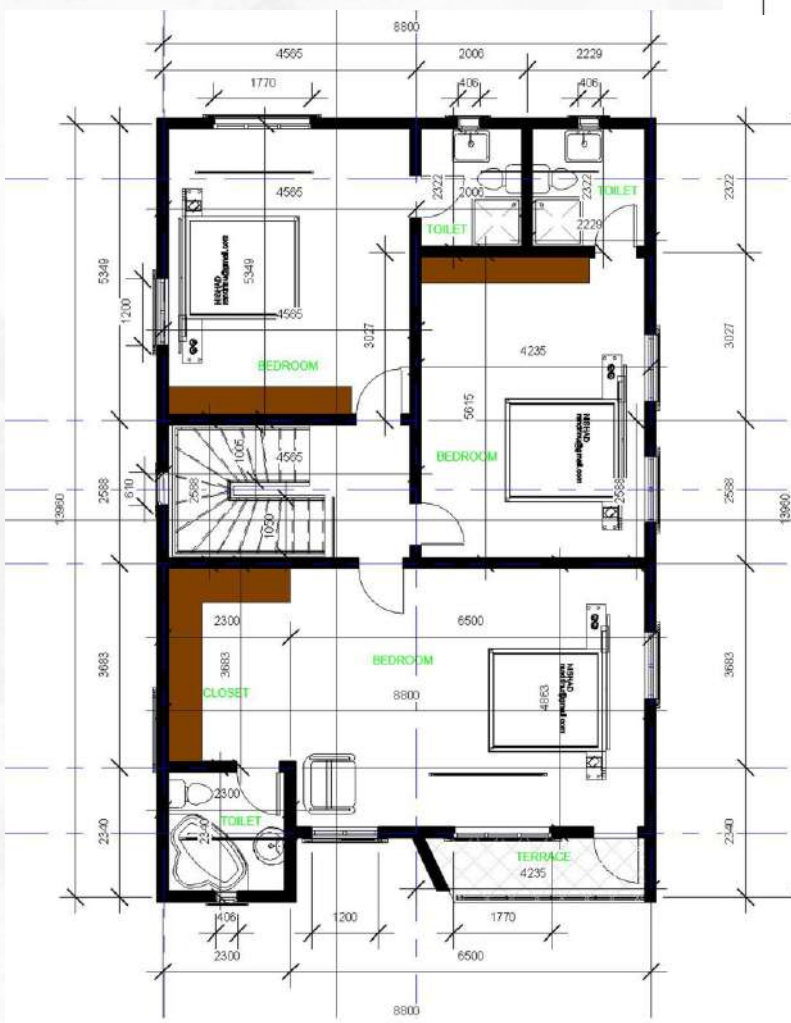
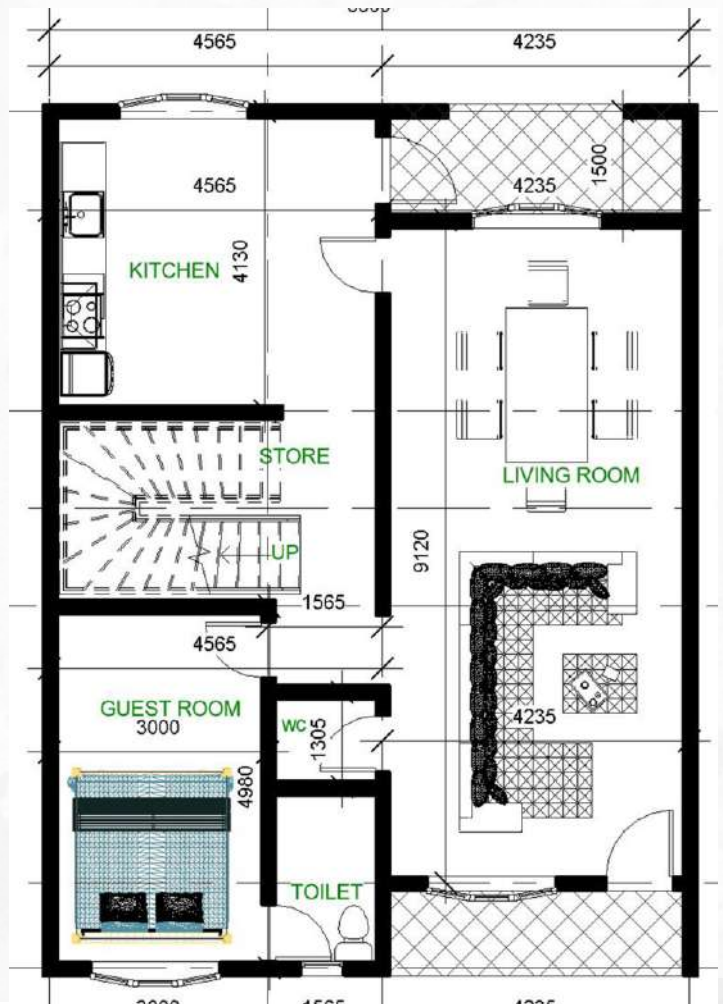


GUARANTEED HIGH
RETURN ON INVESTMENT



4 BEDROOM DUPLEX FLOOR PLAN

GROUND FLOOR PLAN



FIRST FLOOR PLAN



HEAD OFFICE:

No. 14 Banjul Street, Off Monrovia Street
Wuse 2, Abuja
0809 133 1943

dittogroupng@gmail.com
www.dittoholaris.com.ng

   @dittoholarisltd