

#### TROY COURT APARTMENT PRESENTATION

## INVESTMENT OPPORTUNITY FOR THE ACQUISITION OF HOMES WITHIN TROY COURT

#### **INTRODUCING TROY COURT ESTATE**

A refreshing new community in the heart of Aguda, Surulere



#### Contents

- Project Description & Information
- Financing & Purchasing Options
- About Trojan Estates Limited
- Contact Information



# Troy Court stands out as a contemporary development in an old but vibrant neighbourhood...





## Troy Court – An exclusive development in a desirable neighbourhood rich in culture, charm & urban living

- Surulere is a dynamic business and urban area renowned for its popular high streets, musical studios and the national stadium.
- The surrounding neighourhood around Troy Court is built up and predominantly made up of traditional homes.
- Troy Court is a unique and rarely seen new community developed on 1 acre. The development is made up of 3 blocks of 36 3-bedroom apartments within one of the oldest areas of Surulere.
- It is a strong middle income professional suburb populated by both young and old families, with access to the popular western avenue road leading to major hubs of Lagos Island, Lekki and Ikeja



# Each apartment has been creatively designed for a contemporary lifestyle





# All internal finishing materials are of the highest specification & quality



Internal Features / Specification	External Amenities
3 Bedroom apartment	Landscaped grounds
Fitted Kitchen Quality polished porcelain	Elevators 24/7 water supply
floor tiles Professionally mounted contemporary light fittings,	Ample parking space -2 cars/flat
switches and sockets MDF hollow core wooden doors	Backup power
Hollow core metal panel security doors	Water treatment plant
Brushed Stainless hand rail sets	Facilities Management
MDF movable wardrobes	Gated Estate/24/7 Security



#### TYPICAL AERIAL FLOOR PLAN



#### INTERNAL SPACE

LIVING AREA & DINING	41m <sup>2</sup>
KITCHEN	$13M^2$
MASTER'S BEDROOM (EN SUITE)	$31M^2$
OTHER ROOMS & TOILET	$35M^2$



#### HOW WE STARTED





### WHERE WE ARE TODAY





### ${\bf External\,Image\,contd.}$





## **External Image contd.**





## External Image contd.





### Living Room (Bright, Airy, Spacious)





### Living Room (Clean, Open FluidSpaces)



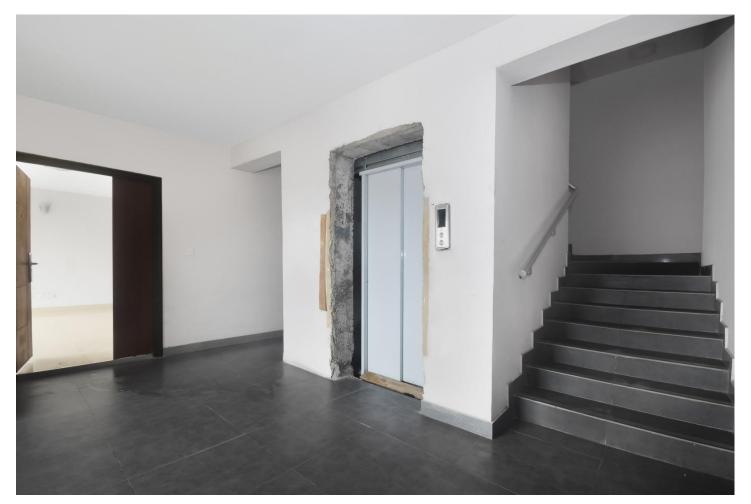


### Kitchen (Quality, Modern and Spacious)





## **ApartmentEntrance/ElevatorLanding**(SizeableEntryWay& Convenience for Residents)





#### Master Bedroom (En-suite with Built-in Wardrobes,





#### Master Bedroom (Sizeable & Bright Space with a wide entry-way)





## **Generic Project details**

LAND SIZE	4,240.82m <sup>2</sup>
BUILD AREA	$1,165m^2$
% BUILD AREA	27%
GREEN AREA	625m <sup>2</sup>
%GREEN AREA	16%
OTHERS	4,964m <sup>2</sup>
%OTHERS	57%
PARKING SPACES	84 (2 per apartment)
COMMON AREAS	
ENTRANCE LOBBY	28m <sup>2</sup>
SERVICE STAIR HALL	$6m^2$



#### How to buy

We have available several payment options and alternative sources of funding for investors. Options for Buyers are:-

Price - N35,000,000

- Outright payments
- Mortgage Payments
- Structured Payments
  - 6 Months
  - 12 Months
  - 18 Months

We would be happy to provide more information on all the above at a subsequent meeting and/or presentation.



#### ABOUT TROJAN ESTATES LIMITED

- Trojan Estates Limited is an experienced real estate development company with a robust portfolio of private and commercial developments within Lagos State.
- We pride ourselves on delivering real estate communities that offer a unique lifestyle.
- Our real estate developments are crafted by the best professionals, thus ensuring that our products and services exceed our clients' expectations, while offering quality products at the best price that guarantee enduring value.



#### THANK YOU!

## FOR ADDITIONAL INFORMATION, PLEASE CONTACT TROJAN ESTATES LIMITED

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