

Introducing Our Exquisite 4-Bedroom Semi-Detached Homes



## DISCOVER LUXURY LIVING AT ITS FINEST

### INTRODUCING OUR EXQUISITE 4-BEDROOM SEMI-DETACHED HOMES

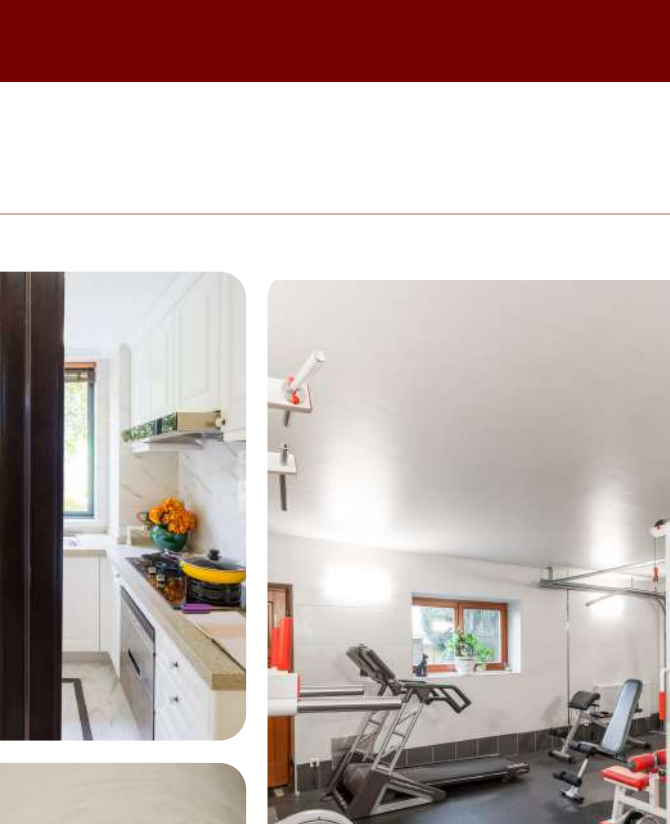
Welcome To Our Exclusive Residential Community, Where Modern Elegance Meets Exceptional Comfort. Our Thoughtfully Designed 4-Bedroom Semi-Detached Homes Offer A Harmonious Blend Of Contemporary Architecture, State-Of-The-Art Features, And A Tranquil Living Environment.

#### MODERN LIVING

Experience A Blend Of Style And Functionality, Where Every Corner Of The Surroundings Embodies Our Meticulous Design Thinking. We Prioritize Accessibility, Security, And Tranquility, Creating An Environment That Complements Your Lifestyle.

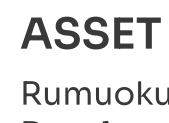
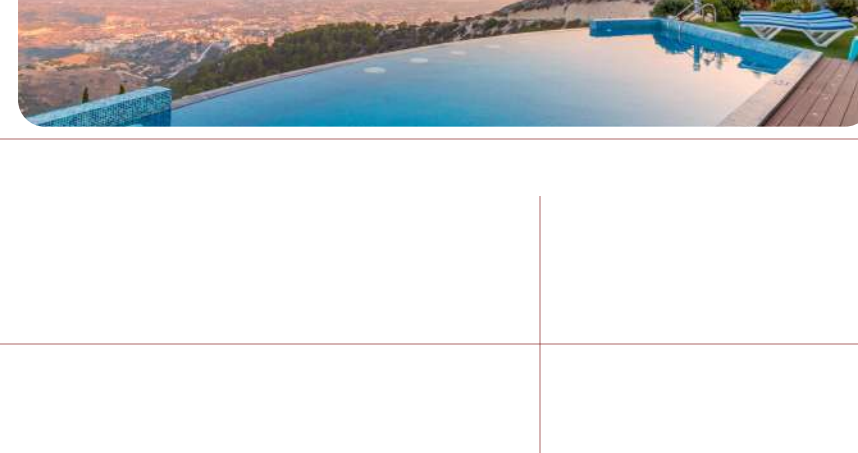
#### A SAFE COMMUNITY

At The Heart Of Our Mission Is The Dedication To Cultivating A Secure Community. As We Pursue This Commitment, We Foster A Thriving Family Culture That Exudes Passion, Inspiration, And Vibrancy—A Culture That Resonates With The Smart Communities We Create And Cater To.



## KEY FEATURES

- AUTOMATION
- 24/7 POWER
- AMPLE PARKING
- 24/7 SECURITY
- AMBIANCE ENVIRONMENT
- PLAY AREA
- POOL AREA
- GYM



## WHY CRESTII HOMES

#### ASSET APPRECIATION

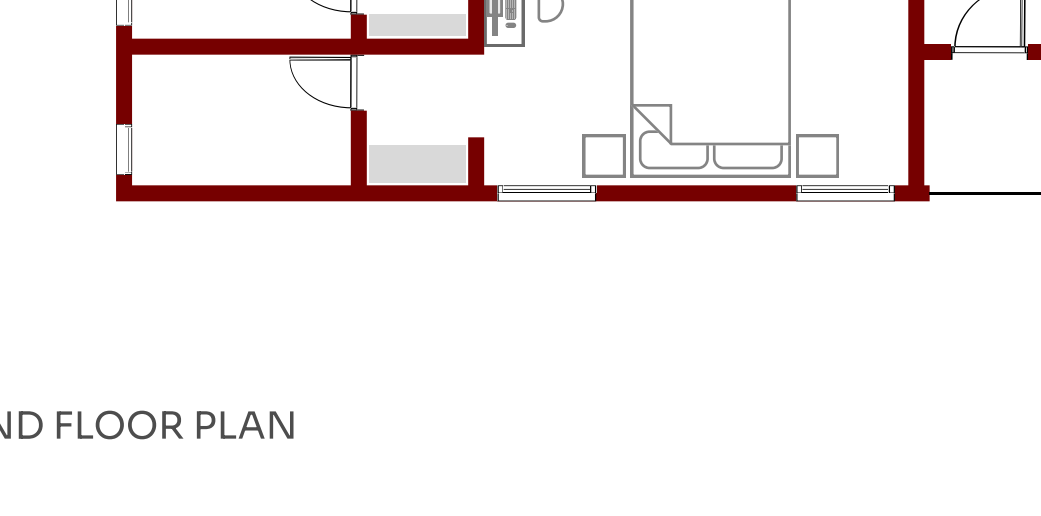
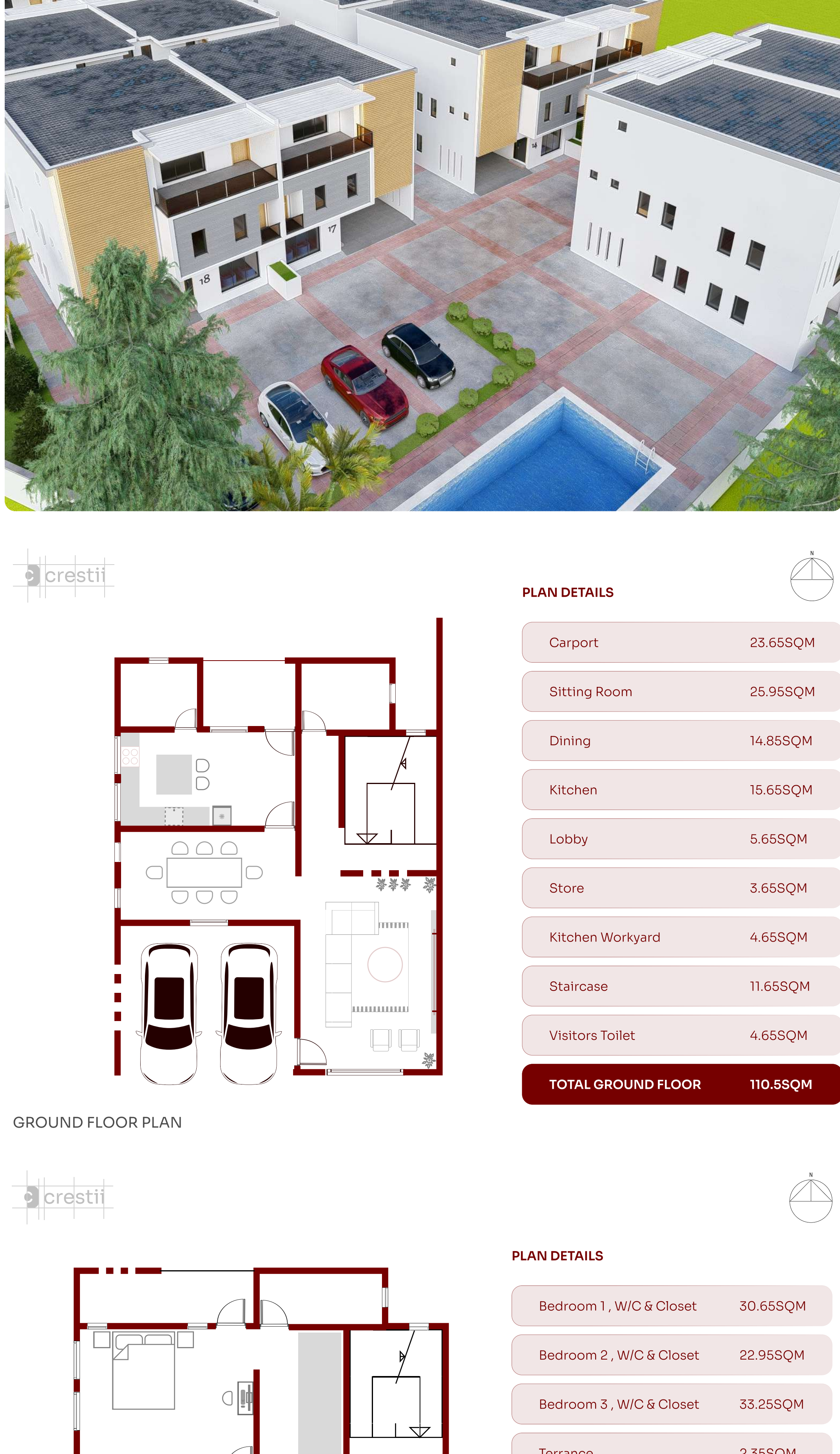
Rumuokurusi, Elingbu Town, In The PortHarcourt Old Aba Road Area Is Known For Its Remarkable Development. Situated Just 15 Minutes Away From Air Force base(center of PHC), This Neighborhood Presents A Wealth Of Opportunities For Investment. Properties In This Area Are Like Goldmines, Offering The Assurance Of Appreciating Value And Easy Liquidity.

#### RENTAL INCOME

Experience The Convenience Of Earning Hassle-Free Income. Through CRESTII Homes' Dedicated Facility Management Arm, We Take Care Of Managing Your Apartments On Your Behalf, Ensuring Timely Rent Collection From Tenants. This Option Allows You To Effortlessly Earn Income From Your Purchased Apartment, Providing You With A Seamless And Convenient Investment Opportunity.

#### SHORT LET RENTALS

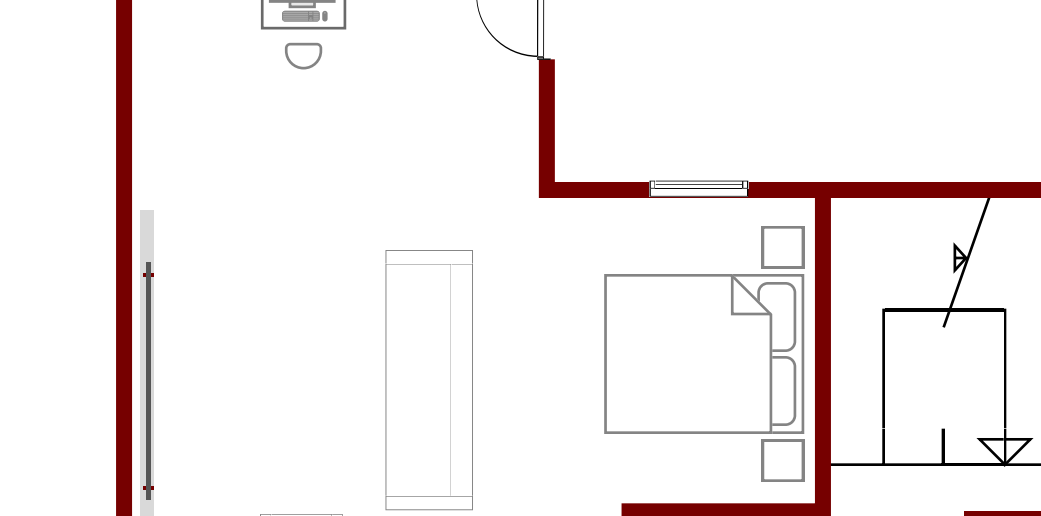
In Addition To The Standard Rental Income, Port Harcourt Offers A Strategic Advantage For Short-Term Rentals And Serviced Apartments. The Increasing Demand For Short-Term Accommodation Is Driven By Visitors Who Seek A Homely Atmosphere Rather Than Traditional Hotels. The Demand Is Exceptionally High, With Well-Managed Apartments Achieving An Average Monthly Booking Rate Of Over 90%. This Model Surpasses The Performance Of Traditional Annual Rentals, Presenting A Lucrative Opportunity For Property Owners.



GROUND FLOOR PLAN

#### PLAN DETAILS

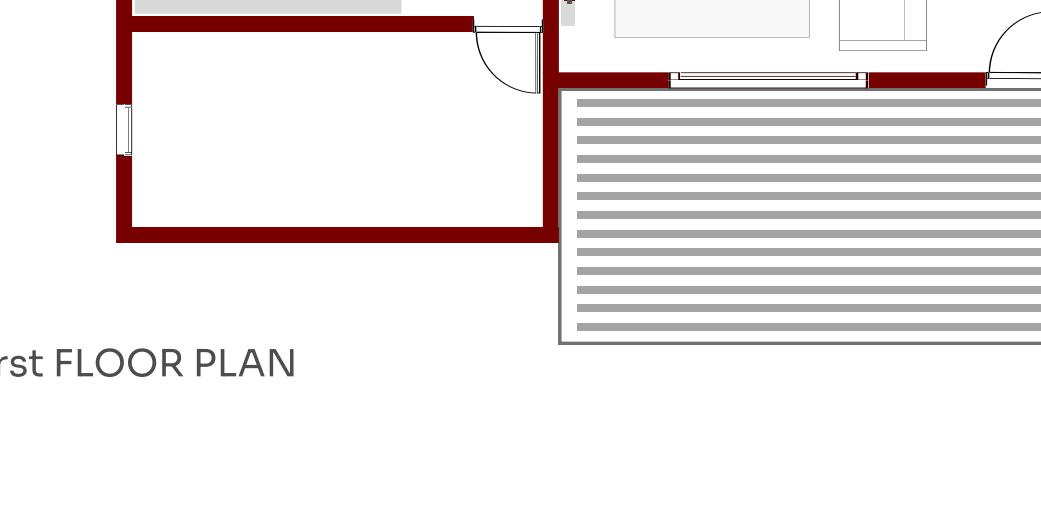
Carport	23.65SQM
Sitting Room	25.95SQM
Dining	14.85SQM
Kitchen	15.65SQM
Lobby	5.65SQM
Store	3.65SQM
Kitchen Workyard	4.65SQM
Staircase	11.65SQM
Visitors Toilet	4.65SQM
<b>TOTAL GROUND FLOOR</b>	<b>110.5SQM</b>



2ND FLOOR PLAN

#### PLAN DETAILS

Bedroom 1, W/C & Closet	30.65SQM
Bedroom 2, W/C & Closet	22.95SQM
Bedroom 3, W/C & Closet	33.25SQM
Terrace	2.35SQM
Terrace 2	7.55SQM
Lobby	8.55SQM
Lobby 2	7.25SQM
<b>Total 2nd Floor Area</b>	<b>112.65SQM</b>



First FLOOR PLAN

#### PLAN DETAILS

Masters Bedroom	36.55SQM
Closet	8.15SQM
Bath	10.75SQM
Lobby	7.15SQM
Masters Lounge	19.55SQM
Terrace 1	4.55SQM
Terrace 2	13.55SQM
<b>Total 1st Floor Area</b>	<b>100.35SQM</b>



## PRICING

NOTE : THIS CURRENT PRICE EFFECTS THE FIRST 2 HOMEOWNERS

**N75M**  
**N57.6M**

**4bedroom Semi-Detached**

Initial Deposit

**N35Million**



## PAYMENT PLAN

**N57.6M**  
4bedroom Semi-Detached

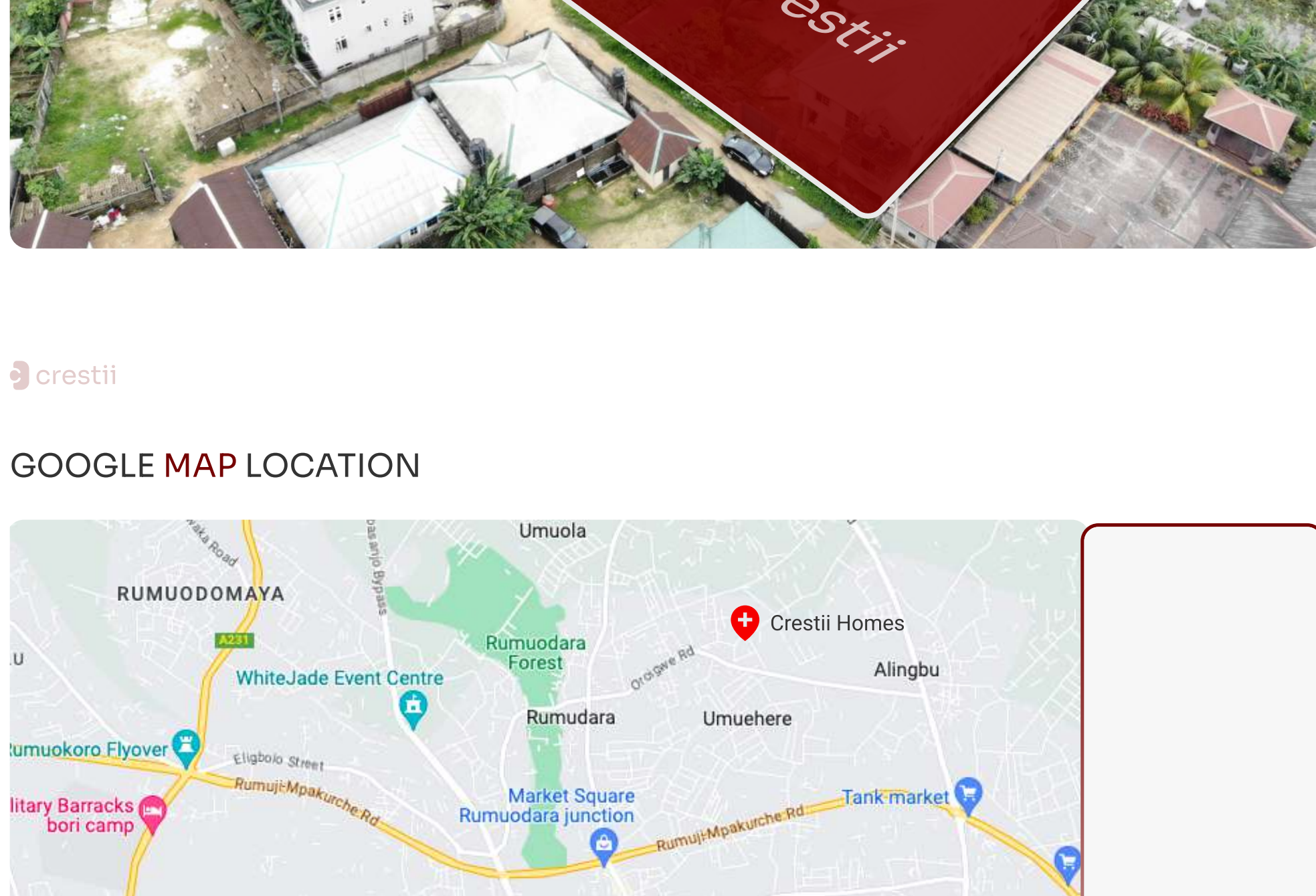
Initial Deposit

**N35Million**

Payment Period	3 Month Plan	6 Month Plan	12 Month Plan
Initial Deposit	N35,000,000M	N35,000,000M	N35,000,000M
1st Payment	N7,800,000M	N6,375,000M	N5,600,000M
2nd Payment	N7,800,000M	N6,375,000M	N5,600,000M
3rd Payment	N7,500,000M	N5,375,000M	N4,900,000M
4th Payment		N5,575,000M	N4,900,000M
5th Payment			N4,900,000M
<b>Total</b>	<b>N58,100,000M</b>	<b>N58,900,000M</b>	<b>N60,900,000M</b>



## ARIEL VIEW - CRESTII HOMES



#### GOOGLE MAP LOCATION

