

# Ryban Court

AWOYAYA, IBEJU LEKKI LG, LAGOS STATE



# INTRODUCTION



## **RYBAN COURT, AWOYAYA, IBEJU-LEKKI, LAGOS STATE**

Glenwood Property Development Company Limited is pleased to introduce, **RYBAN COURT**.

**Ryban Court** is a mini estate located in Awoyaya, along the fast developing Lekki-Epe axis. It consists of 13 units of 3-bedroom luxury terraces on an easily accessible site adjacent to other residential and commercial properties.

**Ryban Court** terraces are under construction. They will yield a good return for early investors as the vast investment in infrastructure & industry in the Lekki-Epe axis will result in a huge demand for housing in the coming years with consequent spikes in house prices and rental values guaranteed.

# RYBAN COURT - DETAILS



- 13 Units 3 bedroom terraces
- Central borehole & water treatment plant
- Paved roads
- Security lights
- Underground power cables
- Gate house

# EXTERNAL IMAGES OF RYBAN COURT TERRACES (DAYTIME)



# EXTERNAL IMAGES OF RYBAN COURT TERRACES (NIGHT)



# INTERNAL IMAGES OF RYBAN COURT TERRACES



## GROUND FLOOR

Living Room - 19m<sup>2</sup>

Dining Room - 10m<sup>2</sup>

Kitchen - 10m<sup>2</sup>

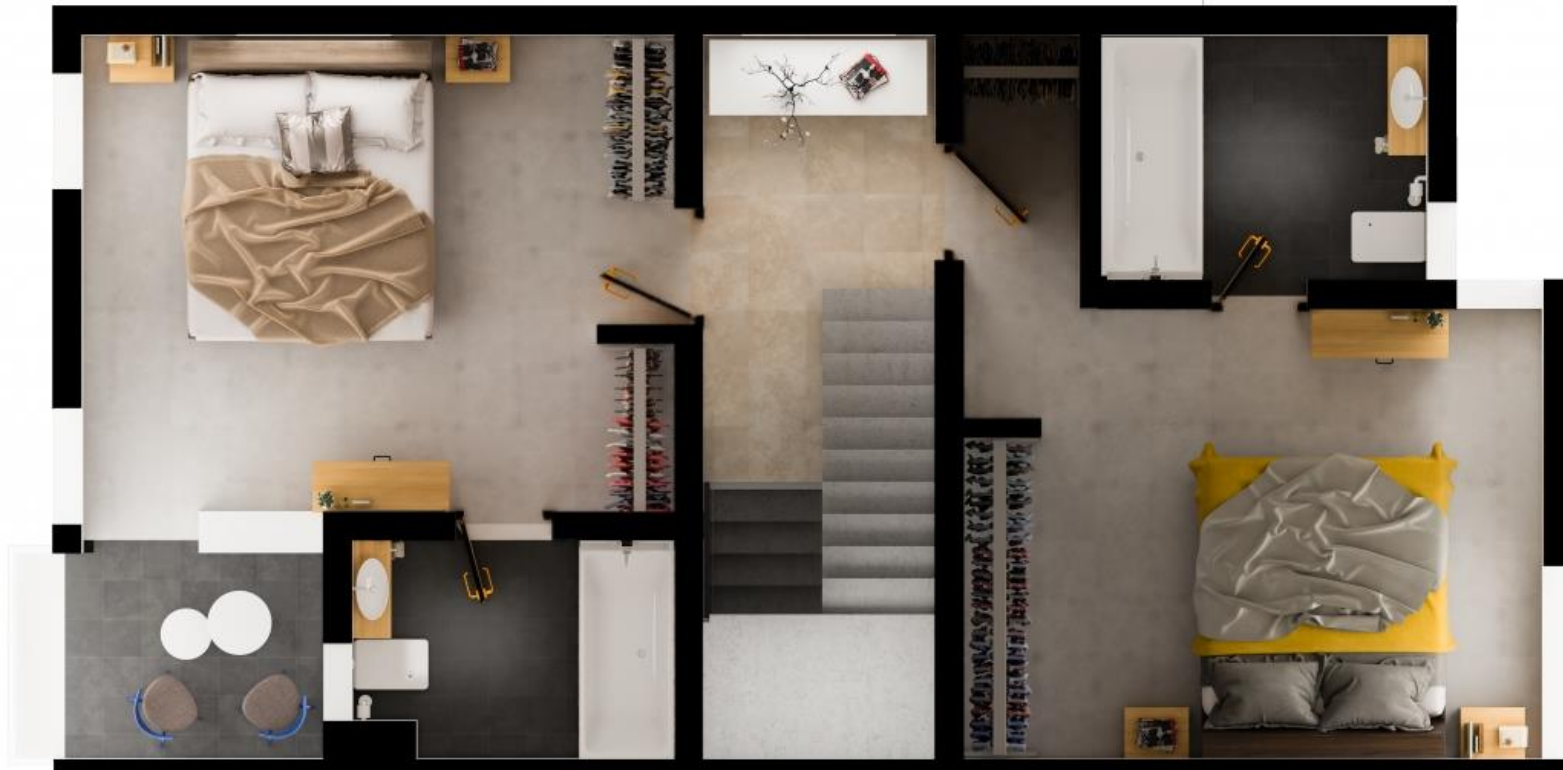
Store - 2m<sup>2</sup>

Visitor's toilet - 2m<sup>2</sup>

# INTERNAL IMAGES OF RYBAN COURT TERRACES



# INTERNAL IMAGES OF RYBAN COURT TERRACES



**FIRST FLOOR**  
2 bedrooms - 16m<sup>2</sup>  
Ensuite Toilets - 5m<sup>2</sup>

# INTERNAL IMAGES OF RYBAN COURT TERRACES



## SECOND FLOOR

Master Bedroom - 17m<sup>2</sup>

Ensuite - 5m<sup>2</sup>

Dressing Area - 7m<sup>2</sup>

Study/Gym - 15m<sup>2</sup>

# DETAILS OF RYBAN TERRACES

## To be completed by GLENWOOD



- Building structure
- Front & rear entrance security doors
- Tiled floors
- Aluminium windows
- Plumbing and Ac piping
- Electrical wiring and fittings
- Internal and External plastering
- Staircase and terraces hand rails
- Painting - Interior & Exterior
- POP ceiling (ground and second floor only )
- Internal doors
- Sanitary fittings
- Burglar proofing
- Kitchen cabinets
- Paving, party fence
- Septic tanks

# DETAILS OF RYBAN COURT INFRASTRUCTURE & COMMON SERVICES



- Central borehole
- Water treatment plant
- Overhead water tank
- Gate house
- Main gate & secondary access gate
- Services yard
- Underground cables
- Paved driveways
- Landscaping
- Security lighting
- Connection to PHCN
- Prepaid Meters

# PAYMENT PLAN (END TERRACES)



## PAYMENT PLAN FOR RYBAN COURT END TERRACES

PAYMENT PLAN	PAYMENT PERIOD	INITIAL DEPOSIT	INITIAL PAYMENT	MONTHLY PAYMENT	PRODUCT PRICE
A	OUTRIGHT	100%	₦28,000,000.00	-	₦28,000,000.00
B	6 MONTHS	50%	₦14,700,000.00	₦2,940,000.00	₦29,400,000.00
C	12 MONTHS	32%	₦10,000,000.00	₦1,890,909.09	₦30,800,000.00
D	18 MONTHS	16%	₦5,000,000.00	₦1,600,000.00	₦32,200,000.00

# PAYMENT PLAN (MID TERRACES)



## PAYMENT PLAN FOR RYBAN COURT MID TERRACES

PAYMENT PLAN	PAYMENT PERIOD	INITIAL DEPOSIT	INITIAL PAYMENT	MONTHLY PAYMENT	PRODUCT PRICE
A	OUTRIGHT	100%	₦26,500,000.00	-	₦26,500,000.00
B	6 MONTHS	50%	₦13,912,500.00	₦2,782,500.00	₦27,825,000.00
C	12 MONTHS	31%	₦9,000,000.00	₦1,831,818.18	₦29,150,000.00
D	18 MONTHS	15%	₦4,500,000.00	₦1,527,941.18	₦30,475,000.00

# OTHER INFORMATION



Description	Amount	Due
Survey fee	<del>₱</del> 180,000.00	On allocation and completion of payment for terrace
Legal fee	5% cost of purchase	On allocation and completion of payment for terrace & development fee
Infrastructure fee	<del>₱</del> 2,000,000.00	To be pro rated according to the selected payment plan.

# LAND TITLE



By a deed of assignment dated  
7<sup>th</sup> March, 2014 and  
registered as No.2 at Page 42  
in Volume 2470 at  
the Lands Registry, Alausa, Lagos.

# RYBAN COURT - ADJACENT DEVELOPMENTS/AMENITIES



Ryban Court is located in the fast developing Lekki Corridor of Lagos State. Below are adjacent commercial and residential developments which make it an ideal location to live and invest.

Name	Distance to Ryban Court
Sapphire Gardens	3.0km
Greensprings School, Lekki	3.5km
Corona school, Lekki	5.0km
Mayfair Gardens	
Fara Park	8.0km
Lakowe Golf estate	
Lekki Free Trade Zone	
Proposed Dangote Refinery	
Proposed Airport, Epe	(Due for completion in 2019)
Lekki Deep Sea Port	(Due for completion in 2021)



# *Ryban Court*

AWOYAYA, IBEJU LEKKI LG, LAGOS STATE

**FOR MORE INFORMATION PLS CONTACT**

**RYBAN COURT IS A DEVELOPMENT OF GLENWOOD PROPERTY DEVELOPMENT COMPANY LIMITED  
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