

Welcome Home
To The Pinnacle of
Luxury Living

The
**VENICE
VILLA**

*Project
Brochure*

Proudly developed by:



VENICE VILLA

A New Standard
of Luxury and
Comfort



The Ultimate Fusion of Art, Architecture, and Lifestyle

Welcome to VENICE VILLA, where luxury is reimagined. Immerse yourself in stunningly designed interiors and homes that cater to your every desire. Relax in unmatched comfort and soak in the beautiful views of a thriving neighborhood.

Crafted by LANDNEST PROPERTY INVESTMENT LTD, this state-of-the-art development boasts modern architectural brilliance and top-tier amenities, perfect for today's discerning homeowners.

Explore the height of elegance with our 5-bedroom detached duplex, complete with a penthouse and BQ—a seamless blend of sophistication and contemporary living.

5 BEDROOM DETACHED DUPLEX WITH PENT FLOOR & BQ



The Art of Perfecting Style and Luxury

Property Specifications

5 Bedroom detached Duplex with pent floor and BQ

Facilities

Recreational Area, 24/7 Security, 24hrs Inverter Ready, Cinema, Swimming Pool, Treated water, Ample Parking Space, Smart home automation & Lots more.

Location

VENICE VILLA is located at DIAMOND ESTATE, Off Monastery road, Sangotedo, Ajah Lagos.

Why Choose VENICE VILLA?

VENICE VILLA is strategically located in one of the best neighborhoods in Ajah Central to Shopping Malls, Schools, Fuel Stations, recreational parks and every other infrastructure needed for sustainable living.

About LANDNEST PROPERTY INVESTMENT LTD

LANDEST PROPERTY INVESTMENT LIMITED has delivered over 100 units of houses In the Lekki Axis and has subscribers across Europe, America, Africa and Asia.



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NGN 350,000,000

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VENICE VILLA

Payment Plan

Property Details

Property Name	Venice Villa
Product Name	5 Bedroom Detached Duplex with Pent Floor & BQ
Property Status	Off-plan
Anticipated Completion Date	June 2025
Gross Price	NGN 350,000,000
VAT	NGN 0.00
Permitted Use	Residential

VENICE VILLA



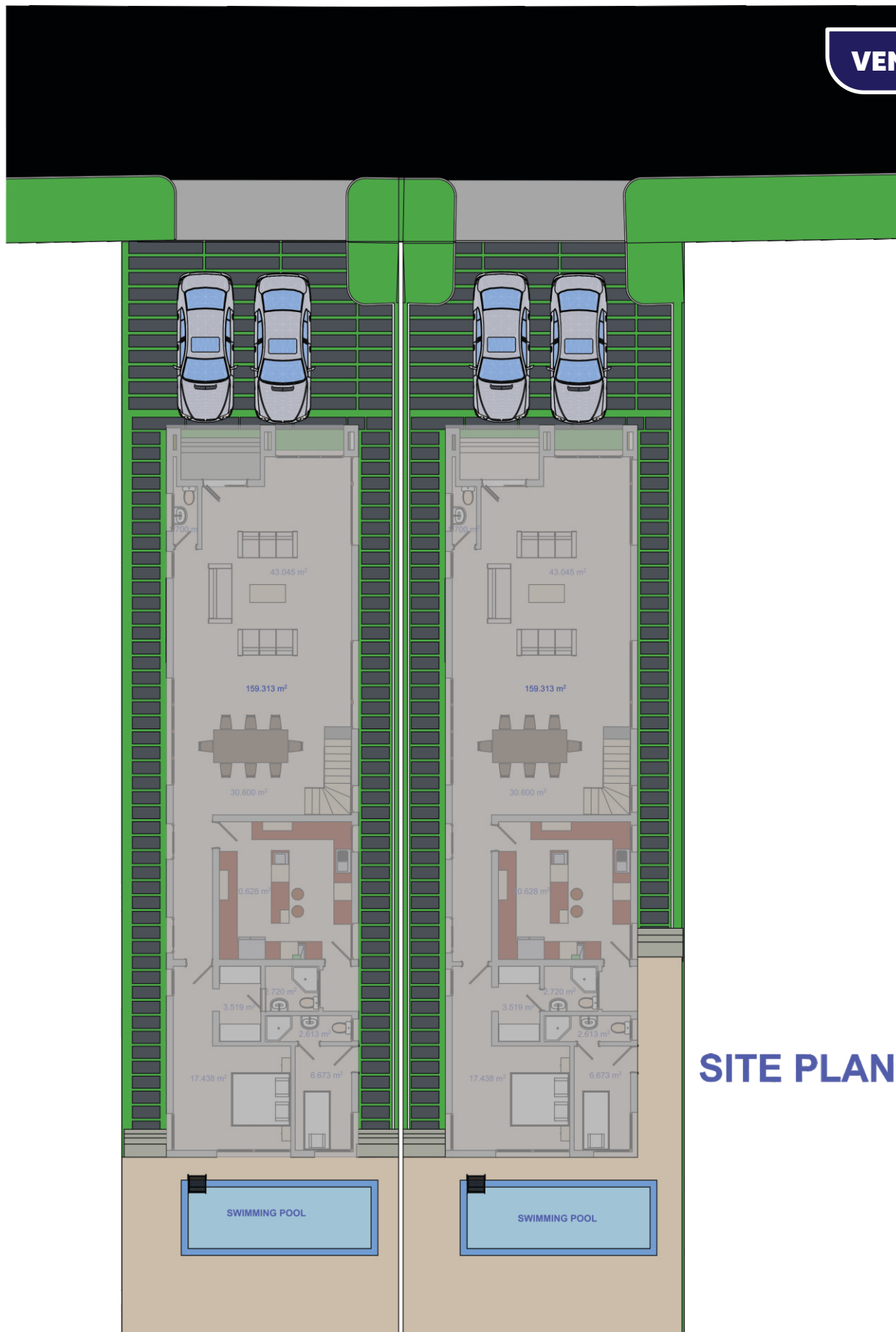
Payment Distribution Table

Payment Distribution Table

Payment Option	Initial Deposit	2nd Payment	3rd Payment	4th Payment	5th Payment	Total Amount	Percentage
Outright 100%	NGN 350M	-	-	-	-	NGN 350M	100%
5 Months	NGN 70M	NGN 70M	NGN 70M	NGN 70M	NGN 70M	NGN 350M	20%, 20%, 20%, 20%, 20%
10 Months	NGN 70M	NGN 87,500M	NGN 70M	NGN 52,500M	NGN 70M	NGN 350M	20%, 25%, 20%, 15%, 20%

Breakdown

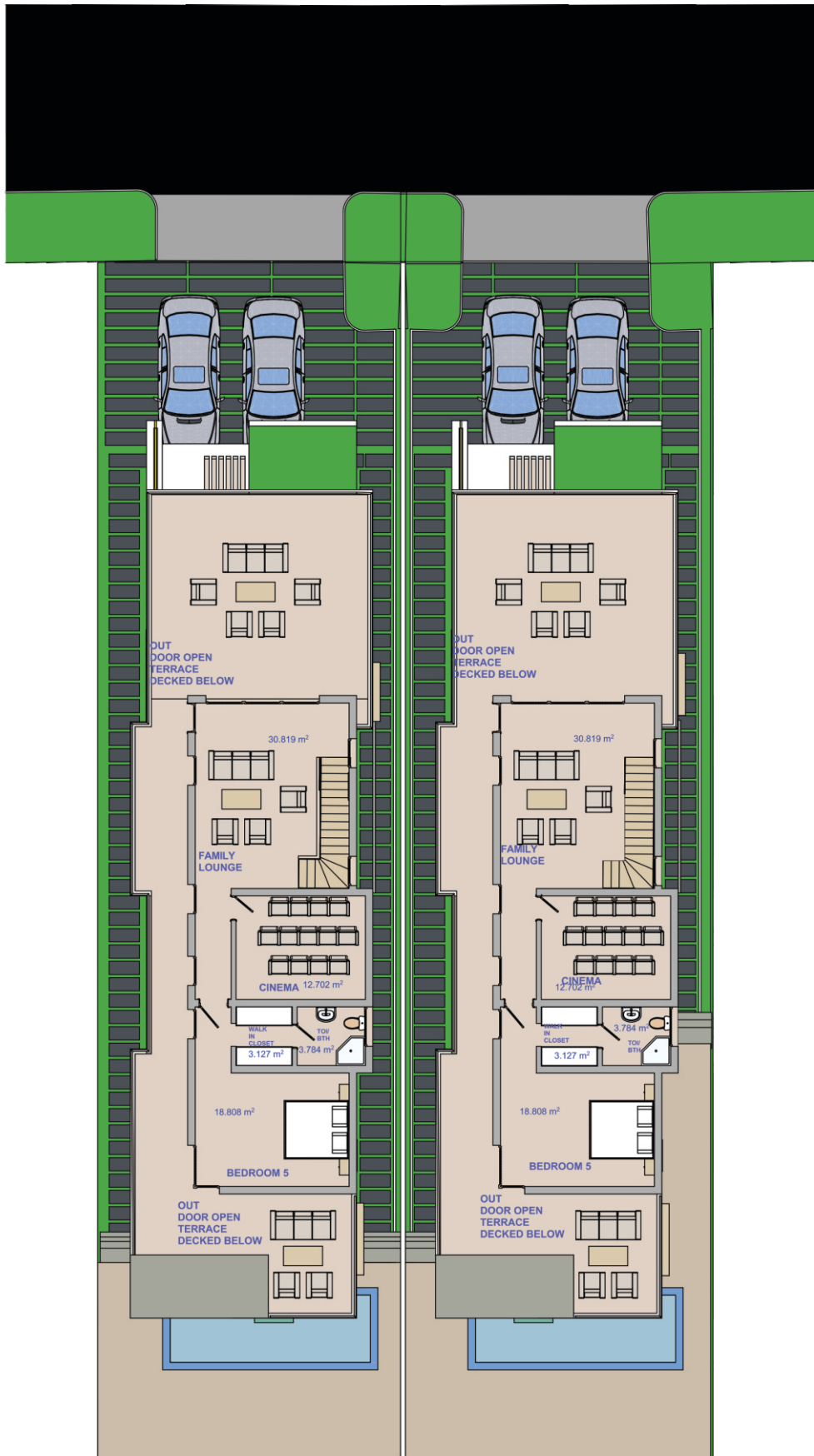
Payment Option	Initial Deposit	2nd Payment	3rd Payment	4th Payment	5th Payment
Outright 100%	N350M - 100%				
5 Months	N70M - 20%	N70 - 20%	N70M - 20%	N70M - 20%	N70M - 20%
10 Months	N70M - 20%	N87,500M - 25% (3rd Mnth)	N70M - 20% (5th Mnth)	N52,500M -15% (7th Mnth)	N70 - 20% (On Delivery)



SITE PLAN



GROUND FLOOR PLAN



PENT FLOOR PLAN



VENICE VILLA is situated in a prime location within the prestigious Diamond Estate, offering proximity to key landmarks such as Emperor Estate, Giwa Water Park, Novare Shopping Mall, and Foutain Spring Estate, among others. This desirable neighborhood ensures convenience, access to essential amenities, and a vibrant lifestyle for residents.