

BLISSFUL GARDEN ESTATE

A development by Lifecard International Investment Limited

DESCRIPTION:

Nestled in the heart of Oshoroko, Lekki free trade zone, off Lekki-Epe Expressway, Ibeju-Lekki, Lagos, Nigeria, **Blissful Garden Estate** is an unparalleled Lagoon front property that offers an extraordinary living experience where contemporary architecture merges seamlessly with the natural surroundings.

This exquisite estate features a retirement resort land cluster for resort houses, offering an ideal spot to spend your golden years.

Strategically located close to the prestigious Lekki deep seaport, the new international airport, and other essential amenities, Blissful Garden Estate provides easy access to everything you need for a comfortable lifestyle.

Whether you're searching for a luxurious residence or a tranquil retreat, this property offers it all. With its waterfront Location that provides a beautiful natural setting, and prime position in a rapidly developing area, Blissful Garden Estate has the potential for high capital appreciation.

Each plot has been thoughtfully designed to meet your specific requirements, ensuring that you can create your dream home.

Experience an unparalleled level of luxury, tranquility, and relaxation at Blissful Garden Estate.

TOPOGRAPHY: Soft Soil

LAND TITLE: C of O

1.1 ESTATE ACTIVITY PLAN AND TIMELINES

TIMELINE	ACTIVITY
0-3months	Plot allocation on layout with block and plot numbers, and certificate of allocation
3-6months	Clearing of the estate
6-9months	Documentation (Deed of assignment and survey)
9-12 months	perimeter fencing and gate house, Creating of earth road to individual plots and physical allocation

1.2 PRICE BREAKDOWN

0 – 3 months Payment

LAND SIZE	300	500SQM	600 SQM	1000SQM (For Resort cluster)	DESCRIPTION
PRICES	7,913,000	13,188,333	15,826,000	31,652,000	Land Element
DEVELOPMENT FEE	1,200,000	2,000,000	2,400,000	4,000,000	clearing, earth road to each plot, perimeter fencing and gate house
DOCUMENTATION	1,000,000	1,000,000	1,000,000	1,000,000	Contract of sales, Certificate of allocation, Survey and Deed of assignment

1.3 PAYMENT PLAN

The prices in the table capture the **Discounted Prices on Land Element** only.

	Outright/0-3 Months (With 20% discounted)	4-6 Months (With 10% discounted)	7-10 Months
300sqm	6,330,400	7,121,700	8,704,300
500sqm	10,550,700	11,869,500	14,507,166
600sqm	12,660,800	14,243,400	17,408,600
1000sqms (For resort cluster)	25,321,600	28,486,800	34,817,200

1.4 How to Buy:

- Fill the subscription form below and submit to your investment advisor.
- Make payment into the designated account details
- Send proof of payment to accounts@lifecardcompany.com and your investment advisor
- Activate your dashboard.

I on this date.....2023 have read And understood everything about Blissful Garden Estate. I am satisfied with the terms highlighted above and will like to continue with the purchase.

Signature

ONLY 30 PLOTS AVAILABLE ON PRE-LAUNCH PRICE.



FREQUENTLY ASKED QUESTIONS

QUESTION: Where is **BLISSFUL GARDEN ESTATE**?

ANSWER: **BLISSFUL GARDEN ESTATE** is located at Lekki free trade zone, off Lekki-Epe Expressway, Ibeju-Lekki, Lagos, Nigeria.

QUESTION: Who is the developer of **BLISSFUL GARDEN ESTATE**?

ANSWER: **LIFECARD INTERNATIONAL INVESTMENT LIMITED**

QUESTION: What developments will the developer provide and the cost?

ANSWER:
Estate Access Road
Earth road to each plot
Perimeter fence
The Property Gate House
See table 1.2 above

QUESTION: Would there be any Survey and Deed of Assignment fee?

ANSWER: **YES**, See table 1.2 above

QUESTION: When will my plot(s) be allocated to me?

ANSWER: See table 1.1 above

QUESTION: What type of Title does **BLISSFUL GARDEN ESTATE** have on the land?

ANSWER: C of O

QUESTION: Can I pay a deposit and balance anytime within the duration chosen?

ANSWER: Yes.

QUESTION: How much should my first deposit be?

ANSWER: **30%** and above.

QUESTION: How should installment payment be done?

ANSWER: It should be done monthly.

QUESTION: Is there any extra cost required to have a corner-piece plot?

ANSWER: Yes, corner piece attracts a 10% surcharge.

QUESTION: Can I start construction or building on the land now?

ANSWER: Yes, after physical allocation.

QUESTION: When will the land be allocated to me?

ANSWER: See table 1.1 above

QUESTION: Is the road to the Estate motorable?

ANSWER: Yes, the road to the Estate is motorable.

QUESTION: What are the plots sizes and building specifications on each plot?

ANSWER:
300SQM – Single Family Unit
500SQM- Fully Detached Duplex
600SQM- Twin-Duplex

QUESTION: How should I inform **LifeCard** that payment has been made?

ANSWER: Send an email to accounts@lifecardcompany.com and inform your investment adviser.

QUESTION: If I was on installment payment and cannot continue with the payment.

Can I get a refund?

ANSWER: Yes, you can get a refund however there is a strict 40% administration fee that will be deducted.

FREQUENTLY ASKED QUESTIONS ON BLISSFUL GARDEN RESORT HOME CLUSTER

QUESTION: What is **BLISSFUL GARDEN RESORT CLUSTER**?

ANSWER: **BLISSFUL GARDEN RESORT CLUSTER** a segmented land, 240 meters away from the lagoon for resort homes.

QUESTION: Who is the developer of **BLISSFUL GARDEN ESTATE**?

ANSWER: **LIFECARD INTERNATIONAL INVESTMENT LIMITED APPROVED DEVELOPER.**

QUESTION: What is the purpose for the resort home?

ANSWER: It is for Vacation, Retirement, or Investment.

QUESTION: How Many SQM do I need for a resort home?

ANSWER: A minimum of 1000Sqms for each semi-detached resort home.

QUESTION: What is a semi-detached resort building?

ANSWER: It is a 4-bedroom semi-detached penthouse with maid quarters.

QUESTION: What is the resort landscaping plan?

ANSWER: 30% of land for Greenery (plants, trees, and flowers), pools, walkways, lighting, seating areas, facilities for outdoor activities, etc.

QUESTION: How to subscribe?

ANSWER: See table 1.4 above.

I...a subscriber to the **BLISSFUL GARDEN ESTATE** do hereby acknowledge my obligation to pay on a weekly/monthly basis, all installments due on my payment plan for the plot(s) I subscribe to. I also acknowledge the right of the promoters of **BLISSFUL GARDEN ESTATE** to revoke any plot(s) due to me in an event that I fail, refuse or neglect to pay as agreed. I acknowledge that if any information I provided is found to be false, I will be disqualified from allocation. Any withdrawal of my interest on the land paid for will only be entertained within 3 months of subscription and will attract a 40% administration charge respectively.

I have read and understood all the terms and conditions herein and agree.

(Please, fill and sign the column below to indicate you have read and understood the contents of this document.)

Subscriber's Name: Signature:Date:.....

When You Type Your Name, It Suffice as your Signature.