

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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5 BEDROOM  
DETACHED DUPLEX  
WITH PENT FLOOR & BQ  
**NGN 305,000,000**





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**VENICE VILLA**

## Payment Plan

### Property Details

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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 305,000,000
VAT	NGN 0.00
Permitted Use	Residential



**VENICE VILLA**





**Payment Distribution Table**

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Payment Option	Initial Deposit	2nd Payment	3rd Payment	4th Payment	5th Payment	Total Amount	Percentage
Outright 100%	NGN 305M	-	-	-	-	NGN 305M	100%
5 Months	NGN 61M	NGN 61M	NGN 61M	NGN 61M	NGN 61M	NGN 305M	20%, 20%, 20%, 20%, 20%
10 Months	NGN 61M	NGN 76,250M	NGN 61M	NGN 45,750M	NGN 61M	NGN 305M	20%, 25%, 20%, 15%, 20%

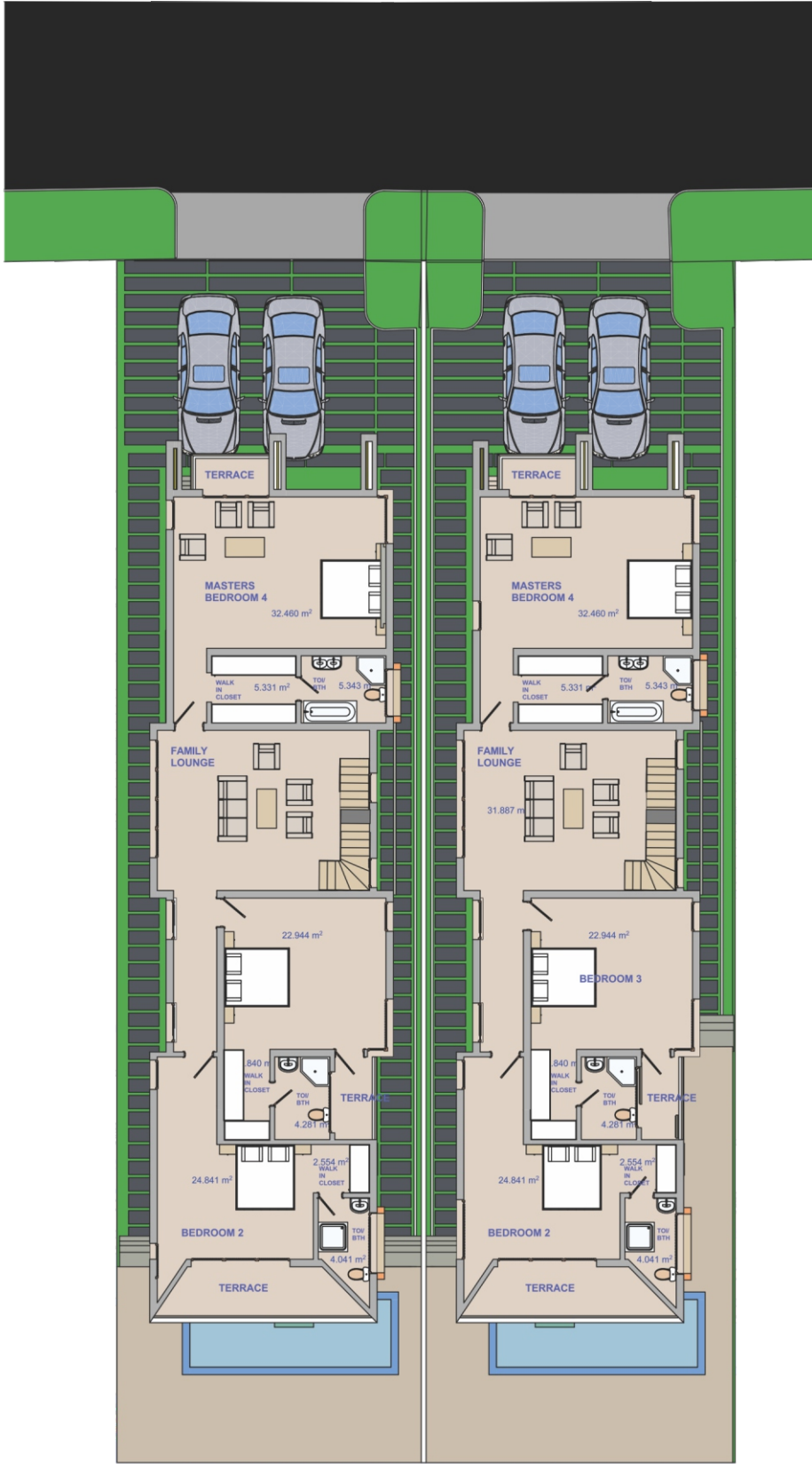
**Breakdown**

Payment Option	Initial Deposit	2nd Payment	3rd Payment	4th Payment	5th Payment
Outright 100%	N305M - 100%				
5 Months	N61M - 20%	N61 - 20%	N61M - 20%	N61M - 20%	N61M - 20%
10 Months	N61M - 20%	N76,250M - 25% (3rd Mnth)	N61M - 20% (5th Mnth)	N45,750M -15% (7th Mnth)	N61 - 20% (On Delivery)



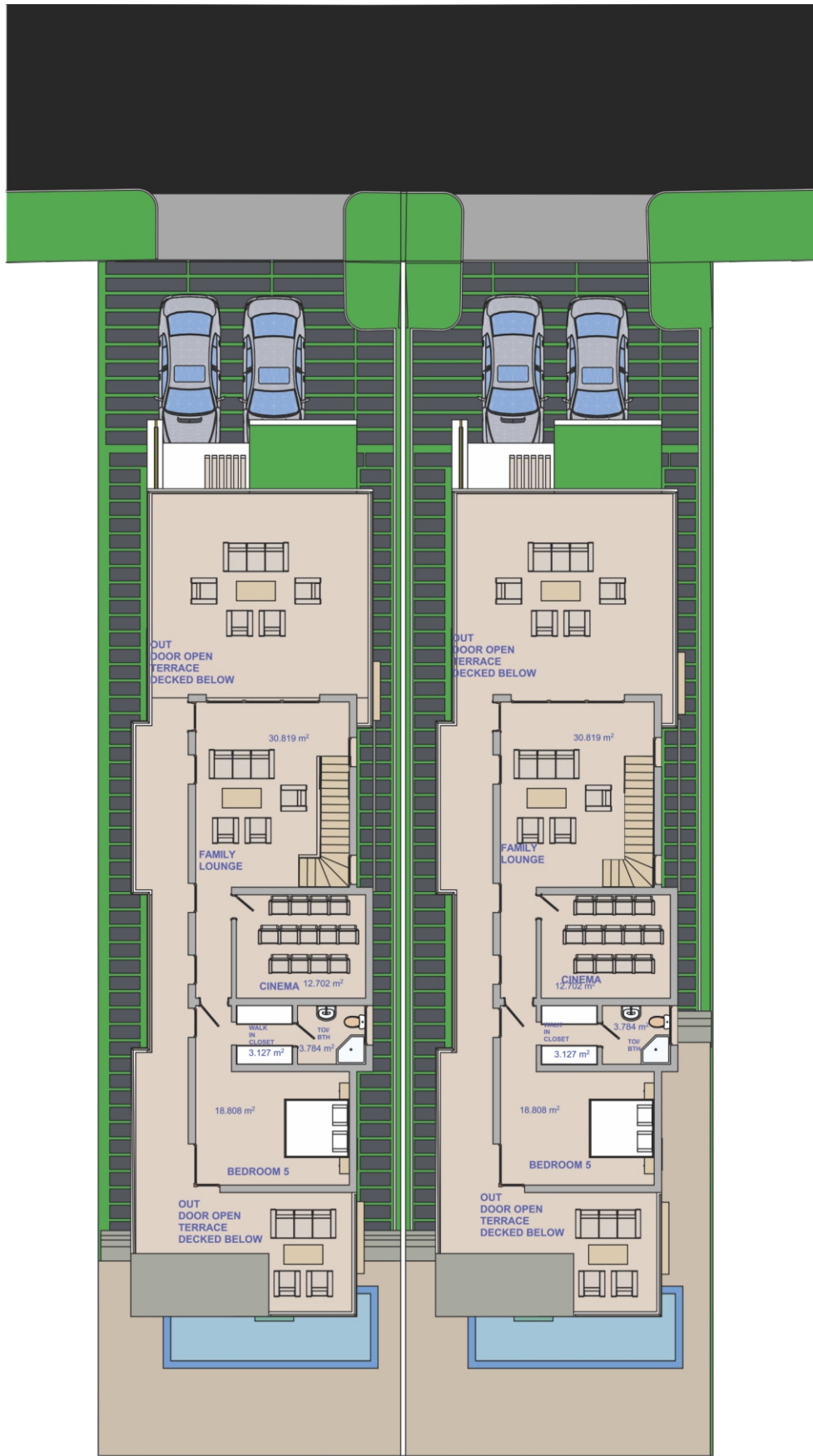


GROUND FLOOR PLAN



**FIRST 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.