

LIFE CAMP DISTRICT

ABUJA. NIGERIA



BEDROOM



LIVING ROOM



BATHROOM



MAID'S ROOM



CAR PARKING

The **Maple** Residence

Situated within a serene neighbourhood in Life Camp district, Abuja, The Maple Residence presents a collection of 4 bedroom terrace and detached houses designed for sustainability and technology-driven living experience. Whether you are seeking a place to call home, an investment property for revenue generation through rental income, or an asset with high appreciable value to hold and then resell, The Maple Residence is a development of Ample Innovative Homes and it offers great opportunity for a profitable investment in real estate.



SMART HOME READY



SAFETY & SECURITY



UTILITY OPTIMIZATION



ENERGY EFFICIENCY



CENTRAL GAS SUPPLY



RECREATION & PLAY AREA



GATED COMMUNITY



AMPLE PARKING SPACE



QUALITY DEVELOPMENTS



STANDBY POWER GENERATOR



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Terrace Building

Ground Floor

LIVING SPACES	SIZES
Porch	7m²
Foyer	4m²
Visitor's Toilet	3m²
General Living Room	30m²
Dining Area	llm²
Kitchen	17m²
Pantry	4m²
Maid's Room	9m²
Maid's Bathroom	4m²
Back Veranda	5m²





Terrace Building First Floor

LIVING SPACES	SIZES
Balcony	6m²
Master's Bedroom	21m²
Master's Bathroom	9m²
Master's Walk-in Closet	9m²
Lobby	11m²
Madam's Bedroom	20m²
Madam's Bathroom	9m²
Madam's Walk-in Closet	8m²



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Terrace Building

Second Floor

LIVING SPACES	SIZES
Front Balcony	6m²
Bedroom A	20m²
Bedroom A's Bathroom	8m²
Bedroom B	17 m²
Bedroom B's Bathroom	5m²
Dresser	4m²
Back Balcony	5m²
Utility	3m²
Family Lounge	20m²



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Detached Building **Ground Floor**

LIVING SPACES	SIZES
Porch	2m²
Foyer	4m²
Visitor's Toilet	3m²
General Living Room	31m²
Dining Area	11m²
Kitchen	18m²
Pantry	4m²
Maid's Room	10m ²
Maid's Bathroom	4m ²
Back Veranda	6m²

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Detached Building **First Floor**

LIVING SPACES	SIZES
Balcony	8m²
Master's Bedroom	28m²
Master's Bathroom	9m²
Master's Walk-in Closet	10 m²
Lobby	10 m²
Madam's Bedroom	27m²
Madam's Bathroom	10 m²
Madam's Walk-in Closet	8m²





Detached Building

Second Floor

LIVING SPACES	SIZES
Front Balcony	8m²
Bedroom A	25m²
Bedroom A's Bathroom	11m²
Bedroom B	22m²
Bedroom B's Bathroom	5m²
Dresser	4m²
Back Balcony	6m²
Utility	4m²
Family Lounge	11m²



Prices & Payment Plan



SMART HOME READY



SAFETY & SECURITY



UTILITY OPTIMIZATION

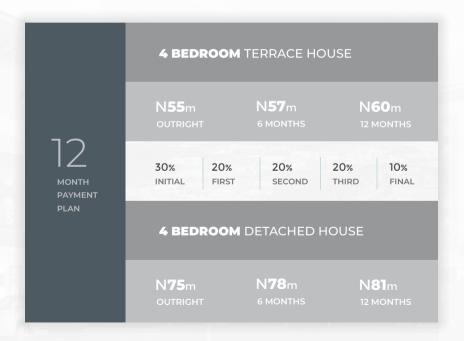


ENERGY EFFICIENCY



CENTRAL GAS SUPPLY

Please find below the prices for our terrace and detached houses. We offer up to 12 months flexible installment payment plan with 30% initial deposit.





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AskedQuestions

What is the land title document(s) and what will subscribers get?

The land title is Certificate of Occupancy. Subscribers will get a Deed of Assignment issued by the Department of Lands, FCT, after they have completed their payments and all other fees at handover of their houses.

When is the expected delivery time for the estate?

The houses are expected to be completed within 12 to 18 months, while the estate infrastructure is projected to be completed within 18 to 24 months. However, these time lines are dependent on adherence to payment plan.

What stage will be the houses be delivered at?

The houses will primarily be delivered at advanced shell stage, unless the subscriber makes a special request for us to do their finishes.

Will the estate be serviced? What will be the service charge?

Yes, the estate will be serviced. The charges will depend on services to be provided and the current market prices.



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Frequently **Asked**Questions

What facilities and services will be provided for the estate?

Central generator, central dedicated transformer, facility management office, CCTV monitoring, street lights, backup water supply, customized LPG gas system, and Fibre Optics connectivity. Services will cover manned security guards, maintenance of common facilities, waste disposal, gardening, fumigation etc.

Are there any other hidden cost different from the payment plan?

Yes. They include 1% of the purchase price of the house as Legal fee for processing Title Documents with the Department of Lands, FCT. There is also a Capital Charge which is a one-off payment to cover purchasing waste bins, generator meters and automatic changeover switches and other items. These charges will be paid before taking procession of the house.

Where can I get more information?

You can visit our website www.ample.ng or call +234 7019591111 should you need more information.

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Ample Innovative Homes

Ample Innovative Homes was founded to provide innovative and sustainable solutions across the real estate value chain. We combine global best practices with local expertise to deliver quality developments and lifestyle services. Our operations are supported by in-depth experience, 360-degree research insight, market success and deep understanding of the Nigerian real estate sector. If you are looking for an integrated real estate service company, or a development partner, we will provide you with the right mix of experience, informed perspectives and solutions that will exceed your expectations.



REAL ESTATE DEVELOPMENT



DESIGN-BUILD SERVICES



PROJECT MANAGEMENT



FACILITY MANAGEMENT



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DISCLAIMER

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