



# The **Maple** Residence

A DEVELOPMENT BY AMPLE HOMES



**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



A M P L E I N N O V A T I V E H O M E S



## Terrace Building Ground Floor

LIVING SPACES	SIZES
Porch	7m <sup>2</sup>
Foyer	4m <sup>2</sup>
Visitor's Toilet	3m <sup>2</sup>
General Living Room	30m <sup>2</sup>
Dining Area	11m <sup>2</sup>
Kitchen	17m <sup>2</sup>
Pantry	4m <sup>2</sup>
Maid's Room	9m <sup>2</sup>
Maid's Bathroom	4m <sup>2</sup>
Back Veranda	5m <sup>2</sup>



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## Terrace Building First Floor

LIVING SPACES	SIZES
Balcony	6m <sup>2</sup>
Master's Bedroom	21m <sup>2</sup>
Master's Bathroom	9m <sup>2</sup>
Master's Walk-in Closet	9m <sup>2</sup>
Lobby	11m <sup>2</sup>
Madam's Bedroom	20m <sup>2</sup>
Madam's Bathroom	9m <sup>2</sup>
Madam's Walk-in Closet	8m <sup>2</sup>



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## Terrace Building Second Floor

LIVING SPACES	SIZES
Front Balcony	6m <sup>2</sup>
Bedroom A	20m <sup>2</sup>
Bedroom A's Bathroom	8m <sup>2</sup>
Bedroom B	17m <sup>2</sup>
Bedroom B's Bathroom	5m <sup>2</sup>
Dresser	4m <sup>2</sup>
Back Balcony	5m <sup>2</sup>
Utility	3m <sup>2</sup>
Family Lounge	20m <sup>2</sup>





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## Detached Building Ground Floor

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



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## Detached Building First Floor

LIVING SPACES	SIZES
Balcony	8m <sup>2</sup>
Master's Bedroom	28m <sup>2</sup>
Master's Bathroom	9m <sup>2</sup>
Master's Walk-in Closet	10m <sup>2</sup>
Lobby	10m <sup>2</sup>
Madam's Bedroom	27m <sup>2</sup>
Madam's Bathroom	10m <sup>2</sup>
Madam's Walk-in Closet	8m <sup>2</sup>



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## Detached Building Second Floor

LIVING SPACES	SIZES
Front Balcony	8m <sup>2</sup>
Bedroom A	25m <sup>2</sup>
Bedroom A's Bathroom	11m <sup>2</sup>
Bedroom B	22m <sup>2</sup>
Bedroom B's Bathroom	5m <sup>2</sup>
Dresser	4m <sup>2</sup>
Back Balcony	6m <sup>2</sup>
Utility	4m <sup>2</sup>
Family Lounge	11m <sup>2</sup>



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# 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.

12 MONTH PAYMENT PLAN	<b>4 BEDROOM TERRACE HOUSE</b>				
	<b>N55m</b> OUTRIGHT	<b>N57m</b> 6 MONTHS	<b>N60m</b> 12 MONTHS		
	<b>30%</b> INITIAL	<b>20%</b> FIRST	<b>20%</b> SECOND	<b>20%</b> THIRD	<b>10%</b> FINAL
	<b>4 BEDROOM DETACHED HOUSE</b>				
	<b>N75m</b> OUTRIGHT	<b>N78m</b> 6 MONTHS	<b>N81m</b> 12 MONTHS		





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## Frequently **Asked** Questions

### **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](http://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



AMPLE INNOVATIVE HOMES

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The **Maple** Residence

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