

\*STRICTLY LUXURY



EAGLES COURT







THE CLASSIC



# SMART HOME FEATURES

Eagle's Court (The Classic) will have cutting-edge smart tech features i.e. a smart home, it is outfitted with network-connected systems, appliances and equipment that can be controlled remotely and automated.

The technology is getting so good, soon there will be few aspects of a home that can't be enhanced with smart tech features. Some of the top smart tech features in the luxury Estate include:

-  Internet-connected security cameras you can view online.
-  Lights that can be set on a timer or respond to activity in a room.
-  Motion sensor lighting.
-  Curtains that close and open at sunset or sunrise.
-  Appliances that can tell you when a problem is detected.
-  Smart thermostats that learn your temperature preferences and adjust automatically.





## A CHEF'S KITCHEN

If the heart of the home is the kitchen, then our luxury homes have a very strong pulse! Eagle's Court (The Classic) homes won't be complete if it doesn't have a chef's kitchen.

A chef's kitchen is about more than top of the line appliances, although those are a must. It's a spacious kitchen with a lay-out that makes cooking culinary creations easier, even if there's more than one cook. There are also extras you won't see in an ordinary kitchen, like pull out functions for accessories and heating drawers to keep food warm. A chef's kitchen also features a large island with its own sink and prep space.



# SECURITY SYSTEMS

A luxury home would normally have a lot of nice things that could attract unwelcome attention. High-end houses and neighborhoods are often prime targets for burglars that are looking for a big score. That's why most people consider home security measures to be an essential part of any luxury home.

Eagle's Court (The Classic) will go the extra mile to protect our partner's (clients) valuable assets and keep their family safe from intruders, break-ins and fires. The home security system goes beyond a simple alarm system. New monitored systems provide a direct, 24/7 link to security professionals at the system provider's hub. This can reduce false alarms and speed up the process of alerting local authorities in the event there is a fire, flooding or break-in.





# STELLAR WALK-IN CLOSET

In any luxury home, the walk-in closet space is a high priority. But when you live in Eagle's court (The Classic) storage space usually isn't an issue since they have huge, classy walk-in closets. It's not uncommon to see customized closets in the master that are so large and comfy they could be a small bedroom.





# SPECTACULAR OUTDOORS

The opulence doesn't end at the threshold of a luxury home. Eagle's Court (The Classic) have just as much thought and money into their outdoor living space as they do indoors.

During nice weather, homeowners and their guests can relax in garden seats and soak up the cool evening sun with a glass or two. Of course, no luxury home is complete without a fully equipped outdoor kitchen and entertainment space where you can watch sporting events or movies.





## ARCHITECTURAL EXTRAS

The amount of customization and detail that goes into Eagle's Court (The Classic) is nothing short of amazing. The craftsmanship is a large part of the high price tag. Builders will incorporate architectural features such as art nooks, rounded corners, crown molding, archways, Tv wall unit niches, recess shelves for your awards etc. to put a little extra classy touch to your home.





### 3 BEDROOM TERRACE DUPLEX

# MODERN DESIGN

Embrace the spirit of community with this home occupying a peacefully street position as we introduce you to a new concept in low maintenance living and a refreshing take on town house design.

Consisting of 5 stylish units, this magnificent edifice graced by soaring ceilings and wall-to-wall windows is a haven for gazing at sunset views.

The terrace offers you the freedom and flexibility of unique and innovative spaces; there's plenty of potential for the savvy investor or first-time home buyer.





### 3 BEDROOM PENTHOUSE BUNGALOW



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**





**4 BEDROOM FULLY DETACHED DUPLEX**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



## FREQUENTLY ASKED QUESTIONS

### Where is EAGLES COURT: THE CLASSIC?

It is located in Lugbe 1 EXT. It is in close proximity to the new Dunamis International permanent site, a 10 minutes drive to the Central Business District.

### Who is the developer and financier of the properties?

Diftoholaris Ltd is the developer and financier in partnership with other top organisations.

### What are the building types?

This immaculately presented residence comprise

- 3 bedroom penthouse bungalow
- 3 bedroom terrace duplex
- 4 bedroom fully detached duplex

### What other payments do I make apart from the payment on the property?

Site plan & Legal documentation -5% of total amount  
Premium/Development fee - N3000 per sqm (subject to review)

### What will the development fee be used for?

For the provision of facilities within the Estate namely: Treated Water Supply, Asphaltic Road Network, Street Light/Illumination, Underground Cable, Drainage System, Security Network and Perimeter fencing, green areas.

### What do I get after completion of payment for the land?

Sales Agreement, Letter of Allocation, Building Plan and a copy of the Global Certificate of Occupancy.

## PAYMENT OPTIONS

### 3 BEDROOM TERRACE DUPLEX (300 SQM)

PAYMENT PLAN	PRICE	INITIAL DEPOSIT
OUTRIGHT PAYMENT ( 0 - 1 Month )	2.7M	1.2M
INSTALLMENT PLAN ( 0 - 6 Months )	3.0M	1.5M

### 3 BEDROOM PENTHOUSE BUNGALOW (450SQM)

PAYMENT PLAN	PRICE	INITIAL DEPOSIT
OUTRIGHT PAYMENT ( 0 - 1 Month )	3.0M	1.5M
INSTALLMENT PLAN ( 0 - 6 Months )	3.5M	2.0M

### 4 BEDROOM FULLY DETACHED DUPLEX (600SQM)

PAYMENT PLAN	PRICE	INITIAL DEPOSIT
OUTRIGHT PAYMENT ( 0 - 1 Month )	3.2M	1.5M
INSTALLMENT PLAN ( 0 - 6 Months )	3.5M	2.0M



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