

MILLENNIUM COURT | YABA

**LUXURIOUS 4 BEDROOM
SEMI-DETACHED DUPLEXES + BQ**



Discover

THE ART OF LUXURIOUS LIVING

Millennium Court stands as an architectural masterpiece, where luxury and community seamlessly converge to create an unparalleled estate of sheer magnificence. Spanning an impressive land area of 7649.989 sqm, this remarkable development comprises 24 semi-detached duplexes, with 20 of them spanning an expansive area of 240 sqm and four duplexes with an even more spacious layout of 280 sqm,

Each residence within Millennium Court features four luxurious bedrooms, a dedicated boys' quarters, and an open-plan living area, giving its occupants the freedom to infuse their unique taste and transform the interiors into a true reflection of their individuality. The soaring 12ft high ceilings add an element of grandeur, elevating the ambiance to extraordinary heights.

Smart technology is seamlessly integrated throughout the estate, providing convenient features such as smartphone-controlled access and voice-activated lighting and temperature control. Additionally, a vast recreational and fitness area is also made available, promoting an active and healthy lifestyle for all residents.

At Millennium Court, inclusivity takes precedence as the estate provides accessibility features catering for individuals with mobility challenges, ensuring a welcoming environment for all. Families will delight in the charming playground, offering a space for children to create treasured memories.

It provides ample compound space to each residence, accommodating up to 6 cars for hassle-free parking.

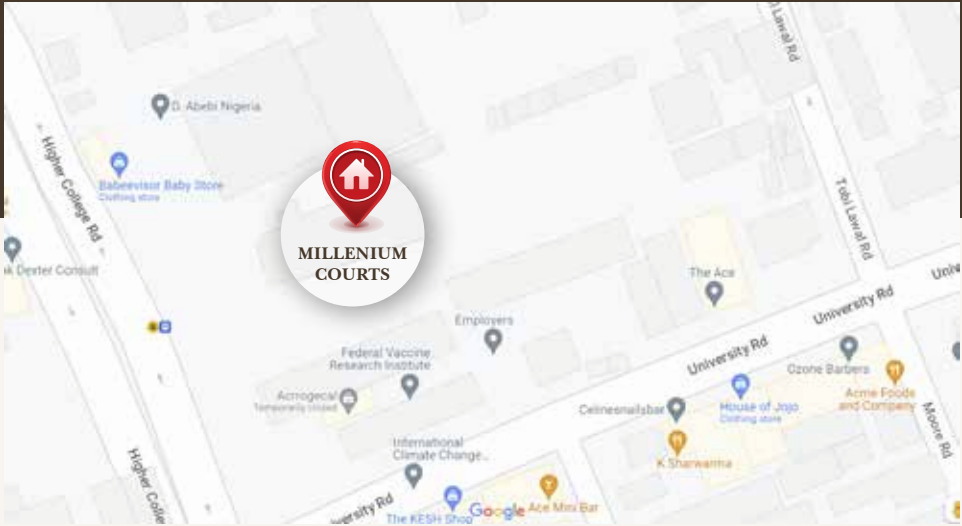
DELIVERABLES

Millennium Court is a quintessential example of value and contemporary design locked in one home. It has following deliverables:

- 4 Bedrooms with BQ - All Ensuite
- Tastefully Finished Interior With Lighting
- Central HVAC
- Fully-Fitted Kitchen
- Ceramic Tiles
- 24 hrs Power Supply Backed by Solar
- High-end CCTV Surveillance
- Custom (POP) Ceiling
- Walk-In Closet
- Spacious Car Park
- Recreational Area
- Swimming pool
- Fire Safety Equipment
- State-of-the-art fitness centres



LOCATION AND FACILITIES



Millennium Court is located on Herbert Macaulay by University Road. Yaba, Lagos State.

Thriving Tech Ecosystem

Yaba is known as Nigeria's technology hub, attracting many tech startups, entrepreneurs, and investors. This creates a strong demand for residential and commercial spaces, offering lucrative opportunities for real estate developers and investors.

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Strategic Location and Connectivity

Yaba's central location provides easy access to major business districts, transportation hubs, and other parts of Lagos. Its proximity to both the Lagos Mainland and the island areas makes it an attractive choice for residential and commercial purposes.

Growing Demand and Limited Supply

With Lagos experiencing rapid population growth, the demand for quality housing and commercial spaces is increasing. Yaba, being a vibrant and sought-after neighborhood, has limited available properties, creating favorable conditions for real estate investments and the potential for property value appreciation and rental income.

Urban Regeneration and Development Projects

Yaba is undergoing significant urban regeneration initiatives led by government and private sector investments. These projects aim to improve infrastructure, attract more businesses, and create a modern and livable environment, offering long-term benefits for real estate investors

EXTERIORS

A sprawling estate spanning 7649.989 sqm, featuring 24 semi-detached duplexes meticulously designed to create an unparalleled living experience. With spacious layouts ranging from 240 sqm to 280 sqm.



E X T E R I O R S



E X T E R I O R S



EXTERIORS



EXTERIORS



INTERIORS

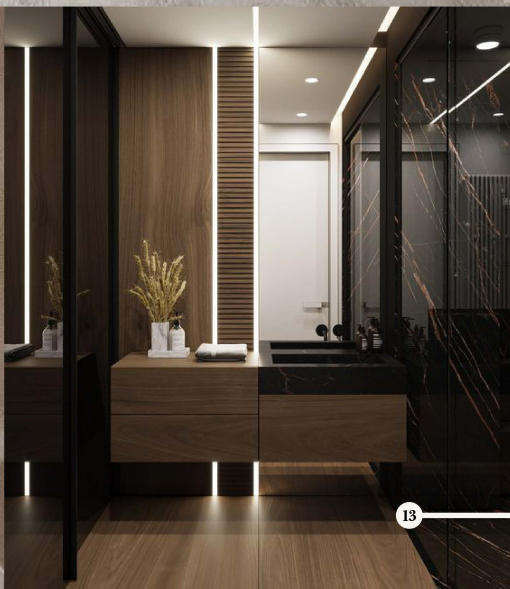
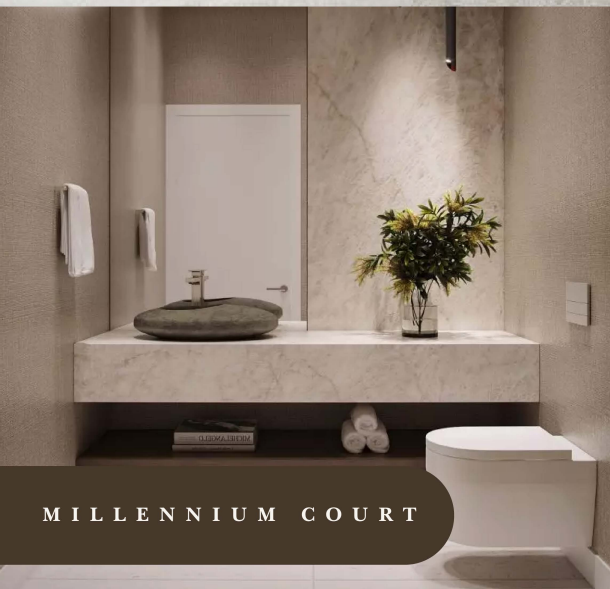
Each residence in Millennium Court offers four spacious bedrooms, providing ample space for relaxation and personalization. The open-plan living areas are thoughtfully designed, featuring soaring 12ft high ceilings that exude a sense of grandeur. With seamless integration of smart technology, empowering residents to effortlessly control access, lighting, and temperature with a simple touch.



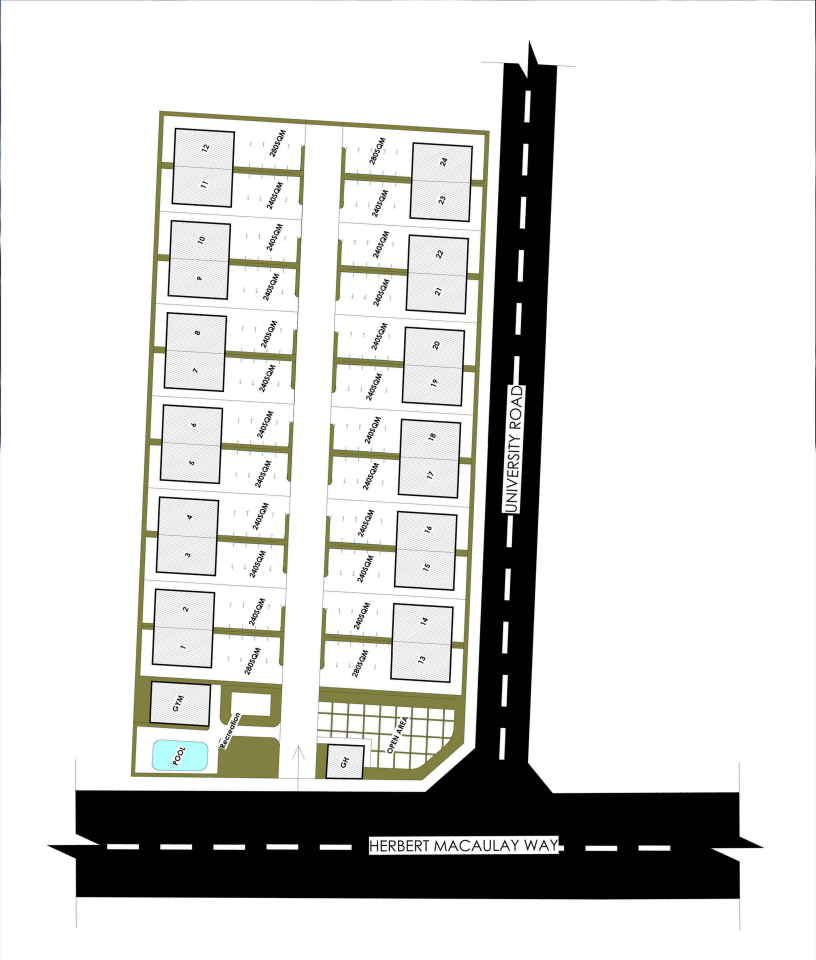


LIVING
SPACE





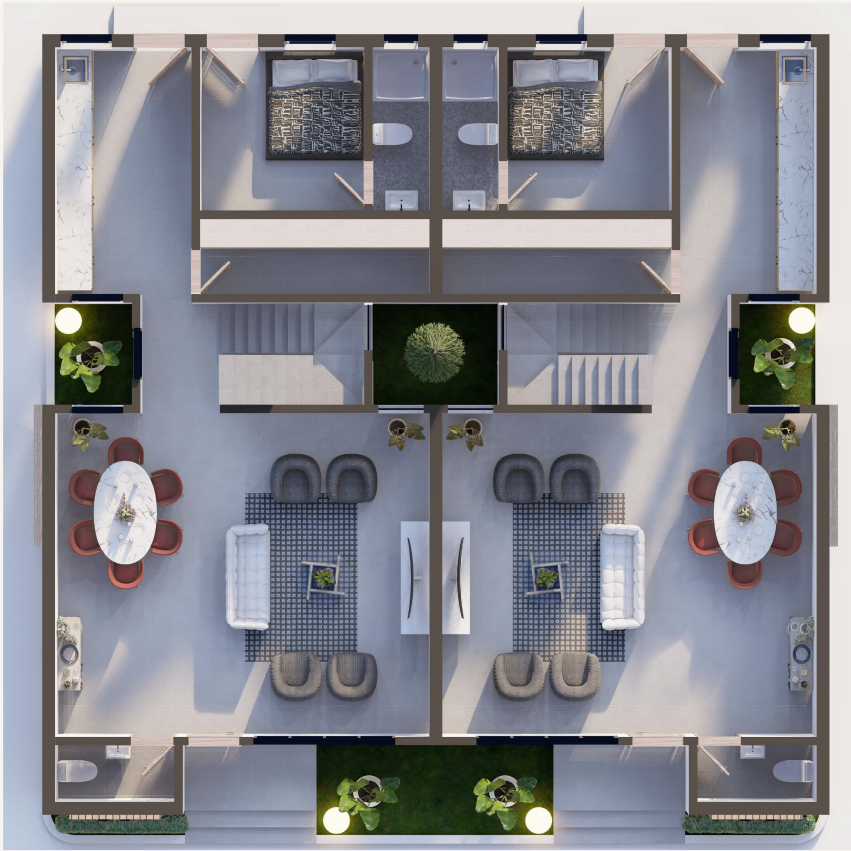




SITE LAYOUT

- Land Area -7649.989 Sqm
- 24 Units Semi-Detached Duplex
 - 20 Units -240 Sqm
 - 4 Units -280 Sqm





GROUND FLOOR PLAN

Living Room

Dining

Ensuite Bq

Visitors Toilet

Courtyard

Kitchen

Store



FIRST FLOOR PLAN

Ensuite Primary
Bedroom + Balcony

3 Secondary Ensuite
Bedroom

PAYMENT PLAN

OUTRIGHT

¥150,000,000

Installment

Initial Deposit ¥65,000,000 (1st Month)

6 MONTHS

¥18,200,000

for 5 months

Total

¥156,000,000

CONSTRUCTION SCHEDULE

Project Timeline		Scheduled Dates (2023-24)		
S/N		P10	P50	P90
1	Preconstruction Works	Dec 15 2023	Jan 13 2024	Feb 14 2024
2	Foundation Works (Pile Caps, Rafts & DPC)	Jan 16 2024	Mar 18 2024	May 28 2024
3	Structural and Masonry Works	Apr 17 2024	May 24 2024	June 30 2024
4	Central Infrastructure Works (HVAC, M&E)	Aug 15 2024	Sept 23 2024	Oct 18 2024
5	Advanced Finishing (Windows, Tiling etc)	Sept 15 2024	Oct 13 2024	Nov 18 2024
6	Decorative Installations (Interior & Exterior)	Nov 10 2024	Dec 8 2024	Jan 26 2025
7	QC Final Reviews Key Handover & Move In	Jan 16 2025	Feb 22 2025	Mar 30 2025

* P10 (Earliest Possible Time), P50 (Average Possibility), P90 (Worst Case Scenerio)

INVESTMENT SECURITY

Bank Guarantee -

Our finances are scrupulously managed by our banks, so your investment is safe, secured and your returns are guaranteed as and when due.

Independent Structural Consultant -

We work with highly qualified, certified, experienced and registered independent structural engineers, who have 100% project success, as consultants for perfect quality control.

Construction Insurance -

Our projects are insured by a leading insurance company with full cover in case of force majeure.

MILLENNIUM COURT





Afrihood is a Pan African Real Estate and Infrastructure Development Company with a vision to raise the living standard of Africans one building at a time. We are rebuilding Africa to become the foremost and inclusive infrastructural wonder of the world