

# ESTELLAR LUXE



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# ABOUT OUR COMPANY

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At BO Properties, we transcend the conventional role of a real estate company, we embody a dynamic and forward-thinking movement. Positioned at the forefront of a new era, we integrate technology, creativity, and sustainability to reshape the real estate landscape. As we boldly challenge the status quo, we warmly welcome visionary minds such as yours to join us in this journey. Together, we will establish BO Properties as a leader renowned for innovative and refined solutions in the real estate industry.



# WELCOME TO THE FUTURE OF OPULENCE LIVING

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Imagine owning a property that doesn't just appreciate in value, but also gives you options - whether for living, short-let, or rental income.

Estellar Luxe is more than a development, it's a statement of refined taste and smart investing.

Located at No 11 Ameen Street, Abule Oja, Akoka-Yaba, this four-storey masterpiece is designed for those who demand more than just a home.

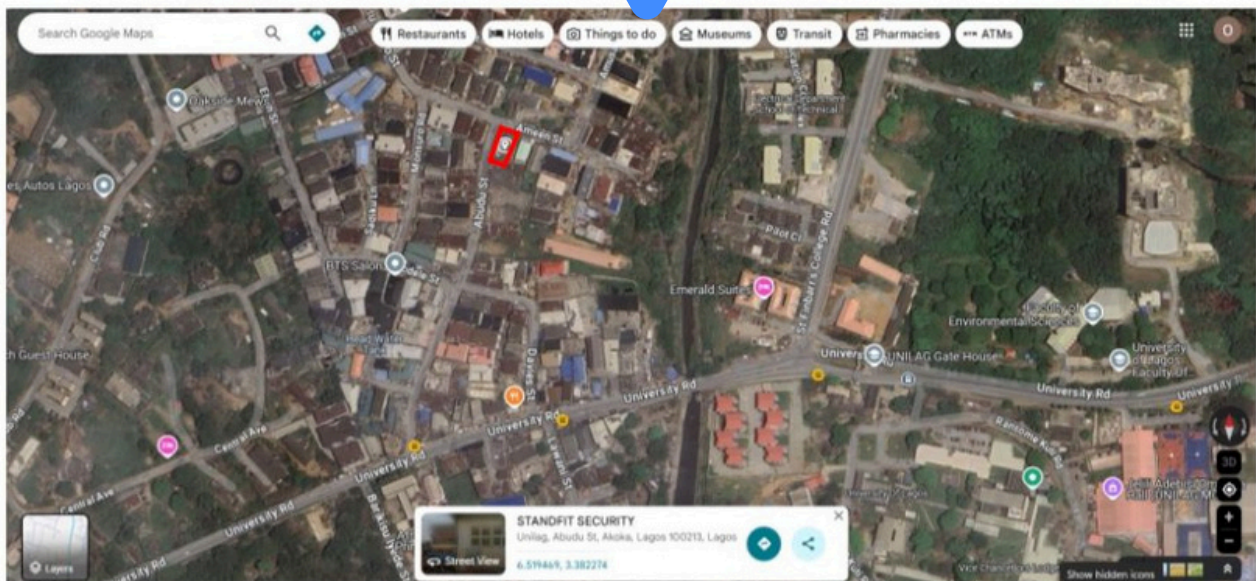
With state-of-the-art architecture, premium finishes, and the first apartment elevator in the area, Estellar Luxe is redefining what modern living means in Yaba.

**Own for life. Earn for life**

# AN OVERVIEW OF THE LOCATION

11 Ameen Street, Abule Oja, Akoka Yaba, Lagos

This development is strategically located in one of the most desirable areas of Yaba, offering seamless access to major transportation routes and key institutions. Its prime location ensures strong demand from quality tenants and supports consistently high occupancy rates making it a smart choice for investors seeking both stability and returns.



# KEY FEATURES

## 1. Prime Location

Situated in the heart of Akoka, one of Lagos' most sought-after neighborhoods, this property offers unmatched proximity to key landmarks and essential facilities. Located just 3 minutes from the prestigious University of Lagos, commuting is effortless. The development also provides convenient access to institutions like YABATECH, Mobolaji Johnson Train Station, and a variety of upscale dining and hospitality spots. Nearby attractions such as iFitness, Tejuosho Market, Lagos Presbyterian Church, and major road networks enhance the area's livability—blending convenience, prestige, and lifestyle.

## 2. Modern Amenities

Designed for a premium lifestyle, the property features top-tier amenities with premium finishing and cutting-edge AI integrations for seamless home automation. Residents enjoy access to a fully equipped gym, elegant lounge area, elevator, and ample parking space. Every detail is thoughtfully curated to support daily comfort, security, and entertainment—redefining modern urban living.

## 3. Spacious Layout

With contemporary architecture and a carefully planned layout, each unit offers a spacious, luxurious, and comfortable living experience. High ceilings and large windows fill the rooms with natural light, creating a bright and airy atmosphere. The design promotes privacy while offering flexibility for personal retreats or social gatherings—ideal for both individuals and families.

## 4. Energy Efficiency

Built with sustainability in mind, the property operates entirely on green energy solutions, helping residents reduce their carbon footprint while cutting down on long-term utility costs. Integrated smart home technology ensures intelligent resource management, without compromising comfort. This future-forward approach makes the property a smart investment for environmentally conscious homeowners and investors alike.

# AMENITIES

## Ample Car Park

The entire ground floor is dedicated to secure and spacious parking exclusively for residents. This ensures ease of access, organized parking, and convenience making everyday living smoother and stress-free.

## Fully Equipped Gym

Stay active with access to a modern, well-equipped gym designed to promote wellness and a healthy lifestyle. Whether it's a light session or an intense workout, residents enjoy the benefit of fitness within their home environment.

## Lounge Areas

Beautifully designed lounge areas provide a serene space to unwind, connect with neighbors, or host guests. These leisure zones offer the perfect balance of comfort and community.

## Elevator Access

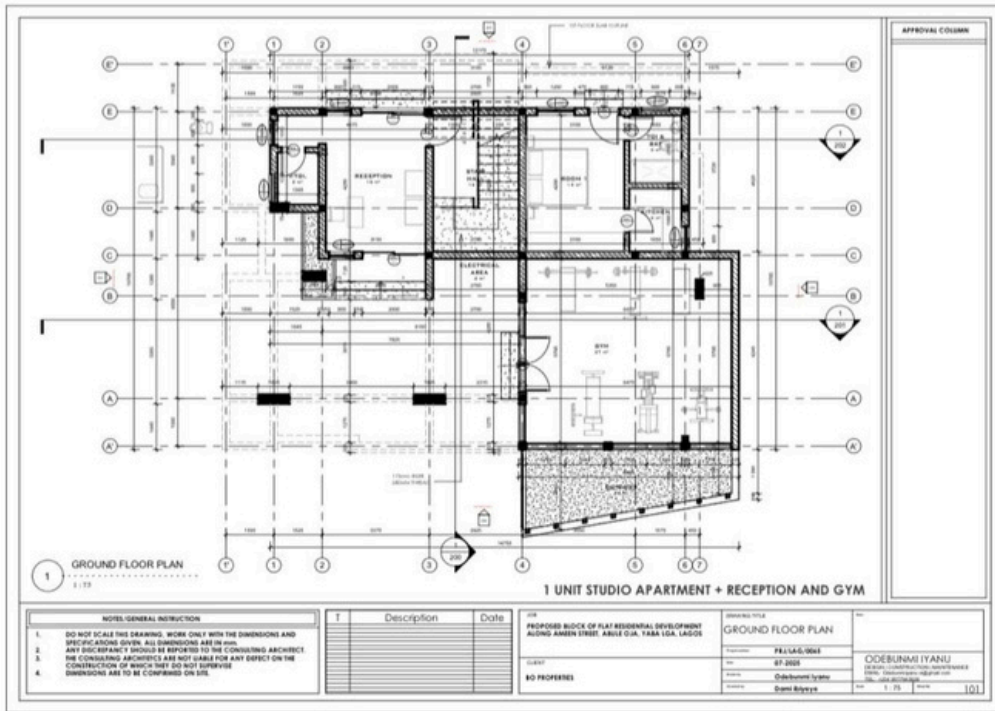
A high-performance, smartly designed elevator provides seamless access to all floors ensuring ease of movement and daily convenience for every resident.

## Smart Home Automation

Integrated AI-powered smart home features elevate your lifestyle offering enhanced security, energy efficiency, and personalized comfort at your fingertips.

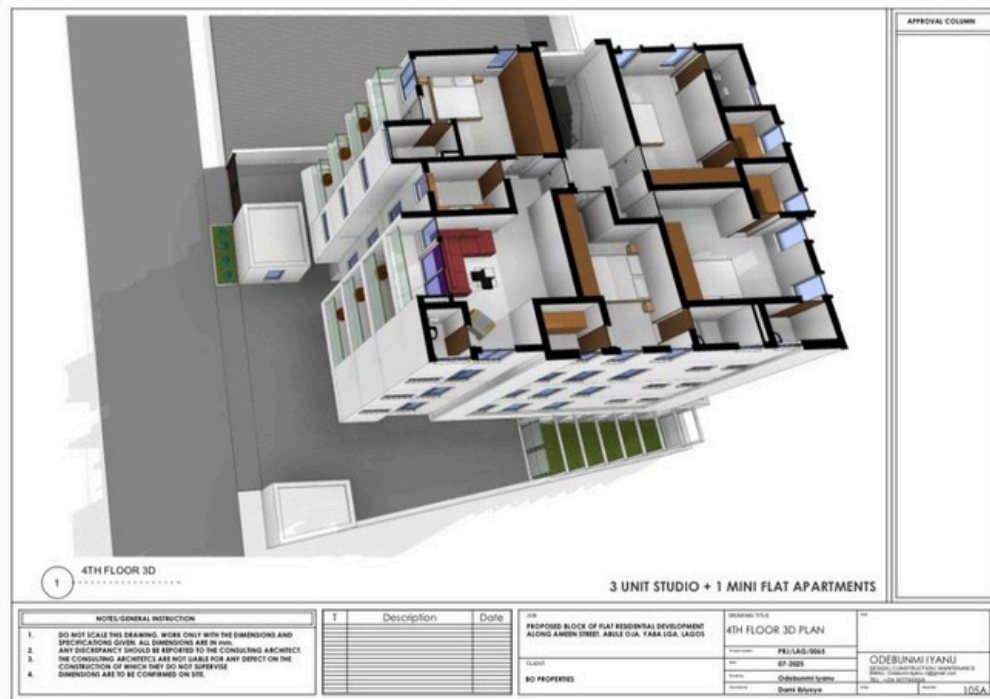
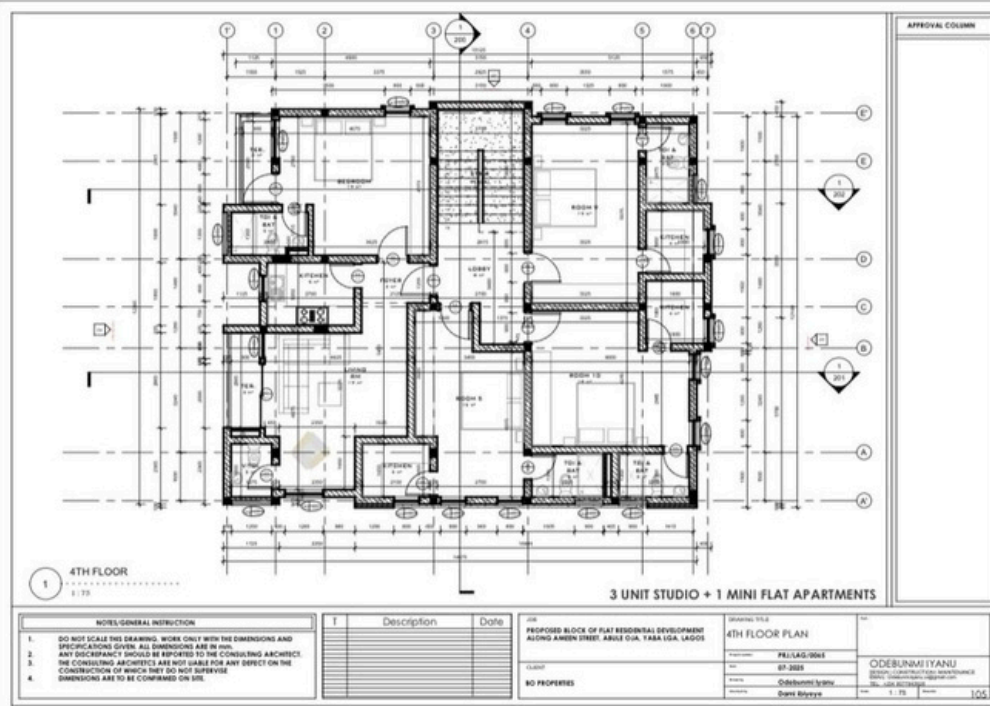


# FLOOR PLANS

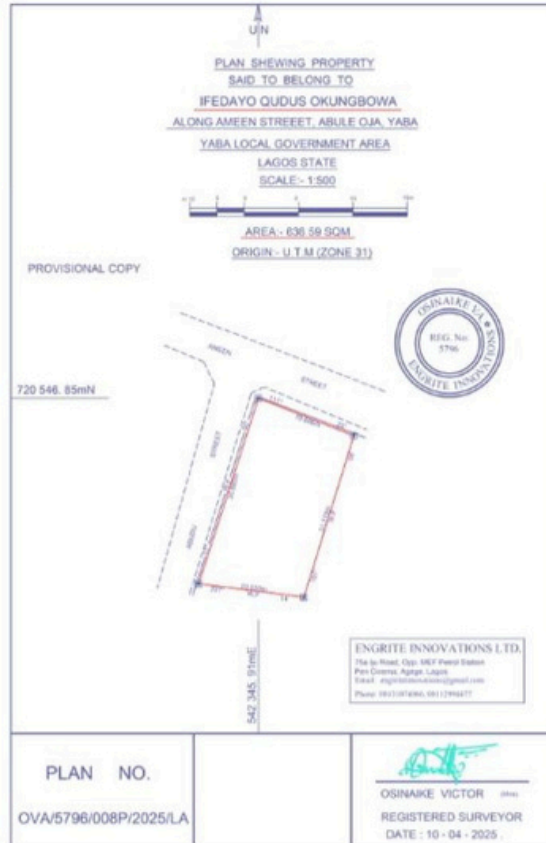


GROUND FLOOR

# FLOOR PLANS



# SURVEY PLAN



APPROVAL COLUMN

**NOTES/GENERAL INSTRUCTION**

DO NOT SCALE THIS DRAWING. WORK ONLY WITH THE DIMENSIONS AND SPECIFICATIONS GIVEN. ALL DIMENSIONS ARE IN mm. ANY DISCREPANCY SHOULD BE REPORTED TO THE CONSULTING ARCHITECT. THE CONSULTING ARCHITECTS ARE NOT LIABLE FOR ANY DEFECT ON THE CONSTRUCTION OF WHICH THEY DO NOT SUPERVISE DIMENSIONS ARE TO BE CONFIRMED ON SITE.

T	Description	Date

<b>JOB</b>	PROPOSED BLOCK OF FLAT RESIDENTIAL DEVELOPMENT ALONG AMEEN STREET, ABULE OJA, YABA LGA, LAGOS
<b>CLIENT</b>	BO PROPERTIES

<b>DRAWING TITLE</b>	
SURVEY PLAN	
Project number	PRJ/LAG/0065
Date	07-2025
Drawn by	Odebunmi Iyanu
Checked by	Dani ibiyeye

<b>ODEBUNMI IYANU</b>	
DESIGN   CONSTRUCTION   MAINTENANCE	
EMAIL: odebunmi@oibn.com	
TEL: +234 817241241	

# TIMELINE AND MILESTONES

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## WEEK 1-2

- Discovery and Requirement Analysis

## WEEK 3-4

- Design and wireframing

## WEEK 5-10

- statutory regulations

## WEEK 11-42

- Constructions

## WEEK 43

- Allocation and Handing over

## WEEK 44-45

- post-launch support and Maintenance

## PAYMENT STRUCTURE

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Studio Unit – ₦50,000,000

Initial Deposit: ₦10,000,00

- Outright Ownership
- Responsive Design
- screeded walls
- Full tiling
- Pop ceiling
- Water heater
- Walldrobe
- kitchen cabinet
- Fitted bathroom
- Flexible Payment Plan: Spread balance over up to 6-9 months

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One-bedroom Unit – ₦80,000,000

Initial Deposit: ₦20,000,00



- Outright Ownership
- Responsive Design
- screeded walls
- Full tiling
- Pop ceiling
- Water heater
- Walldrobe
- kitchen cabinet
- Fitted bathroom
- Flexible Payment Plan: Spread balance over up to 6- 9 months

# 9 MONTHS PAYMENT PLAN

ONE-BEDROOM	OUTRIGHT	1-9 MONTHS
TOTAL PRICE	₦ 80M	₦80M
INITIAL DEPOSIT	-	₦20M
1 <sup>ST</sup> INSTALLMENT	-	₦7M
2 <sup>ND</sup> INSTALLMENT	-	₦7M
3 <sup>RD</sup> INSTALLMENT	-	₦7M
4 <sup>TH</sup> INSTALLMENT	-	₦7M
5 <sup>TH</sup> INSTALLMENT	-	₦7M
6 <sup>th</sup> INSTALLMENT	-	₦7M
7 <sup>th</sup> INSTALLMENT	-	₦6M
8 <sup>TH</sup> INSTALLMENT	-	₦6M
9 <sup>TH</sup> INSTALLMENT	-	₦6M

STUDIO	OUTRIGHT	1-9 MONTHS
TOTAL PRICE	₦ 50m	₦50m
INITIAL DEPOSIT	-	₦10M
1 <sup>ST</sup> INSTALLMENT	-	₦5M
2 <sup>ND</sup> INSTALLMENT	-	₦5M
3 <sup>RD</sup> INSTALLMENT	-	₦5M
4 <sup>TH</sup> INSTALLMENT	-	₦5M
5 <sup>TH</sup> INSTALLMENT	-	₦4M
6 <sup>TH</sup> INSTALLMENT	-	₦4M
7 <sup>TH</sup> INSTALLMENT	-	₦4M
8 <sup>TH</sup> INSTALLMENT	-	₦4M
9 <sup>TH</sup> INSTALLMENT	-	₦4M

# 6 MONTHS PAYMENT PLAN

## ONE-BEDROOM

TOTAL PRICE

INITIAL DEPOSIT

1<sup>ST</sup> INSTALLMENT

2<sup>ND</sup> INSTALLMENT

3<sup>RD</sup> INSTALLMENT

4<sup>TH</sup> INSTALLMENT

5<sup>TH</sup> INSTALLMENT

6<sup>th</sup> INSTALLMENT

## OUTRIGHT

₦80M

-

-

-

-

-

-

-

## 1-6 MONTHS

₦80M

₦20M

₦10M

₦10M

₦10M

₦10M

₦10M

₦10M

## STUDIO

TOTAL PRICE

INITIAL DEPOSIT

1<sup>ST</sup> INSTALLMENT

2<sup>ND</sup> INSTALLMENT

3<sup>RD</sup> INSTALLMENT

4<sup>TH</sup> INSTALLMENT

5<sup>TH</sup> INSTALLMENT

6<sup>TH</sup> INSTALLMENT

## OUTRIGHT

₦ 50m

-

-

-

-

-

-

-

## 1-6 MONTHS

₦50m

₦10M

₦7M

₦7M

₦7M

₦7M

₦6M

₦6M

# PROJECT LANDMARK

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Esteller Luxe is perfectly positioned for convenience and connectivity, making it an ideal residence or investment opportunity. Located in the vibrant Abule Oja–Akoka axis, it offers seamless access to key educational institutions, transport hubs, and business districts:

- 2 mins to the University of Lagos (UNILAG) – One of Nigeria’s most prestigious universities.
- 2 mins to YABATECH – A renowned hub for technical and vocational education.
- 3 mins to the Federal College of Education (FCE) – Ensuring steady demand for accommodation from students and academic staff.
- 10 mins to Third Mainland Bridge – Providing quick connectivity to the Island and central Lagos.
- 10 mins to Mobolaji Johnson Train Station – Linking residents to the Lagos metro rail network and reducing commute times.

With this unmatched access to academic institutions, transportation, and commercial centers, Esteller Luxe offers.



# PROJECT RENDERS

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# FAQ

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## WHAT ARE THE FREQUENTLY ASKED QUESTIONS

Q.≡  
A.≡

QUESTION

WHERE IS THE PROPERTY LOCATED?

ANSWER

11 AMEEN STREET , ABULE OJA , AKOKA YABA LAGOS

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Q.≡  
A.≡

QUESTION

WHO ARE THE DEVELOPERS OF THE PROPERTY?

ANSWER

BO PROPERTIES LIMITED

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Q.≡  
A.≡

QUESTION

WHAT ENCUMBRANCES ARE ON THE PROPOSED LAND?

ANSWER

THE LAND IS FREE FROM ANY KNOWN ENCUMBRANCES, AND THERE ARE NO ADVERSE CLAIMS AGAINST IT.

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Q.≡  
A.≡

QUESTION

WHAT ARE THE APARTMENT SIZES

ANSWER

STUDIO UNIT: 30 SQM

1-BED UNIT: 80 SQM

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Q.≡  
A.≡

QUESTION

WHAT OTHER PAYMENT DO I MAKE APART FROM PAYMENT OF THE PROPERTY?

ANSWER

LEGAL DOCUMENTATION, N2,000,000 FOR SIGNED DEED OF ASSIGNMENT AND REGISTERED SURVEY AND INFRASTRUCTURE FEE, 5% OF THE PURCHASE FEE. E.G A FEE OF 4M FOR A ONE BEDROOM OF 80MILLION

# FAQ

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**Q.**  QUESTION

**A.**  WHAT IS THE INFRASTRUCTURE FEE FOR?

ANSWER

- DESIGN AND FURNISH A LOUNGE AREA ON EACH OF THE FOUR FLOORS

WELL EQUIPPED GYM

- INSTALL A BACKUP GENERATOR
  - IMPLEMENT LUXURY HOSPITALITY DESIGN AND EXECUTION
  - INCORPORATE SMART AL TECHNOLOGY
- 


**Q.**  QUESTION

**A.**  WHAT DOCUMENTS I GET AFTER MAKING A DEPOSIT/COMPLETION OF PAYMENT?

ANSWER

CONTRACT OF SALE, DEED OF ASSIGNMENT

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**Q.**  QUESTION

**A.**  WHAT ACCOUNT DO I PAY INTO FOR PAYMENT?


ANSWER

ZENITH BANK

1229930356

BO PROPERTIES LIMITED

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**Q.**  QUESTION

**A.**  WHAT ARE THE ITEMS COMING WITH THE APARTMENT?

ANSWER

- SCREEDED WALLS
- FULL TILING
- KITCHEN CABINET
- FITTED BATHROOM
- POP CEILING
- WATER HEATER
- WALLDROBE

# OUR TEAM

## SHORT STORY ABOUT OUR TEAM

Though we may be young, we bring a wealth of professionalism, passion, and precision to everything we do. Our values are rooted in effective communication, unwavering dedication, integrity, and a strong commitment to delivering results.



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