



PROJECT BROCHURE

ESTELLAR PRIME



→ INTRODUCTION

GET TO KNOW ABOUT US



Here at BO Properties, our ethos revolves around seamlessness, reliability, and a steadfast commitment to integrity. With an unwavering focus on detail, we ensure that every transaction is executed with precision and care, fostering trust among our clients.

BO Properties is a real estate development firm based in Lagos Nigeria that caters to smart young to middle-aged investors while reducing the housing deficit challenge of Nigeria through various real estate projects.

4+

Years of operations

5+

Projects worldwide

200+

Happy clients

20+

Employees



DEFINING THE PROJECT



Objective

The project aims to deliver a cutting-edge architectural design with integrated advanced technologies, offering a premium living experience. It focuses on creating a community-driven space that meets the needs of customers seeking short-let accommodations on Lagos Mainland.



Location

In the lively atmosphere of Abule Ijesha in Yaba, Lagos State, Estellar Prime shines like a heavenly gem among the elegant structures and historic landmarks. It showcases a stunning example of contemporary elegance, seamlessly integrating with its environment—a mesmerizing demonstration of architectural expertise.



Proximity

Estellar Prime located at Abule Ijesha, Lagos, is centrally located near major landmarks. Surrounding amenities include universities, popular eateries, cinemas, parks, gyms, and markets. Nearby attractions include the Ilaje ferry, Ifitness, Tejuosho emporium, and the iconic Yaba train station.

DEFINING THE PROJECT



Amenities

Our building showcases cutting-edge architectural design with a modern aesthetic that stands out. Amenities are Full furnishing (Full Option), POP ceiling, Central power generator, CCTV, Private Inverter, Full tiling, Water heater, Smart technology, Ample parking space, 24/7 Security, Management Option, Personal meter, Kitchen cabinet.



Key Features

One of the key features of this project is its comprehensive "**FULL OPTION**" package, complete with state-of-the-art furnishings. Imagine a space that feels like an otherworldly retreat, yet still exudes the warmth and comfort of home. This blend of unparalleled luxury and sophisticated elegance is what truly sets this project apart.



Design Aesthetics

Our building showcases cutting-edge architectural design with a modern aesthetic that stands out. Amenities are Full furnishing, Inverter, Central power generator, CCTV, Access control card, Intercom, Visitors lounge, Smart technology, Ample parking space, 24/7 Security, Reception, Personal meter, Swimming pool,

→ OUR APPROACH

GENERATING A CONSISTENT INCOME FLOW.



Thank you for your interest in our project. One of the foremost objectives of this development is to ensure a stable and reliable income stream for our investors. To achieve this, we have implemented a range of sophisticated strategies and features.



Prime Location & Unmatched Accessibility

Our building is strategically positioned in a highly sought-after area, ensuring excellent connectivity to major transportation networks.

This advantageous location guarantees a high demand from quality tenants, thereby maintaining consistently high occupancy rates.

Our Strategy

By allowing us to manage and rent your unit(s) for short-term stays, you can earn approximately ₦500,000 per month. With an average rate of ₦35,000 per day and consistent occupancy, this income is achievable. Our team handles all aspects of management, so you can enjoy passive income without the hassle.

Expert Property Management

Our adept property management team upholds superior maintenance standards, enhancing tenant satisfaction and retention. Through proactive upkeep, swift service, and clear communication, we optimize property management, minimizing vacancies and ensuring steady revenue flow

→ FEATURES

LUXURY LIVING REDEFINED

Basic Option

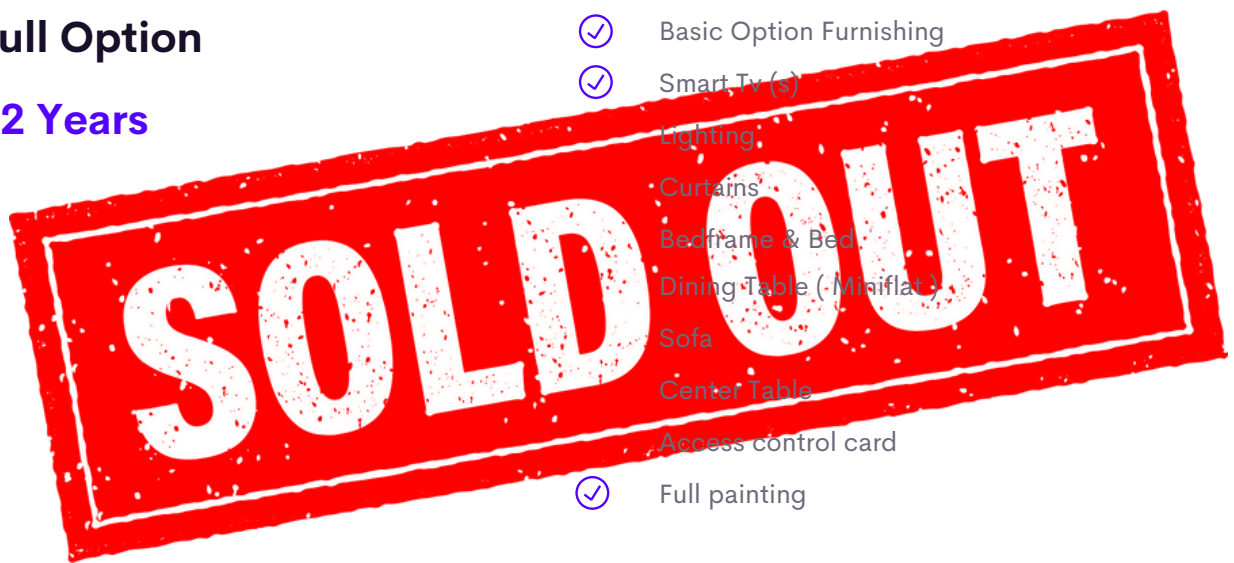
20 Years

- ✓ Water heater
- ✓ Full tiling
- ✓ Kitchen cabinet
- ✓ Alexa home automation
- ✓ Standby generator
- ✓ Private inverter
- ✓ Security
- ✓ Personal meter
- ✓ CCTV
- ✓ POP & Screeded walls

Full Option

22 Years

- ✓ Basic Option Furnishing
- ✓ Smart Tv (s)
- ✓ Lighting
- ✓ Curtains
- ✓ Bedframe & Bed
- ✓ Dining Table (- Miniflat)
- ✓ Sofa
- ✓ Center Table
- ✓ Access control card
- ✓ Full painting



OUR WORK SPEAKS FOR ITSELF



PRIMERO



ESTELLAR



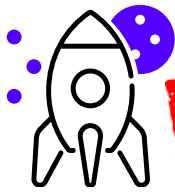
ESTELLAR PRIME



RIO

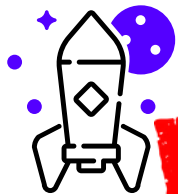
→ FULL OPTIONS

FLEXIBLE PAYMENT PLANS



Studio Unit

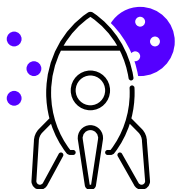
SOLD OUT



One bedroom ☒ Initial Fee

SOLD OUT

FLEXIBLE PRICING PLANS



Studio Unit

#14,000,000

- ✓ Initial deposit of #7,000,000.
- ✓ 20 years ownership.
- ✓ 12 Months Pricing Plan.
- ✓ Basic furnishing.
- ✓ Management Option.



One bedroom

#24,000,000

- ✓ Initial deposit of #9,000,000
- ✓ 20 years ownership
- ✓ 12 Months Pricing Plan.
- ✓ Basic furnishing
- ✓ Management Option.

PROJECT RENDERED



→ EXTERIOR VIEW

PROJECT RENDERED



→ STUDIO - FULL OPTION

PROJECT RENDERED



→ MINIFLAT - FULL OPTION

PROJECT RENDERED



WHAT ARE THE FREQUENTLY ASKED QUESTIONS



QUESTION

Where is the property located?

ANSWER

No 19 Kayode Street, Abule Ijesha, Yaba, Lagos.



QUESTION

Who are the developers of the property?

ANSWER

BO Properties Limited



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.



QUESTION

what are the apartment sizes

ANSWER

Studio Unit: **24sqm**
1-Bed Unit: **53sqm**



QUESTION

What other payment do I make apart from payment of the property?

ANSWER

Legal documentation, **N500,000** for a signed **deed of Sublease**.



WHAT ARE THE FREQUENTLY ASKED QUESTIONS



QUESTION

How much monthly return do I expect from BO PROPERTIES?

ANSWER

- Studio Unit - ₦500,000 monthly
- One Bedroom - ₦700,000 monthly



QUESTION

What documents i get after making a deposit/completion of payment?

ANSWER

Contract of Sale, deed of sublease



QUESTION

What account do I pay into for payment?

ANSWER

Zenith bank
1229930356
BO Properties Limited



QUESTION

What are the items coming furnished with the full option

ANSWER

- | | |
|----------------------------|--------------------------|
| • Living room decorations | • Tv Console |
| • Dinning set (Miniflat) | • Tv (45 Inch upward) |
| • center tablle and carpet | • Microwave |
| • Curtains | • Sofa |
| • Inverter | • Mattress and bed stand |
| • Fridge | • Kitchen utensils |
| • Air conditioners | • Bedding, towel, duvet |



→ CONCLUSION AND NEXT STEPS

LET'S GET STARTED!



In conclusion, the sale of this property presents a prime opportunity to generate consistent and reliable cash flow and long-term financial stability. With its strategic location, high-quality construction, and appeal to discerning tenants, this home is well-positioned to deliver stable rental income and long-term value appreciation.

We look forward to the possibility of collaborating with you to maximize the financial potential of this property and secure a robust and enduring income stream.



STAY IN TOUCH WITH US!



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