**The Meadows Scheme**

**Important Questions?**

**What is the title document on the land?**

By virtue of a Consent Judgment in Suit LD/1578/94 dated 23rd May 1997, registered as, No. 8 at page 8 in volume 2103 at the Lagos State Lands Registry, Indigenes of Ajah Community were adjudged as the Owner of the Large expanse of land measuring 90.017 Hectares; Indigenes of Ajah Community (Ajah Resettlement) has agreed to demise and assign its title in respect of a part of the large expanse of land, measuring Seventy-Nine (79) hectares to the Vendor and executed a Contract of Sale to that effect. The Vendor shall obtain and execute a Deed of Assignment for all the Seventy- Nine (79) hectares of land and ensure that title is passed to respective subscribers accordingly.

**How long will it take for the project to be completed?**

The project is being executed in four phases; we look forward to completing each

phase in 12 months.

**Who is the main contractor of the project?**

Mitcherutti Contractors is handling the civil construction of infrastructure within the

project.

**Who are the consultants on the projects?**

Zodiac Design and Engineers - Master Plan Design  
Morgan Omonitan & Abe Limited - Infrastructure Design and Planning Taoheed Adeosun

**What are the sizes of each plot type at the Meadows?**

Residential (500sqm) Commercial (1000sqm) Institutional (2500sqm)

**What documents do I get immediately I subscribe?**

An invoice, receipt and executed sale agreement.

**Can i build any design of my choice?**

Yes, with preliminary approval of design(s) from our development control unit before submission to approval authority of the state government for building plan approval.

**Who will manage the facilities?**

Paltonloitte & Associates our property and facility management subsidiary.

**How many houses can I build on my plot of land?**

The Meadows is zoned into low, medium and high densities areas. A plot owner is expected to build in accordance to the approval order of the area his or her plot is situated.

**Why do I have to pay a development fee?**

Development Fee is to cover for the provision of roads, drainage network,

electrification, recreational parks and gardens, perimeter fencing and other amenities.

**When is development fee payable?**

Development fee is paid alongside instalment payments?

**Is it a wetland?**

The Meadows is not a wetland.

**Can I choose where my plot is located?**

Allocation of plots is done strictly on a first come, first serve basis.

**Will pollution from the surrounding factories reach the estate?**

The Meadows is 12.8km tucked away before the Lekki free trade zone hosting the industries thus no pollution will affect residents of the estate. Also, most of the industries are built in accordance to green energy solutions and passed environmental impact assessment checks to operate within the zone.

**How many access roads/gates leads in and out of the project?**

Two major primary access gates have been provided.

**Are there omo-onile disputes on the land?**

The land is free from any known encumbrances.

**When will I get my allocation?**

Upon full payment for the Plot, a provisional allocation letter will be issued. We shall physically allocate the subscribed Plot(s) to the Purchaser within 12 months from the receipt of all sums (including ancillary fees).

**What title do I get after purchase?**

A deed of assignment that can be registered at the land registry at the purchaser’s cost.

**Am I allowed to leave my allocated plot undeveloped for as long as I care?**

Major construction of building should not exceed 18months from date of physical possession. Also, weeds must be controlled regularly by the purchaser. In the case whereby Propertymart does this on behalf of any purchaser, the cost sum be refunded by the purchaser with administrative charges.

**If I buy for investment, can your company help me resell?**

Paltonloitte or any of its appointee can assist with this service for a fee.

**Can a group of people buy in bulk and develop their own mini estate?**

Yes, this is the basis of The Meadows clusters (themed neighbourhoods).

**Are commercial plots available within The Meadows?**

Yes, but upon special request.

**Is the title transferable?**

Upon completion and registration at the land registry, title can be transferred.

**How does the project meet my investment needs?**

In a declining economy with fears of rising inflation and currency devaluation, the best store of value is in real estate because land is an asset that will always appreciate in value. In the unlikely event that the appreciation of asset is slowed or halted it is unlikely that it will fall below the purchase/investment cost.

**Who are the promoters?**

Propertymart Real Estate Investment Ltd, a member of Palton Margan Holdings.

**Why Invest in The Meadow?**

Lagos Island is quickly emerging as a prime destination for high-net-worth individuals in search of luxury communities. The Meadow is at the center of this growing demand, making it an ideal investment opportunity for both investors and end-users.

**Key Reasons to Invest:**

**Prime Location & High Capital Appreciation**: Located near Victoria Island, Lekki, and major commercial districts, The Meadow offers excellent connectivity and is positioned for significant capital appreciation.

**Luxury Living and Community Appeal**: The rising demand for premium communities enhances the value of The Meadow, making it a sought-after location for luxury living.

**World-Class Infrastructure**: With upcoming developments like modern road networks, top-tier security, and recreational amenities, The Meadow promises a world-class standard of living.

**Strong Rental Demand**: The influx of expats and professionals working at Dangote’s Oil Refinery, Lekki Port, and the Lekki Free Zone is driving the demand for rental properties, hotels, and resorts, ensuring high rental yields for investors.

**Sustainable and Eco-Friendly Design**: Designed with sustainability in mind, The Meadow boasts energy-efficient systems and green spaces, attracting environmentally conscious investors and residents.

**Secure Title Deeds**: The property comes with clear documentation and title deeds, giving investors peace of mind regarding the security of their investment.

**Exclusive Amenities**: Residents enjoy premium facilities such as a private beach, swimming pools, gyms, and 24/7 security, enhancing both the living experience and property value.

The combination of luxury, prime location, and potential for high returns makes The Meadow a standout investment opportunity on Lagos Island.

**Competitive Entry Price**

* Meadows Scheme 2 is now Priced at 38M on installment and 32 Million Outright,
* Scheme 1 is not available on Installment and priced at 50M.

**Allocation Flexibility**:

* Scheme 1 offers immediate allocation availability
* Scheme 2 Allocation in 36 Month.

**How many square meters is your plot?**

* Residential Plot [ 500 and 600 SQM]
* Commercial Plot [Is about 1000 SQM]
* Institutional Plot [Is about 1500 SQM]

**Development and Legal Fee:**

**Residential**

* Development Fee: ₦10M
* Legal Fee – 5% of the purchase price

**Commercial**

* Development Fee: ₦20M/SQM
* Legal Fee – 5% of the purchase price

**Institutional**

* Development Fee: ₦25M/SQM
* Legal Fee – 5% of the purchase price

**Pricing/Investment Options**

**The Meadows Scheme II**

* Residential: 38M on Installment – 20% Booking with 24 months Payment Plan.
* 32M Outright with 10% Discount.
* Commercial : NGN180M – Avalable on 24 Months Installent
* Institutional: NGN 200M - Avalable on 24 Months Installent

**The Meadows Scheme 1**

* Residential: NGN50M Outright (Not Available on Installments)
* Commercial : NGN200M – Avalable on 24 Months Installent
* Institutional: NGN 250M - Avalable on 24 Months Installent

**Bulk Outright Offer for Investors**

**Buy 5 Units of Meadows Scheme 2**

Get 15% off

**Buy 10 Units of Meadows Scheme 2**

Get 10% off and One Plot Free.

**Purchase a single cluster of 32 plots outright**

* Receive 3 plots free
* Cluster can be named after the buyer or their loved ones
* Example: Victoria Cluster in Meadows Scheme 2
* Establish your own address in the Meadows

**Success sales of Meadows Phase 1:**

* Meadows Scheme 1 launched in 2021 at 6.75M
* Last 300 plots of Meadows Scheme 1 sold
* Current selling price: 50M Outright
* Percentage rise in plot value: 640%