

THE Woodlands

WUYE

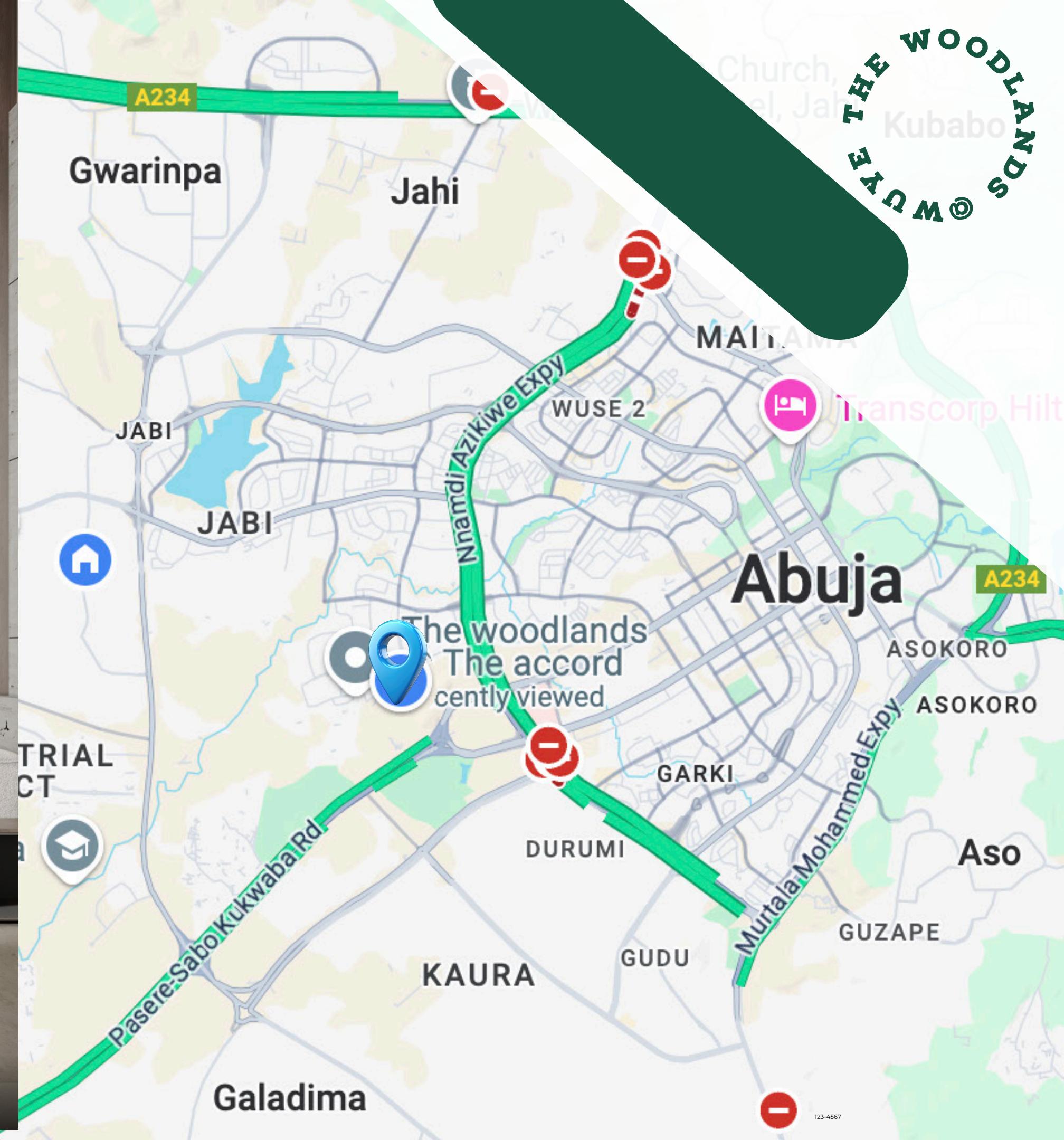


WELCOME TO THE WOODLANDS
@theAccord, WUYE, ABUJA

2



Plot 804 Wuye Abuja Nigeria.



3



THE WOODLANDS
WUYE

AN OVERVIEW OF THE WOODLANDS

12 NOS SUPER LUXURY 3 BED APARTMENTS

ENTRANCE HALL WITH FRONT DESK

4 NO 5 BEDROOM PENTHOUSES

10 NOS 7 BEDROOM LUXURY STAND ALONE

5 NOS 5 BEDROOM LUXURY TERRACE CLUBHOUSE WITH SWIMMING POOL
REFUSE STORE

24/7 POWER SUPPLY

MULTIPLE POWER SOURCES

SMART HOME SYSTEMS

RETICULATED GAS SYSTEM

RETICULATED METERS WATER SUPPLY

OUTDOOR/INDOOR BLEND OF

EXPERIENCE THROUGH LARGE

BALCONIES

SECURITY

WELL MANAGED SERENE ENVIRONMENT

AN EDGE CERTIFIED ESTATE

LIVING NATURALLY

Sustainable Living Spaces
Embrace The Outdoors

Discover your perfect home in harmony with nature



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Luxury Residences with Conscience
-Edge Certified, Earth Approved

*"Less is more, only when
more is too much." - Frank
Lloyd Wright*



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THE
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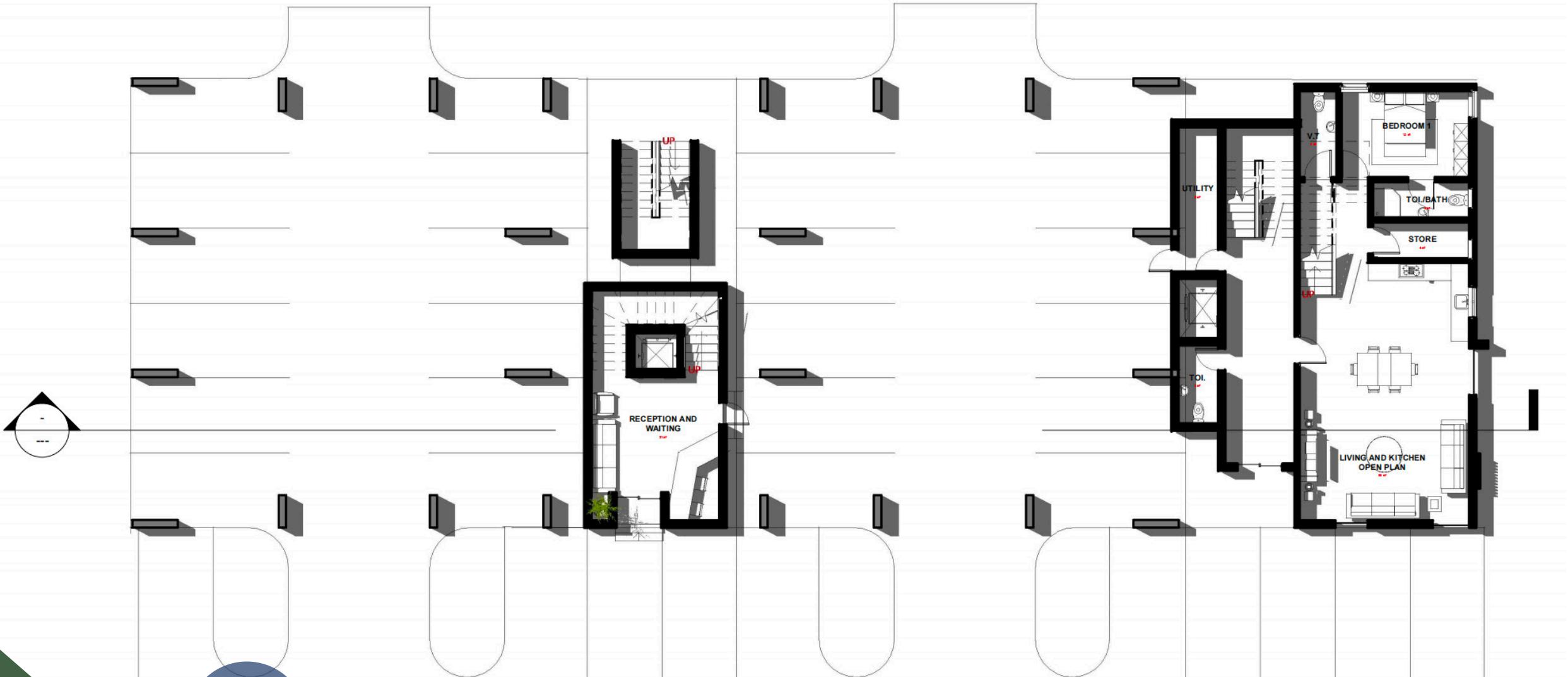
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FLAT : GROUND FLOOR FLOOR
DUPLEX : TYPICAL GROUND, SECOND AND FOURTH FLOOR

THE WOODLANDS @ WUAIE



APARTMENT BLOCK
FLOOR PLANS

GROUND FLOOR PLAN

- Reception and waiting area $31m^2$
- Utility
- Ground floor parking

**MAISONETTE GROUND
FLOOR**

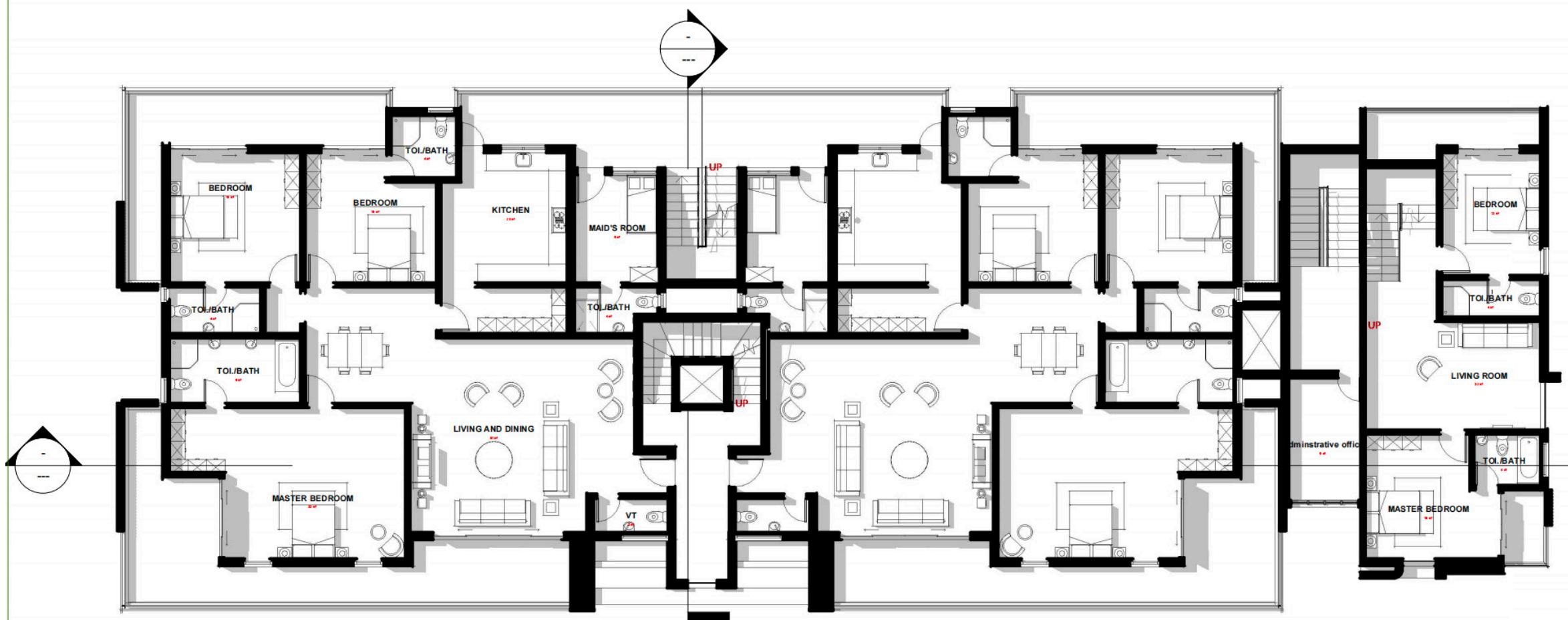
- Living and kitchen open plan $55m^2$
- Store - $4m^2$
- Bedroom 1 - $12m^2$
- Bathroom - $4m^2$
- Visitors Toilet - $4m^2$

OVERALL FLOOR PLANS

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TYPICAL FIRST FLOOR SECOND AND THIRD FLOORTYPICAL FIRST, THIRD AND FIFTH FLOOR

THE WOODLANDS @ WUAF

FIRST FLOOR PLAN

- Master Bedroom - 33m²
- Master Bathroom - 9m²
- Bedroom 2 - 18m²
- Bedroom 2 Bathroom - 4m²
- Bedroom 3 - 16m²
- Bathrooom 3 - 4m²
- Living and Dining room - 61m²
- Kitchen - 23m²
- Store - 7m²
- Maids bedroom- 9m²
- Maids bath - 4m²

MAISONETTE FIRST FLOOR

- Upper living room - 32m²
- Master bedroom - 16m²
- Master bath - 6m²
- Bedroom 2 - 13m²
- Bathroom 2 - 4m²

APARTMENT BLOCK FLOOR PLANS

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GIA: 318SQM

TYPICAL APARTMENT

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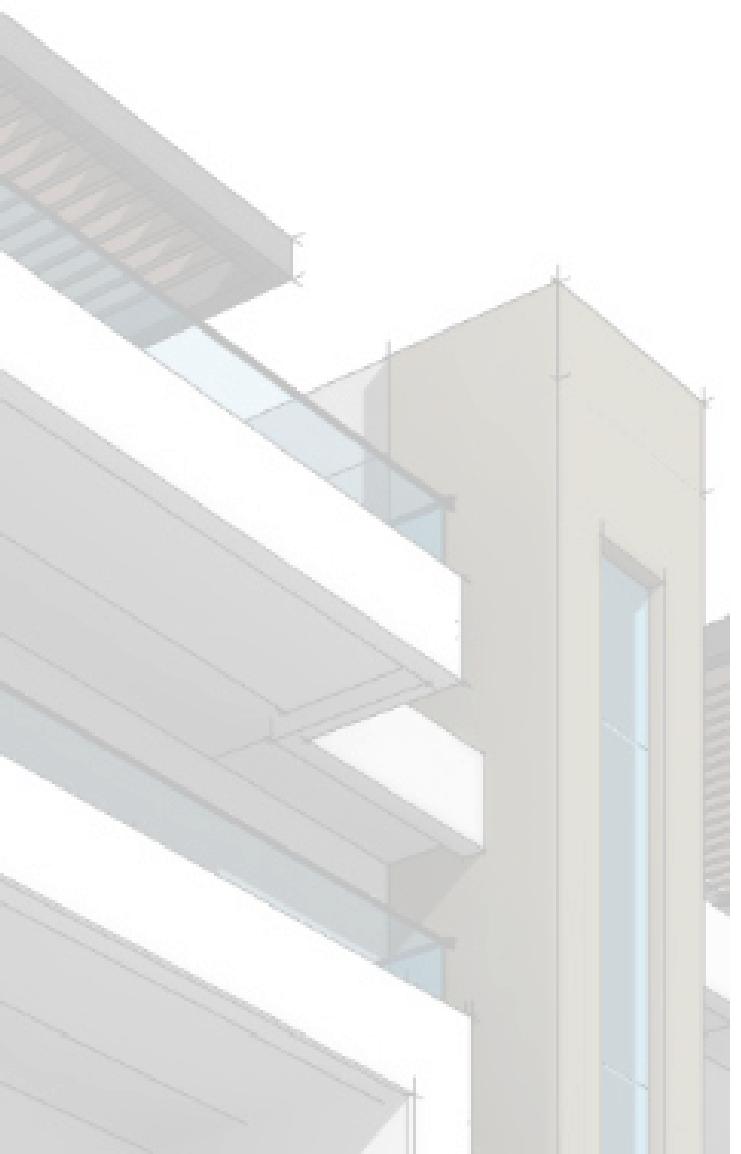
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GIA: 264SQM

TYPICAL MAISONETTE

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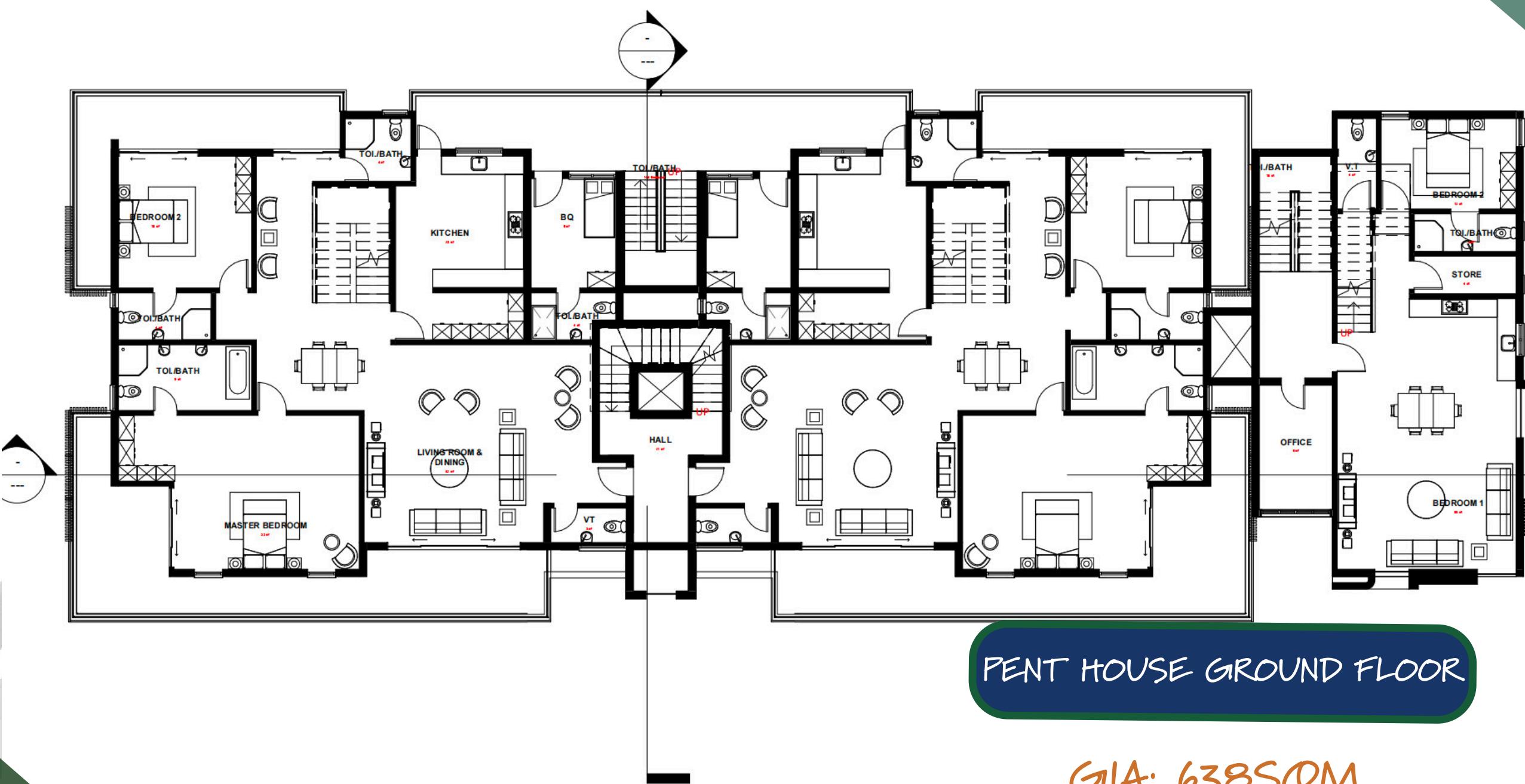


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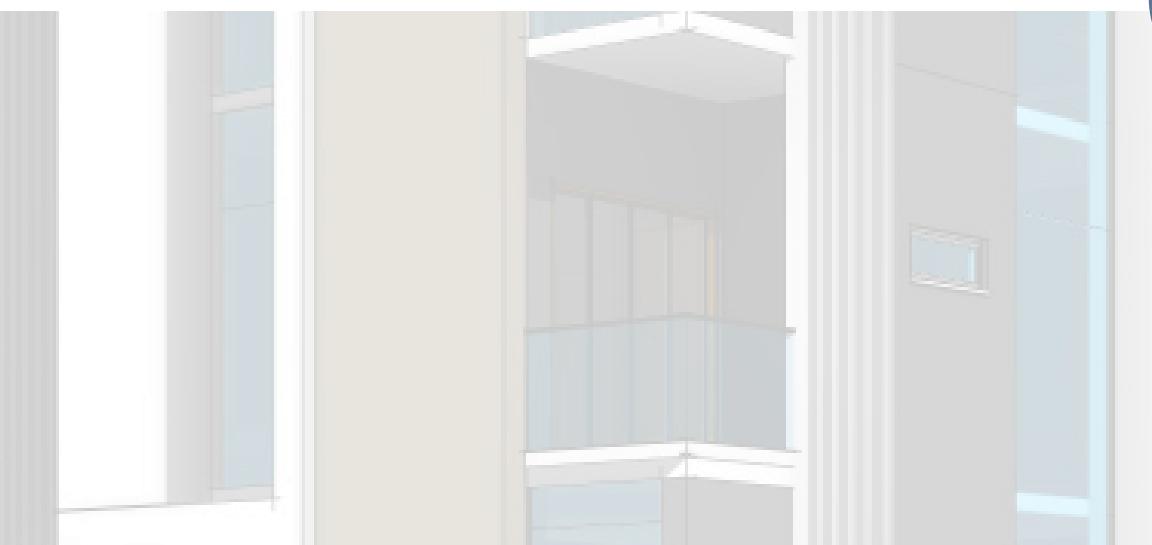
PENT FLOOR PLAN

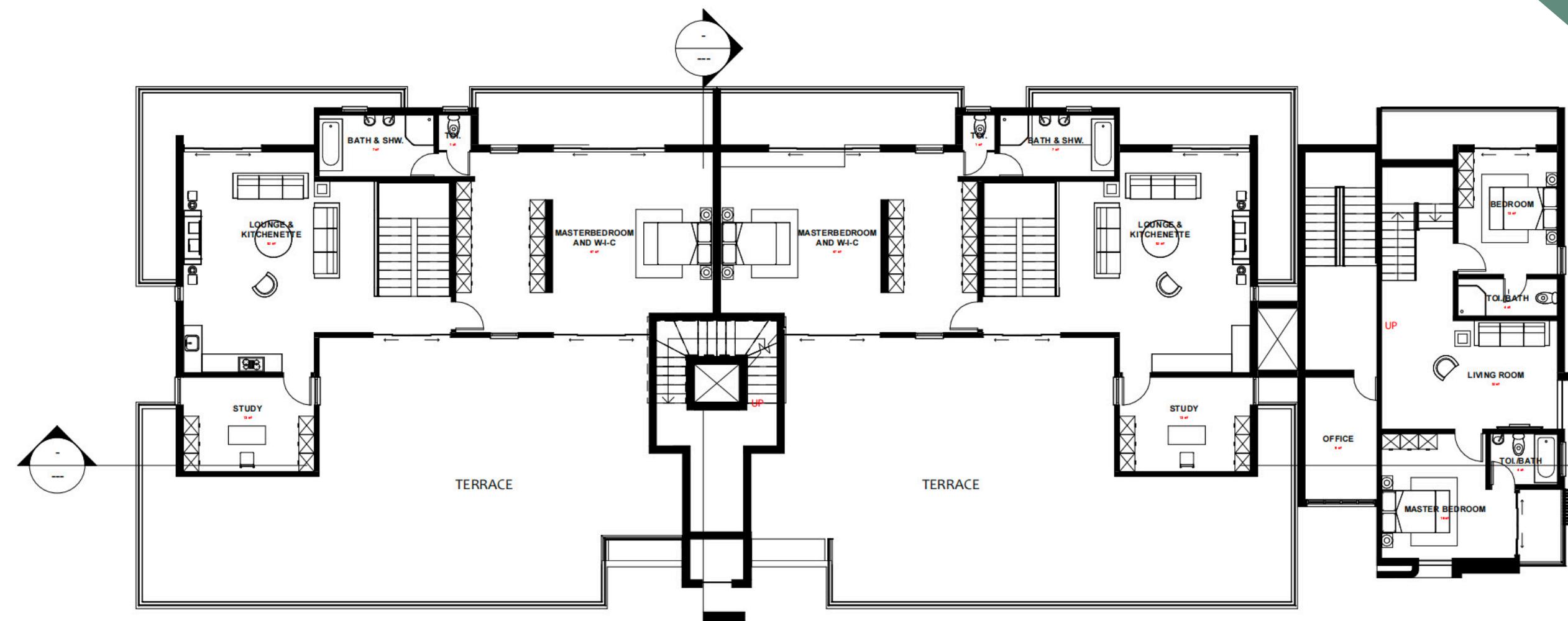
- Living room and dining - 62m²
- Visitors toilet - 3m²
- Master bedroom - 33m²
- Master bathroom - 9m²
- Bedroom 2 - 18m²
- Bathroom 2 - 4m²
- Kitchen - 23m²
- Store - 7m²
- Maids room - 9m²
- Maids bathroom - 4m²

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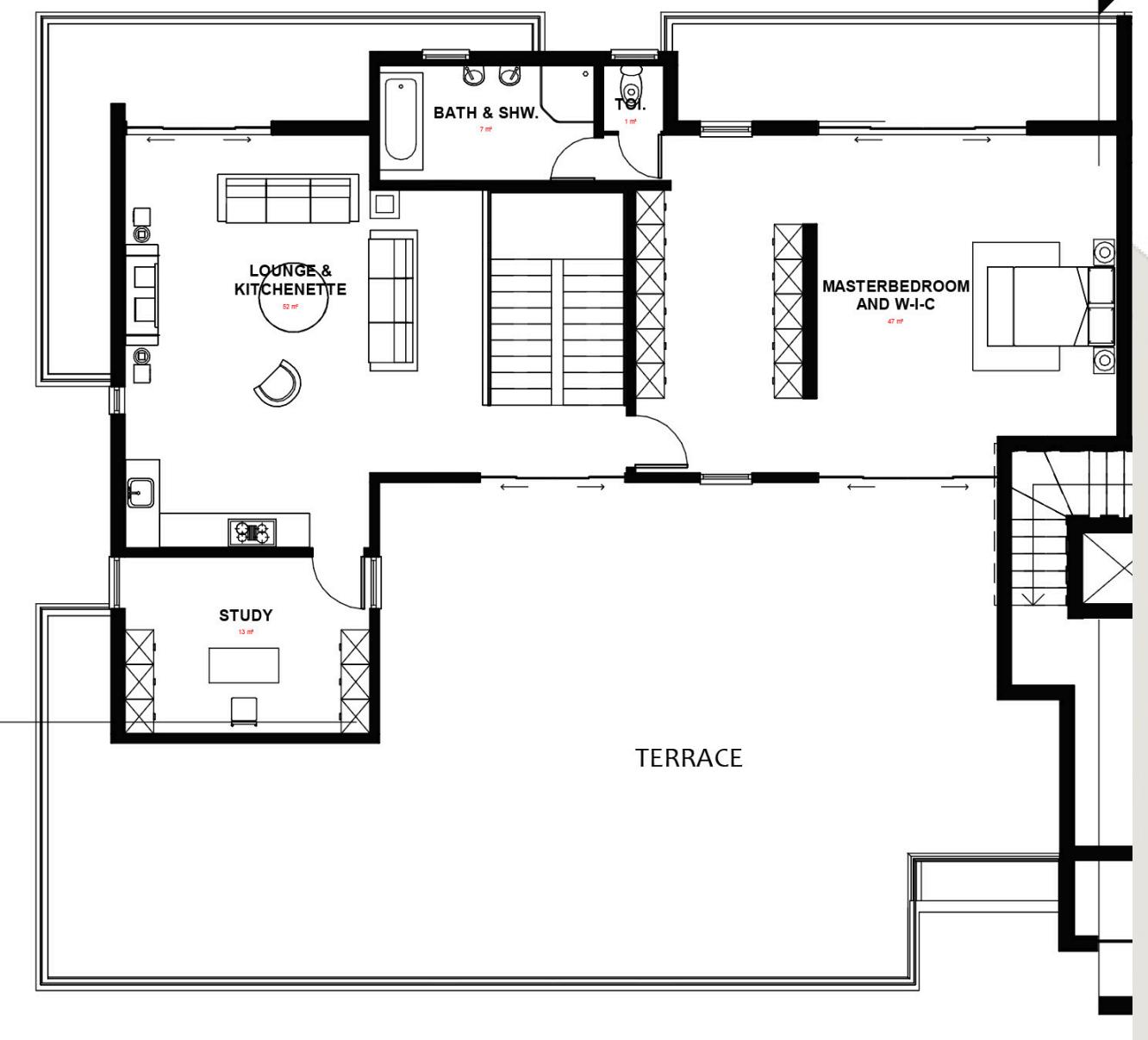
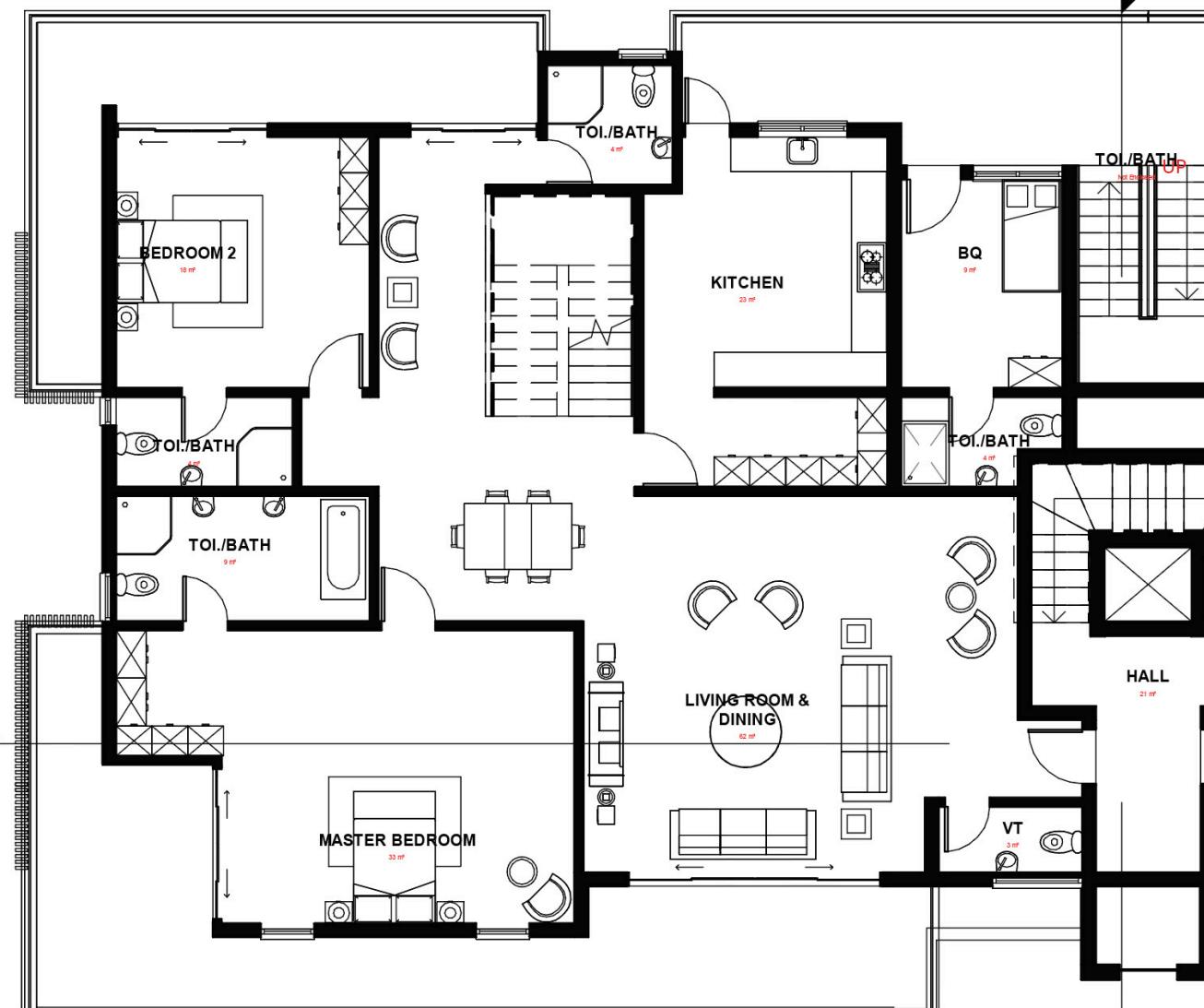
PENT 2ND FLOOR PLAN

- Master with walk in closet - 47m²
- Master Bathroom - 12m²
- Study Nook - 13m²
- Lounge & Kitchnette - 52m²
- Open space plan -

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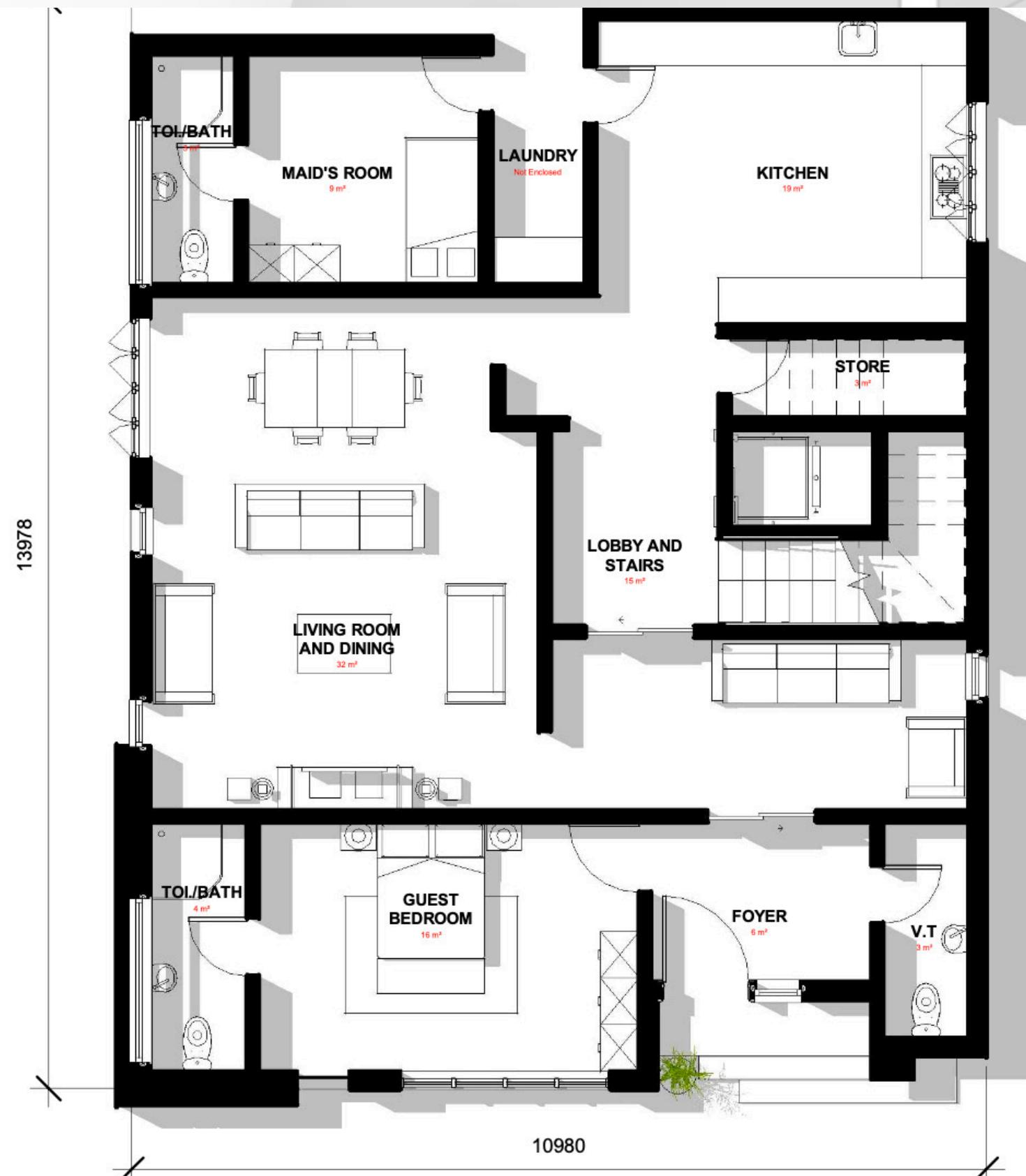


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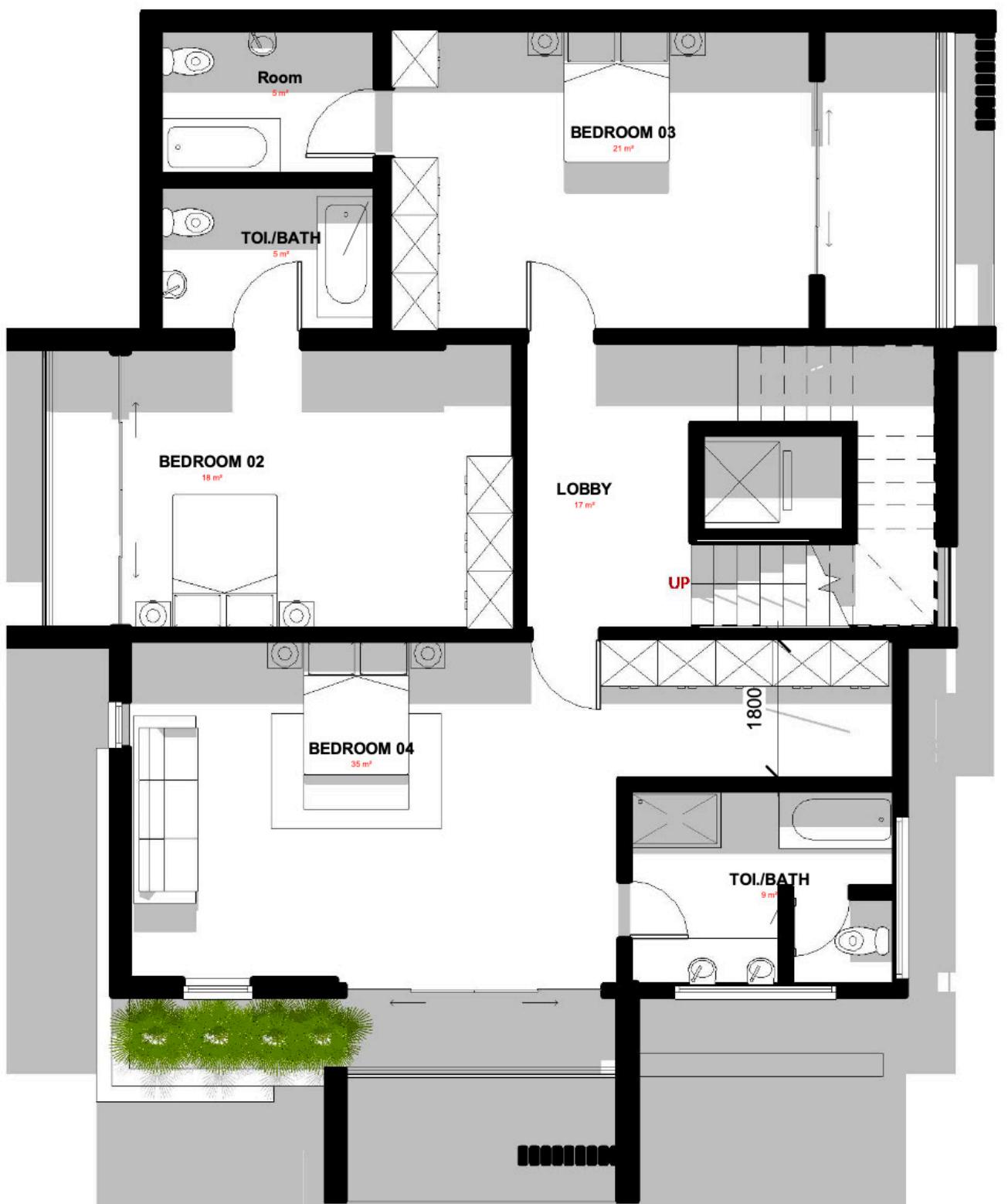
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STANDALONE FLOOR PLANS

GROUND FLOOR PLAN

- Foyer - 6m²
- Visitors toilet - 3m²
- Guest bedroom - 16m²
- Guest toilet - 4m²
- lounge - 10m²
- Main living room - 32m²
- Lobby & Stairs - 15m²
- Kitchen - 19m²
- Maids room - 9m²
- Maids bathroom - 3m²



FIRST FLOOR PLAN

- Lobby - 17m²
- Bedroom 1 - 35m²
- Bathroom 1 - 9m²
- Bedroom 2 - 18m²
- Bathroom 2 - 5m²
- Bedroom 3 - 21m²
- Bathroom 3 - 5m²

GIA: 755SQM

STANDALONE FLOOR PLANS

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THIRD FLOOR PLAN

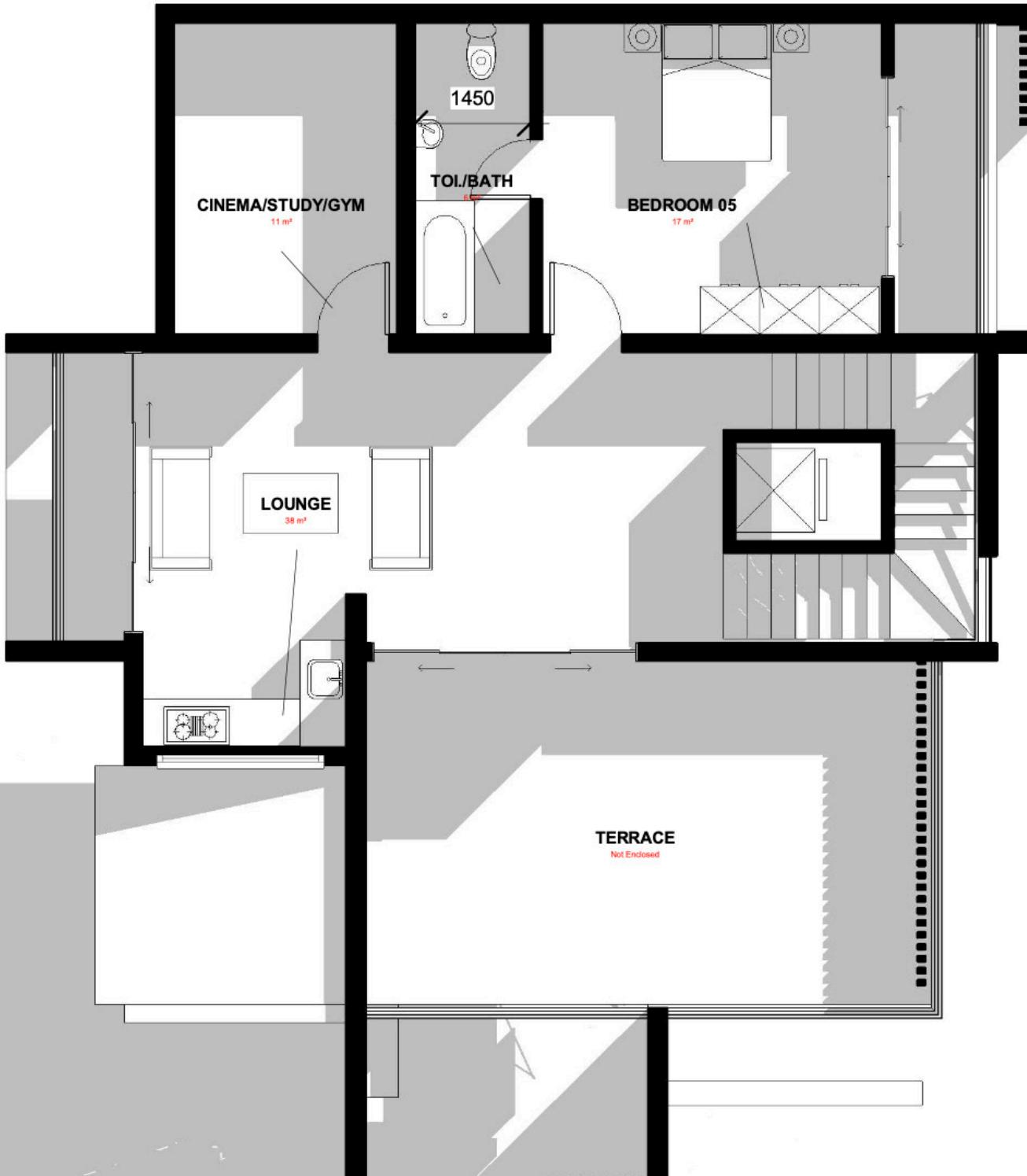
- Master Bedroom & closet - 37m²
- Master bathroom - 9m²
- Sitout -
- Madams bedroom - 23m²
- Madams bathroom - 9m²
- Sit out
- Lounge - 39m²

STANDALONE
FLOOR PLANS

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STANDALONE FLOOR PLANS

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THE WOODLANDS @ WUCAY

*A life of prestige, powered
by Sustainability*





Bespoke living, Built green

SEMI DETACHED GROUND FLOOR PLAN

25



SEMI DETACHED UNITS

SEMI DETACHED GROUND FLOOR PLAN

- Living room & Dining - 38m²
- Guest toilet - 2m²
- Guest bedroom - 10m²
- Guest bathroom - 3m²
- Kitchen - 18m²
- Store - 5m²
- Bq - 8m²
- Bq bathroom - 4m²

SEMI DETACHED 1ST FLOOR PLAN

- Family living room - 31m²
- Bedroom - 23m²
- Bathroom 1 - 6m²
- Bedroom 2 - 21m²
- Bathroom 2 - 5m²
- Bedroom 3 - 18m²
- Bathroom 3 - 4m²

SEMI DETACHED 2ND FLOOR PLAN

- Family foyer - 30m²
- Master bedroom - 32m²
- Master Bathroom - 9m²
- Madam bedroom - 22m²
- Madams bathroom - 5m²
- Sit - outs



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TYPICAL SEMI DETACHED FLOOR PLANS

GIA: 458SQM



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CLUB -HOUSE

CLUBHOUSE FLOOR PLAN DESIGN





BEAUTIFULLY CRAFTED INTERIORS

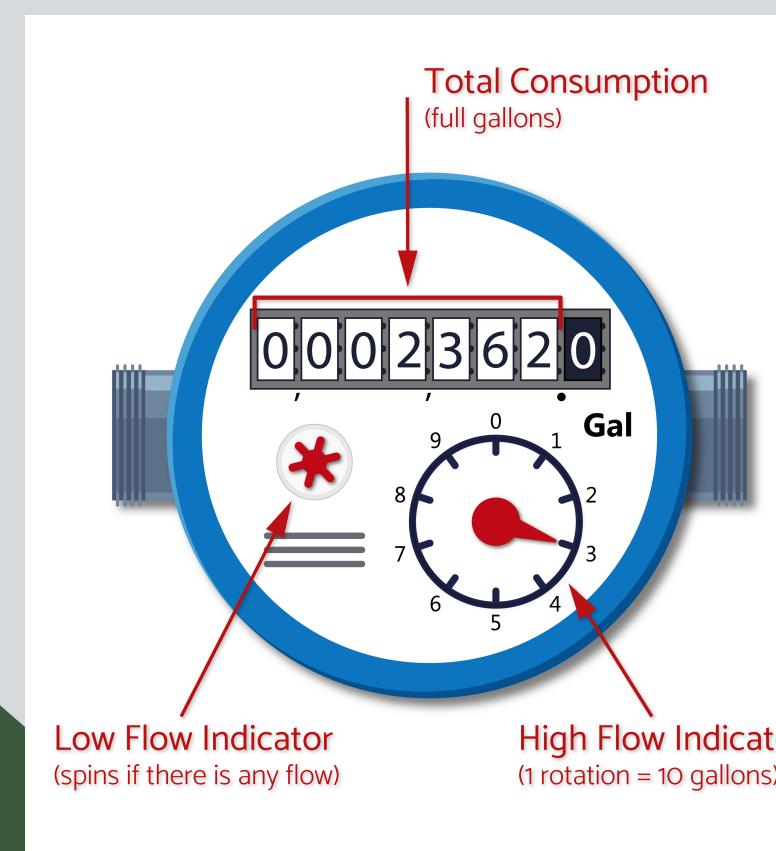
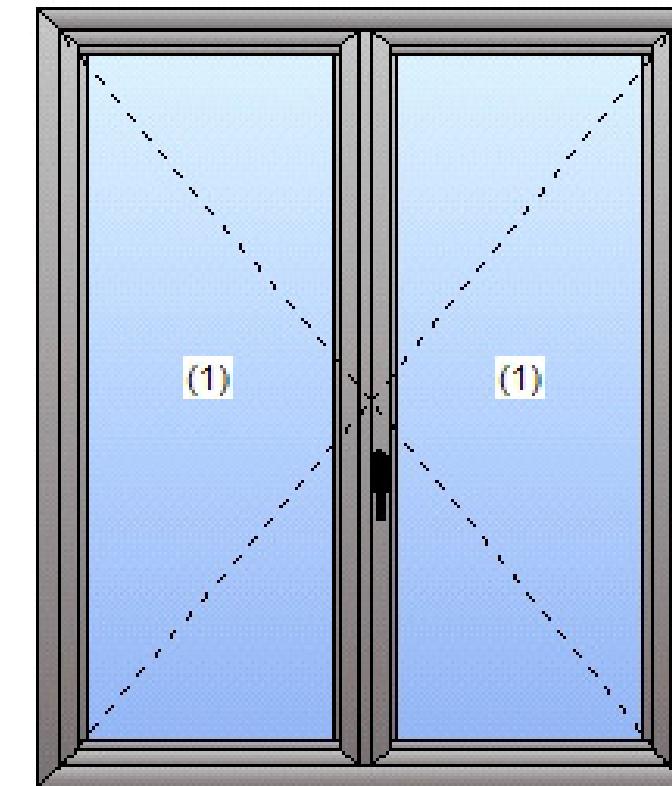
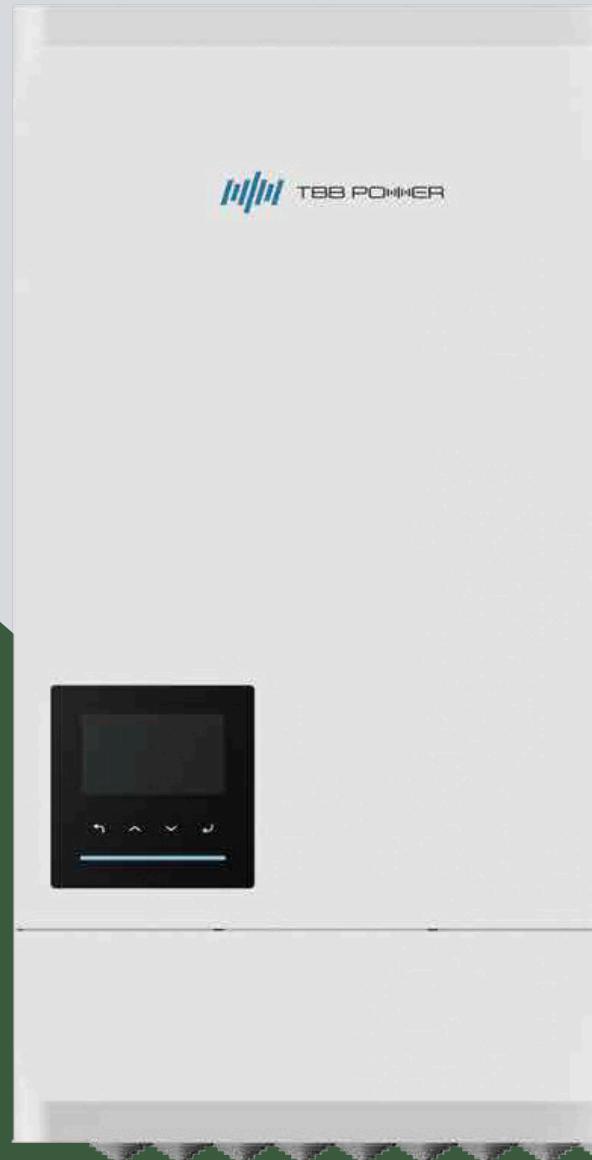
Interiors @thewoodlands is a blend of contemporary, minimalist designs, and a seamless blend of natural and industrial materials with sophisticated details that create a sleek inviting atmosphere.



*"The details are not the details.
they make the design"*
- Charles Eames







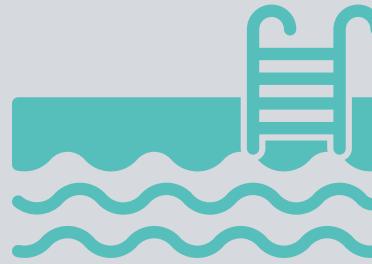
OUR KEY FEATURES



CLUBHOUSE



SHOPS

CAPCULE CONFERENCE
OFFICE

SWIMMING POOL



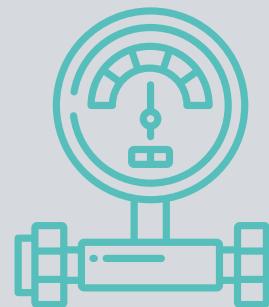
GYM



GREENERY



FINGER SCANNER



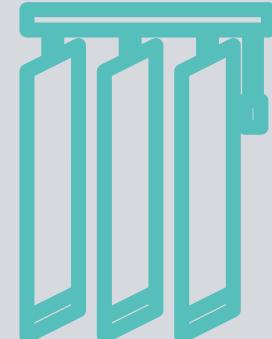
RETICULATED GAS METER



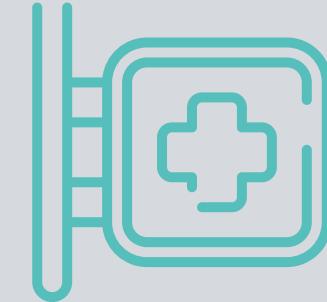
SMOKE DETECTOR



AMPLE CAR PARK

DOUBLE GLAZED
DOORS

ROOFTOP RESTAURANT



CLINIC



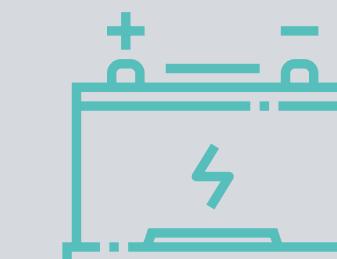
VENNEER FLUSH DOOR



AIR CONDITIONING



HIGH SPEED INTERNET INVERTER SOLAR SYSTEM



CCTV



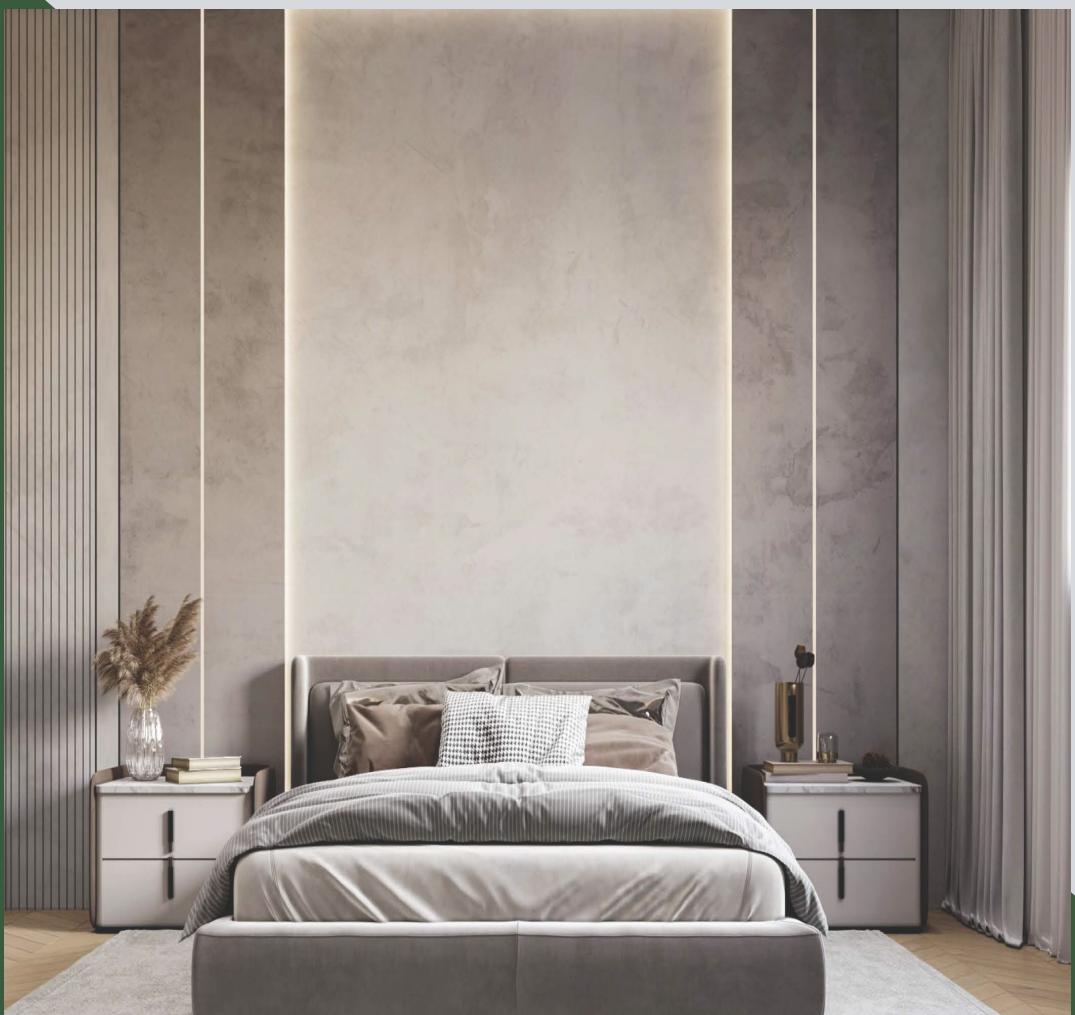
WATER METEREING UNINTERRUPTED POWER INCREASED ROI

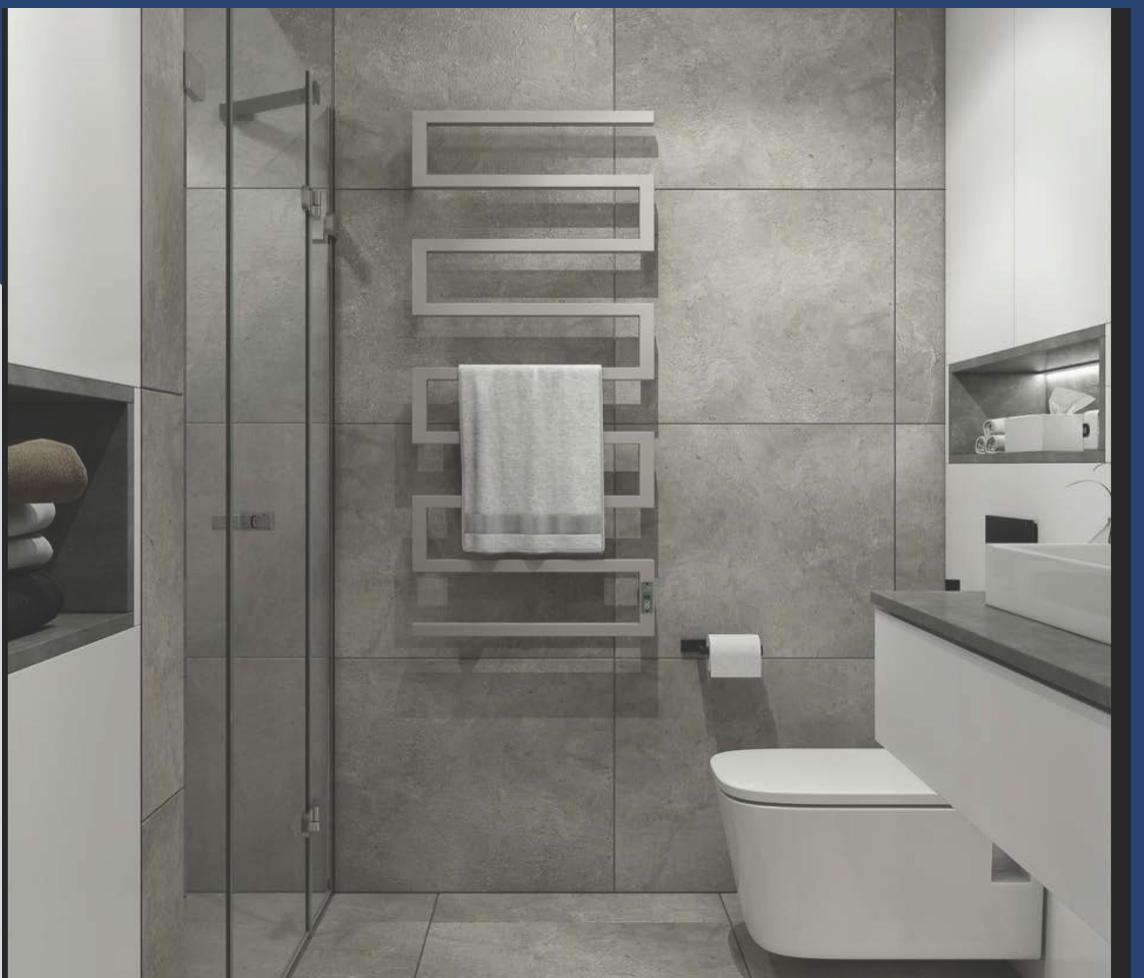
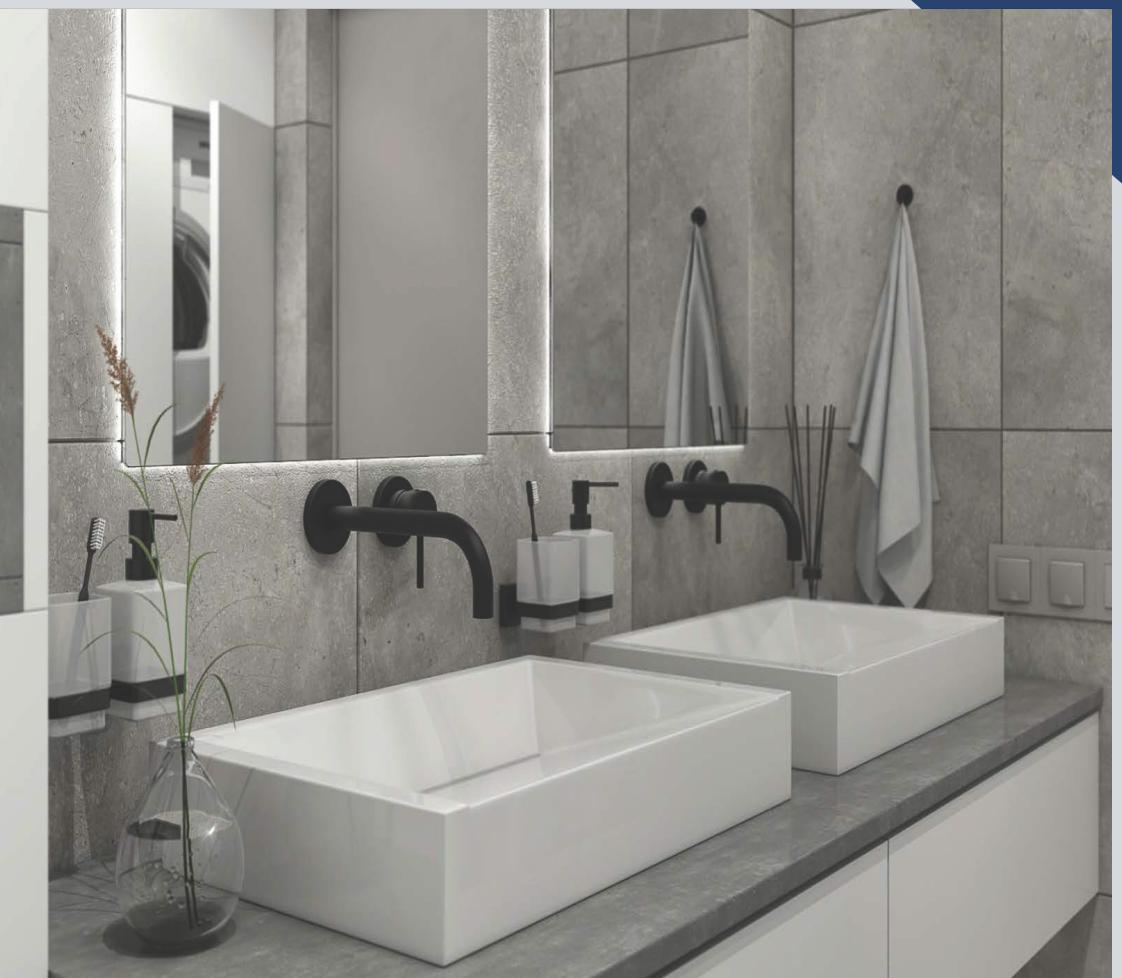


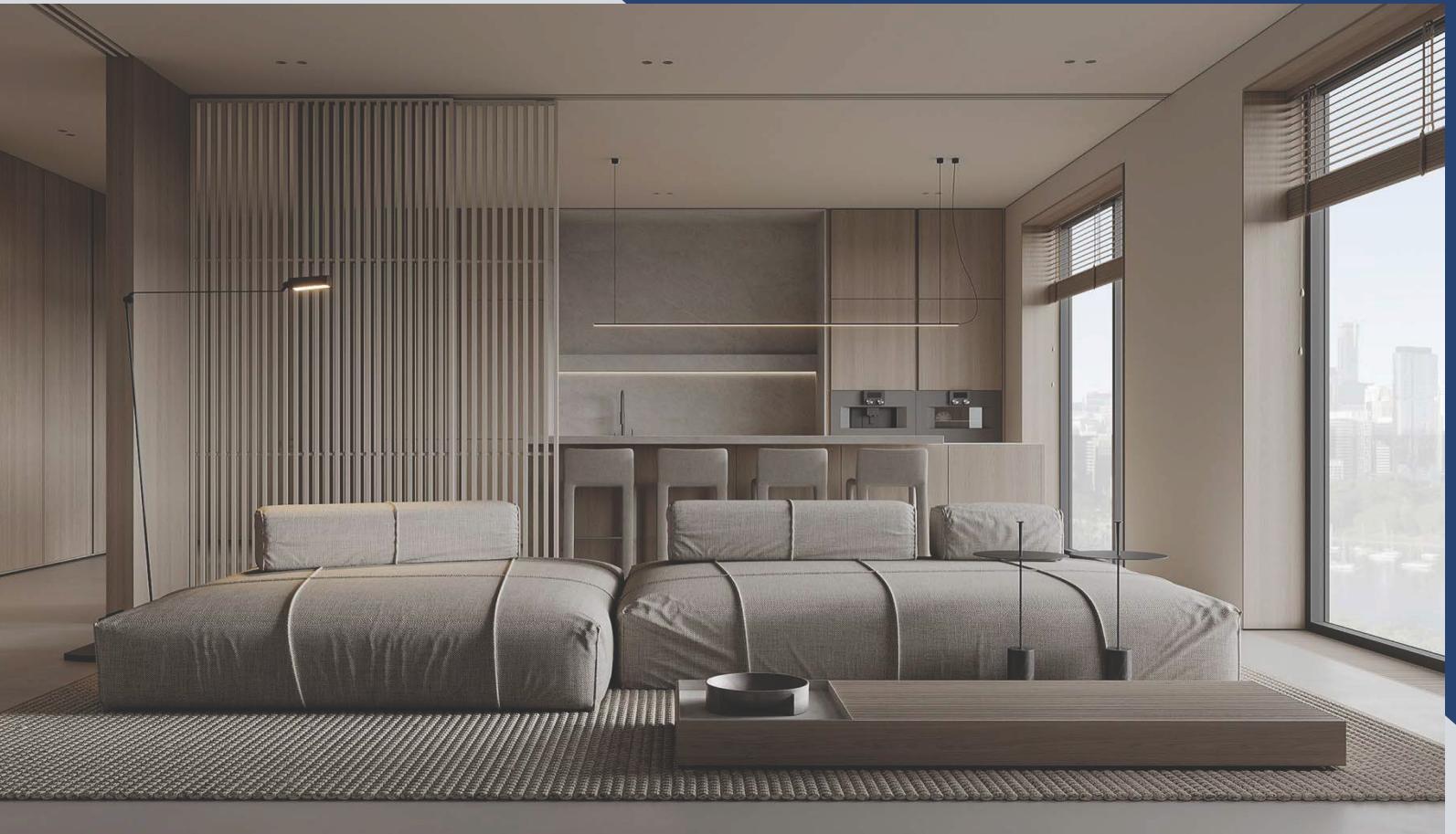
**FACILITIES &
AMENITIES**

"Nature is not a place to visit, it is Home"
- Gary Snyder









PURCHASE PLAN

ACTUAL
PRICE:

N105,212,800

*Outright
Payment*

N86,240,000

*Payment
Plan*

N95,964,000

Semi Finished 1 bed flat (STANDARD)

PAYMENT PLAN BREAKDOWN

SN	PAYMENT	TIMELINE
1	35% Payment	Initial
2	30% Payment	6 Months after 1st Payment
3	25% Payment	6 Months after 2nd Payment
4	10% Payment	After Project Completion

*Note: All payments are made in Naira. The dollar quote is capped due to inflation
N.B- payment plan price subject to inflation change*

PURCHASE PLAN

ACTUAL
PRICE:

N198,211,936

*Outright
Payment*

N162,468,800

*Payment
Plan*

N180,572,800

Semi Finished 3 bed flat (STANDARD)

Note: All payments are made in Naira. The dollar quote is capped due to inflation

N.B- payment plan price subject to inflation change

PAYMENT PLAN BREAKDOWN

SN	PAYMENT	TIMELINE
1	35% Payment	Initial
2	30% Payment	6 Months after 1st Payment
3	25% Payment	6 Months after 2nd Payment
4	10% Payment	After Project Completion

PURCHASE PLAN

ACTUAL
PRICE:

N262,070,568

*Outright
Payment*

N214,814,400

*Payment
Plan*

N238,683,200

Semi Finished 3 bed flat (LUXURY)

Note: All payments are made in Naira. The dollar quote is capped due to inflation

N.B- payment plan price subject to inflation change

All prices are subject to standard real estate transaction fees.

PAYMENT PLAN BREAKDOWN

SN	PAYMENT	TIMELINE
1	35% Payment	Initial
2	30% Payment	6 Months after 1st Payment
3	25% Payment	6 Months after 2nd Payment
4	10% Payment	After Project Completion

PURCHASE PLAN

ACTUAL
PRICE:

N255,643,728

Outright
Payment

N209,542,400

Payment
Plan

N232,825,600

Semi Finished 3 bed Maisonette (LUXURY)

Note: All payments are made in Naira. The dollar quote is capped due to inflation

N.B- payment plan price subject to inflation change

PAYMENT PLAN BREAKDOWN

SN	PAYMENT	TIMELINE
1	35% Payment	Initial
2	30% Payment	6 Months after 1st Payment
3	25% Payment	6 Months after 2nd Payment
4	10% Payment	After Project Completion

PURCHASE PLAN

**ACTUAL
PRICE:** **N532,195,680**

*Outright
Payment*
— • —
N436,224,000

*Payment
Plan*
— • —
N467,083,200

Semi Finished 4 Flat Duplex (LUXURY)

Note: All payments are made in Naira. The dollar quote is capped due to inflation

N.B- payment plan price subject to inflation change

PAYMENT PLAN BREAKDOWN

SN	PAYMENT	TIMELINE
1	35% Payment	Initial
2	30% Payment	6 Months after 1st Payment
3	25% Payment	6 Months after 2nd Payment
4	10% Payment	After Project Completion

PURCHASE PLAN

ACTUAL
PRICE:

N405,684,160

*Outright
Payment*

N332,528,000

*Payment
Plan*

N357,420,800

Semi Finished 4 Bedroom Terrace (LUXURY)

PAYMENT PLAN BREAKDOWN

SN	PAYMENT	TIMELINE
1	35% Payment	Initial
2	30% Payment	6 Months after 1st Payment
3	25% Payment	6 Months after 2nd Payment
4	10% Payment	After Project Completion

*Note: All payments are made in Naira. The dollar quote is capped due to inflation
N.B- payment plan price subject to inflation change*

PURCHASE PLAN

ACTUAL
PRICE:

N709,671,072

*Outright
Payment*

N581,697,600

*Payment
Plan*

N620,774,400

Semi Finished 6 Bedroom Stand alone (LUXURY)

PAYMENT PLAN BREAKDOWN

SN	PAYMENT	TIMELINE
1	35% Payment	Initial
2	30% Payment	6 Months after 1st Payment
3	25% Payment	6 Months after 2nd Payment
4	10% Payment	After Project Completion

Note: All payments are made in Naira. The dollar quote is capped due to inflation

N.B- payment plan price subject to inflation change

KITCHEN

- individually designed layouts.
- low emission engineered wood, FSC - certified timber.
 - Stainless steel integrated sink with chrome
 - Mono-bloc mixer tap (low flow)
 - Low energy ceiling down lights and under cabinet lighting.
 - Concealed white multi-gang appliance panel with chrome power sockets above worktop.
 - Wood look tile flooring
 - Frame-less ceramic glass hob.
 - Recirculating extractor hood.
 - Integrated stainless steel electric oven.
 - Integrated fridge / freezer.
 - Integrated multi-function dishwasher.
 - Integrated microwave.
 - Matt lacquer timber veneer finish to cupboard units.

BATHROOMS

- White counter-top wash hand basin with wall mounted chrome mixer tap.
- low flow faucet, dual flush toilets, low flow shower heads.
- White wall mounted WC pan with push button dual-flush and concealed cistern.
- Chrome effect thermostatically controlled
- electric towel rails.
- Tiled/Spv flooring.
- Tiled/Spv finish to all walls with feature tiling.
- Fitted wall cabinet with mirrored door, shelves, shaver socket and pelmet lighting.
- Tiled cladding to WC panel with recessed shelves.
- Feature niche with glass shelving and down lights above WC and bath.

SHOWERS

- Chrome exposed thermostatic shower mixer with shower head and hose.
- Chrome ceiling mounted shower head.
- Chrome effect thermostatically controlled
- electric towel rails.
- Tiled flooring and shallow shower tray with fixed glazed shower screen.
- Tiled finish to all walls with feature tiling.

LUXURY Interior finish is available **UPON REQUEST**

BALCONIES & TERRACES

Well proportioned balconies/terraces with decking, glass balustrade and handrail.

INTERIOR FINISH

- 2.4m matt lacquer timber veneered
- solid core entrance door with feature trim.
- 2.4m matt finished internal doors with feature trim.
- Tiled skirting & timber architraves
- Polished chrome door handles throughout.
- Fitted wardrobe with mirrored sliding doors and matt lacquer timber veneer feature.
- Tiled/ Marble/Wooden flooring
- Rug to bedrooms (where applicable)

ELECTRIC FITTINGS

- Low energy ceiling down-lights throughout with motion sensors.
- Automatic lighting to cupboards.
- Television (terrestrial and satellite) points to principal living area and bedrooms.
- Telephone points to living area and bedrooms
- Grey electrical fittings at high and low levels.
- Energy saving efficient external light for balcony / terrace.

LIFTS

- Low power traction motors and regenerative drives, powered with solar and inverter supported batteries with interrupted service





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