

# **JINGLEBELLS CORPORATE SERVICES LIMITED**

**PROPOSAL TO INVEST IN OUR ESTATES**

## OUR MISSION:

TO PROVIDE QUALITY AND AFFORDABLE FOOD AND SHELTER  
AROUND THE GLOBE WITH STYLE.

## OUR VISION

TO BE THE GLOBAL MOST SOUGHT AFTER ASSEMBLY OF INDUSTRY  
THAT PROVIDES CHANNELS FOR MEETING BOTH INDIVIDUALS AND  
CORPORATE NEEDS.

## ABOUT US:

JINGLEBELLS CORPORATE SERVICES LIMITED is an indigenous company with international networks specialized on the followings: Training, Management Consultancy, Real Estate, Construction Works, Buying and Selling of Properties, Agriculture, Partnership, Borehole Drilling, Electrical Engineering, Allied Services, Transportation, Information Communication Technology, General Contracts etc. We are committed to adding unique value to capacity development across core competency areas.

## OUR PRODUCTS

- SPRINGFIELD ESTATE @ ZUBA
- WILLSCOURT ESTATE @ LUGBE
- JINGLEBELLS CITY ESTATE @ LUGBE
- STAMFORD ESTATE @ GURKU
- WATERSPRING ESTATE @ GURKU
- ROSEBERRY ESTATE @ GURKU
- JINGLEBELLS FARM ESTATE @ GURKU
- PEDRO ESTATE @ IDU
- KINGS ESTATE @ IDU

## OUR PRODUCT IN ZUBA

**SPRINGFIELD ESTATE:** Located in Zuba FCT is exquisite yet the most affordable masterpiece in its environs. It presents a bundle of superior modern residence imbued with luxury and style.

Springfield Estate remains the most profitable package within its corridor with **C of O** title document. The estate is located behind Abuja College of Education and Zuba Central Motor Park via zenith Bank Plc. It share boundary with some estates and would eventually share neighborhood with university, public and private utility centers.

## OUR PRODUCT IN LUGBE

**WILLS COURT AND JINGLEBELLS CITY ESTATES:** These Estates are located in Lugbe FCT behind Trade More Estate, along Airport Road Abuja. These Estates are exquisite yet the most affordable masterpiece in its environs.

The Estates is 13mins drive to Nnamdi Azikwe International Airport, 16mins drive to Central Business District, Abuja & 5mins drive to Centenary City. The estate has more than twenty other estates around it. Do not miss out of this unique opportunity.

## OUR PRODUCT IN GURKU

**STAMFORD ESTATE PHASE 1, 2 & 3:** Is an estate with great potentials for appreciation in value yet most affordable masterpiece in its environs. The estate is in Gurku close to National Sport Commission Corporative land, behind Aso Rock on Maitama Gurku-Keffi link road under construction which makes the property strategically located.

However, current access road is via Aso 'B' expressway. The estate is built in an upcoming area with great prospect as it is a stone throw from Asokoro.

Stamford Estate is located in Gurku, Karu Local Government Area of Nasarawa State.

## OUR PRODUCT IN GURKU

**WATER SPRING ESTATE PHASE 1, 2 & 3:** It is an exclusive estate well designed for all classes of income earners, retirement benefit, land banking/saving option, very affordable yet with great potentials for appreciation in value with most recent building design.

Located in Gurku behind the office of the Accountant General Corporative Land and foremost Brekete Family Smart City Estate, behind Aso Rock/Maitama Gurku-Keffi link road under construction which makes the property strategically located.

However, current access road is via Aso 'B' expressway. The estate is built in an upcoming area with great prospect as it is a stone throw from Asokoro.

## **OUR PRODUCT IN IDU**

**PEDRO AND KINGS ESTATE PHASE 1 & 2:** These Estates are located in the heart of Abuja train station.

The Estates are design to accommodate all classes of income earners. It is less than ten minutes drive to the Presidential Villa and fifteen minutes drive to Nnamdi Azikiwe International Airport

## **INVESTMENT OPTIONS**

### ***BUILDING***

This option allows you to buy and build on the land within the period of SIX (6) MONTHS. The company will give you the prototype(s) depending on your plot size.

### ***LAND BANKING***

This option allows you to buy the land on the Estate now as an investment and keep to resell in the future when it would have appreciated considerably which is very certain to happen.

## **REASONS WHY YOU INVEST IN OUR ESTATES**

- Because the estate Lands are strategically located
- It has all the papers intact including the C of O with file number MISC 31883
- It is located in a choice area which has been allocated alongside other estates for mass housing development
- There is an option of land banking which means you can buy the land, wait for its value to appreciate and then resale at a profit. This takes away the pressure on you to develop at all cost
- The 1000sqm is designed to be developed as freestyle. There is no specification as to what you can develop on it; this means it also has a commercial value. You can build a bungalow, duplex, block of flats, hostel, shopping mall, school or place of worship. Imagine the commercial value of your land when the university is operational there.

## **REASONS WHY YOU INVEST IN OUR ESTATES**

- Those who failed to invest in landed properties 10 or 15 years ago are regretting today, those who invested are the big boys now. Imagine if you had bought a land in Wuse II, Asokoro, Maitama, Garki, Jabi etc some years ago.
- It would add to the list of your achievement for the year despite the recession
- It will serve as a legacy and an insurance for your family especially your kids
- It is currently running on a promo (more like give away price), the best you can get in an estate land when compared to other sisters estate.

## **WHY SHOULD I INVEST IN PROPERTY AND FARMING?**

- To have shelter for your family.
- Buy for your children to secured a stress-free university education fee and establishment of their own business after graduation.
- You can own a secured farm within our estate.
- You can become a CEO with our farm estate platform.
- There will always be food in your house from our farm estate.
- All our investment keep appreciating on price value and never static.
- You can sell all anytime with a written notice to the company

## OUR PACKAGE FOR STAFF COOPERATIVES

- The management of Springfield Estate (Jinglebells Corporate Services Ltd) is willing to assist cooperatives acquire lands at affordable rates for their members. Upon indication of serious interest to do business with us, we would review the prices of our lands.
- For cooperatives buying up to or more than **50 units of our 500sqm** land, we will give them **N100,000.00** discount per unit
- For cooperatives buying up to or more than **50 units of our 1000sqm** land, we will give them **N200,000.00** discount per unit

## **OUR PACKAGE FOR STAFF COOPERATIVES**

- The cooperatives will be allowed to develop their structures independently although according to the stated prototypes. This is cheaper and more affordable compared to buying already developed houses.
- The street or avenue within which the cooperatives lands will be allocated in the estate could be named after them.



**OUR PROTOTYPES FOR ALL OUR  
ESTATES**

2 bedroom detached  
**BUNGALOW**

- Internal spaces provided includes
  - Living room
  - Visitors toilet
  - Dining room
  - Kitchen
  - Kitchen store
  - All Two rooms are en-suite



3 bedroom detached  
**BUNGALOW**

- Internal spaces provided includes
  - Living room
  - Visitors toilet
  - Dining room
  - Kitchen
  - Kitchen store
  - All Three rooms are en-suite

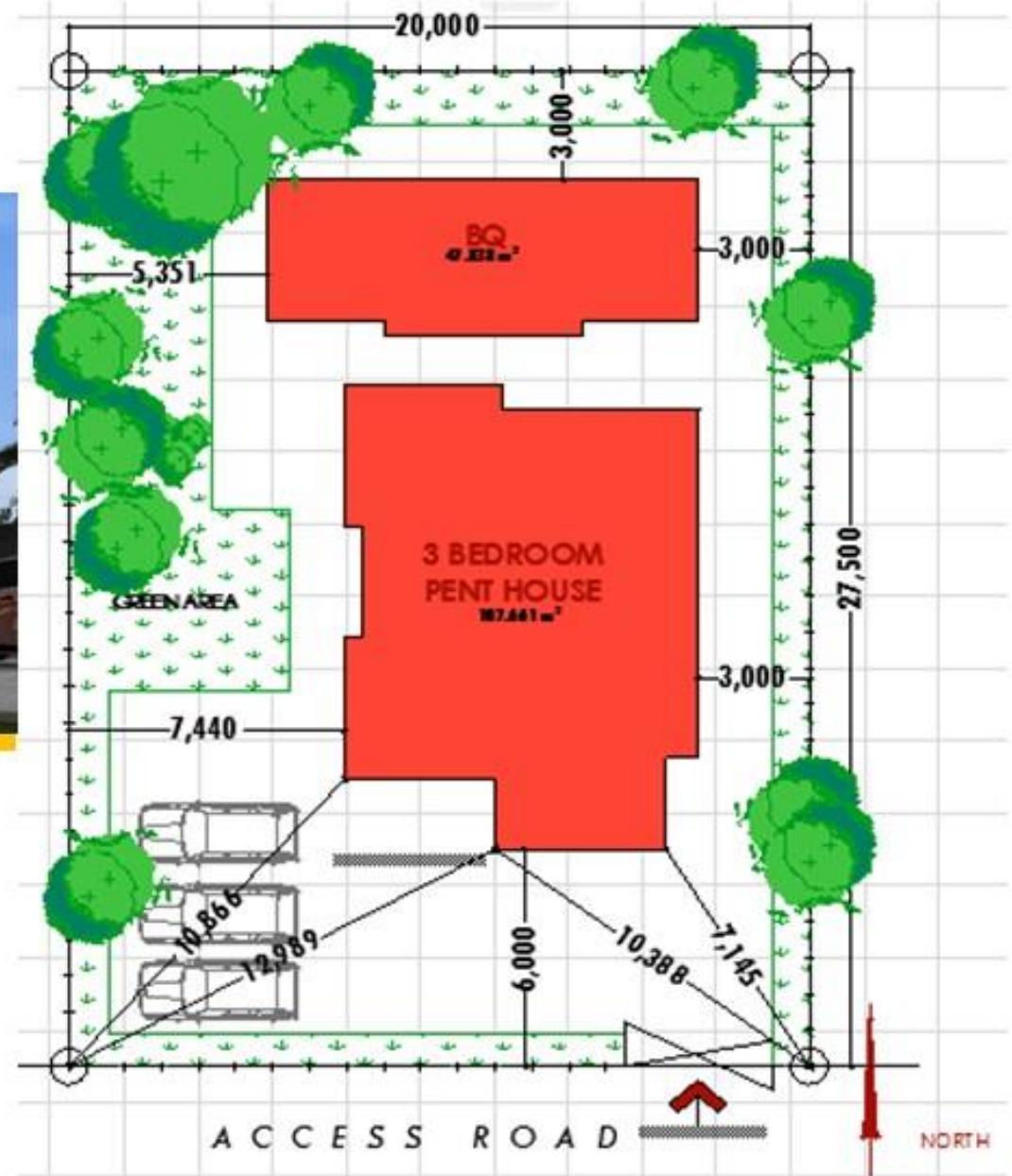


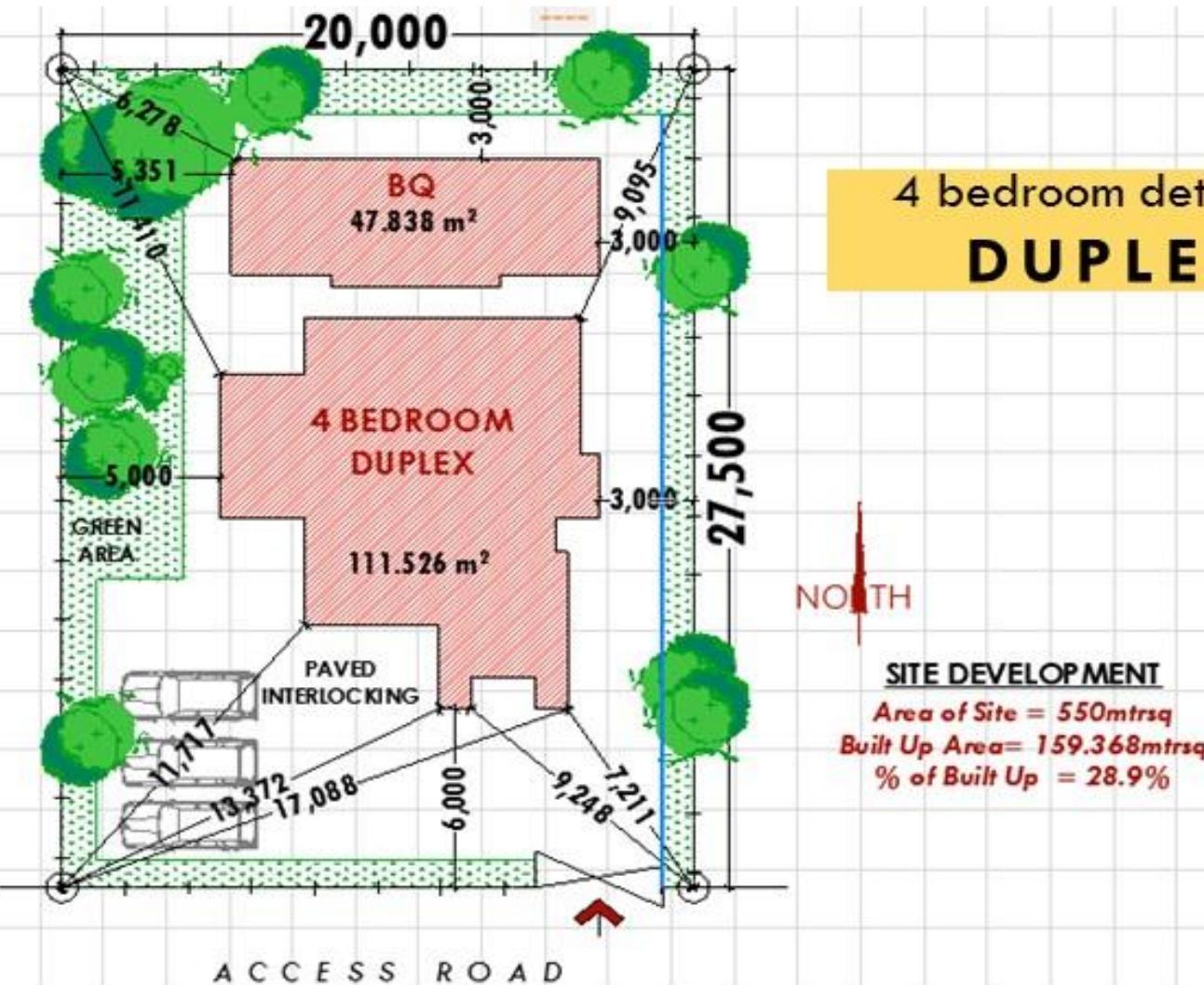
**Jinglebells**  
CORPORATE SERVICES LTD  
CONSTRUCTION | ESTATE DEVELOPMENT | FACILITY SERVICES  
*Making Your Dream Home A Reality*

3 bedroom pent  
**HOUSE**



- Building area is 107Sqm
- Ample space for parking and landscape.





## 4 bedroom detached **DUPLEX**



### INTERNAL SPACES PROVIDED INCLUDES

- Ante room + visitors toilet
- Living room
- Dining room
- Kitchen + store
- Family living + terrace
- All four rooms are en-suite

- Building area is 111.5Sqm and seats on 500Sqm plot area.
- Ample space for parking and landscape.

Jinglebells



Jinglebells

CORPORATE SERVICES LTD

CONSTRUCTION / ESTATE DEVELOPMENT / ALLIED SERVICES

*Making Your Dream Home a Reality*

4 bedroom

**DUPLEX + BQ**

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**INTERNAL SPACES PROVIDED INCLUDES**

- Ante room + visitors toilet
- Living room
- Dining room
- Kitchen + store
- Family living + terrace
- All four rooms are en-suite
- Attached BQ

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**Jinglebells**

CORPORATE SERVICES LTD

CONSTRUCTION / ESTATE DEVELOPMENT / ALLIED SERVICES

*Making Your Dream Home A Reality*

# OUR PRODUCTS PRICES

PAYMENT PLAN	ECONOMY (300 SQM)	PREMIUM (400SQM)	EXECUTIVE (500SQM)
	3BEDROOM BUNGALOW PENT HOUSE	4BEDROOM DUPLEX	4BEDROOM DUPLEX WITH BQ
OUTRIGHT	₦10,000,000	₦12,000,000	₦14,000,000
6MONTH	₦10,500,000	₦12,500,000	₦14,500,000
12MONTH	₦11,000,000	₦13,000,000	₦15,000,000

**THE PRICE FOR LAND IN WILLSCOURT ESTATE PHASE 1 LUGBE**

PAYMENT PLAN	ECONOMY (300 SQM)	PREMIUM (400SQM)	EXECUTIVE (500SQM)
	3BEDROOM BUNGALOW PENT HOUSE	4BEDROOM DUPLEX	4BEDROOM DUPLEX WITH BQ
OUTRIGHT	₦8,000,000	₦9,000,000	₦10,000,000
6MONTH	₦8,500,000	₦9,500,000	₦10,500,000
12MONTH	₦9,000,000	₦10,000,000	₦11,000,000

**THE PRICE FOR LAND IN JINGLEBELLS CITY ESTATE PHASE 1 LUGBE**

PAYMENT PLAN	ECONOMY (300 SQM)	PREMIUM (400SQM)	EXECUTIVE (500SQM)
	3BEDROOM BUNGALOW PENT HOUSE	4BEDROOM DUPLEX	4BEDROOM DUPLEX WITH BQ
OUTRIGHT	₦6,000,000	₦7,000,000	₦8,000,000
6MONTH	₦6,500,000	₦7,500,000	₦8,500,000
12MONTH	₦7,000,000	₦8,000,000	₦9,000,000

**THE PRICE FOR LAND IN JINGLEBELLS CITY ESTATE PHASE 2 LUGBE**

PAYMENT PLAN	ECONOMY (300 SQM)		PREMIUM (400SQM)		EXECUTIVE (500SQM)	
	3BEDROOM BUNGALOW PENT HOUSE		4BEDROOM DUPLEX		4BEDROOM DUPLEX WITH BQ	
OUTRIGHT	₦4,000,000	₦3,700,000	₦5,000,000	₦4,700,000	₦6,000,000	₦5,700,000
6MONTH	₦4,500,000		₦5,500,000		₦6,500,000	
12MONTH	₦5,000,000		₦6,000,000		₦7,000,000	

**THE PRICE FOR LAND IN PEDRO ESTATE PHASE 1 IDU**

PAYMENT PLAN	ECONOMY (300 SQM)		PREMIUM (400SQM)		EXECUTIVE (500SQM)	
	3BEDROOM BUNGALOW PENT HOUSE		4BEDROOM DUPLEX		4BEDROOM DUPLEX WITH BQ	
OUTRIGHT	₦3,000,000	₦2,700,000	₦4,000,000	₦3,700,000	₦5,000,000	₦4,700,000
6MONTH	₦3,500,000		₦4,500,000		₦5,500,000	
12MONTH	₦4,000,000		₦5,000,000		₦6,000,000	

**THE PRICE FOR LAND IN PEDRO ESTATE PHASE 2 IDU**

PAYMENT PLAN	ECONOMY (300 SQM)		PREMIUM (400SQM)		EXECUTIVE (500SQM)	
	3BEDROOM BUNGALOW PENT HOUSE		4BEDROOM DUPLEX		4BEDROOM DUPLEX WITH BQ	
OUTRIGHT	₦4,000,000	₦3,700,000	₦5,000,000	₦4,700,000	₦6,000,000	₦5,700,000
6MONTH	₦4,500,000		₦5,500,000		₦6,500,000	
12MONTH	₦5,000,000		₦6,000,000		₦7,000,000	

**THE PRICE FOR  
LAND IN KINGS  
ESTATE PHASE 1  
IDU**

PAYMENT PLAN	ECONOMY (300 SQM)		PREMIUM (400SQM)		EXECUTIVE (500SQM)	
	3BEDROOM BUNGALOW PENT HOUSE		4BEDROOM DUPLEX		4BEDROOM DUPLEX WITH BQ	
OUTRIGHT	₦3,000,000	₦2,700,000	₦4,000,000	₦3,700,000	₦5,000,000	₦4,700,000
6MONTH	₦3,500,000		₦4,500,000		₦5,500,000	
12MONTH	₦4,000,000		₦5,000,000		₦6,000,000	

**THE PRICE FOR  
LAND IN KINGS  
ESTATE PHASE 2  
IDU**

<b>Plot size (sqm)</b>	<b>Outright payment</b>	<b>1-3 Months</b>	<b>1-6 months</b>	<b>1-12 months</b>	<b>1-18 months</b>	<b>1-24 months</b>
<b>500sqm</b>	₦2,000,000	₦700,000	₦370,000	₦195,000	₦135,000	₦107,000
<b>1000sqm</b>	₦3,400,000	₦1,162,000	₦585,000	₦300,000	₦210,000	₦160,000

**THE PRICE FOR LAND IN SPRINGFIELD PHASE1 ZUBA**

<b>Plot size (sqm)</b>	<b>Outright payment</b>	<b>1-3 Months</b>	<b>1-6 months</b>	<b>1-12 months</b>	<b>1-18 months</b>	<b>1-24 months</b>
<b>500sqm</b>	₦1,800,000	₦660,000	₦450,000	₦200,000	₦140,000	₦110,000
<b>1000sqm</b>	₦3,000,000	₦1,200,000	₦520,000	₦270,000	₦195,000	₦150,000

**THE PRICE FOR LAND IN SPRINGFIELD PHASE2 ZUBA**

PLOT SIZE	ACTUAL PLOT PRICE	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
250sqm	₦1,500,000	₦500,000	₦265,000	₦134,000	₦94,000	₦62,000
500sqm	₦3,000,000	₦1,000,000	₦500,000	₦250,000	₦170,000	₦125,000
1000sqm	₦6,000,000	₦2,000,000	₦1,000,000	₦500,000	₦335,000	₦250,000

**THE PRICE FOR LAND  
IN STAMFORD PHASE1  
GURKU**

PLOT SIZE	ACTUAL PLOT PRICE	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
250sqm	₦1,300,000	₦440,000	₦235,000	₦123,000	₦85,000	₦55,000
500sqm	₦2,600,000	₦870,000	₦440,000	₦220,000	₦145,000	₦109,000
1000sqm	₦5,200,000	₦1,740,000	₦870,000	₦435,000	₦290,000	₦218,000

**THE PRICE FOR LAND  
IN STAMFORD PHASE2  
GURKU**

PLOT SIZE	ACTUAL PLOT PRICE	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
250sqm	₦1,000,000	₦370,000	₦185,000	₦92,000	₦62,000	₦46,000
500sqm	₦2,200,000	₦500,000	₦740,000	₦185,000	₦123,000	₦92,000
1000sqm	₦4,400,000	₦1,470,000	₦735,000	₦370,000	₦245,000	₦185,000

**THE PRICE FOR LAND  
IN STAMFORD  
PHASE3 GURKU**

PLOT SIZE	ACTUAL PLOT PRICE	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
<b>250sqm</b>	₦1,200,000	₦400,000	₦220,000	₦115,000	₦77,000	₦60,000
<b>500sqm</b>	₦2,400,000	₦800,000	₦415,000	₦210,000	₦141,000	₦108,500
<b>1000sqm</b>	₦4,800,000	₦1,600,000	₦815,000	₦410,000	₦275,000	₦208,500

**THE PRICE FOR LAND  
IN WATER SPRING  
PHASE1 GURKU**

PLOT SIZE	ACTUAL PLOT PRICE	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
<b>250sqm</b>	₦1,000,000	₦340,000	₦180,000	₦92,000	₦65,000	₦50,000
<b>500sqm</b>	₦2,000,000	₦670,000	₦350,000	₦177,000	₦120,000	₦92,000
<b>1000sqm</b>	₦4,000,000	₦1,340,000	₦675,000	₦345,000	₦233,000	₦177,500

**THE PRICE FOR LAND  
IN WATER SPRING  
PHASE2 GURKU**

PLOT SIZE	ACTUAL PLOT PRICE	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
250sqm	₦1,000,000	₦340,000	₦180,000	₦92,000	₦65,000	₦50,000
500sqm	₦2,000,000	₦670,000	₦350,000	₦177,000	₦120,000	₦92,000
1000sqm	₦4,000,000	₦1,340,000	₦675,000	₦345,000	₦233,000	₦177,500

**THE PRICE FOR LAND IN ROSEBERRY ESTATE PHASE1 GURKU**

PLOT SIZE	ACTUAL PLOT PRICE	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
250sqm	₦800,000	₦270,000	₦142,000	₦73,500	₦53,000	₦43,000
500sqm	₦1,600,000	₦535,000	₦280,000	₦142,000	₦97,000	₦75,000
1000sqm	₦3,200,000	₦1,067,000	₦545,000	₦275,000	₦187,000	₦140,000

**THE PRICE FOR LAND IN ROSEBERRY ESTATE PHASE2 GURKU**

Plot size (sqm)	Outright payment	1-3 MONTHS	1-6 MONTHS	1-12 MONTHS	1-18 MONTHS	1-24 MONTHS
250sqm	₦500,000	₦167,000	₦100,000	₦58,500	₦44,000	₦37,500
500sqm	₦1,000,000	₦267,000	₦150,000	₦83,000	₦61,000	₦50,000
1000sqm	₦2,000,000	₦467,000	₦250,000	₦133,000	₦94,000	₦75,000

**THE PRICE FOR LAND IN JINGLEBELLS FARM GURKU**

# THE COST ANALYSIS PER HECTARES

STAMFORD ESTATE PHASE 1 – 3 GURKU						
S/NO	NAME OF ESTATE	PHASES	COST PER PLOT (1000SQM)	COST PER HECTARE (1000x10)	30% COORPORATIVE DISCOUNT	TOTAL AMOUNT
1.	STAMFORD ESTATE	1	₦6,000,000.00	₦60,000,000.00	₦18,000,000.00	₦42,000,000.00
2.	STAMFORD ESTATE	2	₦2,300,000.00	₦23,000,000.00	₦6,900,000.00	₦16,100,000.00
3.	STAMFORD ESTATE	3	₦1,800,000.00	₦18,000,000.00	₦5,400,000.00	₦12,600,000.00
WATER SPRING ESTATE PHASE 1 – 3 GURKU						
1.	WATER SPRING ESTATE	1	₦4,800,000.00	₦48,000,000.00	₦14,400,000.00	₦33,600,000.00
2.	WATER SPRING ESTATE	2	₦4,000,000.00	₦40,000,000.00	₦12,000,000.00	₦28,000,000.00
3.	ROSEBERRY ESTATE	1	₦3,200,000.00	₦32,000,000.00	₦9,600,000.00	₦22,400,000.00
JINGLEBELLS FARMS GURKU						
1.	JINGLEBELLS FARMS		₦1,400,000.00	₦14,000,000.00	₦4,200,000.00	₦9,800,000.00

**THANK YOU FOR LISTENING**