



PIEDRAS
PROPERTIES

GARNET
GARDEN

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FREQUENTLY ASKED QUESTIONS

FAQ

. Where is Garnet Garden Located?

. Where is Garnet Garden located? Garnet Garden is located at Iyana Era, Ijanikin, Lagos, just 15 minutes drive from Iyana Iba.

. Who is the developer of Garnet Garden?

. Piedras Properties & Investments Limited

. What are the available plot sizes and their prices?

***. We currently offer: 250SQM at a discounted price of N1.750 Million
500SQM at a discounted price of N3.5 Million***

These prices reflect a 30% promotional discount off the actual prices:

250SQM: N2.5 Million

500SQM: N5 Million

. Is this discount permanent? ?

***. No, this is a limited-time offer available only for the month of July.
Prices will revert to the actual amount once the promo ends.***

. What is the developmental fee ?

***. Developmental fee for 500sqm is N1.5 Million and that of 250SQM is N1.2M.
This covers estate infrastructure such as:***

***. Perimeter fencing, Gated House, Paved Road network, Good drainage system
& Recreation centre.***

. Who will manage the estate ?

. Piedras Properties in conjunction with residents of the estate.

. Is there a payment plan available?

***. Yes. We offer a 0-3 months payment plan. Full payment is required
within 3 months to enjoy the discounted rate..***

. When will I take possession of the plot(s)?

. Possession can be taken after allocation.

. What will I get at the point of allocation of my land ?

. Provisional allocation letter.

FAQ (cont'd)

. What do I get after the initial / complete payment of my land ?

. Contract of sales and receipt of payment

. What are the payment structures ?

. 0-3 months

. What type of title does Garnet Garden have on the land ?

. Deed of Assignment and Registered Survey .

. Is there any time limit to commence work on my land after allocation?

. Yes, you have 60 days to take actual possession of the allocated plot(s) by at least fencing up your plot, otherwise, you risk re-allocation to other plot(s) within the estate. This is to allow construction in cluster and ultimately increase the value of your investment.

. Can I re-sell my plot(s) or property?

. Yes. But inform us for proper documentation, for transfer of ownership

. Can I pay cash to your agent?

. Note: All payment(s) shall be made into our designated bank account into in cash or cheque/draft. **PIEDRAS PROPERTIES INT'L LIMITED**

. What are the sizes of the plot ?

. 250SQM & 500SQM

. If I pay outright payment or installation payment for my plot(s) and I'm no longer interested; can I get a refund ?

. Yes, but it would be subjected to getting another buyer and 40% administrative charge .

. What are the landmarks around the estate?

. Federal Government college Ijanikin

. Ijanikin Central Mosque

. Everlife Hospital

. Ijanikin police Station

. Account Details?

**Name: PIEDRAS PROPERTIES INT'L LTD
(0425712619) GTB**

**Name: PIEDRAS PROPERTIES INT'L LTD
(1017392003) ZENITH BANK**