



RC-1952035

ASELA INSIGHTS LIMITED

Pine Ridge Residences

by AIL



...Inspired Living



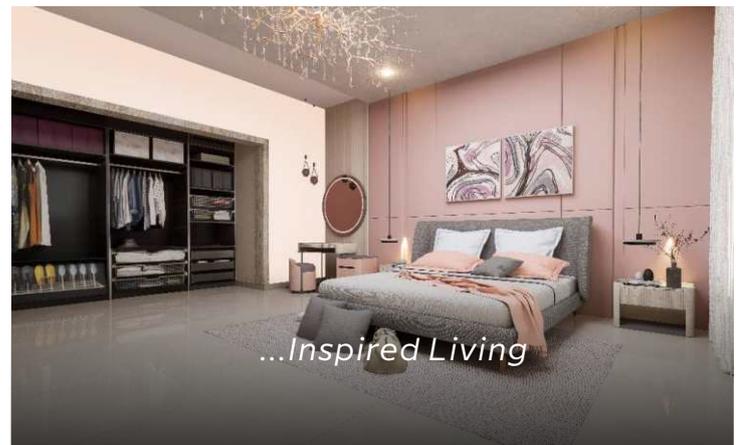
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Overview

Nestled within the ridges of the serene and scenic Katampe Extension Hills (Diplomatic Zone) is Pine Ridge Residences, a private mini-Estate residential development comprising of contemporary styled detached homes with breathtaking views.

A Mini-Estate comprising Six (6) fully serviced, private compounds with a unit of 5-Bedroom fully detached residence with 2-bedroom service quarters sited in each compound.



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Amenities

Each Residence comprises of the following;



5 Bedrooms, all ensuite



2 Living Rooms & Dining Area



Fitted Kitchen with Pantry



4 Balconies



2-bedroom Service Quarters



Private Elevator



Private Gated Compound



Automatic Gates



Indoor Swimming Pool



Basement Parking



Home Office/Library



Fully Equipped Gym



Cinema Room



Laundry Room



Guest Toilet



Open Terrace on Pent Floor



CCTV



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Common/Shared Amenities for Residents in the Estate include;



Access Controlled Entry & Exit Point



Basketball Court



CCTV



Pine Tree lined Driveway



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Location Advantage

Designated as a Diplomatic Zone, Katampe Extension, is an exclusive, upscale, fast growing, family friendly neighborhood in Abuja, known for its luxurious homes, high level of infrastructure, breathtaking views and budding ecosystem.



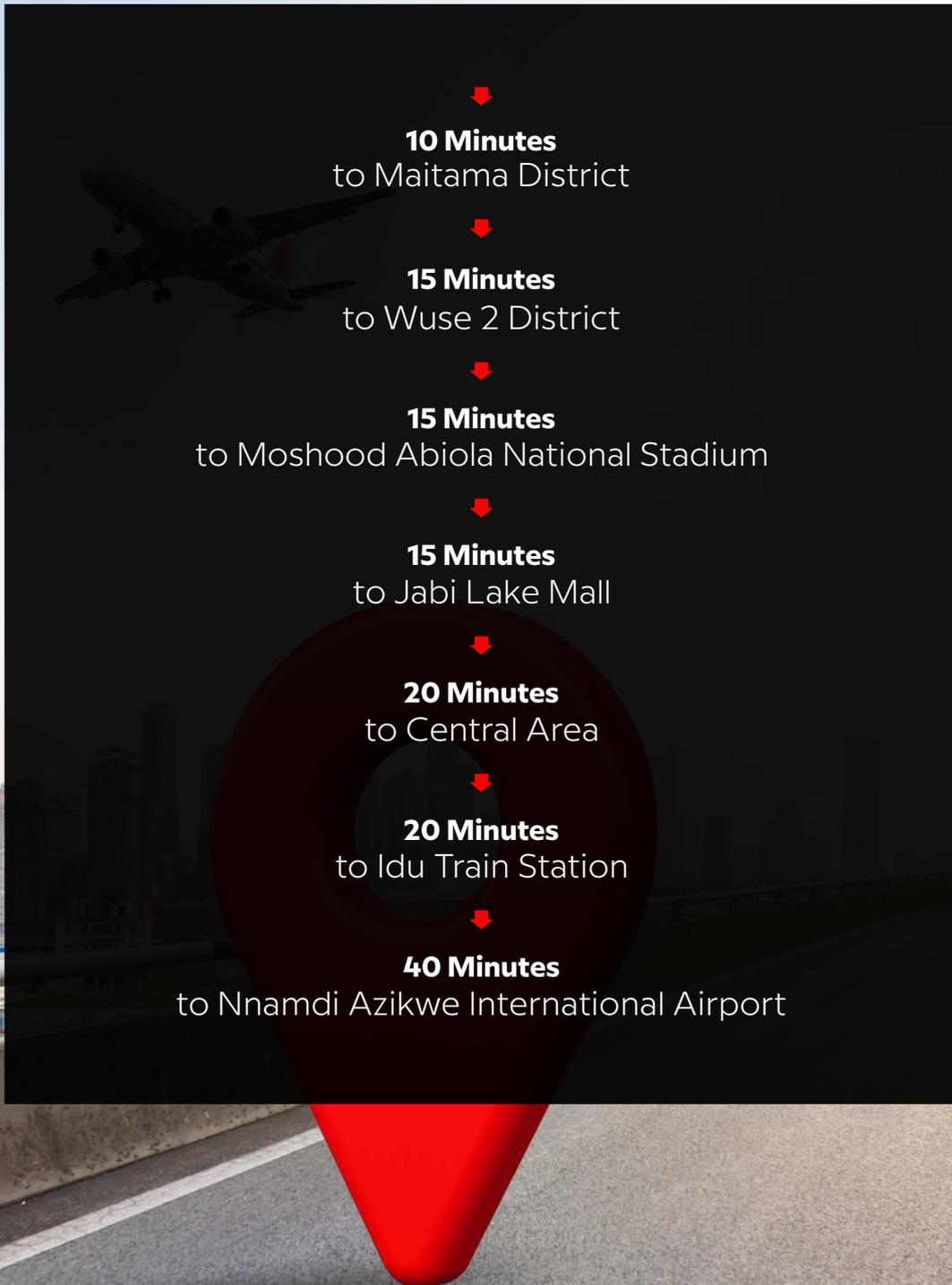
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Proximity Advantage





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Project Details

Off Plan Price- N900,000,000.00 (Nine Hundred Million Naira) Per Residence

Start Date: Q1, 2024

Delivery Date: Q4, 2025

Title- Certificate of Occupancy (CofO)

Property Type: Serviced Private Residences (Fully Detached)

Building Configuration: Basement + 3 Floors (Ground Floor, First Floor & Pent Floor)





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Payment Breakdown

Upon Unit Reservation	- 60%
120 Days (4 Months) after Reservation Date	- 15%
240 Days (8 Months) after Reservation Date	- 15%
Upon Completion/Handover	- 10%



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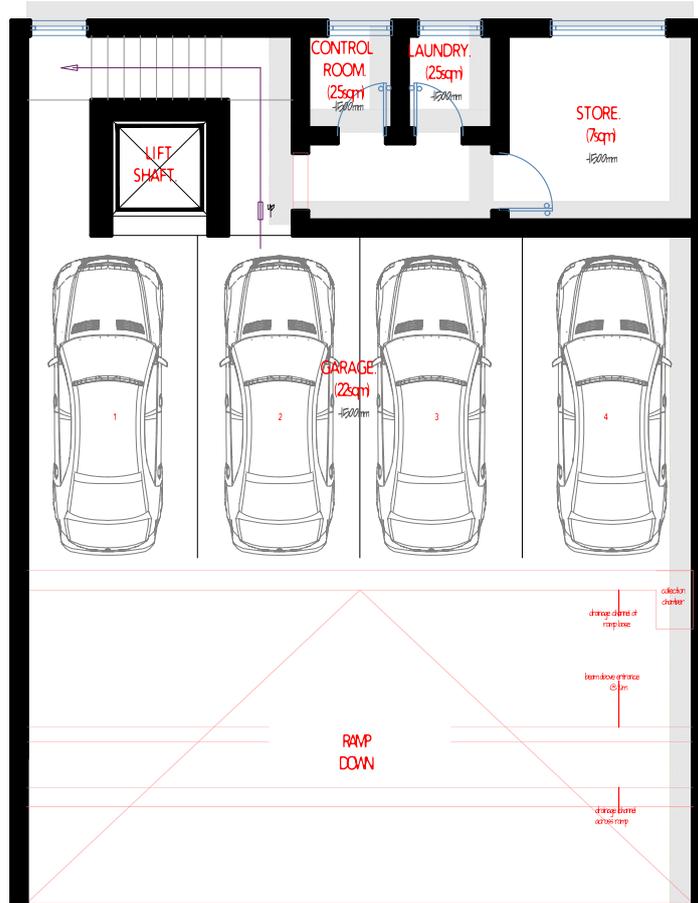
Residence Layout





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BASEMENT FLOOR PLAN.



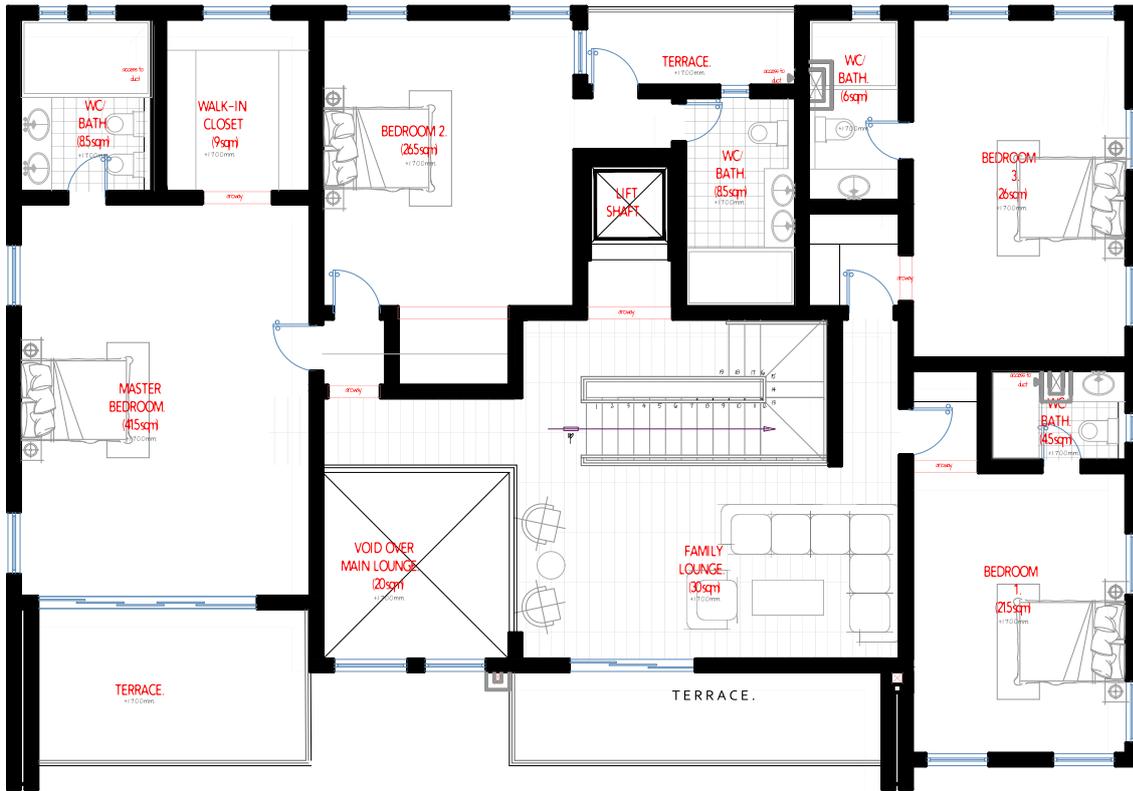
GROUND FLOOR PLAN.

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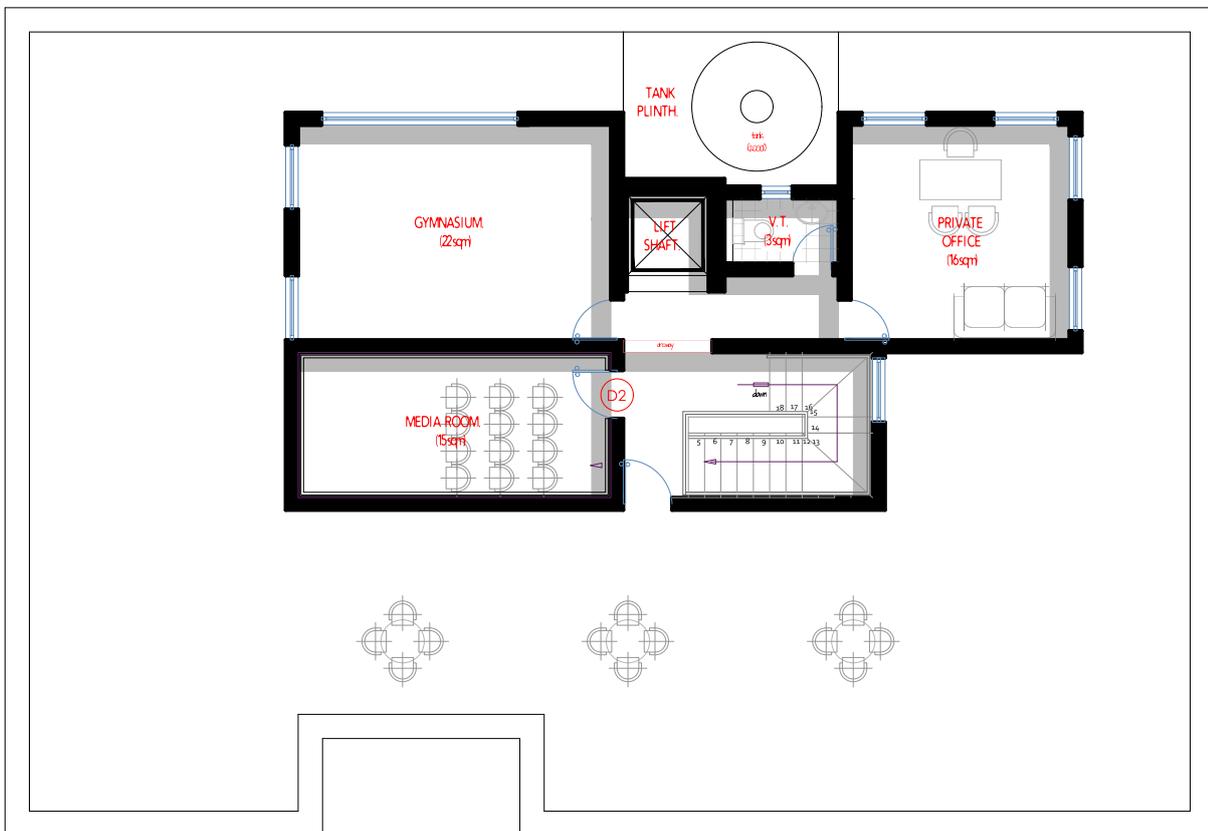


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FIRST FLOOR PLAN.



PENT FLOOR PLAN.



Project Highlights

- Deluxe, highly secure and gated Mini-Estate offering comfort driven and family friendly common facilities coupled with grand, fully fitted, private Residences.
- Situated within Katampe Extension (Diplomatic Zone) an exclusive, serene, upscale location with breathtaking views
- Unique and contemporary architectural design executed with pristine finishing and attention to detail
- Investment-friendly with high ROI assured- (Estimated 20%-25% property appreciation upon completion)
- Good proximity advantage to strategic locations within Abuja





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About Developer

Asela Insights Ltd. operating as ALL, is an emerging Property Development and Project Management Company with an array of outstanding projects completed across major Cities within Nigeria ranging from Private Individual Residences, Multi-Family Residential Estates to Corporate/Commercial Spaces. ALL is a duly registered member of Real Estate Developers Association of Nigeria (REDAN).

ALL is emerging as a leading, value driven Property Development Company with a knack for innovation-powered, pristinely executed, on-time and consumer-centered projects while optimizing multiple facets of the Property Development value chain across Sub-Saharan Africa.

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A group of construction workers wearing hard hats and safety vests, silhouetted against a bright, hazy background. They have their right fists raised in a gesture of solidarity or triumph.