

THE  
**venice**  
*Sangatebo*

**A destination  
called home.**

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A development by  
 **Homeland**

# Venice Like Lagos

330 HOMES

SMART COMMUNITY

5 HECTARES

Just like a city built on an island, with different characters and landmarks, nestled in a calm coastal lagoon. We introduce The Venice, Sangotedo. **Our smart residential estate with modern architectural features, hi-tech amenities.**

Sitting on **22,000 sqm** in the urban area of Sangotedo-Ajah, Eti-Osa Local Government Area, Lagos.









A photograph of a golf bag on a cart in a tropical golf course setting. The bag is dark green with blue accents and is filled with various golf clubs. The background features a lush landscape with palm trees, greenery, and a body of water under a clear sky. The sun is low in the sky, creating a warm, golden light. A building is visible in the distance on the right side.

Proposed plan for the surrounding area

## **18-hole golf course**



Proposed plan for the surrounding area

## **Boat Club and Resort**

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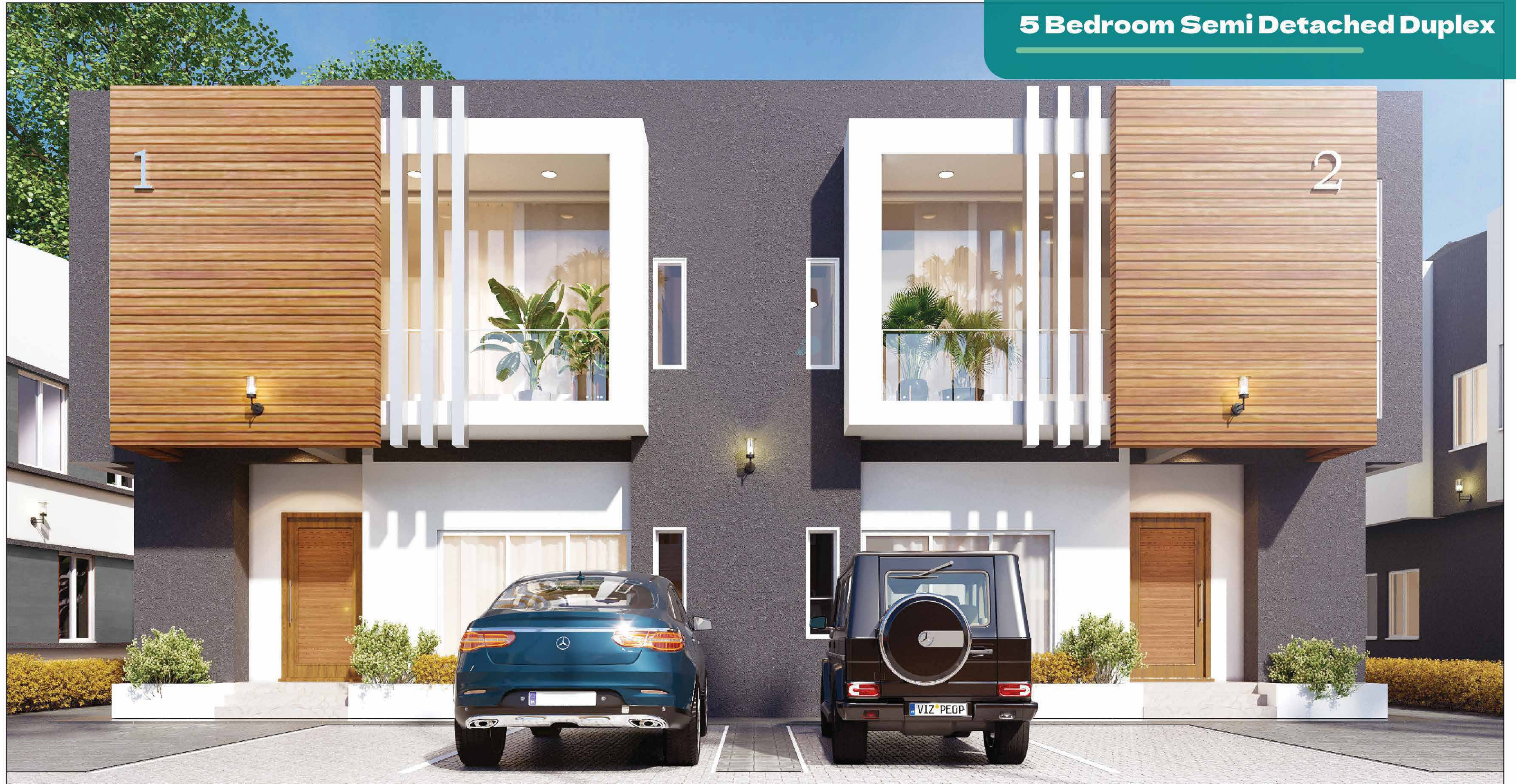
## **IDERA Park**



Assisted living estates for the elderly with extensive support facilities such as catering, support for the elderly, childcare. A policy center and Museum for Africa Leadership & Development.



## 5 Bedroom Semi Detached Duplex



# THE ENZO FLOOR PLAN

5 BEDROOM | 330 HOMES | SMART COMMUNITY

Discover a luxurious living experience in our stunning 5-bedroom residence, boasting a spacious **192 sq.mt.** of carefully designed living space. Nestled on a generous **240 sq.mt.** of land, this property offers the perfect blend of style, functionality, and comfort.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

Plot Size Land	240 sqm
Apartment Size (Building)	192 sqm

# The Enzo - N115,000,000

## 6 Months Payment Plan

Initial Payment	N15,000,000
Monthly Payment	₦18,200,000

**Total Payment** ₦124,200,000

## 12 Months Payment Plan

Initial Payment	N15,000,000
Monthly Payment	₦10,963,000

**Total Payment** ₦146,556,000

## 18 Months Payment Plan

Initial Payment	N15,000,000
Monthly Payment	₦8,136,667

**Total Payment** ₦161,460,000

## Outright Fee

**Total Payment** ₦115,000,000

**3 Bedroom Terrace Duplex**



# GIA TERRACES FLOOR PLAN

**3 BEDROOM** | **330 HOMES** | **SMART COMMUNITY**

Uncover the beauty of our exquisite 3-bedroom residence, meticulously crafted to offer a lifestyle of sophistication and tranquility. With 4 bathrooms, this home redefines modern living with its seamless blend of aesthetics and functionality.



**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

Plot Size Land	192 sqm
Apartment Size (Building)	166 sqm

# Gia Terraces - N89,000,000

## 6 Months Payment Plan

Initial Payment	N15,000,000
Monthly Payment	₦13,520,000

<b>Total Payment</b>	<b>₦96,120,000</b>
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## 12 Months Payment Plan

Initial Payment	N15,000,000
Monthly Payment	₦8,201,800

<b>Total Payment</b>	<b>₦113,421,600</b>
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## 18 Months Payment Plan

Initial Payment	N15,000,000
Monthly Payment	₦6,108,667

<b>Total Payment</b>	<b>₦124,956,000</b>
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## Outright Fee

<b>Total Payment</b>	<b>N89,000,000</b>
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## 3 bedroom Flats



# CAPRI APARTMENTS FLOOR PLAN

**3 BEDROOM** | **SMART COMMUNITY** | **330 HOMES**

Discover your dream home at CAPRI APARTMENTS – a canvas for your modern living story. With residences delivered in carcass form, you have the freedom to shape your unique space.



**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

Plot Size Land	192 sqm
Apartment Size (Building)	166 sqm



# Capri -44,500,000

## 6 Months Payment Plan

Initial Payment	<b>N9,500,000</b>
Monthly Payment	<b>₦6,426,667</b>

**Total Payment**                      **₦6,426,667**

## 12 Months Payment Plan

Initial Payment	<b>N9,500,000</b>
Monthly Payment	<b>₦3,934,233</b>

**Total Payment**                      **₦56,710,800**

## 18 Months Payment Plan

Initial Payment	<b>N9,500,000</b>
Monthly Payment	<b>₦2,943,222</b>

**Total Payment**                      **₦62,478,000**

## Outright Fee

**Total Payment**                      **₦44,500,000**

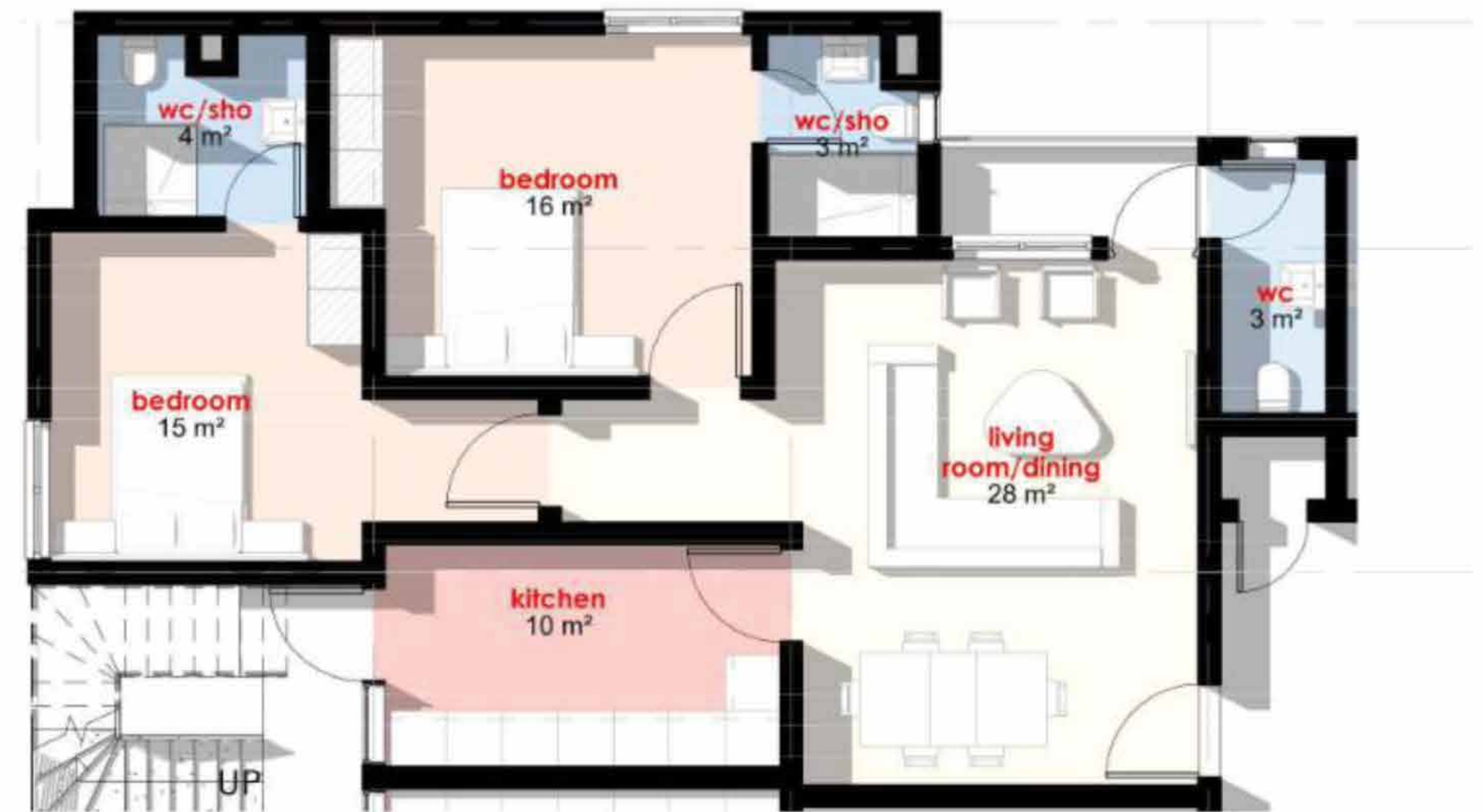
**2 bedroom Flats**



# GIONA APARTMENTS FLOOR PLAN

**2 BEDROOM** | **SMART COMMUNITY** | **330 HOMES**

Experience contemporary living at GIONA APARTMENTS, where spacious interiors, flexible payment plans, and modern amenities await!



# Giona - N39,500,000

## 6 Months Payment Plan

Initial Payment	<b>N9,500,000</b>
Monthly Payment	<b>₦5,526,667</b>

**Total Payment**                      **₦42,660,000**

## 18 Months Payment Plan

Initial Payment	<b>N9,500,000</b>
Monthly Payment	<b>₦2,553,222</b>

**Total Payment**                      **₦55,458,000**

## 12 Months Payment Plan

Initial Payment	<b>N9,500,000</b>
Monthly Payment	<b>₦3,403,233</b>

**Total Payment**                      **₦50,338,800**

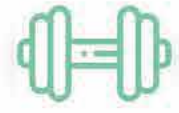
## Outright Fee

**Total Payment**                      **₦39,500,000**

# Feature of The Venice



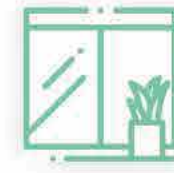
# World - class amenities



Gym



Private, Infinity  
Swimming Pool



High  
Efficiency  
Glazing



Secure Access  
Control



Outdoor  
Lounge



Elevated  
Recreational  
Floor



Worker's  
Quarters



Spa



Electric Car  
Charging Station



Serene  
view



360 Surveillance  
Camera



Smart  
Entry & Exit



Club House



Tennis Court



Bike Stalls



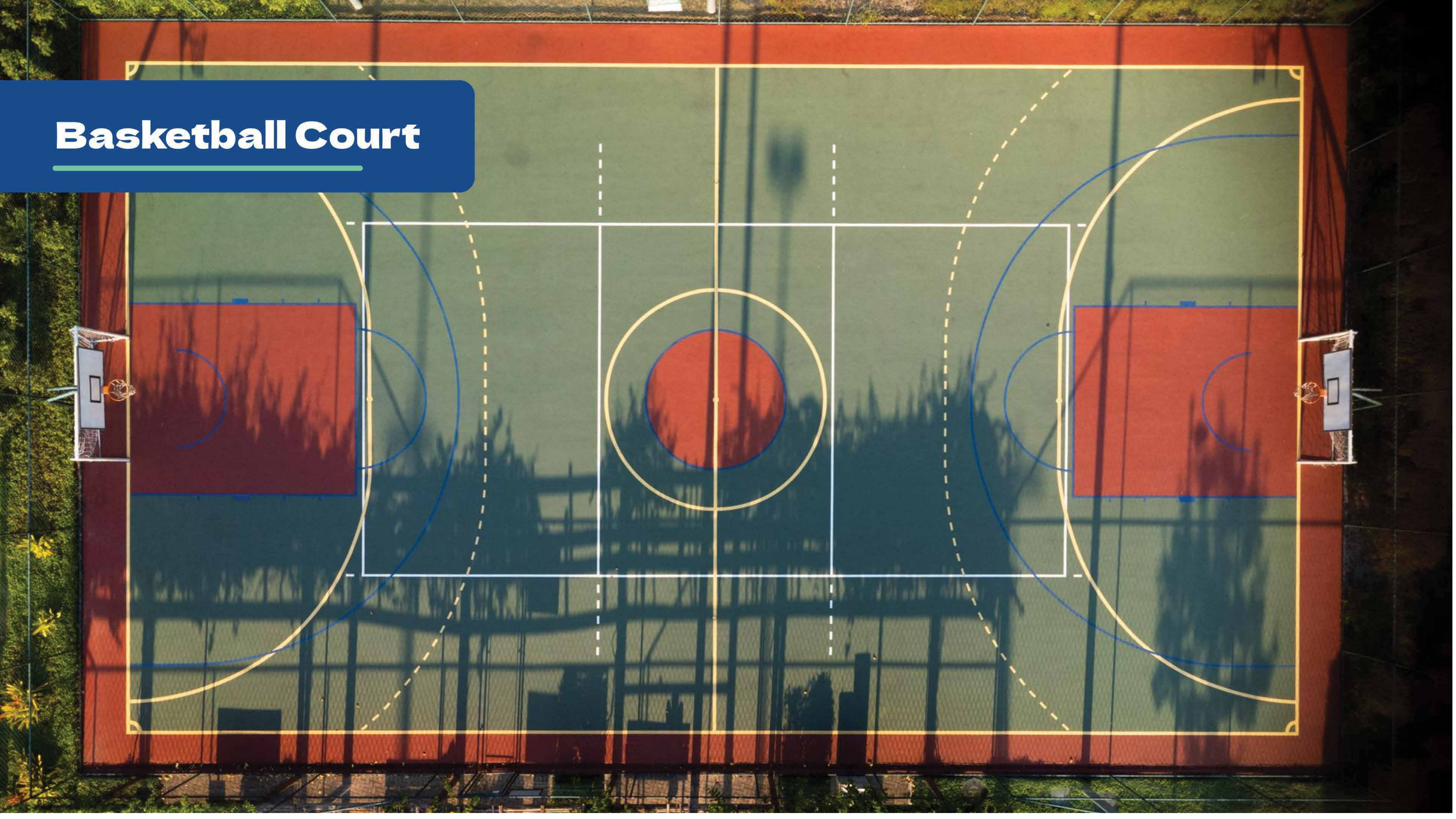
High Speed  
Internet



# Charging Station



# Basketball Court





**Clubhouse**

**Relax Rejuvenate Entertain**



# Deliverables from the developers of Homeland

The Venice is an off-plan development that **will be delivered as semi-finished units, allowing owners to customize their apartments to suit their personal tastes or intended use.**

The exterior will be elegantly finished and adorned with the following features;



Electrical" extra low voltage"



Lights installation



Entrance and exit door



Fully plastered interior walls



Aluminum windows



Interior piping



Water



Full exterior painting



# For more information and enquiry



A development by  
**Homeland**



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