



Adeniyi-Jones' Court

FEATURES

Gated and secured environment (Highbrow and well-secured area in Old Bodija).
24 hours power supply (fueless generator service).
Portable water services.
Free intercom connectivity services within the premise.
Regular refuse/waste disposal service.
Professional security guards (day & night).

DESIGNED AND BUILT BY



38 Aare Avenue, Bodija, Ibadan
+234 803 327 0517, +234 803 393 6141,
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www.uptownconstructions.ng

Adeniyi-Jones Court—

Luxury Redefined by Uptown Diamonds & Landscaping Ltd (UDL)

The Adeniyi-Jones' Court (AJC) development by UDL is an incredible collection of 18 premium homes specially built for your family with luxury in mind. You can expect to be acquainted with an exquisite and aesthetically pleasing communally planned living. During the planning of these new homes, the of the utmost importance to us to deliver a perfect blend of luxury, comfort, and serenity.

We understand the need for comfort and homes that have the ability to grow with your family, therefore we have paid great attention to the design of the interior living space to enable you to adopt or change the use of rooms and outside spaces as you see fit. We aim to ensure that whatever you are looking for in a home and community you need not search any further. What this means, is that your leisure, minor shopping needs, fitness, and social needs will be catered for within the confines of the estate. the estate will have state-of-the-art facilities which include An indoor pool area, a sit-out area for small social gatherings and a corner/ convenience shop for ease of access.





Designed For Modern Living

The pandemic has changed how most people utilise the functionality of their homes. We have all at one time or another had to work from home, home-school our children, or run a private business from the confines of our homes. This has meant that we need homes that have reliable internet and electricity, greater security and better serenity. Adeniyi-Jones Court is built to be your "office away from the office" ensuring that your productivity never dwindles when you are not physically present at the office.

The Adeniyi-Jones' Court will have access to 24/7 power supply, reliable internet connectivity and a mini recycling hub to ensure that your commitment to being green remains intact.

Speaking of being green, AJC will have well manicured green spaces for your enjoyment and relaxation which includes a mini play area for young children to play safely and for adults and younger children to enjoy a picnic or outdoor exercise. Think Yoga in the sun....

Every home will afford the occupants the ability to live a clutter-free life, planned spaces for growing teenagers, meetings on the terrace, and a homestead that is relatively noise-free facilities. Truly, at Adeniyi Jones Court, everything you need for maximal productivity and a serene lifestyle is now within reach.



Breathe In, Breathe out, Clean means Green

AJC will have a mini recycling hub, prompt refuse collection, cleaning staff and an efficient non-fume emitting source of electricity to enhance the tranquility of the estate.

The estate will be equipped modern ways of keeping the estate clean along with friendly staff who will be responsible for cleanliness, maintenance and security.



Closer To Your Favorite Spots

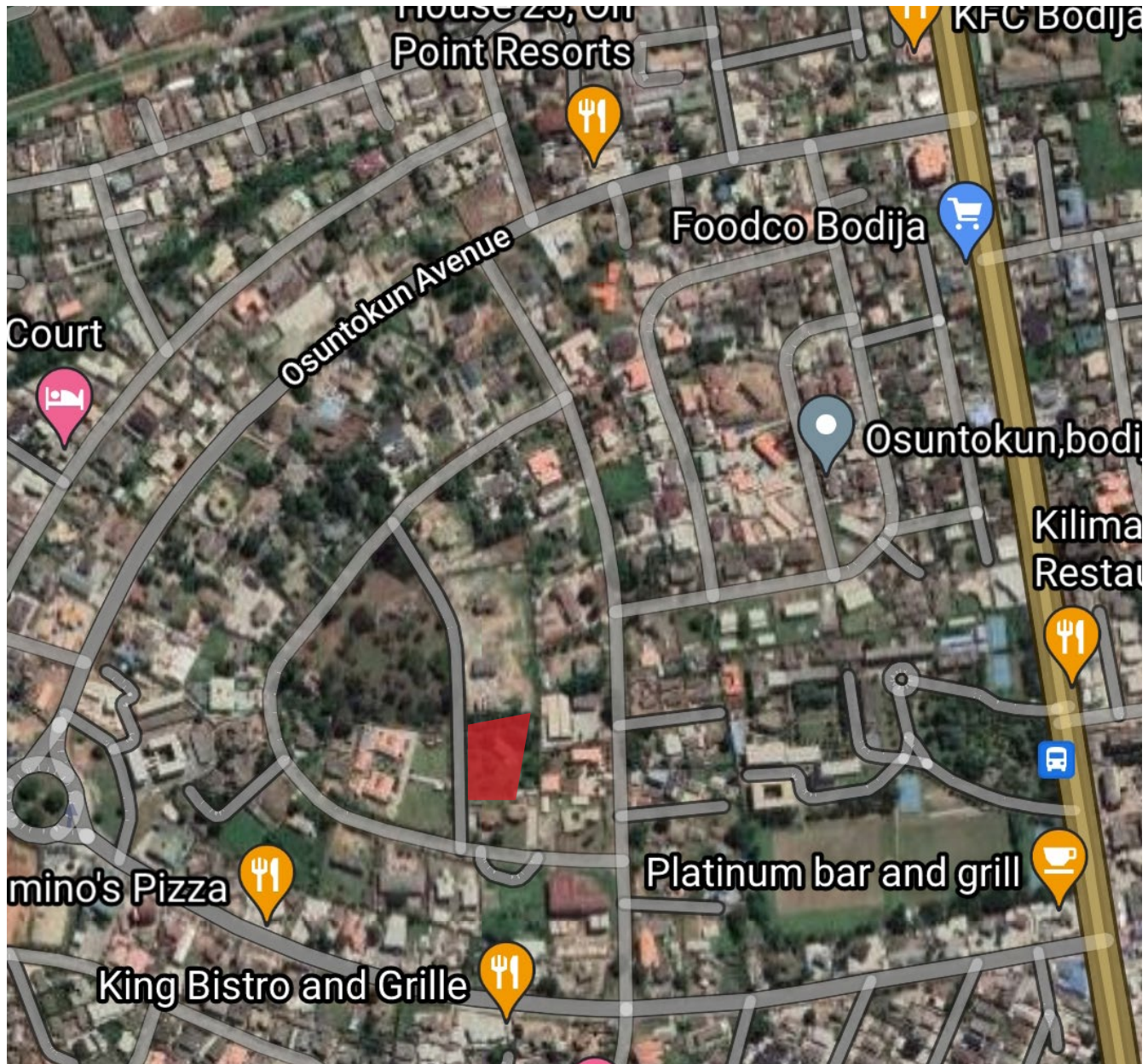
Set in the heart of the Old Bodija Housing Estate, the Adeniyi-Jones' Court offers proximity to the locations you love to visit, this means you will be less than 30 minutes from your family, friends, employment, or leisure activity.

10mins.—Bodija Housing Recreation centre
 10mins.—Bodija Central Mosque
 10mins.—All Souls' Church
 10mins.—Ace Mall, Supermarket and Filmhouse
 5mins.—FoodCo Supermarket

10mins—Banks and Financial Institutions
 15mins—Bodija Market
 15mins.—Agodi Recreation Garden
 10mins.—State Secretariat
 10mins—University College Hospital

PROPOSED LOCATION OF THE ADENIYI-JONES' COURT

Ibadan, Nigeria. 7.4178978, 3.9057526





Safe and Sound

Comfort becomes non-existent without security. Making our description of comfort about the safety of your children, self and property. The Adeniyi-Jones' court is located off Oba Akinyele Avenue which is one of the older traditional areas of Old Bodija. It can be described as a relatively safe and prominent area.

The provision of safety will include constant estate uniformed patrol, security at the gate (gated community) and intercoms to alert you of visitors. We may consider the delivery of all packages to the gate to ensure that outsiders do not have access to your home when you are unavailable. We are committed to ensuring safety and security 24/7 so that you can carry out your daily activities without fear to your life, limbs or property. We would like to claim that you will be so safe you could take a walk at 2am without looking over your shoulders.



You should live within the walls of greatness

Asides from the comfort, exclusivity, and security that the Adeniyi-Jones' court provides, we have structured it to cater to your family size specifically.

Your choices range from:

A 3-bedroom Terrace Duplexes with Maid's room

A 4-bedroom Semi-detached Duplexes with Maid's room

A 4-bedroom Terrace Duplexes with Maid's room

All homes are equipped with deluxe living rooms, fully fitted kitchens, and furnished bedrooms as an option with lush spaces and ample open spaces. We offer you value that exceeds your imagination compared to our competitors.

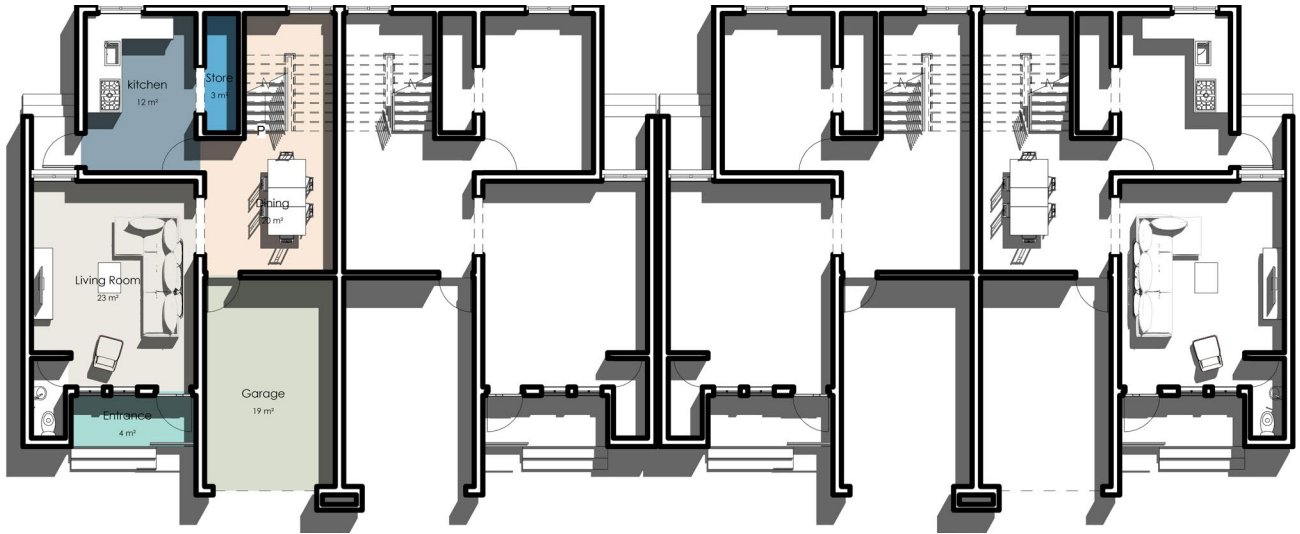
3-Bed Terrace Duplex— The Pelman



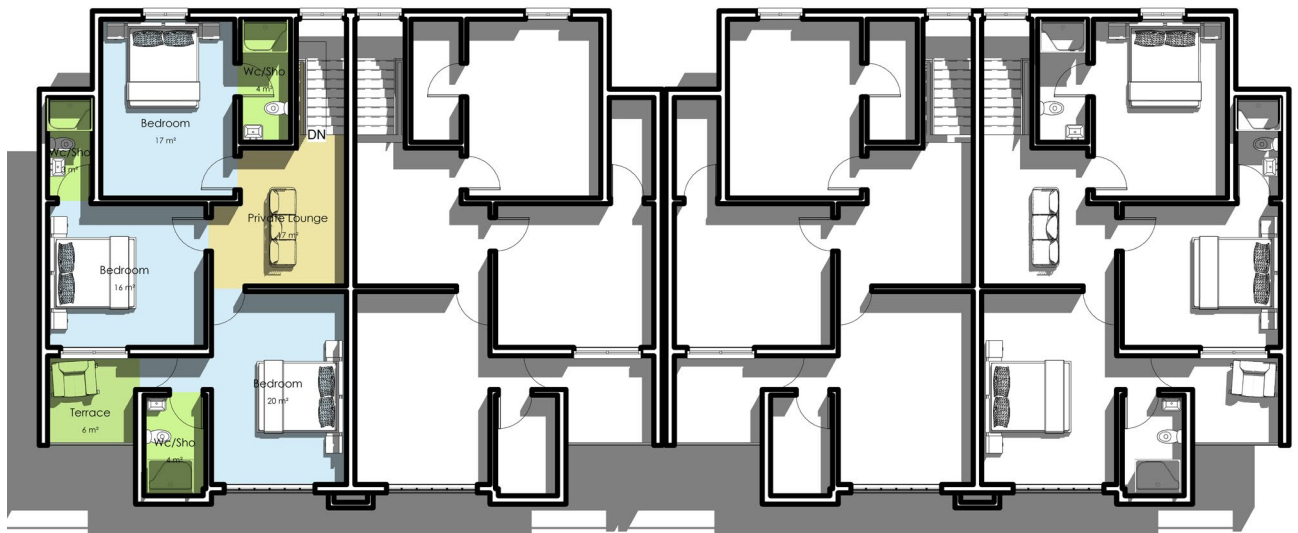
This is real estate at its simplest with an air of luxury. There are 8 units of these 3-bedroom terrace duplexes featuring a drive-in garage, living room, kitchen, and dining room on the ground floor. The first floor has been reserved for bedrooms big enough to accommodate personal workspaces with enough room ensure a clutter free sleep/work/play space for any growing teenager. The master bedroom leads off to an open terrace where you can enjoy a beautiful evening on the terrace while you relax from the day's activities.

—NGN65,000,000





3-BED GROUND FLOOR PLAN



3-BED FIRST FLOOR PLAN

4-Bed Semi-Detached Duplex— The Kenley

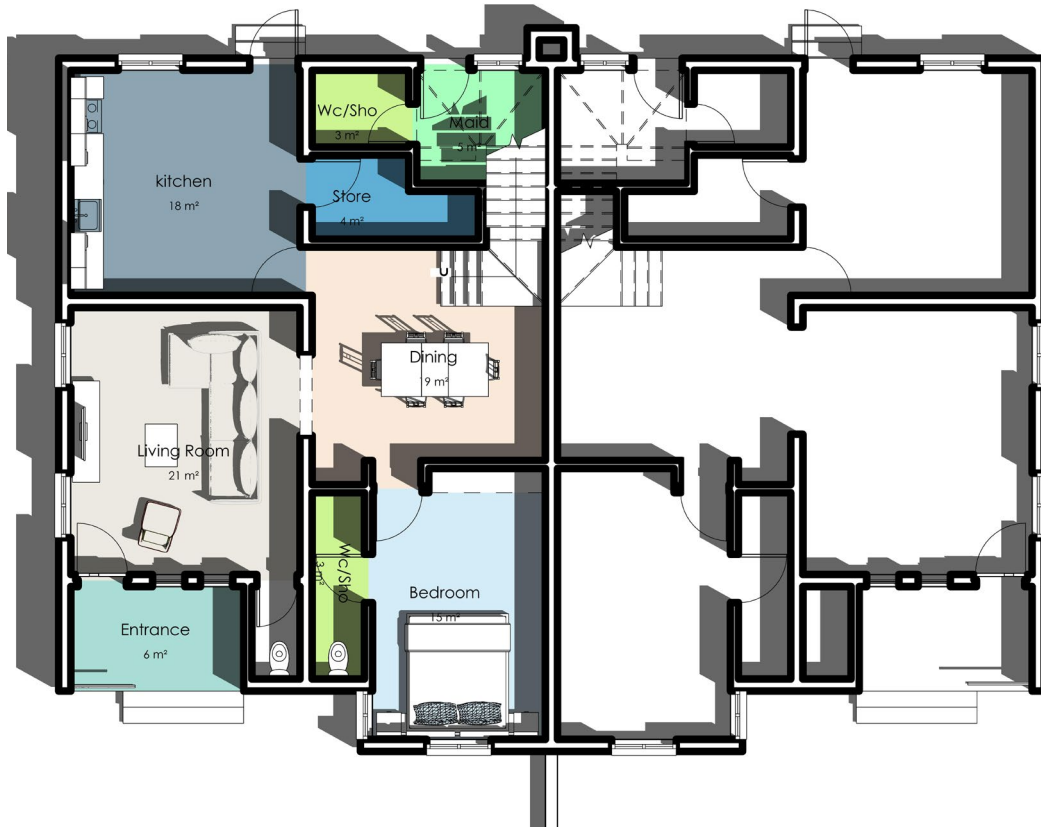
Our 4 units of 4-bed semi-detached duplexes takes luxury and space a bit further by featuring a bedroom on the ground floor for guests or the semi independent teen and a separate maids' quarters. It has a private lounge on the first floor for every day family bonding time.

It also has a room that can double as an office/ library and study room for the school kids.

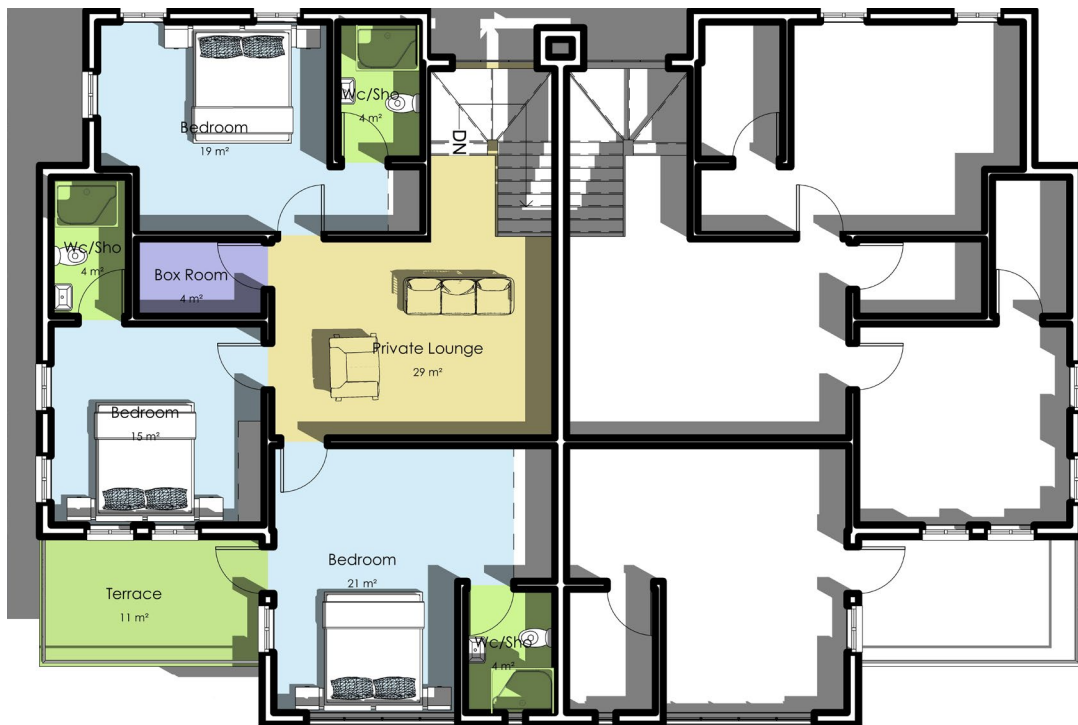
Compared to the 3 bedroom terraced house, it has a bigger terrace and exterior space.

—NGN85,000,000





4-BED GROUND FLOOR PLAN



4-BED FIRST FLOOR PLAN

4-bedroom Terrace Duplex- The Broughton



There are 6 units of this style of residence. It is a 2-story featuring a separately located annex for a member of staff or family member, a utility room, a box room and open terraces.

Its main feature is the spacious lounge on its ground floor and a family lounge on the first floor; allowing you to receive guests without disrupting family time. There is a maid room on the ground floor, two bedrooms on the first floor, and a room and masters' bedroom on the top floor. Each room is big enough to contain more than your traditional double bed, personal workspace equipment and a modern shower room and toilet.

The master is a penthouse structure that, embodies the features of a great view, space and high ceilings. It has an in-room lounge area to enhance privacy and quiet time. It has a separate open terrace which serves as a relaxation area spacious enough for a family breakfast gathering.

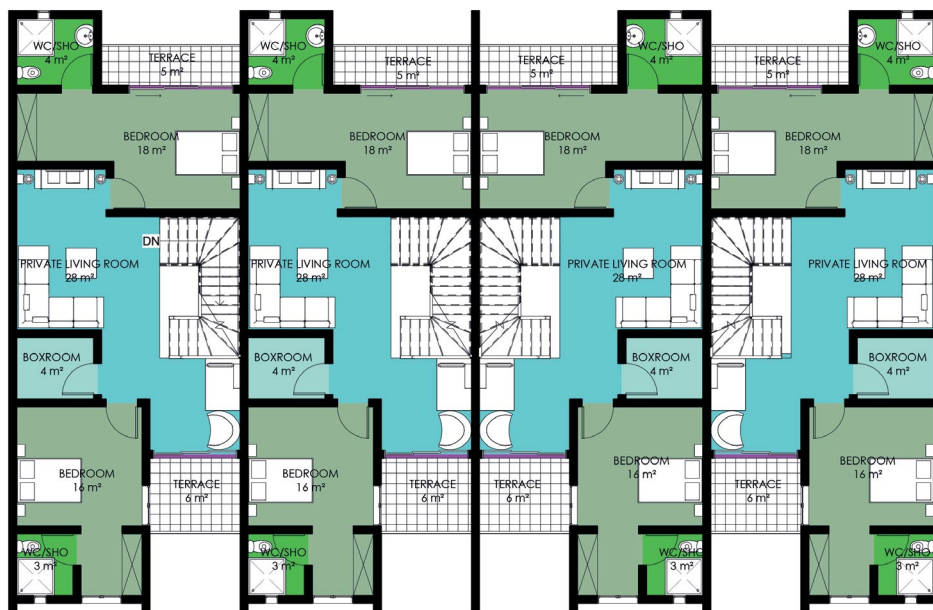
Each of the main bedrooms have their own balcony and are situated on the lower floor to ensure that each occupant has access to quiet space in the open. What a way to watch the sun set each day without any encumbrances!

—NGN85,000,000





4-BED TERRACE GROUND FLOOR PLAN



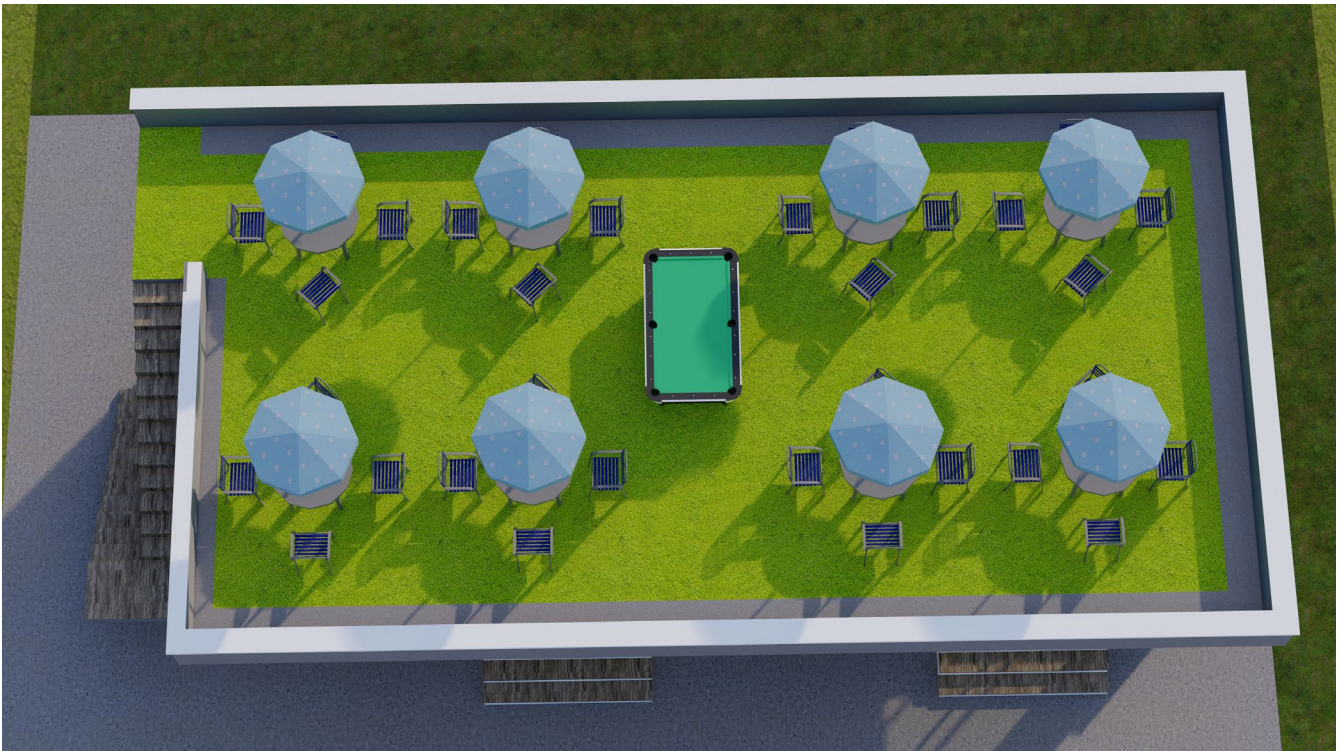
4-BED TERRACE FIRST FLOOR PLAN



4-BED TERRACE PENTHOUSE PLAN

Recreational Area

Right at the heart of the Adeniyi-Jones' Court is a recreational centre with a gym, spa and swimming pool area to keep you as fit as a fiddle in these stressful times, this should help you meet your fitness goal, stay healthy and keep agile close to home.



Priced For Ease

The Adeniyi-Jones' Court is set to undergo an 18-month building period from March 2022. Our prices are set to be easily spread over a 15-month period starting with a 30% initial deposit made. This plan we believe is to ease financing and help you put your money where your mouth is.

S/N	PROTOTYPE	PRICE	DEPOSIT(30%)	MONTHLY PAYMENT	QUARTERLY PAYMENT
1	3-Bedroom Terrace Duplex- 8 units	NGN65M	NGN19.5M	NGN3.03M	NGN9.1M
2	4-Bedroom Semi-Detached Duplex with Maid Room - 4 Units	NGN85M	NGN25.5M	NGN3.97M	NGN11.9M
3	4-Bedroom Terrace Duplex with Maid Room - 6 units	NGN85M	NGN25.5M	NGN3.97M	NGN11.9M
PAYMENT PLAN PERIOD: SEPTEMBER 1, 2022- NOVEMBER 31, 2023					
PROJECT PERIOD: SEPTEMBER 1, 2022 - FEBRUARY 31, 2024					




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Quality Assurance Consultant

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About Uptown Diamonds & Landscaping Limited

UPTOWN DIAMONDS & LANDSCAPING LIMITED was incorporated in the year 2015. The firm has been able to bring together a group of experienced resourceful and highly professional Nigerian entrepreneurs. Quantity Surveyors, Builders, Architect and Project Administrators. Their range of services include but are not limited to; Design and Building Services, Building Interior and Exterior Finishes, Horticultural and Landscaping services, and Project Management

The team is one that has been strongly seasoned even before the incorporation of the company, by their involvement in diverse developmental projects of various scopes such as in the area of development, renovation and maintenance of Commercial Buildings, Financial Institutions, Educational Institutions, Industrial Projects