MANROE REALTY LIMITED

MANROE RESIDENCES

Own Luxury.
Earn 10% a Year.

We handle the rest.

INVESTOR BROCHURE

★ DECEMBER SPECIAL OFFER ★

! SECURE INVESTMENT





WELCOME · THE OPPORTUNITY

Own a home *that pays you.*

MANROE RESIDENCES is an exclusive development by MANROE REALTY LIMITED: just **8 luxury 3-bedroom duplex apartments**, fully furnished, fully automated with an AI-controlled system and state-of-the-art security technology, and finished to the highest standard.

You own your home outright, with **full allocation documentation** in your name. We lease it, maintain it and run it, and pay you **10% of your purchase price every year**.

THE ADDRESS

No. 2 Samuel Oladele Crescent, Katampe District, Abuja

Just 2 minutes from Maitama, Abuja's most prestigious neighbourhood, close to embassies, top hotels and business hubs.



THE BUILDING

Eight homes.
One signature address.

Four duplexes sit on top of four, served by **two elevator towers** and crowned by the illuminated **Manroe Signature** sign. Crisp white façades, deep balconies and dark stone towers with warm accent lighting give the building a confident, modern presence on Samuel Oladele Crescent.

8	3	4+4	2
luxury units	bedrooms each	duplexes, stacked	elevator towers





THE BUILDING BY NIGHT

Even more striking *after dark.*

As evening falls, warm LED lighting traces the façade and the Manroe Signature sign glows above the entrance: a landmark you will be proud to own.









INTERIORS · LIVING

Space to live *beautifully.*

Double-height living rooms with floating staircases, floor-to-ceiling glazing and rich timber feature walls. Every home is **fully furnished** with curated interiors, ready to enjoy or let from day one.

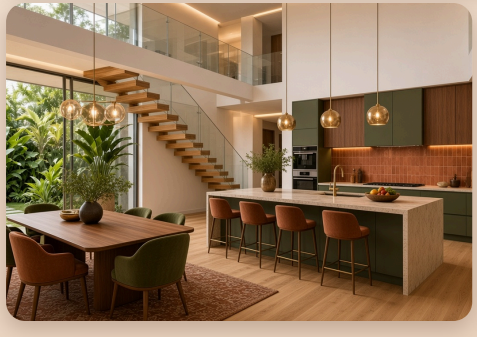


INTERIORS · KITCHENS

Designer kitchens, *made for entertaining.*

Sleek cabinetry, stone-topped islands with seating, integrated appliances and warm pendant lighting: the heart of a home built for family life and hosting.









INTERIORS · MASTER SUITE

A private *retreat.*

Generous master bedrooms with statement feature walls, soft layered lighting and garden views, complemented by a walk-in closet with glass-fronted wardrobes.





SMART AND SECURE

Run by AI.
Protected by the best.

Every home is **fully automated with an AI-controlled system** that runs lighting, climate, access control, CCTV and security, all controlled from your phone. **State-of-the-art security technology** protects you, your tenants and your investment.









LIGHTING | CLIMATE | ACCESS | CCTV | SECURITY

WHAT YOU'RE BUYING

Luxury, ready *from day one.*

Fully automated living
An AI-controlled system runs smart lighting, climate control, access control, CCTV and security, all controlled from a phone.

State-of-the-art security
Leading security technology protects every home and everyone in it.

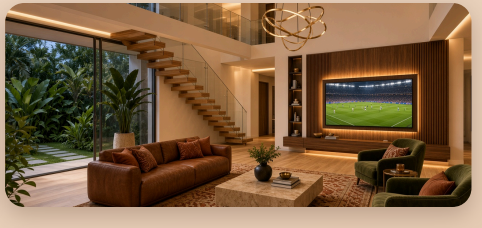
High-end finishes
Imported fittings, premium flooring, designer kitchens and luxury bathrooms.

Fully furnished and ready
Curated interiors, ready for premium short-let or corporate tenants from day one.

Estate living
A gated, secure community with backup power, water treatment and dedicated facility management.

Premier entertainment
Access to all international premier movies and unlimited TV channels, including all sports.





HOW IT WORKS

Four simple *steps.*

01 You buy
One unit or more.

02 You own
Full allocation documentation in your name.

03 We manage
MANROE REALTY LIMITED leases, maintains and runs your unit, keeping it in top condition year in, year out.

04 You earn
10% of your purchase price every year.

THE NUMBERS

★ DECEMBER SPECIAL OFFER ★

PRICE PER UNIT ~~₦400M~~

₦350M

SAVE ₦50M

YEARLY RETURN

₦35M

10% of purchase price, every year

TWO UNITS

from ₦700M

earn **₦70M** a year

⏳ **Offer ends 31 December – price returns to ~~₦400M~~ in January.**

WHY INVEST

Ten reasons to *own with us.*

Attractive return
You earn 10% of your purchase price every year, with a fixed, simple calculation.

Outright ownership
You own your home outright, with full allocation documentation in your name.

A secure, real asset
A home in bricks and mortar, with title in your name: a solid asset standing behind your investment.

A real, near-complete asset
You are buying a home in a building at its final stage, with only roofing and finishing left.

Value that grows
Completed property in this location appreciates in value year after year.

Prime location
Katampe District, Abuja: 2 minutes from Maitama.

Built-in demand
You earn 10% a year under MANROE REALTY LIMITED management, a strong pull for tenants and future buyers.

Strong maintenance culture
The development is kept in pristine, as-new condition, protecting its value and appeal.

Strong, reliable and sustainable partnership
Clear, documented terms with MANROE REALTY LIMITED, and a relationship built to last.

Positive contribution to economic growth
Your purchase supports a viable asset that delivers quality homes and lasting value to Abuja.

WHY MANROE REALTY LIMITED

MANROE REALTY LIMITED is led by its CEO, a business leader with more than 20 years in real estate development, project management and economics. We build with integrity, document every transaction properly and manage with care.





DECEMBER SPECIAL OFFER

Only 8 units *available.*

Secure your 3-bedroom duplex today.

CALL

0803 777 7760

info@manroestates.com

No. 2 Samuel Oladele Crescent, Katampe District, Abuja

Just 2 minutes from Maitama

MANROE REALTY LIMITED

Returns are paid under the terms of the management agreement. Full terms and conditions apply.