



**GEM'S COURT**  
OSOGBO

A development of



**Sterling**  
HOMES



**GEM'S COURT**  
OSOGBO

True experience of

# **SUBURBAN LIFESTYLE LIVING IN OSOGBO, GRA**



MODERN

# 2 BEDROOM BUNGALOWS WITH ASTOUNDING VIEWS

Not satisfied with the norm, Sterling Homes delivers a healthy environment that promotes well-being and mental health- introducing the perfect getaway from the noise and stress associated with everyday living in metropolitan areas in Nigeria.

GEMS Court is a recreational destination designed to foster a healthy social atmosphere.

Residents, guests, and investors will have the opportunity to enjoy an encompassing recreational environment, leisure centres, a good road network, a secure and gated community, as well as a beautifully landscaped terrace.

GEMS Court's walkable nature further accentuates its communal personality – with accessibility and high return on investment (ROI) at the forefront of its benefits.

Project Title - C of O





## ABOUT **NIGERIA**

Home to the largest economy and population in Africa, Nigeria is an awakening giant of the African continent.

It covers a total area of 923,770 km<sup>2</sup> (356,669 mi<sup>2</sup>) and a total coastline of 853 km (530.0 mi). More than half of all its residents (53%) live within cities.

With its intense mass youth population, Nigeria's influence in Africa is set to extend to the world.

Also known for its vibrancy and friendly energy expressed through diverse creative expressions, Nigeria is a fertile ground for innovation.

# ABOUT **OSOGBO**

Welcome to Osogbo where tranquillity takes center stage.

Osogbo 'the center of arts' is the state capital of Nigeria's Osun state.

With a population of about 500,000 people and an approximate land area of 2875 km<sup>2</sup> Osogbo is the trade center for farming and cotton to weave clothes.

There are lots of investment opportunities in the city of Osogbo but residents want more, they've been a high demand for quality homes and a revolution in architectural designs.





## 2 Bedroom Bungalow

Each of the 2 Bedroom Bungalows at GEMS COURT offers great comfort, style and class. With white tiles and exquisite interiors, light gently enters every living space.

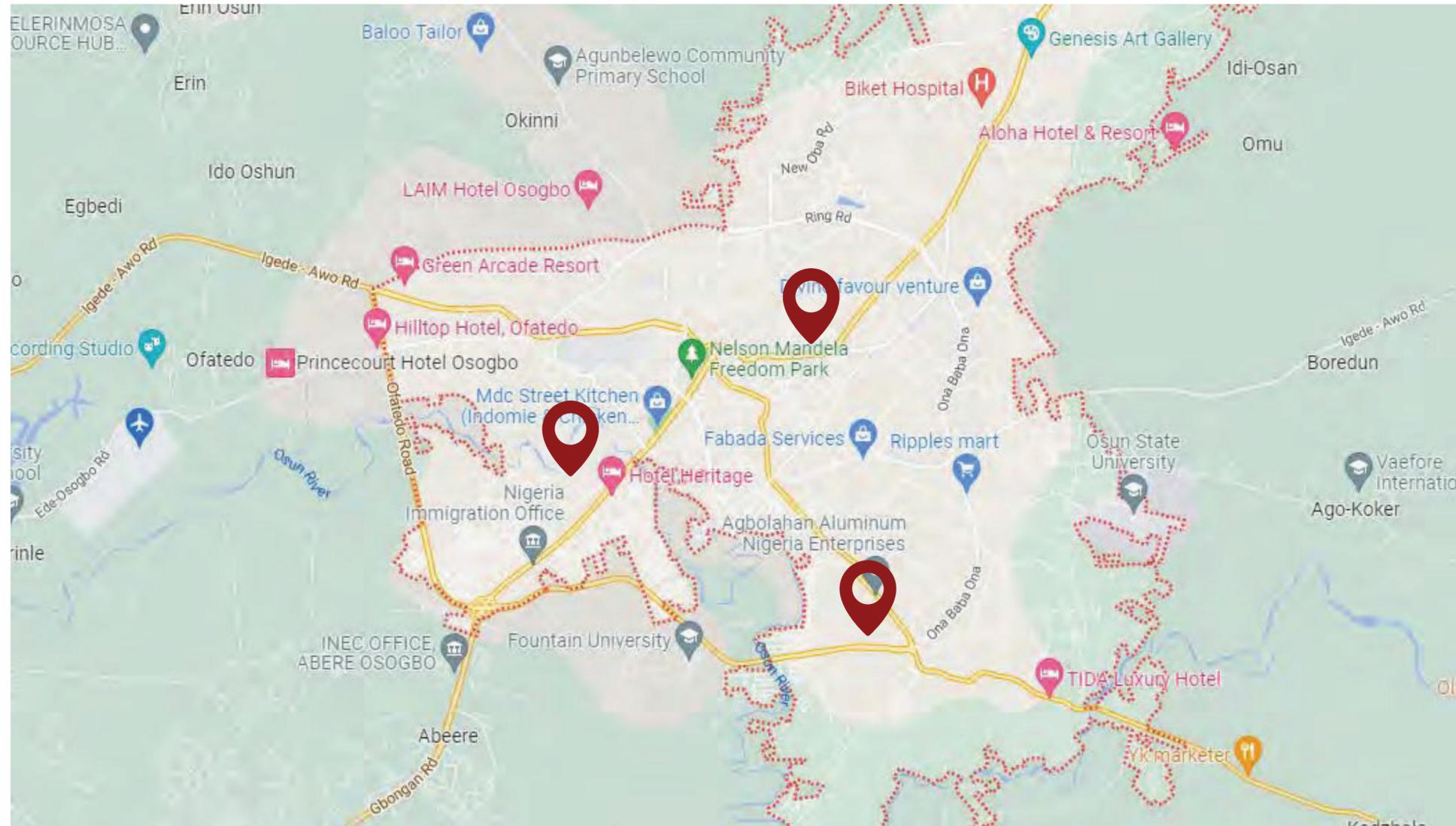
All units are fitted with large living rooms, bedrooms, spacious kitchens, large windows, and ample parking spaces.

PRICE

~~₦~~35M

BRILLIANT

# MAJOR LANDMARKS



- ◆ Justrite, Osogbo
- ◆ Governors House, Osogbo
- ◆ GRA, Osogbo

# FEATURES & AMENITIES

- ◆ Gated Community
- ◆ Ample Parking Space
- ◆ Good Road Network
- ◆ Water Supply
- ◆ 24 Hours Security
- ◆ Streetlights
- ◆ CCTV Security System





**TOILET**



**KITCHEN**



**LIVING ROOM**

# PROPERTY PRICE

# ₱35M

# PAYMENT PLAN

PAYMENT PLAN	SMART	COMFORT
<b>Duration</b>	<b>0-3 Months</b>	<b>6 Months</b>
<b>Total Payment</b>	<b>₱35,000,000</b>	<b>₱37,000,000</b>
<b>Initial Deposit</b>		<b>₱12,000,000</b> Spread balance over 5 months @ <b>₱3.6M</b>

# THE DEVELOPMENT COMPANY

Sterling Homes is a property development company committed to Empowering the African real estate industry with innovative real estate solutions.

We believe that homeownership should be affordable and accessible to every family with affordable payment options at the barest minimum.

Our projects are built in estates that provide the best infrastructure, amenities, neighbourhood, security and lifestyle.

With projects in various locations in Lagos, Abuja, Ogun, Osun and Rwanda, we pride ourselves in exploring prime locations and delivering exceptional residence



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