



Decorative flourish above the title.

PALM GARDEN CITY

ENUGU STATE, NIGERIA

Not just an estate.
A city, from the Ground up.



HAVANA
GROUP

THE VISION/WELCOME

Palm Garden City is not another estate. It is a city, planned from the ground up. An estate ends at the fence. A city sustains itself — through roads, utilities, schools, worship centres, healthcare, and green space.

It's built for the investor who studies a masterplan before a price list.
Built for the family planning a decade ahead. Built for the retiree looking for a quieter place to belong.

Some people are here to build. Some just want a plot to retire on, one day. Either way, this land was designed to grow in value while you decide what's next.

A HAVANA Group Listing.



LOCATION AND ACCESS

Located at Transekulu Annex, along the Enugu-Nsukka Expressway
— one of the fastest-developing corridors in Enugu.

- 6 minutes from Elim
- Site for the New Enugu Zoo
- Palm Garden City sits close to Enugu's established commercial and academic corridors — near enough to matter today, early enough to matter more tomorrow.

Call **0808 077 3006** to book an inspection

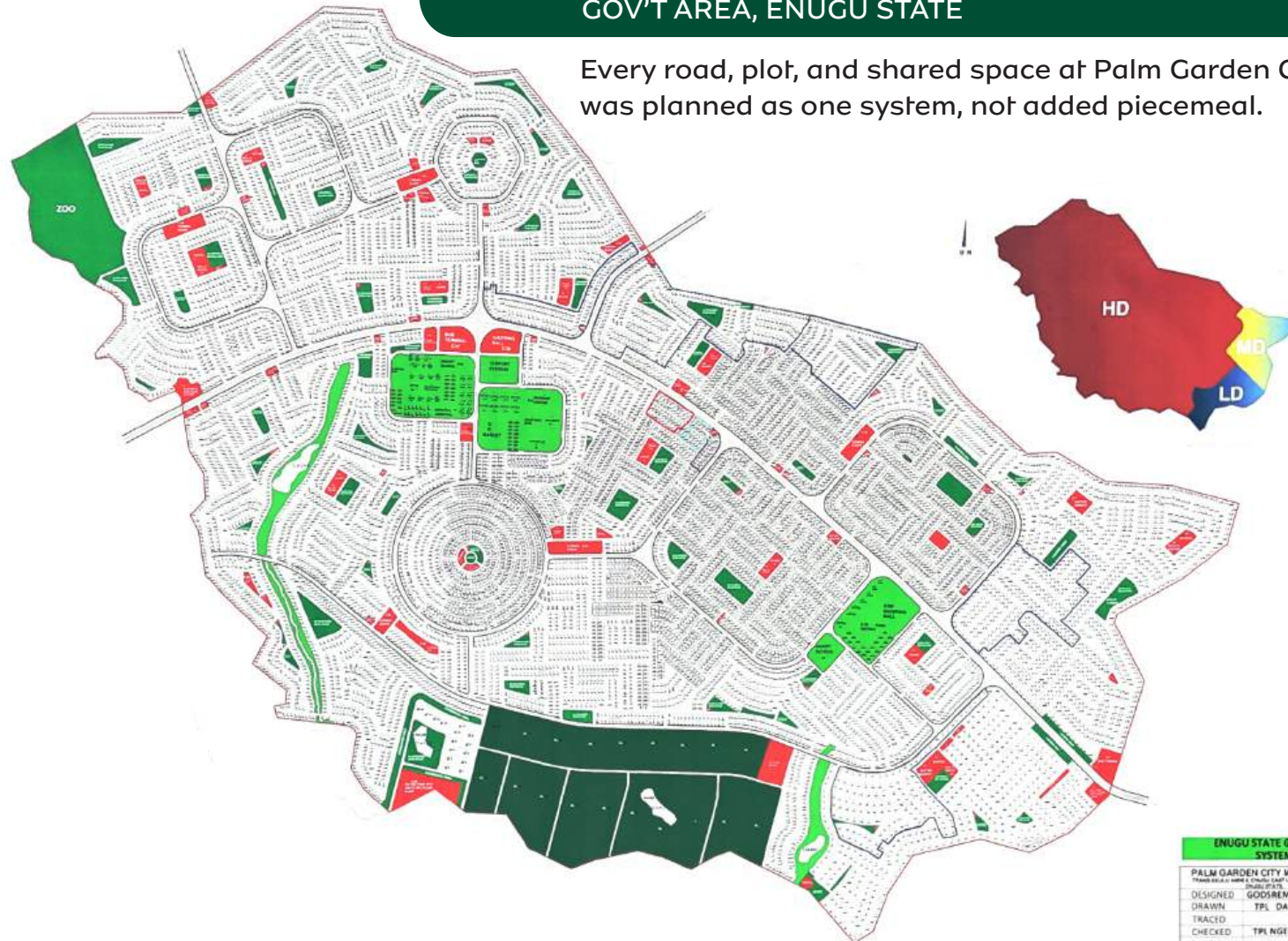
PALM GARDEN CITY MASTER PLAN

TRANS-EKULU ANNEX, ENUGU EAST LOCAL GOV'T AREA, ENUGU STATE

Every road, plot, and shared space at Palm Garden City was planned as one system, not added piecemeal.

LEGEND

36m	BOULEVARD
24m	BOULEVARD
20m	MAJOR ROAD
18m	MAJOR ROAD
15m	MINOR ROAD
12m	MINOR ROAD
3m	FOOT PATH
	STREAM



ENUGU STATE GEOGRAPHIC INFORMATION SYSTEM SERVICES (ENGIS)

PALM GARDEN CITY MASTER PLAN	ENUGU STATE
DESIGNED BY	GODSREMARK SERVICES LTD
DRAWN BY	TPL DANIEL ADIMNACHUKWU ELLJE
TRACED BY	
CHECKED BY	TPL NGENE ENEKEZIR KENE
DATE	
APPROVED	

WHY INVEST

WHY INVEST

Land in a growing corridor tends to move one way: up. Palm Garden City sits along one of Enugu's fastest-developing expressway corridors — early enough that the room for appreciation is still wide open.

You've heard the stories. Someone pays for land, and months later finds out it belonged to someone else all along. Those stories don't make you angry — they make you careful. And you're right to be.

That carefulness is exactly why the Enugu State Government built Palm Garden City the way it did: on verified land, backed by real title documents, before a single plot was ever sold.





TITLE & SECURITY OF INVESTMENT

Proof, not promises.

Every plot at Palm Garden City is backed by real, verifiable documentation.

Depending on your plan, your title is issued as:

Right of Occupancy (R of O) — the estate's primary title

Power of Attorney — where applicable

Deed of Assignment — formal transfer of ownership, recorded in your name

Certificate of Occupancy (C of O)

Ask a Havana Group investment advisor which document fits your plan.

Resale or assignment of any plot is subject to the Governor's Consent under the Land Use Act.

Kindly verify all title documents at ENGIS and the Enugu State Ministry of Lands,
and seek independent legal counsel before payment.

PROPOSED AMENITIES

SIGNATURE FEATURES

Palm Garden — the layout's namesake green space
Smart School (Proposed)
Worship Centre (Proposed)
Shopping Centre (Proposed)

THE FULL PICTURE

Fitness centre (Proposed)
Hospital/healthcare facility (Proposed)
Green areas and parks
Community zoo (Proposed)
Recreational and open spaces
All items marked "proposed" are part of a phased development plan and not yet delivered.



PROPOSED
AMENITIES



DEVELOPMENT PHASES

Built in stages, not all at once.

Palm Garden City is delivered as a phased development — the honest way any real city is built.

Phase 1:

Foundation: land clearing, road demarcation, survey beacons, and initial plot allocation.

Phase 2

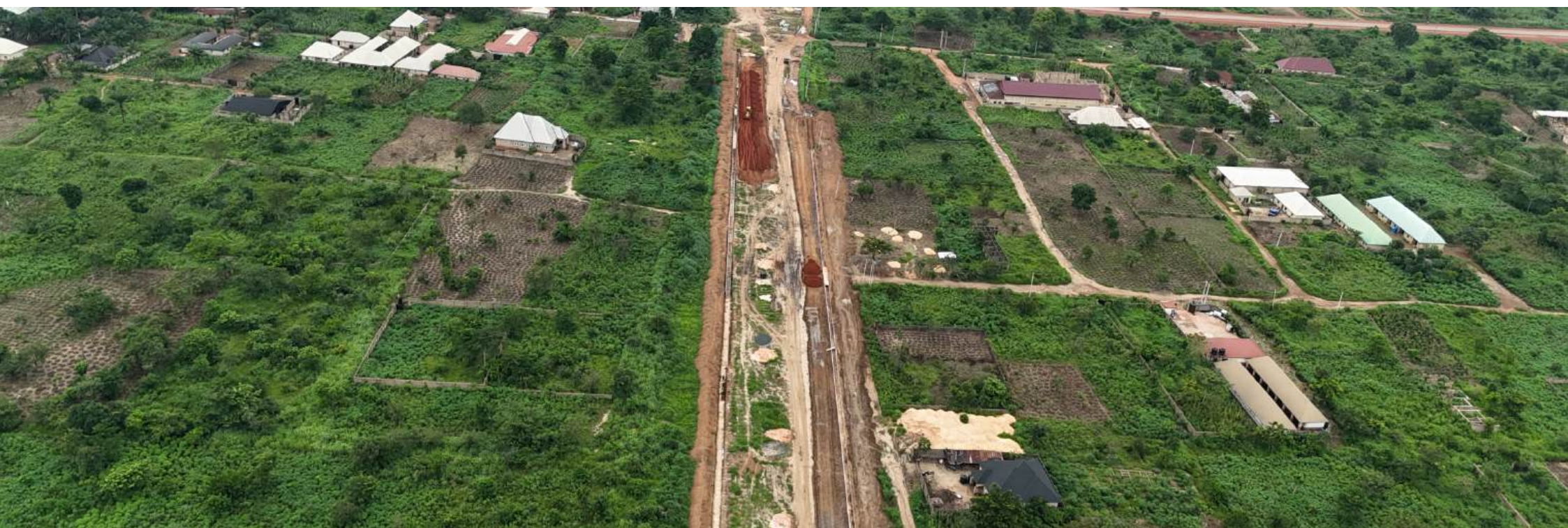
Infrastructure: road network development, water supply lines, electrical step-down infrastructure, and estate security.

Phase 3

Community: schools, worship centre, shopping centre, healthcare facility, and shared green spaces.

Not every amenity arrives on day one — and we'd rather tell you that now than have you discover it later.







WHO THIS IS FOR

Real Estate Investors — appreciation potential, verified title, phased growth
Move-up and Affluent Buyers — a full masterplan vision, not just a plot

Growing Families — schools, green areas, safety, room to grow

First-time Buyers — a real entry point into land ownership

Retirees and Downsizers — calm surroundings, worship centre, healthcare proximity

Land Brokers — a title-secure product to represent to your own clients

The parent who wants to leave something real behind. The first-time buyer ready to stop renting a life and start building one. Anyone tired of watching prices rise while waiting for a "right time" that never comes.

The right time is before the next price review. The right time is now.





PLOT OPTIONS AND PRICING

Plot size: 540 sqm

Current price: **N10 MILLION**

Discounts are available on multi-plot purchases.

Kindly ask the HAVANA Group support for the current terms.

Prices are subject to change without notice and are valid as at the date of publication.

PAYMENT PLANS

Palm Garden City is available on outright payment, or one of two instalment plans:

Plan	Monthly	Total
Outright	—	N10 Million
3 Months	N4 Million/month	N12 Million
6 Months	N2.5 Million/month	N15 Million

Outright payment carries the promo discount. Instalment plans spread the cost over time, at a total above the promo price — the standard trade-off between paying now and paying over time.

Ask your Havana Group investment advisor which plan fits your budget.



LEGAL & DISCLAIMERS

Marketer: Havana Group

Title: All statements on title are subject to page 8. Change of ownership is subject to the Governor's Consent under the Land Use Act.

Amenities: All amenities and infrastructure depicted are proposed and form part of a phased development plan. Timelines are subject to change and are not guaranteed.

Investment: Statements regarding appreciation or investment potential are projections, not guarantees. Prospects should always conduct independent due diligence.

Due diligence: Prospects are advised to verify all title documents at ENGIS or the Enugu State Ministry of Lands, and to seek independent legal counsel before payment.

Pricing: Prices are subject to change without notice and are valid as at the date of publication.





A CITY, FROM THE GROUND UP.

Your Land is waiting.
The only thing standing
between you and true
ownership is one
decision.

Three steps to secure your plot:

1. Speak to HAVANA Group support to book an inspection.
2. Confirm plot availability and current pricing.
3. Complete payment and receive your title documents.

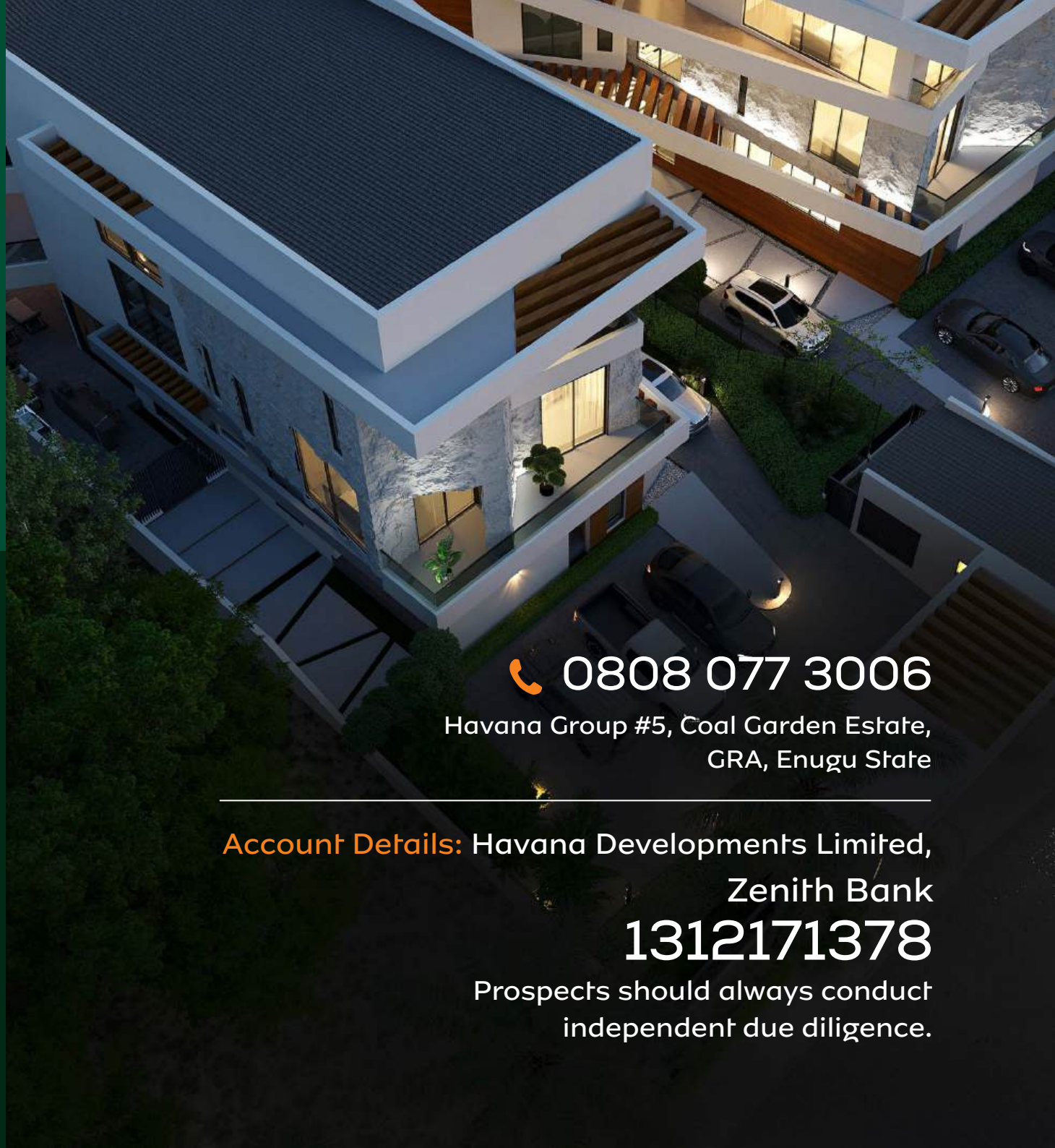
 0808 077 3006

Havana Group #5, Coal Garden Estate,
GRA, Enugu State

Account Details: Havana Developments Limited,
Zenith Bank

1312171378

Prospects should always conduct
independent due diligence.





HAVANA GROUP

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