



LIEU DE COMFORT COURT

Surulere

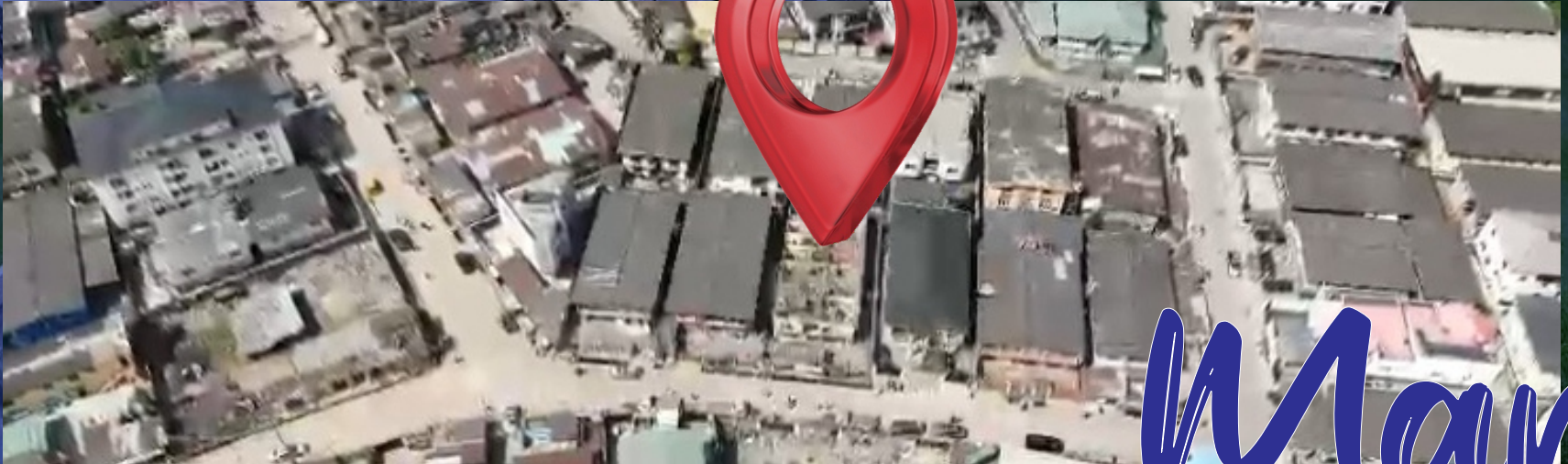
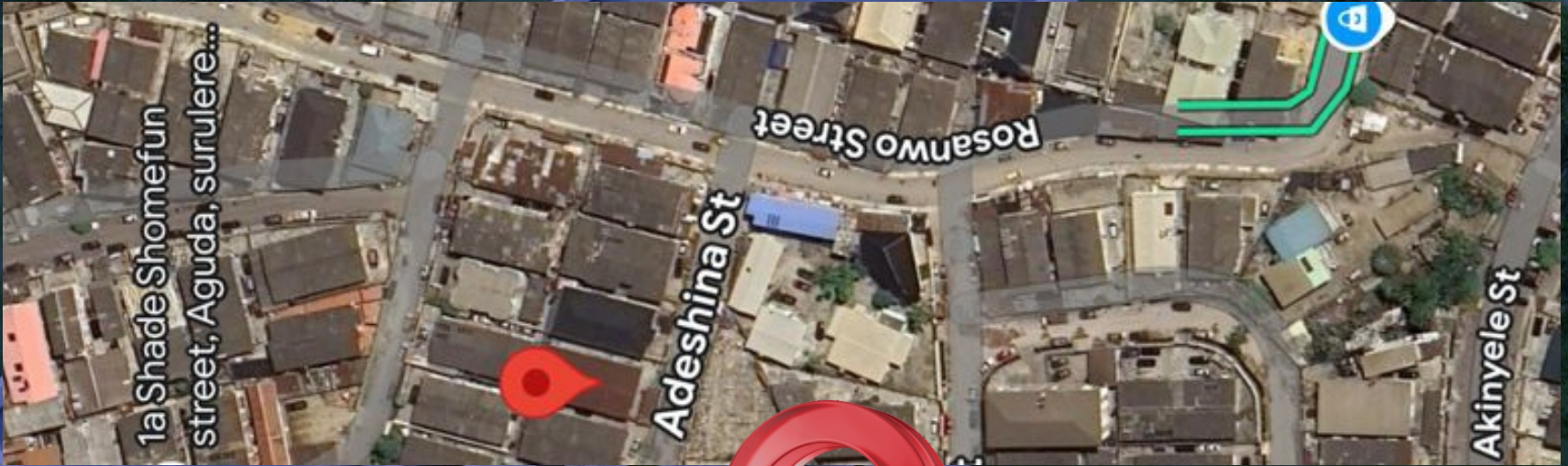


LIEU DE
COMFORT
COURT



EXPERIENCES COMFORT AT IT'S PEAK

Lieu De Comfort Court is a premium real estate investment by Gbrriel Homes located at Surulere. This exclusive property offers a 20 YEARS LEASE of fully serviced apartments tailored for short-let investments. Designed for modern investors, it combines a prime location, contemporary design, and excellent rental income potential. Secure your spot in this thriving market and enjoy the perfect blend of comfort and profitability.



Surulere.



LIEU DE COMFORT COURT

Lieu De Comfort Court Surulere, is strategically surrounded by iconic landmarks like the **National Stadium**, **NYSC Secretariat**, and **Leisure Mall**, placing residents and short-let guests at the center of convenience and vibrancy.

These proximities offer easy access to sporting events, administrative services, and entertainment, making it a preferred location for diverse needs.

The property's prime position in Surulere provides quick connectivity to major commercial hubs and Lagos's thriving city scape, ensuring a seamless blend of work, leisure, and lifestyle. Investors benefit from consistent demand driven by its appeal to short-let guests, including tourists, business travelers, and locals seeking premium accommodation in a lively neighborhood.

Lieu De Comfort Court isn't just a property it's an investment in location, lifestyle, and lasting value.



Proximities

INVESTMENT PROPOSAL



PRICE OF APARTMENT	FURNISHING COST	TOTAL INVESTMENT
One Bedroom		30M
30M	5M	35M
One Bedroom		
Diamond 35M	4M	39M
2 Bedroom 45M	7M	52M

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INVESTMENT PROPOSAL



Daily Rate	Monthly Revenue	Annual Revenue
One Bedroom		
40K	600K	7.8M
2 Bedroom		
60K	960K	11.5 M

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Outright Payment

One Bedroom Regular	30M
One Bedroom Diamond	35M
2 Bedroom Plantinum	45M

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MANAGEMENT

GBRIEL HOMES CARES LTD through our shortlet subsidiary called Lodge & Lounge by GBRIEL HOMES.

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PRICES

One Bedroom

Apartment

30MILLION

One Bedroom

Diamond

35MILLION

Two Bedroom

Apartment

45MILLION

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PROJECT FEATURES



Private Balconies



Water Heater



CCTV



Luxury Finishing



24hrs Security



POP & Screeded Walls



Fitted Kitchen



BUILDING MODELS

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WHY INVEST?

Efficient Management

Lieu De Comfort is your gateway to maximizing profits in the booming short-let market. Our experienced asset managers specialize in optimizing short-term rental properties, ensuring high occupancy rates and premium pricing. With a marketing network that includes over 500 trusted partners, a powerful online presence, and strategic collaborations, we guarantee unmatched exposure and credibility for your property. Our tailored approach to short-let management focuses on attracting the right clientele, maintaining top-tier standards, and delivering seamless guest experiences all of which translate to amplified returns on your investment.

By choosing Lieu De Comfort you gain access to a thriving market, expert management, and a reliable strategy for turning your property into a lucrative and hassle-free venture.

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WHY INVEST?

20 YEARS LEASE

Lieu De Comfort provides a 20 YEARS LEASE opportunity to own beautifully designed, fully serviced properties strategically located in high-demand areas. This ensures consistent rental income and the potential for long-term value appreciation. Our 20 Years Long-Lease allows you to diversify your portfolio ensuring you retain full control of your asset. It's a smart choice for investors seeking stability, profitability, and enduring value in the competitive property market.

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WHAT ARE THE ROOM SIZES?

1-BED APARTMENT = 23SQM

1-BED DIAMOND = 54SQM

2-BED APARTMENT = 74SQM

FREQUENTLY ASKED QUESTIONS

Surulere



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Where is the property located?

Surulere, Lagos



Who is responsible for management and marketing of the shortlet apartments?

Gbriel Homes is a developmental company, that upholding the standards of homes.

What landmarks are within the vicinity of Urban Suites

National Stadium, Nysc Secretariat, Leisure Mall

What are the room sizes?

1-bed apartment = 23sqm

1-bed diamond = 54sqm

2-bed apartment = 74sqm

FREQUENTLY ASKED QUESTIONS

Give me an idea of basic items I need to furnish my apartment

Chandelier

Fridge

Standing fan

Tv(55 inch and above)

Tv Console

Microwave

Basic Kitchen Utensils

Beddings, Towel, Duvet

Sofa Chair

Matress and Bedframe

What would be the furnishing cost or fee?

We don't want to give a wrong cost as a result of inflation so we will share estimated cost about 3months before project delivery. However, average cost to furnish the apartments as at December 2025 are 2 bedroom - N7M, 1 Bedroom - N5M , Studio - N3M

FREQUENTLY ASKED QUESTIONS

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What do I get after completion of Payment
Deed of Sublease Agreement & Receipt.

What is the title of the property
Land Certificate

Delivery Date?

July 2026

How do I make payments?

G-briel Homes Cares Ltd
1222544594
Zenith Bank



About THE DEVELOPER

Gbriel Homes is committed to fulfilling the diverse needs of our broad clientele, ranging from individual property investors to large-scale enterprises in both residential and commercial sectors. We specialize in residential and commercial properties, offering comprehensive real estate consultancy and advisory services. Our expertise spans property acquisition, development conceptualization, design and build solutions, development appraisal, and project monitoring.

With a proficient team of professionals dedicated to executing projects of varying scales, Gbriel Homes Cares Ltd. excels in all facets of real estate construction and property management. Our founders bring extensive industry experience and leadership, driving the strategic business objectives of Gbriel Homes with a focus on excellence and innovation in the real estate sector.