



BANK-READY OFF-PLAN PITCH DECK

200 sqm 3 Bedroom Residence

New development in Green City Phase 2 - Zone 3

CONSTRUCTION VALUE

M1,800,000

LAND ESTIMATE

M300,000

Separate from house price

BUDGET GUIDE

M2,100,000

House + land estimate

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Off-plan sale overview

A spacious single-storey home designed for practical family living, featuring three bedrooms, study, double garage, verandah and generous living spaces.

This option is presented as a bank-ready off-plan sale pack. The house construction value is shown separately from the approximate land allowance to support clean affordability assessment and bank review.



Standard MGP house description

Accommodation & layout

Residential home delivered according to approved architectural drawings, including bedrooms, bathrooms, living areas, kitchen, circulation spaces, garage/carport areas where shown, and covered outdoor areas where included in the selected plan

Doors, windows & glazing

Powder-coated aluminium windows and external glazing to approved openings, solid entrance door, internal semi-solid doors and standard ironmongery package.

Internal finishes

Standard developer-grade finish with tiled living areas, laminate or approved bedroom flooring, painted ceilings, skim-coated and painted walls, bathroom tiling, standard sanitaryware, standard lighting points and built-in cupboards where specified.

Roofing & structure

Approved roof structure, roof covering, fascia boards, rainwater goods, reinforced foundation/slab where required and masonry construction compliant with good building practice.

Kitchen & joinery

Fitted kitchen cabinetry with approved countertop selection, sink, plumbing points and joinery allowances aligned to the final approved specification.

Electrical & plumbing

Standard electrical installation, plug and light points to approved layout, hot water geyser, water supply and waste installation within the house scope.

Accommodation and pricing position

3 Bedrooms | Single Storey | Double Garage | Green City Phase 2 - Zone 3

Item	Amount / Details
Gross floor area	200 sqm
House construction value	M1,800,000
Approximate land price	M300,000 separate
Buyer budget guide	M2,100,000

Note: The construction value is presented as the house price only. The land estimate is clearly separated and should be confirmed per plot before final reservation or sale agreement.

Typical accommodation

- Master bedroom with ensuite and walk-in closet
- 2 additional bedrooms
- Study / home office
- Double garage
- Kitchen, dining and lounge
- Common bathroom
- Verandah and porch areas

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Bank presentation notes

- Construction price is presented separately from the land estimate to support clean bond and affordability assessment.
- Final pricing remains subject to confirmed plot, approved drawings, material selections, statutory requirements and the final construction agreement.
- Images and plans are concept / off-plan representations and may be refined during final architectural and engineering approval.
- Boundary walls, extensive paving, landscaping, major earthworks and external service
- upgrades are excluded unless expressly stated in the final agreement.
- The indicative stage structure below applies to the house construction value only. The separate land amount of M300,000 is excluded from this stage schedule.

Pricing summary

House construction value	M1,800,000
Land estimate (separate)	M300,000
Budget guide	M2,100,000

Stage	%	Amount
Deposit	10%	M180,000
Foundation	20%	M360,000
Roof Level	20%	M360,000
Plaster & First Fix	20%	M360,000
Finishes	20%	M360,000
Practical Completion	10%	M180,000
Total	100%	M1,800,000

Drawing and visual appendix

