

VELCREST  
*Estate*

# *Your Legacy Address*



RUKPOKWU-IGWURUTA

A Development by **Triconna Real Estate**

# Vision Statement



## A NOTE FROM TRICONNA

At Triconna, we've always listened to the needs of our clients. Over time, many asked for a buy-and-build property, a place they could invest in today and begin their building journey immediately.

But we didn't want just any estate. We searched for one that matched the taste and standards of our clients, an estate that doesn't only make promises but actually delivers them.

That's why we conceived Velcrest Luxury Estate. Velcrest represents the highest level of living, combining luxury, prime location, and lasting value into one address.

Velcrest isn't just land; it's where prestige, convenience, and opportunity meet.

*"We don't just sell land, we build legacies."*



## Why Velcrest?

In a city crowded with promises of luxury, Velcrest Luxury Estate stands apart by delivering true substance. Every detail is designed for the discerning buyer, secure gates, serene surroundings, exclusive spaces, and a community built for achievers.

Strategically located along the Rukpokwu-Igwuruta axis, one of Port Harcourt's fastest-growing corridors, Velcrest combines accessibility, prestige, and growth potential. This means your land doesn't just sit idle it appreciates, strengthens your portfolio, and secures your future.

But Velcrest is more than land; it's a lifestyle upgrade. It offers the comfort of a well-planned estate and the prestige of belonging to a network of like-minded, high-achieving individuals. Here, luxury isn't just a label it's a lived experience where ambition meets legacy.

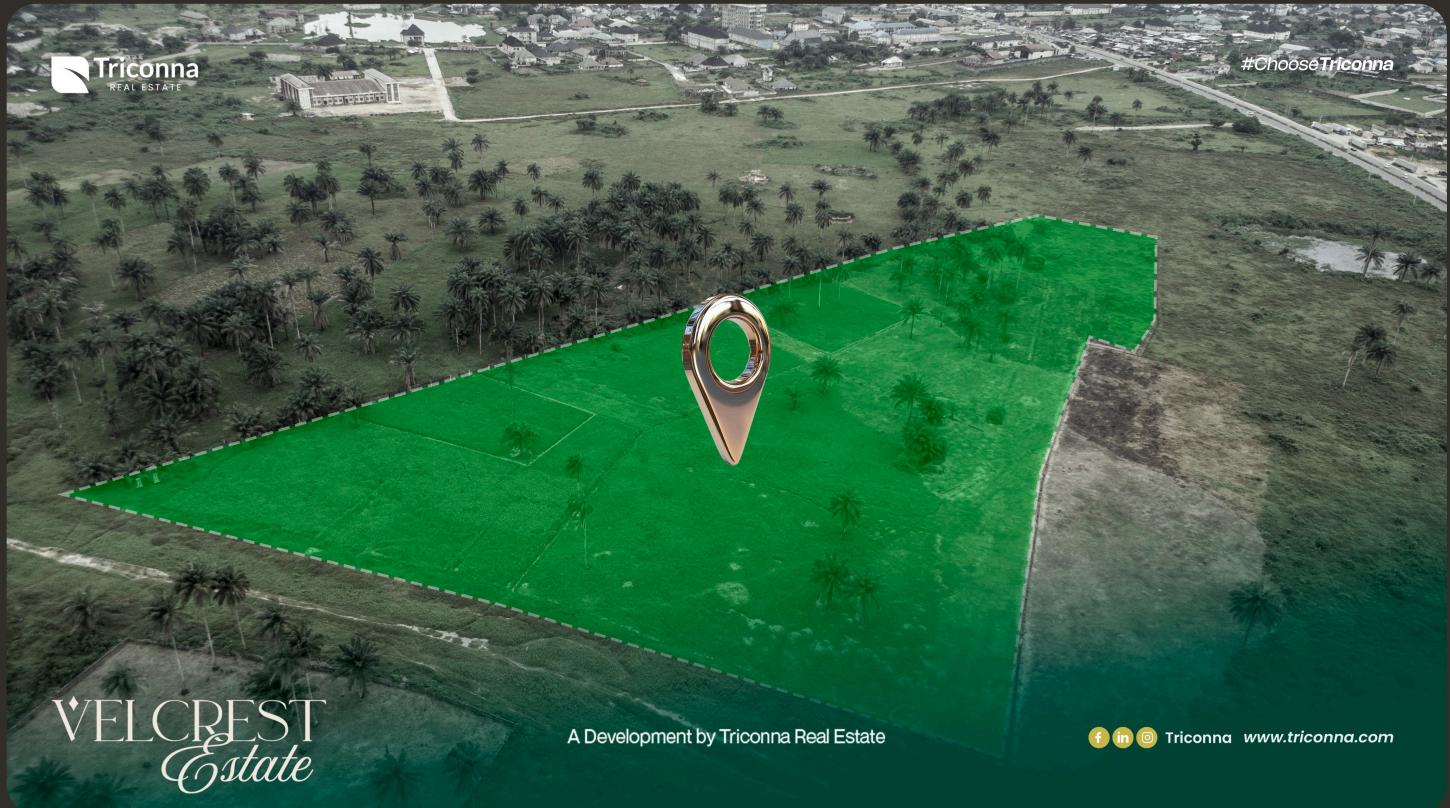


# *Location Advantage*

Strategically positioned at the heart of growth.



# LAND DRONE SHOTS



# THE VELCREST LIFESTYLE, WHAT AWAITS YOU

At Velcrest Luxury Estate, every detail has been thought out with one goal: to create a community that reflects success, security, and serenity. Our development plan is crafted to give you not just land, but a lifestyle upgrade.

## PERIMETER FENCE & GATED COMMUNITY

Velcrest will be enclosed with a secure perimeter fence and a controlled gate system, ensuring exclusivity, peace of mind, and a true sense of belonging for residents.

## DEDICATED SECURITY & CCTV

Your safety matters. The estate is structured to feature a 24/7 manned security post and CCTV surveillance across key points, offering you and your family confidence at every hour of the day.

## RELIABLE POWER AND WATER SUPPLY

We are committed to providing a functional infrastructure that supports modern living. Velcrest will integrate steady electricity and a dedicated water system, so your home runs without interruption.

## ACCESSIBLE ROADS & DRAINAGES

Getting in and out of your estate should never be a struggle. Velcrest is designed with paved access roads and proper drainage networks, ensuring smooth movement and protection from flooding.

## GREEN & RECREATIONAL SPACES

Life at Velcrest isn't only about the home you build; it's also about the environment around it. The estate includes lush green areas and family-friendly recreational spaces to encourage relaxation, bonding, and community living.

## VERIFIED DOCUMENTATION

Beyond lifestyle, your investment is legally protected. Every plot comes with a Registered Survey Plan and a Deed of Conveyance, with the Certificate of Occupancy (C of O) in view, so your ownership is secure.

# Offers & Added Value

Flexible payment options (0–6 months)

Initial deposit ₦8M per plot

Raffle Draw: Lifestyle & Building Prizes



At Velcrest, we believe luxury should come with moments of delight. That's why beyond just securing your plot, you also get to enjoy exclusive opportunities such as our Velcrest Raffle Draw, where clients stand a chance to win lifestyle-enhancing gadgets, amazing home appliances, and even building support rewards that make your journey to owning and living at Velcrest smoother.

It's our way of saying thank you and making your investment journey even more rewarding. Every reward has been carefully chosen to align with the Velcrest lifestyle, elevating comfort, style, and convenience for our clients.

Because at Velcrest, ownership is not just about land. It's about unlocking experiences, enjoying privileges, and stepping into a future of refined living.

# PRICING & PLOT OPTIONS



*Standard Plot*

465 SQM → ₦20M

*Bulk Offer*

1 ACRE = 6 PLOTS

ORIGINAL PRICE

~~₦120M~~

DISCOUNTED PRICE

**₦110M**



3 BEDROOM (LUXURY) DETACHED DUPLEX



3 BEDROOM SEMI DETACHED DUPLEX



3 BEDROOM, 6 UNITS BLOCKS OF FLATS



3 BEDROOM, SEMI DETACHED 6 UNITS BLOCKS OF FLATS

PLAN SHEWING LANDED PROPERTY  
OF  
TRICONNA INVESTMENT. LTD

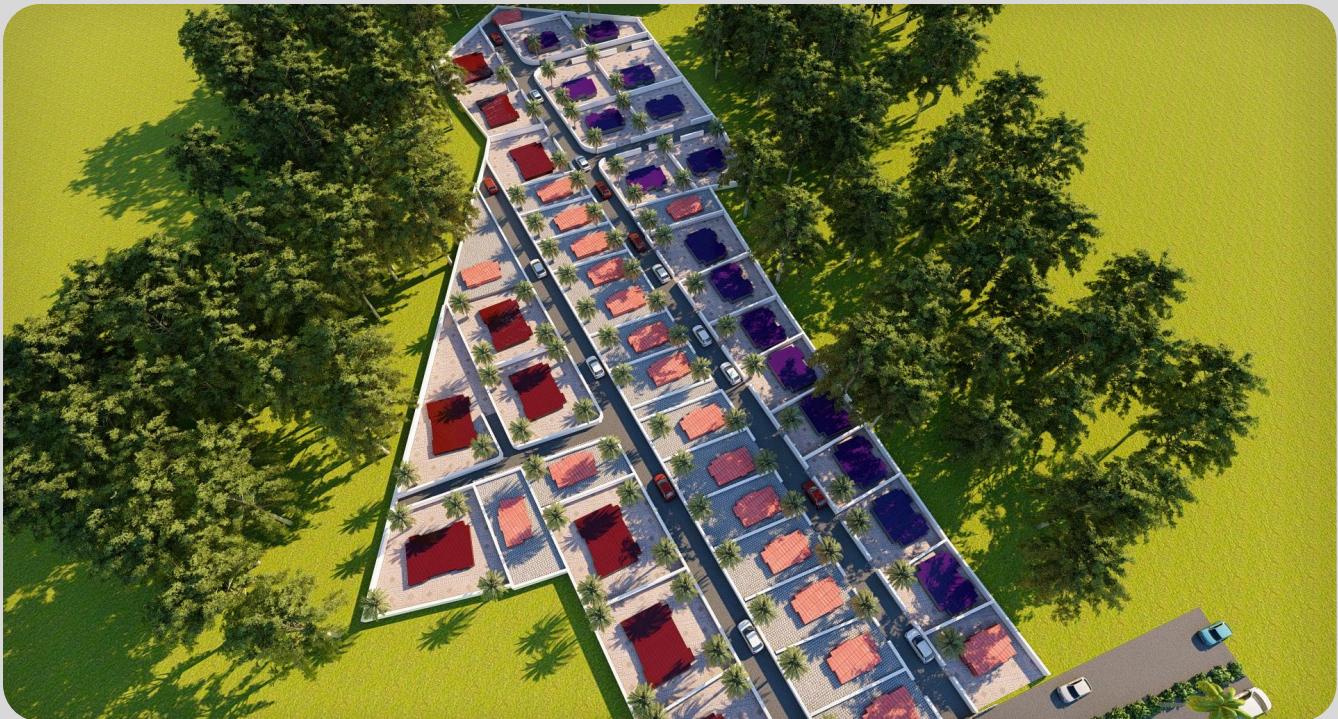
AT  
VELCREST ESTATE,  
OHIA IGBURU, MINI IKUBOSI, IGWURUTA.  
IKWERRE LOCAL GOVT. AREA  
RIVERS STATE  
SCALE : 1:2000



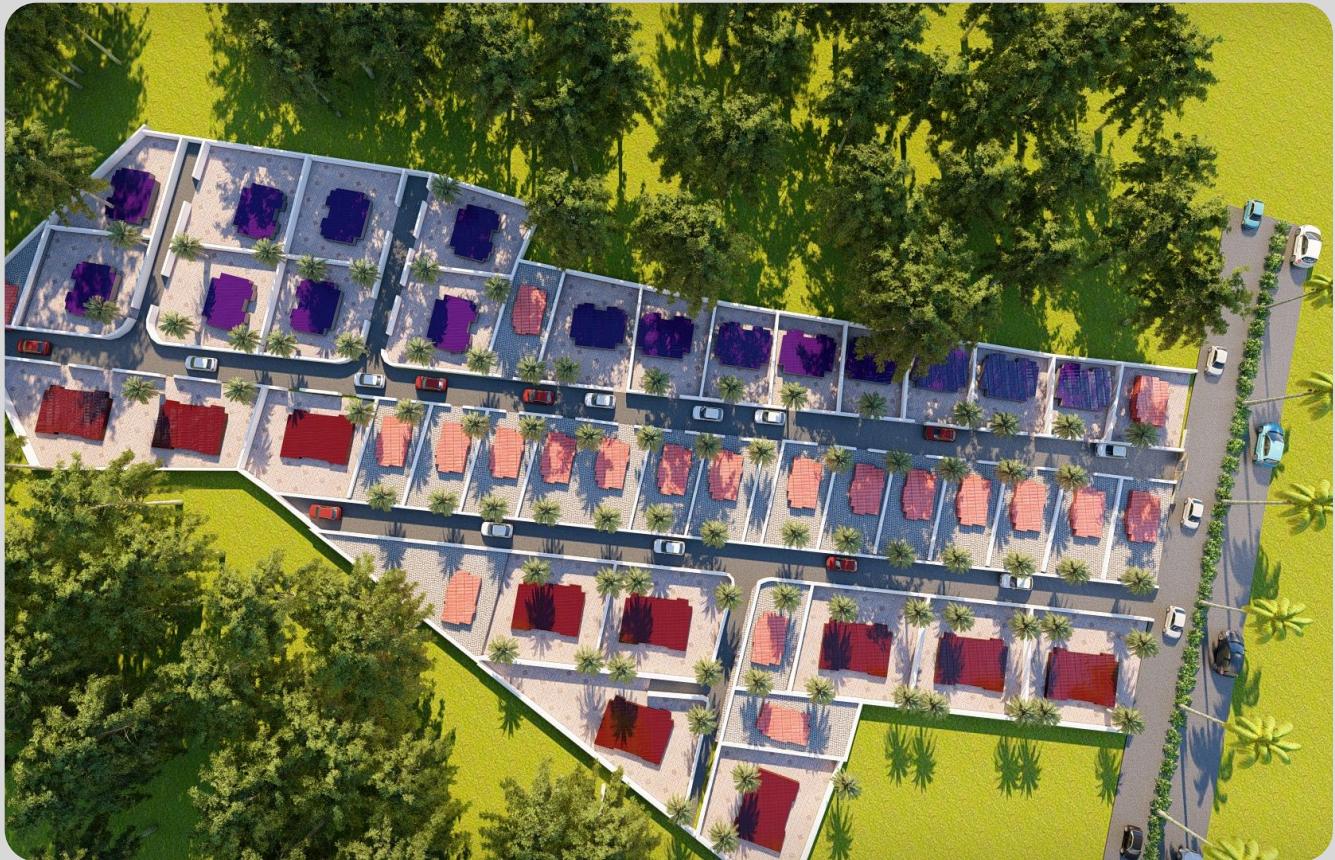
PLAN NO  
RV/4620/2025/SP-001TR



## ESTATE LAYOUT



## ESTATE 3D LAYOUT VIEW



ESTATE 3D LAYOUTVIEW



ESTATE 3D LAYOUTVIEW



GATE HOUSE VIEW



AERIAL GATE HOUSE VIEW

# FREQUENTLY ASKED QUESTIONS

1. Where is Velcrest Luxury Estate located?

**Ans: Velcrest Luxury Estate is strategically located along the Rukpokwu–Igwuruta axis in Port Harcourt, just 2 minutes before Salvation Ministries Headquarters and directly opposite the Greater Evangelism World Crusade HQ. It sits in one of the fastest-growing corridors in Port Harcourt.**

2. What type of estate is Velcrest?

**Ans: Velcrest is a buy-and-build luxury estate designed for families, professionals, and investors who value lifestyle, security, and long-term returns.**

3. What is the price of a plot?

**Ans: Standard Plot: ₦20,000,000**

4. What is the plot size?

**Ans: A standard plot is 465sqm.**

5. Is there a payment plan?

**Ans: Yes! With an initial deposit of ₦8,000,000, you can secure your plot and spread the balance over 3–6 months.**

6. Are buyers expected to pay additional fees?

**Ans: No. Once you've completed your payment for the land, there are no hidden or additional fees required.**

7. What documents come with the land?

**Ans: Every plot comes with:**

- **Registered Survey Plan**
- **Deed of Conveyance**
- **Allocation Letter**
- **Receipt of Payment**

**This ensures your investment is legally protected.**

8. What facilities will the estate provide?

**Ans: Velcrest Luxury Estate is designed with modern infrastructure, including:**

- **Gated perimeter fencing & security posts**
- **CCTV surveillance**
- **Constant power supply**
- **Central water system**
- **Well-laid road network**
- **Green/recreational areas**

# FREQUENTLY ASKED QUESTIONS

9. Is the land verified and free from encumbrance?

**Ans: Yes. Our Verification & Land Investigation Department has conducted thorough due diligence to ensure the land is authentic, secure, and free from any disputes.**

10. When was Velcrest launched?

**Ans:**

- **Online Launch: 11th August 2025**
- **Physical Unveiling: 13th September 2025**

11. Are there any incentives for buyers?

**Ans: Yes. Every buyer automatically enters our Velcrest Raffle Draw, where you can win:**

- **Lifestyle-enhancing gadgets (phones, laptops, etc.)**
- **Premium home appliances (washing machines, smart TVs, etc.)**
- **Building support materials (cement, blocks, etc.)**

12. Must all properties in the estate look the same?

**Ans: No. Velcrest does not impose a single design for all properties. However, to maintain aesthetics and harmony, buyers can request prototype architectural designs from our team. These designs are optional and can be tailored to individual preferences.**

13. Who is behind Velcrest Luxury Estate?

**Ans: Velcrest is developed by Triconna Real Estate, a trusted brand known for integrity, quality, and delivering value-driven projects.**

14. How do I buy a plot?

**Ans:**

📞 **Call 091-6000-5526 or 091-6000-5527**

💬 **Send us a DM on social media**

📍 **Visit our head office at No.167A Ebufegha Plaza, Opposite Pepperoni Flyover, Beside Holy Rock Church, Ada George, Port-Harcourt, Rivers State.**

🚘 **Book a free site inspection**



# *Certificate*

## **OF LAND VERIFICATION**

This is to certify that the property known as

Velcrest Luxury Estate

has been duly verified and investigated by the Verification and Land Investigation Department (VALID)

Following thorough checks and due diligence, this land has been confirmed to be authentic, legally accurate, and fit for transaction.



**VERIFIED  
BY VALID**

7th September, 2025

VSN No. TRX-94F7-21QJ-8M5Z



## VERIFICATION AND LAND INVESTIGATION DEPARTMENT

A SUBSIDIARY OF TRICONNA REAL ESTATE

Our team of lawyers, surveyors, and engineers handle the due diligence, checking titles, surveys, site conditions, community claims, and seller credibility.

With 50+ years of combined expertise, we protect investors from fraud, overlaps, and bad titles. Every Triconna project, including Velcrest, passes through VALID before sales begin.

Look for the “Verified by VALID” Seal, your assurance that the property is safe, genuine, and build-ready.

ONLY BUY WHAT VALID HAS VERIFIED.



# OUR PROPERTIES

## AVAILABLE ESTATE

• **VELCREST Estate** | **N20M**  
RUKPOKWU-IGWURUTA

• **pearl<sup>2</sup> HAVEN** | **N1.6M**  
IPO - OMADEME

• **SWISS<sup>2</sup> GARDENS** | **N8M**  
AKPAJO

• **LISBON** HOUSING ESTATE III | **N1.5M**  
ABARA ETCHE

## SOLD OUT ESTATES

• **JUMEIRAH** | **N8M**  
ENEKA

• **Chicago** ESTATE | **N3M**  
OMAGWA

• **SKY VIEW ESTATE** | **N3M**  
UMUNYAGU

• **pearl<sup>1</sup> HAVEN** | **N1.6M**  
IPO - OMADEME

• **SWISS<sup>1</sup> GARDENS** | **N5.5M**  
AKPAJO

• **Achievers Estate** | **N2.5M**  
IGWURUTA

## SOLD OUT ESTATES

• **LISBON** HOUSING ESTATE I | **N750K**  
ABARA ETCHE

• **LISBON** HOUSING ESTATE II | **N1.2M**  
ABARA ETCHE

## PARTNER WITH TRICONNA INVEST BEYOND LAND.

Triconna Real Estate isn't just building estates—we're creating enduring wealth platforms. From Velcrest Luxury Estate to premium projects in the pipeline, we're setting new standards in real estate. Now we're opening doors for investors to earn long-term ROI through structured projects backed by real assets.

**Invest in Triconna. Own a stake in the future of real estate.**





<b>THE COMPANY:</b>	TRICONNA INVESTMENT LIMITED
<b>REGISTRATION NO.:</b>	6977092
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<b>LEGAL OFFICE:</b>	No. 8 Chief Mba Street, Adantolu Estate, Agip by Ada George Junction. Port Harcourt, Nigeria 500262
<b>PHONE NO.:</b>	<b>(+234)9160005526</b>
<b>EMAIL</b>	info@triconna.com
<b>WEBSITE</b>	www.triconna.com
<b>SOCIAL MEDIA</b>	 @Triconna

## ACCOUNT DETAILS

<b>Account Name</b> Triconna Investment Limited	Dollar: 0931616467 Pounds: 0931616474 Euros: 0931616481
<b>Account Numbers, Currency &amp; Bank</b> 5601072413   Fidelity bank plc (NGN) 8030998956   Moniepoint mfb (NGN) 0903115138   Guaranty Trust bank (NGN)	<b>Guaranty Trust Bank</b>



When Integrity Matters  
**#ChooseTriconna**

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