



SHEFFIELD
RESIDENCE



 Moore Road, Yaba, Lagos.

A Property development of Flinx Realty



apartment

by flinx

Project Overview;

At Flinx Realty Ltd., our confidence is built on experience, not promises.

Over the years, we have delivered over 400 units across Yaba and Surulere to more than 500 satisfied clients. Many of our projects were completed months ahead of schedule. Our investors have consistently experienced timely delivery, strong rental demand, and steady appreciation.

Sheffield Residence builds on this proven legacy but with an even more refined structure and faster delivery model.

- **Built for Peace of Mind**

We believe property ownership should feel rewarding, not stressful.

That's why Sheffield Residence is designed with a professional management structure in place. From daily operations to maintenance, the system is built to protect your asset, reduce ownership burden, and preserve building quality long after delivery.

You own the asset. Our structure supports its performance.

- **Positioned for Long-Term Value**

Sheffield Residence is not just another development. It is a carefully positioned asset created for capital appreciation, long-term wealth creation, and generational legacy. The project benefits from consistent rental demand driven by working professionals, business owners, and tech talent. And when demand remains steady, value grows steadily.

- **Choice of Location With High Demand**

Location has always been central to our success. Sheffield Residence sits on Moore Road, Yaba. One of the most active and resilient areas on the Lagos Mainland. Over the years, we have demonstrated strong market confidence and we understand where the demand is high and that's why we focus on the fastest-growing real estate locations on the mainland.



Interior Of A Studio Apartment

AMENITIES





Elevator



Parking Space



Generator



GYM



24 Hrs Security



apartment

by flinx



Interior Of A One Bedroom Apartment

Payment Plan | Studio Apartment

	Outright	60 Days	4 Months
Initial Deposit	N47,000,000	N30,000,000	N20,000,000
1st Payment		N15,000,000	N10,000,000
2nd Payment		N10,000,000	N10,000,000
3rd Payment			N10,000,000
4th Payment			N10,000,000
TOTAL	N47,000,000	N55,000,000	N60,000,000

Payment Plan | One Bedroom Apartment

	Outright	60 Days	4 Months
Initial Deposit	N87,000,000	N45,000,000	N30,000,000
1st Payment		N22,500,000	N16,250,000
2nd Payment		N22,500,000	N16,250,000
3rd Payment			N16,250,000
4th Payment			N16,250,000
TOTAL	N87,000,000	N90,000,000	N95,000,000

Track Record and Experience

Flinx Realty has delivered over 300 residential units across Lagos, including:

- Wells Apartments I, II & III
- Bristol Apartments
- Leeds Prime Apartments
- Buckingham Estate

Several of these projects were fully sold out, demonstrating strong market confidence and execution capability. We have a proven system, experienced team, and strong demand in Yaba and Surulere — two of Lagos' fastest-growing real estate locations.

Some of our past projects:





Buckingham Estate

SOLD OUT / ONGOING



Wells III Apartment

SOLD OUT / ONGOING



Bristol Apartment

SOLD OUT / COMPLETED



Wells II Apartment

SOLD OUT / COMPLETED



Wells I Apartment

SOLD OUT / COMPLETED

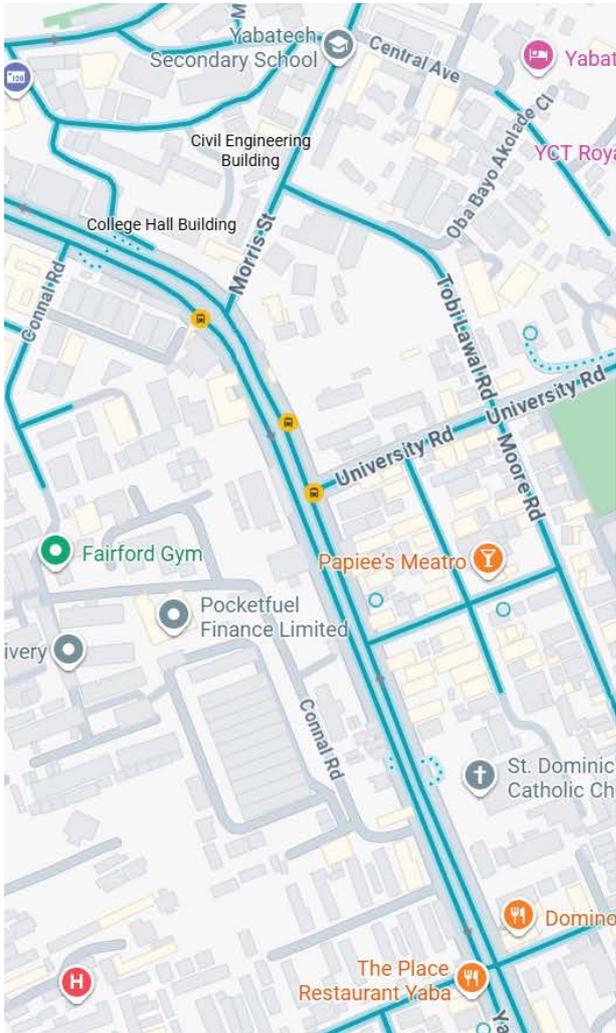


Leeds II Prime Apartment

SOLD OUT / COMPLETED

Handover Pictures





Neighborhood Highlights

SHEFFIELD RESIDENCE highly attractive landscape has a central location with access to good intra-city roads and high-network neighbourhoods.

Ozone e- centre - 5 Mins Drive

Domino Pizza - 3 Mins Drive

University of Lagos - 6 Mins Drive

Third Mainland Bridge - 21 Mins Drive

Muritala Muhammed Airport - 30 Mins Drive

Mobolaji Johnson Train Station - 6 Mins Drive

FAQ | Sheffield Residence

Where is Sheffield Residence Located?

Sheffield Residence is located on **Moore Road, Yaba**, Lagos - a well-connected urban corridor known for its accessibility and proximity to key commercial and lifestyle hubs.

Who is the developer?

Sheffield Residence is developed by **Flinx Realty**.

What is the title on the property?

The title is a Federal **Certificate of Occupancy (C of O)**.

What is the land size?

The land is **394 SQM**

Can I use my apartment for shortlet?

Yes, you can. You're free to use your apartment for shortlet. You can manage it yourself, or we can handle the management for you.

Can you manage the shortlet for me?

Yes, we can manage your apartment for shortlet.

However, it's important to note that shortlet demand has reduced over the past year due to market saturation.

Because of this, the current average annual returns are:

- **₦2.2 million** for a furnished studio apartment
- **₦3.5 million** for a furnished 1-bedroom apartment

While the average return for an unfurnished apartment:

- Studio - **₦1 million** annually
- 1-Bedroom - **₦1.2 - ₦2 million** annually

Can payments be made to consultants?

No. All payments must be made directly to **Flinx Realty Limited's** designated accounts as stated in official documentation.

FAQ | Sheffield Residence

What is the transaction process?

The purchase process typically follows these steps:

Complete subscription form

Receive and review offer letter

Make payment according to agreed terms

Receive payment receipts

Execute Contract of Sale

Survey and Deed of Assignment preparation (upon full payment)

Allocation and handover upon project completion

Are there additional costs after full payment?

Yes, there are a few additional charges:

- 5% Infrastructure Fee (for an unfurnished apartment).

This covers shared facilities such as the generator, gym, elevator etc.

- If you prefer the apartment fully furnished, the infrastructure fee will be 10% instead of 5%.
- ₦900k Documentation Fee, which covers the Deed of Assignment and Unit Survey.

Is the access road motorable?

Yes, the access road to the development is fully motorable.

Who manages the property?

Our team oversees property, including facility upkeep and general maintenance. Apartment management is optional for owners who prefer independent arrangements.

SHEFFIELD RESIDENCE



 Moore Road, Yaba, Lagos.

