



THE GROSVENORS
PLACE

New
Heights of
Grandeur

Contents

Project Overview	01
Amenities	07
Floor Plans	10
Payment Plan	15
Competitive Edge	21
About Us	25



100, AWOLOWO WAY, IKEJA

A NEW STANDARD DRIVEN *by* DESIGN

Introducing The Grosvenors Place,
Awolowo Way's newest landmark.

A limited collection of distinctive commercial and multi purpose spaces exceptionally designed by Sabreworks Real Estate Investment Limited, featuring meticulously tailored business-inspired Outlets and Office spaces, with standard amenities.

The Grosvenors Place is the latest iconic development around Nigeria's biggest technology hub, located in the heart of Lagos State..

THE VANTAGE POINT OF BUSINESS in IKEJA



Ikeja is a well-planned area and hosts several big companies and multinationals, whose multi-layered staff cadre, provide a ready flow of patronage to deserving businesses that avail them with top-notch products and services.

The Computer Village at Ikeja pulls in customers from across Nigeria and Lagos metropolis into the Ikeja axis. These potential customers would require ancillary services that guarantees the patronage you seek.

Those who want to catch big fishes must venture on the high seas and that is where Ikeja, the capital city of Lagos State presents a unique opportunity for businesses with high economic potential.

The monetary value for rent in Ikeja will progressively increase at an astronomical rate in accordance with demand.



A FRESH PERSPECTIVE FROM THE INSIDE OUT

Five floors and a basement of comfort and safety inspired amenities that lets you

SHOP, WORK *and* PLAY



AMENITIES



Stylishly designed Shopping Mall with an exceptional ambience and feel



Best-in-class facility management services



Spacious Car Park



Fully serviced



State-of-the-Art Conveniences



Smoke detectors and fire extinguishers



Uninterrupted power supply system



Centrally located Sunscreen Windows



Elegant finishes



Clean Potable Water



Top range energy efficient Lighting and Fittings



Lift to all floors



24/7 security services with CCTV camera



Designated Relaxation Center



OTHER FEATURES

ACROSS ALL FLOORS

- Linear Micro Window
- Heat Extractor
- Cooling system
- State-of-the-Art Wall finishing
- Gentle gradient ramp
- 24/7 Manpower Security
- Under Vehicle Inspection Camera and CCTV Surveillance
- Functional Access Via Elevator and Stairwell
- Basement Car Parking Space
- Parking Guidance Management
- Bicycle Parking Facilities
- Pedestrian Safety Measures
- Emergency Preparedness & Management System (Smoke Detector, Sprinklers, Emergency Exits, Assembly Point, Fire Alarm System)
- Ample Storage
- Expansive Open Layout
- Abundant Natural Light
- High Ceilings
- Unique Architectural Features
- Prime Location
- State-of-the-Art & Green Lighting System
- Robust Signage Management System
- Nearby Amenities
- Penthouse view

KNOW YOUR NEIGHBOURHOOD

Grosvenors Place is located on 100 Awolowo Way, the highly sought after commercial and residential district of Ikeja, leading into several streets/roads like Kodesho Street (Computer Village), Allen Avenue-Opebi road, Aromire-Adeniyi Jones Street, Kudirat Abiola Way and Lagos State Secretariat, Alausa.

This easy access makes it the perfect choice of discerning individuals who wants to attract the right customers.



Computer Village, Ikeja



Ikeja City Mall



Alausa, Ikeja



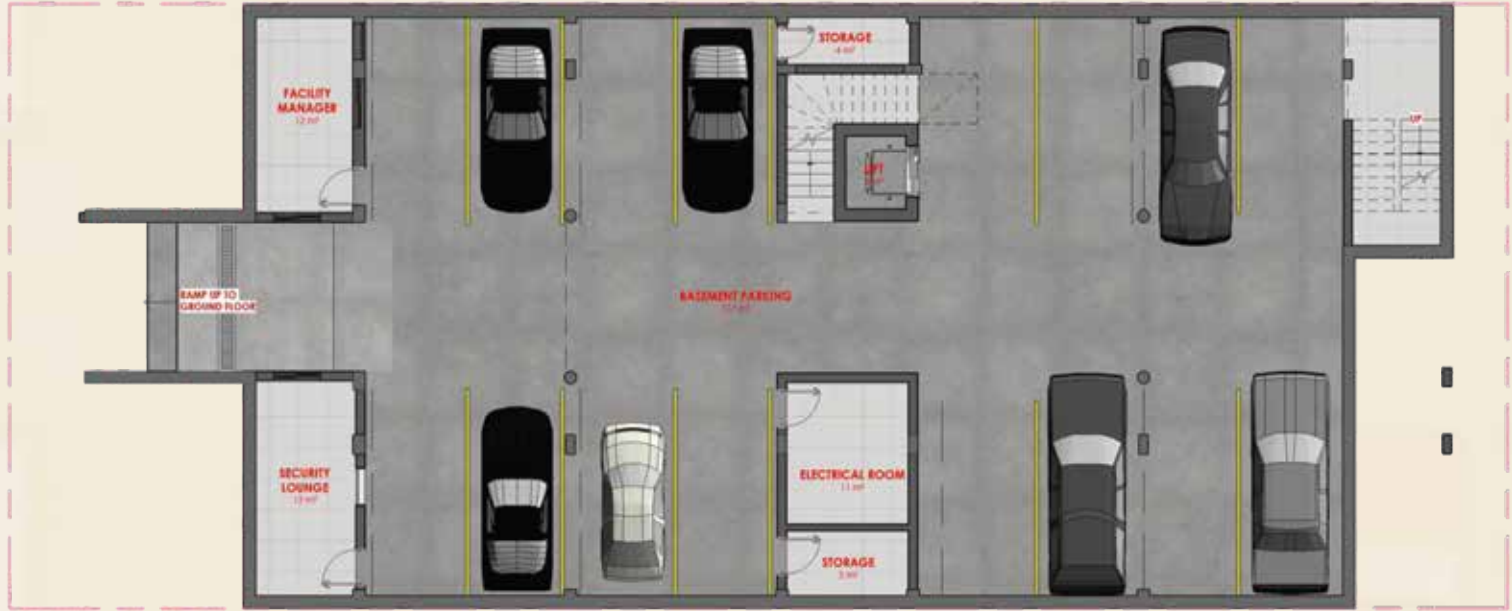
Murtala Mohammed International Airport, Ikeja

Grosvenors Place
100
Obafemi Awolowo Way

Ikeja

BASEMENT PARKING SPACE

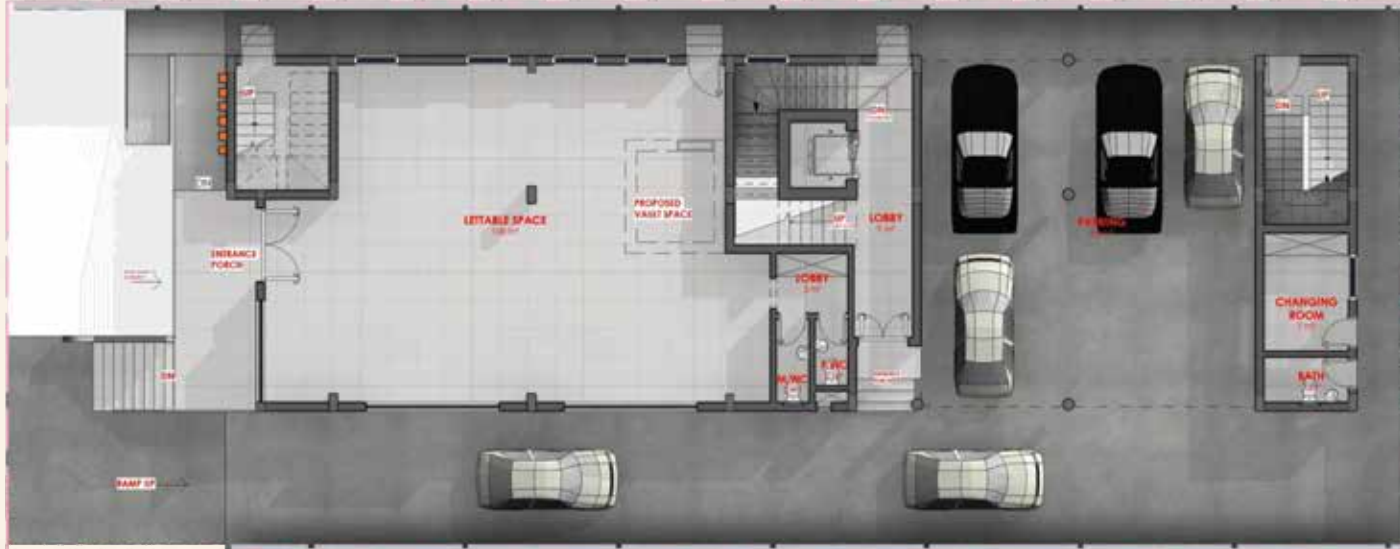




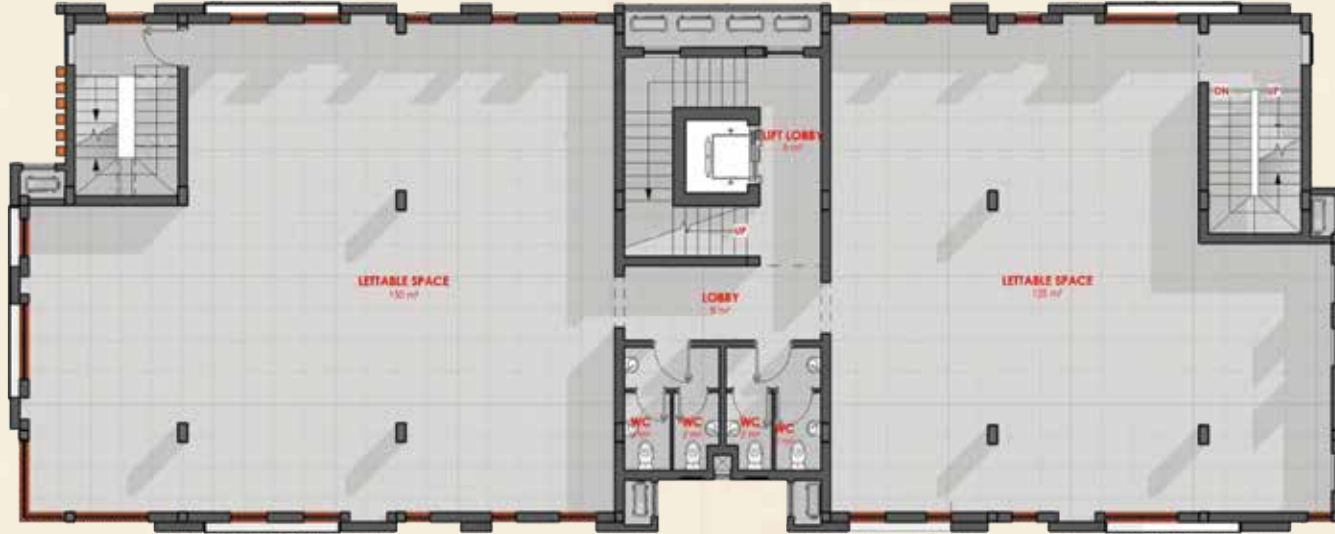
BASEMENT FLOOR PLAN

Ground - 4th Floor

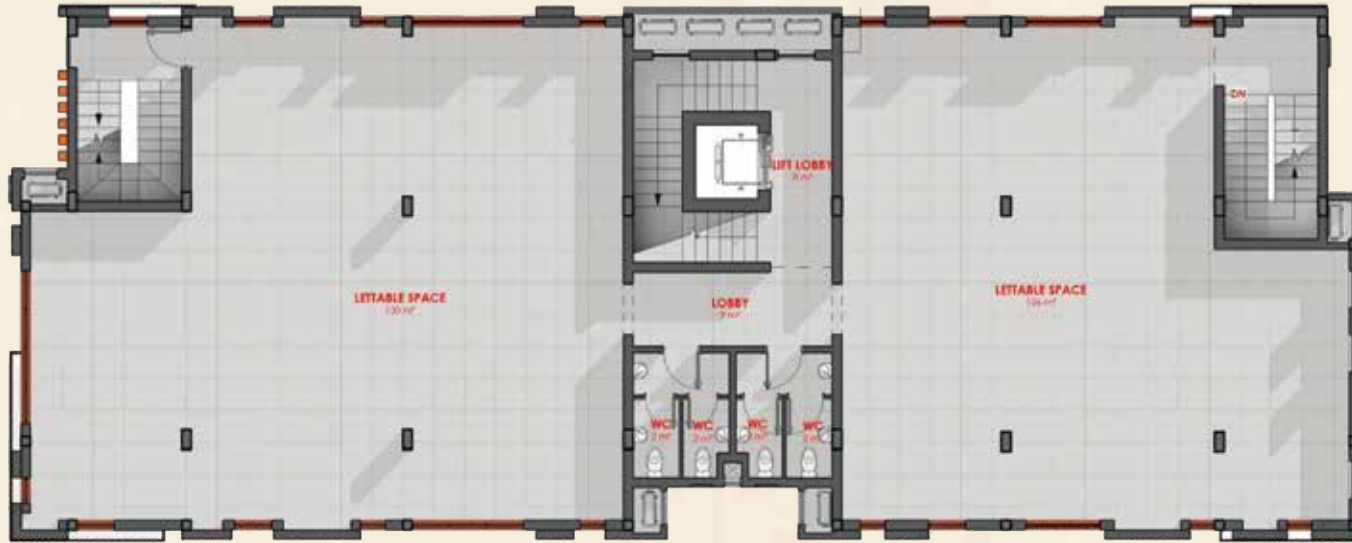




GROUND FLOOR PLAN



FIRST & THIRD FLOOR PLAN



SECOND & FOURTH FLOOR PLAN

PAYMENT PLAN



OUTRIGHT PAYMENT PLAN

PRICING

MINIMUM
PURCHASE
20SQM

FLOORS

TOTAL SQM

RATE PER SQM

Ground Floor
First Floor
Second Floor
Third Floor
Fourth Floor

60
236
236
236
236

N2,000,000
N2,000,000
N1,900,000
N1,900,000
N1,800,000



SHOP, WORK *and* PLAY

INSTALLMENT PAYMENT PLAN

PRICING

MINIMUM
PURCHASE
20SQM

40%

Down Payment

FLOORS

	TOTAL SQM	RATE PER SQM 6 MONTHS	RATE PER SQM 12 MONTHS	RATE PER SQM 18 MONTHS
Ground Floor	60	N2,200,000	N2,350,000	N2,500,000
First Floor	236	N2,200,000	N2,350,000	N2,500,000
Second Floor	236	N2,100,000	N2,400,000	N2,600,000
Third Floor	236	N2,100,000	N2,400,000	N2,600,000
Fourth Floor	236	N2,000,000	N2,450,000	N2,700,000



BUY BACK WITH DIVIDEND

PRICING



INVESTMENT AMOUNT	%	PROFIT AFTER 12 MONTHS	%	PROFIT AFTER 12 MONTHS
N20,000,000	30%	N26,000,000	40%	N28,000,000
N40,000,000	30%	N52,000,000	40%	N56,000,000
N50,000,000	30%	N65,000,000	40%	N70,000,000
N80,000,000	30%	N104,000,000	40%	N112,000,000

(Tenure can be reviewed)



30% GUARANTEED
RETURNS ON INVESTMENT
IN 12 MONTHS

COMPETITIVE EDGE

- Discover the remarkable advantages of our exclusive Offices, Shops, and Mall spaces in this renowned commercial hub. With a limited supply of such spaces in this thriving environment, our facility stands out as a prime opportunity for businesses seeking exceptional premises.
 - The competitive landscape is set to undergo significant shifts due to the Lagos State government's plan to relocate the prominent Computer Village away from the vicinity. As a result, the demand for office spaces in our facility is poised to skyrocket, presenting a unique advantage for businesses looking to establish themselves in this coveted location.
 - Furthermore, ongoing road expansions and bridge constructions in the area are transforming the infrastructure, ensuring improved accessibility and connectivity. This development further enhances the desirability of our spaces, enabling businesses to flourish and thrive in a vibrant and evolving environment.
 - Considering the limited supply and the forecasted surge in demand, our facility presents a strategic advantage when it comes to rental rates. As demand increases, the rent for our spaces will continually rise at an astronomical rate, providing a lucrative investment opportunity for discerning businesses.
- Don't miss out on this exceptional opportunity to establish your business in a coveted location.



■ Sales Agreement

SUBSCRIPTION FORM

Surname:

Tel:

Nationality:

Occupation:

Other Names:

E-Mail:

Address:

Gender:

NEXT OF KIN

Surname:

Tel:

Nationality:

Occupation:

Other Names:

E-Mail:

Address:

Gender:

INTEREST

OUTRIGHT PLAN

INSTALMENT PLAN

INVESTMENT PLAN

(Please indicate no. of square meters)

HOW DID YOU HEAR ABOUT US?

Social Media, Website, Advertisement, Staff, Partner

Please state here

FAQS

FREQUENTLY ASKED QUESTIONS

How many Square Meters is on each Floor?

• Ground Floor	60 Square Meters	N2, 000,000.00 Per Square Meter
• 1st Floor	236 Square Meters	N2, 000,000.00 Per Square Meter
• 2nd Floor	236 Square Meters	N1, 900,000.00 Per Square Meter
• 3rd Floor	236 Square Meters	N1, 900,000.00 Per Square Meter
• 4th Floor	236 Square Meters	N1,800,000.00 Per Square Meter

What is the minimum acceptable square meter purchase?

Twenty (20) Square Meters is the minimum purchase.

Are there installment plans?

Yes, there are installment plans.

What documentation(s) covers this project?

Registered Survey, Deed of Conveyance, Building Plan Approval.

What correspondences do I receive upon completion of all fees?

Invoice(s), Receipt, Contract of Sales, Deed of Assignment, Deed of Partitioning and a Memorandum of Understanding.

Is there space for Car Park?

Yes, there is sufficient Car park space, there is an underground parking space and a spare Car Park on the ground floor.

Can I re-sell my space?

Yes, you can.

ABOUT US



Over the past five years, Sabreworks Real Estate Investment Limited has made significant strides in the Nigerian Real Estate Industry. Our commitment to excellence, integrity and customer satisfaction has led us to numerous achievements, including successful property acquisitions, sales and construction projects, as well as effective investment management and intermediation services.

We have built a reputation for delivering exceptional value and investment opportunities to our clients, thanks to our market insights, industry knowledge and strategic partnerships.

We have helped countless clients achieve their real estate goals whether it be buying their dream home, selling a property quickly and efficiently, or building a successful real estate investment portfolio.

Our team of seasoned professionals has the expertise, resources and market insights to help you navigate the complex and dynamic real estate market. With Sabreworks, you can be confident that you're working with a trusted partner that is committed to delivering exceptional service results.

Contact us today to learn more about how we can help you achieve your real estate objectives


OUR PARTNERS








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