

THE  
SAGE

LUXURY | SPACE | SMART HOME

VICTORIA ISLAND

# THE SAGE

VICTORIA ISLAND

INITIAL DEPOSIT AS LOW AS  
**N10,999,999.00**

PROMO ENDS  
JULY 2022



DEVELOPED BY





THE  
**SAGE**  
VICTORIA ISLAND

INITIAL DEPOSIT AS LOW AS  
**N10,999,999.00**

PROMO ENDS  
JULY 2022



DEVELOPED BY  **THE nitlomes**

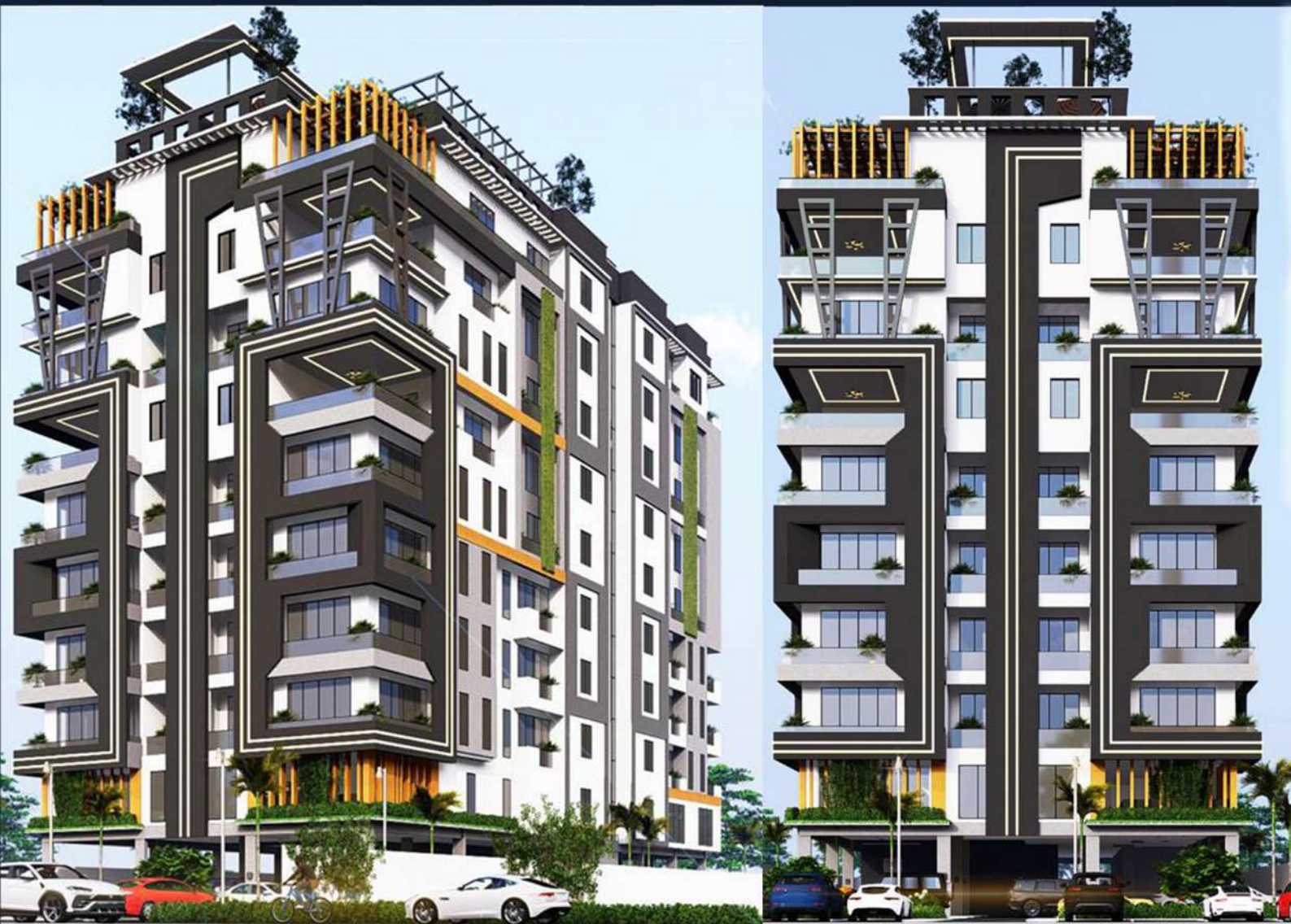


# THE SAGE

VICTORIA ISLAND

INITIAL DEPOSIT AS LOW AS  
**N10,999,999.00**

PROMO ENDS  
JULY 2022



DEVELOPED BY  **THE nitlomes**

A PREMIUM RESIDENTIAL PROJECT

# AN EPITOME OF LUXURY TO LEAD YOUR WAY OF LIFE.

The **SAGE** is a stunningly designed 10-Storey Contemporary high-rise building with its focus on **LUXURY, SPACE and SMART HOME TECHNOLOGY.**

Located in the fast developing **WATERFRONT HUB** of Victoria Island, it sets a new **LIFESTYLE** standard of **LIVE, WORK and PLAY.** With its elegant and sleek exterior, it provides its owners a state-of-the-art **VIEW** of its serene environment. Likewise, the sophisticated interior space design provides the comfort and relaxation each owner deserves..

The **SAGE** offers high-end amenities and facilities that will allow its residents to experience life at its fullest. It is a premium residential project that will offer an epitome of luxury to lead your way of life.

Water Corporation drive is the new fast-rising hub of residential home in Lagos State.

# THE NEW LIFESTYLE HUB OF LAGOS.

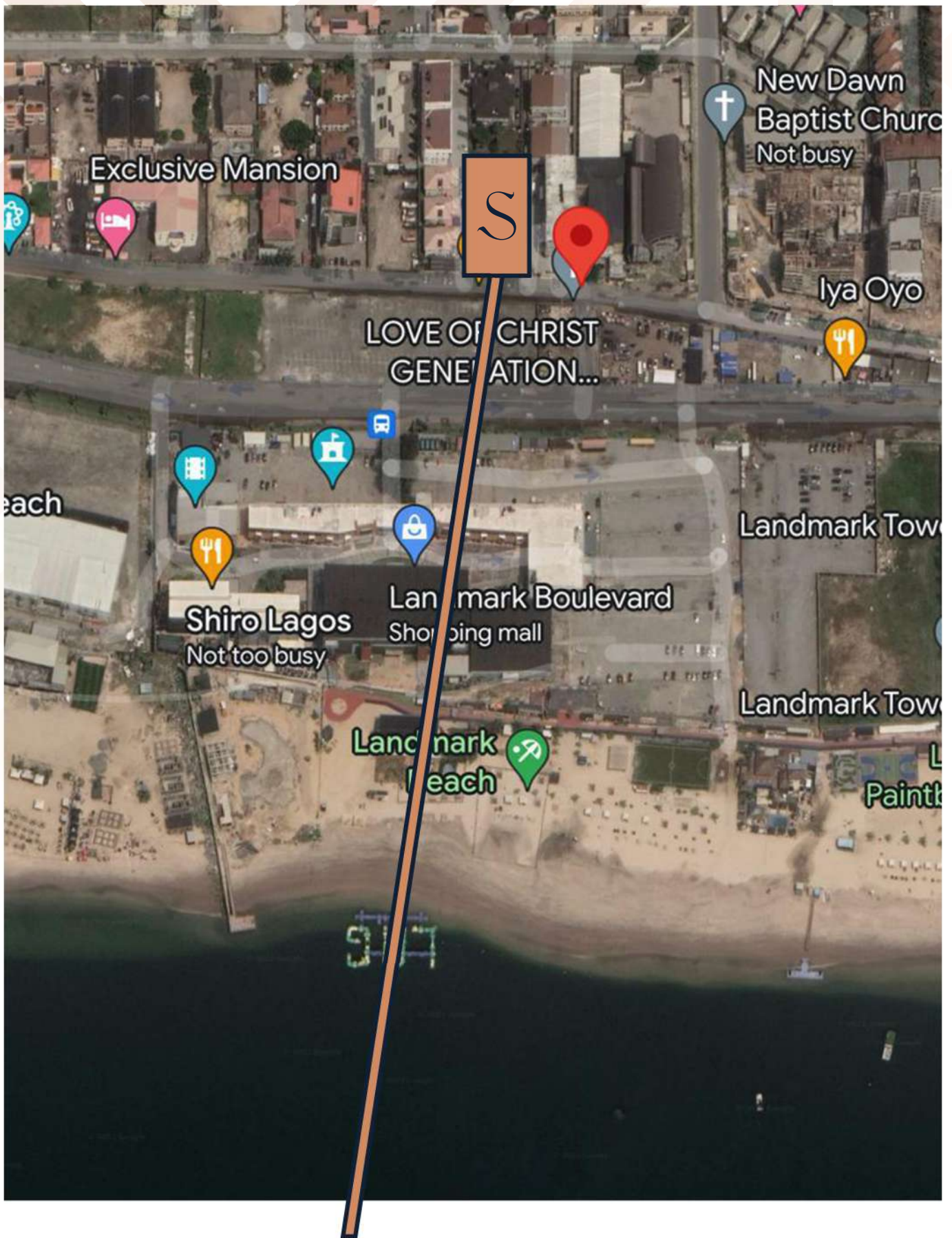
The **SAGE** is located in the fastest rising Water Corporation Drive in Victoria Island. The location is in the heart of a new growing lifestyle standard for Lagos.

Its location allows for effective and efficient connection to different financial, commercial, recreation, business parts of Victoria Island that caters to the basic needs of residents.

It is located along beach front in Victoria Island which is home to many remarkable projects and notable project including:

- Landmark Beach
- Oniru Beach
- Upcoming Landmark Water View Tower
- The RESIDENCES II by Deluxe Homes
- The Oceanna Tower
- Twinwaters Lagos





**THE SAGE**  
Water Corporation Drive,  
Off Ligali Ayorinde Street, Victoria Island.  
Just opposite Landmark Beach Project





## WHY WATER CORPORATION DRIVE?

This location allows for efficient connection to Victoria Island & Lekki environs:

This Location brings:

- **Leisure** - Access to all forms of entertainment, fun beach front activities,
- **Business** - Easy reach to the Victoria Island
- **Bars & Restaurant** - There are vast range of metropolitan bars & restaurant for exploration.
- **Market** - Easy access to Supermarket, like Shoprite, Renee Supermarket.



## FEATURES AND AMENITIES

# HERE, EXCLUSIVE PRIVILEGES COME ALL-INCLUSIVE.



Swimming Pool



Gym



Standby Generator



Fitted Kitchen



Water treatment



Sewage treatment



CCTV Camera



Super-fast Internet



A/C installation



Two elevators



2 Parking spaces per unit



Smart Home



Shared workstations & boardrooms



4-bed maisonette and 3-bed Pent floor comes with swimming pool and children's play area and more.

# THE BLOCK

## BRIEF OF SAGE

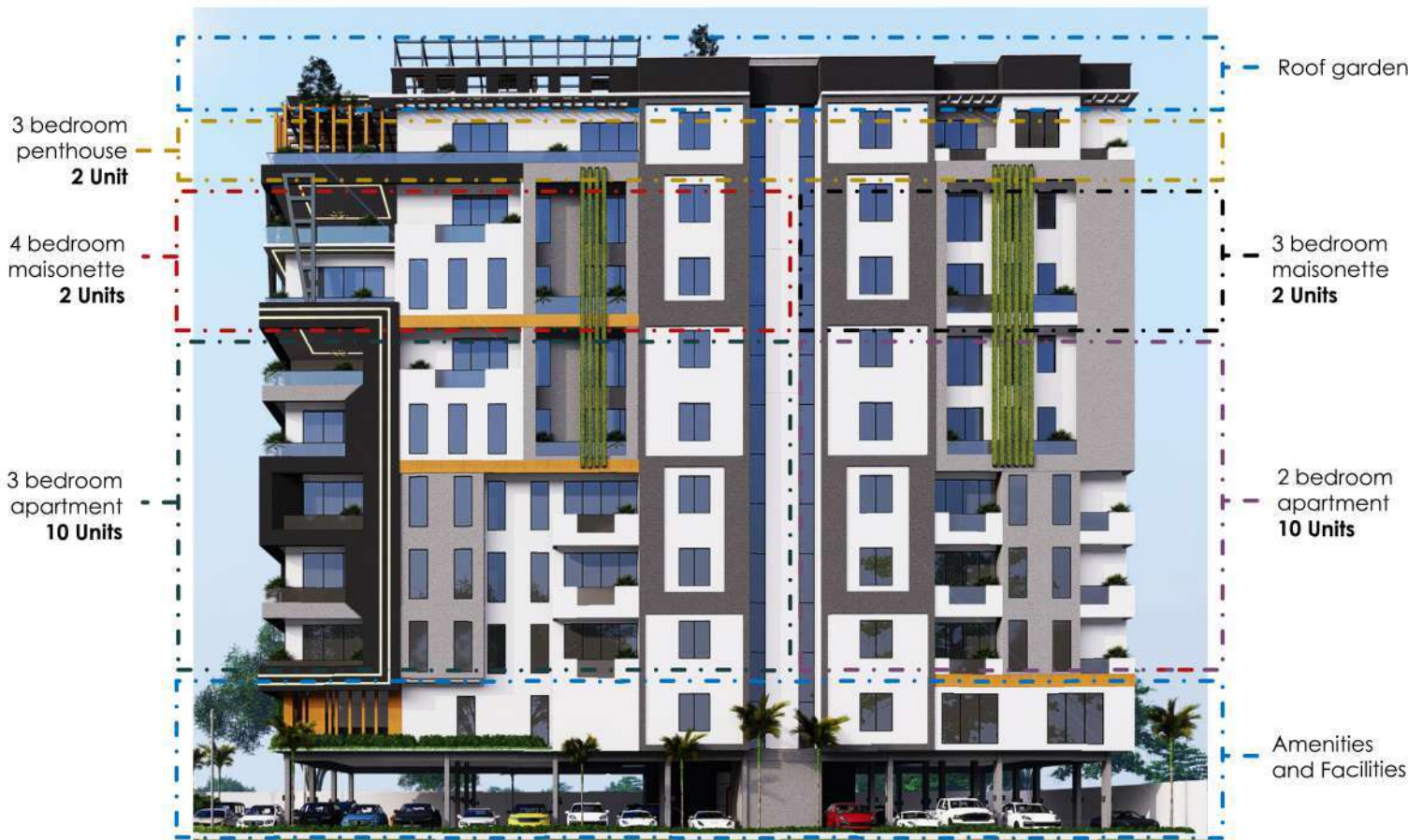


Floor Level	Floor Detail
Ninth Floor (Level 9)	3 Bedroom Penthouse + Terrace + B.Q (2 Units).
Seventh Floor (Level 8) to Eighth Floor (Level 8)	3 Bedroom Maisonette +Terrace + B.Q (2 Units). 4 Bedroom Maisonette +Terrace + B.Q (2 Units).
Second Floor (Level 2) to Sixth Floor (Level 6)	2 Bedroom + Terrace + B.Q (10 Units) 3 Bedroom + Terrace + B.Q (10 Units)
First Floor (Level 1)	Swimming Pool, Gym, Bar, Lounge, Children Playground,
Ground Floor	Car Park, Security Post, Services

## COMPOSITION OF TYPOLOGIES



# THE BLOCK



## COMPOSITION OF TYPOLOGIES

# THIS IS THE SAGE.

**26**  
**UNITS**

**1350**  
**SQM**

**9**  
**FLOORS**



TITLE DOCUMENT  
GOVERNORS CONSENT



# FLOOR PLANS



TWO-BEDROOM  
APARTMENT  
(WITH BQ)

**Off Plan Sale**

UNIT PRICE (IN NIGERIAN NAIRA)

**N110,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$200,000**





## TYPICAL LAYOUT

SPACE	AREA
1. Main Lounge	47 sqm
2. Balcony	3 sqm
3. Visitors Toilet	3 sqm
4. Kitchen	14 sqm
5. BQ & Toilet	9 sqm
6. Store	3 sqm
7. Bedroom 01	7 sqm
8. Bedroom 01 Terrace	2 sqm
9. Bedroom 01 Toilet	6 sqm
10. Bedroom 02	20 sqm
11. Bedroom 02 Terrace	3 sqm
12. Bedroom 02 Toilet	7 sqm

**Total Area of 2-bedroom apartment: 160sqm**



THREE-BEDROOM  
APARTMENT  
(WITH BQ)

Limited Off plan sale

UNIT PRICE (IN NIGERIAN NAIRA)

**N140,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$255,000**





## TYPICAL LAYOUT

SPACE	AREA
1. Main Lounge	48 sqm
2. Balcony	3 sqm
3. Visitors Toilet	3 sqm
4. Kitchen	21 sqm
5. BQ & Toilet	9 sqm
6. Store	3 sqm
7. Bedroom 01	15 sqm
8. Bedroom 01 Lobby	10 sqm
9. Bedroom 01 Toilet	4 sqm
10. Bedroom 02	19 sqm
11. Bedroom 02 Terrace	5 sqm
12. Bedroom 02 Toilet	5 sqm
13. Masters Bedroom	31 sqm
14. Masters Bedroom Terrace	6 sqm
15. Masters Bedroom Toilet	6 sqm

**Total Area of 3-bedroom apartment : 225sqm**



THREE-BEDROOM  
MAISONETTE  
(WITH BQ 2 LIVING ROOMS + CINEMA)

UNIT PRICE (IN NIGERIAN NAIRA)

**N350,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$635,000**





## TYPICAL LAYOUT (FIRST FLOOR)

SPACE	AREA
1. Main Lounge	55 sqm
2. Balcony	7 sqm
3. Visitors Toilet	3 sqm
4. Kitchen	14 sqm
5. BQ & Toilet	9 sqm
6. Store	3 sqm
7. Cinema	17 sqm
8. Bedroom 01	19 sqm
9. Bedroom 01 Terrace	3 sqm
10. Bedroom 01 Toilet	4 sqm
11. Bedroom 02	1 sqm
12. Bedroom 02 Terrace	5 sqm
13. Bedroom 02 Toilet	5 sqm
14. Masters Bedroom	31 sqm
15. Masters Bedroom Terrace	6 sqm
16. Masters Bedroom Toilet	6 sqm

**Total Area of 3-bedroom maisonette: 300sqm**



## TYPICAL LAYOUT (SECOND FLOOR)

SPACE	AREA
1. Family Lounge	37 sqm
2. Bedroom 02	22 sqm
3. Bedroom 02 Toilet	7 sqm
4. Box Room	5 sqm
5. Masters Bedroom	26 sqm
6. Masters Bedroom Closet	7 sqm
7. Masters Bedroom Terrace	4 sqm
8. Masters Bedroom Toilet	8 sqm

**Total Area of 3-bedroom maisonette: 300sqm**





**FOUR-BEDROOM  
MAISONETTE  
(WITH BQ 2 LIVING ROOM, CINEMA & POOL)**

UNIT PRICE (IN NIGERIAN NAIRA)

**N450,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$785,000**



## TYPICAL LAYOUT (FIRST FLOOR)

SPACE	AREA
1. Main Lounge	57 sqm
2. Balcony	5 sqm
3. Visitors Toilet	3 sqm
4. Kitchen	21 sqm
5. BQ & Toilet	9 sqm
6. Store	3 sqm
7. Cinema	18 sqm
8. Bedroom 01	19 sqm
9. Bedroom 01 Terrace	5 sqm
10. Bedroom 01 Toilet	5 sqm
11. Lobby	8 sqm
12. Bedroom 02	29 sqm
13. Bedroom 02 Terrace	10 sqm
14. Bedroom 02 Toilet	6 sqm

**Total Area of 4-bedroom maisonette: 452sqm**



## TYPICAL LAYOUT (SECOND FLOOR)

SPACE	AREA
1. Family Lounge	39 sqm
2. Bedroom 03	21 sqm
3. Toilet	8 sqm
4. Bar	4 sqm
5. Box Room	6 sqm
6. Master Bedroom	41 sqm
7. Master Bedroom Toilet	12 sqm
8. Master Bedroom Closet	17 sqm
9. Swimming Pool + Terrace	39 sqm

**Total Area of 4-bedroom maisonette: 452sqm**





THREE-BEDROOM  
PENTHOUSE  
(WITH BQ ANTE ROOM,  
2 LIVING ROOM, CINEMA & POOL)

UNIT PRICE (IN NIGERIAN NAIRA)

**N415,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$750,000**



## TYPICAL LAYOUT

SPACE	AREA
1. Ante Room	16 sqm
2. Main Lounge	53 sqm
3. Terrace	5 sqm
4. Visitors Toilet	3 sqm
5. Bar	3 sqm
6. Kitchen	22 sqm
7. BQ & Toilet	14 sqm
8. Masters Bedroom	37 sqm
9. Masters Bedroom Closet	17 sqm
10. Masters Bedroom Toilet	12 sqm
11. Pool & Terrace	38 sqm
12. Family Lounge	38 sqm
13. Bar	3 sqm
14. Box Room	5 sqm
15. Terrace	3 sqm
16. Cinema	16 sqm
17. Bedroom 01	17 sqm
18. Terrace	3 sqm
19. Toilet	6 sqm
20. Bedroom 02	20 sqm
21. Terrace	3 sqm
22. Toilet	6 sqm

**Total Area of 3-bedroom penthouse: 400sqm**

# PAYMENT PLANS

## OPTION A: OFF PLAN SALES (LIMITED OFFER)

- **SINGLE UNIT SALE** – **100%** payment of the sale price within fourteen (14days) from date of acceptance of offer letter will attract a **5% DISCOUNT**.

- **MULTIPLE UNITS SALE** - **100%** payment of the sale price on **TWO DIFFERENT UNIT TYPES** within fourteen (14days) from date of acceptance of offer letter will attract a **10% DISCOUNT**.

## OPTION B: PROJECT STAGE PAYMENT 1

- **INITIAL DEPOSIT: 50%** of the sale price payable within fourteen (14days) from date of acceptance of offer letter

**Single Unit Sale** – This will attract a **2.5% discount**

**Multiple Unit Sale** – This will attract a **5% discount**

- **THE BALANCE** would be paid as follows:

- **25%** of total Sale price upon commencement of **Roofing Works**
- **20%** of total Sale Price upon commencement of **External works**
- **5%** of total sales price on **Handing Over of keys**



## OPTION C: PROJECT STAGE PAYMENT 2

- **INITIAL DEPOSIT: 20%** of the sale price payable within fourteen (14days) from date of acceptance of offer letter

- **THE BALANCE** would be paid as follows:

- **30%** of total Sale price upon commencement of **Third-Floor Slab Works**
- **25%** of total Sale price upon commencement of **Roofing Works**
- **20%** of total Sale Price upon commencement of **External Works**
- **5%** of total sales price on **Handing Over of keys**

## OTHER PAYMENTS

**VAT: 7.5%** of the Sale Price being Value added Tax(VAT) to be paid with the last installment of the allocated Unit Type

**DOCUMENTATION FEES – 5%** of the Sale Price for the preparation of necessary transfer document payable before handover and execution of Deed of Sub-Lease.

# INVESTMENT OPTIONS

## OPTION A: MONEY MARKET INVESTMENT

NAIRA Investment (N)	ROI /per Annum
10,000,000.00 – 25,000,000.00	10%
26,000,000.00 - 50,999,999.00	14%
51,000,000.00 - 84,999,999.00	16%
85,000,000.00 - 109,999,999.00	18%
110,000,000.00 - 200,000,000.00	20%

DOLLAR Investment (\$)	ROI /per Annum	Interest plus 30% projection
50,000.00 – Below	4%	34%
51,000.00 - 100,000.00	6%	36%
101,000.00 - 200,000.00	7%	37%
201,000.00 - 300,000.00	9 %	39%
300,000.00 - Above	11%	41%

\*\* The current dollar to naira rate is N575/\$1. It is projected that the dollar to the naira exchange rate will have Appreciated by 30% in 12 months to N745/\$1

## OPTION B: SHORT-LET INVESTMENT

UNIT CHARGE	RENTAL INCOME (per day)	60% AVERAGE OCCUPANCY (220days)	Avg no. of years for Recovery
2 Bedroom Apartment	N120, 000.00	N26, 400,000.00	5.5 years
3 Bedroom Apartment	N150, 000.00	N33, 000,000.00	6 years
3 Bedroom Maisonette	N225, 000.00	N49, 500,000.00	7 years

## OPTION C: CO- OWNERS MEMBERSHIP INVESTMENT (LIMITED OFFER)

This option would be available upon request. It is also a guaranteed way of benefitting through a Membership - investment system, which can either be integrated into the MONEY MARKET or SHORT-LET Portfolio. We would be looking at a system in which CO-Owners are allotted their Investment and like wise Returns on investment based on square area of space in any Unit Type.



# WHY INVEST IN THE SAGE

We aim to guarantee that our investors get the best **VALUE FOR MONEY** because we focus on the following:

- **LOCATION**; Its location near landmark Beach, Oniru beach, Deluxe Homes and other High scale Developments guarantees Upward Return on investment.
- **SPACE SIZES**; We set apart our Developments by the sizes of our rooms when compared to its contemporaries in the vicinity. Our living room, Master Bedroom and kitchen Sizes are Minimum 30% more in Floor square area.

<b>SPACES</b>	<b>AVERAGE SQUARE AREA</b> (others)	<b>AVERAGE SQUARE AREA</b> (The Sage)
Living/ Dining room	35sqm	48sqm
Kitchen	15sqm	20sqm
Masters Bedroom	22sqm	30sqm



- **AUTOMATION/TECHNOLOGY**; The Automation of the Development gives the investors value for their money. Provision of access key locks in and out of the building, Smart home technology, internet and data Management provision,

- **HOSPITALITY MANAGEMENT**; The property would be managed by a Reputable Hospitality and Short-Let brand who will guarantee that our investors earn appreciable income upon operation.

- **POWER SAVINGS**; Our partnership with **ENERIV** (an affordable Energy company) would be beneficial to investors who seek to enjoy low power cost for their investments through the merging of **SOLAR, TURBINE, GENERATOR, INVERTER** Technology with our local **EKEDC** Grid-line.

## CONTACT US:

The Unit Homes  
Plot 20, water corporation drive , opposite landmark  
events center,victoria island , lagos.

info@theunithomes.com  
enquiries@theunithomes.com

+234 809 548 0410  
+234 913 374 5712

## Property Address:

Water Corporation Drive,  
Off Ligali Ayorinde Street, Victoria Island.  
Just opposite Landmark Beach Project

DEVELOPED BY  THE **Unit Homes**

## LEGAL NOTICES

1. This brochure is designed as a service to our customers and may be used for information purposes only. All items are subject to modification, change and/or being withdrawn at any time in the sole discretion of Unit Homes.
2. Unit Homes, its subsidiaries, affiliates, contractors, agents, employees, licensees, and/or assigns are in no way responsible or liable for any damages whether they be direct, indirect, punitive, special, consequential, contribution or indemnity of any kind whatsoever, however caused, arising out of the use or non-availability of this brochure. Additionally, access to third-party Internet sites linked to this brochure are at the user's own risk and Unit Homes is not responsible for the accuracy or reliability of any information, opinion, advice, statements or transactions made on these sites.
3. Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate, and all floor plans are subject to change.
4. Offer void where prohibited or otherwise restricted by law. Prices may not include upgrades and options. Association and other fees may be required. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Improvements and recreational features and amenities described are based upon current development plans which are subject to change and which are under no obligation to be completed. Floor plans and elevations are artist's conception and are not intended to show specific detailing. Floor plans are the property of developer and its affiliates and are protected by Nigerian copyright laws. For further information, please see a Sales Associate. This is not an offering in any state where prohibited or otherwise restricted by law. ©
5. The photographs displayed in this brochure may be stock photography and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.
6. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2022, Unit Homes. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. Additionally, This Website may contain or reference trademarks, copyrighted materials, trade secrets, technologies, products, processes or other proprietary rights of the Developer and/or other parties. No license to or right in any such trademarks, copyrighted materials, trade secrets, technologies, products, processes and other proprietary rights of Developer and/or other parties is granted to or conferred upon you.

## DISCLAIMERS

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY THE NIGERIAN LAW, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

## RENDERINGS

The sketches, renderings, graphic materials, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. The photographs contained in this brochure have been taken off-site and are merely intended as illustrations of the concepts depicted therein. Nothing herein shall constitute an offer to sell, or a solicitation of offers to buy, in states in which such offers or solicitations cannot be made.