



THE  
SAGE

LUXURY | SPACE | SMART HOME

VICTORIA ISLAND

# THE SAGE

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THE SAGE

DEVELOPED BY



THE nitomes



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..

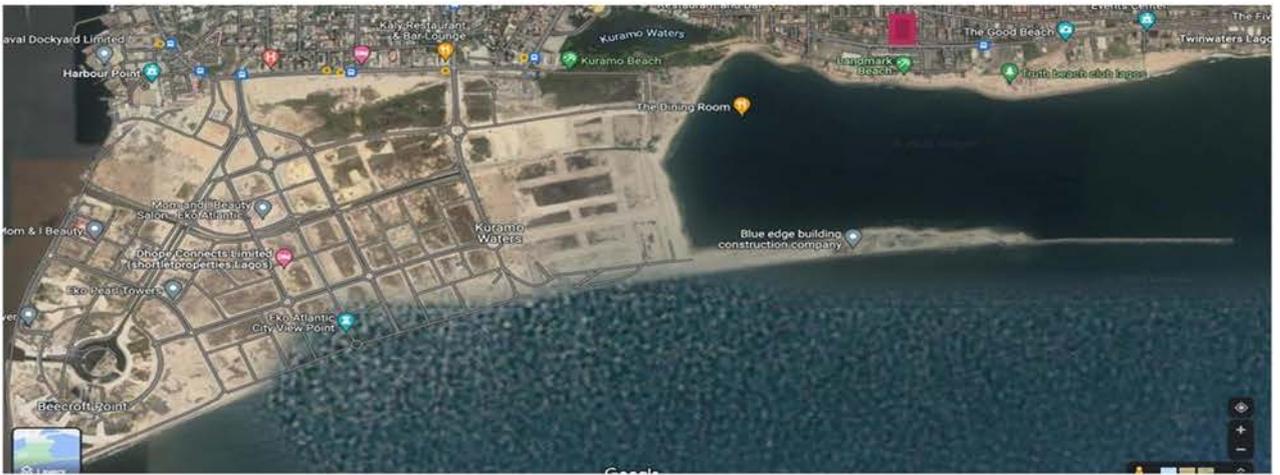
The **SAGE** offers high-end amenities and facilities that will allow its residents to experience life at its fullest. It is a premium residential project that will offer an epitome of luxury to lead your way of life.

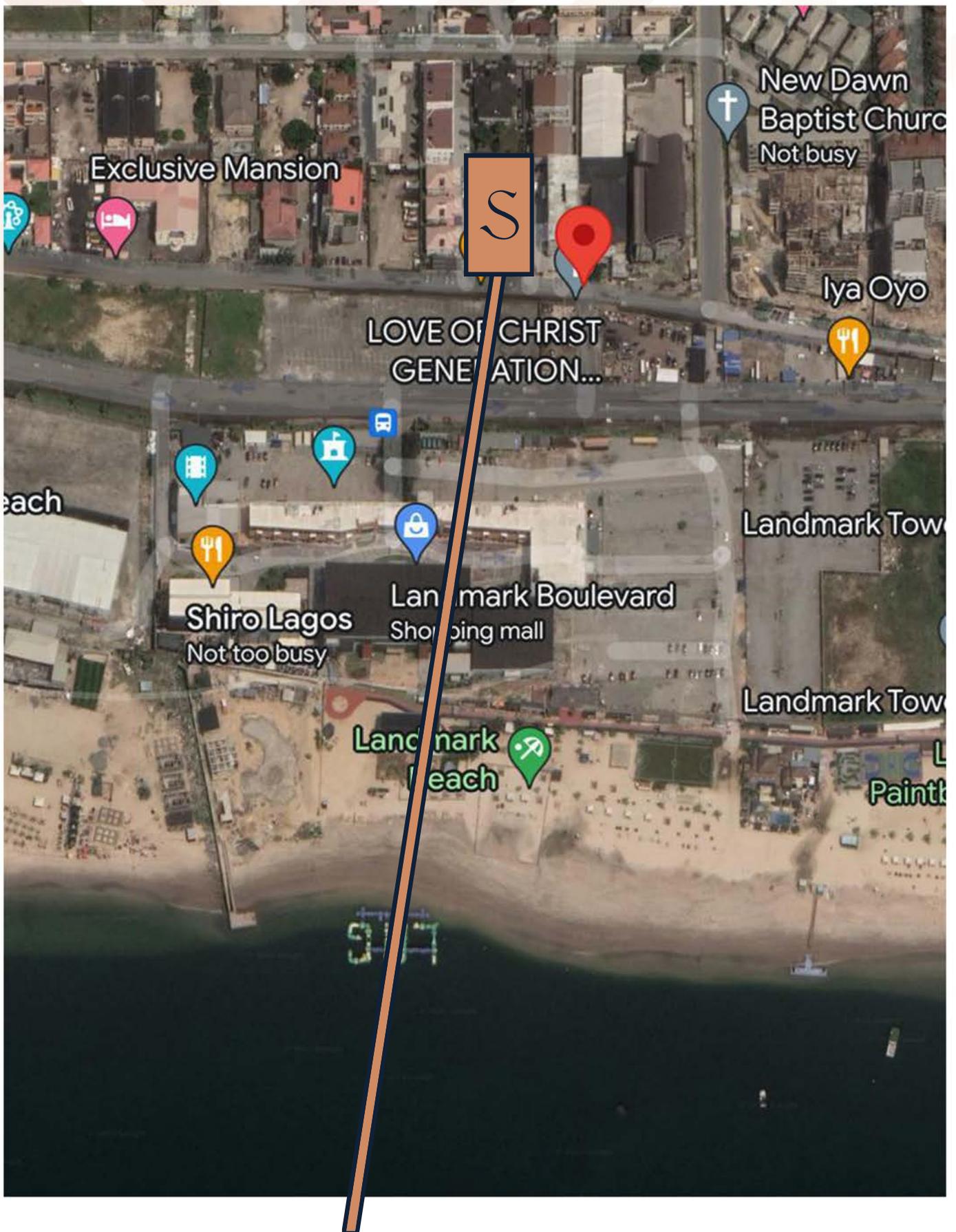
# THE NEW LIFESTYLE HUB OF LAGOS.

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.

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

- Landmark Beach • Oniru Beach • The Oceanna Tower
- The RESIDENCES II by Deluxe Homes • Twinwaters Lagos
- Upcoming Landmark WaterView Tower





**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



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

# THE BLOCK

## BRIEF OF SAGE



Floor Level	Floor Detail
Roof Top (Level 10)	Roof Garden and Amenities
Ninth Floor (Level 9)	4/5 Bedroom Penthouse with Family Living + Cinema (Optional) + Pool + 2 B.Qs + 3 Car spaces (2 Units).
Fifth Floor (Level 5) to Eighth Floor (Level 8)	4 Bedroom Maisonette with Family Living + B.Q + 2 Car Spaces (4 Units).  5/6 Bedroom Maisonette with Family Living + Cinema (Optional) + Pool + 2 B.Qs + 3 Car spaces (4 Units).
First Floor (Level 1) to Fourth Floor (Level 4)	2 Bedroom Apartment with B.Q + 2 Car Spaces (8 Units)  3/4 Bedroom Apartment with Cinema (Optional) + B.Q + 2 Car Spaces (8 Units)
Ground Floor	Car Park, Facility Office and Main Entrance

## COMPOSITION OF TYPOLOGIES

# THE BLOCK



COMPOSITION OF  
TYPOLOGIES

# THIS IS THE SAGE.

**26**  
**UNITS**

**1350**  
**SQM**

**9**  
**FLOORS**



TITLE DOCUMENT  
GOVERNORS CONSENT

# FLOOR PLANS



2 BEDROOM  
APARTMENT  
+ BQ

UNIT PRICE (IN NIGERIAN NAIRA)

**N180,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$280,000**



## TYPICAL LAYOUT

SPACE	AREA
1. Main Lounge	44 sqm
2. Visitor's Toilet	2 sqm
3. Open Kitchen	13 sqm
4. Bedroom 01	20 sqm
5. Bedroom 01 Toilet	5 sqm
6. Bedroom 02	20 sqm
7. Bedroom 02 Toilet	5 sqm
8. B.Q.	6 sqm
9. B.Q's Toilet	2 sqm
10. Terrace	9 sqm

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



3/4 BEDROOM APARTMENT  
WITH CINEMA (OPTIONAL)  
+ BQ + 2 CAR SPACES

UNIT PRICE (IN NIGERIAN NAIRA)

**N280,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$420,000**



## TYPICAL LAYOUT

SPACE	AREA
1. Main Lounge	50 sqm
2. Visitor's Toilet	2 sqm
3. Open Kitchen.	21 sqm
4. Store	3 sqm
5. Cinema	16 sqm
6. Bedroom 01	20 sqm
7. Bedroom 01 Toilet	5 sqm
8. Bedroom 02	20 sqm
9. Bedroom 02 Toilet	5 sqm
10. Master's Bedroom	32 sqm
11. Master's Toilet	6 sqm
12. Lobby	9 sqm
13. B.Q	6 sqm
14. B.Q's Toilet	2 sqm
15. Terrace	22 sqm

**Total Area of 3/4-bedroom apartment : 250sqm**



4 BEDROOM MAISONETTE  
WITH FAMILY LIVING + BQ  
+ 2 CAR SPACES

UNIT PRICE (IN NIGERIAN NAIRA)

**N450,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$675,000**



## TYPICAL LAYOUT (FIRST FLOOR)

SPACE	AREA
1. Main Lounge	44 sqm
2. Visitor's Toilet	2 sqm
3. Open Kitchen	21 sqm
4. Bedroom 01	20 sqm
5. Bedroom 01 Toilet	5 sqm
6. Bedroom 02	20 sqm
7. Bedroom 02 Toilet	5 sqm
8. B.Q	6 sqm
9. B.Q's Toilet	2 sqm
10. Terrace	10 sqm

**Total Area of 4-bedroom  
maisonette (first floor): 160sqm**



## TYPICAL LAYOUT (SECOND FLOOR)

SPACE	AREA
1. Family Lounge	34 sqm
2. Box Room	4 sqm
3. Bedroom 03	20 sqm
4. Bedroom 03 Closet	3 sqm
5. Bedroom 03 Toilet	5 sqm
6. Master's Bedroom	34 sqm
7. Master's Toilet	11 sqm
8. Closet	9 sqm
9. Terrace	4 sqm

**Total Area of 4-bedroom  
maisonette (second floor): 160sqm**



5 BEDROOM MAISONETTE  
WITH FAMILY LIVING + CINEMA  
+ POOL + 2 BQS + 3 CAR SPACES

UNIT PRICE (IN NIGERIAN NAIRA)

**N800,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$1,200,000**



## TYPICAL LAYOUT

SPACE	AREA
1. Main Lounge	59 sqm
2. Visitor's Toilet	2 sqm
3. Open Kitchen	21 sqm
4. Store	3 sqm
5. Bedroom / Cinema	16 sqm
6. Toilet	4 sqm
7. Bedroom 02	20 sqm
8. Bedroom 02 Toilet	5 sqm
9. Lobby	7 sqm
10. B.Q 1	16 sqm
11. B.Q's Toilet	2 sqm
12. Pool	36 sqm
13. Play Ground	31 sqm
14. Terrace	10 sqm

**Total Area of 5/6 bedroom  
maisonette (first floor): 250sqm**



## TYPICAL LAYOUT

SPACE	AREA
1. Family Lounge	43 sqm
2. Lobby	7 sqm
3. Bedroom 03	16 sqm
4. Bedroom 03 Toilet	4 sqm
5. Bedroom 04	20 sqm
6. Bedroom 04 Toilet	5 sqm
7. Bedroom 05	20 sqm
8. Closet	4 sqm
9. Bedroom 05 Toilet	5 sqm
10. Master's Bedroom	35 sqm
11. Closet	9 sqm
12. Master's Toilet	10 sqm
13. Box Room	8 sqm
14. B.Q 2	5 sqm
15. B.Q 2 Toilet	2 sqm
16. Terrace	16 sqm

**Total Area of 5/6 bedroom  
maisonette (upper floor): 250sqm**



4/5 BEDROOM PENTHOUSE WITH  
FAMILY LIVING + CINEMA (OPTIONAL)  
+ POOL + 2 BQS + 3 CAR SPACES

UNIT PRICE (IN NIGERIAN NAIRA)

**N750,000,000**

UNIT PRICE (IN UNITED STATES DOLLAR)

**\$1,100,000**



## TYPICAL LAYOUT

SPACE	AREA
1. Ante Room	24 sqm
2. Main Lounge	54 sqm
3. Visitor's Toilet	2 sqm
4. Open Kitchen	21 sqm
5. Bedroom 01	20 sqm
6. Bedroom 01 Toilet	5 sqm
7. Bedroom 02	21 sqm
8. Bedroom 02 Toilet	6 sqm
9. Bedroom 03	21 sqm
10. Bedroom 03 Toilet	5 sqm
11. Master's Bedroom	31 sqm
12. Closet	12 sqm
13. Master's Toilet	6 sqm
14. Cinema	16 sqm
15. B.Q 1	12 sqm
16. B.Q's Toilet	3 sqm
17. B.Q 2	12 sqm
18. B.Q's Toilet	3 sqm
19. Pool	36 sqm
20. Play Ground	35 sqm
21. Terrace	17 sqm

**Total Area of 4-bedroom penthouse: 485sqm**

# 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 – 10%** of the Sale Price for the preparation of necessary transfer document payable before handover and execution of Deed of Sub-Lease.

## CONTACT US:

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## Property Address:

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

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