



**THE GROSVENORS**  
— PLACE —

...THE VANTAGE POINT OF BUSINESS IN IKEJA

## CEO ADDRESS

In an era of real estate boom in the country, Grosvenors emerges as a beacon of innovation and progress. This ambitious project, born from a dream to transform Ikeja's commercial landscape, is the dream project of Sabreworks Real Estate Investment Limited.

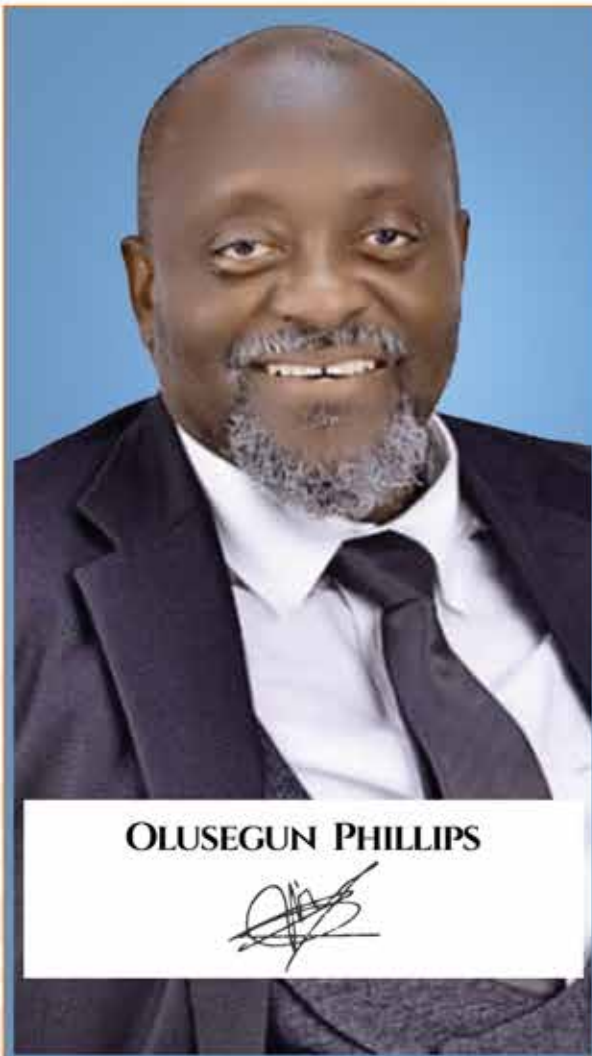
Grosvenors draws inspiration from the dynamic spirit of Lagos, a city that never sleeps and a hub of diverse businesses. It's this very dynamism that fuels our passion to create a space that mirrors the city's energy, where businesses thrive, dreams take flight, and communities unite.

Our goal is simple yet profound: to bring ease and convenience to commercial activities in the region. Ikeja deserves a modern, state-of-the-art commercial hub that not only caters to businesses but also enhances the lives of all who engage with it.

Grosvenors is the embodiment of a dream - a dream of a meticulously planned and meticulously designed space where businesses flourish, where entrepreneurs find a home, and where shoppers experience unparalleled convenience. It's a dream that reflects our commitment to shaping a better future for Ikeja.

Grosvenors is more than just a mall; it's an ecosystem designed to facilitate success. With cutting-edge facilities, strategic location, and a community-centric approach, we offer a unique value proposition. Whether you're a business owner, a shopper, or a visitor, Grosvenors promises an experience that transcends traditional retail.

Join us on this extraordinary journey as we redefine Ikeja's commercial landscape, one that promises not just commerce but also culture, not just business but also community. Grosvenors is where dreams meet reality, where innovation meets tradition, and where commerce meets convenience. Welcome to the future of commerce; welcome to Grosvenors.



**OLUSEGUN PHILLIPS**

A handwritten signature in black ink, appearing to be 'Olusegun Phillips', written over a white background.

## 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.









# A NEW STANDARD DRIVEN *by* DESIGN

## Introducing The Grosvenors Place, Awolowo Way's

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.

100, AWOLOWO WAY, IKEJA



# 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*

• *SHOP* • *WORK* • *PLAY*

...THE VANTAGE POINT OF BUSINESS IN IKEJA



*Uninterrupted  
power supply*







*Spacious  
Car Park*





*Lift to all  
Floors*



# Other Amenities



Stylishly designed Shopping Mall with an exceptional ambience and feel



Best-in-class facility management services



Top range energy efficient Lighting and Fittings



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



Designated Relaxation Center



## *Other Amenities*

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



TAMAYCZ

TAMAYCZ

# 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



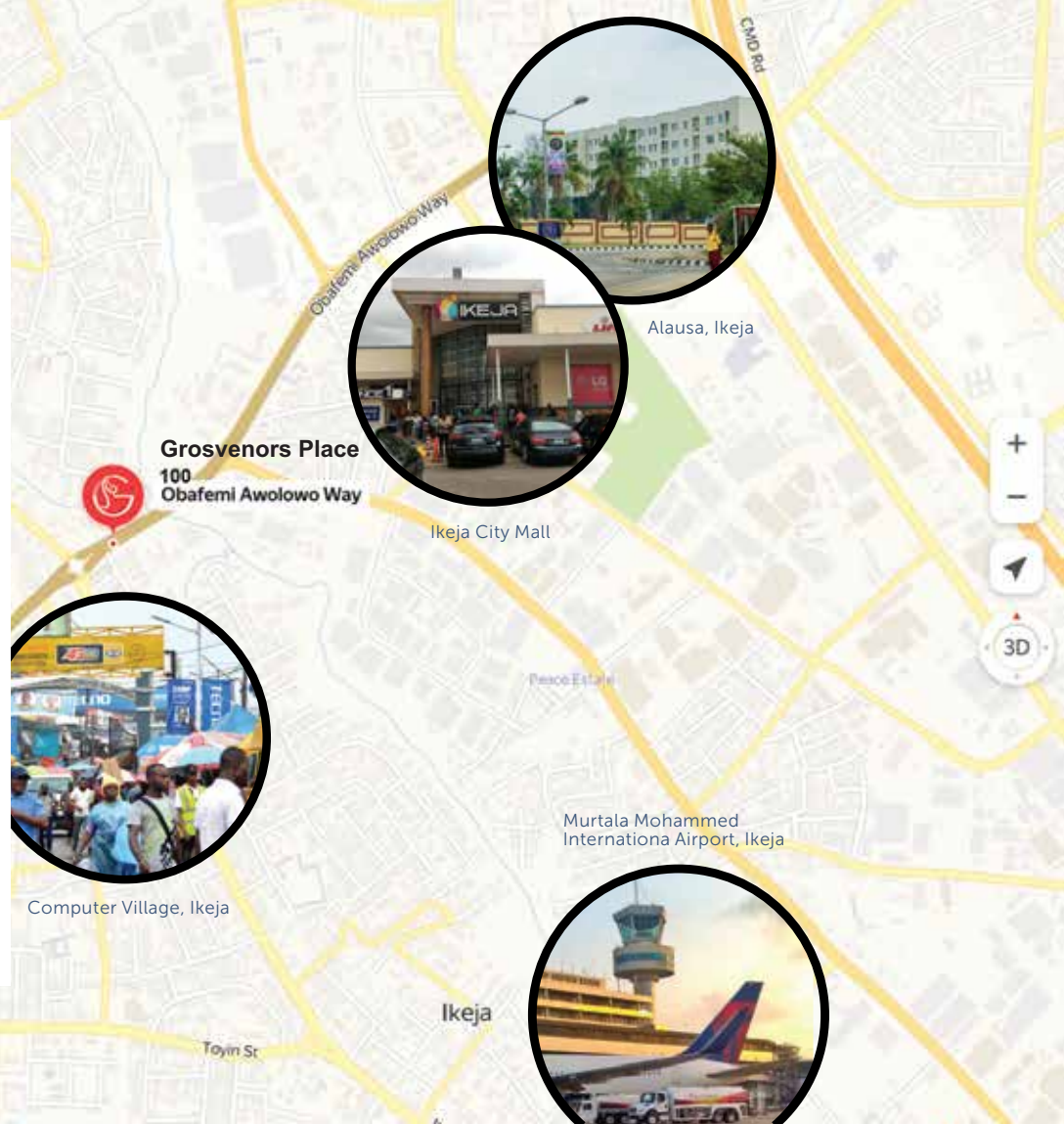
Ikeja City Mall



Alausa, Ikeja



Murtala Mohammed International Airport, Ikeja



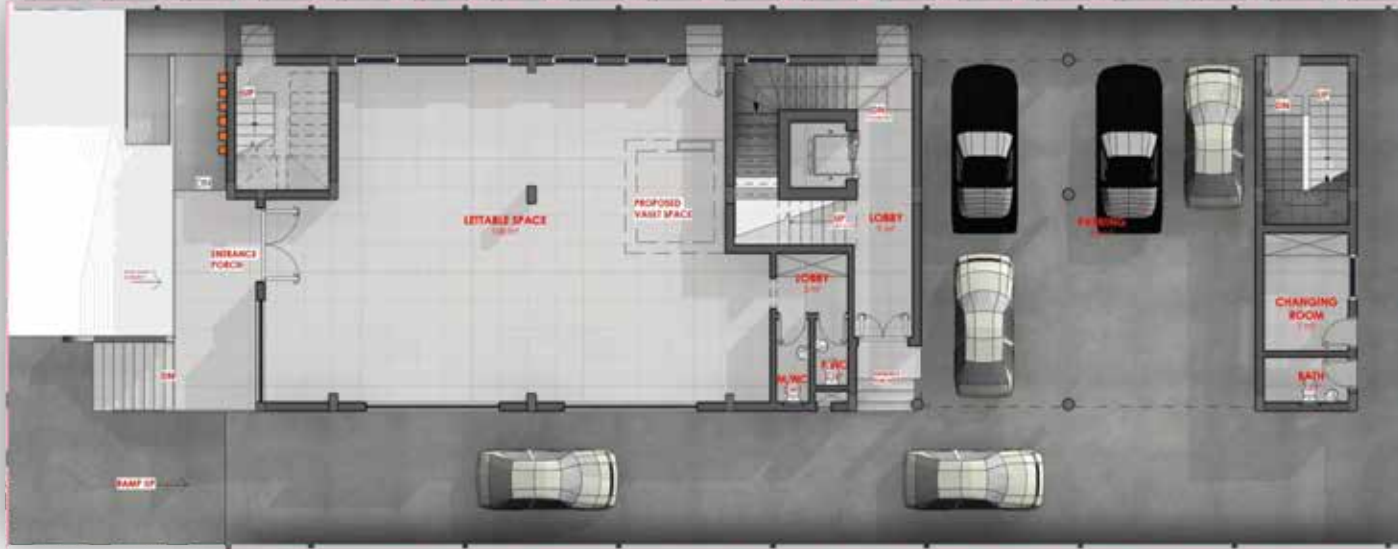




**BASEMENT FLOOR PLAN**

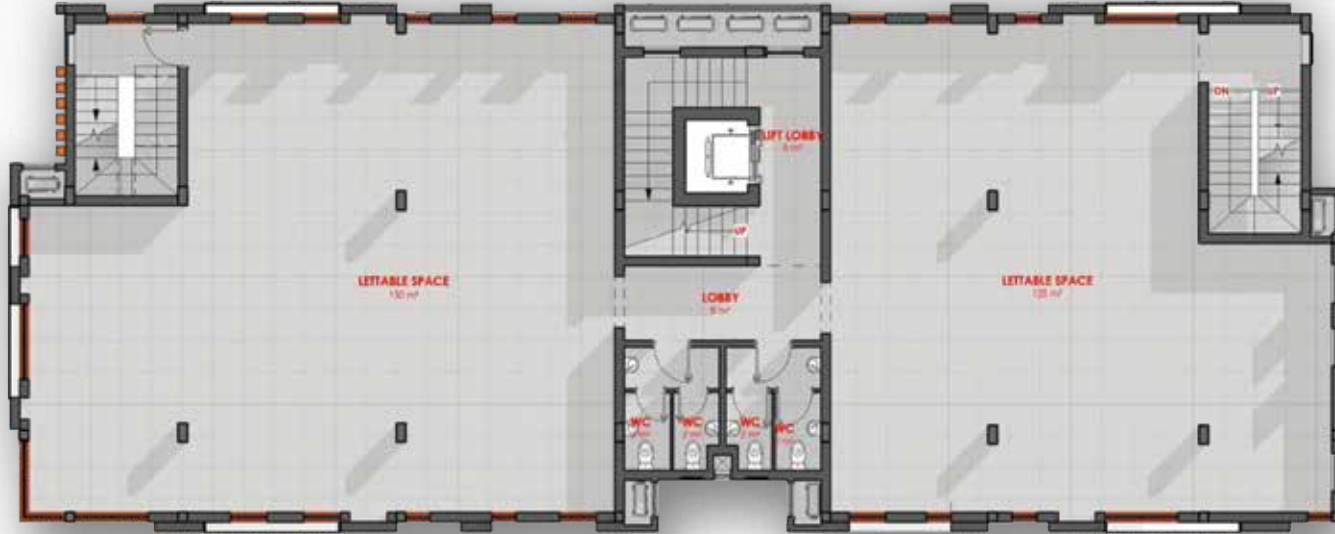


*Ground-  
4th Floor*

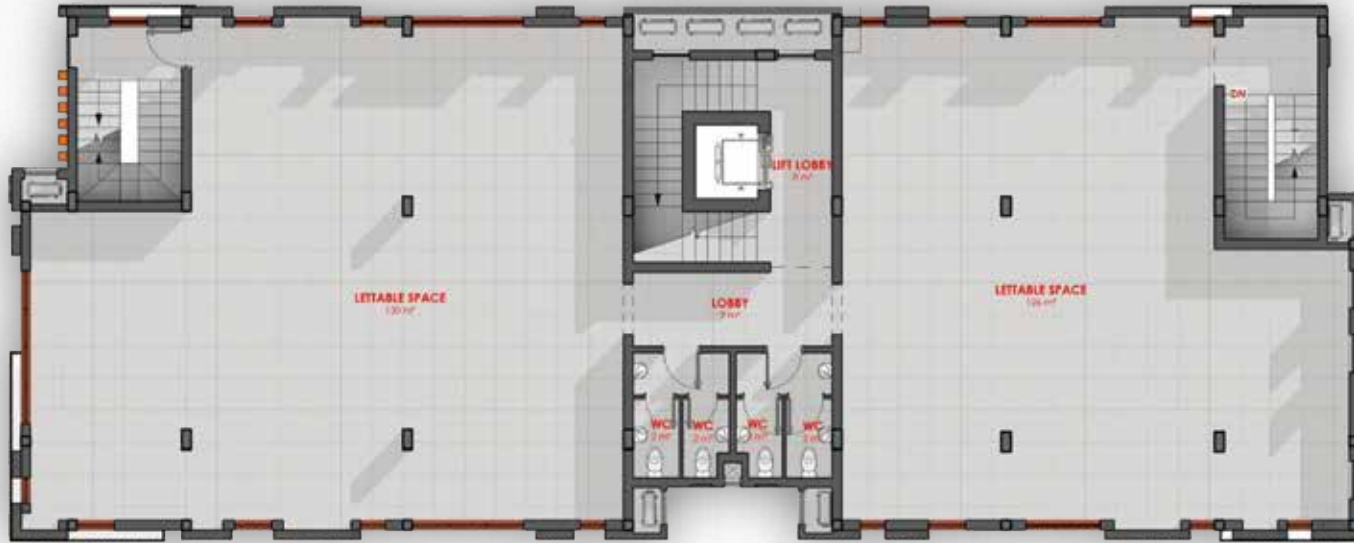


GROUND FLOOR PLAN





FIRST & THIRD FLOOR PLAN



SECOND & FOURTH FLOOR PLAN

# OUTRIGHT PAYMENT PLAN

## PRICING

MINIMUM  
PURCHASE  
**12SQM**

## FLOORS

## TOTAL SQM

## RATE PER SQM

Ground Floor	55	N2,000,000
First Floor	162.5	N2,000,000
Second Floor	162.5	N1,900,000
Third Floor	162.5	N1,900,000
Fourth Floor	162.5	N2,000,000



# INSTALLMENT PAYMENT PLAN

## PRICING

## FLOORS

## TOTAL SQM

## RATE PER SQM 6 MONTHS

## RATE PER SQM 12 MONTHS

## RATE PER SQM 18 MONTHS

MINIMUM  
PURCHASE  
12SQM

Ground Floor  
First Floor  
Second Floor  
Third Floor  
Fourth Floor

55  
162.5  
162.5  
162.5  
162.5

N2,200,000  
N2,200,000  
N2,100,000  
N2,100,000  
N2,200,000

N2,400,000  
N2,400,000  
N2,300,000  
N2,300,000  
N2,400,000

N2,700,000  
N2,700,000  
N2,600,000  
N2,600,000  
N2,700,000

40%

Down Payment

# BUY BACK WITH DIVIDEND

## PRICING



## INVESTMENT AMOUNT

%

## PROFIT AFTER 12 MONTHS

%

## PROFIT AFTER 18 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)

# FAQS

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## 1. What is The Grosvenors Place?

The Grosvenors Place is an exquisitely luxurious commercial open space off plan project developed by Sabreworks Real Estate Investment Limited situated on 100 Awolowo Way, Ikeja.

## 2. What is The Vantage Point of Ikeja?

The Vantage Point of Ikeja is the reality of The Grosvenors Place, it's another name for the Building itself.

## 3. What is the Title Document covering the Building?

- Registered Survey - Deed of Conveyance - Building Plan Approval (LASG)

## 4. Is the property free from any encumbrances?

The property is completely free from Government acquisition and any form of encumbrance.

## 5. Where is The Grosvenors Place?

The building is situated on 100 Awolowo Way, Ikeja.

## 6. What are the different floors available in the building?

There are five (5) floors altogether; The Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor.

## 7. What general services will Sabreworks Real Estate Investment Ltd. make available in the building??

- Individual & General Toilet
- Clean potable water system
- 24/7 Electrification
- Ample Security (24/7 CCTV Camera)
- Lift to all floors ☒☒ Adequate Car park





## 8. How many Squared Meter is on each Floor?

- Ground Floor - 55 Square Meters - N2,200,000
- 1st Floor - 162.5 Square Meters - N2,200,000
- 2nd Floor - 162.5 Square Meters - N2,100,000
- 3rd Floor - 162.5 Square Meters - N2,100,000
- 4th Floor - 162.5 Square Meters - N2,200,000

## 9. What is minimum Square Meter purchase?

Twelve (12) SQM is the minimum purchase for individual purchase and Ten (10)SQM for co-sharing.

## 10. Are there installment plans?

Yes, there are installment plans, please contact us to know more about this.

## 11. What documentation and correspondences do I received upon completion of all fees?

- Invoice(s)
- Deed of Partitioning
- Receipts
- Memorandum of Understanding
- Contract of Sales
- Deed of Assignment

## 12. Is there space for Car Park?

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

## 13. Who handles the project?

Sabreworks Real Estate Investment Limited's situated at Ogudu G.R.A. Specifically at 9 Ganiyu Olorunrinu Close off Tony Ogunbor Drive Ogudu GRA. Our Island office is in Grace Plaza, Addo Road Opp. GTB, Ajah.

## 16. Where can I pay to?

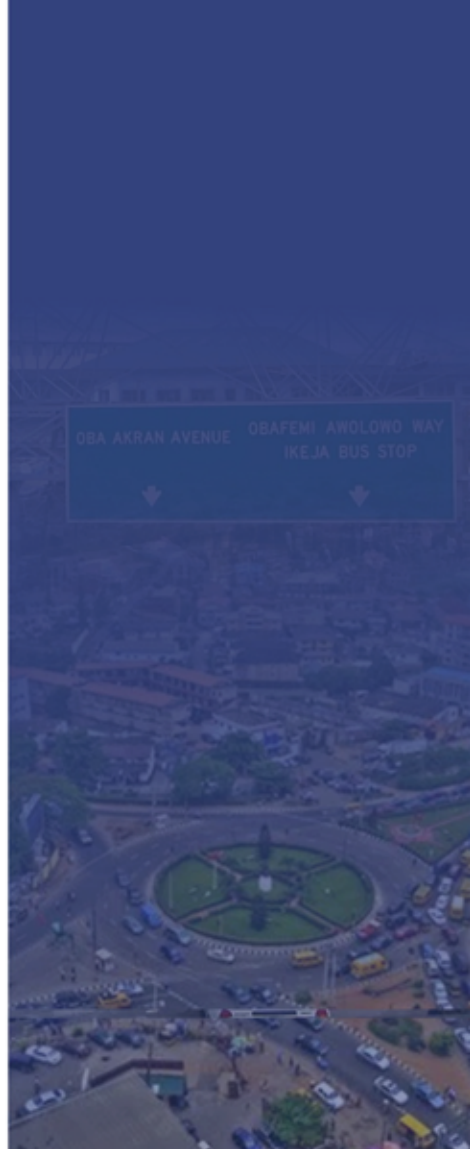
Fidelity Bank; - A/C Number: 5620162777 - A/C Name: Sabreworks Services

## 18. When will construction start?

October 2023

## 19. What is the delivery date of the project?

18 months after commencement of the project.



# OUR PARTNERS


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**CORPORATE ADDRESS**

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Off Tony Ogunbor Drive, Ogudu GRA, Lagos.  
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