



THE SPHERE

A photograph of a hallway with a dark wooden door at the end. The walls are light-colored with decorative paneling. A chandelier hangs from the ceiling. The floor is light-colored with a dark runner. The text "The Sphere... a limited architectural domain that fosters Imagination, Influence, and Gracefulness." is overlaid on the image.

The Sphere... a limited architectural domain that fosters
Imagination, Influence, and Gracefulness.



THE SPHERE

PLOT 274A, KOFO ABAYOMI STREET,
VICTORIA ISLAND, LAGOS,
NIGERIA.

Nigeria, Lagos

Victoria Island, originally bordered by the Atlantic Ocean on the south, the mouth of the Lagos Lagoon on the West and the Five Cowrie Creek to the North has developed into a select community of premier living modeled in the best of Lagos, Nigeria that offers a spectacular range of cultural and lifestyle opportunities for business, leisure, and entertainment.

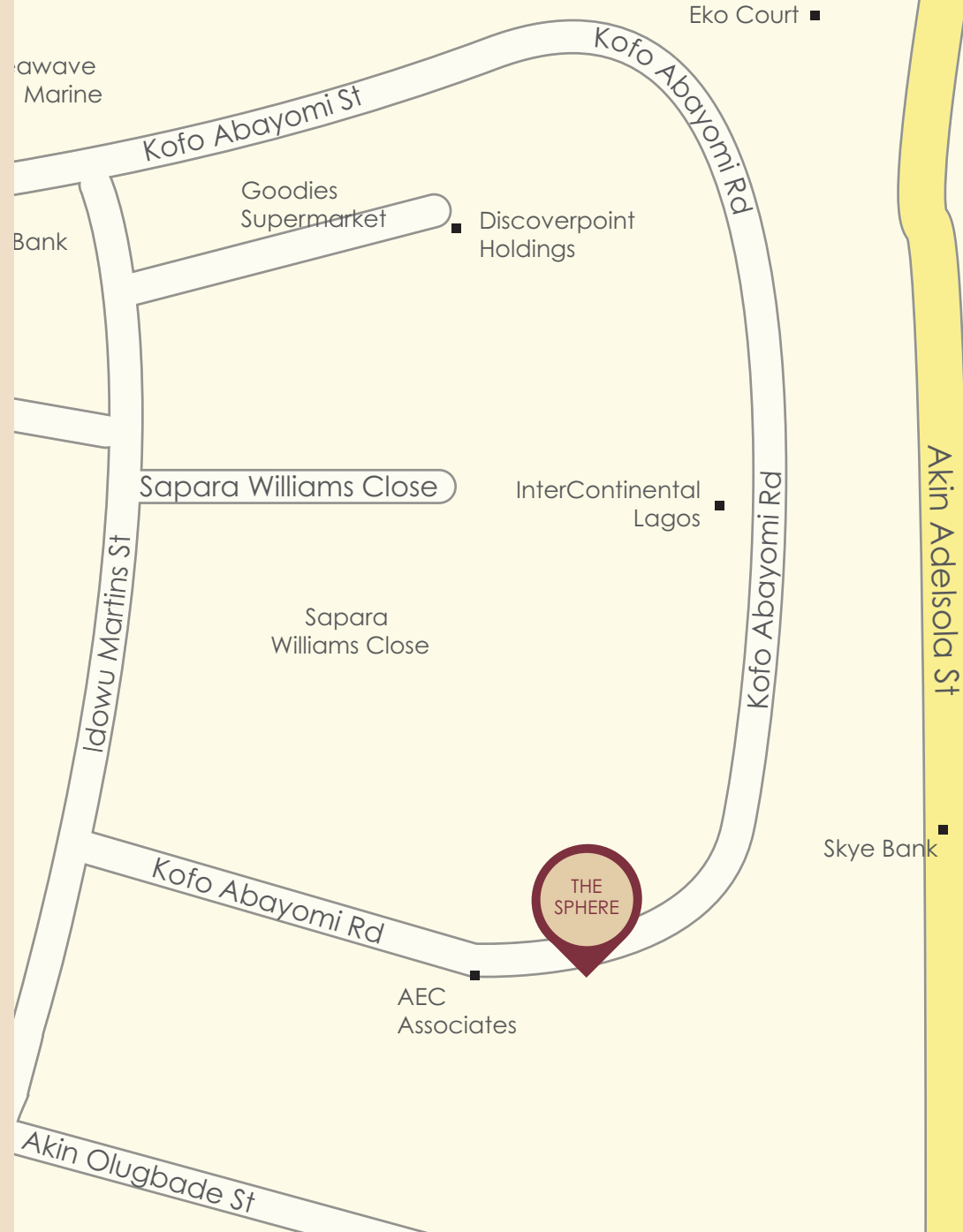
Whilst still retaining its original, evocative metropolitan atmosphere, Victoria Island now offers some of the finest offices, recreational facilities, dining and shopping experiences to be found anywhere in the World. The city is home to many 5 star Hotels that complement opportunities for gourmet dining, fully equipped musical and cultural centre boasting the finest acoustics, stage fittings - the perfect venue for a world of entertainment, cinema viewing, classical concerts, famous theatre acts from around the World, fashion shows and eclectic shopping.

These in turn, have attracted demanding international communities, millions of tourists, an expatriate workforce and global investors, all anxious to be part of Lagos's thriving metropolis and who have together built Victoria Island's cosmopolitan lifestyle. Nowhere else in Nigeria, can you find the same mixture of exceptional lifestyle and global business opportunities.



The Location

For the business professional, Victoria Island is strategically located with easy access to the central Business Districts of Lagos Island, Lekki Peninsular and the center of Lagos via the connecting mainland bridge. It further accesses other affluent districts such as the upcoming Eko Atlantic City, Oniru, Ikoyi etc. Victoria Island has raised the bar with the highest expectations for everything from educational opportunities with its schools and universities, to state-of-the-art health care & health shops, entertainment spots & leisure facilities, major commercial centres, shopping malls and corporate Head Quarters.



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The Scheme

A well crafted top notch integrated development on seven floors with pre-war finish in a neoclassic style, SPHERE is designed with an attitude of elegance to inspire, impress, and complement the lifestyle of the savvy and progressive elite. The home owner and investor alike have the opportunity to possess a unique master piece in the heart of Victoria Island, Nigeria's most prestigious place to live and work.

| Off Plan Payment Scheme | Mobilisation to Site | Balance Payment |
|--------------------------------------|-----------------------|----------------------------------|
| 10% of purchase price as sign on fee | 15% of purchase price | Spread over 9 quarterly payments |

Real Estate Outlook

| Location | Year Start (2011) | Year End (2012) | Percentage Increase/Decrease | Factors That Could Affect Pricing |
|---------------|-------------------|-----------------------------|------------------------------|--|
| Banana Island | N132,000 per sq m | N200,000 (\$1,250) per sq m | 51% appreciation | Gated community, up to date infrastructure and access to Lekki via bridge. |
| Lekki 1 | N90,000 per sq m | N116,000 (\$725) per sq m | 28% appreciation | Fast growing Middle Class |
| Oniru | N90,000 per sq m | N116,000 (\$725) per sq m | 14% appreciation | Proximity to Victoria Island |
| SE Ikoyi | N202,000 per sq m | N235,000 (\$1,469) per sq m | 14% appreciation | Safety and Prestige |
| VI | N272,000 per sq m | N288,000 (\$1,800) per sq m | 6% appreciation | Live where you work and play |

Residential Price Movement

| Location | Prices | Location | Activity | Influence |
|---------------|---------------------------------------|---|--|---|
| The Mid Range | (N25M – N40M)/ US\$167 – US\$250K) | Along the Lekki-Epe expressway beyond Ajah. | Highly commercialized | Slow development of the Lekki-Epe Expressway. |
| Near Luxury | (N100m+ /N160m+) | Ikoyi, Victoria Island & Lekki. | Sizeable activity in this market segment which invariable makes the product available. | Developments in the expensive areas of Ikoyi and additional developments breaking ground in Ikoyi, Victoria Island and Lekki in high density corridors. |
| Luxury | N160m – N190M/ US\$1m – US \$ 1.2m | S.E Ikoyi, Banana Island & Victoria Island. | Luxury products especially large flats in the most sought after apartment blocks continue to break new pricing barriers showing that there is money at the top of the market even in the currently challenging economic environment. | Stability and growth in the financial industry has triggered completion of apartment blocks in this market and increase in buyers interests. |
| Ultra Luxury | N190M – N260M/ US\$1.2 – US\$1.6M | S.E Ikoyi Exclusive part of Victoria Island. | The Super Luxury segment of the market has continued to witness high absorption rates and command relatively high price with further confirms that there is money at the very top. | Limited supply of product type in choice areas with low density capacity which influences product high demand. |

Off Plan

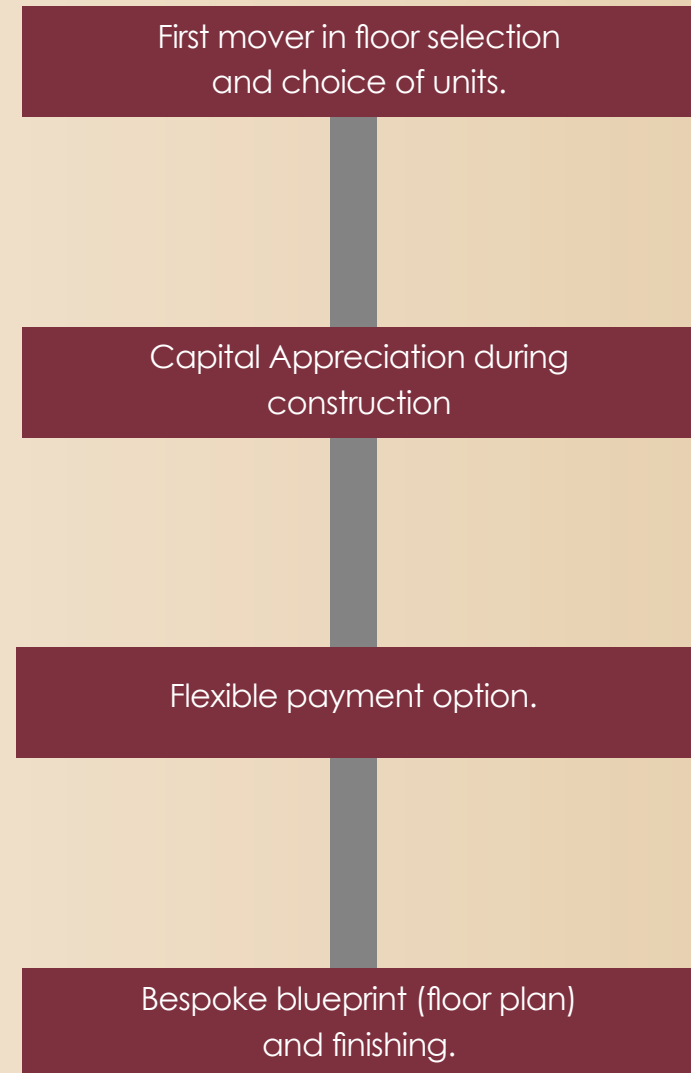
Sphere is promoted by Cadwell Limited – Nigeria's foremost ultra Luxury Real Estate entity with proven track record for the design and development of the finest, well crafted and chicly finished Estates in Nigeria. The use of incomparable high quality finishing materials is an essential advantage of owning one of these precious assets.

Asides from the dashing beauty of the building, which is expected (since Cadwell does not have the know-how to do otherwise), the location of this edifice as stated earlier is unbelievable not to mention its Cowrie-Creek view, the possibility to live where you work and the support of first grade infrastructure on Kofo Abayomi Street, Victoria Island, Lagos.

A peep into Cadwell's past iconic projects will further enhance its credibility which reinforces its capacity to build and handle such a development. This product is available for off-plan buyers with an opportunity to pay over a period without severe pressure on cash outflow.

...Stick to quality regardless of the price.

Off Plan Advantages



Unique Selling Proposition

- High absorption rate
- Limited numbers of quality flats in VI
- Petroleum Industry Bill into law
- Unbundling of the power industry
- Short payback period
- High quality product (flight to quality)
- First of its kind concept
- Facility management



THE SPHERE

PLOT 274a, KOFO ABAYOMI STREET, VICTORIA ISLAND, LAGOS, NIGERIA



Aerial Elevation

Block A Blueprint

4 bedrooms, 3 living rooms, dining, study

| N° of Units | Apartment type 1 | Blueprint Composition | Level | Size (sqm) |
|-------------|------------------|--|---|------------|
| 1 | Penthouse | <p>Lower Level Five - Grand Foyer, Powder Room, Extra large Drawing Room, Private living Room, Dining Hall, 2 En-suite Bedrooms, Siemens fitted kitchen with Breakfast Bar, Pantry Utility Room, En-suite Servants Rooms with Kitchenette</p> <p>Upper Level – Family Living Room, Study, En-suite Master Bedroom with a lounge and walk in Wardrobe, Madam's En-suite Bedroom, large balconies, and Secured underground parking</p> | Lower and Upper Level with a stunning view of Lagos Skyline | 635 |



Lower Penthouse



Upper Penthouse

Lower Penthouse
 Floor Area: +/-376.78 sqm
 Perimeter: 99.38m

Spatial Analysis
 Foyer: +/-21.99sqm
 Visitor's Toilet: +/-6.65sqm
 Stair Hall: +/-28.07sqm
 Living & Dining Room: +/-77.83sqm
 Private Living Room: +/- 50.71sqm
 Kitchen & Store: +/- 39.52sqm
 Laundry: +/-6.22sqm
 Lobby: +/-6.08sqm
 Bedroom 1: +/-63.66sqm
 Bedroom 2: +/-39.07sqm
 Service Quarters: +/-10.52sqm

Upper Penthouse
 Floor Area: +/-258.47sqm
 Perimeter: 87.20cm

Spatial Analysis
 Family Living Room: +/-58.67sqm
 Study: +/-15.38sqm
 Master Bedroom: +/-103.65sqm
 Bedroom 3: +/-41.19sqm

Block A Blueprint

4 bedrooms, 2 living rooms, dining, study

| N° of Units | Apartment type 2 | Blueprint Composition | Level | Size (sqm) |
|-------------|------------------|---|---|------------|
| 1 | Penthouse | <p>Level Five - Foyer, Powder Room, Extra large Drawing and Dining Room, Study, 2 En-suite Bedrooms, Siemens fitted kitchen with Breakfast Bar, Pantry, Utility Room, En-suite Servant Room with Kitchenette, and Laundry.</p> <p>Attic Level – Decent Size Family Living, En-suite Master Bedroom with a lounge and walk in Wardrobe, Madam's En-suite Bedroom, large balconies, and Secured underground parking</p> | Attic and Level 5 with a stunning view of Lagos Skyline | 488 |



Lower Penthouse



Upper Penthouse

Lower Penthouse
 Floor Area: +/-294.38sqm
 Perimeter: 86.06m

Spatial Analysis
 Foyer: +/-9.13sqm
 Visitor's Toilet: +/-6.65sqm
 Living & Dining Room: +/-106.20sqm
 Kitchen & Store: +/-27.17sqm
 Laundry: +/-5.36sqm
 Lobby: +/-5.71sqm
 Bedroom 1: +/-46.91sqm
 Bedroom 2: +/-37.27sqm
 Service Quarters: +/-13.45sqm
 Study: +/- 16.93sqm

Upper penthouse
 Floor Area: +/-193.04sqm
 Perimeter: +/-67.98m

Spatial Analysis
 Family Living Room: +/-39.23sqm
 Master Bedroom: +/-70.65sqm
 Bedroom 3: +/-33.49sqm

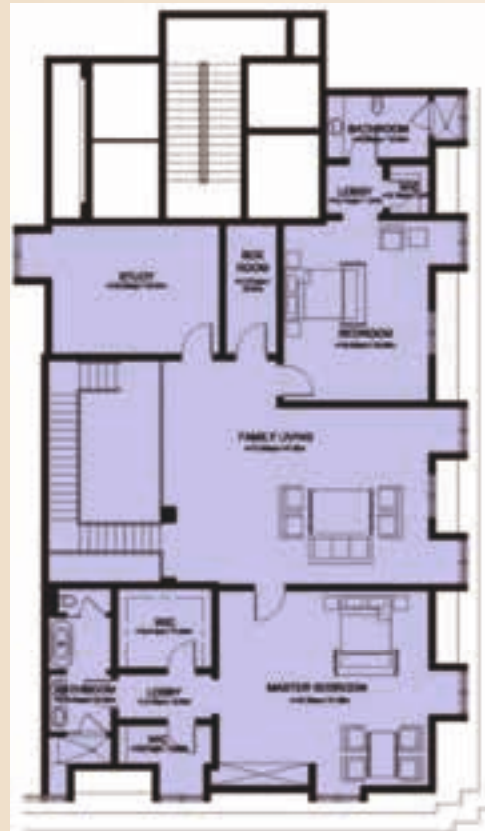
Block A Blueprint

4 bedrooms, 2 living rooms, dining, study

| N° of Units | Apartment type 3 | Blueprint Composition | Level | Size (sqm) |
|-------------|------------------|--|---|------------|
| 1 | Penthouse | <p>Lower Level - Grand Foyer, Powder Room, Extra large Drawing Room, Dining Hall, 2 En-suite Bedrooms, Siemens Fitted Kitchen with Breakfast Bar, Wet Kitchen, Pantry Utility Room, Laundry, and 1 En-suite Servant Room</p> <p>Upper Level - Big Family Living, Study, En-suite Master Bedroom with lounge area and walk in Wardrobe, Madam's En-suite Bedroom, Study, Box Room, large balconies, and Secured underground parking</p> | Lower and Upper Level with a stunning view of Lagos Skyline | 550 |



Lower Penthouse



Upper Penthouse

Lower Penthouse
 Floor Area: +/-286.38sqm
 Perimeter: 75.70m

Spatial Analysis
 Foyer: +/-9.13sqm
 Visitor's Toilet: +/-6.65sqm
 Living & Dining Room: +/-103.86sqm
 Kitchen & Store: +/-45.94sqm
 Laundry: +/-6.22sqm
 Lobby: +/-4.20sqm
 Bedroom: 1 +/-40.20sqm
 Bedroom 2: +/-42.22sqm
 Service Quarters: +/-10.52sqm

Upper Penthouse
 Floor Area: +/-263.08sqm
 Perimeter: 87.83m

Spatial Analysis
 Family Living Room: +/-77.54sqm
 Box Room: +/-7.31sqm
 Master Bedroom: +/-74.54sqm
 Bedroom 3: +/-44.75sqm
 Study: +/- 25.92 sqm

Block A Blueprint

4 bedrooms, 3 living rooms, dining

| N° of Units | Apartment type 1 | Blueprint Composition | Level | Size (sqm) |
|-------------|-----------------------------|--|-------------|------------|
| 2 | 4 Bedrooms + 3 living rooms | Foyer, Powder Room, Drawing Room, Private Lounge, Family Living, Dining Hall, 1 En-suite Master Bedroom with Lounge area and Walk-inwardrobe, 3 En-suite Bedroom, Bosch fitted Kitchen with Breakfast Bar, Utility Room / Pantry, Laundry and En-suite Maid's Room | Level 4 & 3 | 376 |



Dimensions

Floor Area: +/-376.31sqm

Perimeter: 104.54m

Foyer: +/-11.87sqm

Visitor's Toilet: +/-6.65sqm

Living & Dining Room: +/-88.99sqm

Private Living Room: +/-26.49sqm

Family Living Room: +/-24.74sqm

Kitchen & Store: +/-26.29sqm

Laundry: +/-6.22sqm

Master Bedroom: +/-62.88sqm

Bedroom 1: +/-26.35sqm

Bedroom 2: +/-23.86sqm

Guest Bedroom: +/-28.67sqm

Service Quarters: +/-10.52sqm

Block A Blueprint

4 bedrooms plus living room, dining

| N° of Units | Apartment type 2 | Blueprint Composition | Level | Size (sqm) |
|-------------|------------------|---|-------------|------------|
| 4 | 4 Bedrooms | Grand Foyer, Drawing Room Powder Room, Dining Hall 1 En-suite Master Bedroom, Lounge with Walk in Wardrobe, 3 En-suite Bedrooms, Bosch Fitted Kitchen, Pantry, Utility Room, En-suite Servant's room | Level 4 & 3 | 297 |



Dimensions

Floor Area: +/-296.05sqm

Perimeter: 89.34m

Foyer: +/-15.11sqm

Visitor's Toilet: +/-5.22sqm

Living & Dining Room: +/-70.95sqm

Kitchen & Store: +/-24.05sqm

Laundry: +/-7.34sqm

Master Bedroom: +/-41.90sqm

Lobby: +/-8.74sqm

Bedroom 1: +/-25.82sqm

Bedroom 2: +/-23.63sqm

Guest Bedroom/TV/Study: +/-25.45sqm

Service Quarters: +/-13.45sqm

Block A Blueprint

4 bedrooms plus living room, dining

| N° of Units | Apartment type 3 | Blueprint Composition | Level | Size (sqm) |
|-------------|------------------|---|-------------|------------|
| 4 | 4 Bedrooms | Grand Foyer, Drawing Room Powder Room, Dining Hall 1 En-suite Master Bedroom, Lounge area with Walk in Wardrobe, 3 En-suite Bedrooms, Bosch fitted kitchen, Pantry, Utility Room, En-suite Servant room | Level 4 & 3 | 295 |



Dimensions

Floor Area: +/-294.43sqm

Perimeter: 76.90m

Foyer: +/-15.24sqm

Visitor's Toilet :+/-4.81sqm

Living & Dining Room: +/-65.07sqm

Kitchen & Store: +/-24.51sqm

Laundry: +/-4.66sqm

Master Bedroom: +/-49.67sqm

Lobby: +/-8.74sqm

Bedroom 1: +/-24.04sqm

Bedroom 2: +/-24.28sqm

Guest Bedroom/TV/Study: +/-25.36sqm

Service Quarters: +/-12.60sqm



Block B Blueprint

5 bedrooms, 2 living rooms, dining

| N° of Units | Apartment type 1 | Blueprint Composition | Level | Size (sqm) |
|-------------|------------------|--|--|------------|
| 2 | Penthouse | <p>Lower Level - Grand Foyer, Powder Room, Large Drawing Room, Dining Hall, 2 En-suite Bedrooms, Siemens Fitted Kitchen with Breakfast Bar, Wet Kitchen Pantry, Utility Room, 1 En-suite Servant's Room with Kitchenette</p> <p>Upper Level – Family Living, 1 En-suite Master Bedroom with Private Lounge and Walk-in-Wardrobe, 2 En-suite Bedrooms, Box Room and Secured Underground Parking</p> | Lower and Upper Levels with Stunning views of Cowrie Creek and Lagos skyline | 530 |



Lower Penthouse
 Floor Area: +/-284.69sqm
 Perimeter: 76m

Spatial Analysis
 Foyer: +/-16.48sqm
 Visitor's Toilet: +/-3.40sqm
 Living & Dining Room: +/-98.99sqm
 Kitchen & Store: +/-58.43sqm
 Laundry: +/-6.35sqm
 Lobby: +/-5.38sqm
 Bedroom 1: +/-51.45sqm
 Bedroom 2: +/-33.52sqm
 Service Quarters: +/-10.95sqm

Upper Penthouse
 Floor Area: +/-246.10sqm
 Perimeter: 85.05m
 Stair Hall +/-17.25sqm
 Family Living Room: +/-79.39sqm
 Study: +/-24.92sqm
 Box Room: +/-4.68sqm
 Master Bedroom: +/-85.37sqm
 Bedroom 3: +/-45.71sqm

Lower Penthouse

Upper Penthouse

Front Elevation



Now, cast your *Imagination* to living in your opulent home within an exciting community embedded in the heart of Victoria Island's most sought after address, Kofo Abayomi that offers you the vibrancy of a chic, urban lifestyle together

Side Elevation



with all the advantages of living in *Influence*. Therein in this sanctuary of *Gracefulness*, you will find everything to cater to your needs and desires.

Block B Blueprint

4 bedrooms, 3 living rooms, dining

| N° of Units | Apartment type 2 | Blueprint Composition | Level | Size (sqm) |
|-------------|------------------|--|--|------------|
| 2 | Penthouse | <p>Lower Level - Grand Foyer, Powder Room, Large Drawing Room, Dining Hall, 1 En-suite Bedrooms, Siemens Fitted Kitchen with Breakfast Bar, Wet Kitchen Pantry, Utility Room, 1 En-suite Servant's Room with Kitchenette</p> <p>Upper Level – Family Living, 1 En-suite Master Bedroom with Private Lounge and Walk-in-Wardrobe, 2 En-suite Bedrooms, Box Room and Secured Underground Parking</p> | Lower and Upper Levels with Stunning views of Cowrie Creek and Lagos skyline | 530 |



Lower Penthouse



Upper Penthouse

Lower Penthouse

Floor Area: +/-284.69sqm
Perimeter: 76.0m

Spatial Analysis

Foyer: +/-16.48sqm
Visitor's Toilet: +/-3.40sqm
Drawing & Dining Room: +/-98.99sqm
Private Living: +/-41.39sqm
Guest Bedroom: +/-51.45sqm
Kitchen & Store: +/-58.43sqm
Laundry: +/-6.35sqm
Lobby: +/-5.38sqm
Service Quarters: +/-10.95sqm

Upper Penthouse

Floor Area: +/-246.10sqm
Perimeter: 85.05m
Stair Hall: +/-17.25sqm
Family Living Room: +/-79.39sqm
Master Bedroom: +/-85.37sqm
Bedroom 2: +/-45.71sqm
Bedroom 3: +/-24.92sqm
Box Room: +/- 4.68sqm

Block B Blueprint

4 bedrooms, 3 living rooms, dining

| N° of Units | Apartment type | Blueprint Composition | Level | Size (sqm) |
|-------------|----------------|---|---------------|------------|
| 16 | 4 Bedrooms | Grand Foyer, Powder Room, Drawing Room, Dining Hall, 1 En-suite Master Bedroom with Private Lounge and Walk-in-Wardrobe, 3 En-suite Bedrooms, Bosch Fitted Kitchen , Utility Room, Laundry and En-suite Servant's Room with Secured Underground Parking | Levels 4 to 1 | 298 |



Dimensions

Floor Area: +/-297.79sqm

Perimeter: 76.63sqm

Foyer: +/-15.24sqm

Visitor's Toilet: +/-4.81sqm

Living & Dining Room: +/-65.07sqm

Kitchen & Store: +/-24.51sqm

Laundry: +/-4.66sqm

Master Bedroom: +/-49.67sqm

Lobby: +/-8.74sqm

Bedroom 1: +/-24.04sqm

Bedroom 2: +/-24.28sqm

Guest Bedroom/TV/Study: +/-25.36sqm

Service Quarters: +/-12.60sqm



Internal Specifications

| S/N | Description | Typical Flat | Penthouse |
|-----|--|--------------------|------------------|
| 1* | Living Room , Dining, Private living, Foyer & Bedroom Floors | 'A' Grade Marble | 'A' Grade Marble |
| 2 | Bathroom & Visitor's Toilet Wall & Floor | 'A' Grade Marble | 'A' Grade Marble |
| 3 | Head Room | 3.6m | 4.0m |
| 4 | Doors & Wardrobe Height | 2.5m | 2.7m |
| 5 | Kitchen Floor | Marble | Marble |
| 6 | Kitchen Cupboards | 2.5m | 2.7m |
| 7 | Kitchen Appliances | Bosch | Siemens |
| 8 | Sanitary Wares | Noken & Systempool | Duravit |

*Parquet floor option available

Block A & B Unit Position

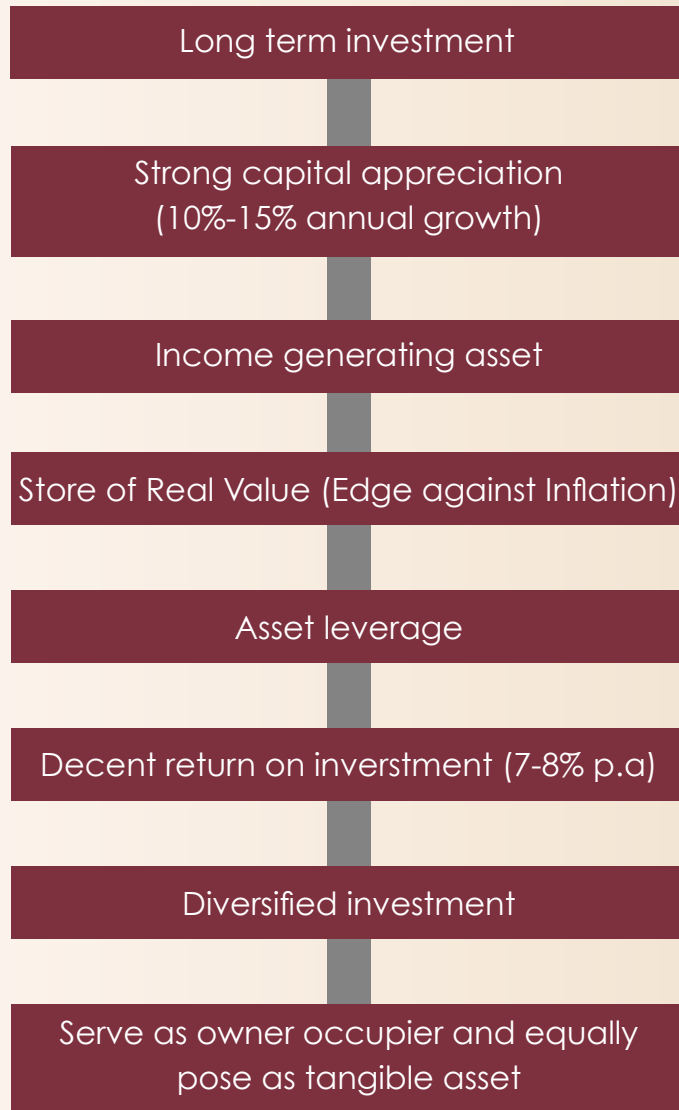
| Block A Level | Front View - Overlooking Koto Abeyomi Street (Type 1) | Left Side View - Overlooking The Courtyard (Type 2) | Right Side View Overlooking The Courtyard (Type 3) |
|---------------|---|---|--|
| 3 | A301 | A302 | A303 |
| 4 | A401 | A402 | A403 |
| 5 and attic | PH1 | PH2 | PH3 |

| Block B Level | Left side front view overlooking the Courtyard | Right Side Front View overlooking the Courtyard | Left side Rear View overlooking the Courtyard | Right side Rear view overlooking the Courtyard and Swimming Pool |
|---------------|--|---|---|--|
| 1 | B101 | B102 | B103 | B104 |
| 2 | B201 | B202 | B203 | B204 |
| 3 | B301 | B302 | B303 | B304 |
| 4 | B401 | B402 | B403 | B404 |
| 5 and attic | PH1 | PH2 | PH3 (with Cowrie Creek View) | PH4 (with Cowrie Creek View) |

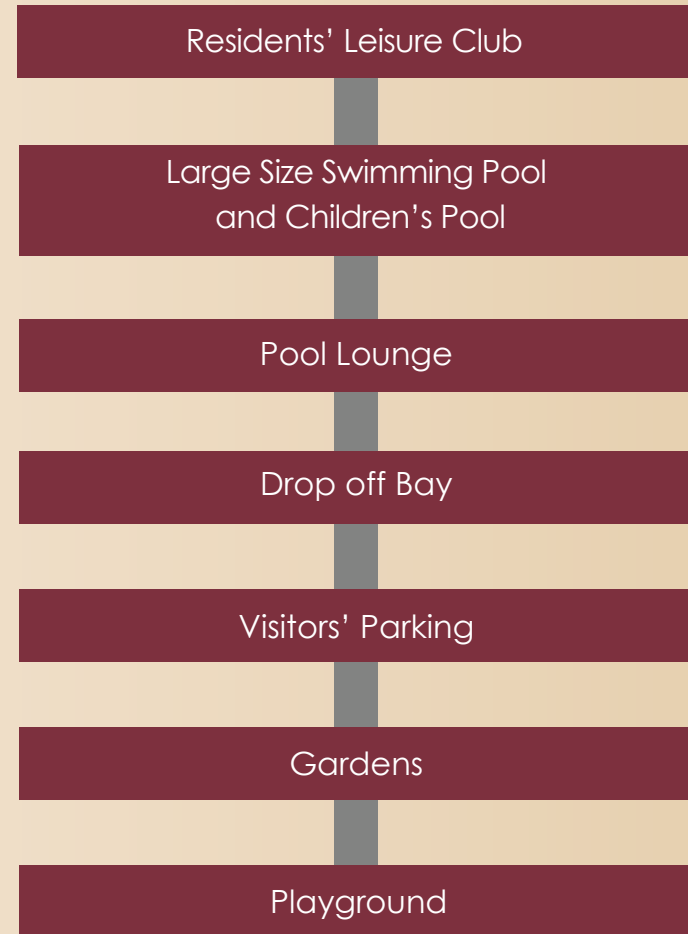
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Investment Benefits



Emotional Benefits



Leisure Club Make Up

The Leisure Club comes with lifestyle amenities such as:

- Fitness Suite
- Beauty Salon for Male and Female
- Spa to live for
- Male and Female Massage Rooms
- Media and Games Rooms
- Meeting Room and Office Suite
- News Café Lounge, and Juice Bar
- Luxury Goods Boutiques

Support Facilities

Maintenance Service Suite includes:

- Guard Suite
- Over night Drivers Suite
- Fire Safety
- CCTV and Security Systems
- Sewage Treatment Plant
- Water Treatment Plant
- Disposable Shute
- Trash Collection Room

Standard Facilities

- Cooling System
- Two Standby Generators
- Ample Parking Lot
- Four Elevators (Passenger and Service)
- 24hr Security Personnel
- Concierge Services
- Experienced personnel to attend to administrative and technical concerns

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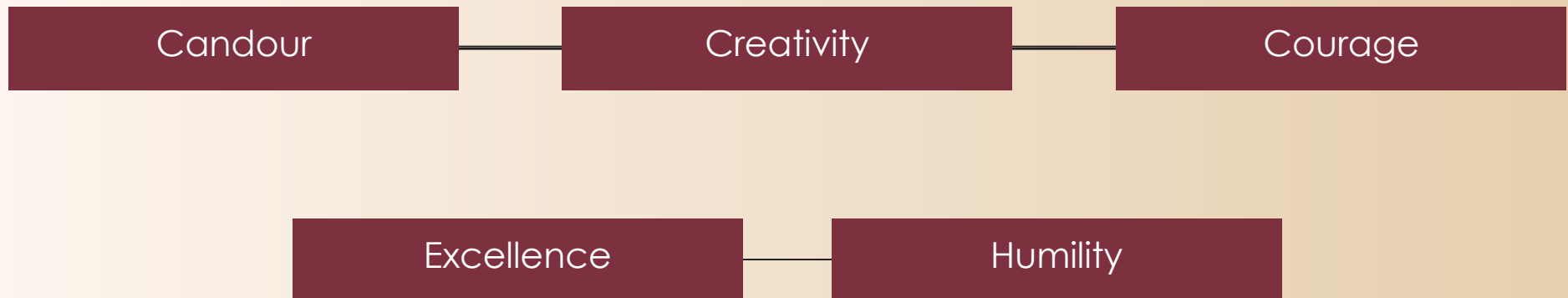
Company Background

Cadwell Limited was incorporated over a decade ago as a Real Estate Establishment - positioned to be the market leader in developing Ultra Luxury Homes, Apartments, Office Blocks, Convenience Retail Mall and Residences (Hotel Apartments), supported with first class Real Estate Management Services such as Facility Management, Marketing/Sales and Advisory Services. Cadwell Limited is a wholly owned Nigerian Company with a good track record. The company has over 200 employees currently.

Our Vision

“To be a world class real estate development company devoted to creating exclusive lifestyles for our clients - propelled by innovation, courage, candour and respect for everyone.”

Core Ideology



Clients Under Management



**BRITISH AMERICAN
TOBACCO**


ConocoPhillips



Schlumberger

 **Stanbic IBTC Bank**


citibank[®]

 **Transocean**

**Standard
Chartered** 


BOURBON
Entre la mer et vous

THE SPHERE

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A quote from John F. Kennedy-
“If not now, when? If not here, where? If not us, who?”

Now is the time to buy the finest property in Victoria Island,
Lagos from Cadwell

CADWELL

PROPERTY DEVELOPMENT | ESTATE SERVICES | ADVISORY