



**PROPOSED
ECO FRIENDLY
APARTMENTS**

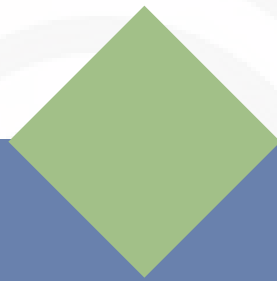
**THE
SQUARE**

A hand is shown pulling a white curtain from the right side of the frame, revealing a modern, multi-story building with a grey facade and blue-tinted glass balconies. The building is set against a clear blue sky. In the foreground, there is a paved area with a cobblestone pattern. The overall scene is bright and clean, suggesting a high-end residential or commercial development.

coming
soon

—
THE
SQUARE
BY CTL ATLANTIS
—

introduction



THE SQUARE

BY CTL ATLANTIS

Discover the cutting-edge sustainable features that make
THE SQUARE a model for eco-friendly living





Introducing a revolutionary green building that embodies sustainability and innovation. This cutting-edge building not only minimizes its carbon footprint but also creates a futuristic and productive environment for occupants. Embracing the future of sustainable architecture, this building sets a new standard for eco-friendly design and functionality

CTL ATLANTIS

The right address
can change your life.
Find yours at

THE
SQUARE

2024





Where moments
become memories,
and memories become
a lifetime of

love

Investing in real estate
can provide long-term
returns and financial

security



Did you know?
Sustainable living
can reduce your
carbon footprint
by up to 70%!



**Eco-friendly living
made easy!**





Green Energy

The Square is powered by renewable energy, thanks to our rooftop solar panel installation. This innovative system generates enough electricity to power 50% of our common areas, reducing our carbon footprint and reliance on non-renewable energy sources.

Eco Friendly Materials

We've carefully selected sustainable building materials for The Square, including reclaimed wood, low-VOC paints, and recycled materials. These eco-friendly choices reduce our environmental impact and create a healthier living space



Waste Reduction

Our comprehensive recycling program and composting system divert 75% of our waste from landfills. We encourage residents to participate in our recycling efforts and provide educational resources to help reduce waste generation



SOLAR PANELS
FOR RENEWABLE ENERGY



HIGH-PERFORMANCE
INSULATION AND WINDOW
FOR REDUCED HEAT LOSS



AUTOMATED LIGHTING AND
TEMPERATURE CONTROLS
FOR OPTIMAL COMFORT



PROPOSED GREEN ROOFS
AND WALLS FOR INSULATION



RECYCLED & SUSTAINABLE
BUILDING MATERIALS
USED THROUGHOUT



INTELLIGENT ELEVATOR AND
ESCALATOR SYSTEMS WITH
ENERGY-EFFICIENT MOTORS



SMART HVAC SYSTEMS WITH
AIR QUALITY MONITORING
AND PURIFICATION



ADVANCED ENERGY
STORAGE SYSTEMS (BATTERIES)
FOR BACKUP POWER



PROPOSED AUTOMATED WASTE
MANAGEMENT AND
RECYCLING SYSTEMS



LUXURY MINI
GOLF COURSE



TEMPERATURE
CONTROL POOL



HIGH CLASS GYM

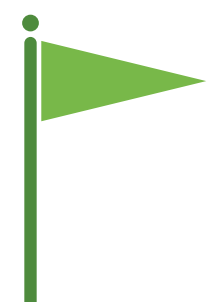
2024

PROPOSED FEATURES OF THE BUILDING



TEE OFF ON YOUR ROOFTOP

Our rooftop mini golf course is the first of its kind in the city, offering an unparalleled gaming experience amidst breathtaking views of the Lagos skyline.



BUILD YOUR BODY AND STAY FIT AT YOUR OWN PACE



BEST EQUIPMENT



PRIVACY



TIME EFFICIENT

Work out in the comfort of your own home, anytime you want with our state-of-the-art gym



...

The love of basketball meets luxury *living*

Whether you're a seasoned
baller or just starting out,
our court is the perfect place
to shoot some hoops, get
some exercise, and connect
with fellow enthusiasts



A pool as
sparkling
as your
Dreams

OFFERINGS

The following are the configurations offered

GROUND FLOOR

Gym Play Area, Pool Services and
Vehicle Parking Space for 46 cars

FIRST FLOOR

2 Units of Studio Apartment
1 Unit of one Bedroom Apartment
7 Units of 2 Bedroom Apartment

SECOND FLOOR

2 Units of Studio Apartment
1 Unit of one Bedroom Apartment
7 Units of 2 Bedroom Apartment

THIRD FLOOR

2 Units of Studio Apartment
1 Unit of one Bedroom Apartment
7 Units of 2 Bedroom Apartment

FOURTH FLOOR

2 Units of Studio Apartment
6 Units of Bedroom Apartment
Roof Terraces

TOTAL

8 Units of Studio Apartment
3 Units of 1 Bedroom Apartment
27 Units of 2 Bedroom Apartment



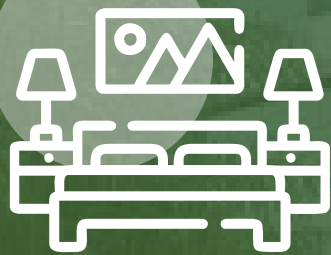
Studio Apartment

8 Units*



1 Bedroom Apartment

3 Units*

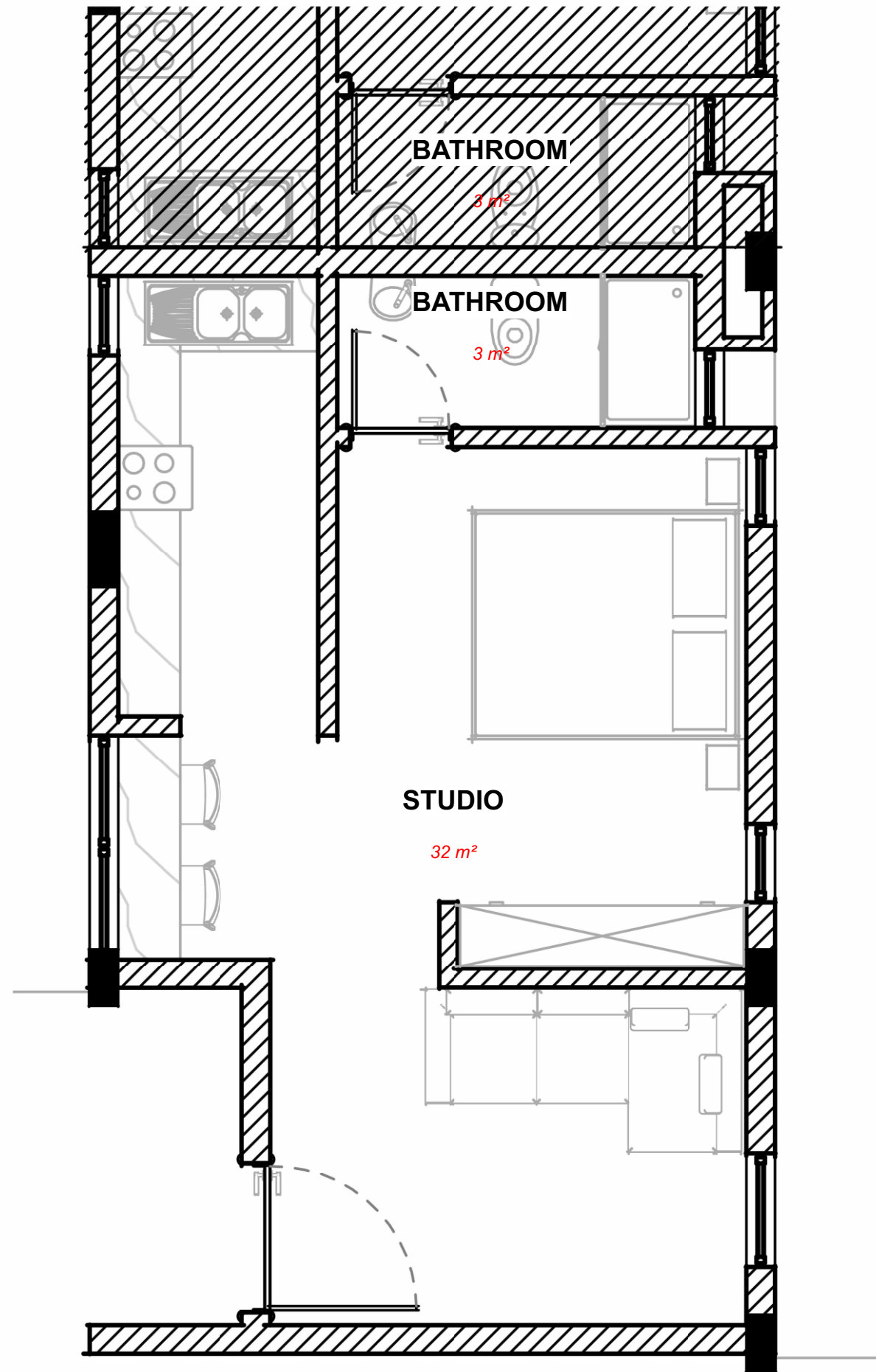


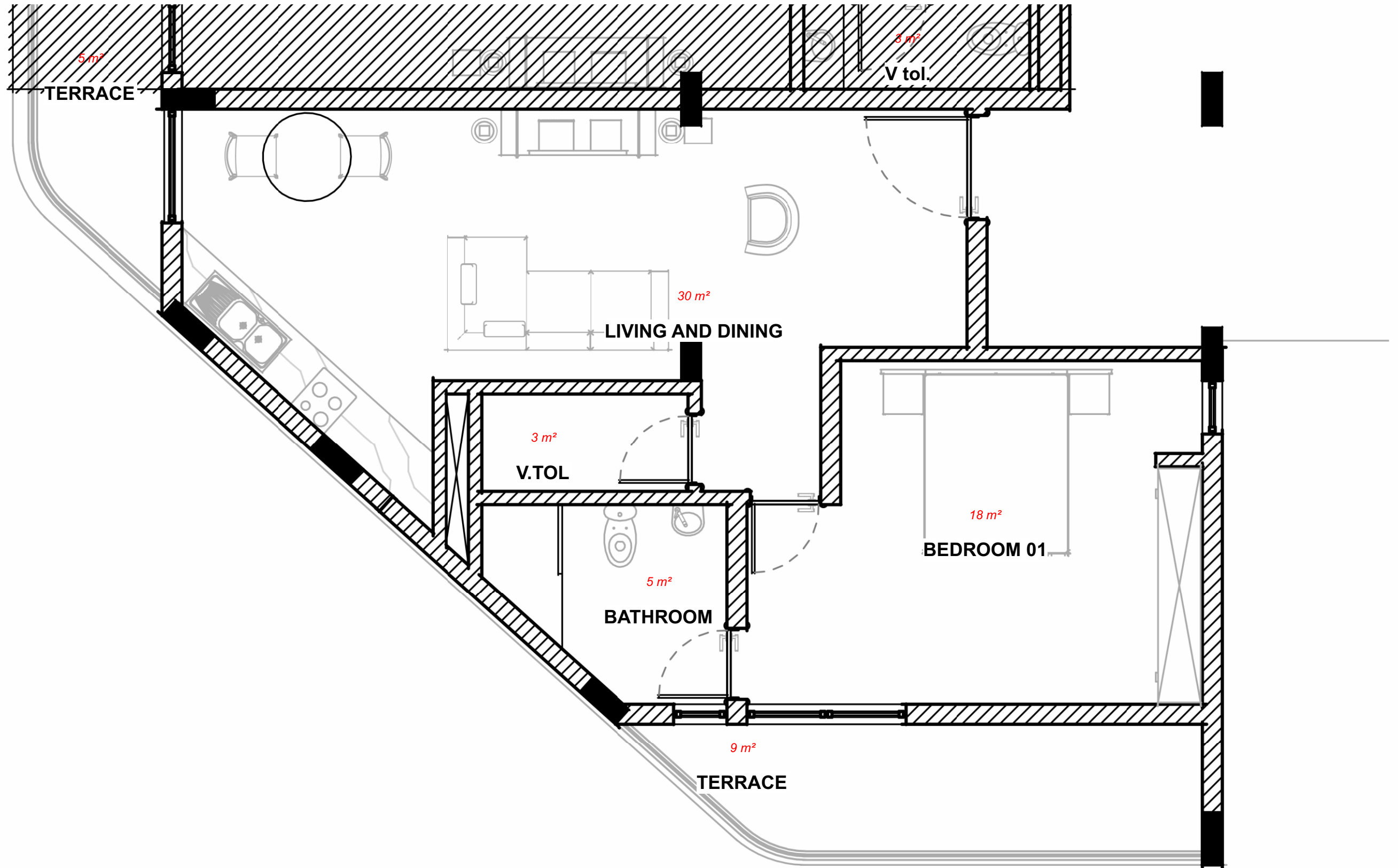
2 Bedroom Apartment

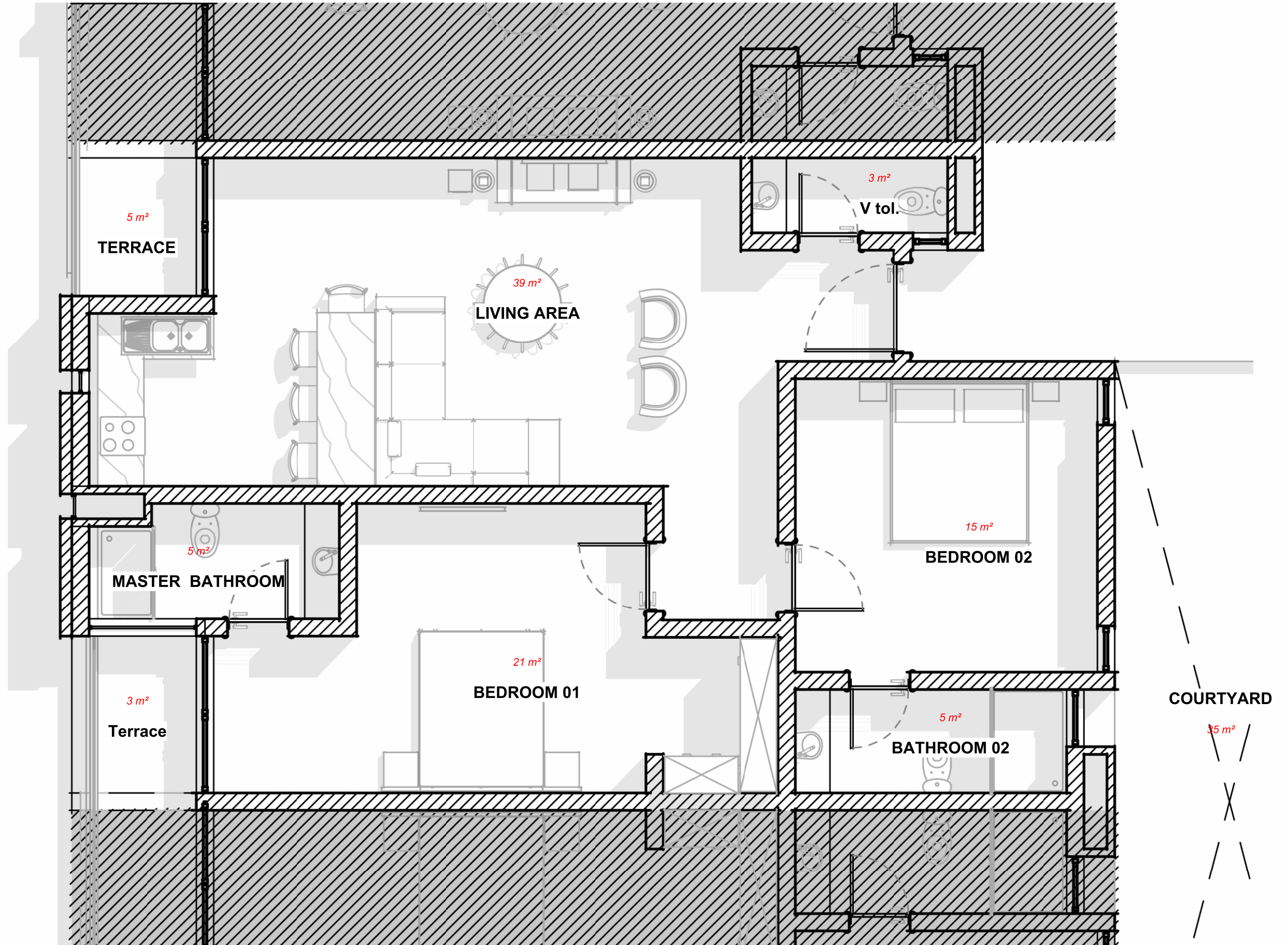
27 Units*

!-!-! *winning*

PLAN







A large, stylized green arrow graphic that starts as a thin line on the left, thickens into a horizontal shaft, and ends in a four-pointed starburst on the right. The word 'interiors' is written in a cursive script across the shaft, and 'DESIGN' is written in a sans-serif font below it.

interiors
DESIGN



STYLE



COMFORT



CLASS



LUXURY





The Luxury Lifestyle





Bezalel
APARTMENT IV





Bezalel
APARTMENT IV















pricing

& PAYMENT
PLANS



OFF PLAN OFFERS

TWO BEDROOM APARTMENT	₦179.5M
ONE BEDROOM APARTMENT	₦145.5M
STUDIO APARTMENT	₦132.8M

PAYMENT PLANS

INITIAL DEPOSIT	50%
SECOND DEPOSIT	30%
THIRD DEPOSIT	20%
FINAL PAYMENT	10%

LEGAL FEES

TWO BEDROOM APARTMENT	₦6,282,500.00
ONE BEDROOM APARTMENT	₦5,092,500.00
STUDIO APARTMENT	₦4,648,000.00

LEGAL DOCUMENTATION FEE IS 3.5% OF THE TOTAL PAYMENT



SEMI FURNISHED

2 BEDROOM

N179.5m

Air condition
Refrigerator
Automated blinds
Kitchen appliances
Pressing iron
All ECO friendly

94sqm

1 BEDROOM

N145.5m

Air condition
Refrigerator
Automated blinds
Kitchen appliances
Pressing iron
All ECO friendly

62sqm

1 BEDROOM
STUDIO

N132.8m

Air condition
Refrigerator
Automated blinds
Kitchen appliances
Pressing iron
All ECO friendly

35sqm

FULLY FURNISHED

2 BEDROOM

N215m

Air condition
Refrigerator
Automated blinds
Kitchen appliances
Pressing iron
Fully furnished
All solar friendly

94sqm

1 BEDROOM

N182m

Air condition
Refrigerator
Automated blinds
Kitchen appliances
Pressing iron
Fully furnished
All solar friendly

62sqm

1 BEDROOM
STUDIO

N165m

Air condition
Refrigerator
Automated blinds
Kitchen appliances
Pressing iron
Fully furnished
solar and eco friendly

35sqm

THE RETURN ON



Investment



APARTMENT PRICES

Studio Apartment: **N132.8M**

1 Bedroom Apartment: **N145.5M**

2 Bedroom Apartment: **N179.5M**

ESTIMATED RETURN ON INVESTMENT (ROI)

APARTMENT PRICES

Studio Apartment: **\$80 per day**

1 Bedroom Apartment: **\$100 per day**

2 Bedroom Apartment: **\$120 per day**



ANNUAL OCCUPANCY

Booked for 8 months out of 12 months in a year

Financial Projections

Annual Income Calculation:

STUDIO APARTMENT



- Daily Income: **\$80**
- Monthly Income: $\$80 \times 30 = \$2,400$
- Annual Income (8 months): $\$2,400 \times 8 = \mathbf{\$19,200}$

1 BEDROOM APARTMENT



- Daily Income: **\$100**
- Monthly Income: $\$100 \times 30 = \$3,000$
- Annual Income (8 months): $\$3,000 \times 8 = \mathbf{\$24,000}$

2 BEDROOM APARTMENT



- Daily Income: **\$120**
- Monthly Income: $\$120 \times 30 = \$3,600$
- Annual Income (8 months): $\$3,600 \times 8 = \mathbf{\$28,800}$

TOTAL INCOME OVER 5 YEARS:

1. Studio Apartment:

- Annual Income: \$19,200
- 5-Year Income: $\$19,200 \times 5 =$

★ **\$96,000**

2. 1 Bedroom Apartment:

- Annual Income: \$24,000
- 5-Year Income: $\$24,000 \times 5 =$

★ **\$120,000**

3. 2 Bedroom Apartment:

- Annual Income: \$28,800
- 5-Year Income: $\$28,800 \times 5 =$

★ **\$144,000**

INVESTMENT RECOUPMENT

Studio Apartment:

- Initial Investment: **N132.8M**
- 5-Year Income: \$96,000 (equivalent in Naira)
- Recoupment: Investors will recoup their investment within approximately 5 years, based on consistent rental occupancy.

1 Bedroom Apartment:

- Initial Investment: **N145.5M**
- 5-Year Income: **\$120,000** (equivalent in Naira)
- Recoupment: Investors will recoup their investment within approximately 5 years, based on consistent rental occupancy.

2 Bedroom Apartment:

- Initial Investment: **N179.5M**
- 5-Year Income: **\$144,000** (equivalent in Naira)
- Recoupment: Investors will recoup their investment within approximately 5 years, based on consistent rental occupancy.

Thank you!



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