

THE  
**Trimmell**  
TOWER

VICTORIA ISLAND, LAGOS

A NEW  
Luxury Landmark



THE  
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TOWER



A modern building facade with multiple levels, balconies, and greenery. The building is white with dark accents and has a series of balconies with glass railings. The balconies are decorated with green plants. The building is set against a light blue sky with some clouds. The overall style is contemporary and architectural.

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# Discover

## THE TRIMNELL TOWER



Every part of Trimnell Tower has been carefully created with the resident in mind. An extraordinary level of care and consideration has gone into each aspect of the building to provide a contemporary and luxurious feel throughout.

The spacious apartments combine high ceilings with expansive windows providing spectacular panoramic views over Victoria Island, and allowing natural light to flood in. Walls are painted a soft, neutral colour throughout to allow for ease of personalisation.

The large kitchens have a streamlined, contemporary finish with integrated appliances including oven, hob, extractor fan, and microwave. A raised breakfast bar provides additional seating in this space available in select apartments.



9 FLOORS

80 PRIVATE RESIDENCE

24/7 CONCIERGE

STATE - OF - THE - ART SECURITY

BEST - IN - CLASS SPECIFICATIONS

LUXURY APARTMENTS AND LOFT

SWIMMING POOL, GYM, SKY GARDEN & MORE



Right around the corner,  
near everywhere you want to be.



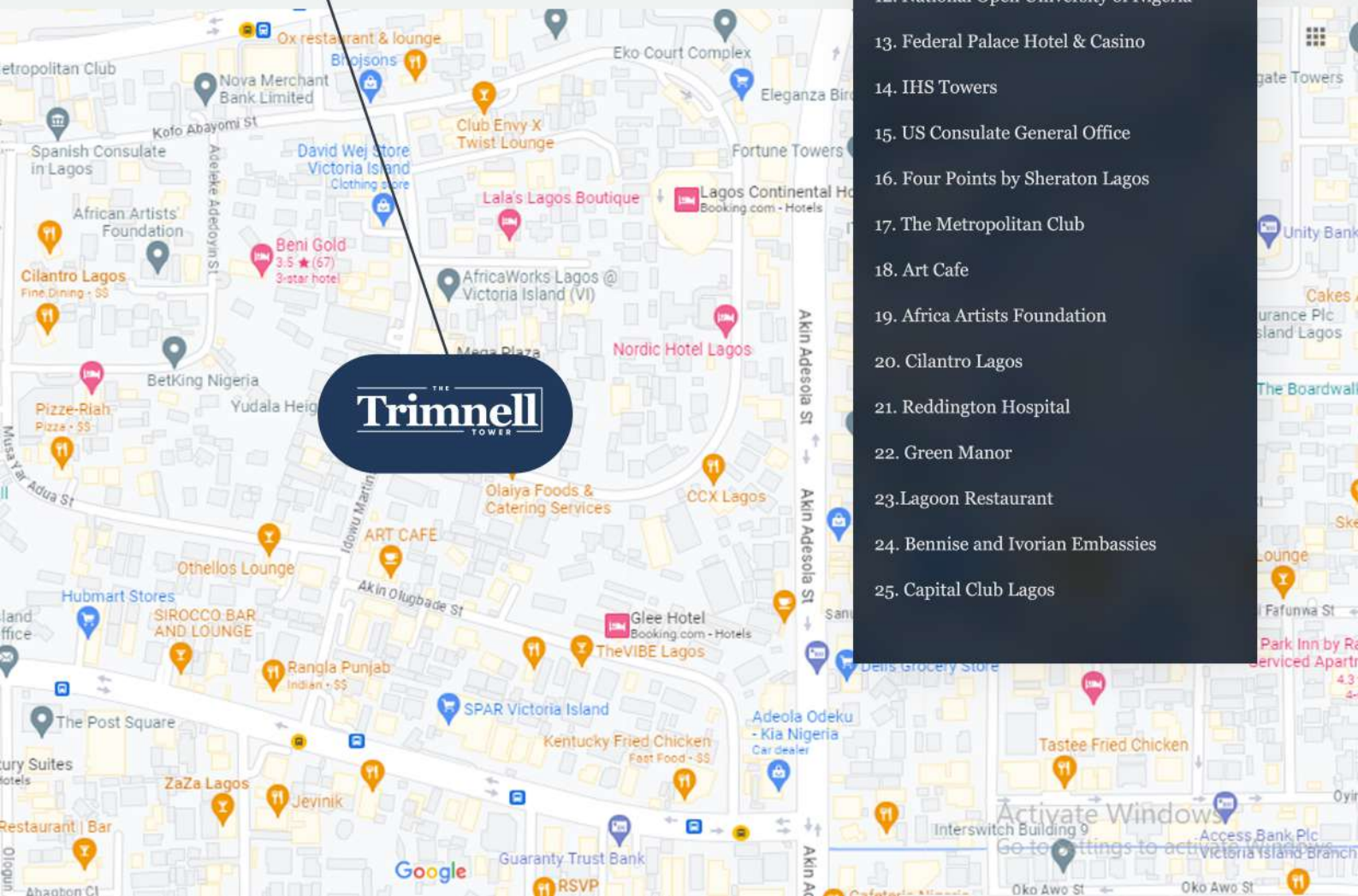


# A completely well centralized location.

The **Trimnell Tower** is located at  
17a & b Idowu Martins, Victoria Island, Lagos  
State, Nigeria.

## By Foot (Approx)

1. Spanish Consulate Lagos
2. Nigeria Institute of International Affairs
3. Yudala Heights
4. Lagos Continental Hotel
5. Cubana Lagos
6. Spar Victoria Island
7. Mega Plaza
8. Lagoon Restaurant
9. Radisson Blu Anchorage Hotel
10. Glee Hotel
11. Eco Bank Head Quarters
12. National Open University of Nigeria
13. Federal Palace Hotel & Casino
14. IHS Towers
15. US Consulate General Office
16. Four Points by Sheraton Lagos
17. The Metropolitan Club
18. Art Cafe
19. Africa Artists Foundation
20. Cilantro Lagos
21. Reddington Hospital
22. Green Manor
23. Lagoon Restaurant
24. Bennise and Ivorian Embassies
25. Capital Club Lagos





# Victoria Island Awaits you..

Enjoy all that Victoria Island has to offer when you  
move into The Trimmell Tower



RELAX BY  
THE BEACH



RESTAURANT  
FINE-DINNING



MALLS &  
RETAIL



SCHOOLS





**Come  
Home  
to what  
makes  
you smile..**

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# ON OFFER

Apartments feature a mix of large baths with powerful showers overhead, and dedicated walk-in showers, offering options for all preferences.

9  
Floors

50  
RESIDENCE

2-BEDROOM  
LOFT

2-BEDROOM  
APARTMENT

1-BEDROOM  
LOFT

1-BEDROOM  
APARTMENT

STUDIO





# Why you should Invest in **Victoria Island**

1. **Economic Growth:** Lagos is the economic hub of Nigeria, contributing significantly to the country's GDP. Its economy has been growing at an average annual rate of 7%, attracting both local and international businesses. This translates to increased demand for real estate properties.
2. **Infrastructure Development:** The government of Nigeria has been investing in infrastructure projects to support economic growth. This includes the construction of roads, bridges, and transportation systems, improving accessibility and enhancing the value of properties in Victoria Island.
3. **Positive Demographics:** Nigeria has a young and growing population, with a median age of 18.4 years. This demographic trend implies a sustained demand for housing, including in Victoria Island, as younger generations seek better living conditions and employment opportunities.
4. **Foreign Investment:** Nigeria has been attracting Foreign Direct Investment (FDI) in various sectors, including real estate. The government has implemented policies to facilitate FDI inflows and promote business-friendly environments, making it easier for international investors to participate in the real estate market.
5. **Return on Investment (ROI):** While actual ROI depends on various factors such as location, property type, and market conditions, real estate investments in Victoria Island have historically provided favorable returns. Over the long term, the combination of capital appreciation and rental income can generate attractive ROI.

It is important to note that real estate investments carry risks, including market fluctuations and regulatory changes. Therefore, conducting thorough due diligence, working with reputable developers or agents, and seeking professional advice is crucial before making any investment decision.

**24 Million People | 15-20% Annually**  
**20 Billion Market | 6% to 10% Per Annum**





# Key features & Facilities



Fully Fitted Kitchen



Fiber Optic Enable  
Internet



Fully Furnished  
(optional)



CCTV



Smart Home Features  
(optional)



Automated Access  
Control



Rooftop Entertainment  
Floor





# THE Trimmell TOWER

DEVELOPERS



BUILDERS







# Floor plans & Unit analysis





# Studio

The studio flat offered within Trimnell Tower is well laid out to a net liveable space of about 59Sqm (635.071ft<sup>2</sup>) which comprises of a studio, living/dinning space, ensuite bed-room and a toilet, all on a single floor



# 1 Bedroom Apartment

The one bedroom apartment offered within Trimnell Tower is well laid out to a net liveable space of about 825qm (882.641ft<sup>2</sup>) which comprises of living/dinning space, ensuite bedroom, a fully-fitted kitchen and a toilet, all on a single floor.



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# 1 Bedroom Loft

The one bedroom loft and base apartment offered within Trimnell Tower is well laid out to a net liveable space of about 97Sqm (1044.1ft<sup>2</sup>) which comprises of living/dinning space, en suite bedroom, a fully-fitted kitchen and a toilet, all on a single floor.

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## 2 Bedroom Apartment

The two bedroom apartment offered within Trimnell Tower is well laid out to a net liveable space of about 135Sqm (1453.13ft<sup>2</sup>) which comprises of living/dinning space, en-suite bedroom, a fully-fitted kitchen and a toilet, all on a single floor.



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## 2 Bedroom Loft

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The two bedroom loft and base apartment offered within Trimnell Tower is well laid out to a net liveable space of about 97Sqm (1044.1ft<sup>2</sup>) which comprises of living/dinning space, ensuite bedroom, a fully-fitted kitchen and a toilet, all on a single floor.



FLOOR NUMBER	LEFT SIDE (LHS)						
9TH	ROOF TERRACE					1 BEDROOM LOFT TYPE 3-108sqm	
8TH	1 BEDROOM UNIT TYPE 3-98sqm			1 BEDROOM LOFT TYPE 5-118sqm	1 BEDROOM UNIT TYPE 2-97sqm		
7TH	2 BEDROOM UNIT TYPE 1-134sqm	2 BEDROOM UNIT TYPE 2-121sqm					1 BEDROOM LOFT TYPE 4-97sqm
6TH							
5TH				TWO BEDROOM LOFT TYPE 1-134sqm	1 BEDROOM LOFT TYPE 2-97sqm		
4TH		2 BEDROOM UNIT TYPE 2-121sqm	SKY GARDEN			1 BEDROOM LOFT TYPE 3-108sqm	
3RD						STUDIO UNIT TYPE 2-56sqm	STUDIO UNIT TYPE 2-50sqm
2ND			1 BEDROOM UNIT TYPE 1-82sqm				
1ST	POOL & BAR			6 CAR PARKS		6 CAR PARKS	
GROUND	GROUND 90 CAR PARKS, CONCIERGES, SERVICE AREAS, FACILITY MANAGEMENT, DRIVER'S LOUNGES, GREEN AREA						



# RIGHT SIDE (RHS)

RIGHT SIDE (RHS)					
ROOF TERRACE					
1 BEDROOM UNIT TYPE 3 - 98sqm	2 BEDROOM UNIT TYPE 2 - 121sqm	TWO BEDROOM LOFT TYPE 2 - 134sqm		1 BEDROOM LOFT TYPE 2 - 97sqm	1 BEDROOM LOFT TYPE 3 - 108sqm
2 BEDROOM UNIT TYPE 1 - 134sqm	2 BEDROOM UNIT TYPE 2 - 121sqm				1 BEDROOM LOFT TYPE 3 - 108sqm
2 BEDROOM UNIT TYPE 1 - 134sqm	2 BEDROOM UNIT TYPE 2 - 121sqm		TWO BEDROOM LOFT TYPE 1 - 134sqm	1 BEDROOM LOFT TYPE 2 - 97sqm	BEDROOM LOFT TYPE 4 - 97sqm
2 BEDROOM UNIT TYPE 1 - 134sqm	2 BEDROOM UNIT TYPE 2 - 121sqm				1 BEDROOM LOFT TYPE 3 - 108sqm
	2 BEDROOM UNIT TYPE 2 - 121sqm	SKY GARDEN	TWO BEDROOM LOFT TYPE 1 - 134sqm		
2 BEDROOM UNIT TYPE 1 - 134sqm	2 BEDROOM UNIT TYPE 2 - 121sqm	1 BEDROOM UNIT TYPE 1B - 90sqm			STUDIO UNIT TYPE 2 - 56sqm
2 BEDROOM UNIT TYPE 1 - 134sqm	2 BEDROOM UNIT TYPE 2 - 121sqm	1 BEDROOM UNIT TYPE 1 - 82sqm		STUDIO UNIT TYPE 2 - 56sqm	STUDIO UNIT TYPE 2 - 56sqm
GYMNASIUM		1 BEDROOM UNIT TYPE 1 - 82sqm	25 CAR PARKS	STUDIO UNIT TYPE 2 - 56sqm	
GROUND 90 CAR PARKS, CONCIERGES, SERVICE AREAS, FACILITY MANAGEMENT, DRIVER'S LOUNGES, GREEN AREA					

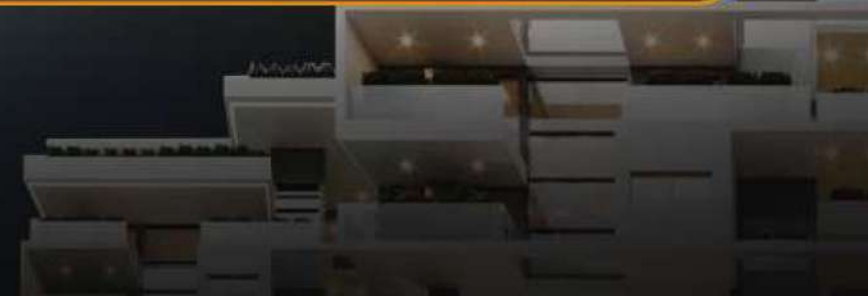
## Economic Model

Apartment Type	Price	Total Cost	Rental (Daily Rate)	Income	Approx Yearly rent	Annual Service Fee	Net Rev	Yield
Studio	96722	96722	\$120	\$120	\$26,280.0	5256	\$21,024.0	22%
One Bed	131777	131777	\$150	\$150.0	\$32,850.0	6,570	\$26,280.0	20%
One Bed Loft	162111	162111	\$170	\$170.0	\$37,230.0	7,446	\$29,784.0	18%
Two Bed	197277	197277	\$200	\$200.0	\$43,800.0	8760	\$35,040.0	18%
Two Bed Loft	212722	212722	\$250	\$250.0	\$54,750.0	10950	\$43,800.0	21%

Note:

- a) The yearly rent is based on 60% occupancy rate
- c) the model assumes 60% occupancy rate across all apartment types
- d) the service and annual maintenance fee includes all year around maintenance and cost of turnkey maintenance of facilities and change of furniture as need may arise;
- e) The maintenance and service fees (which is 30% of yearly income) are stipulated by the Management Company and are uniform for each unit type;
- f) the model assumes that the buyer would be paying cash upfront and therefore benefits from some discount that varies from 0.5% to 2%;
- g) though it is not modelled, the assumption is that the studio's and two bedrooms go faster for rents than the other unit types;
- h) one can play around with the price and rental income to get different values of yield;
- i) with the different conditions and assumptions, the two bedroom still seems to have the best yield.
- j) the model is based essentially on Seattle Residences and Black Diamond (Occupied by ExxonMobil) is expected to have a similar profile.
- k) The income are based on valuation of the unit and so it is expected that year on year as the value of the unit increases so the income

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## FREQUENTLY ASKED QUESTIONS

1. **WHERE IS THE TRIMNELL TOWER LOCATED?**  
The TRIMNELL TOWER is located in the residential area of Victoria Island on Idowu Martins, Victoria Island, Lagos, Nigeria.
2. **WHO IS THE OPERATOR OF THE TRIMNELL TOWER?**  
Fountain Havens Nigeria Ltd is one of the leading real estate companies in Nigeria with a mark of luxury.
3. **WHAT TITLE DOCUMENTS DO I GET UPON THE PURCHASE OF A UNIT?**  
The land is covered by a certificate of occupancy and a Buyer gets a Deed of Sublease.
4. **IS THERE ANY ENCUMBRANCE ON THE LAND?**  
We are proud to say this project is in conjunction with The TRIMNELL Family- the owners of the land and it is free from any/all encumbrances.
5. **WHAT IS THE PRICE PER UNIT?**  
See price list
6. **HOW MANY BEDROOMS ARE AVAILABLE?**  
As indicated in the form overleaf
7. **WHAT KIND OF FINISHING WILL THE DEVELOPER PROVIDE IN EACH UNIT?**  
The tower comes with luxury finished interior
8. **WHAT INFRASTRUCTURE WILL THE OPERATOR PROVIDE?**  
It is a gated community with the following
  - Fully air-conditioned spaces
  - Restaurant and bar
  - Swimming pool
  - five-star styled lobby and large areas
  - 24-hours concierge service
  - Residence private lounge
  - Gatehouse
  - Gym/sport centre
  - Fire control system
  - State-of-the-art elevators
  - Ample parking space
  - Round the deck security
  - Elevator
  - 24-hours power supply
  - CCTV cameras
  - Rooftop entertainment floor
  - Automated access control
  - Fibre optic cable internet
  - Fully furnished optional
  - Fully kitted kitchen
9. **WHAT DO I GET AFTER COMPLETION OF PAYMENT FOR THE APARTMENT?**  
Receipt, letter of allocation, deed of sublease and estate handbook.
10. **WHAT DO I GET AFTER MY INITIAL DEPOSIT?**  
A starter pack comprising receipts, sales invoice and sales agreement
11. **WHAT OTHER PAYMENTS DO I MAKE APART FROM PAYMENT FOR THE HOUSE?**  
Legal Fee and service charge.
12. **WHAT HAPPENS IF I CANNOT COMPLETE PAYMENT OR DEFAULT IN PAYMENT PLAN?**  
See the contract of sale for terms
13. **CAN I PAY A DEPOSIT AND PAY THE BALANCE ANYTIME WITHIN THE DURATION OF THE TRANSACTION?**  
Payment options are either outright or by instalments-payable monthly or quarterly.
14. **WHEN WILL THE PROJECT BE DELIVERED?**  
Construction would commence by the Last quarter of 2023 and the project will last up until the last quarter of 2026.









## About Us

Fountain Havens Limited is an independent real estate brand committed to offering a change to the luxury living landscape by creating diversity through our ultra-modern house types designed and executed by insightful professionals who place emphasis on stability, functionality, aesthetics, buildability, quality, time and cost in a bid to satisfying the needs of our customers.

At the Fountain Havens great care is placed on the longevity of our construction which we ensure with the use of quality materials, skilled artisans, as well as cutting edge techniques in achieving unparalleled detail and finesse in our Finish!

Our projects have a reputation for setting standards for success in their respective markets and product types. Over and above financial returns, they improve cities and pioneer new sustainable practices. Combining insights from local teams, decades of experience and a commitment to long-term value creation, we craft sophisticated structures designed by the best of industry professionals.





A development of **Fountain Havens**, the proud developers of Integrity Tower.

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For more details contact  
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