

## Adiva in 2010

The Adiva family is growing and ARM Properties Plc is proud to inform you that despite Nigeria's current economic challenges, Adiva Plainfields Estate is on track to becoming the best place to live and flourish in Lagos.

This newsletter aims to keep you abreast of the development at the Adiva Plainfields Estate and also to provide all the information you require. In this edition, we focus on the

growth of the development in 2009 and look ahead to an increase in construction work with a view to completion of the first phase in 2010.

### The Governor's visit

Lagos State Governor, Babatunde Raji Fashola (SAN), visited Adiva on December 31st 2009. The visit exhibits the Governor's interest in ARM Properties' contribution to the Lagos 'New Town' development scheme. The Gov-



Savannahs (Architects Rendition)

ernor commended the project's initiative and expressed his encouragement for Adiva and all such endeavours that contribute to the development of Lagos State.

2nd Edition  
January 2010

### Location

Km 36, Ibeju-Lekki, Lagos

### Land Size

111 Hectares

### Completion Date

Phase 1: July 2010

Phase 2: December 2010

## Construction Update

### Roads & Drainage

Adiva's primary ring road has been fully layered and concreted and is about 90% complete. The remaining secondary roads have been graded and are being layered.

### Site Photographs



Section of Ring road



Sahara units at roofing level

### Homes

House building on Adiva has been consistent. 105 homes are at various levels of construction. 49 of these are completed and painted while 36 are at various levels of block work between foundation and first floor slab. The remaining 271 units are on schedule to be delivered by July 2010.



Completed Sahara units



Row of Sirocco units by the Lake

### Project Consultants

FMA Associates

(Architect)

Pinconsult Associates

(Civil & Structural)

Consem Associates

(Mechanical & Electrical)

EQ3 Project Services

(Project Managers)

### Main Contractors

Dys Trocca Valsesia

(Infrastructure)

Golden Swan Nigeria Limited

(House Building)



Lead Agent: ARM Investment Center

### ARM Investment Center Locations

Lagos: • 36A Awolowo Road, Ikoyi. Tel. 01-4630892-3; • 68C Coker Road, Ilupeju Tel. 01-4718282; • 86, Adeniran Ogunsanya Street, Surulere. Tel. 01-4798720

Abuja: Plot 129 Adetokunbo Ademola Crescent, Wuse II. Tel. 09-4130530-1

Port Harcourt: 12 Circular Road, Presidential Estate I. Tel. 084-462591-2

Onitsha: 60A Old Market Road (opp Broadway Cinema) Tel. 046-872048 Kano: 139 Murtala Mohammed Way, Beside DHL. Tel. 064-896174

## Sales Progress

Adiva Phase 2 is currently on sale at one of the most attractive prices on the market:

Unit <sup>1</sup>	Description	Price <sup>2</sup>
Savannah	2Br Cluster Bungalow	N16,500,000
Sahel	3Br Semi-detached Bungalow	N24,700,000
Sahara II	3Br Detached Bungalow	N30,800,000
Sirocco	4Br Lakeview Villa <sup>3</sup>	N44,000,000

<sup>1</sup> These are the only unit types available in Phase 2. Sierra units are no longer available.

<sup>2</sup> Includes 5% Agency Fees and 5% Legal Fees

<sup>3</sup> Plus a maid's room

### New Payment Plan

We have restructured a more balanced payment plan for the benefit of new customers.

This makes it easier for buyers to manage their cash flows and installment payments spread over 18 months as indicated below:

- 1st Installment: 25% deposit on indication of interest.
- 2nd Installment: 25% within 6 months of 1st installment
- 3rd Installment: 25% within 6 months of 2nd installment
- 4th Installment: 25% on completion

### Available Mortgage Financing

Our preferred lender offers competitive finance programs and will take you through the application process.

Please contact any ARM Investment Center for further information on pre-approved mortgage providers.



## Frequently Asked Questions

The following are some of the questions we have received via our website, [www.myadiva.com](http://www.myadiva.com):

**Question:** *I have only received my payment receipt. What other agreements should I be expecting?*

**Answer:** All buyers will, at different times, receive a pre-sale agreement, sale agreement, deed of assignment and a Building Regulations document before delivery of their unit. Buyers should contact their agents, or applicable location of the ARM Investment Centers for questions on the agreement.

**Question:** *Do I have to perfect my title?*

**Answer:** All home buyers are required by the Federal Government to perfect their property titles by acquiring a Governor's

consent. The related cost (such as perfection and survey documentation) of acquiring this consent will be borne by the buyer of a property. We advise our homebuyers to speak with their legal counsel to help determine the cost of perfecting the title for their Adiva homes.

*"The Lake is very impressive and really attracted me to Adiva. I look forward to owning a beautiful lakeside home."*

**- Mrs. Roli Akperi (Adiva Purchaser)**

**Question:** *Who takes care of facilities management and how do I contact them?*

**Answer:** The Company in charge of facilities management for Adiva Plainfields Estate is **Briscoe Properties Limited (BPL)**.

We trust you have found this edition of "The Adiva" informative. We will ensure construction of your property will continue as planned and will keep you updated on other related developments.

As always, we encourage sending your questions or concerns to us via our website – [www.myadiva.com](http://www.myadiva.com).



Sahel (Architects Rendition)

### Other Agents:

Assist to Sell Properties:

Plot 45 Olabanji Olajide Street, Off Baderinwa Alabi Street, Lekki Phase 1, Lagos 0803 307 6154 / 0803 081 5570 / 01 760 3719 / 01 663 8345 / 01 663 8374

Matrix Investments Limited:

182A, Corporation Drive, Dolphin estate, Ikoyi Lagos 0802 223 2361 / 0807 555 9665 / 01 871 0333

Briscoe Properties Limited:

18, Fatai Atere Way, Matori, Lagos 0803 235 2945 / 0803 321 0413 / 01 791 6122

Joe Akhigbe & Associates:

5th Floor, 19 Tinubu Street, P.O Box 80312, Lafajji - Lagos 0802 360 4579 / 0803 352 0286 / 01 775 7869

Raadsel Limited:

Suite D6, Adeniran Ogunsanya Shopping Complex, Surulere, Lagos 0807 551 9616 / 01 765 2935

Helm Estate:

238 Murtala Mohammed Way, Yaba. Lagos 0803 320 8464 / 01 776 8847 / 01 470 5207