



ROSE OF SHARON TOWER





**The Rose of Sharon Tower**  
is a mixed use development that is  
available for rent.

The building is ideally located in  
Victoria Island, with views facing  
Kuramo Waters and the Atlantic Ocean

**Office floors**

1st to 3rd floors  
Each floor 830 sqm  
Two wings per floor (optional)

**Residential floors**

8 floors A, B, C, D  
A 3 Bedroom 231 sqm  
B 2 Bedroom 188 sqm  
C 3 Bedroom 273 sqm  
D 1 Bedroom 122 sqm

Club Room



There are 3 floors dedicated to office space  
and 8 floors dedicated to residences

The residential floors consist  
of 32 individual apartments

Residential apartments are in 1, 2, & 3  
bedroom configurations constructed to  
international standards with luxury finishes

State of the art gym, pool and club room  
available to all residents

Adequate parking spaces available  
on both ground and underground  
levels of the tower



*Pool side*



Located within close proximity to Kuramo Waters



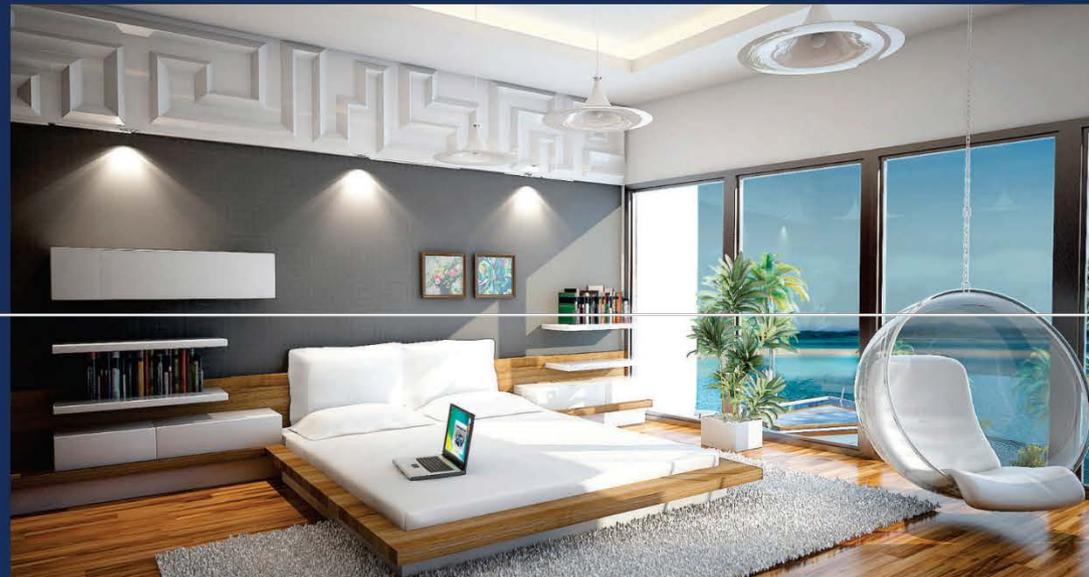
Bedroom



2 Bedroom Apartment



Living Room

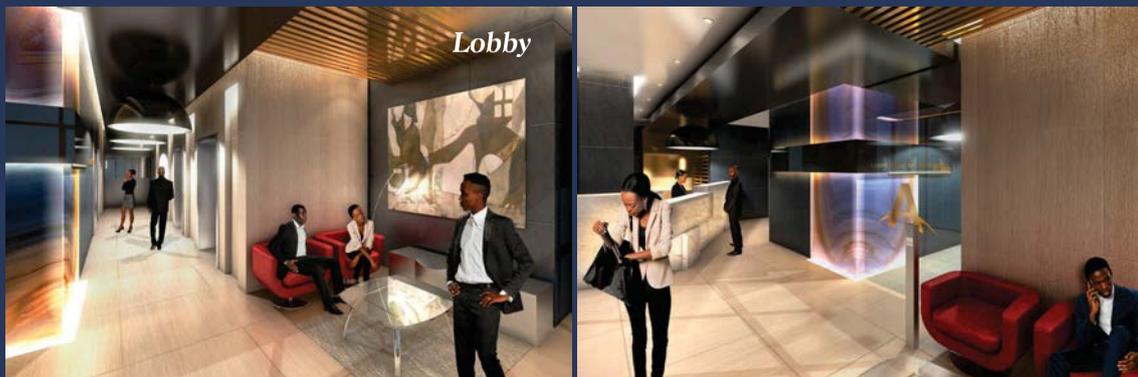




## FACILITIES

Air Conditioning, Swimming Pool, Gym,  
Secure underground parking with flood control systems,  
Residential Clubroom, Domestic Assistants' Quarters,  
Three 810 KVA Generators, 24 / 7 Security

Generously sized modern contemporary interiors  
designed & constructed to the highest specifications.



## Lettable Office Spaces

There are 3 floors of 761.27 sqm per floor

## Residential Apartments

8 One Bedroom Apartments

8 Two Bedroom Apartments

16 Three Bedroom Apartments

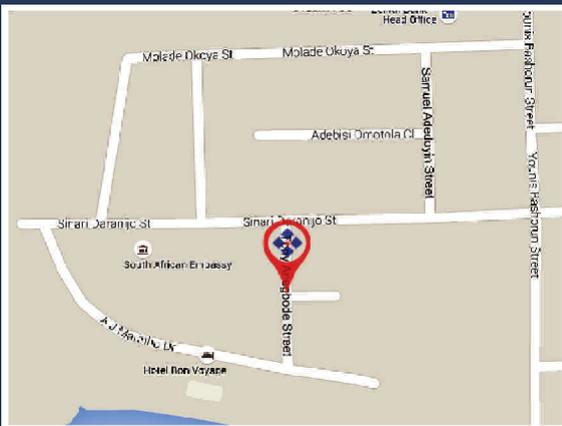
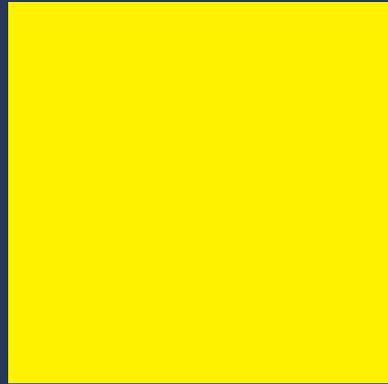
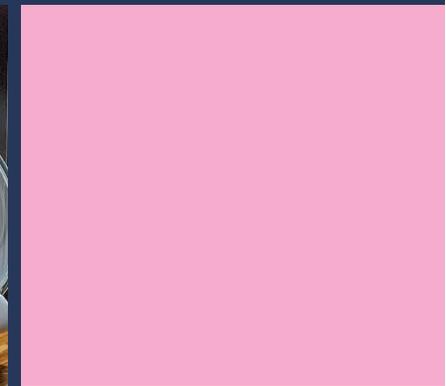
Total Number of Apartments = 32

## Security

Perhaps one of the most secure apartments / office buildings in Nigeria

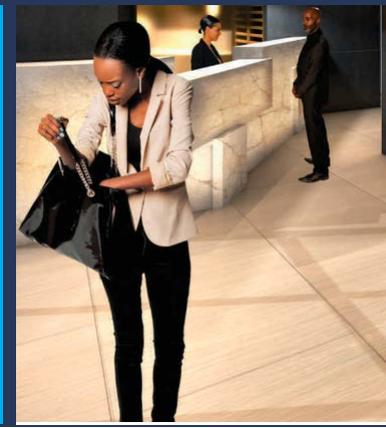
Entry into the premises is via a sophisticated security system operated by a card reader

All apartment / office front doors are armoured



## Location

A.J. Marinho Drive Off Sinari Daranijo street  
Off Ligali Ayorinde street, Victoria Island,  
Lagos Nigeria



## Details: Sole Agent

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Partner company - HenrysonBalogun Creatives



# Rentals

<b>One Bedroom</b>	132 sqm@\$40,000+\$15,000 (Service charge)= \$55,000pa
<b>Two bedroom</b>	188 sqm @ \$60,000+\$20,000 (Service charge)= \$80,000pa
<b>Three Bedroom</b>	231 sqm@ \$75,000+\$22,500 (Service charge)= \$97,500pa
<b>Three Bedroom</b>	270 sqm@ \$81,000+ \$22,500 (Service charge)= \$103,500pa

*There is also a caution fee (deposit), of 10% for the first year rent*

**Legal fee also in USD - UNITED STATES DOLLAR**

## **Boy's Quarters**

(BQ) is available but not for 1 bedroom apartments

## **Extras**

Two parking spaces available for 2 and 3 bedroom apartments in the secure underground car park.

## **Office space**

\$350 per sqm x 1873.16(Total Space)