



FABULOUS DOME QUADRANGLE APARTMENTS

SAMONDA - IBADAN





**FABULOUS
DOME**



**THE NEW
WAY OF
LIVING!**



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Designed by:

**VERT
GLOBAL
CONCEPTS**



Architecture | Urban Design | Real Estate | Landscaping



Developer



TITANIC CERTIFIED
MULTIPURPOSE LIMITED

Sponsor



Financial Partners



Constate & Poll Partners.

Legal



Marketing Partners



FABULOUS DOME QUADRANGLE APARTMENTS





Fabulous Dome is located in one of the prime areas of Ibadan – Aerodrome GRA, Samonda Area of Ibadan North Local Government Area of Oyo State. It was the former site of the Oyo State International

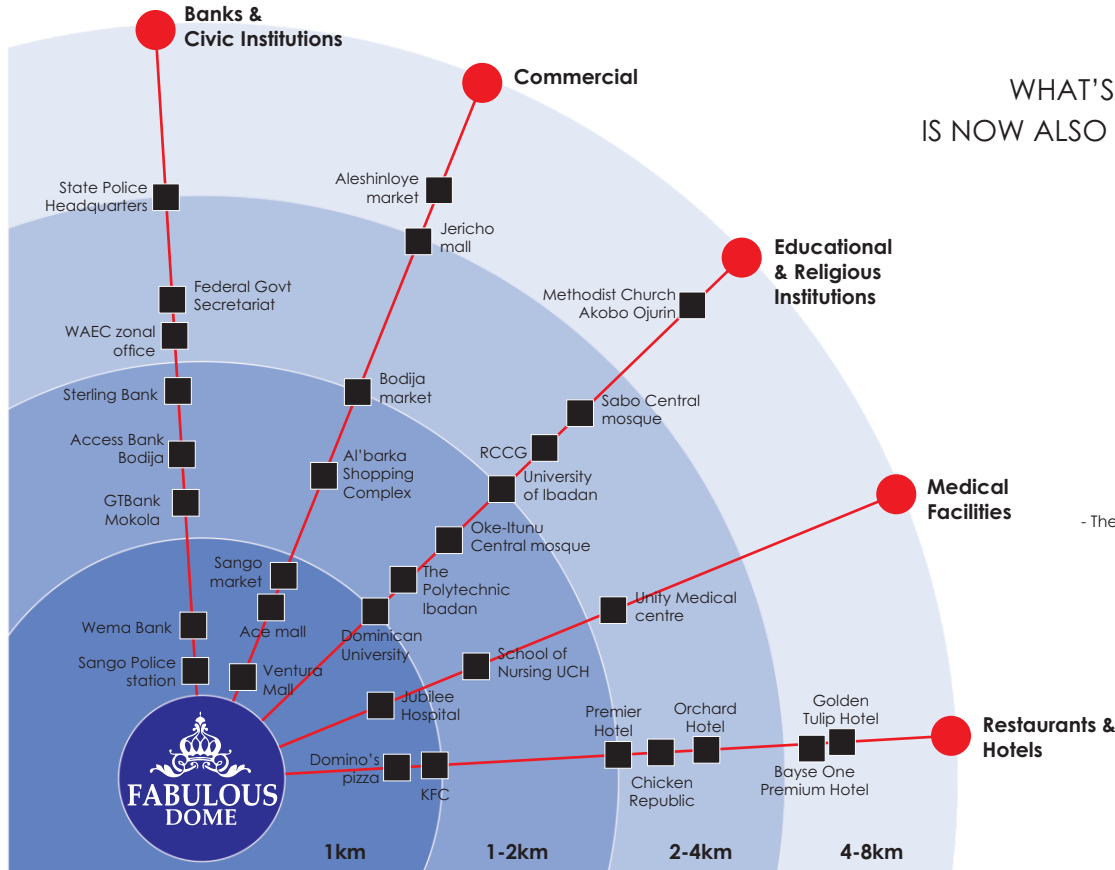
Airport and one of those areas in Ibadan that shelters the upwardly mobile, the aspiring youth and those who relish the prospects of enjoying the benefits of structured and serviced living.


With Samonda area being a fast growing micro-market and Fabulous Dome having proximity to commerce, hospitality, institutions and entertainment, you have just the right balance!



An exquisite landmark of architectural ingenuity, unconventional design and dedicated excellence. Fabulous Dome is a unique limited edition residential enclave of 24 spacious apartments crafted to deliver the finest that life has to offer to the choicest few. It promises enough room for you to stretch your imagination, push your limits and aim however high your dreams wish to take you.

A luxurious celebration of effortless living, Fabulous Dome located along Sango/Bodija Rail Line, Samonda, Old Aerodrome, Ibadan is in close proximity to notable institutions, shopping malls, hotels, commercial hubs and other civic amenities imaginable so that you spend less time on the road and more at home. Come reflect real beauty inside out. Welcome home to Fabulous Dome.



WHAT'S CLOSE TO YOUR HEART
IS NOW ALSO CLOSE TO YOUR HOME 

Connectivity

● Transit terminals

- Saki Garage (225m)
- Peace Mass Transit (1.4km)
- Bodija Train Station (1.8km)
- Dugbe Railway Station (4.9km)

● Conferencing & Leisure

- Mokola Hill (1.6km)
- Agodi Gardens (2.2km)
- The International Conference Centre (3.3km)
- Ibadan Golf Course (3km)
- Daylan Events Centre (2.3km)
- Tunde Odunlade Arts & Culture (1.4km)
- Magnus Paintball Game Arena (1.8km)

SPACE STYLED UP



The Fabulous Dome is a condominium-styled concept of residential apartments spread across three levels; forming a perfect quadrangle with apartments being both inward and outward-looking through terraces that embrace the landscape and scenery outdoors.

Apartment types are of three main categories:
 1-bedroom executive apartments: 4 units
 2-bedroom apartments: 16 units
 3-bedroom maisonette apartments: 4 units

The ground floor places host to dedicated car parking lots for each apartment (2 cars/unit), access stair halls for apartments on upper floors, a richly landscaped central courtyard serving as a social node for relaxation; and the 3-bedroom maisonette apartments.

The first floor accommodates the 2-bedroom apartments which come in two closely similar layouts; and the upper floor of the 3-bedroom maisonette which is the private level with three ensuite bedrooms.

The second floor replicates the 2-bedroom apartments on the first floor, however with the inclusion of 1-bedroom executive suites with dedicated stair accesses.



LIKE NO OTHER
LIKE NONE ELSE
 your home. your world!



FABULOUS DOME QUADRANGLE APARTMENTS



CONTEMPORARY LIVING

Warm natural light floods the interiors, and breathes life into your living room with maximum ventilation. Widely spaced windows delightfully let the outdoors in and enhance the views through lavish terraces.

There's a palette of fine features and finishes proving that a true perfectionist was behind planning every amenity you see around you.



Our efficiently designed 1-Bedroom Executive suites create convenient living for the smart professional, while, our spacious 2-Bedroom apartments create a comfortable, spacious life for you and your family... All in the midst of breathtaking serenity!



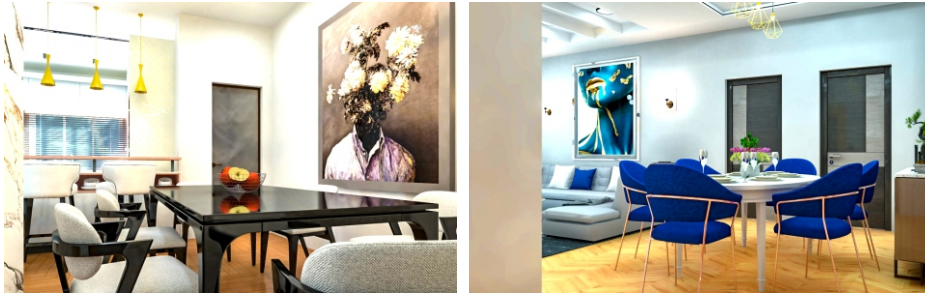
**DISCOVER SERENITY
AND MOMENTS OF SERENDIPITY**



STYLISH THOUGHT

Good family. Good friends. Good food. Great dining!
We have worked every little inch to make your dining area a truly multi-functional space, a place where you can eat, entertain and sometimes even work - all to your heart's content.

The dining maintains an unblemished sense of harmony, comfort and style that would suit not just your taste but that of everyone else with jaw dropping ease!



STYLE IS ETERNAL

Hunger is a great cook. Trust us to create an atmosphere that's equally great! It really can be the small, simple details of the kitchen, the way you cook and use the space - that make your kitchen a joy to use.

Breezy ventilation, great lighting, elegant space planning, ideal environment - Fabulous Dome brings all of this beautifully together to make the most important room of your home, the most lovable.

Bon Style! Bon Appetit!





FABULOUS DOME QUADRANGLE APARTMENTS



ENORMOUS EMBRACE



**FOR THOSE WONDERFUL
AND RESTFUL MOMENTS**

A master suite that enables you to not just tell
people your dreams, but show them

AND SOME MORE

Upgrade to a better life. Indulge your love for beauty. Come home to an aura of luxury you richly deserve. Flourishing in a premium locality, yet leaving the crowded bustle of urban living behind, the Fabulous Dome will pamper you with splendour and sophistication; reserved for those who believe life must be lived to the fullest. In this haven of style and comfort, you will find that rare factor that best defines luxury: super-sized apartments and the sheer abundance of space.

The Fabulous Dome boasts of a well planned layout with clear distinctions in circulation routes between vehicles and pedestrians; restricting vehicles to the periphery and reserving the soft-scaped central core for pedestrian use.



In character, the development can be said to be extroverted with its outward-looking terraces and large-sized windows; but also cozily introverted with its unifying central social core and built-in extensive terraces serving as personal retreat spaces.

The presence of a retail store adjoining the security post and main access satisfies shopping needs of residents and outsiders for groceries and other household commodities. A serviced swimming pool adjacent to the development elevates the need for relaxation and leisure, giving residents the indulgent excuse for self-pampering, renewal and rejuvenation. The Fabulous Dome apartments is a serviced residential development managed by a reputable facility management firm through its on-site office and trained personnel.

BOUNDLESS HAPPINESS

SPECIFICATIONS

CIVIL

- Reinforced concrete pad footings with connecting foundation walls
- Reinforced concrete framed superstructure
- Sandcrete block masonry for external and internal walls
- Polished concrete for car park flooring within the building
- Interlocking paving blocks for driveway and external hardscape

DOORS & WINDOWS

- Premium quality pre-hung doors
- Premium quality hardware
- Premium aluminium windows and accessories
- Insect screens and anti-buglar bars for windows
- Steel security main doors with digital locks
- Stainless Steel handrails for balconies

FLOORING

- 600mm x 600mm vitrified tiled flooring for living/dining
- 400mm x 400mm ceramic tiled flooring for bedroom/kitchen
- 400mm x 400mm non-slip ceramic tiled flooring for toilets
- Rustic tile for balconies

SECURITY / SAFETY FEATURES

- Round the clock security
- Standard fire safety features on all floors
- CCTV for common area surveillance

ELECTRICAL & ELECTRONICS

- Concealed wiring using PVC conduits
- Exhaust fans in kitchen and all washrooms
- Standard inverter power backup system for each apartment with change over system
- TV & AC points in all bedrooms & living area
- Modular switches of premium brand
- Light fixtures for the common areas and external areas
- Independent power plant

PAINTING

- External walls - 2 coats of premium emulsion and texture finish as per architect's design
- Internal walls & ceiling - 2 coats premium emulsion over two coats putty finish

KITCHEN

- Adequate power points for home appliances
- Fully fitted kitchen with cabinetry
- Points for washing machine

TOILETS

- Premium sanitary ware
- Premium branded bath fittings and accessories
- Premium quality anti skid floor tiles and wall tiles
- Toughened glass shower partition
- Mirror & exhaust fan

OPTIONS

- Customized intelligent lighting and security systems
- Wardrobes, kitchen cabinets and interior designing solutions
- Alterations / additions in layout subject to structural approval
- Inverter backup power system upscale
- Home automations



AS MUCH YOU, AS YOU CAN BE



Your apartment building isn't just where you live. It's where you relax, rejuvenate, and integrate with your neighbours.

Hence The Fabulous Dome has been endowed with recreational amenities and lavish landscaped courtyard for you to unwind, social spaces for you to interact with people and enjoy the conveniences of quality living.



“Surround yourself with the pristine beauty of designed scenery and landscape features. Is this your place of residence, or your nature sanctuary? Perhaps a bit of both.

A new way of living.”

TO THE NEIGHBOURHOOD

You and your family deserve to live your life free of worry about security and safety.

With 24 hour security, a fenced environment, and available add-on* security features, you can relax knowing that you and your loved ones are well protected.

*Add-ons such as panic button and remote monitoring features are not reflected in basic unit price list and will be provided upon special request by subscribers at additional cost.



“Allow us to worry about security and safety for you, so that you can focus on the joys of your new way of living.”

ENERGY AND WATER CONSERVATION: SMART FIXTURES



Fabulous Dome is at the forefront when it comes to harnessing and saving nature's precious resources such as energy and water. We've designed unique concepts that match the highest rated compliance norms of the Green Building Society.



Solar power backup system for each apartment can reduce diesel consumption by up to 60%



Energy saving lights and motion sensor lighting systems require 70-80% less electricity



Low-flow shower fixtures can reduce up to 3x of water usage



The dual flush toilet system can save up to 67% of water



Water-efficient appliances use 50-60% less energy to run and require about 1/3rd less detergent



20% of site area is planned to be covered with lush greenery and landscaping elements

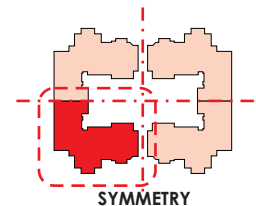
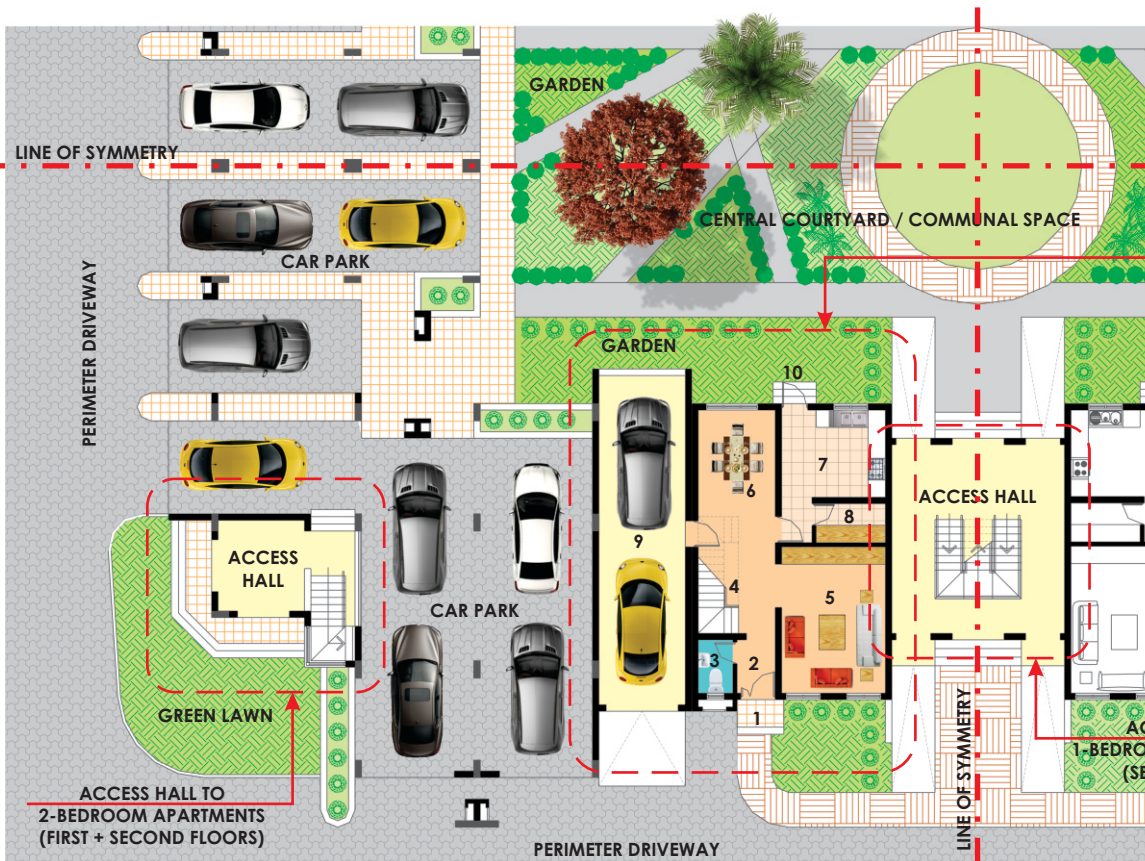


**FABULOUS
DOME**

ARCHITECTURAL FLOOR PLANS

**A PERFECT BALANCE
OF STYLE & SUBSTANCE**





**3-BEDROOM MAISONETTE
GROUND FLOOR**

1	ENTRY PORCH	1.14 sqm
2	ENTRANCE FOYER	2.45 sqm
3	VISITOR'S TOILET	2.22 sqm
4	STAIR HALL	8.09 sqm
5	LIVING ROOM	18.36 sqm
6	DINING ROOM	12.24 sqm
7	KITCHEN	12.45 sqm
8	STORE	3.24 sqm
9	GARAGE	34.28 sqm
10	REAR LOT	-
TOTAL		94.47 sqm

ACCESS HALL TO
1-BEDROOM EXECUTIVE SUITE
(SECOND FLOOR)

ACCESS HALL TO
2-BEDROOM APARTMENTS
(FIRST + SECOND FLOORS)

ACCOMMODATION

a) 3-BEDROOM MAISONETTE: 4 UNITS



**GROUND FLOOR PLAN
MAIN BUILDING**



FIRST FLOOR PLAN MAIN BUILDING

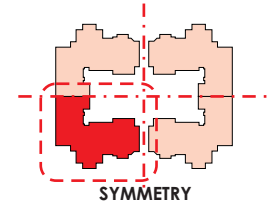
ACCOMMODATION

- a) 3-BEDROOM MAISONETTE
(UPPER FLOOR): 4 UNITS
- b) 2-BEDROOM APARTMENT
(TYPE 1): 4 UNITS
- c) 2-BEDROOM APARTMENT
(TYPE 2): 4 UNITS



2-BEDROOM APARTMENT (TYPE 2) TYPICAL FLOOR PLAN

1	FOYER	4.08 sqm
2	DINING AREA	10.65 sqm
3	LIVING AREA	18.91 sqm
4	KITCHEN	14.18 sqm
5	VISITOR'S TOILET	2.21 sqm
6	LOBBY	5.75 sqm
7	BEDROOM 1	16.51 sqm
8	BEDROOM 1 TOILET	2.70 sqm
9	BEDROOM 2	16.51 sqm
10	BEDROOM 2 TOILET	3.31 sqm
11	TERRACE 1	5.79 sqm
12	TERRACE 2	6.84 sqm
13	SERVICE LEDGE	-
TOTAL		107.44 sqm



3-BEDROOM MAISONETTE FIRST FLOOR

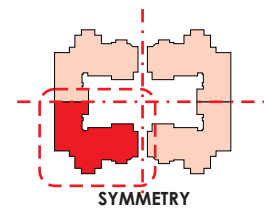
1	STAIR HALL	10.83 sqm
2	BEDROOM 1	14.03 sqm
3	BEDROOM 1 TOILET	2.73 sqm
4	BEDROOM 2	9.53 sqm
5	BEDROOM 2 TOILET	2.70 sqm
6	MASTER BEDROOM	14.58 sqm
7	MASTER BEDROOM TOILET	4.38 sqm
8	TERRACE 1	7.12 sqm
9	TERRACE 2	3.33 sqm
a)	TOTAL (FIRST FLOOR)	69.23 sqm
b)	TOTAL (GROUND FLOOR)	94.47 sqm

GRAND TOTAL 163.70 sqm

2-BEDROOM APARTMENT (TYPE 1) TYPICAL FLOOR PLAN

1	FOYER	9.20 sqm
2	VISITOR'S TOILET	2.21 sqm
3	DINING AREA	10.10 sqm
4	KITCHEN	15.50 sqm
5	LIVING AREA	25.65 sqm
6	BEDROOM 1	14.04 sqm
7	BEDROOM 1 TOILET	2.70 sqm
8	BEDROOM 2	14.04 sqm
9	BEDROOM 2 TOILET	2.70 sqm
10	TERRACE	11.93 sqm
11	SERVICE LEDGE	-
TOTAL		108.07 sqm

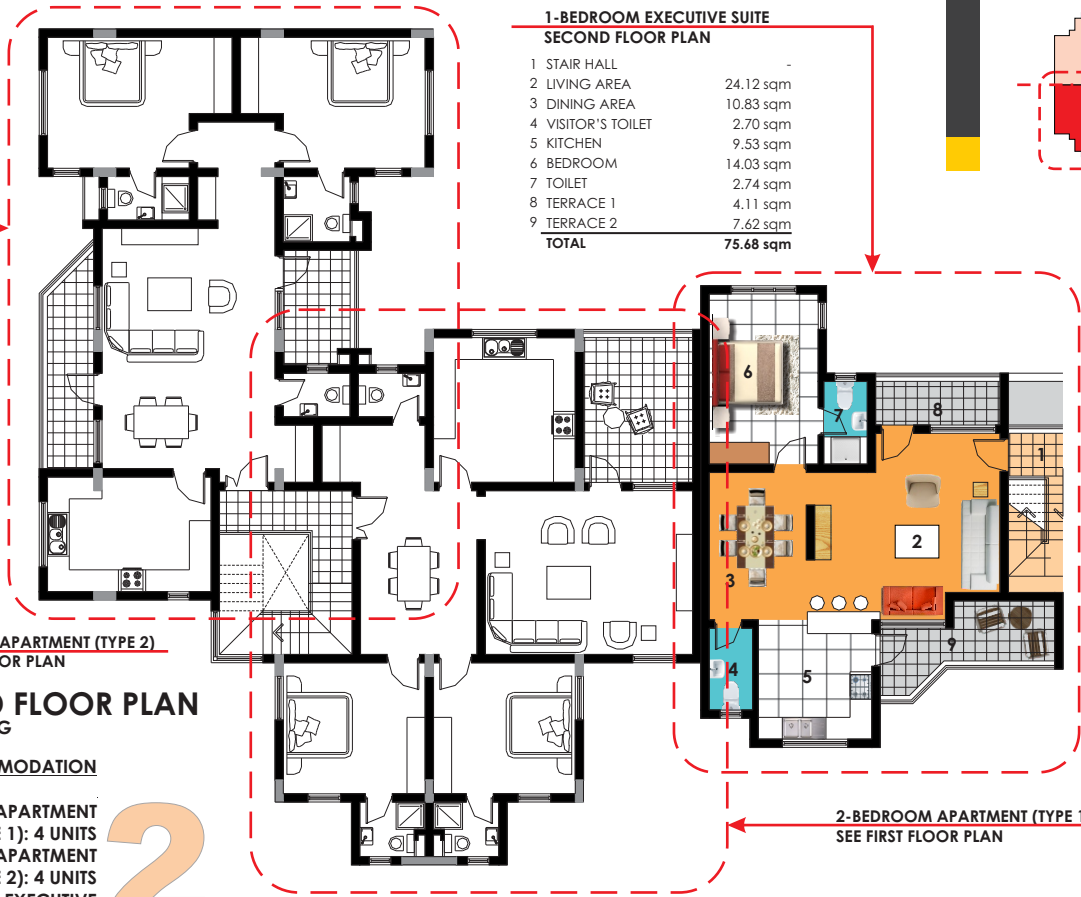
**FABULOUS
DOME**



SYMMETRY

**1-BEDROOM EXECUTIVE SUITE
SECOND FLOOR PLAN**

1	STAIR HALL	-
2	LIVING AREA	24.12 sqm
3	DINING AREA	10.83 sqm
4	VISITOR'S TOILET	2.70 sqm
5	KITCHEN	9.53 sqm
6	BEDROOM	14.03 sqm
7	TOILET	2.74 sqm
8	TERRACE 1	4.11 sqm
9	TERRACE 2	7.62 sqm
TOTAL		75.68 sqm



**2-BEDROOM APARTMENT (TYPE 2)
SEE FIRST FLOOR PLAN**

**SECOND FLOOR PLAN
MAIN BUILDING**

ACCOMMODATION

- a) 2-BEDROOM APARTMENT (TYPE 1): 4 UNITS
- b) 2-BEDROOM APARTMENT (TYPE 2): 4 UNITS
- c) 1-BEDROOM EXECUTIVE SUITE: 4 UNITS

2

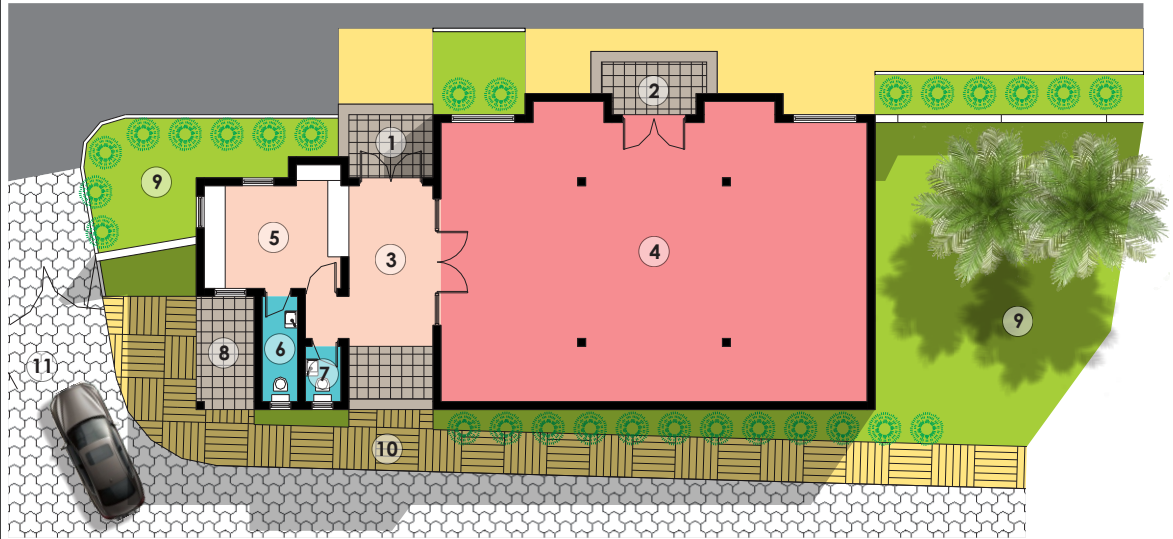
**2-BEDROOM APARTMENT (TYPE 1)
SEE FIRST FLOOR PLAN**



ACCESS, SECURITY & COMMERCIAL

ENTRANCE GATE & RETAIL STORE (FLOOR LAYOUT)

1. ENTRANCE GATE (PEDESTRIAN)
2. RETAIL STORE ENTRANCE
3. ACCESS CORRIDOR
4. RETAIL STORE (99sqm)
5. SECURITY POST
6. TOILET FOR SECURITY POST
7. VISITORS' TOILET
8. GUARD PLATFORM
9. GRASSED LAWN
10. CONCRETE PAVEMENT
11. ENTRANCE GATE (VEHICULAR)



ENTRANCE GATE & RETAIL STORE (EXTERNAL ACCESS VIEW)



WALBOTECH LIMITED

The proposed residential development is driven and managed by Walbotech Limited; a wholly owned Nigerian company with operation spread across the nation. It is registered with the Corporate Affairs Commission and commenced business in 2009 having its operational office at 34 Olurunlogbon Street, Anthony, Lagos.

The company provides services with regards Project Management and Contract Administration, Engineering needs, Real Estate and provision of Consultancy services in all aspects. The company has grown and expanded since its formation due to the experience and professionalism of our management staff and technical partners.

The thrust of the company is to professionally and perfectly execute projects involving Design, Construction and cost estimation in record time.

CORPORATE STRUCTURE

