



CEDARS ESTATE

PHASE 1, SHIMAWA

BROCHURE

ABOUT US



FOLBERT PROPERTIES LIMITED is a Building Construction and Real Estate Development Company with over 15 years experience. We take specialty in the provision of construction projects without compromising quality standards.

At FOLBERT PROPERTIES LIMITED, we have highly trained ethical specialists and well experienced professionals; Project Managers, Architects, Structural Engineers, Quantity Surveyors and Interior Designers with a combined experience base that covers design and construction of residential, hospitality and corporate building types including roads and heavy engineering construction.

FOLBERT PROPERTIES LIMITED is the developer of Cedars Court I, II, III and Cedars Terrace, Lagos.

“SHIMAWA”

THE HIDDEN GEM OF OGUN STATE

Nestled in Ogun State, southwestern Nigeria, Shimawa is a fast-rising town brimming with potential. Located close to Mowe and Ibafo in the Sagamu Local Government Area, Shimawa shares a direct boundary with Ikorodu in Lagos State — making it the perfect address for those who work in Lagos but crave the peace, space, and affordability of a serene environment.

Renowned for its closeness to the world-famous Redemption Camp of the Redeemed Christian Church of God (RCCG), Shimawa enjoys a steady flow of visitors, investors, and new residents. This strategic positioning has fueled vibrant real estate growth, infrastructure upgrades, and thriving small businesses.



Peaceful Yet Progressive

Life in Shimawa offers the calm of a close-knit community with the excitement of steady development. The atmosphere is warm, safe, and welcoming, perfect for families and professionals alike.



Prime Real Estate Destination

Over the past few years, Shimawa has become a hotspot for real estate investment. Modern gated estates, residential layouts, and commercial plots are springing up, with land values appreciating year after year.



Seamless Connectivity

Enjoy easy access to Lagos via Ikorodu and the Lagos-Ibadan Expressway. Wellconnected roads link Shimawa to neighboring towns like Mowe and Ibafo, making commuting smooth and convenient.



Strategic Location

Whether for business, living, or investment, Shimawa's location offers unmatched value — close enough to Lagos for opportunities, yet far enough to enjoy tranquility and space.

UNVEILING



CEDARS ESTATE

PHASE 1, SHIMAWA

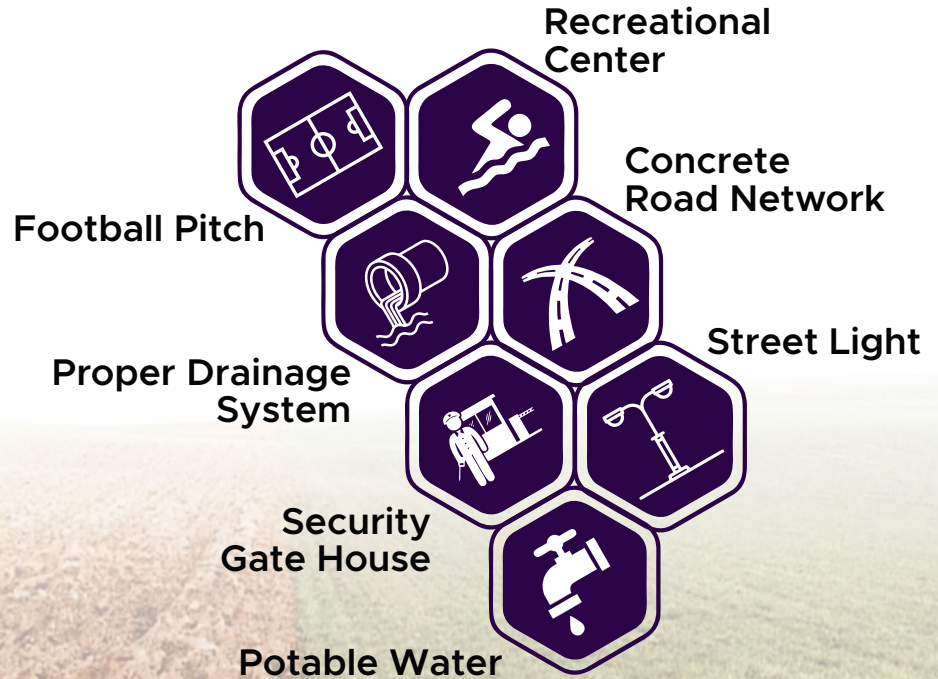


INTRODUCTION

CEDARS ESTATE, Phase 1, Shimawa, is a newly launched residential development offering buyers the chance to own land in one of Ogun State's fastest-growing areas.

Strategically located near key landmarks like Redemption Camp, the estate promises modern living in a serene environment. With a Registered Survey and instant allocation, buyers can secure their plots immediately, ensuring peace of mind and clear ownership. Land is currently available for sale at competitive prices, making it an ideal choice for investment or building your dream home in a rapidly developing neighborhood.

FEATURES



PRE-LAUNCH PRICES



TITLE

Registered Survey | Instant Allocation
C of O in progress

300 SQM

0-3 MONTHS
N3MILLION
OUTRIGHT

6-12 MONTHS
N3.6MILLION

12-24 MONTHS
N4.2MILLION

500 SQM

0-3 MONTHS
N5MILLION
OUTRIGHT

6-12 MONTHS
N6MILLION

12-24 MONTHS
N7MILLION

Terms & Conditions Apply

CEDARS ESTATE

PHASE 1, SHIMAWA

FREQUENTLY ASKED QUESTIONS



Where is your estate located?

Answer:

Simawa behind Redemption Camp off Lagos-Ibadan expressway, Ogun State.

Procedure of purchase?

Answer:

- Fill the Subscriber Form with two passports and means of identification.
- Payment for form.
- Initial payment for the land.
- All payments to the company account — **Folbert Properties Ltd.**

What are the documents to be collected after first payment?

Answer:

- Purchase Receipt
- Contract of Sales

What are the sizes of our estate land?

Answer:

- 500sqm
- 300sqm

What infrastructure will the developmental fee cover?

Answer:

- Provision of Transformer
- Street light
- Electrification
- Drainage system
- Tared Road & Interlocked with the estate Green Areas.

What are the title documents on the land?

Answer:

- Deed of Assignment
- Survey
- Global C of O in progress

What other payment do I pay apart from the payment of the land?

Answer:

Survey Plan Fee:	N350,000
Legal Documentation:	N250,000
Building Vetting Fee:	N100,000
Security/Supervision:	N300,000
Infrastructure /	
Developmental Fee:	N2,000,000

Total: N3,000,000

What are the documents to be collected after full/final payment?

Answer:

- Final Receipt
- Provisional Letter of Allocation
- Survey Plan
- Deed of Assignment

At what point am I getting allocation of the land?

Answer:

After full payment of the land and 70% of the other charges above.



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