



**omprela**  
**R E S I D E N C E S**

Live Covered. Live Elevated.

**Housing Estate Development**

The Exclusive Signature Manors

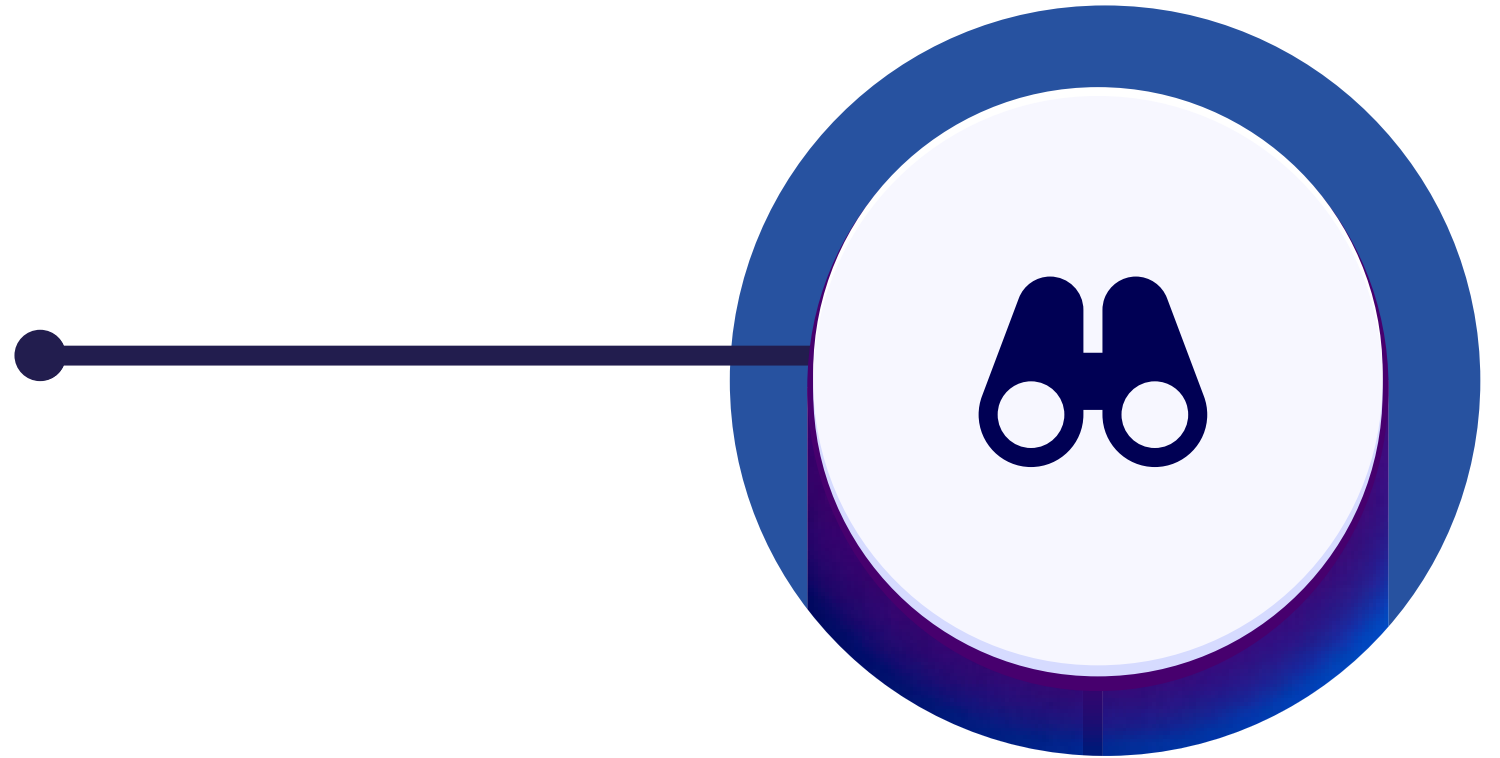
“

Live Covered  
Live Elevated

## EXECUTIVE SUMMARY

OMPRÉLA RESIDENCES is a premium residential estate designed to redefine urban living in Moniya, Ibadan. Inspired by global design trends and tailored for the Nigerian lifestyle, OMPRÉLA is more than a housing project, it's a lifestyle ecosystem. With six distinct HOME prototypes, cutting-edge infrastructure, and a community-first layout. OMPRÉLA offers a secure, stylish, and sustainable environment for individuals, couples, and families.





## PROJECT VISION

To create a modern, inclusive, and future-ready residential community that blends architectural elegance with functional living, and offers residents a sense of identity, comfort, and upward mobility.

# LOCATION ADVANTAGE

Moniya, Ibadan – Oyo State's Emerging Urban



**15 mins**

From IITA

**10 mins**

from Ibadan Railway Terminal.

Lagos/Ibadan New Train Station

Ibadan Inland Container Depot/Free Trade Zone

Ilutuntun - Ibadan New Town, Oyo State Asphalt Plant

UI Teaching Hospital Extension.

Proximity to major roads and industrial corridors

High rental yield + appreciating land value



# MASTERPLAN OVERVIEW

OMPRÉLA RESIDENCES is a gated, mixed-density estate featuring:

- 6 prototype housing models
- Central green area and leisure zones
- Smart security and estate management systems
- Dedicated commercial strip for retail and services
- Drainage and road network
- Solar-powered street lighting and water system



# THE OMPRÉLA PROTOTYPE SERIES

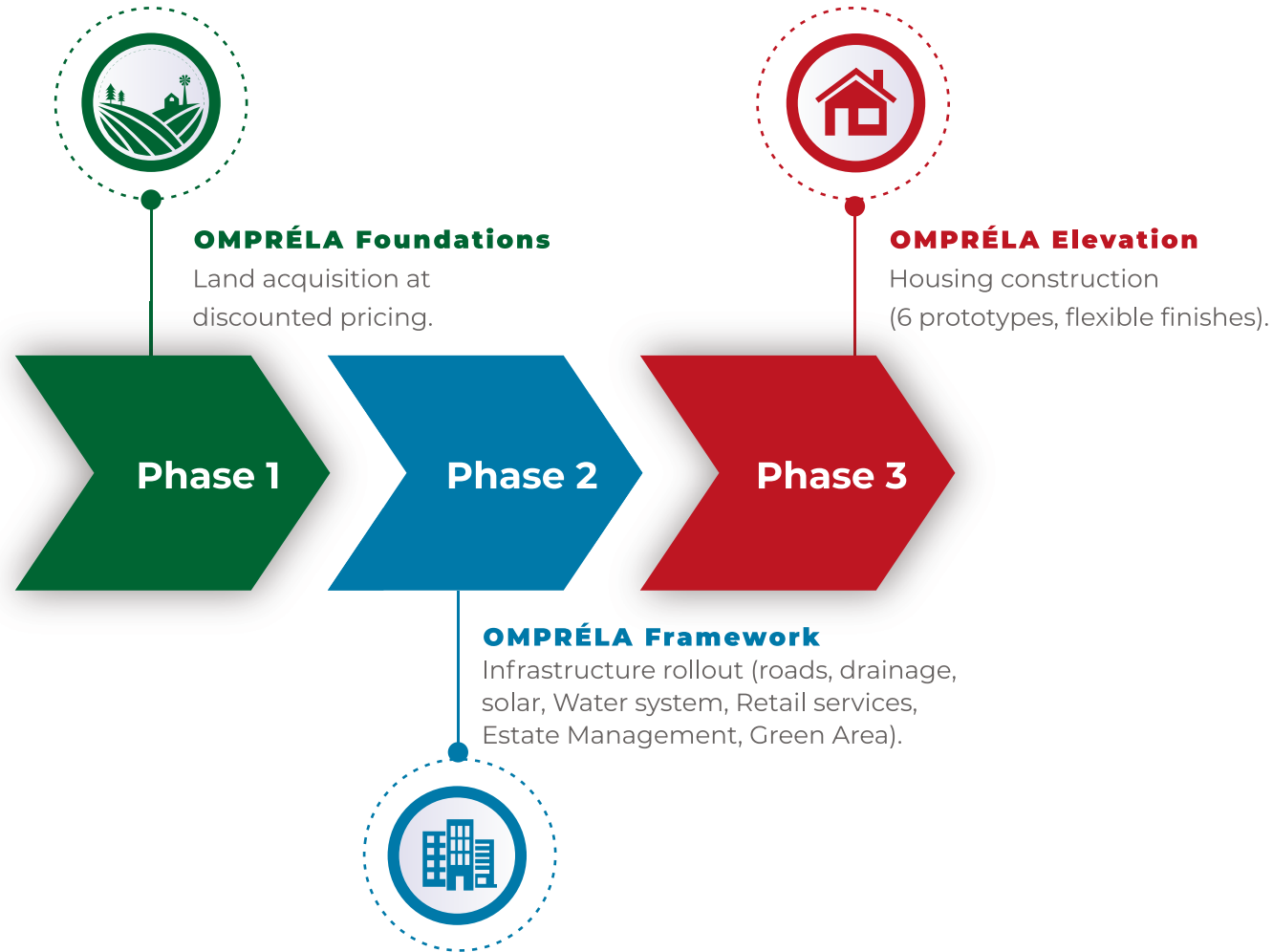
Prototype Name	Type	Target Audience
OMPRÉLA DUO	One-bedroom Flats - 4 units in Building	Singles, Starter Families & Investors
OMPRÉLA NEST	Two Bedroom Flats - 4 units in Building	Young Families, Retirees
OMPRÉLA TRIO	Three Bedroom Twin Flat	Young & Extended Families
OMPRÉLA ROOTS	Three Bedroom Bungalow	Growing Families, Co-living Buyers
OMPRÉLA ASCENT	FOUR Bedroom Duplex	Mid-size Families, Upgraders
OMPRÉLA CITADEL	FIVE BEDROOM Luxury Duplex	Executives, High-Income Professionals

## ARCHITECTURAL HIGHLIGHTS

- Minimalist facades with textured finishes
- Floor-to-ceiling windows
- Smart home readiness
- High-grade sanitary fittings + imported tiles
- Courtyard & Semi-Private Outdoor Spaces
- Solar-Ready Rooftops (on request only)
- Durable Local Materials
- Flexible Interior Configurations
- Modern Facades with Cultural Touches

# PHASED DEVELOPMENT PATHWAY

Structured Growth. Transparent Delivery





## INFRASTRUCTURE & AMENITIES

- 24/7 Security Surveillance
- Kids' play zone + recreation area
- Retail Strip: mini supermarket, pharmacy, café, salon
- Borehole system
- Fibre-optic internet (optional)
- Estate Management Office + concierge

## TITLE DOCUMENTATION

- Registered Survey
- Government Layout
- C of O

*Introducing*

# **The OMPRELA Residences Development**

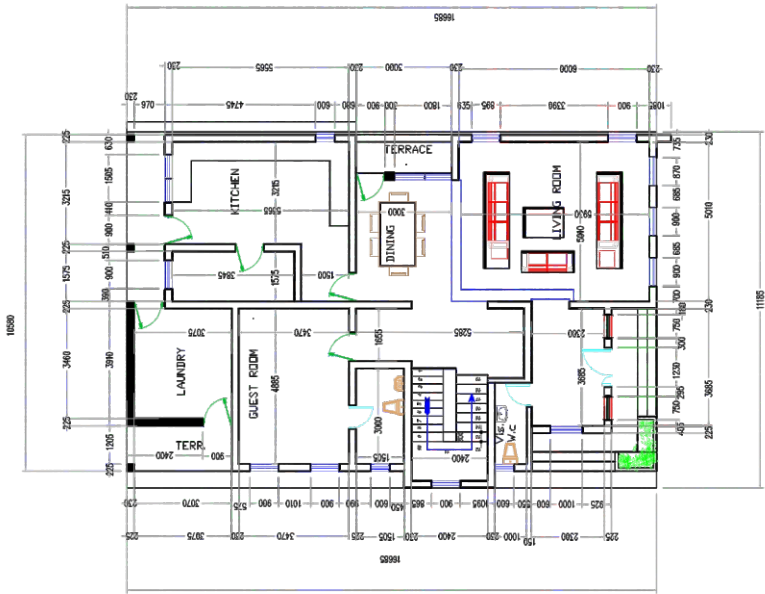
**A Private Enclave of 6**



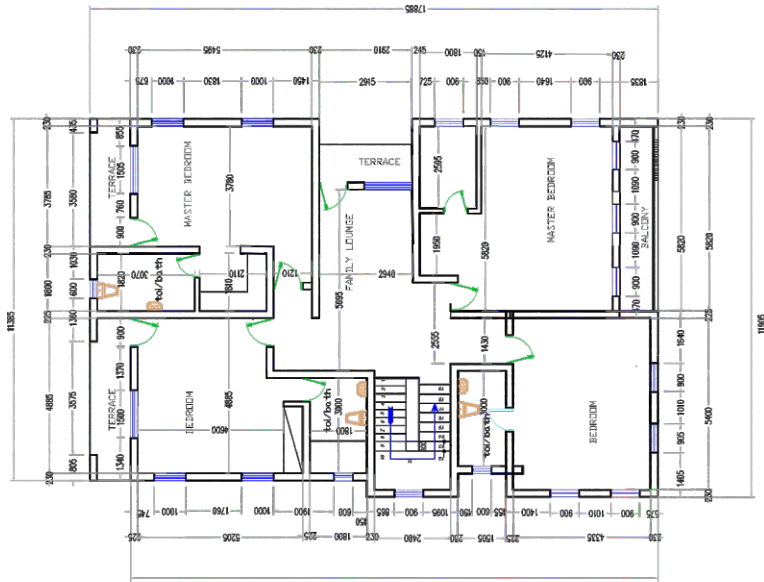
**A Lifestyle-Centric  
Estate Development  
In Moniya, Ibadan**



**OMPRELA  
CITADEL**  
Five Bedroom  
Luxury Duplex



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**Price: ₺130.5m**  
**Status: Subscriber-built.**

## OMPRÉLA CITADEL

### Five-Bedroom Luxury Duplex

The pinnacle of OMPRÉLA living a stately, fully detached duplex for premium homeowners.

#### GROUND FLOOR

Space	Dimensions	Area(m <sup>2</sup> )
AnteRoom	3.685×2.300	8.48m <sup>2</sup>
VisitorToilet	1.000×2.655	2.66m <sup>2</sup>
LivingRoom	5.010×5.930	29.71m <sup>2</sup>
GuestRoom	4.885×3.845	18.78m <sup>2</sup>
Toilet	1.505×3.000	4.52m <sup>2</sup>
Dining	3.000×3.810	11.43m <sup>2</sup>
Kitchen	5.565×3.215	17.89m <sup>2</sup>
Kitchen Terrace	0.970×5.015	4.86m <sup>2</sup>
Store	1.575×3.845	6.06m <sup>2</sup>
Laundry	3.075×3.910	12.02m <sup>2</sup>
LaundryTerrace	3.075×1.205	3.71m <sup>2</sup>
Lobby	5.285×1.655	8.75m <sup>2</sup>
Total Floor Area	128.87m <sup>2</sup>	

#### FIRST FLOOR

Space	Dimensions	Area(m <sup>2</sup> )
Bedroom	5.400×4.335	3.41m <sup>2</sup>
Toilet	3.00×1.505	5.42m <sup>2</sup>
Master Bedroom	5.820×4.125	24.01m <sup>2</sup>
Toilet	2.595×1.800	4.67m <sup>2</sup>
Family Lounge	2.940×5.695	16.74m <sup>2</sup>
Master Bedroom II	3.780×5.495	20.77m <sup>2</sup>
Toilet	3.070×1.820	5.59m <sup>2</sup>
Closet	1.810×2.110	3.82m <sup>2</sup>
Bedroom II	4.885×4.600	22.47m <sup>2</sup>
Toilet	1.800×3.000	5.40m <sup>2</sup>
Master Bedroom Terrace	3.780×1.045	3.95m <sup>2</sup>
Master Bedroom II Balcony	5.820×1.045	6.08m <sup>2</sup>
Total Floor Area	213.0m <sup>2</sup>	

#### Pricing Advisory

Prices are subject to review and may change without notice due to market conditions and material cost variations.

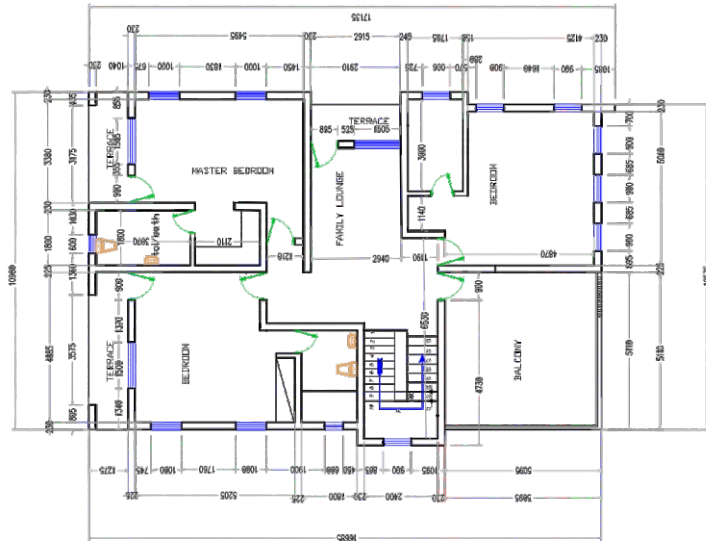
#### Projected Dimensions

Estimated Floor Area: 213.0sqm  
Average Plot Size: 540sqm

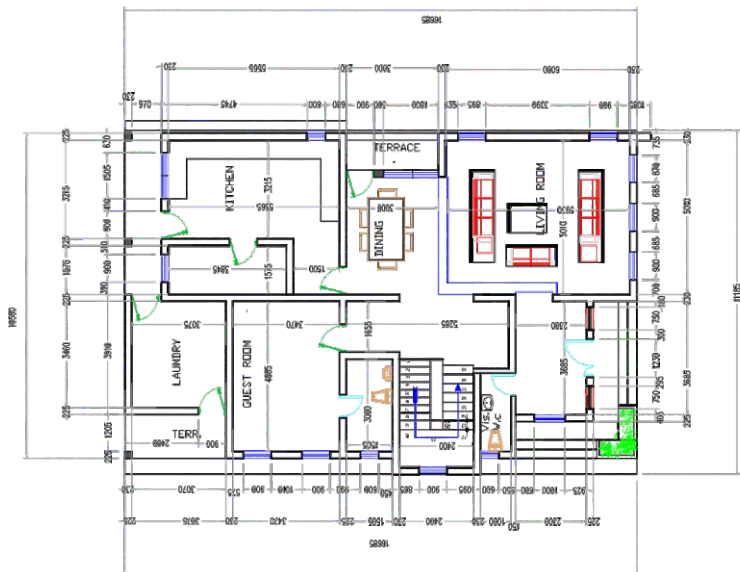




**OMPRELA  
ASCENT**  
Four Bedroom  
Duplex



FIRST FLOOR PLAN



GROUND FLOOR PLAN

**Pricing Advisory**

Prices are subject to review and may change without notice due to market conditions and material cost variations.



**Price: ₺118.4m**  
**Status: Subscriber-built.**

# OMPRÉLA ASCENT

## Four-Bedroom Duplex

A modern duplex for upwardly mobile families seeking space and sophistication.

### GROUND FLOOR

Space	Dimensions(m)	Area(m <sup>2</sup> )
Ante Room	3.685 × 2.300	8.48 m <sup>2</sup>
Visitor Toilet	1.000 × 2.655	2.66 m <sup>2</sup>
Living Room	5.010 × 5.930	29.71 m <sup>2</sup>
Guest Room	4.885 × 3.845	18.78 m <sup>2</sup>
Toilet	1.505 × 3.000	4.52 m <sup>2</sup>
Dining	3.000 × 3.810	11.43 m <sup>2</sup>
Kitchen	5.565 × 3.215	17.89 m <sup>2</sup>
Kitchen Terrace	0.970 × 5.015	4.86 m <sup>2</sup>
Store	1.575 × 3.845	6.06 m <sup>2</sup>
Laundry	3.075 × 3.910	12.02 m <sup>2</sup>
Laundry Terrace	3.075 × 1.205	3.71 m <sup>2</sup>
Lobby	5.285 × 1.655	8.75m <sup>2</sup>
Total Floor Area	128.87m <sup>2</sup>	

### FIRST FLOOR

Space	Dimensions	Area(m <sup>2</sup> )
Balcony	5.110 × 5.095	26.04 m <sup>2</sup>
Bedroom	4.870 × 5.010	24.4 m <sup>2</sup>
Toilet	3.000 × 1.795	5.39 m <sup>2</sup>
Family Lounge	2.940 × 5.695	16.74m <sup>2</sup>
Terrace	2.940 × 1.600	4.70 m <sup>2</sup>
Master Bedroom	3.380 × 5.495	18.57 m <sup>2</sup>
Toilet	3.070 × 1.800	5.53 m <sup>2</sup>
Bedroom II	4.885 × 5.205	25.43 m <sup>2</sup>
Toilet	1.800 × 3.000	5.40 m <sup>2</sup>
Master Bedroom Terrace	3.380 × 1.045	3.53 m <sup>2</sup>
Bedroom II Terrace	4.885 × 1.045	5.11m <sup>2</sup>
Total Floor Area	389.7m <sup>2</sup>	

#### Pricing Advisory

Prices are subject to review and may change without notice due to market conditions and material cost variations.

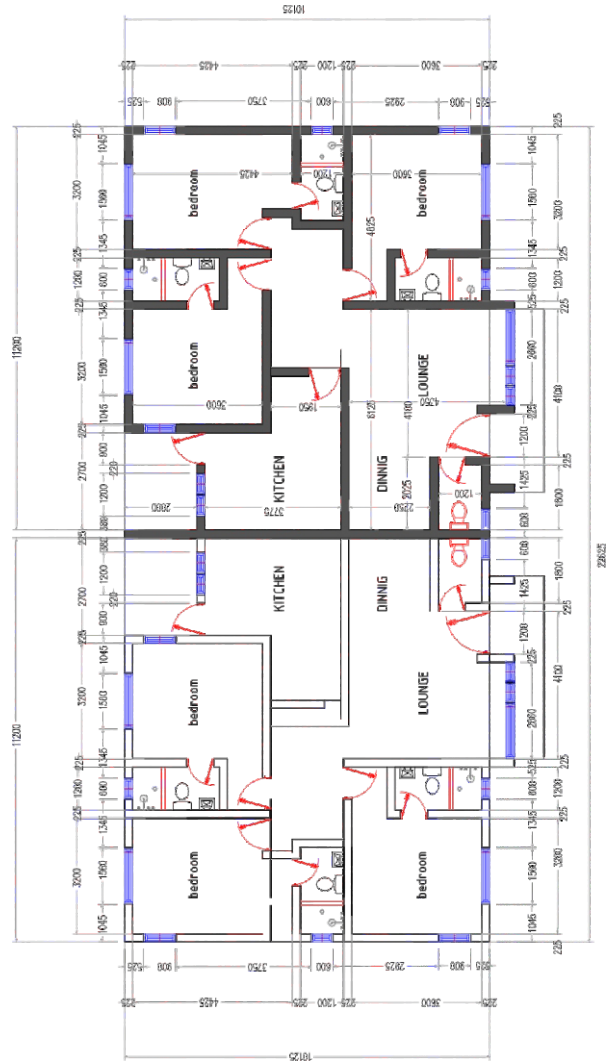
#### Projected Dimensions

Estimated Floor Area: 389.7sqm  
Average Plot Size: 540sqm





**OMPRELA  
TRIO**  
Three Bedroom  
Twin Flat



Floor Plan

**Pricing Advisory**

Prices are subject to review and may change without notice due to market conditions and material cost variations.



**Price: ₦34.5m per unit**  
**₦69m per block**  
**Status: Subscriber-built.**

## OMPRÉLA TRIO

Three-Bedroom Twin Flat (Dual unit)  
Dual-unit design for extended families or rental income.

Space	Dimensions	Area(m <sup>2</sup> )
Lounge	4.100 × 4.350	17.84 m <sup>2</sup>
Toilet	1.800 × 1.200	2.16m <sup>2</sup>
Dining	2.250 × 2.025	4.56 m <sup>2</sup>
Bedroom (upper right)	3.200 × 4.425	14.16m <sup>2</sup>
Bathroom/WC (upper rt)	2.380 × 1.200	2.86 m <sup>2</sup>
Bedroom	3.200 × 3.600	11.52 m <sup>2</sup>
Bathroom/WC	2.250 × 1.200	2.70m <sup>2</sup>
Bedroom	3.200 × 3.600	11.52 m <sup>2</sup>
Bathroom/WC	2.250 × 1.200	2.70m <sup>2</sup>
Kitchen	2.700 × 3.775	10.19m <sup>2</sup>
Kitchen Terrace	2.700 × 2.000	5.40 m <sup>2</sup>
Total Floor Area	85.61m <sup>2</sup> (Per unit)	
Total Floor Area	171.22m <sup>2</sup> (Dual unit)	

### Pricing Advisory

Prices are subject to review and may change without notice due to market conditions and material cost variations.

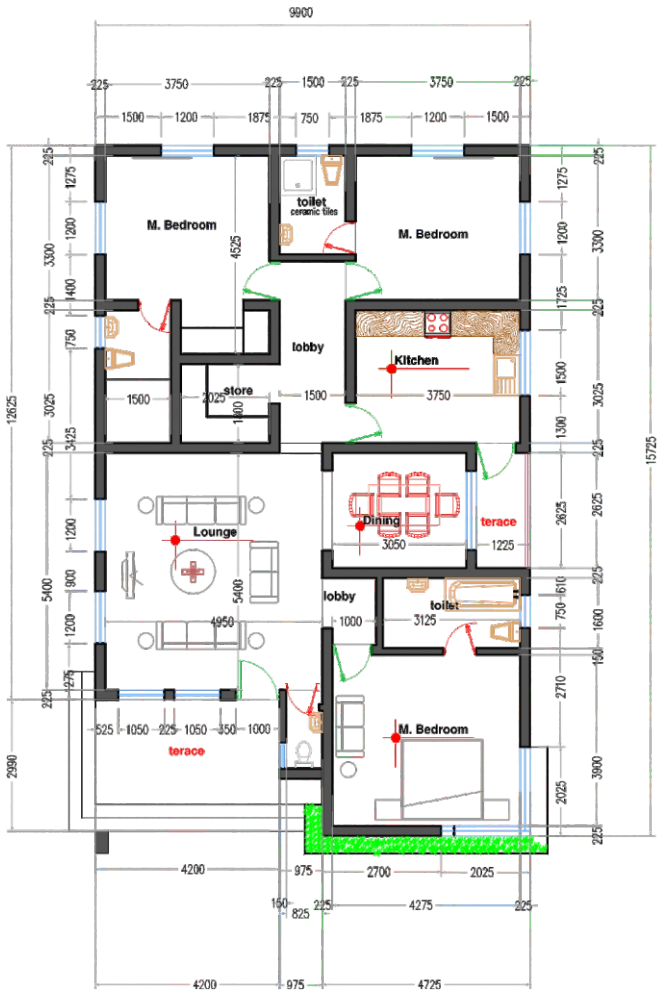
### Projected Dimensions

Estimated Floor Area: 171.22sqm  
Average Plot Size: 540sqm



**OMPRELA  
ROOTS**  
Three Bedroom  
Bungalow





Floor Plan

**Pricing Advisory**

Prices are subject to review and may change without notice due to market conditions and material cost variations.



**Price: ₦48.5M**  
**Status: Subscriber-built.**

## OMPRÉLA ROOTS

Three-Bedroom Bungalow (single unit)

A grounded, family-oriented home offering simplicity and comfort.

Space	Dimensions	Area(m <sup>2</sup> )
Bedroom 1	3.750 × 3.300	12.38 m <sup>2</sup>
Bedroom 2	3.750 × 3.300	12.38 m <sup>2</sup>
Bedroom 2 Wardrobe	2.025 × 2.500	5.06 m <sup>2</sup>
Lounge	5.400 × 4.950	26.73 m <sup>2</sup>
Dining	3.050 × 2.625	8.01 m <sup>2</sup>
Kitchen	3.750 × 3.025	11.34 m <sup>2</sup>
Bathroom/WC 2 (upper left)	1.500 × 3.025	4.54 m <sup>2</sup>
Bathroom/WC 1 (upper right)	1.500 × 2.250	3.38 m <sup>2</sup>
Bathroom/WC 3 (lower left)	3.125 × 1.600	5.00 m <sup>2</sup>
Lobby 1 (lounge)	1.500 × 3.650	5.48 m <sup>2</sup>
Lobby 2 (central)	1.000 × 1.600	1.60 m <sup>2</sup>
Store	2.025 × 1.800	3.65 m <sup>2</sup>
Terrace 1	2.990 × 4.200	12.56 m <sup>2</sup>
Terrace 2	1.225 × 2.625	3.22 m <sup>2</sup>

Total Floor Area 115.33m<sup>2</sup>

### Pricing Advisory

Prices are subject to review and may change without notice due to market conditions and material cost variations.

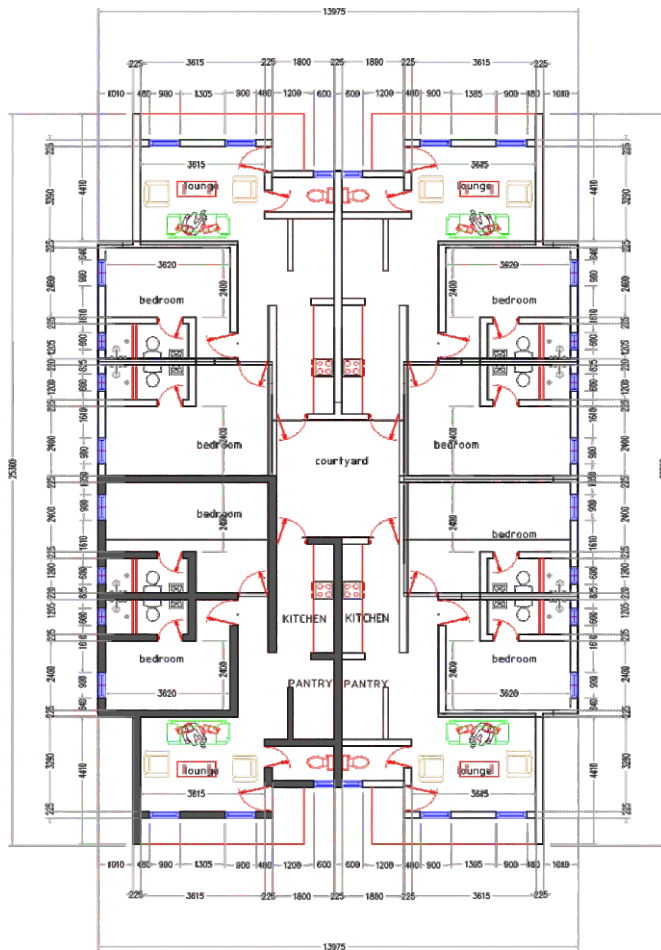
### Projected Dimensions

Estimated Floor Area: 115.33sqm  
Average Plot Size: 540sqm





**OMPRÉLA  
NEST**  
Two Bedroom Flats  
4 units in Building



Floor Plan

**Pricing Advisory**

Prices are subject to review and may change without notice due to market conditions and material cost variations.



**Price: ₦30m per unit  
 ₦120m per block.**  
**Status: Off-plan, built by developer.**

## OMPRÉLA NEST

Two-Bedroom Flats (4 Units/Block)

Designed for young families and retirees.  
Combines privacy with community living.

Space	Dimensions	Area(m <sup>2</sup> )
Lounge	3.615 × 3.290	11.89 m <sup>2</sup>
Bedroom 1	3.620 × 2.400	8.69 m <sup>2</sup>
Bedroom 2	4.625 × 2.400	11.10 m <sup>2</sup>
Bathroom/WC 1	1.205 × 2.495	3.01 m <sup>2</sup>
Bathroom/WC 2	1.200 × 2.495	2.99 m <sup>2</sup>
Toilet (Lounge)	1.800 × 1.190	2.14 m <sup>2</sup>
Courtyard	3.825 × 3.900	14.92 m <sup>2</sup>
Kitchen	1.800 × 3.530	6.35 m <sup>2</sup>
Pantry	1.200 × 1.200	2.93 m <sup>2</sup>

Total Floor Area: 64.02m<sup>2</sup>(per unit)

Total Floor Area: 256.08m<sup>2</sup>(per block)

### Pricing Advisory

Prices are subject to review and may change without notice due to market conditions and material cost variations.

### Projected Dimensions

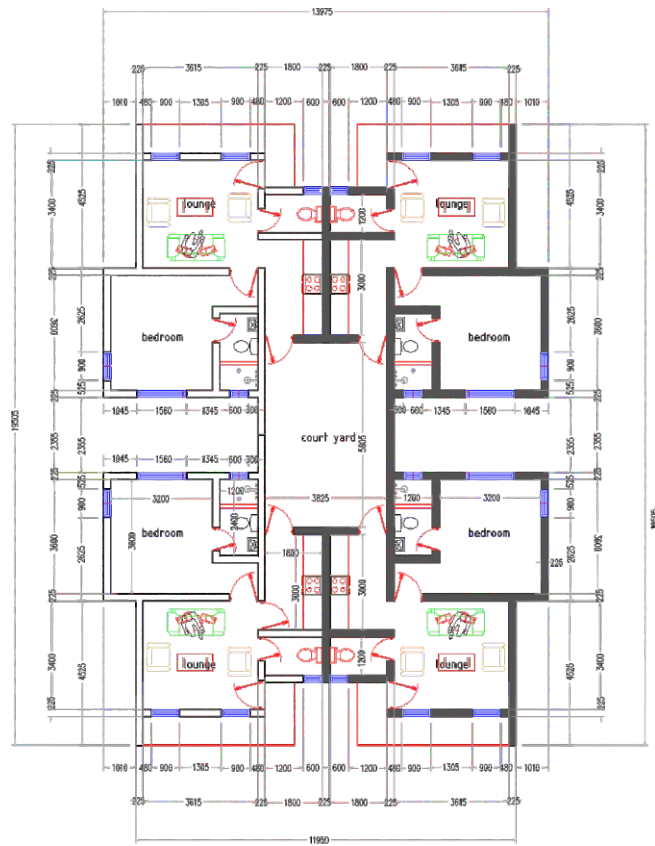
Estimated Floor Area: 256.08sqm  
Average Plot Size: 540sqm





**OMPRELA  
DUO**

One-bedroom Flats  
4 units in Building



Floor Plan

**Pricing Advisory**

Prices are subject to review and may change without notice due to market conditions and material cost variations.



**Price:** ₦21.6m per unit,  
 ₦86.5m (4 units) per block  
**Status:** Off-plan, built by developer.

## OMPRÉLA DUO

One-Bedroom Flats (4 Units/Block)

Compact, elegant, and efficient. Ideal for singles, starter families, and investors.

Space	Dimensions	Area(m <sup>2</sup> )
Lounge	3.615 × 3.400	12.29 m <sup>2</sup>
Kitchen	3.000 × 1.800	5.40m <sup>2</sup>
Bedroom	3.200 × 3.600	11.5 m <sup>2</sup>
Bathroom	1.200 × 2.400	2.88 m <sup>2</sup>
Visitor Toilet	1.800 × 1.200	2.16 m <sup>2</sup>
Courtyard	3.825 × 5.805	22.20 m <sup>2</sup>

Total Floor Area: 56.45 m<sup>2</sup>(per unit)

Total Floor Area: 225.8 m<sup>2</sup>(per block)

### Pricing Advisory

Prices are subject to review and may change without notice due to market conditions and material cost variations.

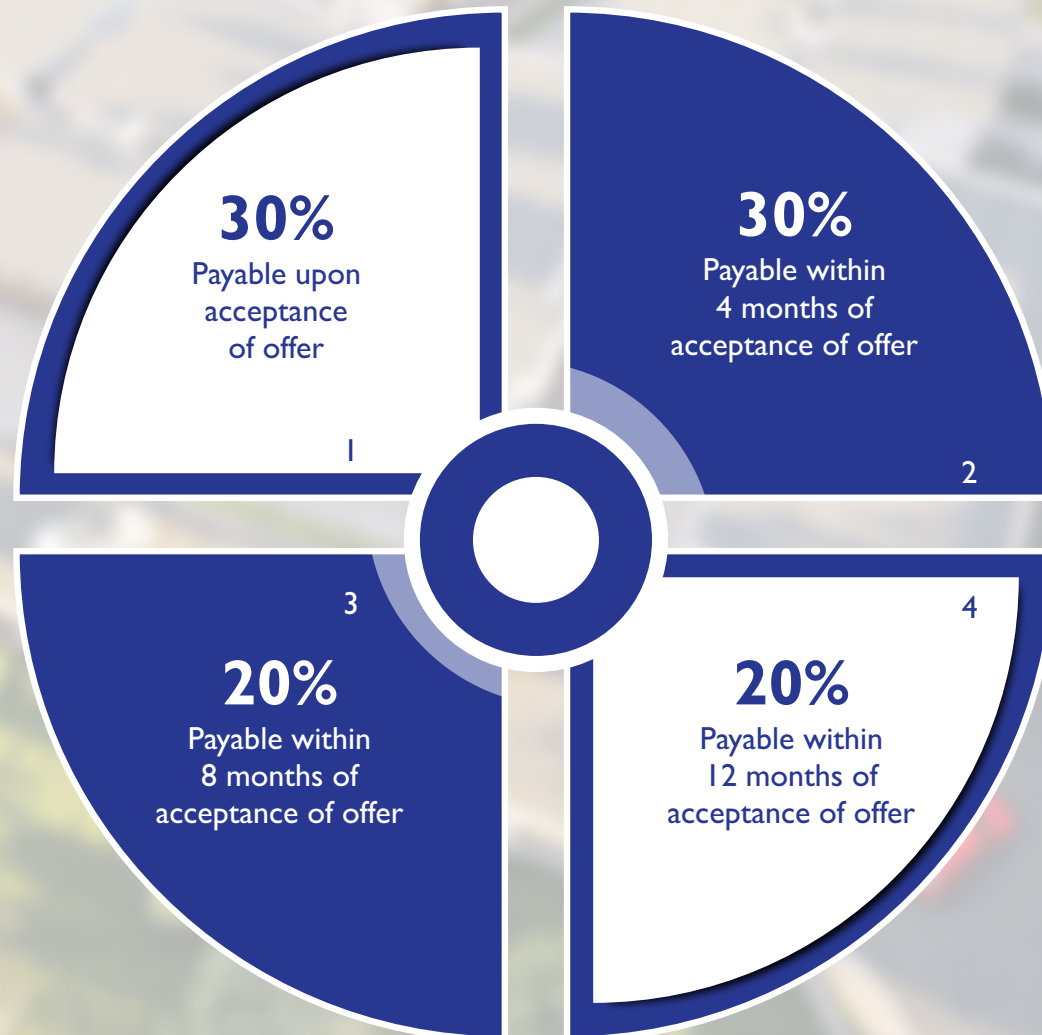
### Projected Dimensions

Estimated Floor Area: 225.8sqm  
Average Plot Size: 540sqm



# PAYMENT PLAN

## HOUSING SCHEME





...Covered living

## Six Manors. One Vision. Your Legacy.

With only 6 Prototypes available within the Omprela Residences Housing Estate, ownership is a rare privilege.

**Secure your place in the enclave where design meets destiny.**

Your  
Photo  
Here

## Application Form

(PLEASE READ CAREFULLY AND COMPLETE THE FORM IN BLOCK LETTERS)

### Buyers Details

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_

Other Names: \_\_\_\_\_ State of Origin: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Marital Status: \_\_\_\_\_

Email: \_\_\_\_\_

Phone No 1: \_\_\_\_\_ Phone No 2: \_\_\_\_\_

Employer: \_\_\_\_\_

Office Address: \_\_\_\_\_

Residential Address: \_\_\_\_\_

### Next of Kin

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_

Relationship: \_\_\_\_\_ Phone No: \_\_\_\_\_

Residential Address: \_\_\_\_\_

### Property Details

House Type: \_\_\_\_\_ No. of Units: \_\_\_\_\_

Payment Options Outright Payment

Flexible Payment Plan

I/We: \_\_\_\_\_

hereby affirm that the information provided above in partial fulfilment of the terms of purchase of the Omprela residence is true

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# PROJECT PROMOTER



City Planner Property & Investment Limited, a real estate housing development and investment company incorporated and registered as a limited liability company in Nigeria. The company focuses on improving returns on assets by investing in emerging markets across Africa, especially Nigeria. It addresses the increasing need for housing that meets acceptable international standards for Nigerians at home and abroad.

Its core competence lies in providing land and housing units with affordable prices, low entry points, attractive designs, mortgage-backed options, and professionally structured project delivery.

**Vision Statement** Poised to become a reference point in our field of operations.

## **Mission Statement (3D Focus)**

- Developing and executing cutting-edge housing projects
- Decreasing homelessness through affordable housing
- Delivery at record time

**Philosophy** To redefine standards in the real estate industry.

## **Core Values (HOME)**

- Honesty
- Opportunity for All
- Mutual Benefit
- Excellence

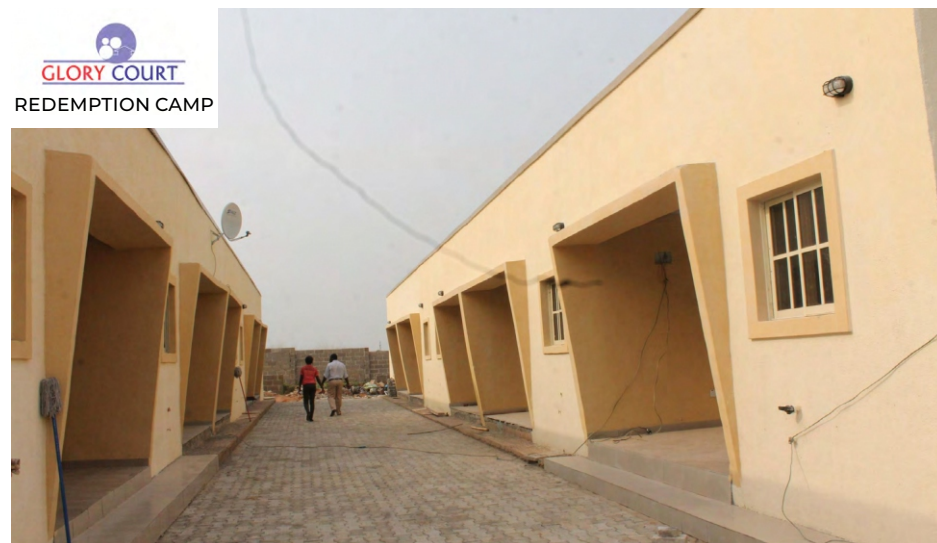


“

**In a world filled with the constant hustle and movement of everyday life, we all long for a place to truly call home.**

A space where peace lives, love grows, and comfort surrounds you and your family. At Omprela Residences, we offer more than just land we offer a foundation for the life you deserve. A serene environment, a promising future, and a place to build your dreams. Because you deserve all these and more.

# EXISTING PROJECTS



Others



# SECURE YOUR PLOT TODAY

**Prelaunch price**

**₦3M**  
per plot

*Limited Time*

**Actual Price**

**₦4.5M**  
per plot

Your path to **OMPRELA** living begins with a plot of land at the pre-launch price of

**₦3,000,000**

Reply "**Brochure**" for full investor pack  
Book a site tour  
Speak with an agent



## **NIGERIA**

No 5, Ladoke Akintola Street, Off Aare Avenue, Bodija, Ibadan Oyo state.

Block 2, Plot 4, Sherry View Garden, Mowe/Ofada, Ogun State

H330, Rd 3, Ikota Complex, Ajah, Lekki, Lagos.

## **UNITED KINGDOM**

26, Orwell Terrace, EH11 2DT, Edinburgh, Scotland, United Kingdom.



Live Covered. Live Elevated.



+234 803 305 6895  
+234 812 386 6217



info@cityplanners-ng.com  
www.cityplanners-ng.com



[www.cityplanners-ng.com](http://www.cityplanners-ng.com)