



*Live Covered. Live Elevated.*

## Exclusive Prelaunch Offer

A Lifestyle-Centric Estate Development  
In Moniya, Ibadan



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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 Hub



**5 mins**

from Ibadan Railway Terminal.

**10 mins**

from IITA & UI Teaching Hospital Extension.

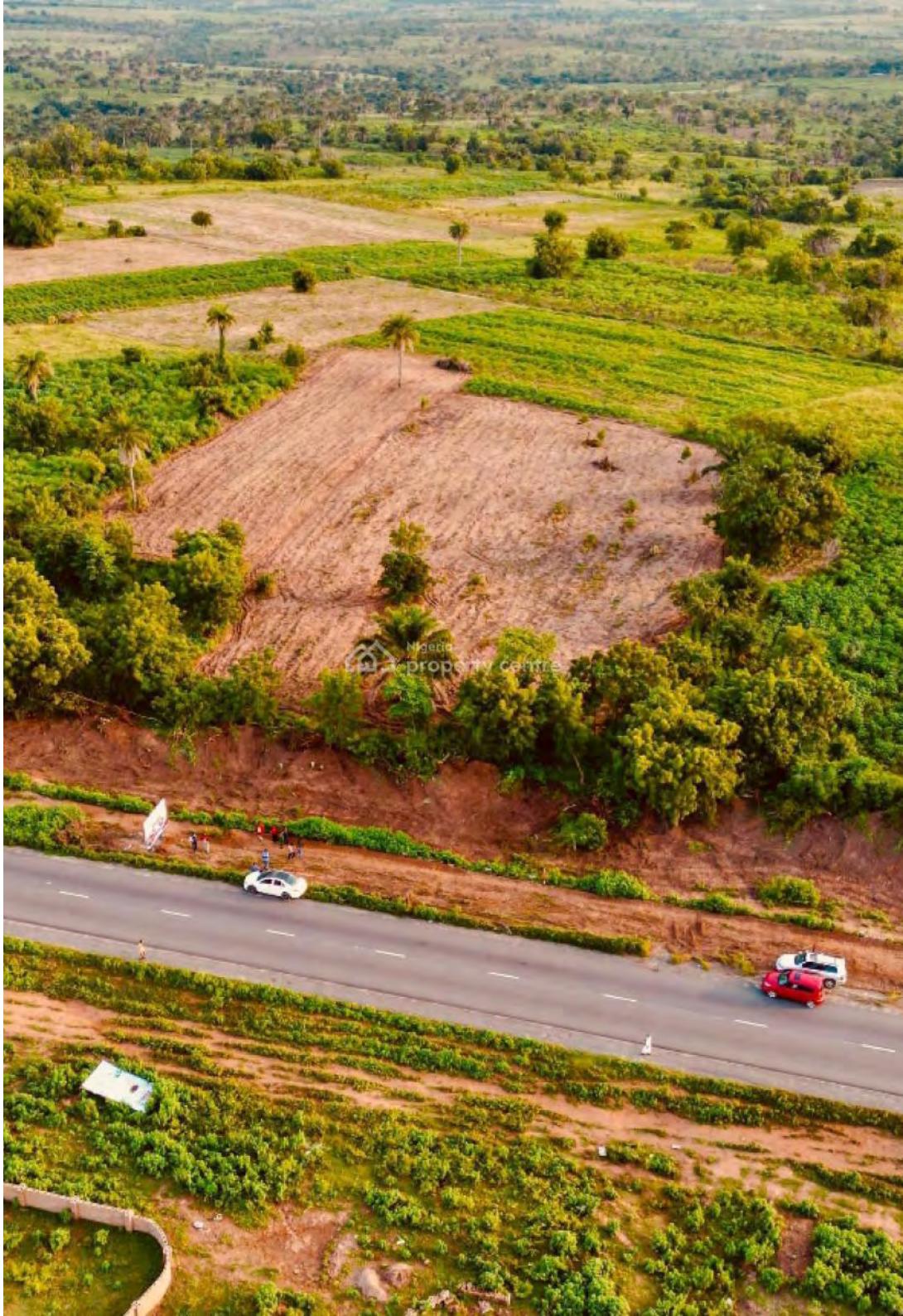
Lagos/Ibadan New Train Station

Ibadan Inland Container Depot/Free Trade Zone

Ilutuntun - Ibadan New Town, Oyo State Asphalt Plant

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

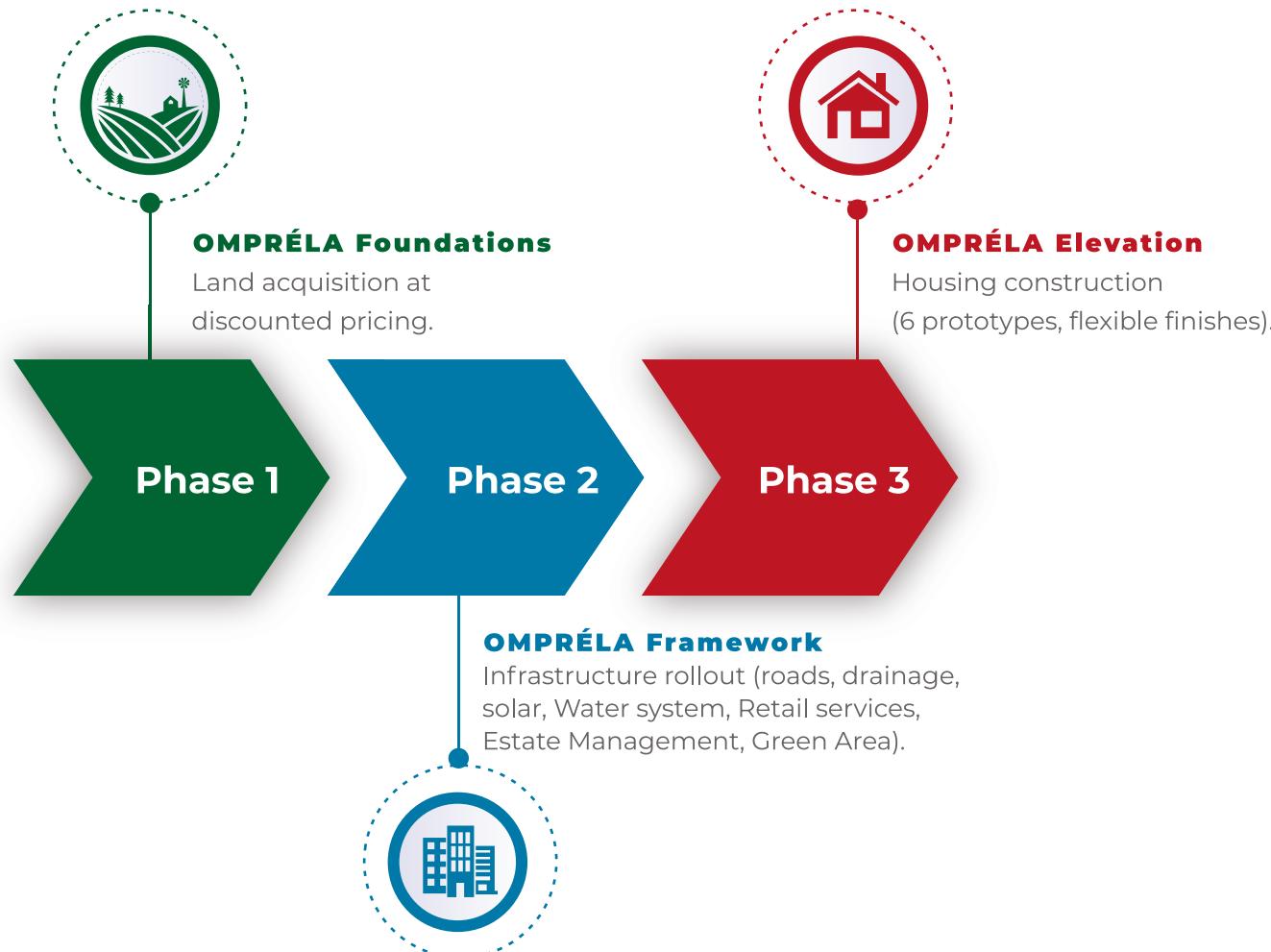
Prototype Name	Type	Target Audience
OMPRÉLA DUO	One-bedroom Flats - 4 units in Building	Singles, Starter Families & Investors
OMPRÉLA NEST	Two Bedroom Flats - 4 units in Building	Young Families, Retirees
OMPRÉLA TRIO	Three Bedroom Twin Flat	Young & Extended Families
OMPRÉLA ROOTS	Three Bedroom Bungalow	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

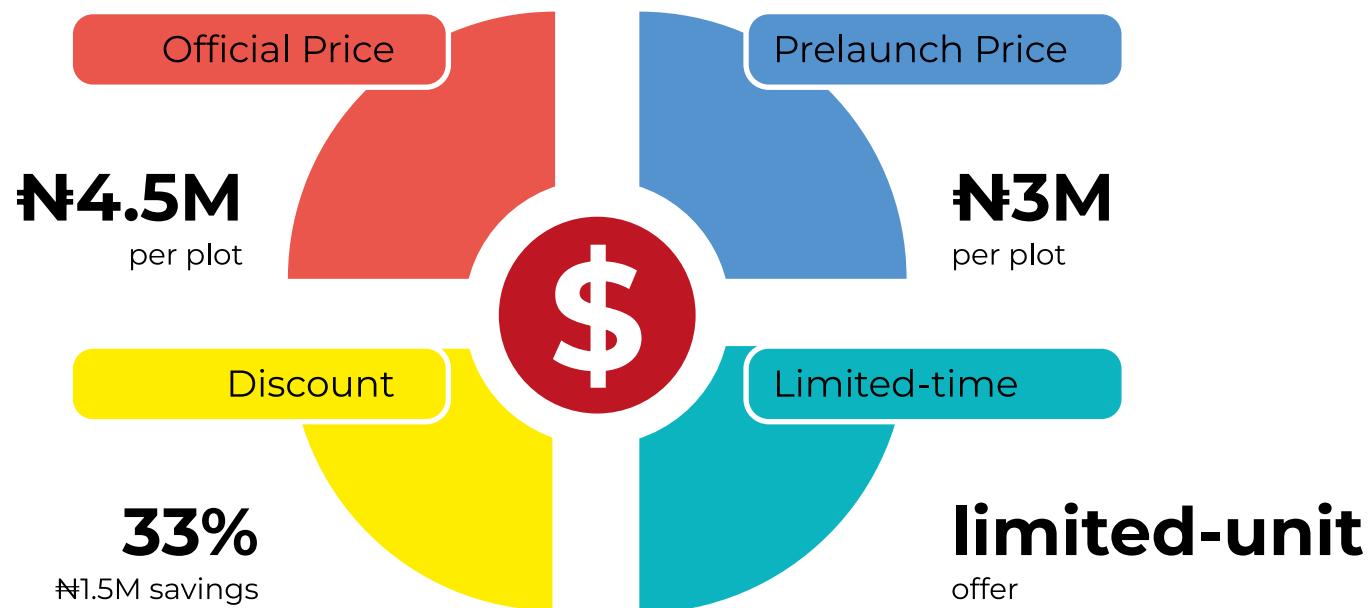
- 24/7 Security Surveillance
- Kids' play zone + recreation area
- Retail Strip: mini supermarket, pharmacy, café, salon
- Borehole system
- Fibre-optic internet (optional)
- Estate Management Office + concierge

## TITLE DOCUMENTATION

- Registered Survey
- Government Approved Layout
- CofO in process (70% done)

# PRELAUNCH PRICING ADVANTAGE

## Investor-First Pricing



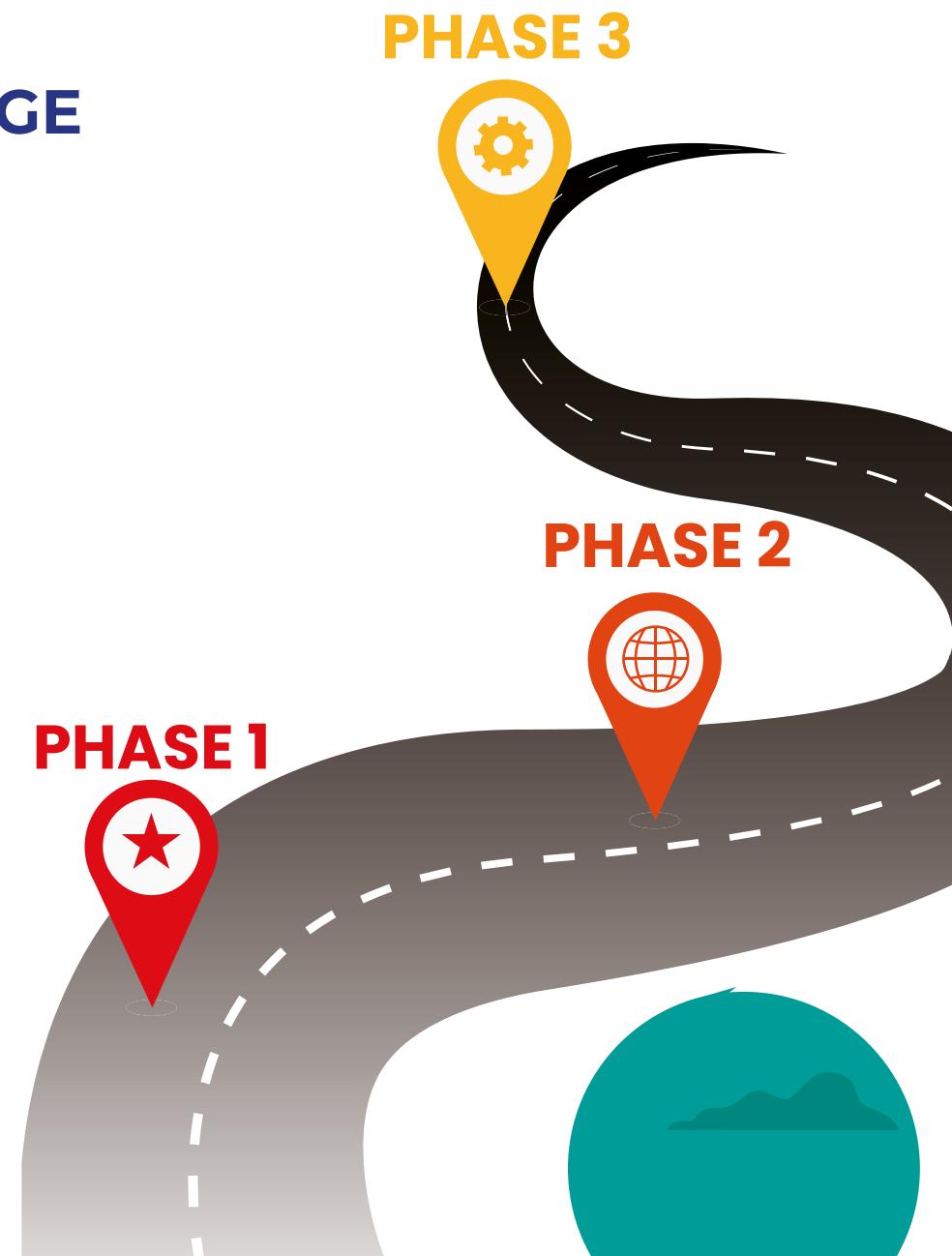
# THE OMPRÉLA PATHWAY PACKAGE

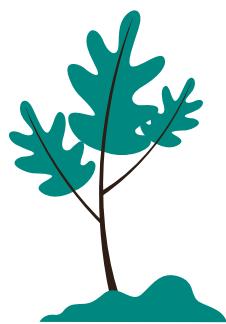
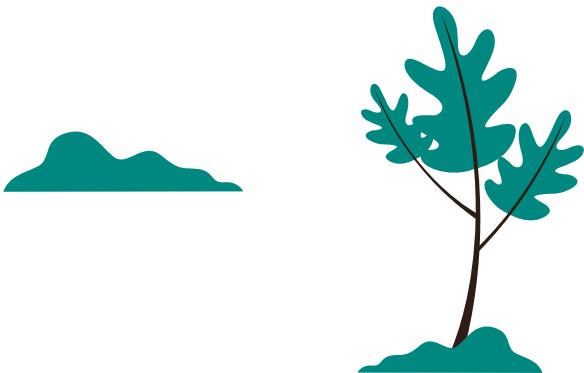
## From Land Ownership to Luxury Living

At City Planners Property & Investment Ltd., development is viewed as a journey; beginning with land ownership and evolving into homes, communities, and legacies. OMPRÉLA RESIDENCES embodies this through a structured three-phase development pathway that ensures transparency, security, and lifestyle elevation.

### PHASE 1 – OMPRÉLA FOUNDATIONS (Land Ownership)

- Secure titled plots within the estate (Registered Survey, Deed of Assignment, C of O in process).
- Flexible plot sizes tailored for different prototypes (from 1-bedroom flats to 5-bedroom duplexes).
- Early buyers enjoy founder's pricing and priority allocation.
- Investment appeal: Land value appreciation projected at 50% to 70% in 3 years





## PHASE 2 – OMPRÉLA FRAMEWORK (Infrastructure Development)

- Paved road network
- Drainage system
- Solar-powered street lighting
- Internet system (optional)
- Water system

**Community amenities:** green park, jogging trails.

**Security:** Gated access, CCTV surveillance, estate management office. This phase transforms the estate into valued property.

## PHASE 3 – OMPRÉLA ELEVATION (Building Construction)

- Choice of 6 prototype homes
- Architectural excellence: minimalist facades, open-plan layouts, smart home readiness.
- Flexible construction packages: standard finish, premium finish, luxury finish.
- Financing options: outright purchase, staged construction payments, mortgage partnerships.

This phase delivers turnkey homes ready for occupation, rental, or resale.



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## POSITIONING STATEMENT

OMPRÉLA RESIDENCES is a journey from ownership to elevation. By starting with land, building infrastructure, and culminating in bespoke homes, clients experience growth, security, and lifestyle transformation.

**OMPRÉLA RESIDENCES – *Live Covered. Live Elevated.***

## 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

## Why Invest in OMPRÉLA?

### Investor Highlights

**33%**

Entry discount

**40-70%**

Projected appreciation in 3 years.

**8-12%**

Annual rental yield post-construction.

Secure documentation (Survey, Deed, C of O in process).  
Priority allocation for early buyers.



# SECURE YOUR PLOT TODAY



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.



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# EXISTING PROJECTS



## Others



# Invest Today. Elevate Tomorrow.

The OMPRÉLA RESIDENCES Prelaunch Package offers a structured pathway from land ownership to lifestyle elevation. Early investors secure maximum savings, guaranteed appreciation, and priority access to one of Ibadan's most promising estate developments.



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