

ZION CITY PHASE III

Oke Oyi, Ilorin, Kwara State

A Development by

EXCELLENT
HOMES





**ZION CITY
PHASE III**

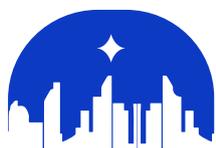
Zion City Estate, located in the picturesque setting of Oke Oyi, Ilorin, Kwara State, beautifully showcases the richness of African heritage in Nigeria's culturally vibrant. This exceptional estate features meticulously designed landscapes and architecture that reflect traditional charm, all while incorporating modern comforts for contemporary living.

With its serene surroundings and secure atmosphere, Zion City Estate stands as a peaceful sanctuary, perfectly suited for those who appreciate a harmonious blend of elegance and heritage.

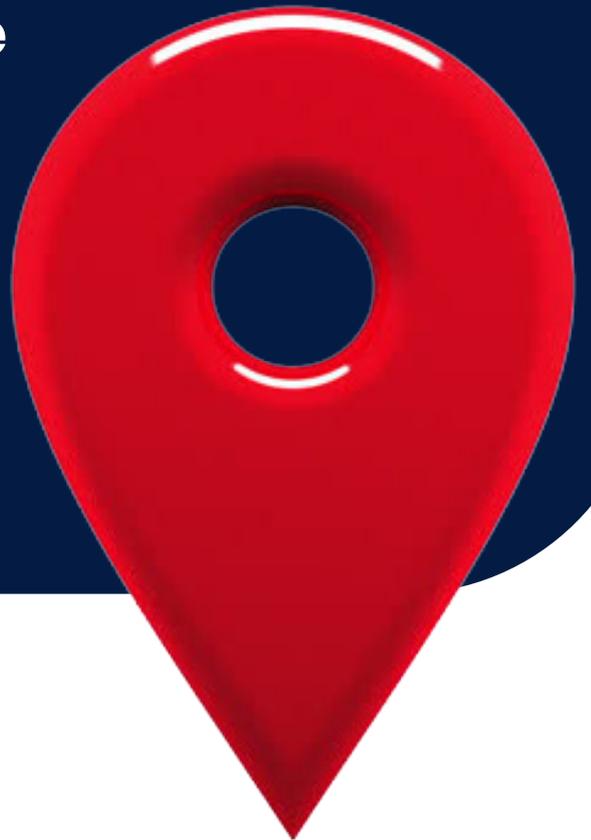


LANDMARKS

- Ilorin East Secretariat
- Proposed Ilorin Mega City
- Proposed Jihom Babalola University
- University of Ilorin teaching hospital
- Ilorin post office
- Canaan Valley Estate
- Zion City Phase 1 & 2



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Welcome to Zion City Estate Phase 3, where we strive to provide an extraordinary living experience that truly meets the needs of every resident. Here, you'll find not just top-tier infrastructure and modern amenities, but also a beautiful, natural environment that nurtures your well-being.

Our thoughtfully chosen location ensures that you can easily connect with major hubs, while still enjoying the soothing tranquility that allows you to escape the hustle and bustle of city life.

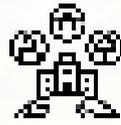
Whether you are a young professional embarking on your journey, a growing family seeking a nurturing space, or a discerning investor looking for a meaningful opportunity, Zion City Estate Phase 3 is a compassionate community designed to offer the luxurious, secure, and enriching lifestyle you deserve.



ESTATE FEATURES



100%
Dry Land



Serene
Environment



Drainage
System



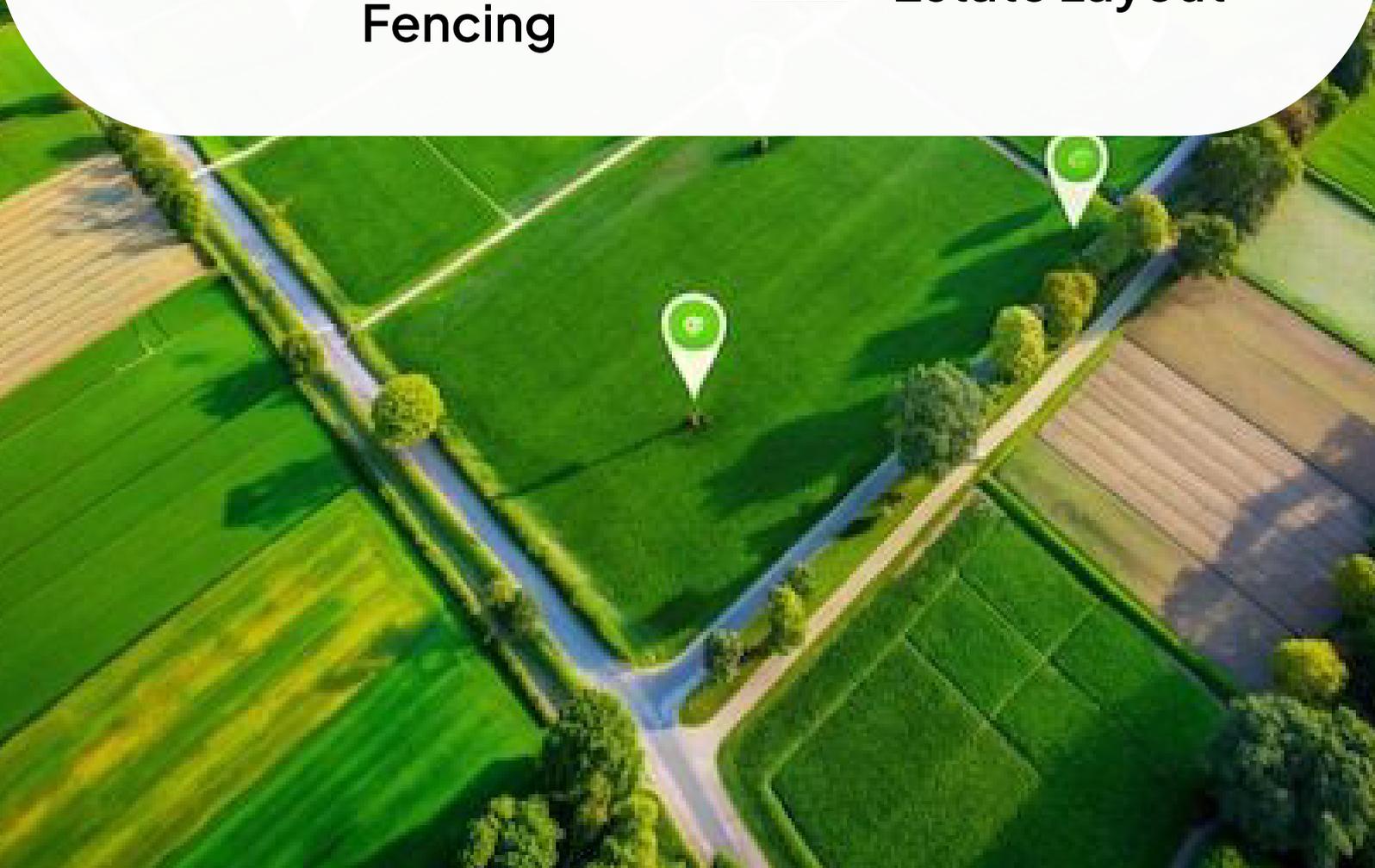
Gate
House



Modern
Perimeter
Fencing



Modern
Estate Layout



LAND PRICE

PRE LAUNCH PRICE

150SQM – N500,000

300SQM – N1,000,000

450SQM – N1,500,000

COMMERCIAL PLOT

500SQM – N2,500,000

LAUNCH PRICE

150SQM – N600,000

300SQM – N1,200,000

450SQM – N1,800,000

COMMERCIAL PLOT

500SQM – N3,000,000

BANK DETAILS

1000337523

Excellent Homes And Investment
Globus Bank

ALL INCLUSIVE PAYMENT



Q: Is there a development fee aside from the price of the land?

A: No

Q: Is there a fixed building structure I must follow to build in my land?

A: No, you are entitled to your own building structure.

Q: Is there a security measure to prevent property encroachment?

A: A perimeter fencing will be constructed to protect our client's property from external encroachment.

Q: Can I start building after the physical allocation of my plot(s)?

A: Yes, you can but all building approval documents required must be obtained before building can commence.

Q: What do i get after making complete payment for the land?

A: Receipt of purchase
Deeds of Assignment
Acknowledgement Letter
Contract of Sale of Land

Q: What document do the estate have?

A: Registered Survey
Deed of Assignment
R of O



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