



CASA KHANYA  
ESTATE

# Live where nature still exists.

A private, gated nature estate in Akobo  
Olorunda, Ibadan.

# What's inside.

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# A different kind of estate.

Most developments build over nature. Casa Khanya builds around it. A private, quiet, family-first estate where the trees, the stream, and the garden pond came first.



## Nature preserved

Built around the stream and trees, not over them. The land sets the masterplan.



## Family-friendly

Designed around how families actually live. Walkable amenities, safe streets, shared spaces.



## Secure living

Gated, monitored, armed-response backed. Peace of mind as the default, not a feature.



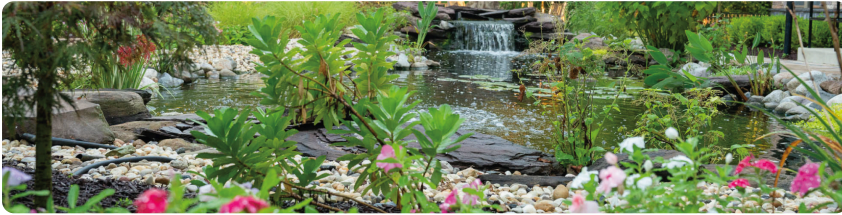
## Long-term value

Where Ibadan's circular road meets quiet land. Comparable estates already trading at 3x premium.

## AMENITIES

# Everything within reach.

Premium amenities for a healthy, active, and connected lifestyle.  
Every space within a short walk.



Pond & Garden



Seasonal Stream



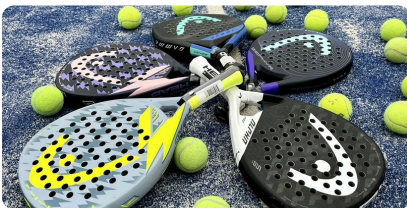
Café



Gym



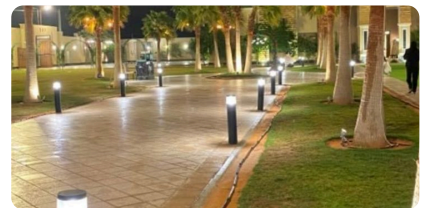
Kids Play Area



Padel Court



Multi-Purpose Court



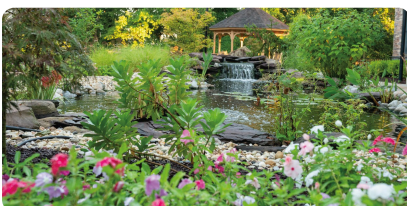
Street Lights



Secured Gate House



Jogging Path



Parks

### And more

Public parking · public Wi-Fi · drainage system · tarred roads  
· estate transformer.

# Built around nature.

A seasonal stream runs behind the estate. A garden pond, stone-edged with its own waterfall, sits at the heart of the central garden. Mature trees stay where they stand. The point isn't landscaping. The point is keeping what was already here.

- Seasonal stream and nature walk
- Garden pond with waterfall feature
- Open green spaces throughout
- Mature trees and jogging track
- Lily-pond bench corners and quiet picnic lawns



# Minutes from the city. Worlds away from it.

Akobo Olorunda sits at the city's quiet edge, but minutes from where you live, work, and unwind. Ibadan's new circular road brings the rest of the city closer than it's ever been.

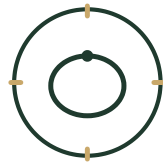
## RIGHT OUTSIDE THE GATE



### Sankore College

2 min away

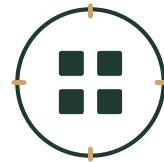
A long-established institution, just around the corner.



### Circular Road

3 min away

Ibadan's new artery, three minutes from your gate.



### Olorunda Junction

5 min away

Hospital, stores, food market, filling station, and more.

## A SHORT DRIVE ACROSS IBADAN



### Akobo

15 min away

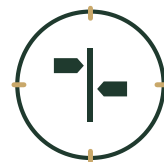
Known locally for General Gas and Oju Irin.



### Ojoo Expressway

20 min away

The road north to Lagos and beyond.



### Iwo Road

25 min away

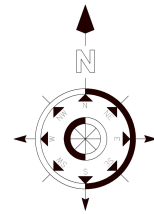
Ibadan's busiest commercial junction.

# See the whole picture.

Just 54 plots, by design. Organised around a central garden, with structure, flow, and access built in.

LAYOUT PLAN SHOWING PROPERTY OF  
CASA KHANYA ESTATE

OFF OLORUNDA-ABA ROAD, AKERELE VILLAGE, IBADAN  
LAGELU LOCAL GOVERNMENT AREA  
OYO STATE



SITE ANALYSIS	
Total Site Area	34,570. Sqm
Plot Allocated Area	24,245,568 Sqm
Total Area of Road	7,618.576 Sqm
Recreation & Landscape	1,804.371 Sqm
POND & FOUNTAIN	226.986 Sqm
PLAYGROUND	169.388 Sqm
Gate House & Entrance	29.851 Sqm
<b>Plots Sizes</b>	
500Sqm	41 Plots
300Sqm	13 Plots
Facility Office & Public Parking	421.949 Sqm
<b>Road Type</b>	
Road 1	12m
Road 2	9m
Road 3	7.5m

Note: Road Sizes include road widths and Drainage

# Choose the view that fits your life.

PLOTS STARTING FROM

# N10M

Pricing varies with view, position, and amenities. Flexible payment plans available on request.

AVAILABLE

**300** sqm

AVAILABLE

**500** sqm

One of 54 plots, allocated as buyers come in.



## Standard

Internal blocks, fully serviced, walkable to every amenity.



## Garden View

Plots facing the central garden and pond, a softer waking view.



## Stream View

Backing onto the seasonal stream and nature walk corridor.



## Prime Entrance

First plots past the gate. Proximity, prestige, easy access.



## Corner Piece

At the block corner with two open sides. Extra frontage, light, and presence.

# Built to last. Maintained to match.

The boring-but-essential work. The infrastructure most estates underdeliver on. We don't.



## Drainage system

Engineered runoff channels, sized for rainy-season volume, kept clear by the estate management.



## Public Wi-Fi

Estate-wide coverage in shared spaces. Working from the café or the park is built in.



## Streetlight & CCTV

Solar-supported streetlights and full perimeter CCTV. The estate is bright and watched, all night.



## Tarred road network

Full asphalt to every plot. No dust, no ruts, no excuses, even in peak rainy season.



## Estate transformer

Dedicated transformer for the estate, sized to load. No queueing for power, no shared bottleneck.



## Controlled building design

Estate guidelines on heights, setbacks, materials. So the place still looks like itself in ten years.

# Questions, answered.

The practical things buyers ask before they reserve a plot. Anything else, our team is one call away.

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## 01 – PAYMENTS

### Are payment plans available?

Yes. Flexible payment plans are available on a case-by-case basis. Reach out and our team will walk you through the options that work for your timeline.

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## 03 – TITLE

### Is the property surveyed and registered?

Yes. The land is surveyed under Plan OY/1482/2023/112 by Bade Geo-Spatial & Associates Ltd, with the boundary re-adjusted and title updated as part of that 2023 re-survey. The estate layout itself is approved by the Oyo State Bureau of Physical Planning (OYSBP/IBA/2026/001), and the developer is SCUML-compliant with the EFCC.

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## 05 – SERVICE

### Is there a service charge?

Yes — an annual service charge covers manned security, common-area maintenance, landscaping, public Wi-Fi, street-light power, and waste management. Exact figures are shared at offer letter stage.

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## 07 – RESERVE

### How do I reserve a plot?

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## 02 – PLOTS

### What plot sizes are available?

Two sizes: 300 sqm and 500 sqm. Across all 54 plots, pricing starts from ₦10M and varies with view, position, and plot type: Standard, Garden View, Stream View, Prime Entrance, or Corner Piece.

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## 04 – PRICING

### What's included in the plot price?

The plot itself plus full estate infrastructure — tarred roads, drainage, street lights, the gate house, public Wi-Fi, and access to every communal amenity (pond, parks, café, gym, padel, multi-purpose court, kids' play area).

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## 06 – BUILDING

### When can I start building? Are there design rules?

Once you take possession, you can build to the estate's design guidelines — basic standards on heights, setbacks, materials, and roof finishes so the estate keeps its character. Our team shares the full guideline document at handover.

# Gated. Monitored. Always answered.

Casa Khanya is built so that peace of mind is the default, not a feature you have to think about.

01

## Facial & biometric access

Keyless entry for residents. Vetted entry for visitors. No tailgating, no shared codes.

02

## 24/7 CCTV

Coverage across the perimeter, courts, and shared spaces. Recorded and reviewed.

03

## Controlled entry

Separate lanes for residents, visitors, and exit. No friction at the gate, no shared queue.

04

## Armed response

On-call security partner for incidents that need more than a guard. Tested, on retainer.

### WHY THIS MATTERS

Comparable estates trade at a 3× premium. Casa Khanya enters early, on land that won't be made again. And with 54 plots in total, the inventory is fixed from day one. Ibadan's new circular road has been commissioned. Akobo Olorunda is now ten minutes from the artery that connects the city.

NEXT STEP

# Visit. Reserve. Buy in.

Schedule a visitation. Pick your plot online. Invest with peace of mind.



#### COMPLIANCE

**SCUML approved**

Anti-money-laundering registered with EFCC.



#### APPROVALS

**Layout approved  
OYSBP/IBA/2026/001**

Surveyed under Plan  
OY/1482/2023/112, by Bade  
Geo-Spatial & Associates Ltd.



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