

Built for Nature



Northern park Phase II

the oasis of luxury and nature

PRODUCT BOOK

 [roi_safe](#)

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Brought to you By:





YOU DESERVE LUXURY LIVING

Meticulously crafted living environment that seamlessly blends cutting-edge architectural designs with the tranquility of nature. Our subscribers enjoy:

- Innovative Layouts: Thoughtfully designed residences that maximize space and comfort while embracing modern aesthetics.
- Nature-Centric Spaces: Lush parks, serene mini golf courses, and tree-accommodating environments, creating a harmonious balance between luxury and nature.
- Backyard Gardens: Enjoy the unique opportunity to grow and experience garden-to-table living.
- Technology-Infused Living: State-of-the-art technology, ensuring convenience and efficiency in your daily life.

Urban living





LIFESTYLE FOR TOP-CLASS CITIZENS

Northern Park (Phase 2) caters to an exclusive community of distinguished individuals, including:

High-end professionals : Innovative professionals who value modern living and technological advancements.

Individuals in the Business Space: Ambitious entrepreneurs and business leaders seeking a luxurious lifestyle amidst nature.

Upper class Adults: Those who cherish tranquility and sophistication in their golden years, finding peace in a nature-centric environment.

Our estate is deeply crafted to foster a lifestyle of luxury, convenience, and connection to nature, ensuring that our community feels at home in this exclusive home land.

The estate is built to deliver communal living to strictly high end living professionals across major spheres of influence like, Tech, Business, Lifestyle e.t.c.

"Home is the kindest word ever."



Luxury infused living

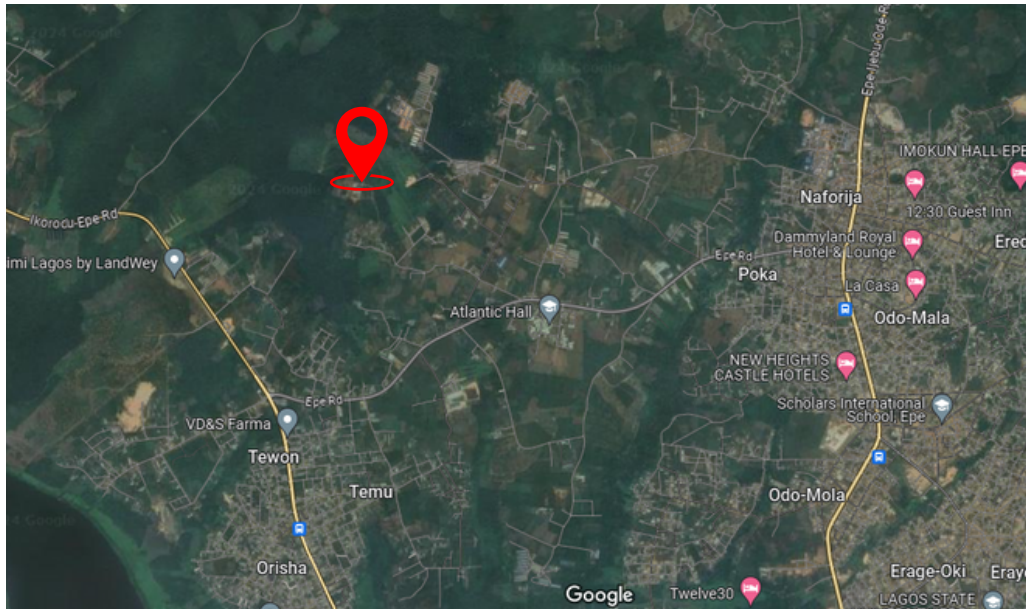
Comfortable Home

"A comfortable home is a place where we can relax and enjoy what we have."

Nestled in the serene area of Araga-Epe, Lagos, Northern Park (Phase 2) offers the perfect blend of seclusion and accessibility:

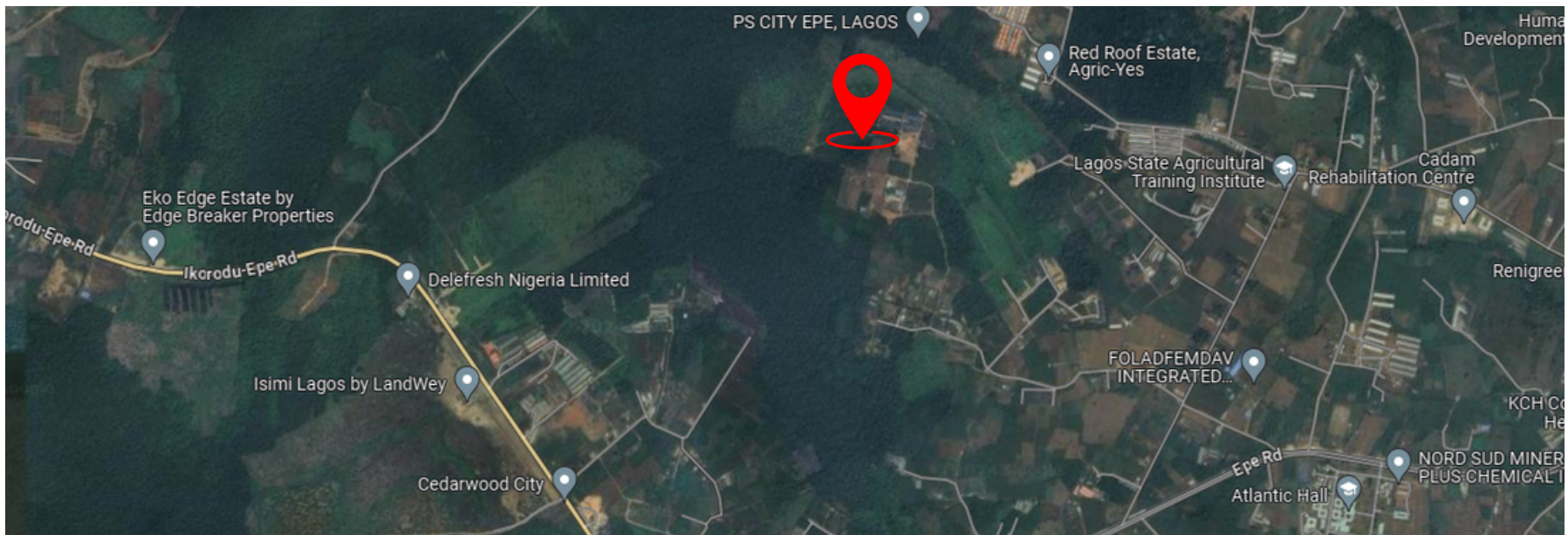
Proximity to Isimi-Lagos: Just a few minutes' drive from the exclusive Isimi-Lagos, providing easy access to neighboring top-tier urban amenities while maintaining a peaceful retreat.

Proximity to notable Landmarks: Sited at proximal distance to the Lagos State Agricultural Food and Logistics Hub and The Film City, fostering access to farm fresh food amenities as well as high end entertainment hub ensuring convenience for lifestyle and healthy needs.



Prime Location

Located on pristine, untapped land, our estate embraces the natural landscape, strategically poised for high return in investment.



Site Location
(Northern Park Phase II)

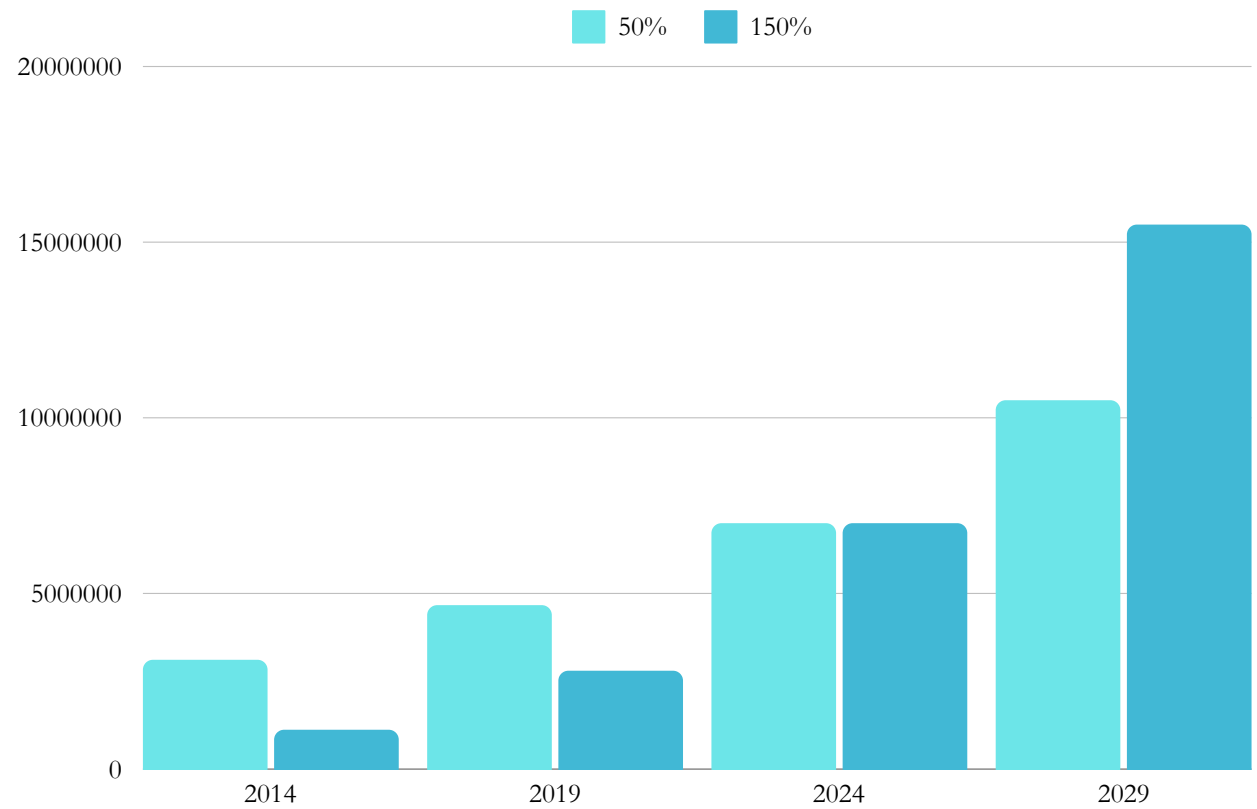
Nature infused living

VALUE CHART, EPE LAGOS (2019 - 2024)

The real estate value in Epe, Lagos, has seen a significant increase over the past few years. Between 2019 and 2024, the area has experienced annual increases in land value ranging from 50% to 150% per year. This remarkable growth is attributed to several factors, including the development of major infrastructure projects like the Dangote refinery, the Lekki Free Trade Zone, and the new airport. Additionally, Epe's proximity to the Lekki-Epe Expressway and other ongoing projects like the Lagos State Agricultural Food and Logistics Hub has attracted numerous investors.

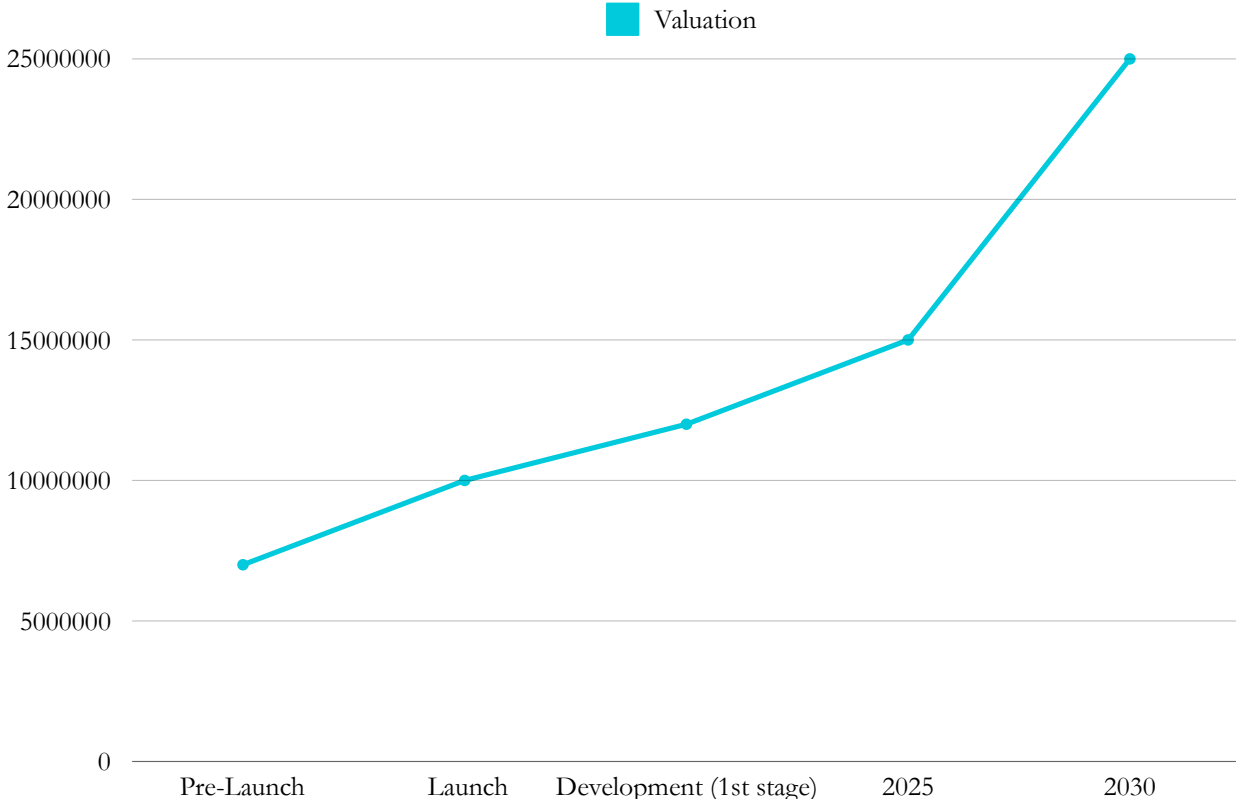
Overall, the rapid development and strategic importance of Epe have transformed it into a prime real estate investment hub in Lagos.

(The chart below represents the value increase for a property priced at 7,000,000 in Epe at 2024, with its price at 2014 & 2019) - City People Magazine.



VALUE CHART,NORTHERN PARK PHASE II (2019 - 2024)

The chart below shows the current valuation of Northern Park phaseII at Pre-launch price, through to its Launch, valuation after the first phase of development (within the first 3 months after launch), projected valuation as at 2025 (Which pivots as the year of completion of the Ikorodu-Ketu Epe expressway, linking the almost completed Lekki-Epe expressway), up until its projected valuation by the year 2030. (Time frame between Pre-launch to 1st phase of development: 6 months)





FREQUENTLY ASKED QUESTION

Question: Where Is Northern Park Phase 2 Located?

Answer: Araga-Epe

Question: Who is the developer of Northern Park Phase II?

Answer: Hay Property Development Limited (a ROI SAFE LIMITED Brokerage Partner)

Question: What is the title of Northern Park Phase II?

Answer: Freehold

Question: What is the available plots size?

Answer: 300 Sq.m, 500 Sq.m, 900 Sq.m, Acres

Question: How accessible is Northern Park Phase II?

Answer: Easily Accessible and Motorable

Question: Is there developmental levy payment?

Answer: Yes, developmental fee covers (perimeter fencing, gate house, electricity, drainage systems and other basic communal living amenities) Developmental fee will be subject to future cost of development.

Question: Would there be any survey fee?

Answer: No, documentation is free

Question: What is the cost of deed of assignment?

Answer: Deed of assignment (I.E Legal/Agreement) is free

Question: Would there be extra cost for commercial plot and Corner piece plots

Answer: Yes, commercial plots attract 30% charges while corner piece plots attract an additional 20% charge

Question: When will my plots be allocated to me?

Answer: Physical allocation will be done within the first 3 months after full payment.

Question: What do I get after initial deposit for the land?

Answer: Starters pack containing the receipt of payment, invoice and contract of sales.

Question: Is there a principle on how I use my land after allocation?

Answer: Yes. You are allowed to develop only 60% of the land and the remaining 40% for greeneries (trees, gardens etc.), this is in accordance to the sustenance of healthy-living in the Estate. Strict adherence is compulsory.

Question: Can I pay cash to the consultant?

Answer: We strongly advise that all payment should be made to ROISAFE LIMITED

(We shall not accept any responsibility for any liability that may arise as a result of deviation from the above instructions).

Question: Is the property a buy and build immediately project?

Answer: The Estate has a delivery date of 2030, before it becomes fully sustainable to residents as well as drive an high =-end communal living.

Question: If I paid outright payment or installment payment for my plot(s) and I'm no longer interested, can I get a refund?

Answer: Yes, less than 35% Administration Fee. A 3 Month Period would be allowed to process the payment

Question: Can I resell my plot(s) or Property?

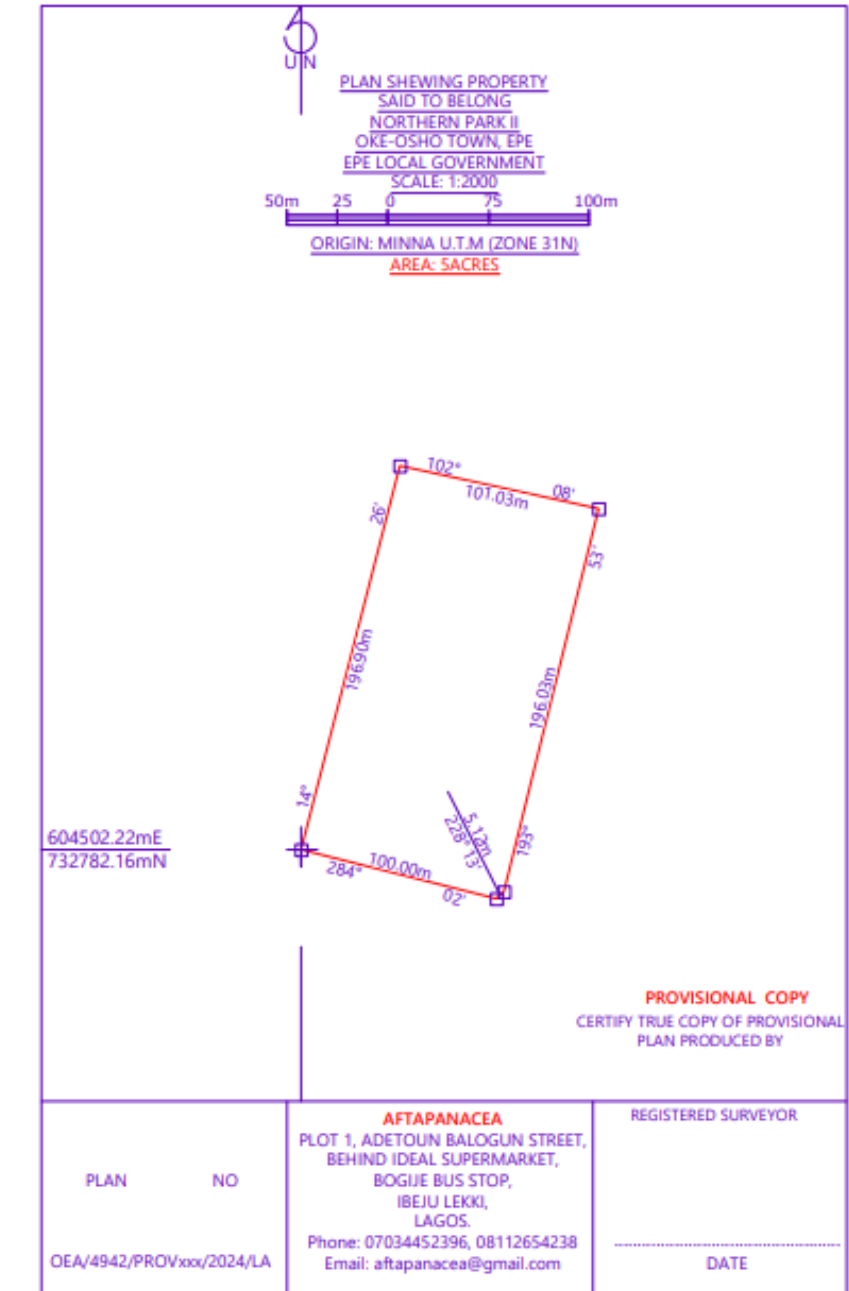
Answer: Yes, But the company has to be duly informed for proper documentation

Question: Is there any time limit to commence work on my Land after Allocation

Answer: No. there is no time limit to commence work, but after the building plan approval has been sought and received from the appropriate authorities.



PROPERTY DOCUMENTATION




PERIMETER PLAN



NOTE:

This document contains an official Charting information from the Lagos state Land bureau, stating that the property is free of Government acquisition.

The charting of the property was registered under the name of the Managing Director of Hay Property Development Limited (an ROI SAFE LIMITED brokerage partner), hence the reason why the report carries the name “Mr. Afolabi Omotayo”


LAGOS STATE GOVERNMENT

WITHOUT PREJUDICE
22/07/2024

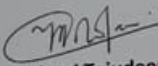
OSG 272/2024/VOL. XVII/079

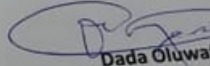
Mr. Afolabi Omotayo
Oke-Osho Town, Epe
Epe L.G.A
Lagos.

RE: APPLICATION FOR CHARTING INFORMATION

I am directed to acknowledge the receipt of your letter dated 12th July, 2024, requesting for information on the above subject matter and inform you accordingly that:

- i. This document is issued for information only and **SHOULD NOT** be used for the processing of any Title.
- ii. The information does not validate or authenticate the attached sketch measuring 20235.00 Sq.mts. With the title (Mr. Afolabi Omotayo).
- iii. The charting of the Coordinates quoted on the boundary of the Plan submitted reveal that the Subject Site is **Free from known Government Acquisition.**


Folami Tajudeen Abiodun
Deputy Surveyor General
For: Perm. Sec./ Surveyor General


Dada Oluwafemi
Chief Surveyor

OFFICE OF THE STATE SURVEYOR GENERAL
133, Obafemi Awolowo Way, Alausa, Ikeja, Lagos. Tel: 08090214724
Email: osg@lagosstate.gov.ng Website: www.surveyorgeneral.lagosstate.gov

AUTHORIZATION LETTER



Northern park
Phase II



PRE-LAUNCH SALE

MINIMUM INITIAL DEPOSIT:


N500,000

300 SQM
PRE-LAUNCH PRICE
N4,200,000

500 SQM
PRE-LAUNCH PRICE
N7,000,000

900 SQM
PRE-LAUNCH PRICE
N12,600,000

 AGARA - EPE

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Northern park
Phase II

PRE-LAUNCH SALE

MINIMUM INITIAL DEPOSIT:

\$315 | £246

300 SQM

PRE-LAUNCH PRICE

\$2,642

£2,064

500 SQM

PRE-LAUNCH PRICE

\$4,403

£3,440

900 SQM

PRE-LAUNCH PRICE

\$7,925

£6,192



AGARA - EPE

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Northern park
Phase II

PRODUCT INFORMATION: ABOUT OUR OTHER PRODUCTS



NORTHERN PARK

NORTHERN PARK PHASE 1

Overview: Established about half a decade ago, Northern Park is situated in the rapidly developing town of Ketu-Epe, Lagos. Epe has become a major hotspot for strategic investors, housing some of Lagos State's largest investment schemes such as the Lagos State Agricultural Food and Logistic Hub, The Film City, and Isimi Lagos, all in close proximity to Northern Park.

Land and Investment Details: With a total land expanse of 6 acres, Northern Park offers investors parcels ranging from 300 sqm to 2 acres, with up to 6 months installment payment plans.

Current Status: Currently sold out, Northern Park has attracted a diverse client base, including Gen-Zs, Millennials, and Golden-aged individuals from the Tech, Business, Financial, and Entrepreneurial sectors. This community of high-value individuals fosters a balanced social ecosystem that encourages value sharing and communal living.





GREEN-FIELD ESTATE

Bordering the town of Epe, Omu-Ogun State shares the same value that Epe holds. Situated on this boundary, Green-Field Estate is designed to provide the benefits of neighboring Epe to investors at an affordable price.

Living Experience: Green-Field offers a serene living environment with access to farm-to-table healthy experiences, creating the perfect homely living atmosphere.

Land and Investment Details: With a total land expanse of 10 acres, Green-Field Estate offers investors parcels ranging from 300 sqm to 2 acres, with up to 6 months installment payment plans.





Location and Investment Details: Located on the scenic Moniya-Iseyin Expressway in Ibadan, Pride Rock sits on a 100-acre expanse of land. It presents investors with the opportunity to capitalize on the promising growth prospects of the surrounding area, offering long-term returns on investment.

Unique Opportunities: Whether you're a young adult looking to take the first step towards land ownership or an investor seeking to secure your financial future, Pride Rock offers a unique opportunity to turn dreams into reality. Committed to accessibility, transparency, and affordability, Pride Rock is set to redefine land ownership and create a brighter future for generations to come.

PRIDE ROCK ESTATE IBADAN

Overview: Pride Rock Estate was created to counter the notion that property ownership is solely for adults or financially buoyant individuals. This groundbreaking project aims to empower the thriving and daring generation of young adults, helping them understand the possibility of property ownership at a young age, amassing value and quantity over the years.

Mission: Pride Rock seeks to demystify the process of acquiring property and empower young adults to navigate the real estate landscape with confidence. By offering accessible and affordable land ownership opportunities, this initiative aims to level the playing field and pave the way for young adults to build wealth and secure their financial futures.



CLIENT REVIEWS/ALLOCATION TESTIMONIALS



Clients Testimonials

"Our creed;
solely client
satisfaction".

ROI SAFE offers an amazing customer experience and relationship. They always provide innovative solutions to meet your real estate needs. Excellent and timely service so far.

Mr. Sagie
Benin, Nigeria

Thank you for being transparent and professional in your service. I am truly impressed and confident that my property is safe with ROI SAFE. I will definitely return for more real estate deals.

Mr. Tunde-Awe
Lagos, Nigeria

ROI SAFE did a great job highlighting the benefits of the property. Even though it's a long-term investment, it was definitely worth my investment.

Mr. Azeez
Lagos, Nigeria





EXPERIENCE EXCLUSIVITY AND LUXURY

We are committed to providing an unparalleled living experience that emphasizes exclusivity, luxury, and harmony with nature. Join our community and discover a lifestyle where state-of-the-art design meets the serene beauty of nature.

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ROI SAFE



Northern park
Phase II