



**MONIYA-ISEYIN ROAD, IBADAN,
OYO STATE.**

A DEVELOPMENT BY:  **ROI SAFE**



Welcome to Crestshield

Crestshield is a pioneering real estate development by ROI-SAFE Limited, strategically located at Moniya-Iseyin Road, Ibadan, Oyo State. Positioned within a rapidly growing part of Ibadan, **Crestshield** offers the ideal balance of tranquility, accessibility, and long-term investment potential, making it a prime destination for families, investors, and forward-thinking developers.

The Moniya-Iseyin Road, corridor is experiencing steady expansion as Ibadan continues to grow outward toward surrounding communities and neighboring states. The area benefits from improving road networks, proximity to key institutions, agricultural zones, and expanding residential communities. Its location provides convenient connectivity to central Ibadan, the Moniya axis, and major routes leading toward Moniya and other parts of Oyo State, making it an emerging hub for residential estates, mixed-use developments, and economic activity.

With its strategic positioning and the increasing demand for structured housing developments around the Moniya axis, **Crestshield** is designed to become a secure, well-planned community that supports sustainable living while creating strong value appreciation for investors and stakeholders.



A HAVEN WHERE MODERN LIVING MEETS THE SERENITY OF NATURE

Crestshield is designed for modern living, surrounded by key landmarks, with seamless connectivity to neighboring cities and hubs of economic activity. Whether you're envisioning a peaceful home or seeking a rewarding investment opportunity, **Crestshield** delivers on both fronts.

With **Crestshield**, the dream of secure, serene, and luxurious living becomes a reality. For investors, it offers the promise of robust returns, capital appreciation, and premium rental value. For families, it's a sanctuary where cherished memories can be built, set against the backdrop of a peaceful environment.

WHY CRESTSHIELD IS EVERY SMART INVESTOR'S DREAM

1 Located along Ayelaagbe, along Moniya-Iseyin Road, Ibadan, Oyo State.

2 Strategically positioned for accessibility to major cities and developments.

3 Opportunities to BUY, BUILD, RENT, or SELL LATER with substantial ROI.

4 100% dry and secure land.

5 Flexible and investor-friendly payment structures.

NEAREST LANDMARKS

*International Institute of Tropical
Agriculture (IITA)*



The International Institute of Tropical Agriculture (IITA) is one of Africa's most prestigious agricultural research institutions and a globally recognized center for innovation. Its proximity to **Crestshield** enhances the area's credibility, attracts professionals, researchers, and investors, and contributes to ongoing infrastructural growth. Being close to such an internationally respected institution positions **Crestshield** within a corridor of development and economic activity, increasing its long-term investment appeal and property appreciation potential.

NEAREST LANDMARKS

Obafemi Awolowo Train Station



The Obafemi Awolowo Train Station is a major transportation gateway connecting Ibadan to key cities across Nigeria through the modern rail network. Its proximity to **Crestshield** offers residents convenient mobility while significantly enhancing the estate's accessibility and attractiveness to future homeowners and businesses. Properties located near major transportation infrastructure historically experience stronger demand and faster appreciation, making **Crestshield** a smart investment choice for forward-thinking investors.

NEAREST LANDMARKS

*Ibadan Circular Road
(Less Than 30 Minutes Away)*



The Ibadan Circular Road is one of Oyo State's most transformative infrastructure projects, designed to improve connectivity, reduce travel time, and unlock new economic growth corridors across Ibadan. Located less than 30 minutes from **Crestshield**, this 110 km dual carriageway will connect major routes including the Lagos-Ibadan Expressway, Moniya, Akinyele, Egbeda, Ido, and other rapidly developing districts. As industries, businesses, and residential communities expand along the corridor, properties within its influence are expected to experience significant appreciation. **Crestshield's** strategic proximity to this landmark positions investors to benefit from improved accessibility, growing commercial activity, and the long-term value created by one of the state's largest infrastructure investments.

NEAREST LANDMARKS

University of Ibadan



The University of Ibadan, Nigeria's premier university and one of Africa's most respected higher institutions, serves as a major center for education, research, innovation, and economic activity. Its presence continues to attract students, academics, professionals, and businesses from across Nigeria and beyond, driving sustained demand for quality housing and real estate developments within its surrounding corridors. **Crestshield's** proximity to this prestigious institution enhances its long-term investment value, making it an attractive destination for residential development, student housing opportunities, and future capital appreciation as the Ibadan property market continues to expand.

NEAREST LANDMARKS

Ibadan Inland Dry Port



The Ibadan Inland Dry Port represents a major economic and logistics hub designed to facilitate trade, commerce, and industrial growth within the region. As business activities expand around the port, demand for housing, warehousing, and supporting commercial developments is expected to increase substantially. **Crestshield's** location within reach of this strategic infrastructure positions it to benefit from the influx of businesses, professionals, and investors, creating strong prospects for capital appreciation and long-term returns.

NEAREST LANDMARKS

Proposed Omititun Business District



The proposed Omititun Business District is set to become one of Oyo State's most significant commercial and economic hubs. As government and private sector investments continue to shape the district, surrounding communities are expected to experience increased demand for residential and commercial properties. **Crestshield's** strategic location near this emerging business center places investors in an excellent position to benefit from future growth, rising land values, and increased opportunities for rental and commercial income.

Key Features

Proximity to the Expressway

Strategically located close to the expressway, ensuring seamless connectivity and reduced travel time to major business and residential hubs.

1

Efficient Drainage System

A modern and well-planned drainage network designed to prevent waterlogging and maintain a clean, flood-free environment all year round.

2

Gatehouse

A professionally managed gatehouse that provides controlled access, enhancing security and creating a welcoming entrance to the estate.

3

24-Hour Security

Dedicated security personnel and continuous surveillance working around the clock to ensure the safety, comfort, and peace of mind of all residents.

4

DOCUMENTS GIVEN TO CLIENTS

✓ Acknowledgment Letter

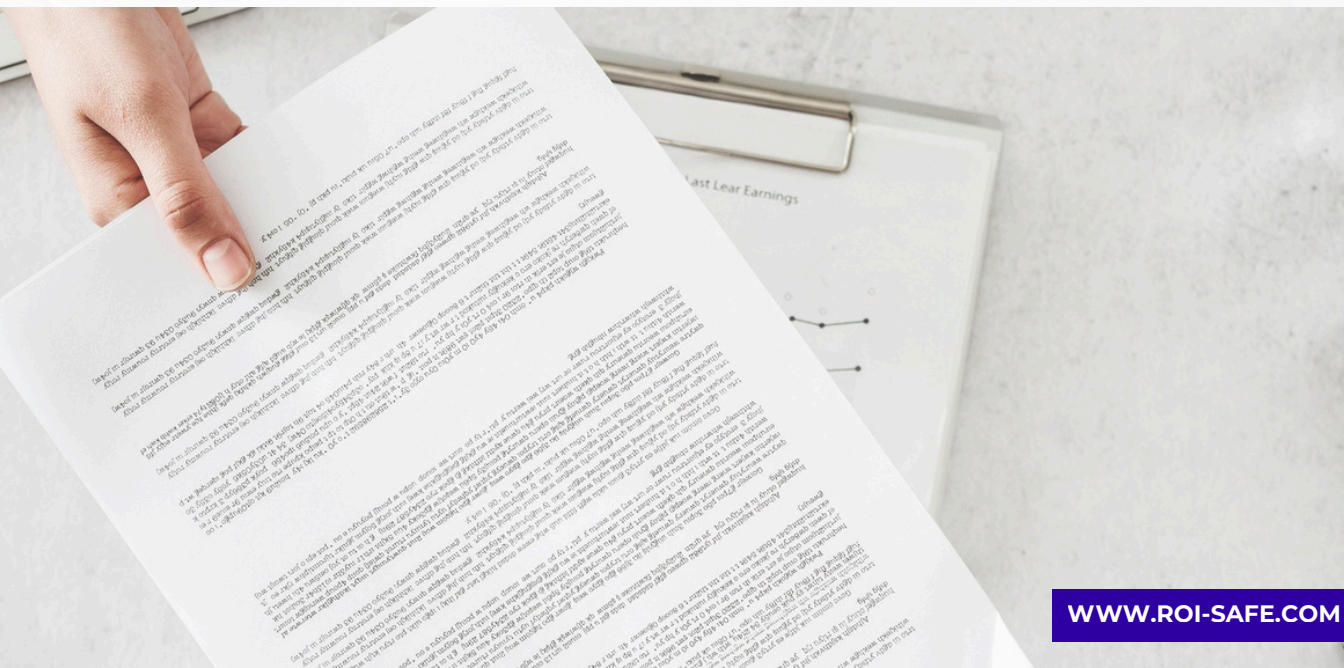
✓ Payment Receipt

✓ Free Provisional Survey

✓ Allocation Letter

✓ Contract of Sale of Land

✓ Deed of Assignment



PAYMENT PLAN & BANK DETAILS

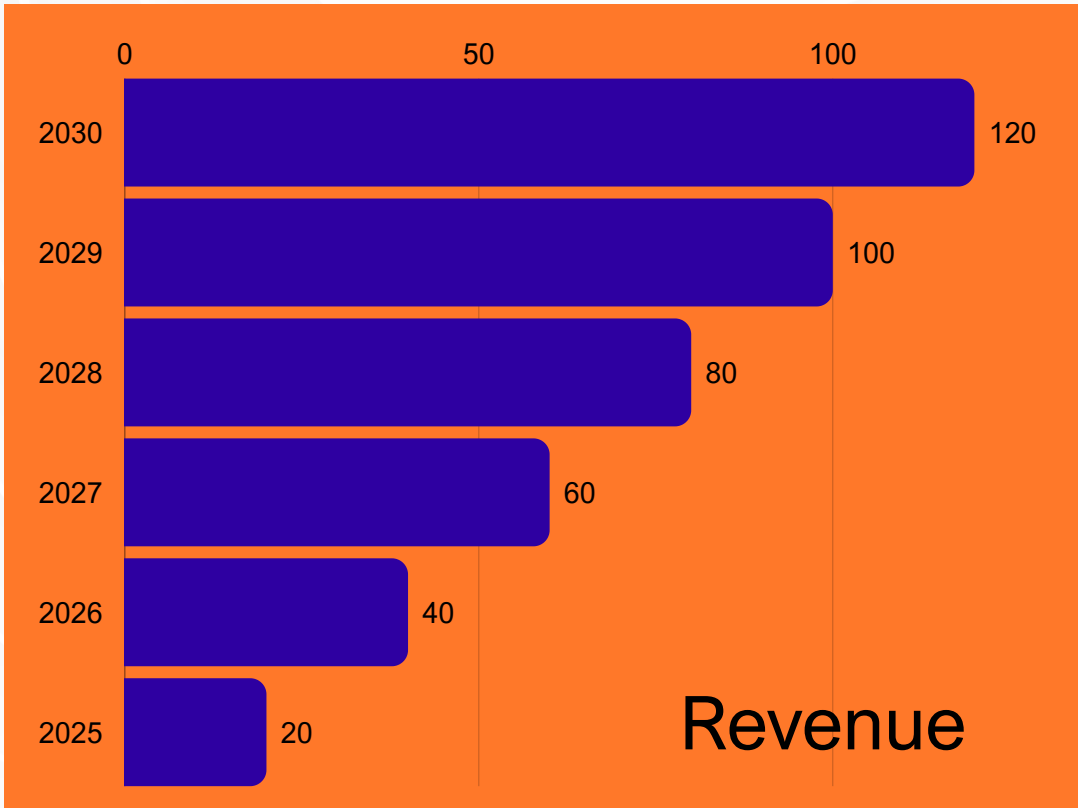
Prelaunch Prices			
Land Sizes (SQM)	Outright	3 Months	Initial Deposit
300	N900k	N1M	N300,000
500	N1.5M	N1.6M	N500,000
1000	N3M	N3.3M	N1,000,000

Bank name: PROVIDUS BANK

**Account name: ROI SAFE LTD-
CRESTSHIELD**

Account number: 1306189286

ROI PROJECTIONS



Notes:

- These figures are projections and actual values may differ.
- Economic conditions, market demand, and regulatory changes can impact appreciation rates
- Social factors and property-specific variables may also affect results.



WHAT OUR CLIENTS SAY ABOUT US

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

Mr. Azeez
Lagos, Nigeria

“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

Contact Information

Crestshield

Web Address:
www.roi-safe.com

Moniya-Iseyin Road,
Ibadan, Oyo State.



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