

PREMIER CITY ANNEX

The Perfect Blend of Affordability
and Elite Living

📍 Ayelaagbe, Moniya-Iseyin Road, Ibadan.

AN EXCLUSIVE PROJECT BY LAND REPUBLIC



Premier City Annex is a premium land investment opportunity located within the Moniya-Iseyin express road corridor of Ibadan, an area rapidly emerging as a residential and infrastructural hotspot. Building on the success of Premier City Phase 1 & 2, this new annex is tailored for early investors seeking significant appreciation, peaceful living, and future-proofed value.

With a pre-launch price of just 3,000,000 for 500 SQM, Premier City Annex offers a rare chance to secure prime land in a fast-rising urban location, at a price point that guarantees future equity and peace of mind.

“In the wealth conversation, land speaks first, and at Land Republic, we speak it loud and clear”

Why You Should Invest in Premier City Annex



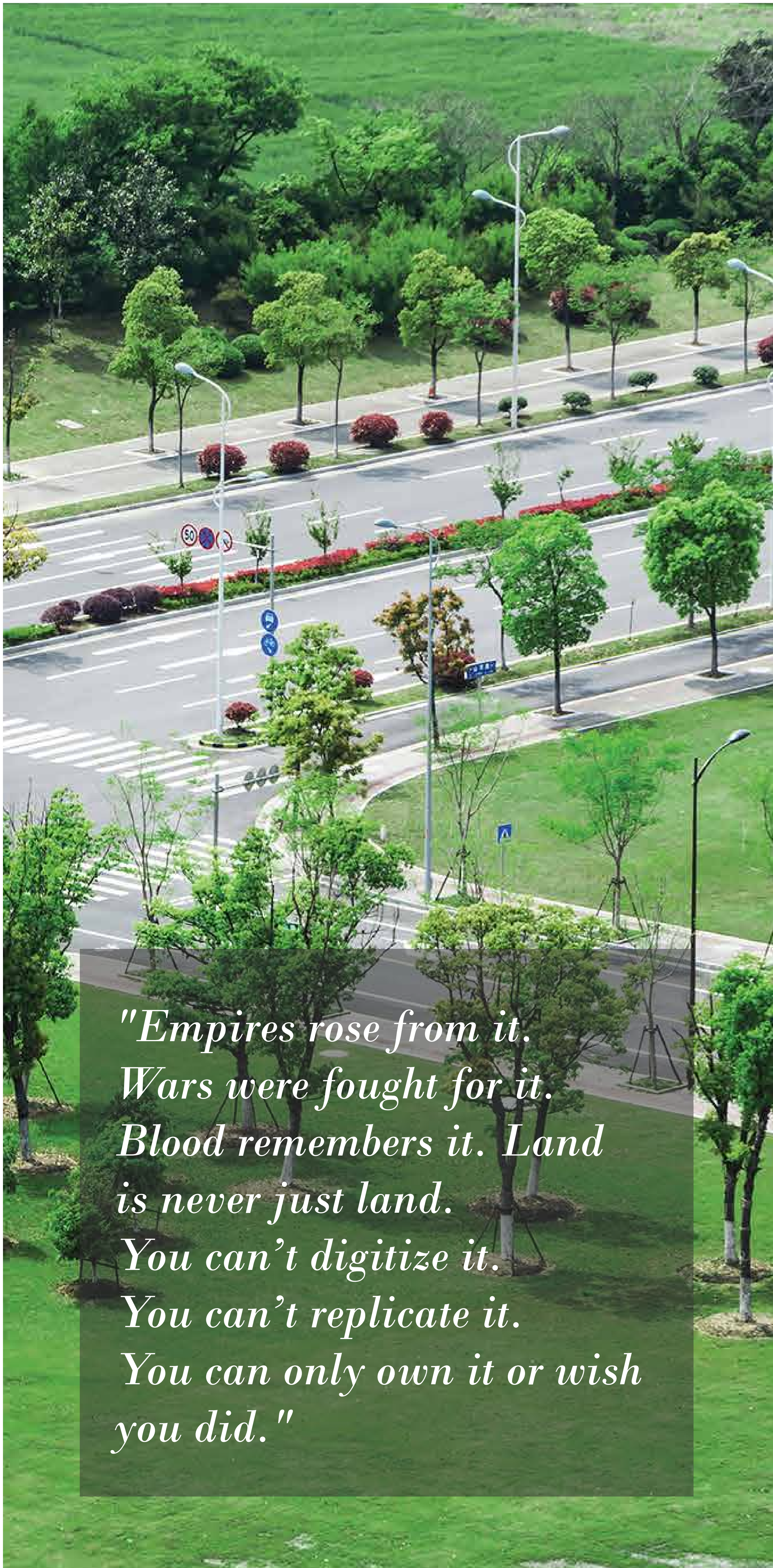
"The Earth doesn't reveal its treasures to the casual observer.

At Land Republic, we've mastered the art of seeing what others miss, and securing what others can't"

- 100% dry, table-flat land, ready for development
- Serene and upscale environment
- Limited plots for exclusivity
- Rapid land appreciation potential
- Proximity to key developments in Ibadan
- Secure documentation and title
- High ROI with our digital ROI Calculator

Estate Highlights & Amenities

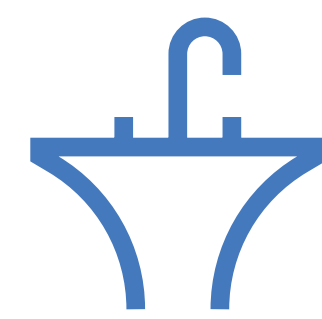
Premier City Annex offers a carefully planned residential experience with modern infrastructure and lifestyle-enhancing features:



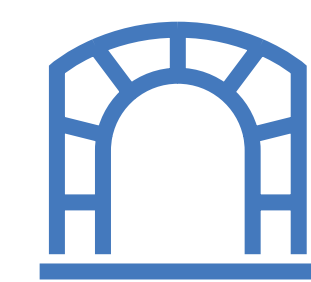
*"Empires rose from it.
Wars were fought for it.
Blood remembers it. Land
is never just land.
You can't digitize it.
You can't replicate it.
You can only own it or wish
you did."*



Paved Earth Roads



Efficient Drainage System



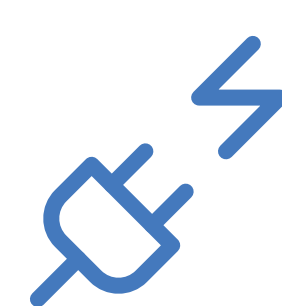
Secure Gated Community



Green Zones & Relaxation
Areas



24/7 Security Presence



Electricity and Power
Access



Proximity to Commercial
& Transit Hubs

LAND TITLE: C OF O IN VIEW

Documents to be received by clients

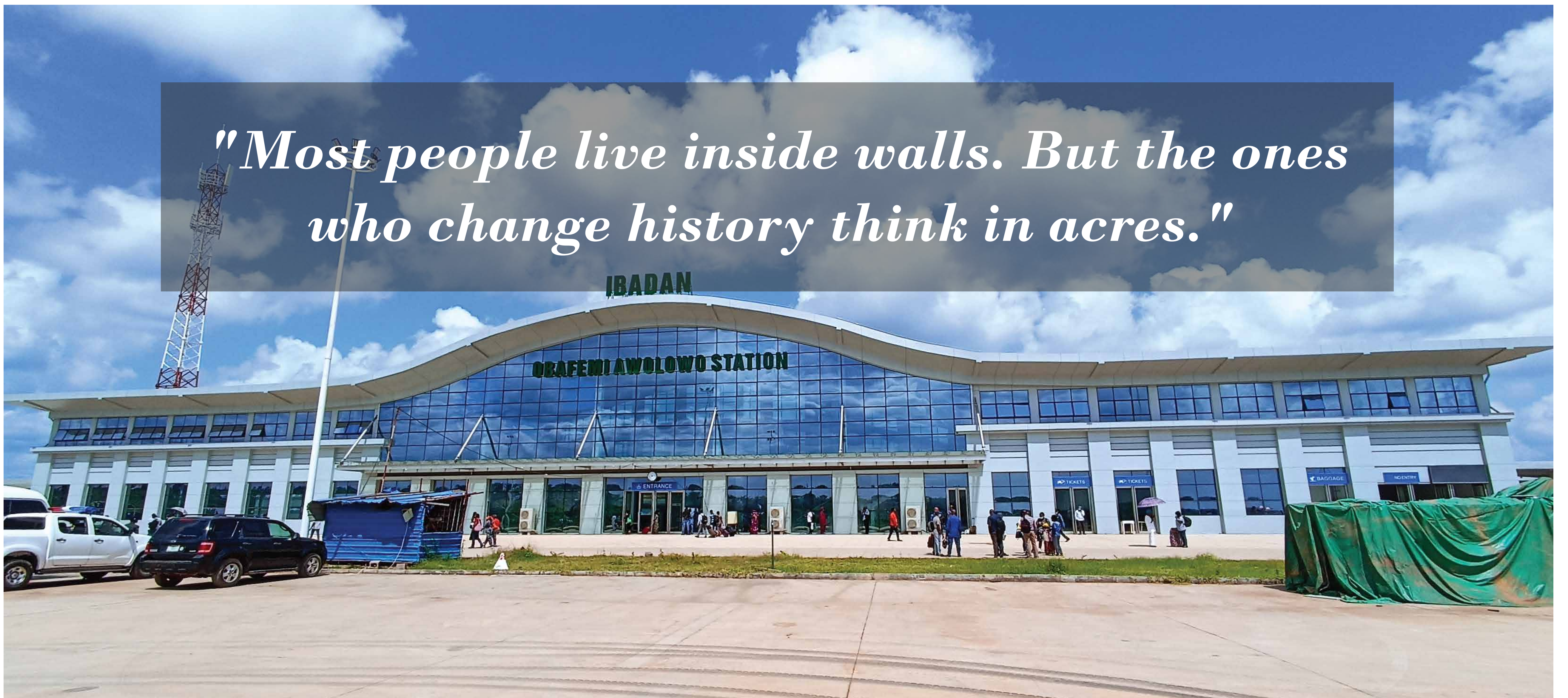


"The world respects receipts. And nothing screams 'I'm here to stay' louder than deed of assignment in your name."

#BuyLandFromLandRepublic

- ✓ Provisional Survey (in client's name)
- ✓ Deed of Assignment
- ✓ Contract of Sale of Land
- ✓ Allocation Letter
- ✓ Acknowledgement Letter
- ✓ Payment Receipt

Major Nearby Landmarks



- IITA – International Institute of Tropical Agriculture
- Moniya Ibadan Train Station
- Ibadan Inland Dry Port
- Major roads, schools, hospitals, and markets all within easy reach

Pricing & Plot Size

Type	Pre-launch	Launch
300SQM	N1,800,000	N2,100,000
500SQM	N3,000,000	N3,500,000
1000SQM	N6,000,000	N7,000,000

Payment Plan: Spread over 6 months at zero interest. Flexible options available.

PROVIDUS BANK

1304766247

ACCOUNT NAME:
LAND REP – PREMIER CITY PHASE I

"No one remembers who made the noise. They remember who made the move. Start your land ownership journey with an initial deposit of N500,000"

Market Intelligence: Moniya–Iseyin Growth Corridor (2018–2025)

Year	Estimated Land Price (500 SQM)	Annual Price Growth (%)	Key Infrastructure & Milestones	Investment Insight
2018	300K–500K	–	Predominantly rural, limited infrastructure	High-risk, low-cost entry point. Ideal for land banking and long-term speculative play.
2019	500K–650K	~30%	Lagos–Ibadan rail nearing completion	Early mover advantage began to shrink. Buyers who acted here positioned for solid appreciation.
2020	650K–800K	~20%	Moniya–Iseyin road rehabilitation plans	Buyers anticipated value growth. Land speculation increased in preparation for infrastructure rollout.
2021	800K–950K	~18%	Lagos–Ibadan train launched; road discussions continue	Strategic acquisitions increased as investors positioned ahead of dual transport access.
2022	950K–1.2M	~22%	Approval of Ibadan Inland Dry Port; rail use increases	Confidence surged. Institutional and industrial buyers started acquiring in bulk.
2023	1.2M–1.5M	~20%	Roadwork starts; Moniya–Iseyin reconstruction begins	Market entered an active growth phase. Demand from developers and SMEs spiked.
2024	1.5M–2M	~22%	Ongoing road reconstruction with significant progress	Land liquidity improved. Accessibility upgrades fueled short-term resale and developer interest.
2025 (Proj.)	2M–2.6M	~20–25% (projected)	Expected completion of road project enhancing connectivity	Prime moment for strategic ownership. Land prices projected to surge as corridor reaches maturity.

FAQ

Q. What is the title of the property?

A. It is C OF O IN VIEW

Q. Where is Premier City Annex Located At?

A. Ayelaagbe, Moniya–Iseyin Road, IBadan.

Q. Is the land free from government acquisition or encumbrances?

A. Yes, it is free from all known government acquisition and adverse claims.

Q. What documents will I receive after payment?

A. Payment Receipt, Acknowledgement Letter, Contract of Sale, Provisional Survey, Deed of assignment, and Allocation letter.

Q. Is there a timeline to commence development?

A. No, you can develop your land at your own pace.

Q. What are the available pricing and plot sizes?

A. Pre–Launch Price: 1,800,000 (300 Sqm)
3,000,000 (500 Sqm)
6,000,000 (1000 Sqm)

Q. Where should payments be made?

A. Bank Name: Providus Bank
Account Name: Land Rep – Premier City Phase I
Account Number: 1304766247

Take Advantage of the Pre-Launch Offer Today

Premier City Annex is more than land, it's value, lifestyle, and smart investment all in one. This is your chance to own land in one of Ibadan's most promising locations at an unbeatable price.

A scenic view of a park with a tall clock tower, a large green lawn, and a cityscape in the background. The clock tower is a prominent feature in the foreground, with a spiral staircase leading up to it. The park is lush with green grass and trees, and there are several small structures and benches scattered throughout. In the background, a dense urban area is visible, with numerous buildings and a hazy sky. The overall atmosphere is peaceful and inviting.

*"Every empire started with land.
Not likes. Not luxury. Just land."*

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and Elite Living

OWN A PIECE OF IBADAN'S FUTURE — TODAY

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Disclaimer :

Land price estimates are derived from market trends, field data from partner marketers, and local real estate agent insights between 2018–2024. Figures are indicative and should be validated through on-ground verification.