



UNICITI

FIRST SMART ESTATE IN MALETE

 Malete, Ilorin, Kwara state.

A new estate development project by 

UNICITI ESTATE

FIRST SMART ESTATE IN MALETE

Introducing UNICITI Estate, a revolutionary smart estate designed to elevate the living experience of the thriving community of Kwara State University (KWASU), one of Nigeria's most sought-after state universities.

UNICITI is located less than 5 minutes' drive from KWASU. It offers a unique opportunity for investors to capitalize on the university's reputation and growing population.

With significant housing deficit, this project provides a timely solution, ensuring a steady cash flow through rental income and long-term capital appreciation.

UNICITI ESTATE

FIRST SMART ESTATE IN MALETE

The estate's
master plan
is divided into
four districts:

1

RESIDENTIAL DISTRICT

Modern,
Solar-powered
apartments for
students and
staff.

2

COMMERCIAL DISTRICT

Vibrant hub
for tuck shops,
restaurants, cafes,
and shopping
malls.

3

RECREATIONAL DISTRICT

Sprawling park
with green spaces,
lawn tennis court,
and a 5-side
artificial turf.

4

INNOVATION DISTRICT

Dedicated
workspace and
lifestyle area for
studentpreneurs,
campus clubs, and
innovators.



An aerial photograph of a modern residential development. The image shows several multi-story apartment buildings with flat roofs, many of which are covered with solar panels. The buildings are interspersed with lush green trees and manicured lawns. Several swimming pools are visible, some with lounge chairs and umbrellas nearby. The overall aesthetic is clean, modern, and eco-friendly.

RESIDENTIAL DISTRICT:

Modern, Solar-powered apartments for students and staff.

COMMERCIAL DISTRICT:

Vibrant hub for tuck shops, restaurants, cafes, and shopping malls.





RECREATIONAL DISTRICT:

Sprawling park with green spaces, lawn tennis court, and a 5-side artificial turf.

INNOVATION DISTRICT:

Dedicated workspace and lifestyle area for studentpreneurs, campus clubs, and innovators.



Features:

UNICITI boasts of cutting-edge smart features, including



SMART SECURITY

CCTV Surveillance for enhanced safety.



PUBLIC WI-FI

Secure, high-speed internet access throughout the estate.



ENERGY EFFICIENCY

Solar-powered energy supply reducing carbon footprint.



WASTE MANAGEMENT

Automated waste collection and recycling plant promoting sustainability.



Landmarks:

- Less than 5 minutes drive from KWASU.

- Less than 3 minutes drive from Sydney restaurant.

- Less than 8 minutes drive from MD AYOKA filling station.



Payment Plan

RESIDENTIAL PLOTS

TYPE	OUTRIGHT PAYMENT	5 MONTHS INSTALMENT
150SQM	N400,000	NO CHARGES
300SQM	N800,000	NO CHARGES
500SQM	N1,500,000	NO CHARGES

COMMERCIAL PLOTS

TYPE	OUTRIGHT PAYMENT	5 MONTHS INSTALMENT
1200SQM	N3,200,000	NO CHARGES

NOTE:

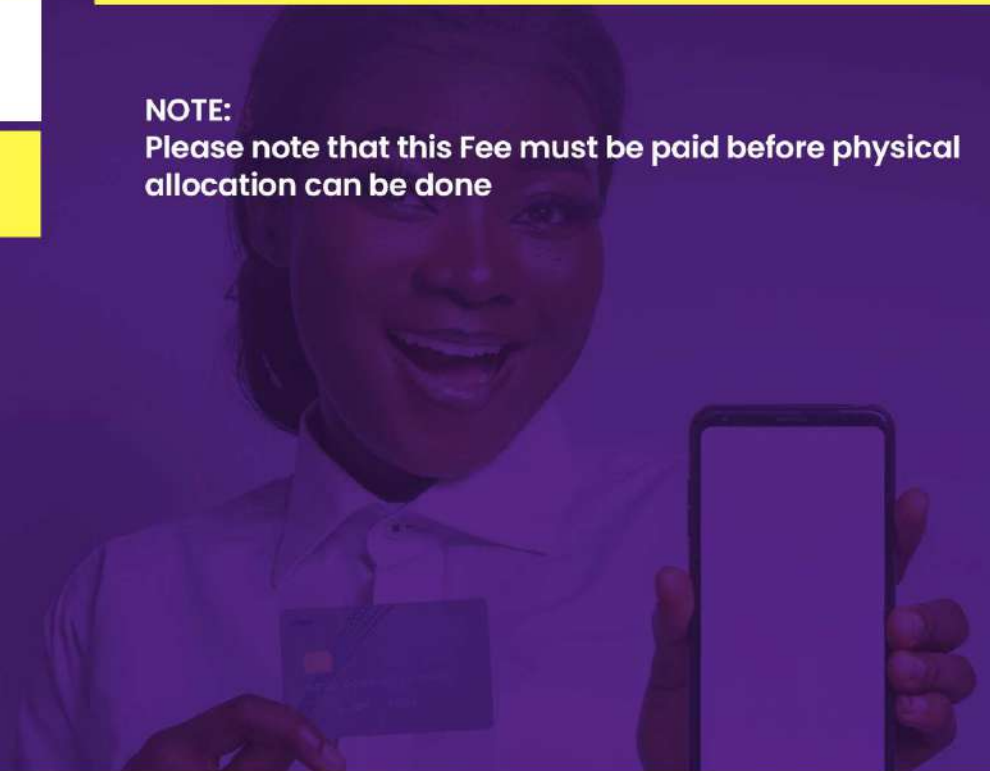
Please note that this Fee must be paid before physical allocation can be done

PLEASE MAKE PAYMENT TO:

1305705953

Providus Bank

Account Name: **RIPARO NG**



FAQs

Frequently Asked Questions

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 on 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 will constructed to protect our clients' property from external encroachment.

Q. What land title does Unicity carry?

A. Registered survey

Q. What do I get after making complete payment for the land?

**A. > Receipt of purchase
> Deeds of Assignment
> Contract of Sale
> Letter of Allocation**

Q. Can I start building on the land immediately?

A. Building activities can commence on the land after allocation.

Q. Who are the developers of Unicity Court?

A. Riparo Nigeria Limited.

UNICITI

is poised to set a new standard for sustainable housing in Malete, enhancing the living standards of the community while providing a lucrative investment opportunity.
