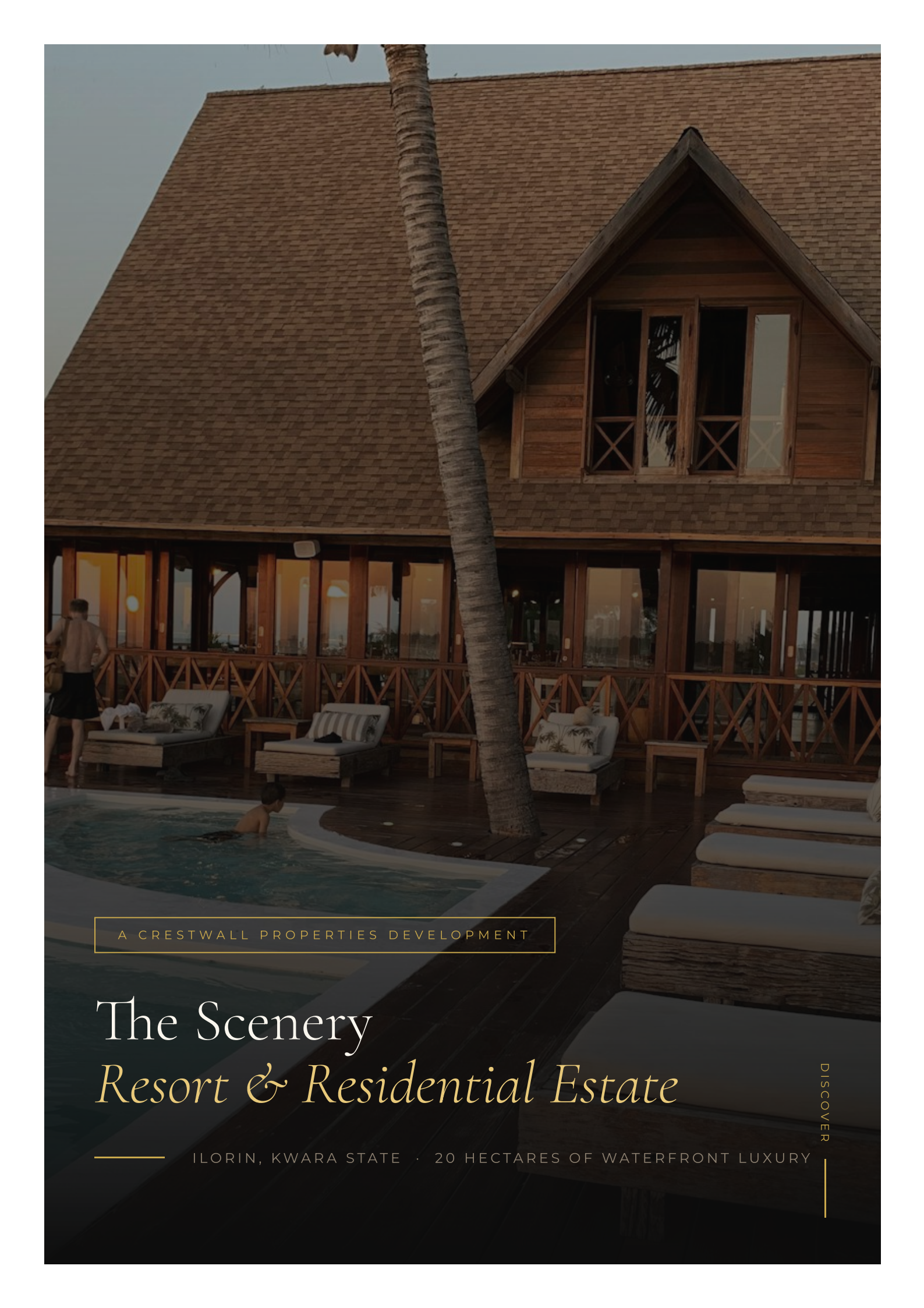




A CRESTWALL PROPERTIES DEVELOPMENT

The Scenery *Resort & Residential Estate*

ILORIN, KWARA STATE · 20 HECTARES OF WATERFRONT LUXURY

DISCOVER

CRESTWALL PROPERTIES LIMITED



AROWOSAYE AREA, OFF EYENKORIN-OGELE EXPRESS, ILORIN



EST. LAUNCH PRICE · ₦2,000,000 / 450 SQM

ABOUT THE DEVELOPMENT

A Vision of *Singular Elegance*

Conceived along the serene banks of the Asa River, The Scenery is not merely a property development — it is an entirely new standard of living for Ilorin. Spread across 20 lush hectares, this mixed-use masterpiece harmoniously unites a world-class resort with a private, gated residential estate.

Every element of the project has been designed with precision: the protected 250-metre riverfront setback ensures unobstructed views and a permanent green corridor, while the carefully considered road infrastructure connects the two zones seamlessly without compromising privacy.

For the discerning investor or homeowner, The Scenery represents both a sanctuary and a sound legacy asset in Kwara State's fastest-growing luxury corridor.



20ha

TOTAL LAND AREA

50

RESORT PLOTS AVAILABLE

250m

RIVERFRONT SETBACK

3

GATEHOUSE SECURITY TIERS

SITE LAYOUT

The Grand *Master Plan*

I RESORT ZONE — 50 PLOTS

Dedicated entirely to leisure, hospitality, and entertainment. Each resort plot has direct access to the shared amenity belt including the water park, event hall, and go-kart circuit.

II PRIVATE RESIDENTIAL ESTATE

A gated community separated from the resort by the main boulevard — delivering the peace and privacy expected of an exclusive homeowner, while remaining connected to resort privileges.

III 250M ECO PARK & RIVER SETBACK

A government-approved, protected green buffer along the Asa River. This permanent corridor preserves the waterfront scenery for all residents and prevents future encroachment.

IV INTEGRATED ROAD NETWORK

Perfectly paved internal roads with street lighting, designed to manage smooth traffic flow between zones without compromising security or residential serenity.



ILLUSTRATIVE SITE LAYOUT — THE SCENERY, ILORIN

RESORT FACILITIES

Amenities

Without Compromise

The Scenery's resort core is conceived as a complete leisure destination — one where guests and residents never need to leave the estate to find world-class recreation, dining, or entertainment.

From high-adrenaline attractions to peaceful waterfront retreats, every amenity has been curated to serve families, corporate guests, and luxury travellers equally.



Aquatic Paradise

An expansive water park with thrilling slides, Olympic-sized swimming pools, leisure pools for families, and open lounges set within lush tropical landscaping.



Go-Kart Circuit

A professional-grade track designed for racing enthusiasts of all skill levels — an exciting amenity rare in any Nigerian estate development.



Grand Event Hall

A distinguished venue for weddings, galas, corporate conferences, and private



Luxury Cabins

Premium stay-in cabins designed to blend rustic warmth with modern architecture — ideal for weekend getaways or short-term hosting.

celebrations — fully fitted and set against the backdrop of the Asa River scenery.



Modern Lofts

Architecturally distinct loft-style accommodation overlooking the estate's landscaped gardens and waterfront, combining contemporary design with comfort.



Open Lounges

Designed for social gatherings, evening cocktails, and casual fine dining — strategically positioned across the resort for ambience and comfort.

RESIDENTIAL LIVING

A Private Estate *Designed for Serenity*



Completely separated from the resort by the main access boulevard, the residential estate offers the highest standard of private community living in Ilorin. Homeowners enjoy the calm and security of a gated neighbourhood while retaining full access to every resort facility.

Infrastructure has been built to endure: perfectly graded and paved internal roads, solar-enhanced street lighting, manicured green verges, and a meticulously maintained public realm define the estate's character from day one.



PRIVATE SWIMMING POOLS



TENNIS LAWNS



BASKETBALL COURTS



SOCCER PITCHES



LANDSCAPED GARDENS



STREET LIGHTING

STAY & OWN

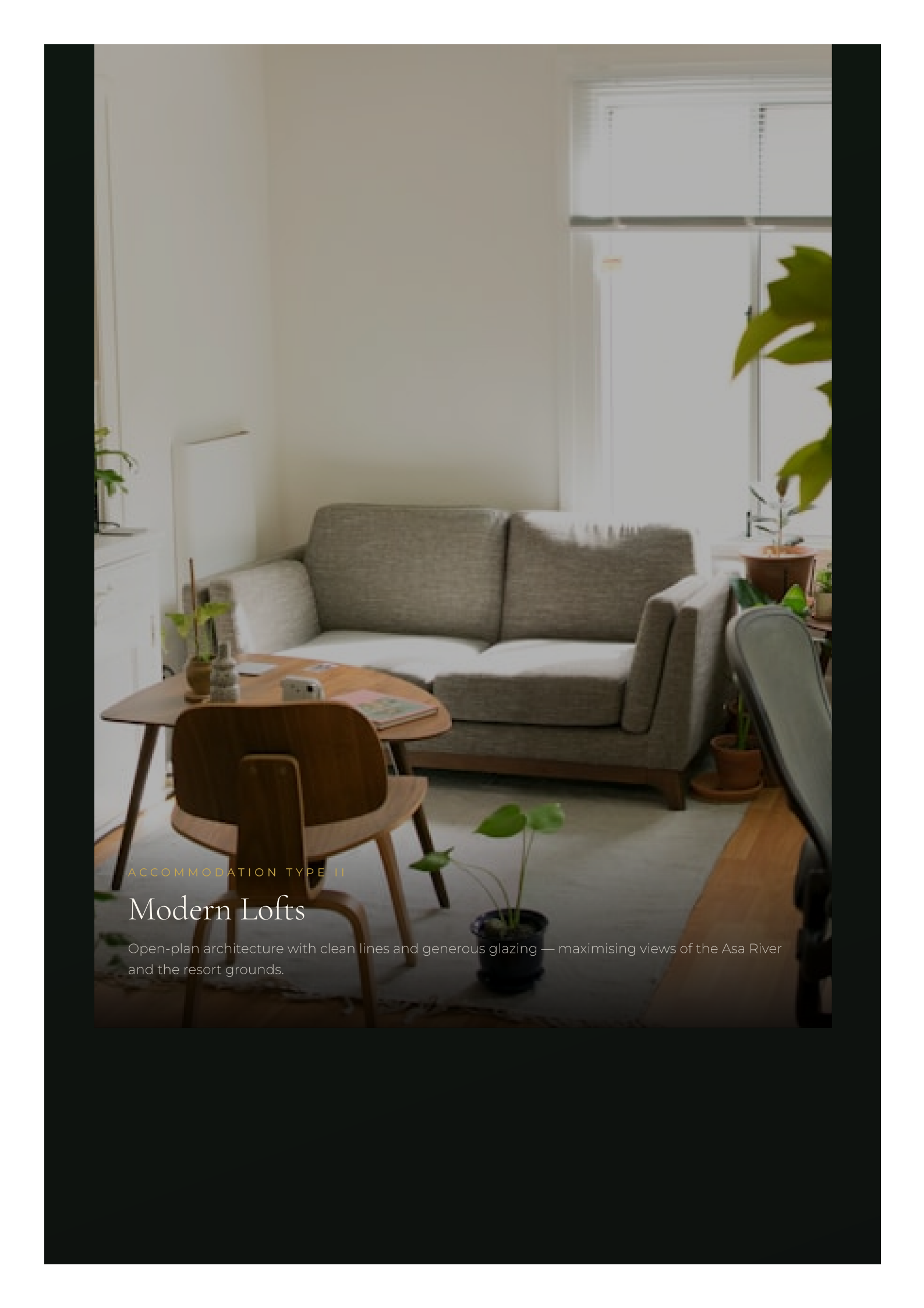
Three Modes of *Exceptional Living*



ACCOMMODATION TYPE I

Luxury Cabins

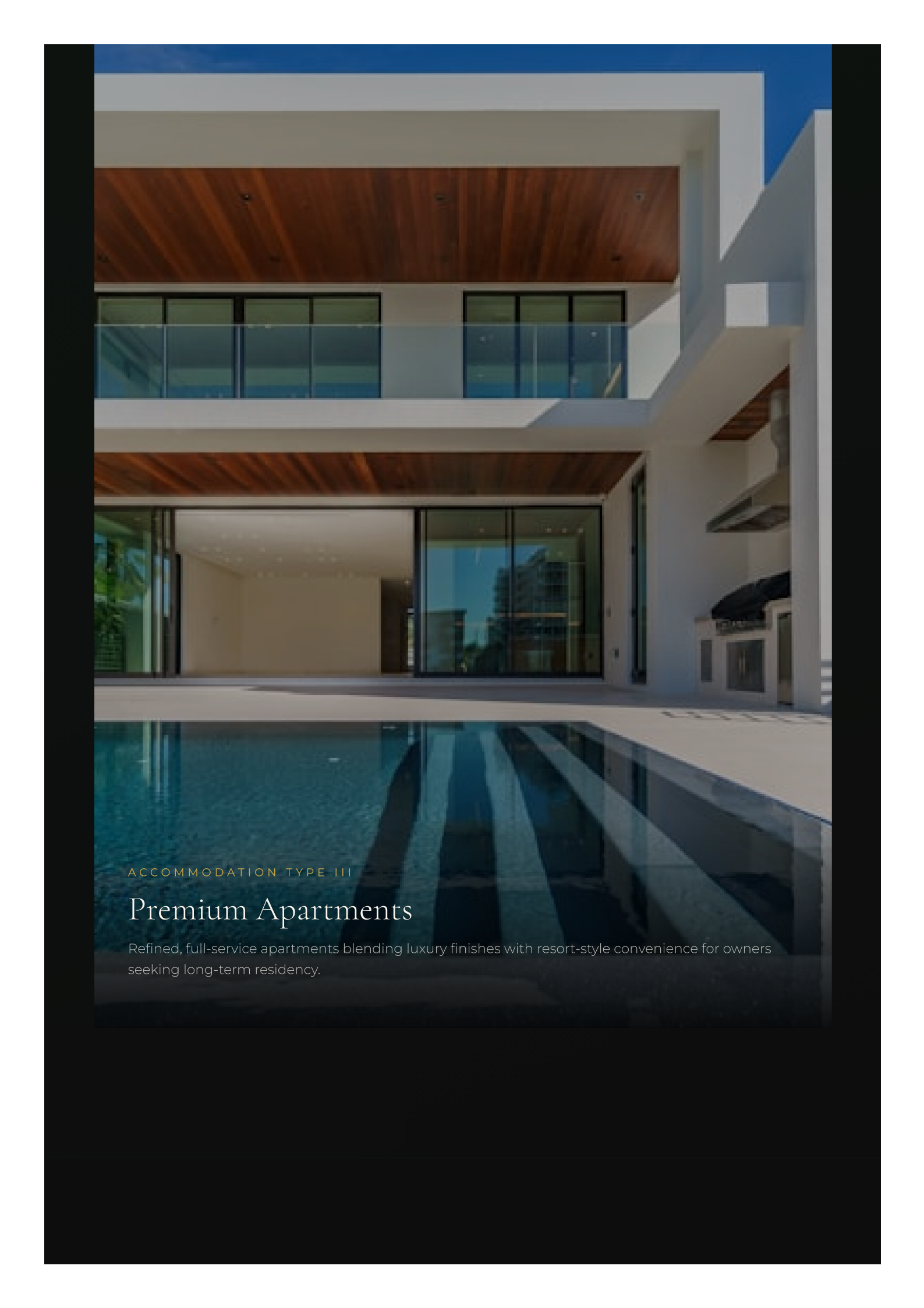
Rustic character, modern finishes. Perfect for immersive nature-connected living or short-stay rental income generation.



ACCOMMODATION TYPE II

Modern Lofts

Open-plan architecture with clean lines and generous glazing — maximising views of the Asa River and the resort grounds.



ACCOMMODATION TYPE III

Premium Apartments

Refined, full-service apartments blending luxury finishes with resort-style convenience for owners seeking long-term residency.

Triple-Layered *Security*

Security at The Scenery is not an afterthought — it is a fundamental design principle. A robust three-tier gatehouse system ensures that only authorised persons access each zone at all times.

01

MAIN RESORT GATEHOUSE

Primary access point for all resort guests, vendors, and visitors entering the broader development.

02

RESIDENTIAL ESTATE ENTRY

Exclusively for residents and pre-cleared guests — no resort traffic penetrates this boundary.

03

INTERMEDIATE CONTROL POINT

A strategic third checkpoint reinforcing zone separation and enabling rapid security response.

SECURITY



INVESTMENT

Secure Your *Slice of Paradise*

EARLY INVESTOR LAUNCH PRICING — LIMITED AVAILABILITY

LAUNCH PRICE PER PLOT

^N2,000,000

PER 450 SQUARE METRES

Launch pricing is fixed for the first release of plots. Prices will be reviewed upward upon sell-out of each tranche. Early investors benefit from maximum capital appreciation.

Government-Approved

250m riverfront setback legally protected

Clear Title Documentation

Full allocation and survey included

Flexible Payment

Instalment structures available on request

ENQUIRE NOW

HOW TO FIND US

Prime Location
Ilorin, Kwara State

The Scenery occupies a strategically chosen site within Ilorin's emerging premium corridor — close enough to the city to be accessible, yet far enough to deliver the seclusion a true luxury development demands.

Located along the Asa River with direct waterfront access, the site benefits from natural beauty that cannot be replicated by any inland development. Kwara State's infrastructure investment in this corridor makes it one of Nigeria's most compelling property value growth areas.

DEVELOPMENT ADDRESS

Arowosaye Area,
Off Eyenkorin–Ogele Express,
Ilorin, Kwara State, Nigeria



GET IN TOUCH

Begin Your *Ownership Journey*

Our team is available to walk you through plot selection, pricing structures, and title documentation. Reserve your expression of interest today — availability at launch pricing is strictly limited.



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Ilorin, Kwara State, Nigeria

REQUEST A BROCHURE PACK

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