CRESTWALL PROPERTIES LIMITED · ILORIN, KWARA STATE

PREMIUM RESIDENTIAL ESTATE

TIRẸNI GARDENS

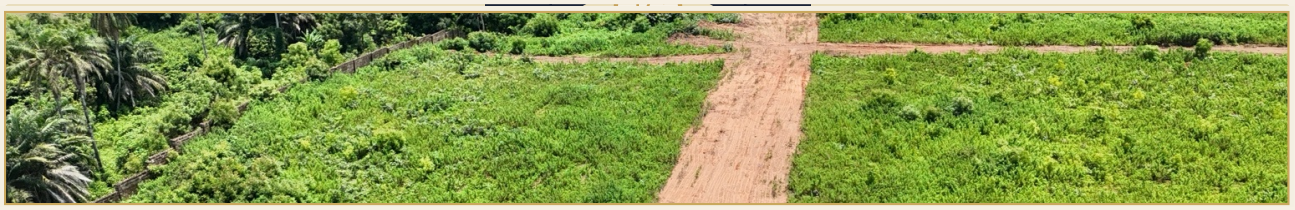
Yours to Own. Yours to Grow.

LOCATION	PLOT SIZE	PRESENTED BY
Tanke Agbede, Ilorin	450 – 900 SQM	Crestwall Properties

A SANCTUARY TO BUILD · AN ASSET TO GROW

WELCOME TO TIRẸNI GARDENS

A Sanctuary to Build, An Asset to Grow



Tirẹni Gardens is a thoughtfully planned residential estate created for people who want more than a plot of land — it is a prestigious sanctuary for your home, your family, and your long-term property portfolio.

Designed around accessibility, an elite community, advanced security, and lasting financial value, Tirẹni Gardens offers a seamless, transparent pathway from land ownership to home ownership.

> *"You are not just buying land — you are building a future."*

THE TIRẸNI GARDENS PROMISE

1. A carefully planned residential environment tailored for modern comfort.
2. A prime location within the high-growth Tanke / Gethsemane corridor of Ilorin.
3. Top-tier accessibility, resilient infrastructure, and a cohesive community.
4. A professional purchase process expertly supported by Crestwall Properties.
5. An exclusive window to secure land before development milestones lift values.

WHO IS IT FOR

A Community of Purpose

Five kinds of owners, one shared standard of planning, security, and long-term value.

Families

Planning to build custom dream homes in a serene, secure environment.

Young Professionals

Seeking a first high-yield property investment in a growing corridor.

Astute Investors

Looking for land with exceptional future capital appreciation potential.

Diaspora Buyers

Seeking a transparent, professionally managed acquisition process.

Developers & Groups

Cooperative groups and developers pursuing prime residential blocks.



Lifestyle image — illustrative vision for the community experience

LOCATION · ACCESS · OPPORTUNITY

Positioned for Growth

Situated in the Tanke Agbede Area, via Gethsemane, Ilorin, Kwara State, Tirẹni Gardens is strategically selected for its seamless connection to established residential, educational, and commercial centers.

KEY LOCATION ADVANTAGES

- Convenient, rapid access to Tanke and its surrounding neighbourhoods.
- Direct connection to major transportation routes serving the Tanke axis.
- Close proximity to established educational institutions and commercial hubs.
- Immediate access to lifestyle amenities, services, and places of worship.
- Positioned within a booming urban frontier with room for expansion.

SITE ADDRESS

Tanke Agbede Area, Via Gethsemane, Ilorin, Kwara State, Nigeria





ACTUAL SITE AND SURROUNDING AREA

A COMMUNITY DESIGNED FOR LIVING

The Estate Framework

Estate Planning	Organised, well-demarcated plots backed by a clear development framework.
Access Roads	Beautifully planned internal circulation and seamless connectivity.
Drainage	Advanced civil infrastructure planning designed for a resilient estate.
Security	Controlled access points and a tightly knit, community-focused environment.
Green Spaces	Dedicated nature corridors for an attractive, refreshing residential setting.
Utilities	Proactive provisions for essential infrastructure as development scales.



ACTUAL TIR■NI GARDENS SITE — CURRENT CONDITION

PLOT INFORMATION & ARCHITECTURE

Build For Your Lifestyle & Ambitions

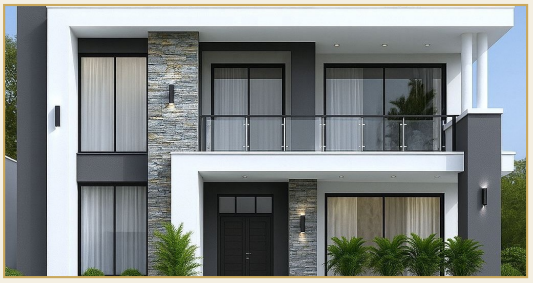


ILLUSTRATIVE ARCHITECTURAL CONCEPT

450

SQ M · Standard Plot

Ideal for bungalows, semi-detached homes, and family residences.



ILLUSTRATIVE ARCHITECTURAL CONCEPT

900

SQ M · Executive Plot

Double-frontage plots for grand duplexes, private estates, and premium developments.

- Luxurious Detached Homes
- Grand Duplex Developments
- Modern Semi-Detached Concepts
- Elegant Family Bungalows
- High-Yield Rental Properties
- Secure Land Banking

WHY BUY EARLY

Four Pillars of Investment Value

> *"Own today. Build tomorrow. Grow with the community."*

LOCATION

Strategic Position

A strategically connected position within Ilorin's elite Tanke / Gethsemane axis.

PLANNING

World-Class Concept

A world-class residential estate built around meticulous urban planning.

FLEXIBILITY

Build or Hold

Purchase for immediate construction or hold for exceptional long-term yields.

GROWTH

Rising Landscape

Actively participate in the appreciation of a rapidly expanding residential landscape.



ACTUAL SURROUNDING DEVELOPMENT AND SITE CONTEXT

BUY WITH ABSOLUTE CONFIDENCE

The Five-Step Purchase Journey

Inspection
Visit the estate grounds and view the master development blueprint firsthand.

Selection
Choose an available plot that aligns with your vision and budget.

Subscription
Complete your official subscription forms and payment paperwork.

Documentation
Obtain all verified purchase documents for your transaction.

Allocation
Fulfil the formal plot allocation process per estate procedures.

COMPREHENSIVE DOCUMENTATION PORTFOLIO

- Official payment receipts & proof of payment
- Executed contract of sale
- Deed of assignment (where applicable)
- Estate guidelines & purchaser handbook
- Verified subscription documentation
- Applicable survey documentation
- Formal allocation documentation

NOTE ON PAYMENTS

Flexible payment arrangements are structured around our current sales programme. Your dedicated sales representative will provide the latest pricing, deposit requirements, instalment layouts, and applicable fees prior to subscription. Always confirm official pricing, availability, and payment directives directly with Crestwall Properties Limited.

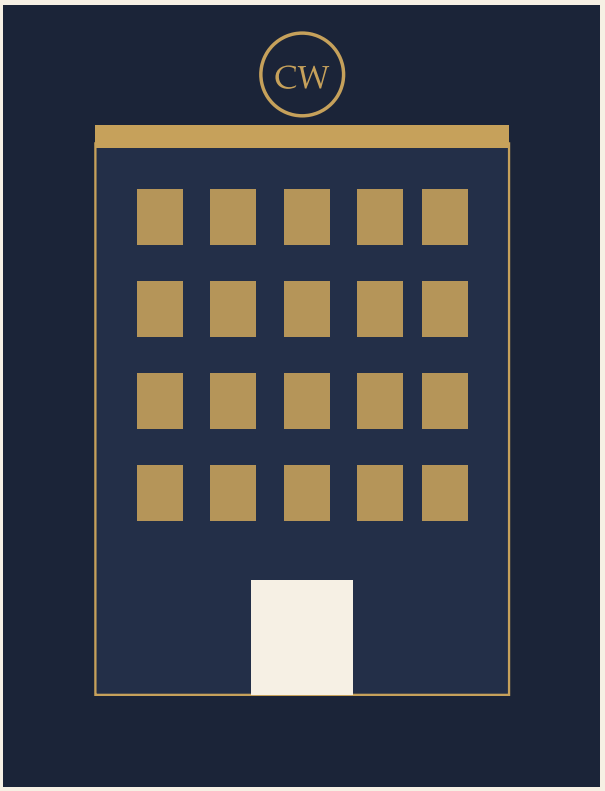


SITE INSPECTION — ACTUAL ESTATE ENVIRONMENT

ABOUT CRESTWALL PROPERTIES LIMITED

Creating Lasting Value. Delivering True Comfort.

Crestwall Properties Limited is a premier real estate development, consultancy, and investment powerhouse dedicated to creating enduring wealth and lifestyle value through high-caliber property assets and professionally managed developments.



> *Creating Lasting Value.*

OUR CORE COMMITMENTS

- Expert property advisory services
- Transparent, honest communication with every buyer and investor
- Meticulously structured sales and legal documentation frameworks
- An uncompromising focus on genuine, high-value real estate opportunities
- Cultivating lasting, trusted relationships with clients and partners

CONTACT & SITE INSPECTIONS

Ready to Secure Your Future at Tirẹni Gardens?

SCHEDULE YOUR SITE INSPECTION TODAY

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