



**COLONY**<sup>®</sup>  
E N C L A V E

A Property Question Project



**COLONY**<sup>®</sup>  
E N C L A V E

*The ideal place.*

BUILDING THE  
FUTURE WITH  
THE TREASURES  
OF THE PAST



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COLONY ENCLAVE, the ideal place

# A message from the CEO

Most know the story of “MAROKO town, the sync into Lekki phase 1 and the emergence of the Lekki city being one of the most expensive and lucrative real estate spots in Lagos and Nigeria as a whole.

Note that, Lekki in itself is an extension of Victoria Island, now even more homely either for business or residential. In the same vein, Lekki’s reach is extending to epe, which is gradually becoming the new development spot to behold.

Colony Enclave-epe, Lagos overlooking Ibeju Lekki within the spread of solid development, surrounded by FREE TRADE ZONE / DANGOTE REFINERY / DEEP SEAPORT / ALAROCITY / LEK-KI-EPE INTERNATIONAL AIRPORT and other major Multi-national projects and sophisticated estates forming an enviable civilization like never known before!

NOW! INVEST in Colony Enclave’ be a part of the future of Lagos,

*Gbenga Adewumi*  
CEO, Property Question Nigeria







# About COLONY ENCLAVE

## Colony Enclave is the hidden gem of Epe

*Epe is going to be the new trade Hub of Lagos. Those who invest in it now will reap bountifully in a few years to come*

- **Isiaka Oladele**  
Land surveyor



Dangote Refinery



Colony Enclave is an independent estate situated off Lekki Epe Expressway, behind Alaro City.

Lekki Free Trade Zone

Colony Enclave - "Epe" is a new development hub with various proposed and active development designed to make investment in Epe, Lagos a wonderful, and enjoyable experience.

A share of "Colony Enclave" will afford you the luxury of its planned developments.. The proximity to Lekki Epe expressway (For ease of Logistics) The Multi billion Dollar Dangote Refinery, The Lekki Free Trade Zone Housing Multi National institutions & Countless Foreign Investment and the New Lekki-Epe International Airport amongst others.

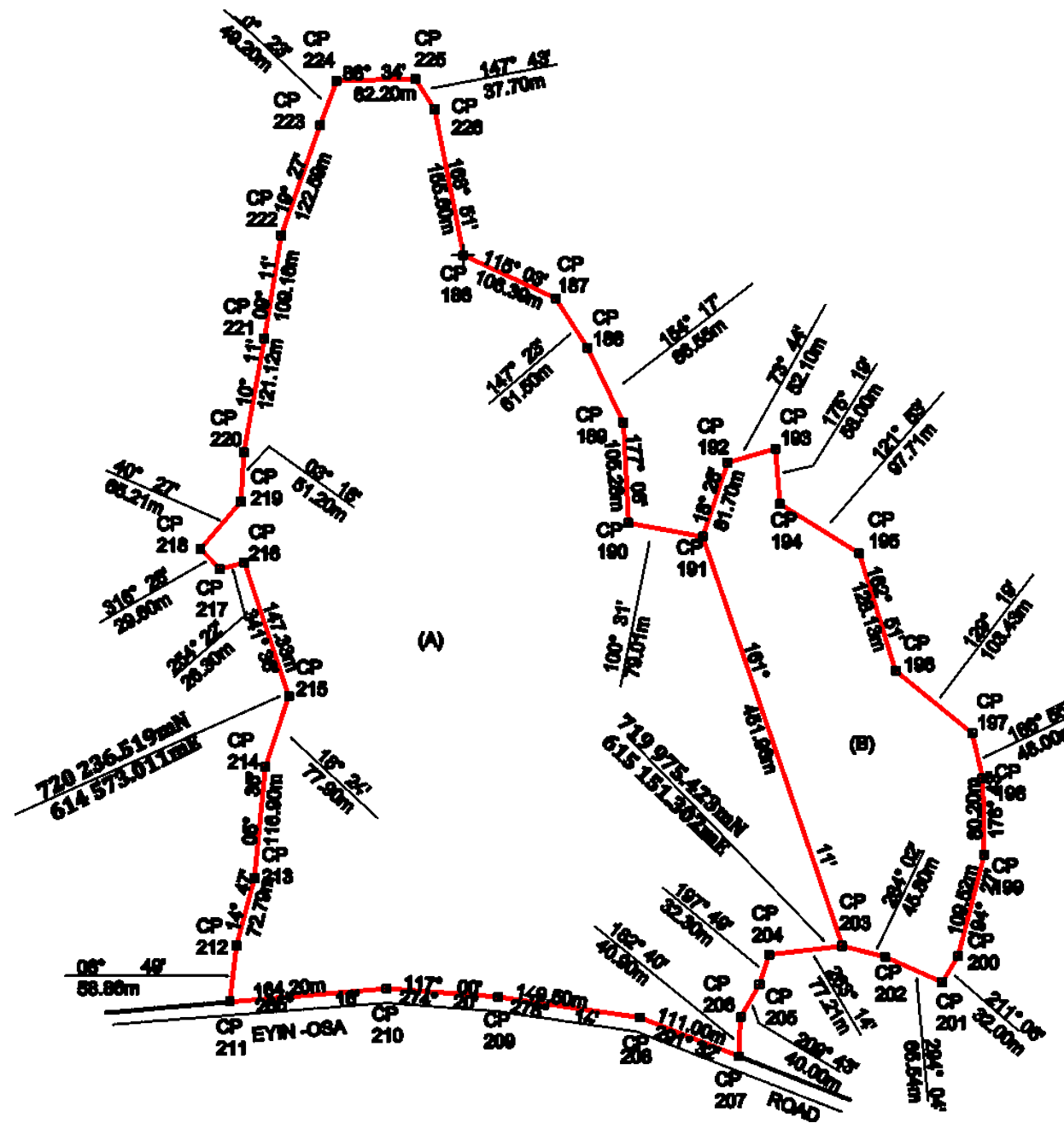


# Colony Enclave



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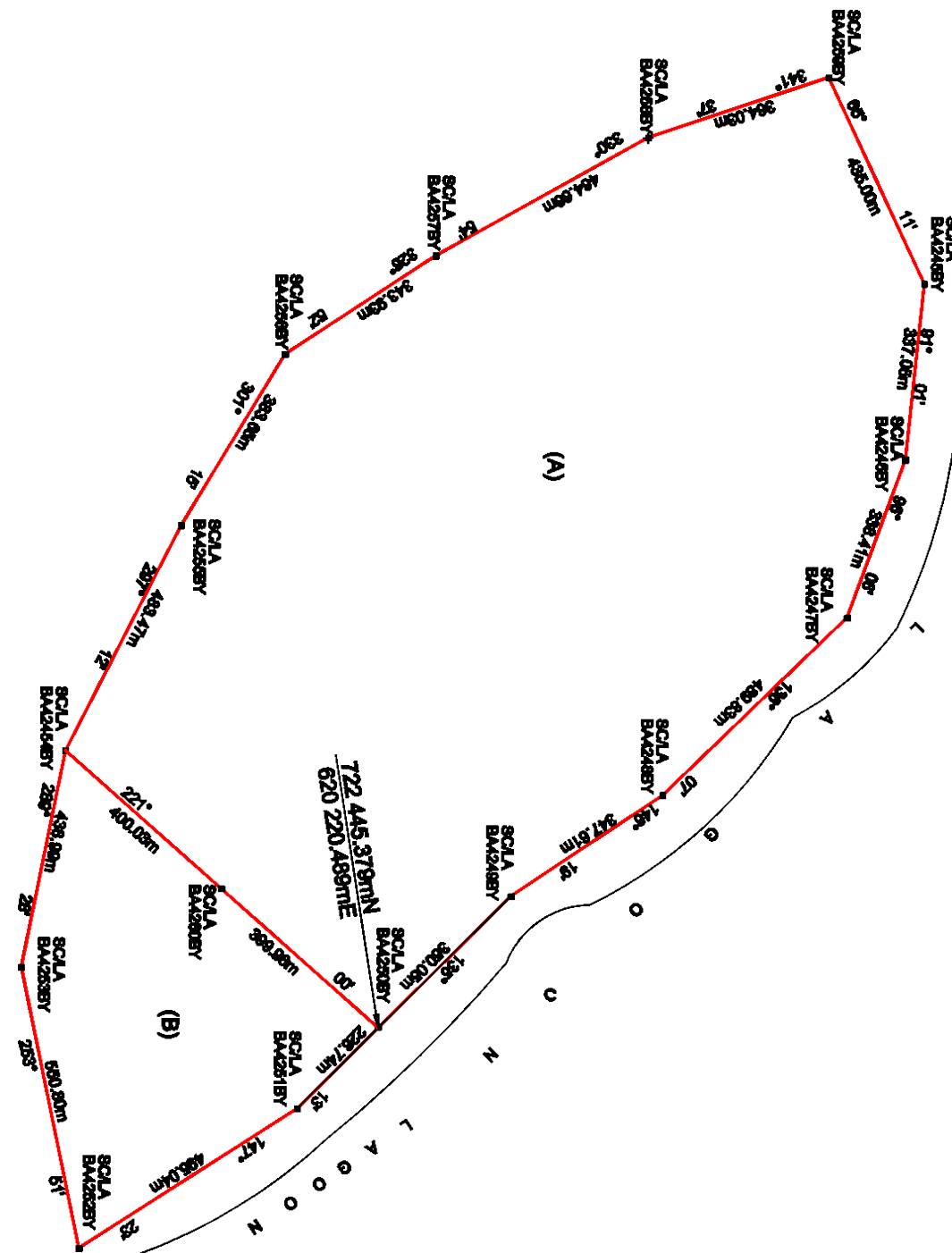


Ijajo Village, Eyin-Osa, Epe

**39.638 Hectares (A)**  
**8.200 Hectares (B)**

05

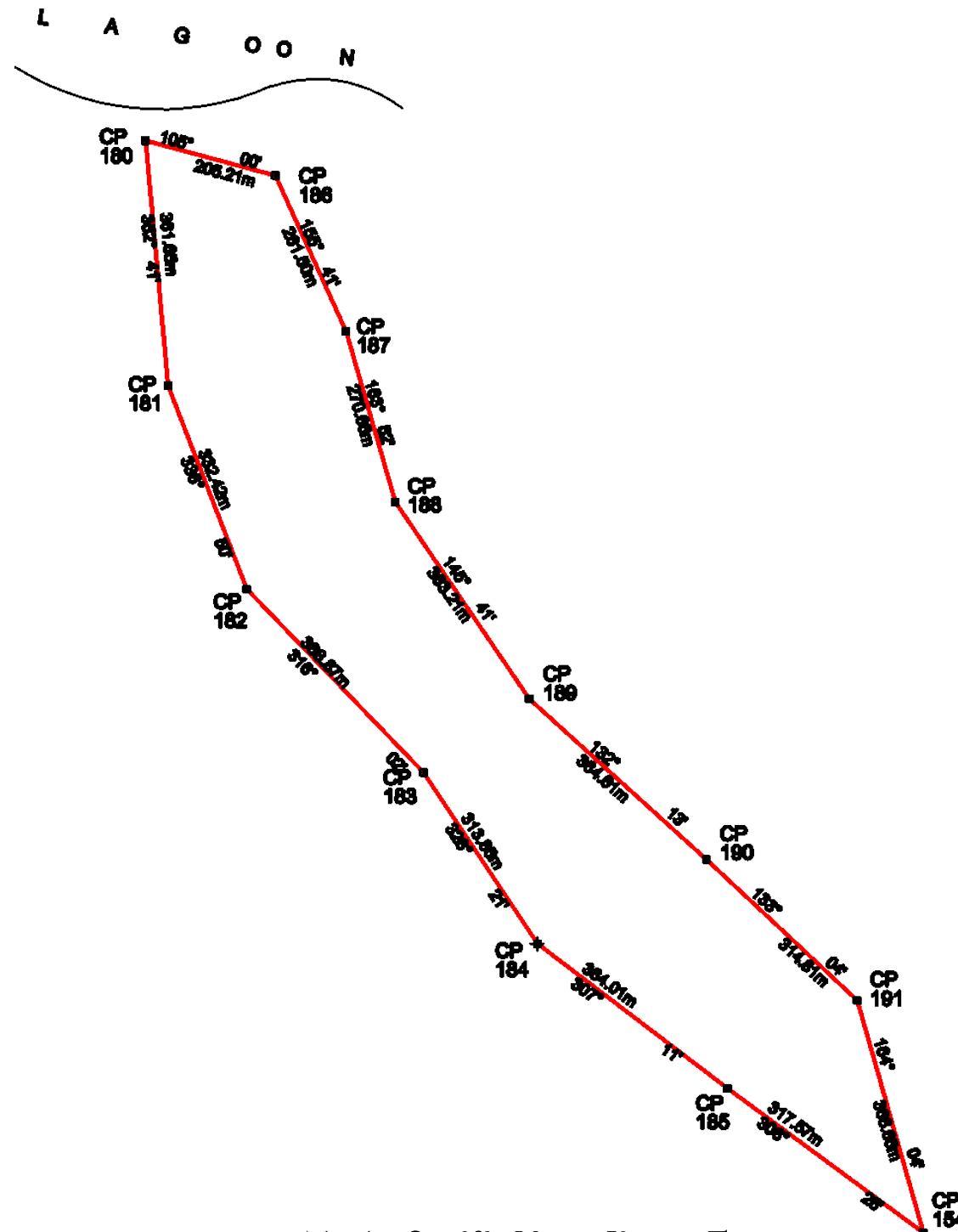




Lakoto Oriyanrin Village, Epe

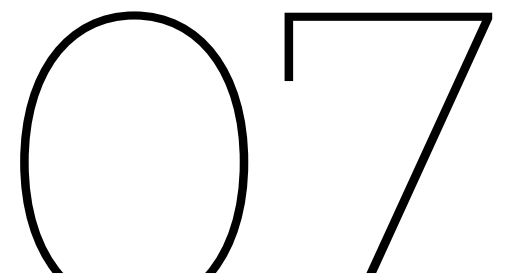
**170.392 Hectares (A)**  
**33.77 Hectares (B)**

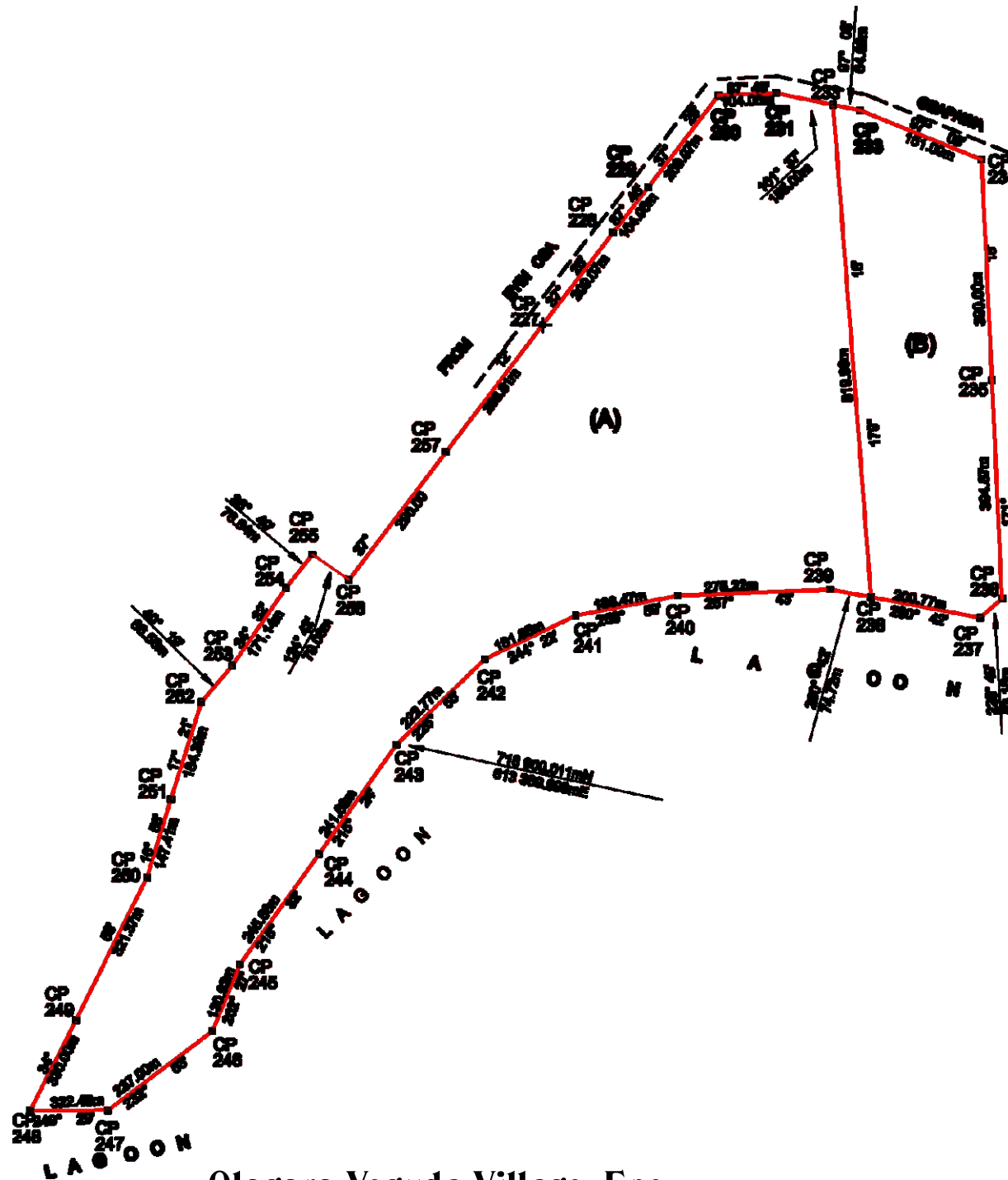
066



Abule Omifi, Near Ijayo, Epe

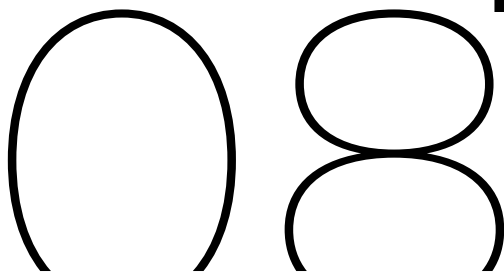
**41.335 Hectares**

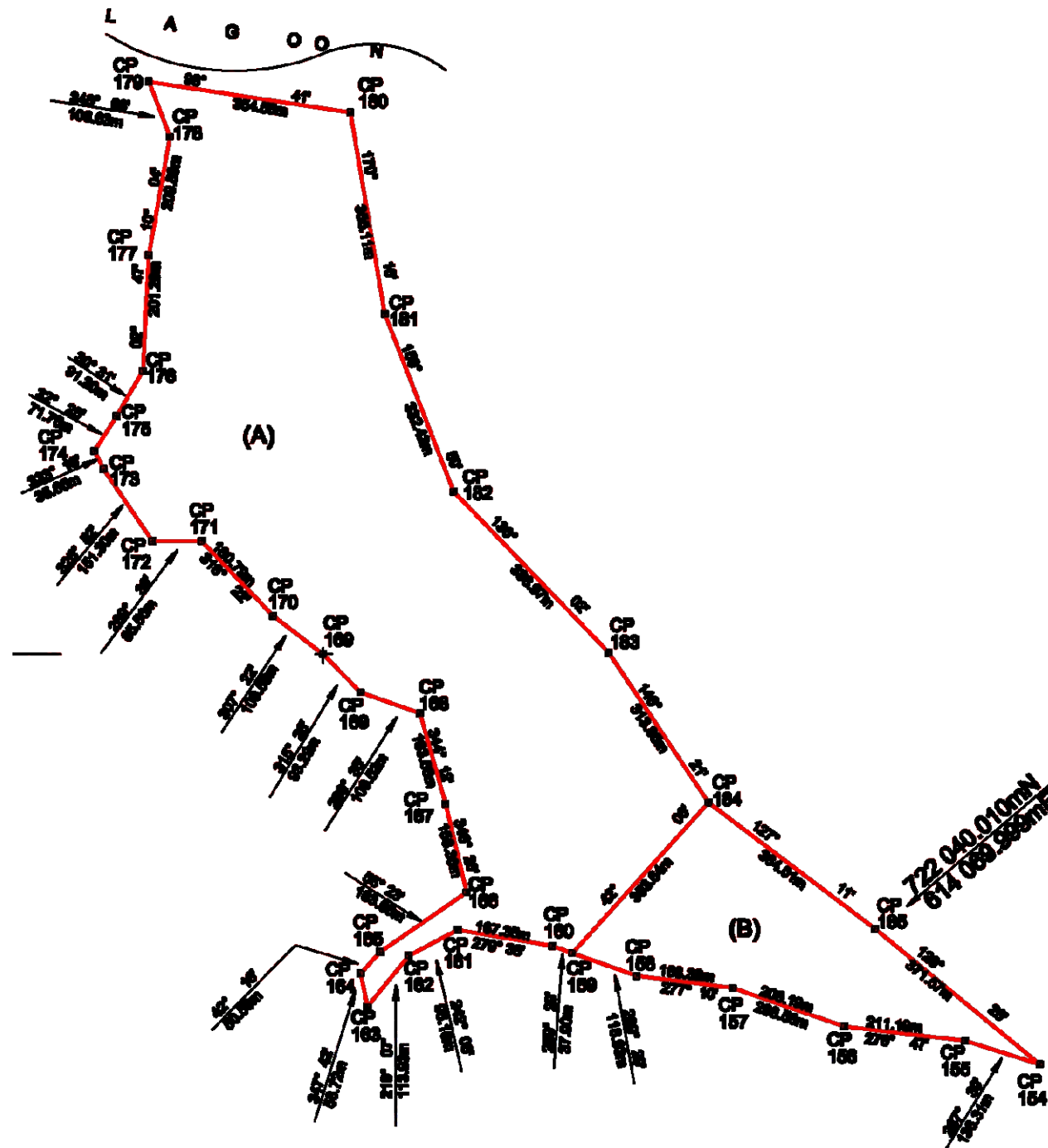




Ologoro Yeguda Village, Epe

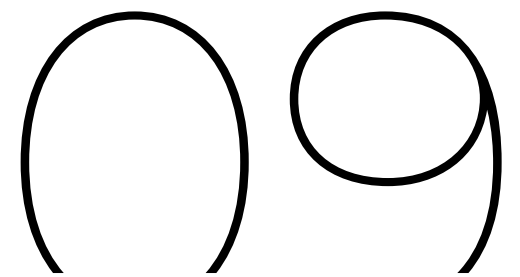
**88.735 Hectares (A)**  
**18.320 Hectares (B)**





Abule Omifi, Epe

**62.505 Hectares (A)**  
**13.450 Hectares (B)**







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# Epe in a brief

Epe is a town and Local Government Area (LGA) in Lagos State, Nigeria located on the north side of the Lekki Lagoon and about 90km from Ibadan. During the 2006 Census, the population of Epe was approximately 181,409.

A road junction at the entrance into Epe from the Lekki-Epe Expressway features a sculpture of two giant fish, erected by the Lagos State Government.

Notable higher institutions like Lagos State University(LA-SU), Yaba College of Technology, Michael Otedola College of Primary Education(MOCOPED), Pan-Atlantic University(PAU) all have campuses in Epe area of Lagos, Nigeria.





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# We have seen the future of Lagos.

## *We have to prepare for it*

**Colony Enclave Estate** is located within the Epe' access behind Alaro City (**Free Trade Zone**) in the Lekki corridor which boast of the same benefits as other active FTZs in Nigeria. The Lagos State Government's avowed dedication to infrastructural development in the area gives the Lekki-epe corridor great prospects.





# The future of EPE

Active developments include the **Lekki Deep Sea Port** which is near completion. The approved **Lekki-Epe International Airport**, the proposed coastal highway and the ongoing expansion of the **Lekki-Epe expressway**.

Other transportation infrastructure plans include the expansion of the Epe/Ijebu Ode (Poka) inter-States road and a possible single carriage mono-rail project on the Lekki/Epe expressway to ease mass transportation.

# Facts about investing in Epe

1. Epe happens to be in same environs as Ibeju/Lekki which house prominent development like the **DANGOTE REFINERY, LEKKI FREE TRADE ZONE, LEKKI SEA PORT, ALARO CITY, JULIUS BERGER PROCESSING FACTORY** etc. The presence of such neighborhood means means the presence of people and where there are people development is sure and guaranteed.

2. The emerging markets as well as the presence of academic institutions such as the **PAN AFRICAN UNIVERSITY, LAGOS STATE UNIVERSITY (LASU, EPE) YABA COLLEGES OF TECHNOLOGY (YABATECH, EPE) ST. AUGUSTINE UNIVERSITY, AGRIC-YES, COLLEGE OF EDUCATION (MOCPED)** etc. is a determinant for good rental income due to increase in migration of home seeker/students from all spheres of the nation



3. Epe has one of the best road network in Lagos State and it's very free from flood/erosional attack and this aid accessibility.

4. Epe is one of the most secured residential/commercial area in Lagos - Nigeria.





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# Why is Colony Enclave an Incredible investment

In the New Lagos metropolis, the Flow of commerce is being redirected through Epe

## LEKKI FREE TRADE ZONE

Lekki Free Trade Zone - LFTZ, an establishment created in 2006, a modern free zone managed in accordance with the international best practices. LFTZ is home to a number of massive industrial investment which includes - **Dangote Refinery, Lekki Deep Seaport, H&Y International FZE, Yulong Steel Pipe Investment FZE, Huachuang Steel Structure Engineering FZE**



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# LEKKI – EPE INTERNATIONAL AIRPORT

The new international Airport development is ongoing at Lekki-Epe axis, in Epe, east of Lagos, Nigeria. The Airport is designed and projected to handle Five million passenger annually, with room for much more improvement in the future.

Colony Enclave is strategically positioned and at advantage to provide Real Estate services when the need arise. Take advantage now!



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# DANGOTE REFINERY

**DANGOTE REFINERY,** also located in LFTZ and billed for completion in 2023, after the previous year of completion was postponed due to the pandemic. The Refinery is an integrated refinery and petrochemical project expected to be Africa's biggest oil refinery and the world's biggest single-train facility upon completion. With its proximity to Colony Enclave, residents/owners of property in our estate are primed for huge benefits.

## LEKKI DEEP SEA PORT

Located in LFTZ and commenced operation on July 1, 2022. The Seaport is designed to accommodate up to 2.5 million annually. This is a major development in Epe, Lagos State and of course the country at large.

**INVEST NOW, REAP BOUNTIFULLY!**



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# Land Use



# Land Use Specifics

Land use involves the management and modification of natural environment or wilderness into built environment such as settlements and semi-natural habitats such as arable fields, pastures, and managed woods.

The approved land space is divided into 4 sections



**Residential**  
60%



**Commercial**  
25%



**Recreational**  
10%



**Industrial**  
5%







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# Residential

Living in Colony Enclave is an infusion of class, freedom and access to unimaginable opportunities in and around the colony, personalized nature luxury with the greens, lagoon view with clear atmosphere and peaceful feeling.

Whichever category you belong to low, medium or high income... Secure a space in the new unveiled Africa's largest "Colony" in Epe, Lagos

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# Commercial

Epe, the new trade Hub of Lagos. With the deep seaport, and emergence of Dangote's Refinery, Lekki Free Trade Zone and Lekki - Epe International Airport all near completion within the east and north of the 'Colony Enclave'. Those who invest now will reap bountifully in a few years to come.

Colony Enclave - Epe, the new trade Hub of Lagos. Put up your business with multinationals as your neighbor, and take advantage of all success has to offer







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# Industrial

Industries and Manufacturing Projects are suitable and better functioned in a planned environment with close proximity to nearly all business districts of relevance in and out of Lagos.

Colony Enclave - Epe, is an ideal location for Industrial and Manufacturing Projects, planned with quick access via Lekki – Epe expressway to any part of Lagos, and Nigeria



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An aerial photograph of a park. A winding path leads through a large green lawn. In the center, there is a pond with lily pads. The park is surrounded by dense green trees. The word "Recreation" is written in orange text on the left side of the image.

# Recreation

There is need for stress management, physical activity boosting and ultimately, improvement of overall quality of life. Hence, the need for deliberate, efficient and effective recreational plans.





# Benefits



## Easy processing

You can say we're one customer company. You have our support from the point of purchase to actualization of your project.



## Immediate allocation

Yes, secure your plot(s) and get all relevant paperwork necessary to start your project.



## 100% dry Land

Colony Enclaves being 100% dry Land is a feature as much as a benefit. With this feature, Colony Enclaves have been naturally fortified against the menace of flooding ravaging the State.



## Affordable Pricing

Selling at an absolutely affordable price to accommodate early birds and those with foresight





## Landscaping

Work is currently on going on the beautiful and serene proposed landscaping. The proposed landscaping is not just beautiful but tasteful.



## Organization

provision of good securities, constant power and water supply and general well being of residence requires the right expertise which will be adequately taken care of by Colony Enclaves.



## Economic development

Epe, the host community of Colony Enclaves has been projected, by economic experts, to be the largest and biggest industrial base in Lagos State by 2023. With the number of industrial and business establishment cropping up, it is apparent that the projection is valid. It suffice to say, the residents of Colony Enclaves will be prime beneficiary of this massive development.



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# Proposed Power Solution

Adequate and sustainable energy

## PROVISION

- ☀️ Hydro-Power Generation
- ☀️ Smart Power Generation
- ☀️ National Electric Grid Connection
- ☀️ Solar Power Solution

## PLAN

The integrated plan of Hydro-Power and Smart Power Generation will undoubtedly ensure adequate and sustainable generation of power in Colony Enclave.

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# Our Partners

latobak



*MARQUEMOTON*







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*Building Dreams since 2007*

*Create With Heart.  
Build With Mind!*



# We seek to give Value and peace of mind

Acquiring land and properties in Nigeria requires a careful process and due diligence. In fact, it is relatively important that services of a legal person is secured to express such process. But what's more important is buying from a trusted real estate firm with legal background.. And that's why **PROPERTY QUESTION NIGERIA** is the safest choice.

70% of the management team are made up of Lawyers. So, you can be sure we will not only keep to our words, by securing your investment, we will legally protect your interest from purchase to execution.

**14**  
**yrs**  
Established

**430**  
Projects







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*For more information on  
Colony Enclaves, contact*

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**+234 802 294 4155**

**sales@colony.ng**

*Or visit*

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**www.propertyquestion.com.ng**

** propertyquestionnigeria**

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# LAND PURCHASE

## EXPRESSION OF INTEREST FORM

NAME

LAST NAME

ADDRESS

PHONE

EMAIL

### PLOT SIZES

LOW DENSITY INNER CITY RESIDENTIAL

500 SQM     1000 SQM

*(FULLY DETACHED SINGLE FAMILY UNIT)*

INDUSTRIAL PLOT

500 SQM     1000 SQM

*(FULLY DETACHED SINGLE FAMILY UNIT)*

MEDIUM DENSITY INNER CITY RESIDENTIAL

1000 SQM     2000 SQM     5000 SQM

*(10 STOREYS OR LESS)*

WATER FRONT RESIDENTIAL

1000 SQM     2000 SQM     5000 SQM

*(10 STOREYS OR LESS)*

HIGH DENSITY INNER CITY COMMERCIAL PLOT

1000 SQM     2000 SQM

*(15 STOREYS OR LESS)*

WATER FRONT INDUSTRIAL

1000 SQM     2000 SQM

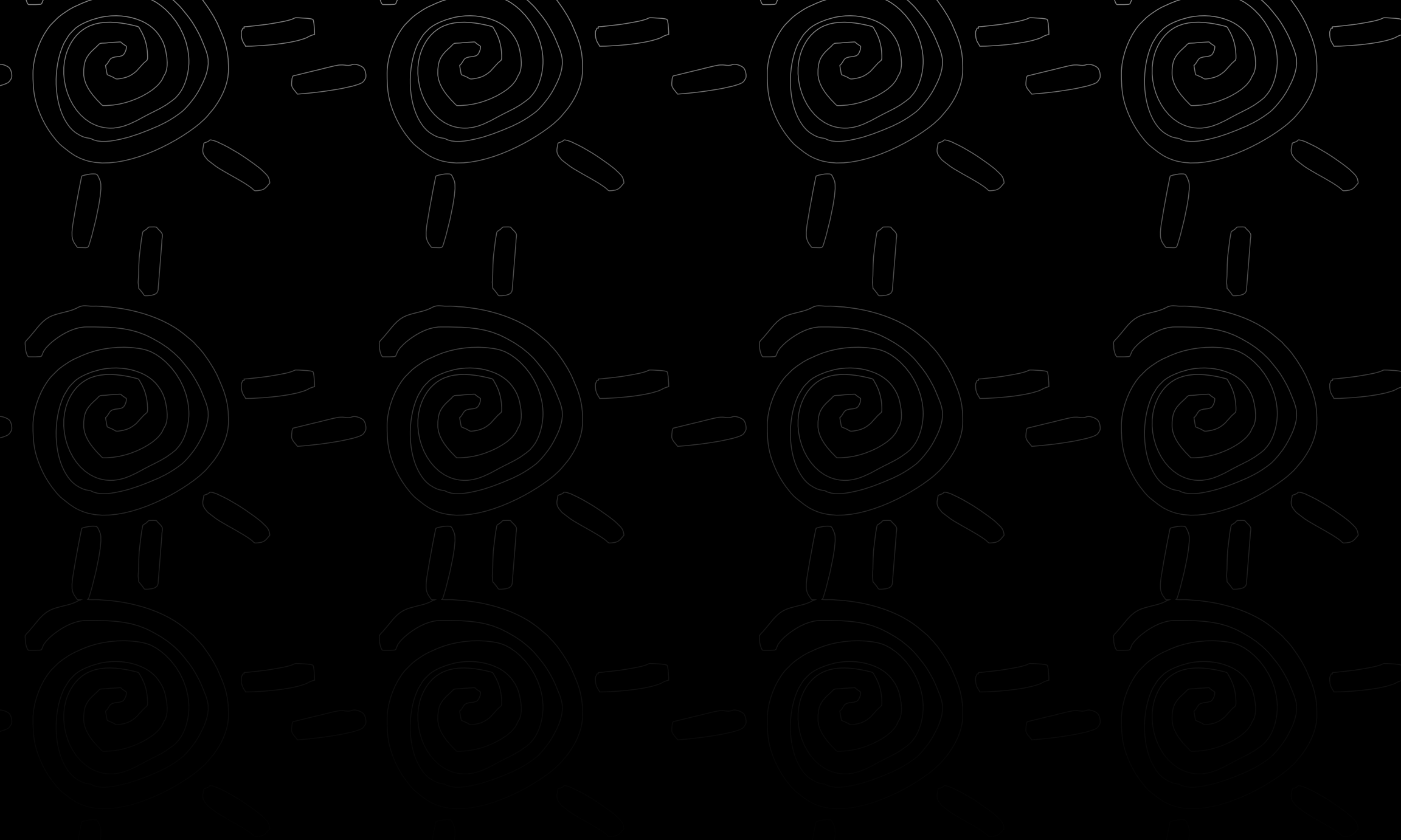
*(15 STOREYS OR LESS)*

**SEND COMPLETED FORMS TO**  
PROPERTY QUESTION NIGERIA

*All information and documents you may receive during the process related to the COLONY ENCLAVE BY PROPERTY QUESTIONS NIGERIA and all discussions or negotiations, are considered to be confidential information. The terms and conditions will be as contained in the purchase agreement.*

DETACH, FILL & SEND TO PROPERTY QUESTION NIGERIA.





[www.colony.ng](http://www.colony.ng)  
[www.propertyquestion.com.ng](http://www.propertyquestion.com.ng)



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