


# THE *Wellington* INN

 Olorunda-Akobo,  
Oyo, Ibadan



# INFRASTRUCTURE & UTILITIES



Luxury  
Hotel



Villas &  
Residential



Shortlet  
Suites



Spa



Nature  
Spaces



Lifestyle  
Strip



# PAYMENT PLAN



**500SQM**

**0-3 MONTHS | OUTRIGHT**

**500SQM**


**N12M**

**PRE-LAUNCH PRICE**

A Development By:



**Landfrica**



## *The Wellington Inn*

An urban retreat estate. A premium resort-residential estate designed to stand out in Olorunda-Akobo and position you as the benchmark developer in Ibadan.

*"Where Hospitality Meets Home."*

A Blend of Boutique Hospitality,  
Luxury living Private members' life-style,  
Nature, culture & exclusive experiences

A Development By:



**Landfrica**



**Not Every Address Is  
Meant for Everyone**



# LAND USE PLAN & PERCENTAGE ALLOCATION

ESTATE COMPONENT	ALLOCATION
Boutique Hotel Pavilion (The Inn) .....	10%
Villa Residences (Luxury & Standard) .....	35%
Short-let / Managed Suites .....	10%
Clubhouse, Lounge, Wellness Spa.....	10%
Gardens, Water Features, Quiet Courts.....	15%
Roads, Utilities, Parking.....	10%
Commercial Strip (Cafe, Art Shop, Mini Market).....	5%
Administrative & Security Facilities.....	5%



(Suitable for 5–25 acres. Scales up or down easily.)



— KEY ESTATE COMPONENT

# THE WELLINGTON INN

*(Boutique Hospitality Pavilion)* The signature heart of the estate.



- 12–20–Rooms Luxury Hotel
- Lobby Lounge with Classical Interior
- Rooftop Bar (Sky Lounge)
- Cigar & Whisky Library Room
- Poolside Terrace
- Conference/Boardroom for Executives
- Fine-Dining Restaurant (Chef-curated Nights)
- Landscaped Courtyard with Fountain

## Revenue Streams:

- Short-Stay Bookings \*
- Private Event Hosting \*
- Executive Retreats \*
- Membership Dining Nights \*

# VILLA RESIDENCE

(Luxury + Premium) Uniquely designed homes with architecture blending English charm + contemporary African elegance.

## INVESTMENT EDGE:

BUY-TO-LIVE | BUY-TO-RENT (MANAGED BY THE INN)  
APPRECIATION FROM HOSPITALITY INTEGRATION



Smart Home  
Automation



Solar Hybrid  
System



High Ceilings +  
Large Windows



Stone + Wood  
Finishing



Private Gardens  
or Mini-Courtyards



**THE WELLINGTON COTTAGE – 2/3-BEDROOM**  
**THE ROYAL VILLA – 4-BEDROOM PREMIUM**  
**THE BARON'S LODGE – 5-BEDROOM EXECUTIVE**  
**THE FRASER DUPLEX – 3-BEDROOM DUPLEX**



# MANAGED SHORT-LET SUITES

- \* Fully Finished & Furnished Units
- \* Managed by the Estate Hospitality Team.
- \* 8–12 Short-let Apartments or Townhomes
- \* Investors Earn Monthly Revenue
- \* Guests use Hotel Facilities (Pool, Spa, Lounge)

Designed as:

**"Airbnb Plus" / "Booking Premium" standard**

This gives the estate predictable recurring income.



# THE WELLINGTON CLUBHOUSE

Exclusive-access lifestyle center

- Indoor Lounge
- Games & Billiards Room
- Private Dining Room
- Outdoor "Members Deck"
- Country-Style Bar
- Art & Book Corner
- Premium Fitness Center
- Spa with Sauna & Massage Rooms

## **Members enjoy:**

- Networking Events
- Hosted Dinners
- Priority Reservations
- Annual Gala Nights
- Access to the Inn's  
VIP Lounges



# NATURE & WELLNESS ZONE

The “retreat” component of the estate.

Elements include:

- Japanese-Inspired Meditation Garden
- Walking Trails with curated Landscaping
- Water features & Mini Ponds
- Outdoor Yoga Platform
- Tree-Shaded Reading Spaces
- Children’s Nature Play Court

This elevates the estate into a holistic wellness environment.



# THE WELLINGTON VILLAGE STRIP

## COMMERCIAL ZONE

Small but high-end lifestyle commercial area:

Mini Gourmet Café | Art gallery café | Wine Shop  
Mini Pharmacy | Laundry & Concierge | Boutique Gift Shop

This makes the estate self-sustained and elegant.





# INVESTORS ADVANTAGES

- ✔ Not a normal estate – it's a destination.
- ✔ Generates recurring income, not just land sales
- ✔ Houses become part of a hospitality-managed ecosystem
- ✔ Higher appreciation due to unique theme
- ✔ Appeals to diaspora, executives, high-net-worth clients.
- ✔ Creates a Landmark in Olorunda-Akobo



THE  
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