

VELMONT CITY

— E P E —

A development by **ace**[®]



A CALM, WELL-PLANNED ADDRESS ON THE **EPE– ISIWO** CORRIDOR.

Velmont City Epe is strategically positioned within the boundaries of Lagos and Ogun States, placing it right inside one of the fastest-growing investment corridors in the region – a rare blend of rapid development potential and peaceful living.

Located in a developing community in Isiwo, Epe, with direct access to emerging infrastructure and development zones – just 8 minutes from Lagos State. Ideal for both investors seeking appreciation and families planning a home.

DEVELOPER
ACE Real Estate

CERTIFICATION
ISO 9001:2015

STATUS
Pre-Launch • Selling

OUR VISION —————

A thriving, well-planned community built to last.

To become a thriving, well-planned urban community in Isiwo, Epe known for its strategic location, sustainable development, and long-term value, creating a destination where individuals, families, and investors can live, grow, and prosper.

WHAT WE OFFER —————

Affordable, secure, high-value land.

We provide affordable, secure, and high-value land investment opportunities within the Epe–Isiwo axis

FACILITIES & AMENITIES



Co-Working
space



24-Hours
Electricity



Earth
Road Network



Eco-Friendly



24-Hours
Security



Fire Station



100% Dry Land



Gate House &
Fencing



WHY BUY AT VELMONT CITY?

01

Prime, fast-growing location

Right on the Epe-Isiwo corridor, 8 minutes from Lagos.

02

Pre-launch pricing, 15% off

Lock in the lowest entry price before the public launch, flexible plans up to 12 months.

03

Strong appreciation potential

An emerging investment zone with active development around it.

04

Secure title — C of O

Certificate of Occupancy with proper, verified documentation.

05

100% dry, buildable land

Calm, secure, and ready for you to plan and build.

06

Trusted developer

Developed by ACE Real Estate · ISO 9001:2015 certified.

300SQM

₦3.6M

Initial Deposit ₦300k

Land Value: ₦1.8M

SUV/D/DEV: ₦1.8M

All inclusive ; No hidden charges

500SQM

₦6M

Initial Deposit ₦500k

Land Value: ₦3M

SUV/D: ₦2M

DEV: ₦1M

All inclusive ; No hidden charges

1000SQM

₦12M

Initial Deposit ₦1M

Land Value: ₦6M

SUV/D: ₦4M

DEV: ₦2M

All inclusive ; No hidden charges

SPREAD THE COST

Instalment payment plan

Prefer to pay overtime? Spread payment over up to 12 months at the standard package price. All inclusive, no hidden charges.

DURATION	300 sqm	500 sqm	1000 sqm
0 – 6 MONTHS	₦3.6M	₦6M	₦12M
7 – 9 MONTHS	₦3.8M	₦6.5M	₦13M
10 – 12 MONTHS	₦4M	₦7M	₦14M

ALL INCLUSIVE · NO HIDDEN CHARGES

UP TO 12 MONTHS

15% OFF

Outright payment

300 sqm	500 sqm	1000 sqm
₦3.06M	₦5.1M	₦10.2M

The 15% pre-launch discount applies to outright payment only. Instalment prices are the standard total-package prices.

GOOD TO KNOW

Frequently asked questions

Q Who is the developer of Vermont City Epe?

Vermont City is proudly developed by **ACE Real Estate** — an ISO 9001:2015 certified developer with a track record of delivering innovative housing and community projects.

Q Where is Vermont City Epe?

Located in a developing community in Isiwo, Ogun State, giving you direct access to emerging infrastructure and development zones in Isiwo — just 8 minutes from Lagos State.

Q What is the land title?

Vermont City Epe has a Government Allocation and the **Certificate of Occupancy (C of O)** is been **processed**, here is the file number APP - 02 - 260415 - 8030.

Q What infrastructure will be provided?

Perimeter fencing, Gate House, an excellent road network, water, and other vital amenities.

Q Is it all inclusive and what am I paying for?

Yes — it is all inclusive. The total package covers Land Value, Documentation & Survey, and Development Levy. No hidden charges.

Q What plot sizes are available?

Flexible sizes: 300 SQM, 500 SQM, 1000 SQM, and 1 Acre and above.

GOOD TO KNOW

FAQs Ownership & Allocation

Q Is the site open for inspection?

Yes. General inspections hold on **Saturdays**.

Q Has development commenced? Is it buy & build?

Development has started. The estate is in a developing community, so clients can plan and start building.

Q When do I get allocated?

Once payment has been made clients are scheduled for Allocation and allocations are done in batches.

Q What documents will I receive?

- The Acknowledgment Letter (in the body of the Payment Receipt) and
- The Payment Receipt
- The Contract of Sale
- The Deed of Assignment
- Survey
- Letter of Guarantee

Q Can I resell my plot(s)?

Yes, clients who have fully paid can resell. The buyer inherits all assets and liabilities on the plot(s), and clients are expected to carry the company along.

NB: the company does not help clients resell.

Q Can I get a refund?

Yes, subject to the client finding another buyer. A 40% administration fee is deducted, and a 3-month period is allowed for the vendor to process payment.

MAKING PAYMENT

How to pay safely

Q Can I pay cash to my agent?

For your protection, all payments should be made directly to the official ACE Real Estate corporate account below. Cheques should be issued in favour of ACE Real Estate. We accept no responsibility for any deviation from this.

Bank: PROVIDUSBANK

Account Name: ACE Real Estate/Velmont City

Account Number: 1309790911 (NGN)

TALK TO US

Book an inspection

Inspections hold every Wednesday and Saturday. Reach out through your ACE Real Estate consultant to schedule your visit and reserve a plot at pre-launch pricing.

ACKNOWLEDGEMENT

Subscriber confirmation

Please fill and sign below to confirm you have read and understood the contents of this document. This page is to be attached while filling the application form.

SUBSCRIBER'S
NAME

SIGNATURE

DATE

APPLICATION FORM

VELMONT CITY
E P E

Reference Number

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Personal Information

Title:..... Surname:.....
First Name:..... Other
Name:.....
Phone Number(s):.....
Email Address:.....
Date of Birth:/...../..... Nationality:
Residential Address:.....
City/Town/Village
LGA State
Permanent Home Address (If different from residential address above)
.....
Marital Status: Occupation:
Place of Work: Address (Work/Office):.....
.....

Affix Passport Here

Means of Identification

Proof of Identity submitted: ☐ National ID/ NIN ☐ International passport ☐ Drivers license ☐ Voters card
ID Number:
Proof of Address submitted: Current utility bills ☐ Residential Permit ☐

Next of Kin Information

Name of Next of Kin:.....
Relationship: Phone Number:
Address:.....
Email Address:.....

Company Information - Corporate Entities Only

Name of Applicant:
Date of incorporation
Reg No. (RC/IT/BN/NEPZA NO.) : Date of Commencement of Business:.....
Registered Address:
City/Town/VillageLGA State
Phone Number(s):.....Email Address:
Name(s) of Director/ Promoters (1)
(2).....
Tax Identification Number:

Property Information

Plot Size: 300sqm ☐ 500sqm ☐ 1000sqm ☐ Acres ☐

Preferred payment plan Outright ☐ Installment ☐

Number of Plots:

Duration (Months): Outright - 4 Months ☐ 5 - 6 Months ☐ 7-8 Months ☐

Residential Property ☐ Investment Property ☐ Commercial Property ☐

Payment

Payment should be made to the account details below:

- Bank: PROVIDUSBANK Account Name: ACE Real Estate/Velmont City Account Number: 1309790911 (NGN)
- Otherwise, cheque(s) should be issued in favour of ACE Real Estate Development Limited . We shall not accept any responsibility for any liability that may arise, as a result of deviation.

Declaration

I/We hereby declare that I/We fully understand the terms and conditions regarding this purchase and fully abide by them.

I/We make this declaration conscientiously, believing that all information provided is true in every particular way. We further declare that the information given in this/the application form is true and correct to the best of my/our knowledge and nothing material has been concealed.

I/We consent to indemnify the company against any losses whatsoever suffered by the company as a result of the company acting based on the information provided above.

Date of Subscription:

Signature of Applicant(s)/Director/ Promoters :

For Official Use Only

Realtor's Name:

Realtor Group:

Realtor's Email:

Realtor's Phone number: