

*Refined Living,  
Rooted in Nature*



# ALPHA

GARDEN CITY



Registered Survey/  
C of O in view

A DEVELOPMENT BY **ACEROYAL ESTATES**



Ibadan. Oyo State



# About Alpha Garden City?

Alpha Garden City is a thoughtfully planned, nature-forward residential community located in Ibadan, designed to offer a healthier, calmer, and more fulfilling way of living.

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# Uniqueness of Alpha Garden City?

It brings together orchard-style landscapes, wellness-focused amenities, and low-density residential planning to create an environment where people can truly thrive.



# Alpha Garden City Ideaology

At the heart of the development is a simple but powerful idea: land should not just be owned, it should enhance life. Every acre within Alpha Garden City is enriched with 10–15 fruit-bearing trees, forming a living orchard that improves air quality, provides natural shade, and creates a refreshing, green atmosphere. This intentional integration of nature transforms the estate into a place that feels alive, breathable, and deeply connected to its environment.

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# Designed for Mind, Body & Soul.

The estate is designed to support wellness as a daily lifestyle. Residents will have access to a wide range of outdoor and indoor wellness experiences, including nature walking trails, yoga and meditation platforms, cycling paths, and dedicated relaxation zones.

## Alpha Gardens City Land Size Area

At the center of it all lies the Central Wellness Village, spanning approximately 15–20 acres, a vibrant hub featuring a holistic spa, wellness clinics, healthy dining spaces, fitness studios, and retreat facilities. This makes Alpha Garden City not just a residential estate, but a destination for rejuvenation and balanced living.

ALPHA  
GARDEN CITY



# Top quality of Alpha Garden City?

Adding to its unique appeal is a beautifully integrated golf course, offering residents a refined recreational experience within a serene natural setting.

Alongside this are family-friendly outdoor spaces, adventure zones, picnic areas, and nature-based activity hubs that encourage connection, exploration, and active living.

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# Accessible, Yet Distinctive

Alpha Garden City follows a low-density development model, with approximately one home per acre, ensuring privacy, reduced congestion, and a consistently peaceful atmosphere. The estate will feature a range of residential options, including wellness villas, eco lodges, retirement homes, and serviced apartments, all designed to complement the natural surroundings and promote comfortable living.

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**A destination for  
rejuvenation and  
balanced living.**





# An Adventure Wrapped in Serenity

## About The Developer

Developed by ACEROYAL, a reputable real estate company with a proven track record, including the delivery of Eko Paragon, a 104-unit housing development in partnership with Lagos and Downtown Lagos Commercial City.

Alpha Garden City is backed by experience, structure, and a commitment to quality. With a growing presence across Edo, Abuja, Enugu, and Ibadan, Aceroyal continues to create communities that balance good planning, accessibility, and long-term value.





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# Alpha Garden City Offers Beautifully Integrated Golf Course

# Why Alpha Garden City, Ibadan

- Strategic Ibadan location with steady growth
- Rare orchard-style residential planning
- Wellness-centered community design
- Attainable today, valuable tomorrow





LAND  
AVAILABLE IN

**500**

■ **SQM** ■

LAND  
AVAILABLE IN

**1 ACRE**

■ **6 PLOTS** ■



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A DEVELOPMENT BY **ACEROYAL ESTATES**

 **HEAD OFFICE**

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