INSIGNIA

...your preserve at SERENCITY

INDIGO

Hello EPE

Epe is a town in Nigeria's Economic Heartbeat, Lagos State. It's a Yoruba town located on the North of Lekki Lagoon and known for its rich cultural heritage and economic activities.

Epe is experiencing significant urbanization and modernization, driven by government initiatives, private investments, and demographic shifts. It is also becoming a hub for real estate development and is being developed as part of Lagos State's urban planning and New Town developments initiative.

Epe is Home to Muti-billion Dollar Projects such as the Film City and Theme Park at Ejirin, Lekki - Epe International Airport, Lagos State Food Security Systems and Logistics Hub, and Multiple 6 to 10 Lane Concrete roads that are been constructed by the State and Federal Governments.

EMBODY THE CONCEPT OF

EXCLUSIVE LIVING & SOPHISTICATION

AT INSIGNIA

Welcome to INSIGNIA

Your preserve in Serencity.
INSIGNIA is your Legacy Address. Designed and developed for the accomplished individual. This estate is a premium residential community with upscale infrastructure and facilities in the most secure and exclusive City in Epe, “Serencity”.

SERENCITY is planned to have facilities and Infrastructure superceding that of Banana island in Ikoyi, Lagos State.
It sits on over 364 Hectares of Land with a secure title of GOVERNMENT ALLOCATION/Certiticate of Occupancy

At INSIGNIA , we present a generous land space of 750 Square Meters. This premium plot size gives you a blank canvas to help express yourself through highly optimized designs and according to your functional needs.

STRATEGICALLY LOCATED

PERFECTLY CONNECTED

03
Mins to Proposed
Epe International Airport

05
Mins to
Film City and Theme Park

05
Mins to
Food and Logistics Park

15
Mins to
Pan African University

30
Mins to
Lekki Free Trade Zone
Authority

45
Mins to
Dangote Refinery

INSIGNIA
SERENCITY
LEKKI INTERNATIONAL AIRPORT
International Airport Parcel D
PAN ATLANTIC UNIVERSITY
AMEN ESTATE
LEKKI FREE TRADE ZONE AUTHORITY
DANGOTE FERTILIZER PLANT
DANGOTE REFINERY
DANO | KELLOGS INDUSTRIES
ELEKO BEACH
LEKKI DEEP SEA PORT
LEKKI EPE EXPRESSWAY
Free Trade Zone Parcel A
Lagos Lagoon
Lekki Lagoon
Atlantic Ocean
Omu
Mojoc
Odo-Gbawojo
Itoikin
Odo
Ajebo
Imuseju
Egun
Orugba
Ladekin
Igbodu
Molajoye
Ketu
Sekungba
Araga
Shala
Ejirin
Oke-Osho
Temu
Orita Bodun
Oriogoro
Epe
Seidu
Elerangbe
Agidi
Biolorunpelu
Araromi
Ajegbenwa
Lamija
Ogogoro
Ayegbami
Ibeju
Gbogije-Ibeju
Efiran
Araromi
Aiyeteju
ELEKO JUNCTION
Eluju
Aiyeteju
Eleko
Igando
Orimedu
Akodo



IMPORTANT FACTS

ESTATE NAME	INSIGNIA
LOCATION	WITHIN SERENCITY EJIRIN - SEKUNGBA, EPE, LAGOS STATE
TITLE DOCUMENT	GOVERNMENT ALLOCATION/ CERTIFICATE OF OCCUPANCY
ESTATE LAND AREA	79,774.993 Sq. Metres
ESTATE TYPE	PREMIUM RESIDENTIAL (Semi Serviced)
PLOT SIZES	750 Sq. Metres
TOTAL RESIDENTIAL UNITS	80
ALLOCATION	INSTANT ON PAYMENT COMPLETION (You choose where you want subject to availability)
INFRASTRUCTURE COMPLETION	24 Months
ROAD SIZES	FROM 10 Metres to 16 Metres

EXCLUSIVITY & EXCELLENCE

HAVE A NEW ADDRESS

KEY AMMENITIES AND FACILITIES

- Gated Community & 24hrs Security
- Fitness Centre and Club House
- Cycling & Jogging Track
- Kids Play Areas
- Therapy Pools
- Innovative Pool Spaces
- Squash & Badminton Courts
- Basketball Court
- Wellness Club
- Green Open and Relaxation Spaces
- Generous Parking Spaces
- Good Drainage System
- CCTV System
- Clean Water
- Adequate Street Ligthing
- Paved Road Network
- Fire Hydrant
- Animal Garden and Botanical Park

NESTED IN NATURE

NATURE AND WELLNESS INSPIRED



Experience QENA WELLNESS CLUB

Priortitizing your Health and Wellbeing

Immerse yourself in best in class facilities and revitalize your body and mind in our world-class spa and wellness club. At QENA, our Spa is an oasis of serenity and wellness. Designed with breathtaking views, large spaces and state-of-the-art facilities, a visit and engagement promises to be a complete renewal experience.

Some features of the QENA Wellness Club include Dry Sauna, Steam Rooms, Jacuzzis and Relaxation lounges. Luxury His and Hers Salon offering an array of professional hair, nail and makeup services. Herbal tea lounge, temperature and healing pools and more than 12 rooms for unique massage and body treatments ranging from our Egyptian milk massage to Thai hot pebble massages,.couples massage and body waxing.

QENA provides the avenue to help revitalize your body and spirit in an exclusive tranquil environment. QENA is located adjacent to INSIGNIA gatehouse and sits on a 4,500 Square Meters land space.

OWNERSHIP OF A PLOT OF LAND IN INSIGNIA GUARANTEES YOU FREE MEMBERSHIP SUBSCRIPTION AT QENA WELLNESS CLUB

QENA
WELLNESS CLUB

Herbal Tea Lounge

Facial Treatments

Body Treatments

Massages

Yoga & Fitness

Ultimate Pampering

Therapy Pools

Gynmasium

Medical Spa

Botanical Garden

PREMIUM RESIDENTIAL PLOTS

GOVERNMENT ALLOCATION/C of O

750 SQM

PRE-LAUNCH

OUTRIGHT	N60,000,000.00
PAYMENT PLAN	
INITITAL DEPOSIT	30%
4 MONTHS	N62,000,000.00
6 MONTHS	N64,000,000.00

ACTUAL

OUTRIGHT	N80,000,000.00
PAYMENT PLAN	
INITITAL DEPOSIT	30%
4 MONTHS	N82,000,000.00
6 MONTHS	N84,000,000.00

PRICES INCLUDE DEVELOPMENT FEE , DOCUMENTATION FEE AND ALLOCATION FEE

PRE-LAUNCH PERIOD IS FROM APRIL 1 , 2026 TO JULY 31, 2026. NEW PRICE REGIME TAKES EFFECT AUGUST 1, 2026

FACILITIES IN SERENCITY

- Six Lane Entrance Road
- 300 Hectare Multipurpose Development
- Helipad
- Parks & Open Spaces
- Golf Course
- Restricted Access & Security Survellance
- Boat Club
- Private Access Link Road to New Lekki - Epe
- International Airport
- City Management Centre
- Health Centre
- Three Police Posts
- Fire Service Station
- Sports Centre with Basketball, Football and Tennis Courts



INDIGO HOMES AND DEVELOPMENTS LIMITED
5th Floor SPACEPAD, Lekki - Epe Expressway Way, Agungi
Lekki, Lagos, Nigeria
info@indigodevelopments.com
+234 (0) 916 267 1523 | +234 (0) 916 236 7382
www.indigodevelopments.com

INDIGO