



IVY CITY

BY

BLUEDUTCH



WELCOME TO OUR PROPERTY

IVY CITY is more than a land investment- It's a vision brought to life. Strategically positioned in the fast-growing community of Ilado Town, just 9 minutes from the vibrant Omu City in Epe, Lagos, this is where nature's calm meets economic opportunity.

Here, you'll find the perfect balance of tranquility, accessibility, affordability, and unmatched appreciation potential – backed by the security and reliability of BlueDutch.



Whether you are buying your first plot, expanding your investment portfolio, or securing land for your dream home, IVY CITY offers over 200% ROI in just 18 months, supported by robust infrastructure, modern amenities, and a location primed for explosive growth.

PRIME LOCATION.
PREMIUM GROWTH.



Located along the Lagos – Ijebu-Ode Road in Ilado, Ogun State, IVY CITY enjoys exceptional proximity to major landmarks and thriving developments:

Lagos State Food Network & Logistics Hub

The \$100M Lagos State Film City (Under Construction)

Proposed General Hospital Grace Polytechnic

Lagos State Film City



PRIME LOCATION. PREMIUM GROWTH.

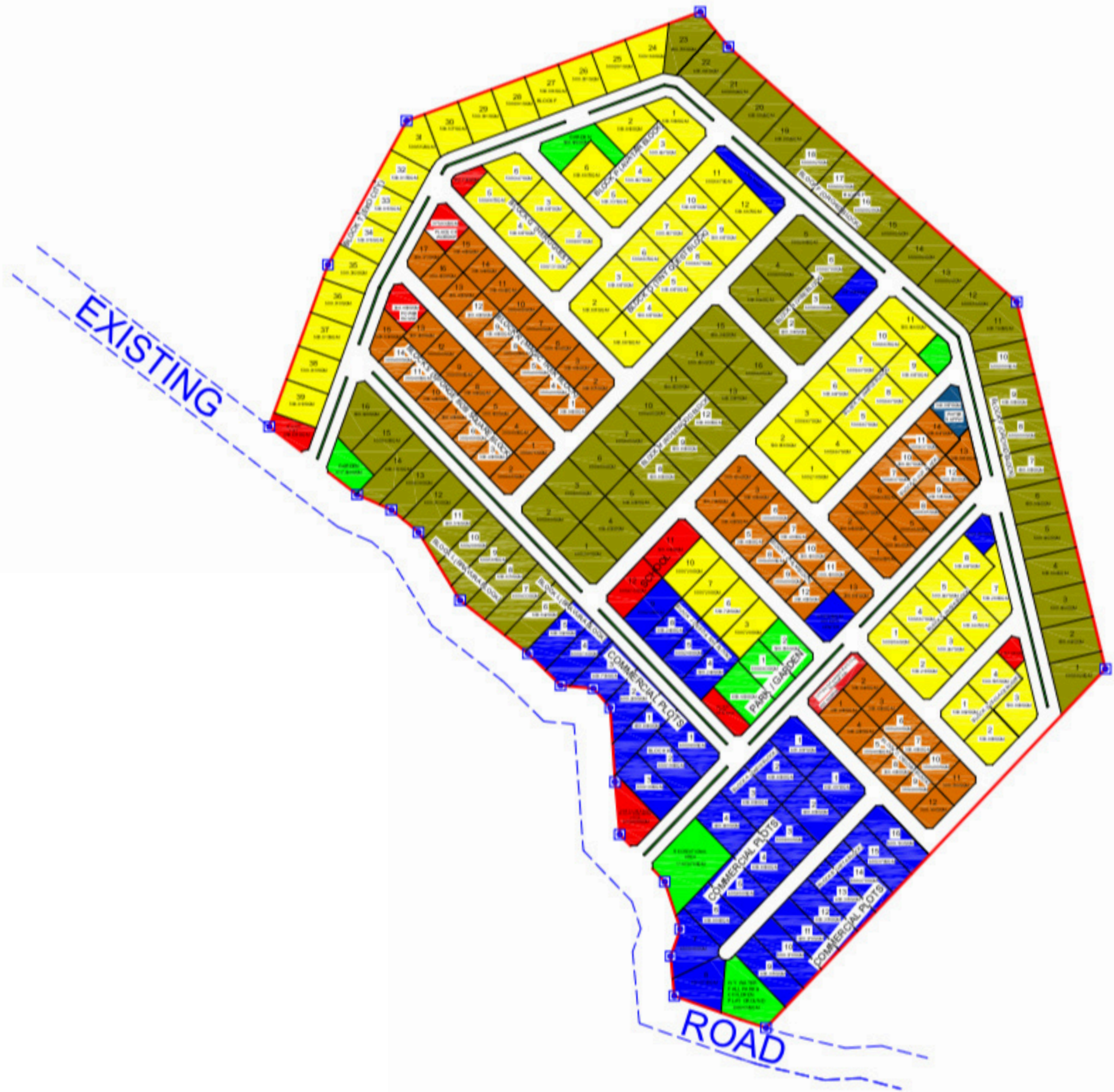
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- the \$100M Lagos State Film City (Under Construction).
- Proposed General Hospital.
- Grace Polytechnic.
- Lagos State Film City.

MASTER PLAN

Ivy City is laid out in structured clusters consisting;

- Recreational area
- Ivory park
- Ivy trade city
- Recreational area



PLOT TYPES/SIZES

RESIDENTIAL AREA

RESIDENTIAL PLOTS

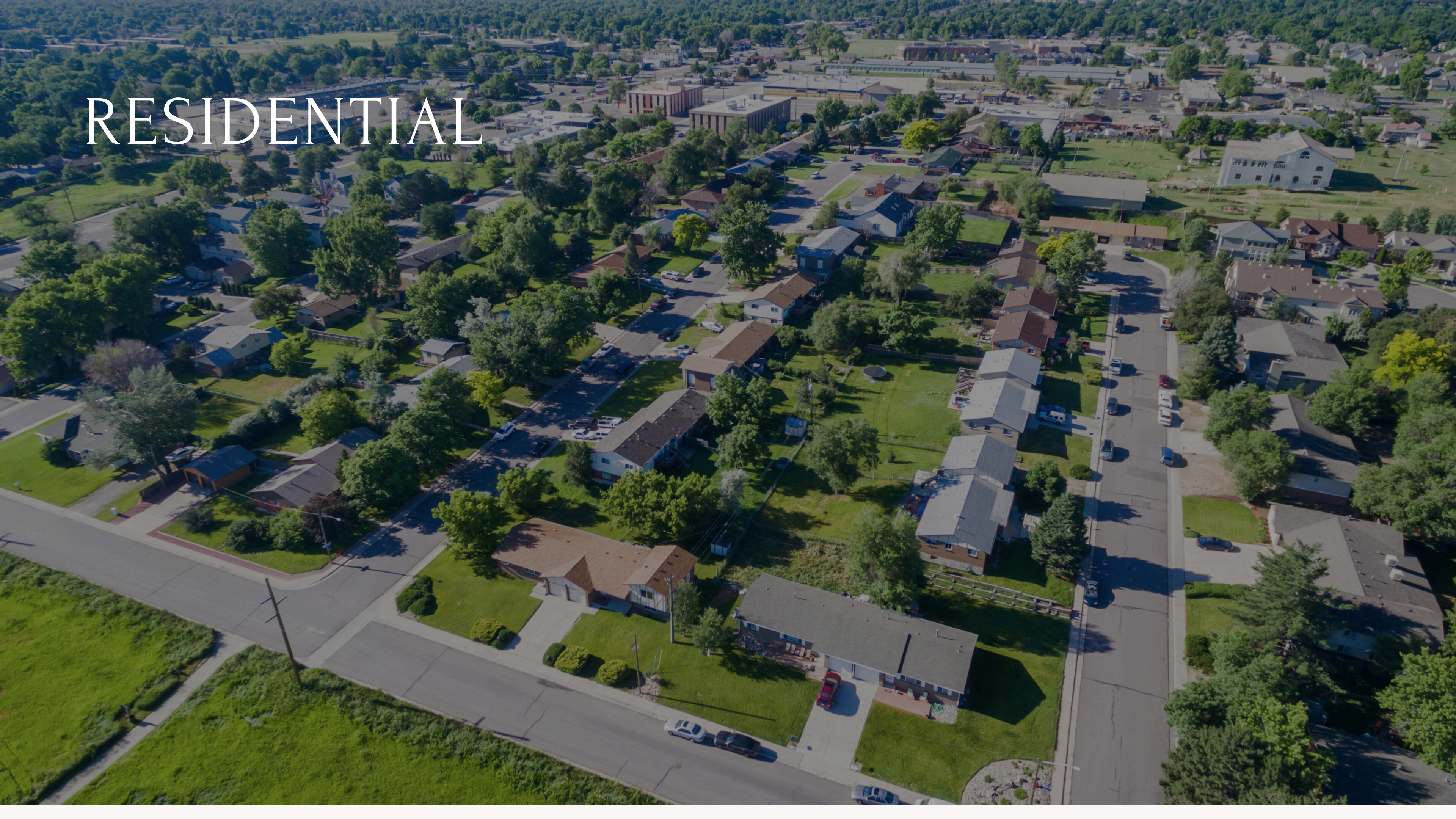
RESIDENTIAL ACRE

COMMERCIAL AREA

COMMERCIAL PLOTS

COMMERCIAL ACRCE

RESIDENTIAL



COMMERCIAL



FINANCING OPTIONS

Outright Plan (0-3 months)

Mid-Term Plan (4-6 months)

Lengthy -term Plan (7-12 months)

Explore flexible payment options and enjoy
convenience to land ownership

ESTATE COORDINATES

588949.833,744609.496

588634.833,744725.478

588406.307,745044.257

588482.696,745216.098

588828.762,745102.552



WHY INVEST NOW?

At IVY CITY, you're not just buying land – you're buying growth, stability, and a legacy for the future.

200% ROI potential in 18 months

- Rapidly developing area with government-backed projects
- Perfect for residential living or commercial development
- Flexible payment options up to 12 months
- Secure title & fast allocation

YOUR FUTURE. YOUR CITY. YOUR LEGACY.

Plots are selling fast. Take the first step today and own your share of IVY CITY.



www.bluedutchproperty.com