



COMINGSOON



ELEGANCE CITYVIEW

BY CEDARWOOD

THEME FEATURES:

TELESCOPE & RELAXATION SPOT

Enjoy even better view of the city through a **high definition tripod mounted, high-powered telescope** whilst relaxing alone, or with family and friends.

With its thriving entertainment and hospitality industries, Asaba—once a quiet riverside town—has become one of Nigeria’s most desirable destinations.

Beyond this, its excellent road network, minimal traffic congestion, vibrant nightlife and serene neighbourhoods continue to attract people, driving both demand and competition for accommodation.

While this demand has inspired rapid city expansion, property buyers, faced with soaring prices, now find themselves in a quandary.



According to a 2023 report, the homeownership rate in Nigeria is less than 20%. This suggests that property ownership for rental income is a viable investment vehicle, even as more Nigerians aspire to own homes—creating a promising outlook for secondary property sales.

INTRODUCING



Combining exclusivity and affordability in one offer, Elegance Cityview by Cedarwood presents a breathtaking view of Asaba whilst keeping you nestled in the warmth and comfort of home.

Strategically located in the scenic Isieke Community of Asaba and neighboured by the Admiralty University, Elegance Cityview by Cedarwood ensures ease of access with its close proximity—an average of 6 minutes—to the Ibusa-Ogwashi Highway, the Ibusa-Okpanam Link Road, and the Asaba International Airport.

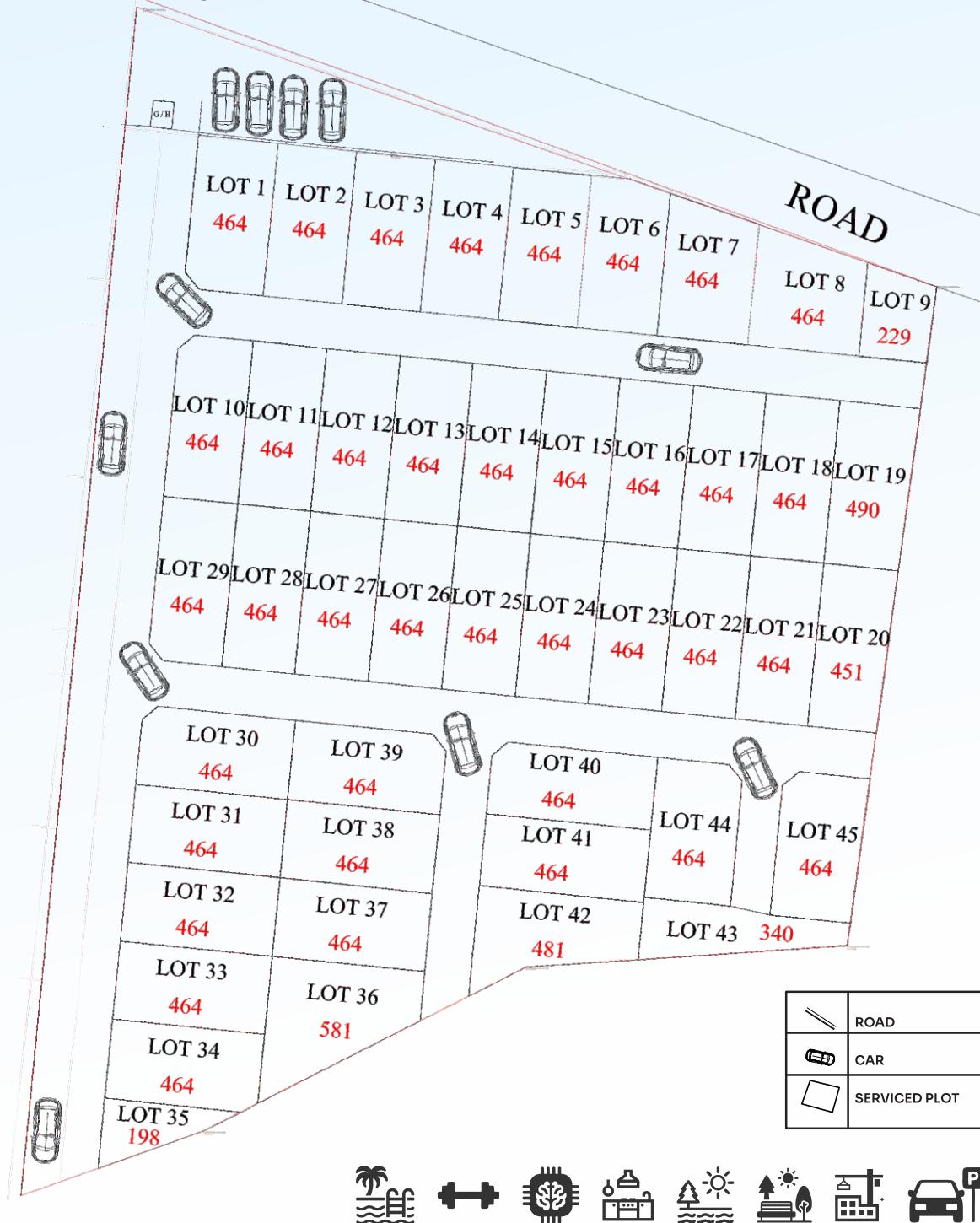
Benefits of Owning Land at Cityview by Cedarwood

- Proximity to major landmarks such as the Admiralty University of Nigeria, Asaba International Airport, Chinese Civil Engineering Construction Corporation (CCECC), Nigerian Army 63 Brigade (Permanent Site), Okpanam-Ibusa Link Road, Nigeria Immigration Service, Federal Road Safety Corps, Koka junction and Summit junction—all guaranteeing high return on investment
- Proximity to commercial and industrial hubs such as Onitsha and Warri
- Projected 100% ROI within 6–12 months, driven by the rapid development of its neighbourhood
- Secure land title
- Gated security
- High-net-worth neighbours

A development by award-winning real estate company, PWAN Plus, Elegance Cityview by Cedarwood is aligned with the United Nations' Sustainable Development Goal 11: Sustainable Cities & Communities.



EXISTING



Isieke Community,
Ibusa, Asaba

230201.365mE, 683731.114mN



Registered Survey &
Deed of Assignment



INFRASTRUCTURE, FEATURES & AMENITIES

- ✓ Perimeter Fencing with Brick Detailing
- ✓ Automated Gate ✓ Parking Lot
- ✓ CCTV & Periodic Drone Surveillance
- ✓ Underground Drainage System
- ✓ Plot-By-Plot Water Connection
- ✓ Primary & Alternative Power Supply
- ✓ Water Treatment Plant
- ✓ Convenience Store ✓ Estate Management Office

Theme Feature

Telescope & Relaxation Spot

Enjoy even better view of the city through a high definition tripod mounted, high-powered telescope whilst relaxing alone, or with family and friends.

Elegance BUY & GET BOKU *Promo*



PROMO PERIOD:

INCEPTION OF SALES

Till October 31, 2025



	OPTION 1	OR	OPTION 2
BUY 10 PLOTS & ABOVE	80 BAGS OF CEMENT 1000 BLOCKS		THREE BAGS OF 50KG RICE THREE GALLONS OF 5 LITRES G. OIL 5 CARTONS OF NOODLES GLASS TABLE TOP BURNER 12.5KG GAS CYLINDER SAMSUNG S20+ 3.5KVA KEY STARTER GENERATOR
BUY 5 PLOTS & ABOVE	40 BAGS OF CEMENT 500 BLOCKS		THREE BAGS OF 50KG RICE THREE GALLONS OF 5 LITRES G. OIL 5 CARTONS OF NOODLES 40 INCHES SMART TV
BUY 4 PLOTS & ABOVE	30 BAGS OF CEMENT 400 BLOCKS		THREE BAGS OF 50KG RICE THREE GALLONS OF 5 LITRES G. OIL 5 CARTONS OF NOODLES GLASS TABLE TOP BURNER 12.5KG GAS CYLINDER
BUY 3 PLOTS & ABOVE	25 BAGS OF CEMENT 300 BLOCKS		THREE BAGS OF 50KG RICE THREE GALLONS OF 5 LITRES G. OIL 5 CARTONS OF NOODLES 12.5KG GAS CYLINDER
BUY 2 PLOTS & ABOVE	15 BAGS OF CEMENT 200 BLOCKS		TWO BAG OF 50KG RICE THREE GALLONS OF 5 LITRES G. OIL 3 CARTONS OF NOODLES
BUY 1 PLOT	8 BAGS OF CEMENT 100 BLOCKS		ONE BAG OF 50KG RICE TWO GALLONS OF 5 LITRES G. OIL 2 CARTONS OF NOODLES

LAND SIZE	3 MONTHS (OUTRIGHT)	6 MONTHS (INSTALMENT)
464	ACTUAL PRICE: N12,800,000 EARLY BIRD PRICE: N10,000,000 Initial Payment: N3,000,000 Monthly payment for the next 2 months: N3,500,000	ACTUAL PRICE: N14,030,000 Initial Payment: N3,000,000 Monthly payment for the next 5 months: N2,206,000

* EARLY-BIRD DISCOUNT APPLIES TO ONLY ONE-OFF PAYMENT PLAN.

1016156361

Early-Bird Price

N10M 464 SQM

N12.8M Actual Price

INCLUSIVE OF DOCUMENTATION + PLOT DEMARCATION + PRIMARY INFRASTRUCTURE (DEVELOPMENT) FEES



Other Locations Available on Request
Lagos | Aba | Owerri| Uyo



ELEGANCE Havana
BY CEDARWOOD

N40M ONE-OFF
N45M 0-3 MONTHS
N50M ACTUAL PRICE

OKPANAM, ASABA | COFO IN PROCESS

Billionaire's CITY
BY CEDARWOOD

N40M
DEED & SURVEY INCLUSIVE 464 SQM

AMACHAI QUARTERS, OKPANAM, ASABA | FREEHOLD

Elegance Grandeur
BY CEDARWOOD

N3M
DEED & SURVEY INCLUSIVE 464 SQM

OGWASHI-UKU, ASABA | REGISTERED SURVEY & DEED OF ASSIGNMENT

Cityview
BY CEDARWOOD

N25M
DEED & SURVEY INCLUSIVE 464 SQM

ADMIRALTY DRIVE, IBUSA, ASABA | REGISTERED SURVEY & DEED OF ASSIGNMENT

Free Inspection Available @

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|--|--|---|---|
| LAGOS
2nd Floor Trimetrix Towers,
Lakeview Park 1 Estate,
Berger Bus Stop, Lekki-Epe
Expressway, Ajah | ASABA
1 Stella Omu Crescent,
off High Court Road,
GRA, Asaba | ABA
14 Oron Road,
Adjacent Aba
North LGA Secretariat,
GRA, Aba | OWERRI
Comodi Mall,
40 Okigwe Road,
by IMSU Junction,
Owerri |
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