



Sites & Lifestyle

MONROVIA ORCHARDS

...Sustainable lifestyle.



Sites and Lifestyle is dedicated to transforming land into thriving gated communities. We specialize in providing premium serviced plots with comprehensive infrastructure and essential services, all designed to meet the highest standards.

Monrovia Orchards

Nestled on 7.87 hectares in the serene Idu Sabo district, just behind Brains & Hammers City, Monrovia Orchards is a thoughtfully planned community of 163 units designed for sustainable living. Surrounded by lush orchards and green spaces, this family-centric haven offers a refreshing blend of nature, comfort, and community, crafted for those who value a contemporary lifestyle.

Monrovia Orchards Site Plan

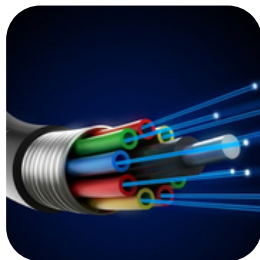


FOUNDATIONS BUILT FOR LIFESTYLE LIVING



Expansive plots within thoughtfully planned layouts, offering stunning views, privacy, and seamless access. Each space comes with premium infrastructure including private orchards, centralized water, fiber optic internet, recreational centres, and swimming pool access, ensuring your future home is built on excellence, comfort, and natural beauty.

ESTATE AMENITIES



FIBER OPTICS



SWIMMING POOL



CHILDREN PLAYGROUND



ORCHARDS



SOLAR STREETLIGHT



NEIGHBOURHOOD CENTER



SEWAGE SYSTEM



WATER RETICULATION



CCTV



POWER DISTRIBUTION



CLUBHOUSE



**VEHICULAR AND PEDESTRIAN
PATHWAYS**

PLOT TYPES

SHORE
TIDE
SPRING
CREEK





SHORE - 500sqm

5 Bedroom Villa

2 rooms chalet & maid's room

N60.4M



TIDE - 400sqm

4 Bedroom Villa

+ maid's room

N46.2M



SPRING - 250sqm

4 Bedroom Twin Villa

N27.9M



CREEK - 190sqm

3 Bedroom Townhouse

N19.95M



SHORE - 500sqm

The Shore is our exclusive 500sqm plot, thoughtfully designed to host a luxurious five-bedroom en-suite villa with spacious lounges on every floor. It features adaptable spaces perfect for a private gym, home office, or cinema, along with two guest chalets and a dedicated maid's room. Spanning two floors, it boasts a serene terrace that opens up to breathtaking views of the surrounding landscape.



GROUND FLOOR



FIRST FLOOR



TIDE - 400sqm

The Tide is our premium 400sqm plot ,thoughtfully designed for a spacious four-bedroom en-suite villa complete with a dedicated maid's room. Its versatile layout features generous living areas ideal for family gatherings and quiet relaxation, while ample space for a private garden and outdoor seating ensures seamless indoor-outdoor living. Tide delivers refined villa living for those who value comfort, style, and timeless elegance every day.



GROUND FLOOR



FIRST FLOOR

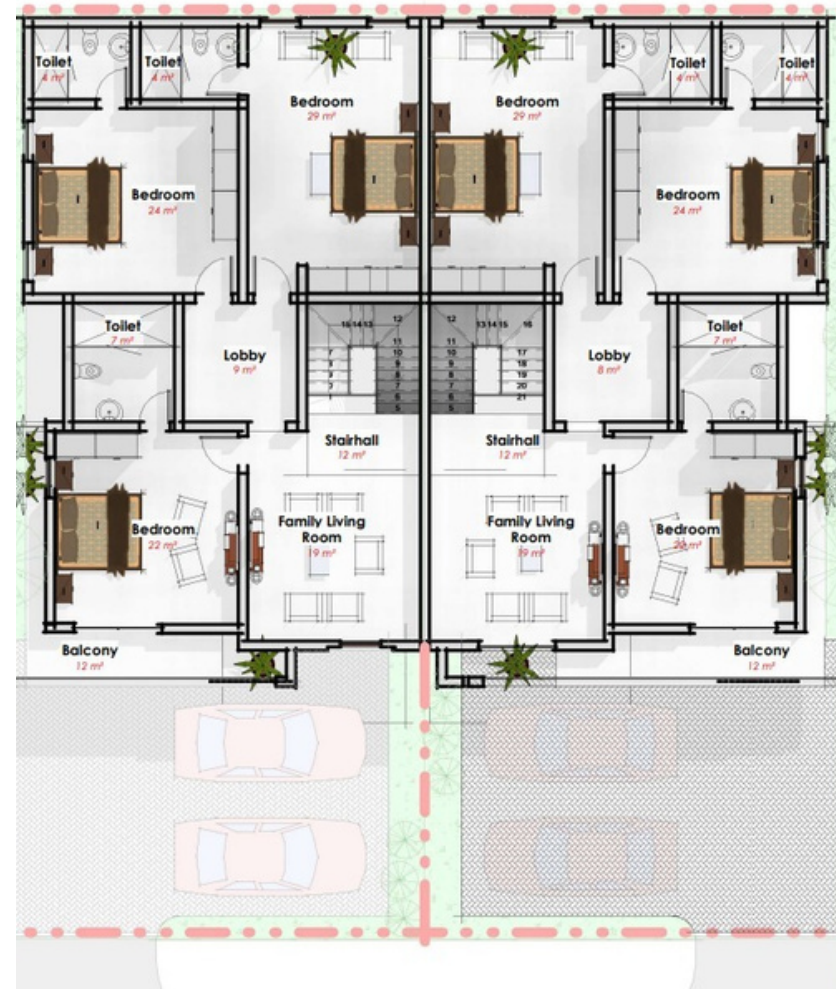


SPRING - 250sqm

TheSpring is our premium 250sqm twin villa, combining bold architectural design with exceptional comfort. It features four spacious en-suite bedrooms, two lounges, and a versatile space ideal for a study or family lounge. With sleek glass balconies, a private driveway, and access to community amenities such as the clubhouse and swimming pool, Spring offers a lifestyle of elegance, ample space, and lasting value.



GROUND FLOOR

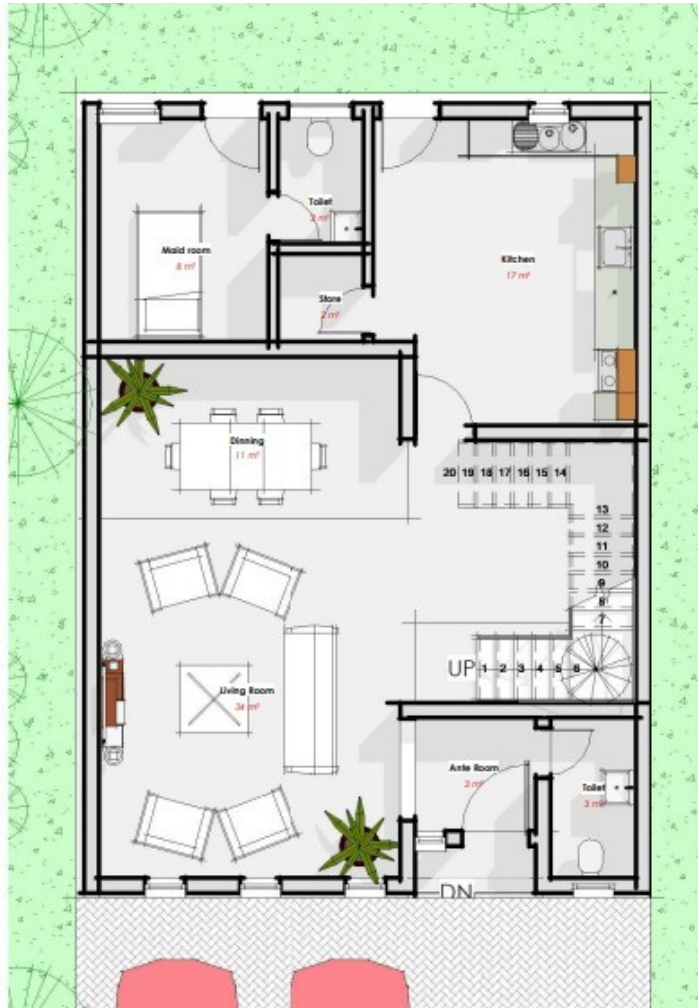


FIRST FLOOR



CREEK - 190sqm

TheCreek is a refined 190sqmtownhousedesigned for modern, upwardly mobile families. It offers three spacious en-suite bedrooms, an open-plan livingand dining area, and a private balcony ideal for quiet mornings or evening relaxation. Thoughtfully arranged within a secure, serviced estate, it's perfect for young professionals or diaspora buyers seeking style, structure, and sustainable infrastructure.



GROUND FLOOR



FIRST FLOOR



Sites & Lifestyle

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