



ÀLÁÁFÍA

VILLAGE

CREATING YOUR DREAM CITY TODAY

WELCOME TO ALAFIA VILLAGE

Your Exclusive Gateway to the Healing Ground where Nature is Therapeutic and Rest is certain. A place of Luxury, and Lasting Investment.



Nestled in the heart of Oyo State, Nigeria, Alafia Village is the ultimate answer to a dream you've long held a dream of retreating to an expansive, green sanctuary where nature and luxury come together to help you relax, reset, and reignite your creativity.

But Alafia Village isn't for everyone. It is designed for discerning individuals who understand the value of investing their time, energy, and resources in assets that not only enhance their lifestyle but also continue to generate returns long after their initial efforts.



OUR TRACK RECORD

Alaafia Village is not a standalone venture, it is the luxury agrotourism and real estate extension of UMèRA Farms, a company that has been in operation since 2020 and has successfully managed farm investments for hundreds of investors since 2021.

UMèRA Farms currently oversees over 5,600 acres of farmland, employs more than 40 staff, and has helped investors earn from cashew plantations, oil palm plantation, and cattle ventures. We maintain a transparent profit sharing system, and our investors are paid annually from farm yields, with our 30% management model driving performance based returns.

With this solid background in agricultural estate management, hospitality, and ethical investor relations, Alaafia Village is a natural evolution of our vision, fusing nature, luxury, and smart land investment into one pioneering development.





THE EXCLUSIVITY YOU DESERVE

Much of the Village has already been secured by elite investors for private farmhouses and company retreat homes. Now, we are offering a limited number of plots to those who wish to build their own “getaway” farmhouses or create profitable Airbnb villas in an area destined to attract guests from all over the world.

WHY INVEST IN ALAFIA VILLAGE?

With its serene environment, exclusive amenities, and luxury appeal, Alafia Village is set to become a prime destination for business and leisure alike. Whether you’re looking for a personal retreat or a high-yield investment opportunity, this is your chance to own a piece of paradise.



PRE-LAUNCH OFFER

STARTING AT:

#25,000
PER SQM

1ST OF MARCH - 31ST OF MARCH 2026

PRE-LAUNCH OFFER VILLA ALLOCATION



Create stunning Airbnb villas to capitalize on the demand from global visitors drawn to Alafia Village's charm and exclusivity.

Village Cabins (100 sqm) ₦35,000 PER SQM – ₦3,500,000

Village Villas (250 sqm) ₦25,000 PER SQM – ₦6,250,000

Private Villas (500 sqm) ₦25,000 PER SQM – ₦12,500,000
₦12,500,000

Included in the Purchase:

Deed of Assignment
Free Land Survey (limited time only)
Architectural drawing for your Airbnb villa

PRE-LAUNCH OFFER EXCLUSIVE VILLA ALLOCATION



BUILD YOUR PERSONAL OASIS AWAY FROM THE HUSTLE OF DAILY LIFE.

Half Plot (250 sqm) – ₦15,000,000 (only 3 left)

Full Plot (500 sqm) – ₦30,000,000 (only 6 left)

**INCLUDED IN THE PURCHASE:
Deed of Assignment**

Free land survey

Complete freedom to design your villa to your specifications

Free Architectural drawing



AMENITIES & EXPERIENCES AT ALAFIA VILLAGE

Alafia Village is designed to offer more than just land; it provides a lifestyle rich with high-end amenities, comfort, and elegance.

EXCLUSIVE GOLF COURSE

A beautiful green space for
relaxation and recreation.

CATTLE & HORSE RANCHES

A beautiful green space for
relaxation and recreation.

MINI AIRSTRIP

Fly in and out with ease,
enhancing the village's
exclusivity.



THE JOY OF FARM TO TABLE





CONFERENCE CENTER

Perfect for private retreats and corporate gatherings.

MEDICAL CENTER

A fully equipped hospital providing 24/7 healthcare services.

STRATEGIC SHOPPING CENTER

Features select partnerships with just two banks (one spot left).

RESORT- STYLE SPA & WELLNESS CENTERS

Pamper yourself with holistic treatments, wellness retreats, and more.

WATERFRONT LEISURE

A scenic river flows through the village, offering opportunities for riverside dining and leisure activities.

FARM ATTRACTIONS

Enjoy the beauty and bounty of a palm plantation and mini-farm attractions.



SAFETY & SECURITY

A dedicated police station and 24/7 village security to ensure peace of mind.





SEIZE THIS OPPORTUNITY TODAY

Alafia Village is more than a land purchase; it's a chance to be part of a community where nature, luxury, and smart investment intersect. With only a limited number of plots available, now is the time to secure your spot in this prestigious development.

For more information or to schedule a private tour, contact us today. Alafia Village awaits you, a place where your dreams of exclusivity and nature come to life.

FAQ



Q: WHAT DOCUMENT DO I GET WITH MY LAND?

A: All buyers will receive a Deed of Assignment and full legal documentation, processed through our legal team and can be verified by yours.

Q: WHERE IS ALAAFIA VILLAGE LOCATED?

A: Alaafia Village is located in Oyo State, Nigeria, in a serene natural environment ideal for luxury wellness living.

Q: CAN I BUILD MY AIRBNB MYSELF?

A: Yes, you can. However, all constructions must meet the village's design and quality requirements. Low-quality structures will not be approved.

Q: HOW LONG DO I HAVE TO BUILD AFTER PURCHASE?

A: All owners are required to commence construction within 12 months of purchase to preserve the village's uniform development timeline. These guidelines are in place to protect the timeline, quality and value of the development.

Q: WHAT IF I'M ONLY LAND BANKING?

A: That's allowed. Kindly indicate at the point of purchase if you are buying for land banking purposes.

Q: CAN I RUN OTHER BUSINESSES ON THE RESORT WITH MY LAND?

A: No. Business-designated lands are sold separately. Please contact the Alaafia team to explore business opportunities within the resort ecosystem



Q: WHAT'S THE DEVELOPMENT TIMELINE?

A: The project is phased over 10 years, with early facilities (resort core, road networks, wellness center) completed in Phase 1 within the first 12–24 months. Plot allocations have started already.

Q: HOW ARE RETURNS DISTRIBUTED TO INVESTORS?

A: Investors have full control over their Airbnb properties. All income generated from rentals goes directly to the investor, as guests will pay them without interference from management. This ensures full transparency and ownership of returns. Investors can also choose to partner with our in-house hospitality team for property management, if desired.

Q: ARE THERE EXIT OPTIONS FOR INVESTORS?

A: Yes. Investors can sell their plots or villa at any time through our vetted resale portal or third-party agents. We're also exploring a buy-back program and equity conversion plans for flexible exit strategies.

Q: WHO MANAGES THE DAY-TO-DAY OPERATIONS?

A: The village will be managed by a dedicated estate and hospitality team with experience in resort management, real estate, and agro-tourism. Oversight will be provided by Alaafia Village Holdings Ltd, in collaboration with UMÈRA Farms.

Q: HOW WILL ALAAFIA VILLAGE BE MARKETED?

A: Through a multi-channel strategy: social media, influencer marketing, diaspora community activations, real estate expos, and collaborations with tourism boards and health & wellness platforms.



Q: WHAT SAFETY AND SECURITY MEASURES WILL BE IN PLACE?

A: The village will feature 24/7 equipped security patrols, CCTV surveillance, gated access, and on-site staff lodging to ensure peace of mind for all residents and guests.

Q: WHAT ARE THE PROJECTED ANNUAL RETURNS ON INVESTMENT FOR ALAAFIA VILLAGE?

A: Our conservative projections estimate an average annual return of 10–15%, depending on the investors package and plot usage (Airbnb villas, private use, or long-term lease). Returns are derived from hospitality revenue, land appreciation, and passive income models, with 100% revenue retention.

Q: WHEN IS THE BREAK-EVEN POINT EXPECTED?

A: Based on our cost structure and expected occupancy rates, investors can expect to break even within 3 to 5 years, depending on land development choices and involvement in revenue-generating activities.

Q: WHAT ARE THE ESTIMATED ANNUAL MAINTENANCE AND OPERATIONAL COSTS?

A: For plot owners, we estimate a ₦150,000–₦250,000 annual service fee, covering security, landscaping, communal amenities, and general infrastructure maintenance.



Q: CAN I USE MY OWN ARCHITECTURAL DRAWING?

A: Yes, you are welcome to use your own architectural design. However, it must align with Alaafia Village's building and environmental guidelines. For instance, on a 100 sqm plot, the maximum building footprint allowed is 40%, while the remaining 60% must be preserved as green area (gardens, landscaping, outdoor relaxation, etc.). This ensures consistency, eco-conscious living, and the overall aesthetic of the village..

Q: CAN I SET MY OWN RATES FOR MY AIRBNB OR VILLA RENTAL?

A: Yes, absolutely. As the property owner, you have full control over your pricing. You can set your own nightly or weekly rates, offer discounts, and manage bookings directly or through any preferred platform (e.g., Airbnb, Booking.com). This ensures you retain full revenue and maintain flexibility in managing your investment.

Q: CAN THE ALAAFIA VILLAGE TEAM BUILD MY VILLA FOR ME?

A: Yes, absolutely. We have a team of experienced developers, engineers, and project managers who can handle the full construction of your villa to meet Alaafia Village standards. However, this requires an official request, after which a custom proposal and cost estimate will be provided based on your design preferences and plot size.



CONTACT US



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alaafiavillage.com



[alaafia.village](https://www.instagram.com/alaafia.village)

WELCOME



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2035

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