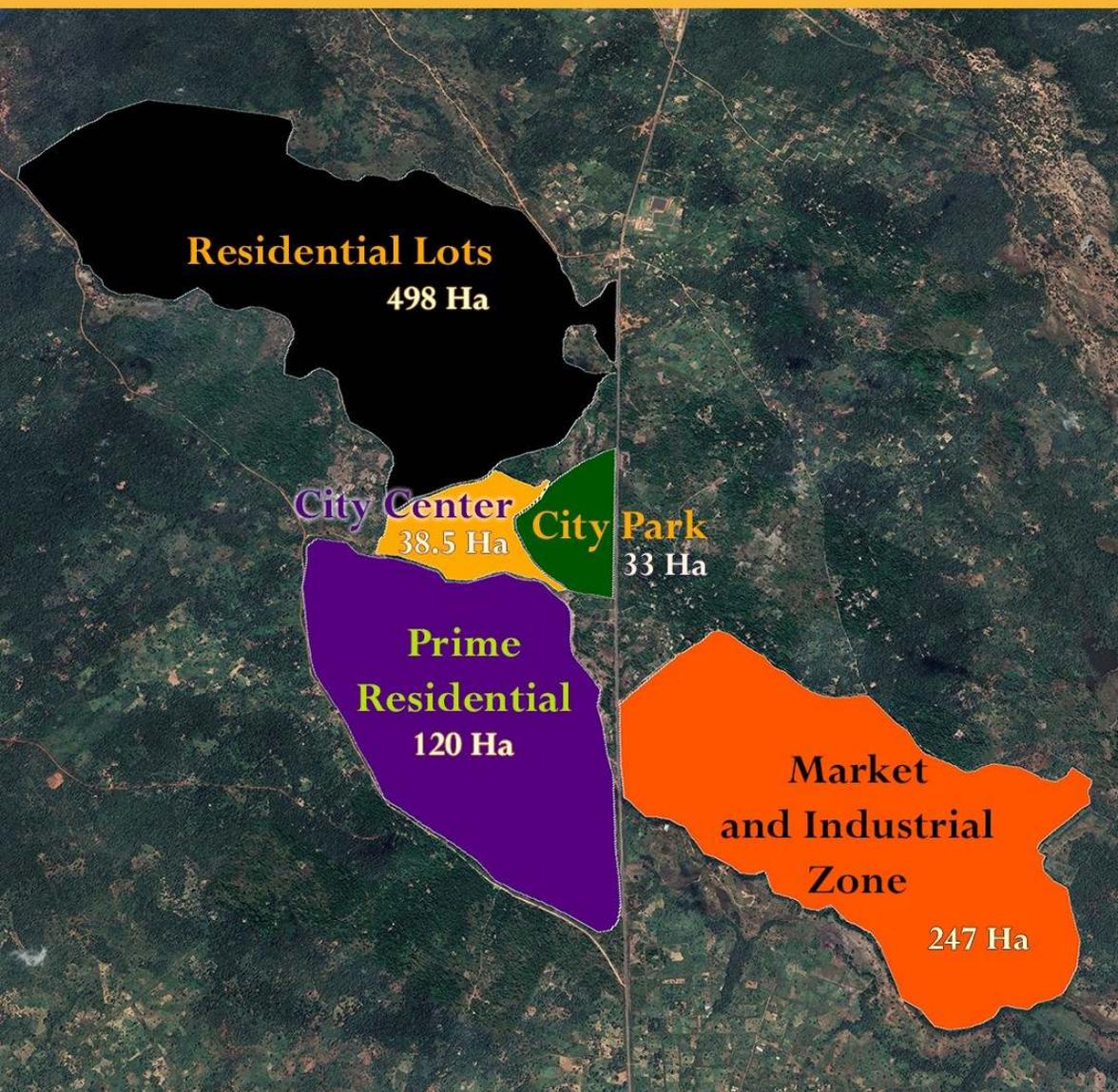


**Otere Aka** is a vision to create New City Centers in our rural areas that are 100% independent of any secondary city, blending commercial activities, recreation and “beyond class” residences to make a New Nigeria from neglected places.

Agent ID

*Otere Aka* has come to ENUGU...



A 500+ Hectare Masterpiece in Ekwegbe, Enugu State,  
bordered by Nike and Opi,  
Finished Excellence - MADE IN NIGERIA!

[www.AjaAni.com](http://www.AjaAni.com)

As a planned city, **Otere Aka** is fully self-sufficient, it is not marketed in relation to anything but itself. It is integrated to the Opi-Nsukka Agricultural Commune as a complementary alliance for joint economic viability. It is a **whole new city**, like nothing ever done in Nigeria.



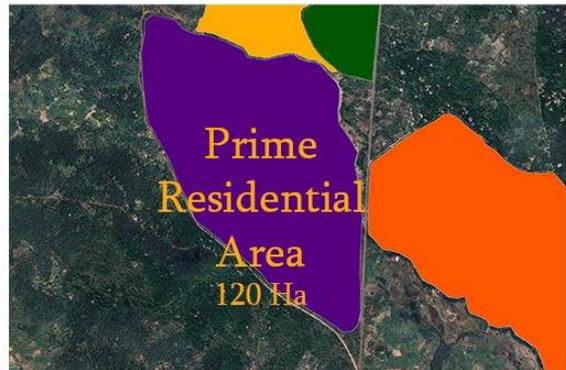
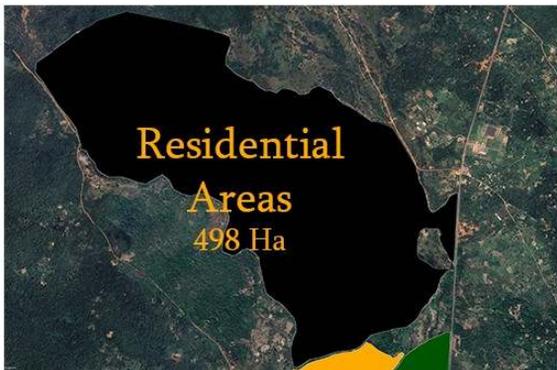
No single residential plot below 1,000 sqm. or 2 floors.



What a world we are building together. They will say about us...

*Otere Aka Je Be Onye?*

**Otere Aka** is made up of 5 zones. Each is *An Overview* integral to its ability to stand alone as a destination all its own. It features a public park, high rise city center, 2 distinct residential zones and a pure industrial zone, allied with the Opi-Nsukka Agricultural Commune.



The concept of Otere Aka? comes from a beautiful story my mother told me about my Uncles House, she will tell you the full version at the unveiling ceremony.

Till then and in summary, the vision is to build a "City" anywhere.

With the **drastic deficit** in housing and quality commercial spaces in Nigeria, we are taking advantage of united financial muscle to capture unvalued lands and turn them into premium destinations for people and businesses. **The return on investment is unimaginable.**

>Independent Power >Bottle water level at the tap >Military grade security >Integrated transport systems \*Planned Development etc.

*Own a piece of the most significant development in Nigeria.*

What a world we are building together. They will say about us...

*Otere Aka Je Be Onye?*

At *Otere Aka* we have sacrificed 33 hectares along the Enugu-Abuja Expressway to ensure a never before seen mega recreation park, as both an attraction to the city and an enhancement to residents quality of life.

*City Park*



### *Features*

-  *Olympic Sized Swimming Pool*
-  *25,000 Seater Stadium*
-  *Professional Tennis Auditorium*
-  *10 Hectares of Manicured Gardens*
-  *Artisan Flea Market*
-  *Bike and Running Trails*

*and a whole lot more...*

### *Reasoning*

*The park will attract visitors from Enugu City, Nsukka Zone and beyond, giving the city a place in the heart of the state that is founded on its own unique virtues.*

At **Otere Aka** we have dedicated 38.5 hectares of choice land, to build a pure city center that is better than the Capitals of all neighbouring states, not just in skyline majesty but also in design, form and function.

*City Center*



### *Features*

- 🌳 *A 120 Room 4 Star Culture Resort Hotel*
- 🌳 *A 200 Store NDU Mall*
- 🌳 *Four 10 Story Towers (Zik Towers), as the core*
- 🌳 *A 2,000 Student Technical High School*
- 🌳 *400 Unit Apartment Block (Akanu Ibiam Courts)*
- 🌳 *1,000 Unit Condo Community (Zik Flats)*

*and a whole lot more...*

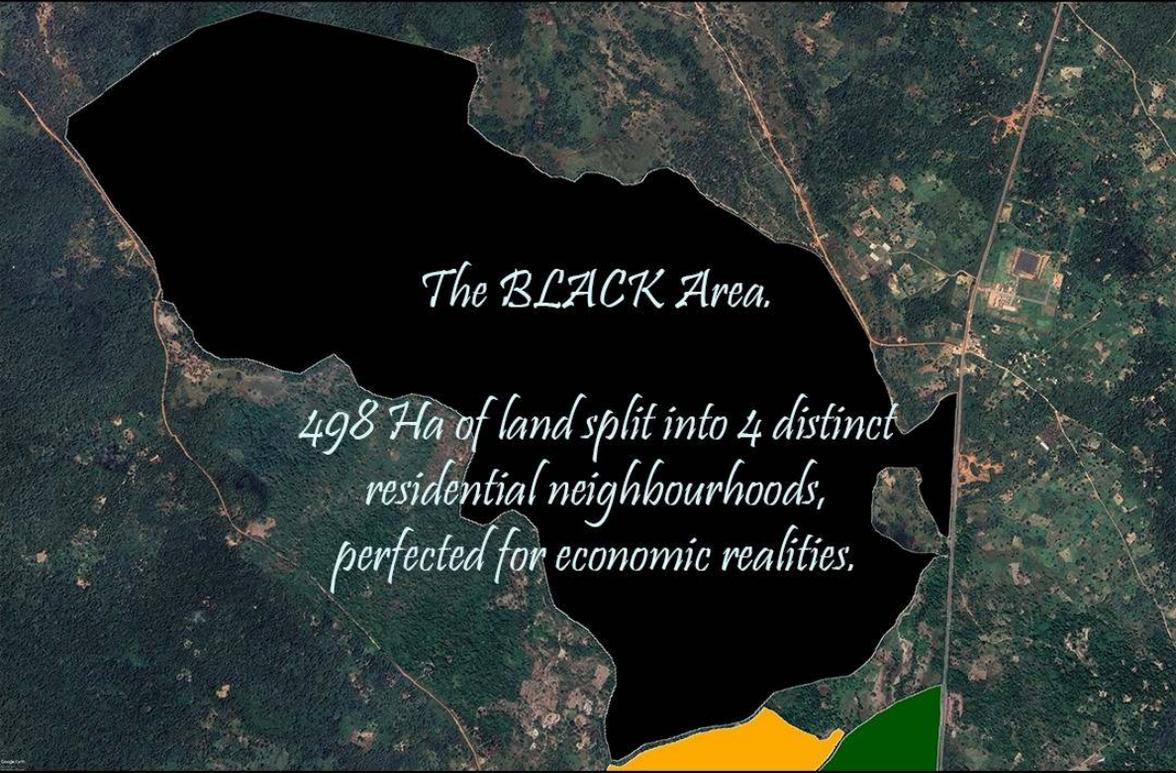
### *Reasoning*

*The City Center is not an attempt to put on a show but rather a complementary use of land that revalues the entire neighbourhood and sets the tone for the city.*

At *Otere Aka* we have dedicated 498

*Residential Zone*

hectares to develop 4 distinct Middle Class Residential Zones perfectly suited to the incomes of our people and their ability to own a quality life without luxurious wastes.



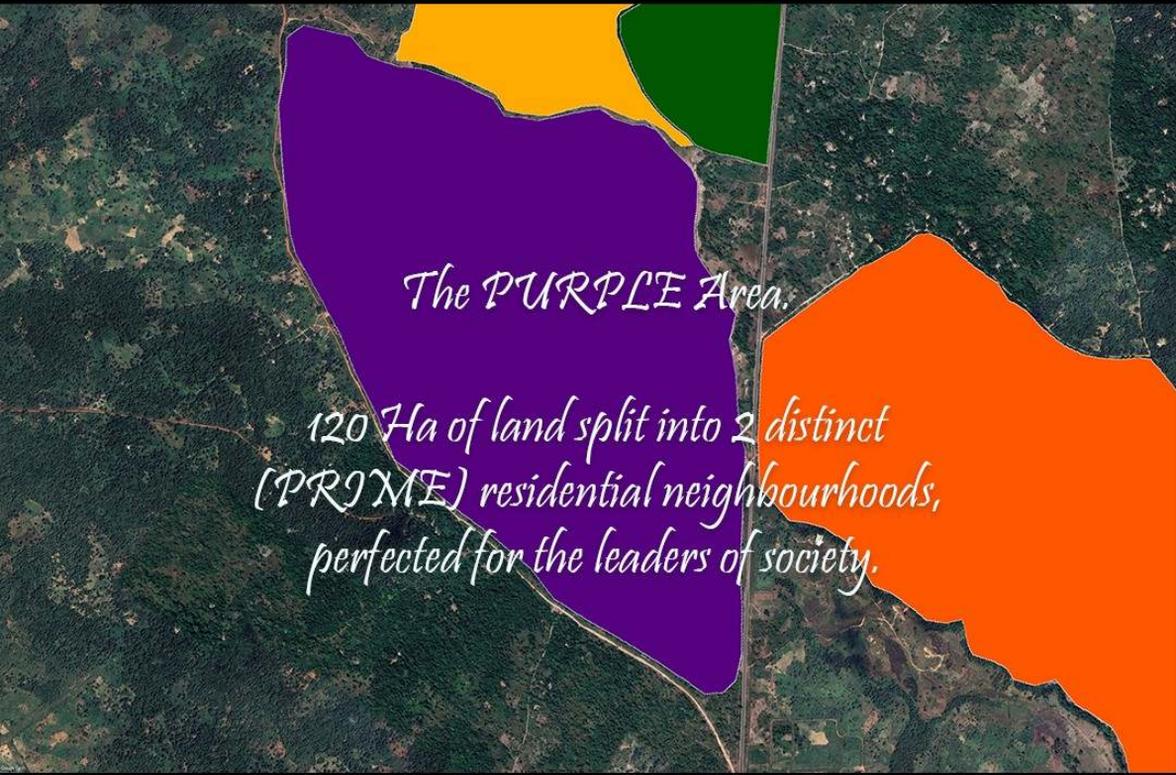
### *Features*

- 🌳 Blocks of Flats for Sale and Rent*
  - 🌳 Duplexes for Sale and Rent*
  - 🌳 Terraces for Sale and Rent*
  - 🌳 Residential Towers built on economic efficiencies*
  - 🌳 Complete suite of social amenities*
  - 🌳 Internal commercial spaces, schools and civic centers*
- and a whole lot more...*

### *Reasoning*

*The Residential Zone is designed to ensure a wide range of residents and use cases that can accommodate the widest net of our people, from Civil Servants to the Diaspora.*

At *Otere Aka* we split off 120 hectares *Prime Residences* to build the most perfected neighbourhood for the rich and wealthy, each protected from the noise of the city yet intertwined to its public services and infrastructure.



## Features

- 🌳 Large lots of 2,000 - 4,000 Square Meters
- 🌳 Gated Community with tailored security systems
- 🌳 Zones for premium residences and mansions
- 🌳 Perfected zoning for class sensitive enterprises
- 🌳 Complete suite of social amenities
- 🌳 Internal commercial spaces, schools and civic centers  
and a whole lot more...

## Reasoning

The Prime Residential Zone recognizes the need to service the wealth classes in a tailored manner and create a place where they can setup their favorite home.

At **Otere Aka** we reserved

247 hectares for a modern market and industrial zone that couples with the Opi-Nsukka Agricultural Commune to deliver jobs and economic viability to the area.

*Market and Industry*



*The ORANGE Area.*

*247 Ha of land is reserved for pure commercial activities including Factories, Markets, Plazas and more.*

### *Features*

- *A range of Agro-Allied Factories*
- *A large farmers market*
- *Tailor made industrial parks*
- *Direct access to the Enugu-Abuja Expressway*
- *Complete suite of related amenities*
- *Integrated residential and social amenities.*

*and a whole lot more...*

### *Reasoning*

*The Commercial Hum of the city needs a tailored space that complements the residential areas by being near yet separate, with custom planing for economic synergy.*

At **Otere Aka** we have a firm

## Infrastructure

commitment to “beyond class” infrastructure that is designed to ensure that no stone is left unturned in our ability to offer a living standard that is unparalleled.



**Power** We are installing a combined 500mw of power from a mix of Solar by **Jinko Solar**, Flex Fuel by **Wartsila**, Bio Gas and Bio Mass by the **AjaAni Institute**.

**Water** Our advanced water systems combine Reverse Osmosis and Natural filtration. It runs 2 lines of water to each property to innovate a balance of quality and cost economies.



**Security** We partner with the **Opi-Nsukka Agricultural Commune** to stabilize the neighbourhood, via advanced tech., vigilante forces and incentivized state security services (Police, Army, D.S.S etc.)

In addition to the aforementioned, all road construction, power works, structural works etc., will be carried out by an E.P.C.C.

## Reasoning

The start of our misery in Nigeria is in having to provide our own infrastructure, as such our most important task is in eliminating any need for personal provisions.

At **Otere Aka** we have developed new **Income Models** income models designed to ensure the perfection of a city with unparalleled appreciations of lands and investment.

### Land Trading

**Cost:** 1,000 sqm. ₦4,027 (₦6mn) | 1 hectare ₦36,244 (₦54mn)

**Benefits:** Land can be held as a bonded asset, insured from depreciation but with deep upsides on appreciation that is shared 70:30 with you receiving 70% of all gains plus a 1% royalty on development.

### Private Development

**Cost:** 1,000 sqm. ₦14,066 (₦21m.) | 1 hectare ₦126,854 (₦189m.)

**Benefits:** Lands with premium infrastructure to include, grid power, water, waste management, roads, drains, security, etc.

**Plus A.L.U.S.I.U.W.A Trust Certified Bonded Title and more.**

### Street Naming Rights

**Cost:** Street ₦10,080 (₦15mn) | Ave ₦55,000 (₦82mn)

**Benefits:** Street naming comes with naming rights to the street plus 1 plot of 1,000 sqm., and a 2% royalty on sales on 20 plots of development.

For Avenues it increases to 1 hectare and 100 plots.

**Plus** optional rights of further development & a lot more...

### Co-Development

**Cost:** 50 plots of 1,000 sqm. each is the base format at ₦184,576 (₦275mn) | 100 plots ₦335,593 (₦500mn)

**Benefits:** Cedes lands and development rights with expanded freedom on branding, zoning, designs etc. and access to all of our infrastructure investments - In Your OWN Estate.

When I look at our lives, I do not look at it like a desperate man trying to survive, I look at it like the Son of a King, whose birthright had been stolen. In developing **Otere Aka**, I have dug deep to re-imagine our lives and present a living space that is truly definitive of what is possible when the African man acts like a man and not a pet dog of global hegemony.

**Otere Aka**, is exactly what its name insinuates, “a place that is far from no where”, a destination on its own. It is designed to accomodate all classes of people, respect lifestyle variations and offer unlimited economic opportunities, this regardless of its location.

It does not seek to borrow its relevance from nearby cities but ensures thorough coverage of Social Engagement, Economic Activity, Residencial Adequacy and Functional Independence such that it can stand alone next to major cities or as it pleases in the middle of nowhere.

**Otere Aka** is the “where”, neighbours or not.

I gift to you this labour of love which will be delivered with impecable committment, such that I have sited my Eastern Regional Head Quarters, in Nsukka for pure uncompromising participation in its development. I call on you to come in confidence, join in making this “your” development and the prime residential community in the whole of Nigeria, beating the best estates in Lagos and Abuja, not with flash but substance.



Together we will deliver,  
**Finished Excellence - Made in Nigeria.**

Ezi Afa Ka Ego | Oruko Rere San Ju Wura Ati Fadaka | Suna Mai Kyau Ya Fi Arziki

I put my name on it... *King Ifeanyi Chukwu Oruruo*

*Aja Ani Nke Mbu, Isi Mmili Na Asolu Ora Na Nkanu*

*You are cordially invited to our unveiling ceremony*

*Sunday, January. 4th. 2026*

*2pm prompt*

**1987 Dreams Mansion**

*7-9 J.C Nwobodo Street,*

*Onuiyi, Nsukka, Enugu State*

*Note: Our time is as set!*

**Otere Aka?** *je be onye?*

*Street naming rights*

*Contract Tenders*

*Global Networking*

*Discounts and Allocations*

*Unveiling of the plans*

*and designs by*

*King Ifeanyichiukwu Oruruo*

**R.S.V.P & ENQUIRIES**

**080-5291-5250**

**080-5662-7992**

**1987 DREAMS MANSION**

**7-9 J.C Nwobodo Street,**

**Onuiyi, Nsukka, Enugu State**

**A**

**VISION UNLIMITED! 2025**

**PROJECT**

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**1960**



**L.I.V.E.N EXCHANGE**