



IBADAN'S FIRST RESORT-LIVING COMMUNITY

Own a Home. Earn Monthly. Live the Lifestyle.

Phase 1 — Smart Bungalows · Ajoda, Ibadan, Oyo State

Now from ₦35,000,000

THE VISION

Beyond an Estate. A City.

Teni Gardens City is where smart investment meets resort living. For too long, Nigerian real estate has been about buying land and waiting. We believe your home should work for you from day one — a place to invest, relax, and build generational wealth, all at once.

Peace

Calm residential streets, green parks, and 24/7 security for your family.

Profit

A home that earns you monthly income through our managed rental network.

Play

Resort amenities, entertainment, and commercial hubs, so you never have to leave.

"This is more than real estate. This is legacy."

THE BUY-TO-HOST MODEL

Your Home, Working Two Ways

Tesla sells cars, then puts them on its own network to earn for their owners.
Teni Gardens City does the same with homes.

OPTION 1

Live In It

Move in with your family and enjoy every amenity the resort city offers.

OPTION 2

Host With Us

Let Dastic Homes manage your bungalow as a shortlet, longlet, or corporate rental.

01

Buy

Secure your smart bungalow.

02

Host

Join the Hospitality Network — we handle everything.

03

Earn

Receive monthly payouts.
Projected ROI: 12-18% annually.

04

Relax

Cleaning, guest screening, maintenance, marketing — all handled.

First 50 owners get one year of free property management.

LOCATION

Ajoda New Town. The Next Big Thing.

Location is everything. Teni Gardens City sits in the middle of it - in Ajoda, the fastest-growing corridor in Ibadan.

15

Minutes to Ibadan
Airport

45

Minutes to UI & Bodija

90

Minutes to Lagos via
Expressway

With government projects, universities, and companies moving in, demand for quality housing, hotels, and leisure is exploding. Invest today in the area everyone will be talking about tomorrow.

AMENITIES & FACILITIES

Live. Work. Play.

THE SIGNATURE FEATURE

The Lagoon

A 3,000sqm artificial beach at the centre of the city.

01 Resort & Wellness

Spa, gym, cinema, boutique hotel, padel courts, Bicycle Club.

02 Commercial Village

Teni Mart, Food & Comedy Street, event centre, health hub.

03 Residential Zone

Smart homes, 24/7 security, central park, estate shuttle.

04 Tech & City OS

One app for bookings, bills, maintenance and rental income.

THE HOMES

Smart Bungalows, Designed for Comfort & Income

1 Bedroom

₦35,000,000

250 sqm land · 90 sqm
build · 1 ensuite · 1 car

2 Bedroom

₦45,000,000

350 sqm land · 150 sqm
build · 2 ensuite · 2 cars

3 Bedroom + BQ

₦70,000,000

500 sqm land · 220 sqm
build · 3 ensuite + BQ · 2
cars

Standard on every unit: solar panels and inverter, fiber internet provision, fully fitted kitchen, and smart locks with CCTV coverage.

Fully Furnished: + ₦15,000,000

Added to any unit type, any payment plan.

OWN YOURS TODAY

Pricing & Payment Plans

Flat ₦10,000,000 deposit on every unit type. All prices inclusive of basic infrastructure and legal documentation. Limited to 100 units in Phase 1.

UNIT TYPE	PRICE	DEPOSIT	FURNISHED ADD-ON
1 Bedroom	₦35,000,000	₦10,000,000	+ ₦15,000,000
2 Bedroom	₦45,000,000	₦10,000,000	+ ₦15,000,000
3 Bedroom + BQ	₦70,000,000	₦10,000,000	+ ₦15,000,000

Payment Options

- Outright Payment
- 12-Month Plan
- 18-Month Plan



JOIN THE FIRST 100 OWNERS

**This is more than real estate.
This is legacy.**

Spots in Phase 1 are limited to 100 units. Book a site visit and a member of our team will walk you through the next steps.

BOOK A SITE VISIT

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