

Developed by **in—motion**

**WANNA**  
COURT

VISUALIZE THE  
**GREEN  
FUTURE**

You deserve to live, and to live better.

[www.in-motion.ng](http://www.in-motion.ng)

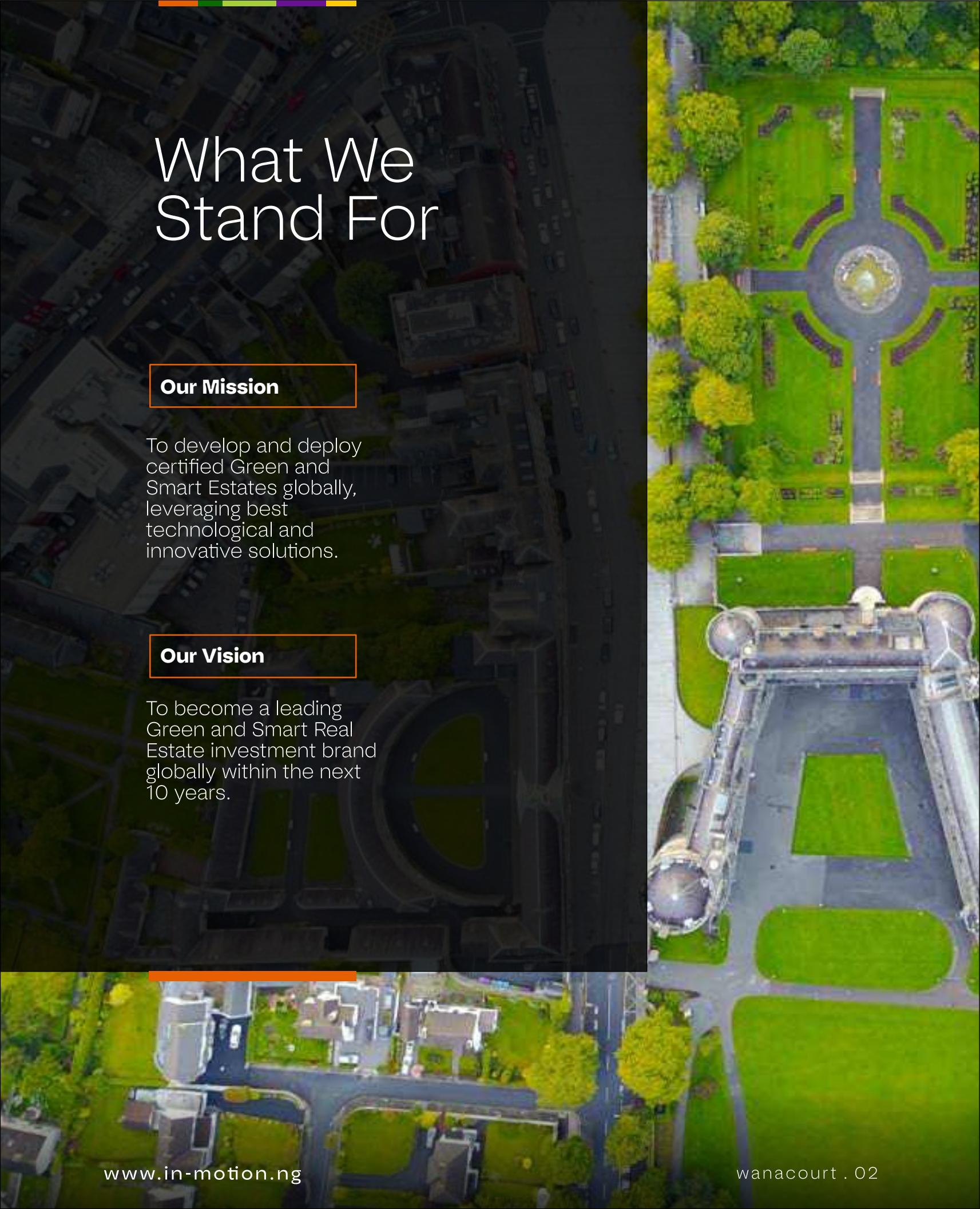


Wana (derivative: Unwana, origin: Ibibio, meaning: Light, location: Uyo, Nigeria).

The light of Wana Court encompasses the Wana Dream, which is to provide sustainable communities where you can live, work, and play.

Like the tagline, The New Culture, suggests, Wana Court is an estate developing on the Green and Smart premise, as a response to the global changes to the environment, and its impact on human life and existence.

The architectural plan of the Wana Estate is done in such a way that it incorporates the natural environment, while also using smart technology, in order to build a community that actively caters to both wellness, security and comfort. From green areas to eco-friendly transport systems, the Wana Estate will be a serene environment, with net zero carbon footprint.



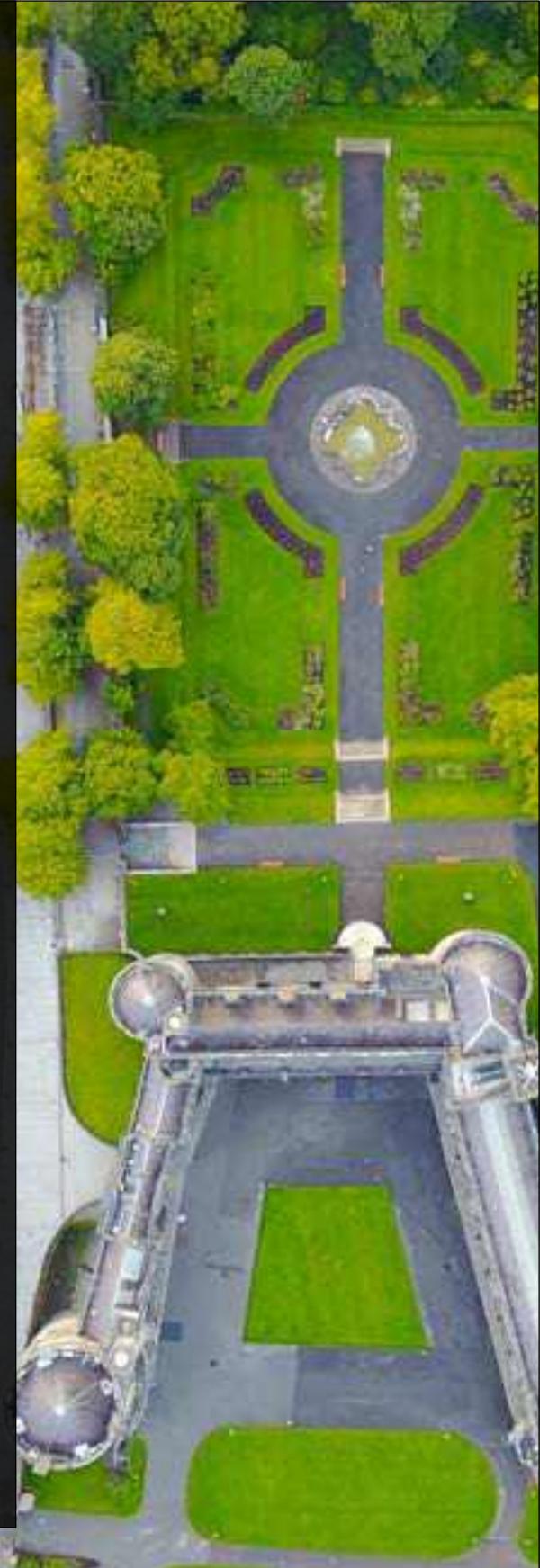
# What We Stand For

## Our Mission

To develop and deploy certified Green and Smart Estates globally, leveraging best technological and innovative solutions.

## Our Vision

To become a leading Green and Smart Real Estate investment brand globally within the next 10 years.



# Our Core Values



## Energy

Our renewed enthusiasm in deploying our positive and youthful energy in driving our goal and delivering value to our clients, even when faced with challenges, is undaunted.



## excellent

Our obsessive focus on the little details that enhance comfortability, convenience and smart living is unparalleled.



## Innovation

We prioritize technology in all our decision making processes, either in properties we develop or broker, with the future in mind.



## Integrity

On the quest to serve you, our firmness on measurable value, quality and class can never be sacrificed. Our policies are consistent with periodic notification when there's a need for an adjustment.

# Why Green and Smart?



Buildings across the world consume a significant amount of energy which is equivalent to one third of total primary energy resources available. Most of this consumed energy is not renewable and, as a result, requires continued generation which is not sustainable, thereby emitting huge amounts of carbon into the environment.

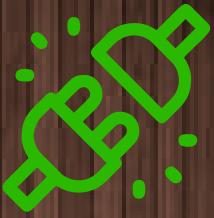
The Green and Smart concept is a key to sustainable global solutions. By building smart green communities, we make our way of living more energy efficient and cost effective, while still beneficial for our environment, and in turn, our continued existence.

**WANACOURT**



# Smart Housing

Your home can be alive, just like you.



## Inter-connectivity

An intelligent house is a stress-free zone. Have your home where multiple smart devices have the ability to 'talk' to one another and provide you with a comfortable and seamless living experience, and gives you more free time to engage in other activities that benefit your well being.

## Security system

With biometric automated doors, alarm sensors, CCTV surveillance, etc there is provision of a strong sense of security.

## Remote control of home's functions

Having control over your home from wherever you are in the world is as easy as pressing a button on your phone. Keep track of the functionality of your appliances, have access to home management insights to improve less expenses, and practice energy efficiency.



# Green Environment

Be at peace always in nature's tranquil embrace.



## Net zero carbon emissions

(pollution-free)

Going green is the surest cure to environmental pollution and ozone layer depletion. It gives us the chance to care for our environment by preserving its natural state, and retains a state of serenity that is beneficial for our peace of mind.



## Cost efficiency

In conserving water and using green energy i.e. solar energy, we save natural resources and funds. It might come as a shock, but environmentally friendly products are more cost efficient and healthier than their counterparts. By going green, it is more possible to save, particularly with the current state of the world's economy.



## Healthy living

Life is most worth living when we're in the right health to live it. A green environment promises fresh air and clear skies, as well as healthy products that keep us in wellness always.



## Natural resources conservation

The more trees in the world, the better our chances at survival. By conserving nature's offspring, plants and animals alike, we give more life to the world around us, and to the future to come.



## Recycling

In many parts of the world, there are no environmentally friendly structures implemented in goods production. Because of this, goods are produced without reuse in mind. Recycling is the most feasible green solution to this. By recycling, we give these items another chance at life where they do not harm the environment as much as they could.



# Estate Features



### GATED COMMUNITY

You are important, access to you is too.

Access is limited to you and yours within the Wana Court Estate. Our automated gates are manned with high level technology, giving you sole power to decide who can visit you.



### PERIMETER FENCING

Be exclusive. Live, work and play within your chosen borders.

At Wana Court, we are pro-gate and pro-fence. Your privacy, peace, and quiet is a treasure to protect.



### CCTV SURVEILLANCE

We are watching out for you, and so are you.

Getting 'caught on camera' can be fun, particularly when you have access to it to assure you of your security. The Wana Court estate is fully suited with surveillance cameras to keep our promise of 24/7 security.



### CENTRAL SECURITY

Our police are truly your friend.

With the Wana Court security system and team in place, with you as priority, you can live worry free.



### GOOD ACCESS ROAD NETWORK

The wind in your hair is not a bad idea.

Road networks can be a hassle when badly constructed. At Wana Court, you never have to complain about your home because of the road network.



### HIGH SPEED INTERNET

Data is life, even in Wana Court.

You never lose your connection wherever you are in Wana Court, so staying in trend is a lifestyle we can assure you.



### RENEWABLE ENERGY

We do green, so it's green energy too!

Did you know nature has the ability to power your technology? With the use of solar energy, 24/7 power will be available in the estate, so you'll never be cut off from enjoying life as you like it - and it's more cost effective too.



### GREEN AREA /RECREATIONAL CENTER

Walks in the parks and picnics are not just romantic, they're therapeutic.

Do some soul searching, have picnics, play games, and generally have fun surrounded by nature's serene, clean and earthy feel in the healthy environment Wana Court provides for you.



### ECO-FRIENDLY TRANSPORT SYSTEM

Vroom? Yes! Pollution? No!

Experience an environment without the hustle and bustle of vehicle sounds to interrupt your mental peace. Electric vehicles, mechanical bikes, etc are the order of the day in the Wana Court green and smart estate.



## CENTRAL WATER AND SEWAGE SYSTEM

Waste can be made great!

Who wants to be bothered with the stress that comes with sewage and water care? NO ONE! The Wana Court Estate green and smart idea centralizes this process, thereby giving access for recycling, job creation, and a circular system within the estate.



## HEALTHCARE

Health is Wealth.

Your wellbeing is so important. Wana Court provides in-estate facilities that care for your health, from green areas to sport centers, healthy products, and medical facilities.



## STREETLIGHTS

In Wana Court, you're never in the dark.

Feel comfortable to take late-night walks for inspiration and peace, knowing that your path is always lit up no matter the time you're out.



### **COMMERCIAL AREA**

Get all you need, right in Wana Court.

Wana Court puts a fancy twist to your living. Have access to all you require right within the estate with the meticulously planned multi-use system that properly attends to all your needs, including that of peace of mind in your home environs, while having a dedicated area to cater to other needs.



# WANACOURT LOCATIONS

Your environment is also a key influence in your life, that's why we choose the best location for you.



# Akwa Ibom State

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Located in Nigeria, Akwa Ibom state is made up of a homogenous group of people believed to have originated from a single ancestral stock. Though a higher percentage of the people are Ibibio, with the rest being Annang, Oron, Eket, Ibeno etc, the cultural commonality is epitomized in the similarities in folklore, songs, dances, food, beliefs, and mythology.

Akwa Ibom people are farmers, craftsmen, and merchants. A majority of the rural populace engage in farming. Other traditional occupations of the people are fishing, trading, hunting, woodcarving, raffia works, blacksmithing, pottery, iron works, tailoring, and crafts creation.

With the slogan, The land of Promise, the state shows quite a lot of promise in the investment sector. Investment opportunities abound in Akwa Ibom state in areas of commerce, industries, agriculture, housing, hotels, technology, maritime, upstream oil and gas, aviation, and tourism.

# Ibiaku Issiet

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Wana Court is located in Ibiaku Issiet, a fast developing area in Uruan Local Government, Akwa Ibom state. The area lies in the rain forest belt with extensive arable land, and the region abounds with wildlife, raffia palm and timber. The rich coastal plains support the cultivation of crops such as cassava and maize. Ibiaku Issiet gives access to the Ibom International Airport and the Ibom Deep Sea Port, which puts Wana Court at a distance of eight minutes to the Airport, and 45 minutes to Sea Port.

# Landmarks

Wana Court Uyo is off Airport Road, Uyo, Akwa Ibom State.

03 minutes  
drive

to Southern Atlantic Polytechnic.

04 minutes  
drive

to NNPC Mega station.

05 minutes  
drive

to Shelter Afrique Estate.

08 minutes  
drive

to the Ibom International Airport.

45 minutes  
drive

to the Ibom Deep Sea Port.





# Port Harcourt

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Port Harcourt is a significant industrial hub, boasting a considerable number of multinational firms and other industrial entities, particularly those connected to the petroleum industry. As Nigeria's primary oil-refining city, it is home to two primary oil refineries located at Eleme. These refineries, both operated by the Port Harcourt Refining Company, have a daily crude oil processing capacity of approximately 210,000 barrels each, making Port Harcourt the leading oil-refining city in Nigeria. The state of Rivers, in which Port Harcourt is situated, is among the wealthiest states in Nigeria in terms of gross domestic product and foreign exchange revenue, primarily from the oil industry, with crude oil serving as its primary export earner.

Wana court Port Harcourt is located in Interlocking Road, Off Aba Ph ExpressWay, Iriebe/Etche Rivers state.

# Landmarks

08 minutes  
drive

to intel logistics,

02 minutes  
drive

to CITA High School.

02 minutes  
drive

to Graceland University

03 minutes  
drive

to Aba Express Way

02 minutes  
drive

Stella Obasanjo Estate

02 minutes  
drive

the Nuclear Energy  
Regulatory Commission

Power of Attorney  
& survey plan

Title



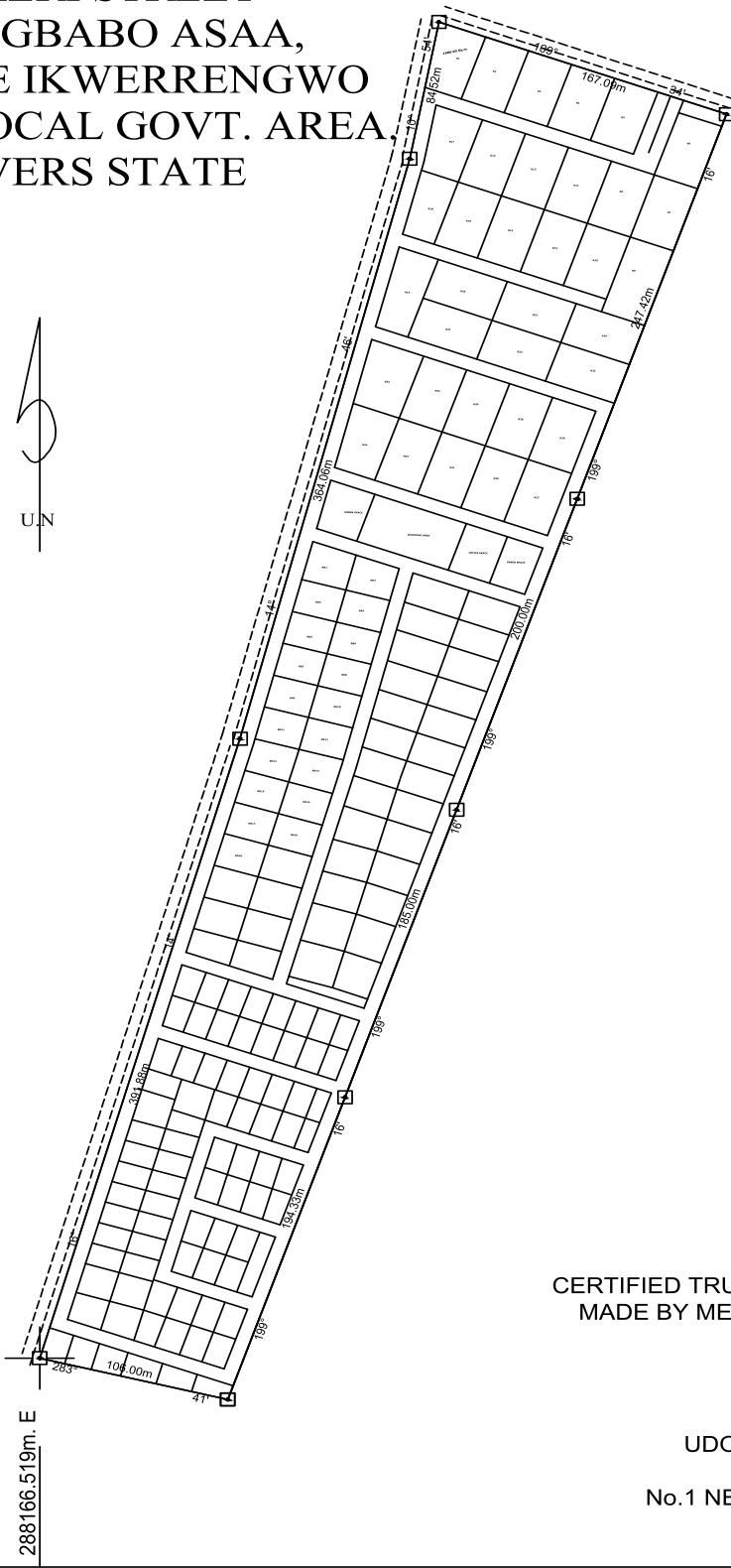
PLAN SHEWING LANDED PROPERTY  
OF  
**IN-MOTION BUSINESS LIMITED**  
UMERI STREET  
ALA NGBABO ASAA,  
UMUOKE IKWERRENGWO  
ETCHE LOCAL GOVT. AREA,  
RIVERS STATE

5 0 5 10m

SCALE : 1 :

DATUM : UTM (ZONE32)

**AREA = 106316.534 SQ.MTS.**



CERTIFIED TRUE COPY OF ORIGINAL PLAN  
MADE BY ME ON 13TH OCTOBER, 2022

UDOEKPO N. I. (mnis)  
SURVEYOR  
No.1 NEW ABAK-UYO ROAD  
ABAK.

DESIGN BY: TPL. UBONG JEREMIAH  
07050347642

# Lagos

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Ibeju-Lekki is a local government area in Lagos State, Nigeria. It was formed by combining the names of two autonomous communities, Ibeju and Lekki. The region has a diverse population and potential for tourism due to its beautiful oceanfront and lagoon views. The area is undergoing rapid development, with efforts being made to establish industries and build infrastructure, making it a possible future commercial centre of Lagos State.

This area boasts of the Dangote refinery which has the capacity to process about 650,000 barrels per day of crude oil, making it the largest single-train refinery in the world.

Lekki deep seaport A multi-purpose, deep sea port located in the Lagos Free Zone, Lekki Deep Sea Port will be one of the most modern ports in West Africa, offering enormous support to the burgeoning commercial operations across Nigeria and the entire West African region.

The new international airport: is designed to be the largest in West Africa and is expected to serve as a hub for air travel in the region. These and many other developments.

# Landmarks

04 minutes  
drive

to the Lekki Deep Sea Port

05 minutes  
drive

Dangote Refinery

02 minutes  
drive

to Graceland University

10 minutes  
drive

to Lacampgne Tropicana

01 minutes  
drive

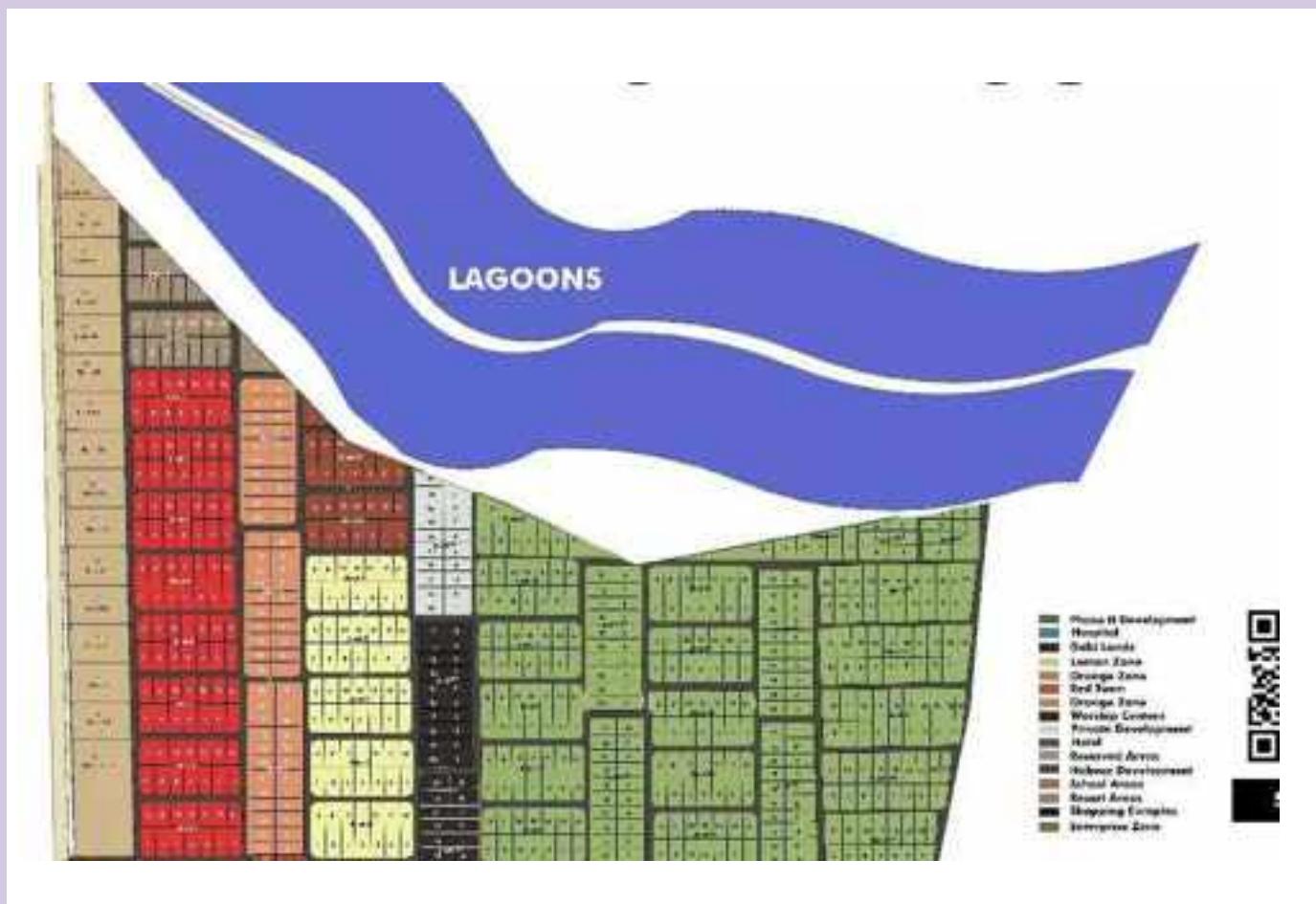
to Adron Estate

**Plot sizes . 500sqm | 1000sqm**

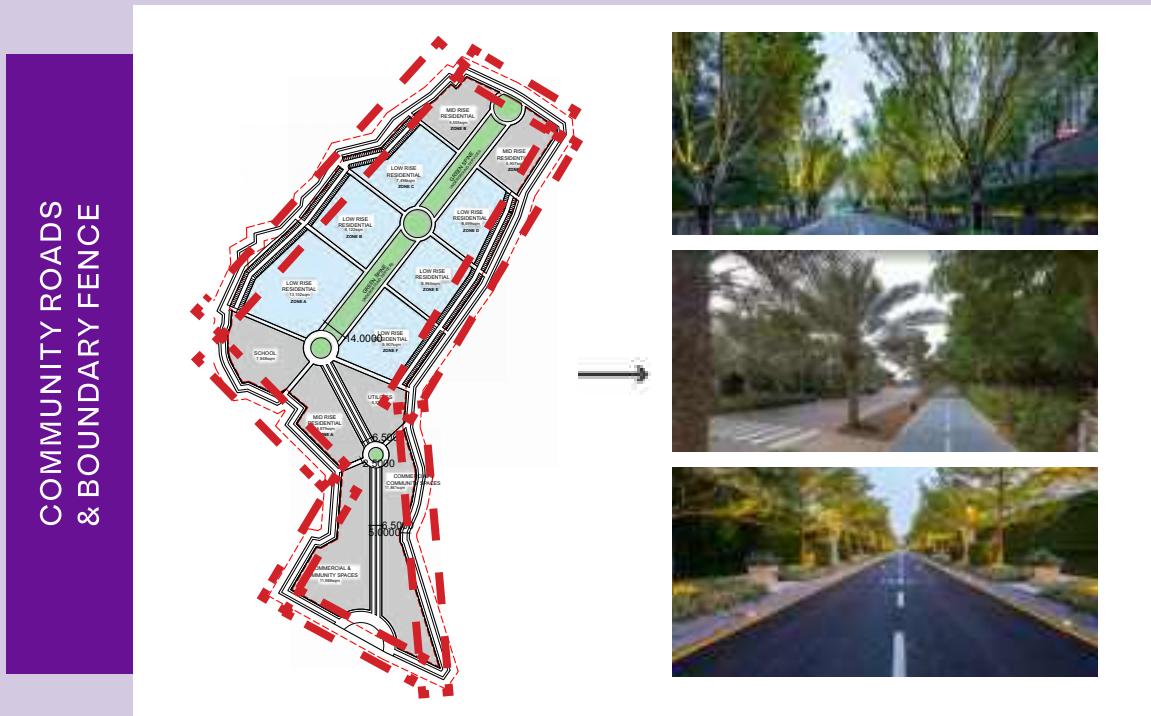
**Prices . 40000/sqm**

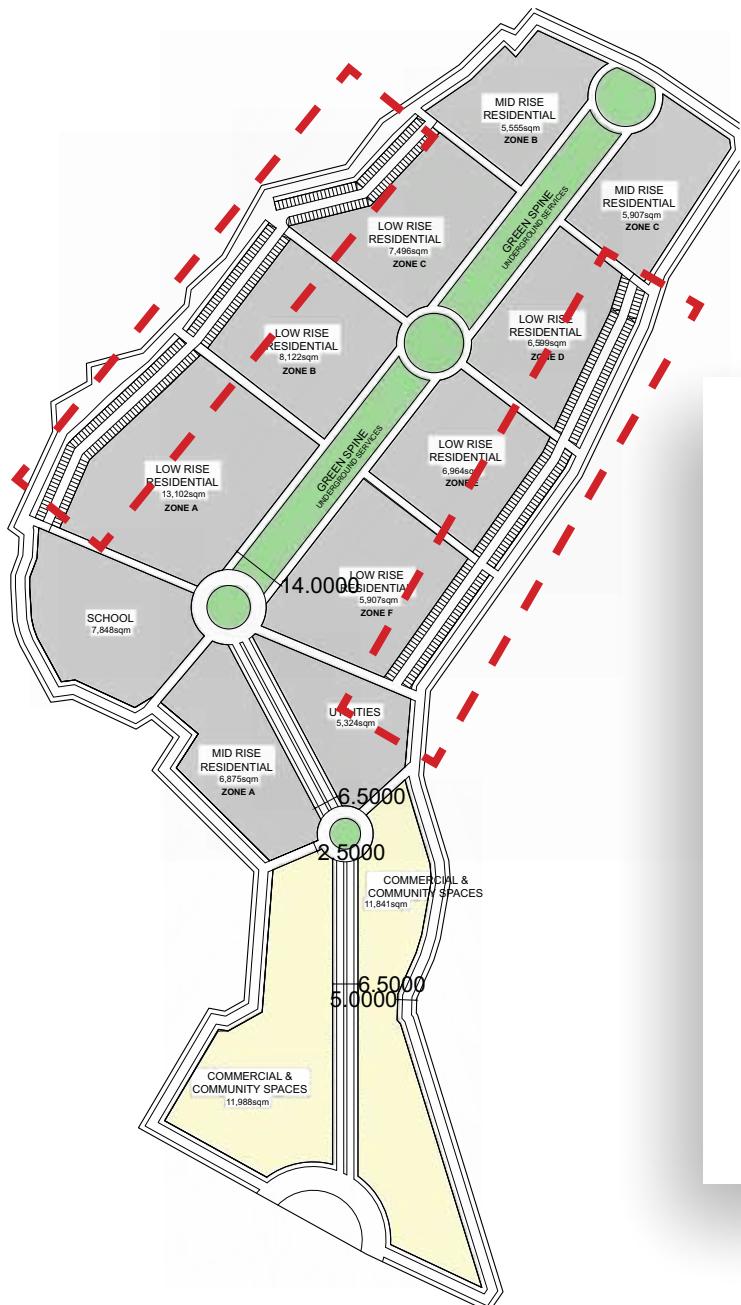
Title  
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## A glimpse of our master plan





## COMMUNITY PARKING



# Our Offer

We have two categories of offer:

1

## BUY AND BUILD

With this offer, you can buy any of the plot sizes in any of our locations and build to the model for the estate.

2

## YOU BUY, WE BUILD

With this offer, you can buy any of the plot sizes in any of our locations and we build for you to the model of the estate using the very best developers in residential development in Nigeria.

# Currently Selling

Wana Court Uyo phase 2  
Is currently selling at  
N8,000 per square meter



## Available in

300sqm	-----	2.4m
480sqm	-----	3.840m
800sqm	-----	6.4m

Wana Court Port Harcourt  
is currently at  
N14,000 Per square meter



## Available in

250sqm	-----	3.5m
500sqm	-----	7m
1000sqm	-----	14m

Wana Court Lagos  
is currently selling at  
N40,000 Per square meter



## Available in

300sqm	-----	12m
500sqm	-----	20m
1000sqm	-----	40m

Proposed Development: Mixed Used.

## Our Project Partners



# Why you should join the WanaTrybe Now (Becoming a wana citizen)

## **sustainable and smart infrastructure:**

we focus on providing sustainable infrastructure, utilizing environmentally friendly practices, such as energy-efficient building materials and renewable energy sources, to reduce the project's carbon footprint and minimize its impact on the environment. Wana court guarantees lower operating costs over time and contributes to a healthier and more comfortable living and working environment.

## **Get ahead with First Mover's Advantage:**

The buy-and-hold strategy has proven to be the best real estate investment strategy over the years. We have carefully selected future high-brow locations with high economic and infrastructure development. The Wana Court Project offers a certified Green and smart building option for sustainable and smart investments. Green real estate offers higher returns for rents and sales prices, making it a smart business choice. Reports show that the trend is only increasing. Secure your early buy with Wana Court now.

## **Good Appreciation advantage:**

stainable and smart infrastructure increases property values and attracts socially and environmentally conscious investors and tenants.

# Value drivers



International  
Airport



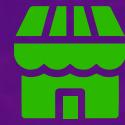
Infrastructure  
development



High Immigration  
activities



Deep seaport  
project



High rate of  
commercial activities

# Wana Developers

In-Motion Business Limited, which was incorporated in 2014 with RC number 1193438, is the company behind the development of the Wana Court green and smart estate. we identify challenges in value chains, and provide innovative solutions, We are smart, passionate and enthusiastic about creating innovative solutions and platforms to solve Africa's diverse challenges, which can be seen in our persistence and drive to deliver the first-ever true green and smart estate project starting in South-South Nigeria, and we are passionate about replicating more solution-providing estates all over Africa.

in—  
**motion**

## **OUR MISSION**

To deliver quality,  
innovative, sustainable  
and profitable housing.

## **OUR VISION**

To become a global leader  
in building sustainable,  
technology-enhanced,  
profitable and accessible  
real estate across the  
world

## Contact Us

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