

LUXE
MAISON

A I R P O R T R E S I D E N T I A L





LUKE MISHAN



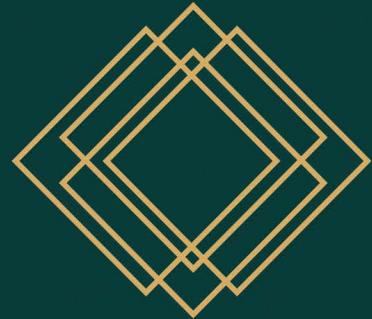
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ILLAS Realty: Who We Are

At ILLAS Realty, we specialize in premium real estate developments that blend lifestyle with long-term value. From identifying the right opportunities to acquisition and optimization, we partner with our clients to unlock the full potential of real estate investments across Ghana.

Transforming **Luxury**
Dreams into Addresses.



ILLAS
REALTY LIMITED

CEO Remarks

Launch of Luxe Maison by ILLAS Realty

At ILLAS Realty, we believe your home is more than a place — it's a personal retreat, a reflection of your taste, and a foundation for legacy. Today, we are proud to introduce Luxe Maison — luxury living, smart investment.

This project is not just about buildings; it is about crafting a lifestyle. Luxe Maison responds to the modern homeowner's desire for calm, comfort and accessibility — seamlessly blending timeless architecture with thoughtful, functional living spaces.

We've taken our time to select the right location, perfect the details, and ensure that every aspect of this development delivers on the promise of quality — because our clients deserve nothing less.

As we unveil Luxe Maison, we invite you to experience real estate the ILLAS Realty way — where your aspirations shape our approach, and your investment is treated with the respect it deserves.

Welcome to a new chapter in luxury living.

Note from the Architect

Luxe Maison

Designing Luxe Maison wasn't just the beginning of a project. It was the beginning of a new voice in real estate—a voice we've long envisioned, now brought to life through space and form.

With Luxe Maison, we weren't designing from scratch—we were building on experience, on shared values, and on a deep understanding of how people want to live today. This first development by ILLAS Realty is a statement: that function can feel elegant, and luxury can still feel like home.

Every detail—each curve, corner, and material—was shaped with intention. To reflect light. To create calm. To make room for moments that matter and to Transform Luxury Dream Into Addresses. Luxe Maison is a thoughtful balance between architectural precision and everyday comfort.

It marks the start of ILLAS REALTY, but for us, it's a continuation of a story we've always believed in—one where great design and meaningful living go hand in hand.

— Lead Architect, Seth Mensah



Luxe Maison

An architectural statement in the heart of Accra's most prestigious neighborhood. Luxe Maison is a 24-storey luxury development featuring over 300 meticulously crafted residences—from elegant studios to expansive penthouses. It sets a new benchmark for refined urban living, combining design, convenience, and solid investment value.







Why Invest in Luxe Maison

- Exclusive location - Airport Residential, Accra's most coveted enclave
- Turnkey finish & furnishing packages, tailored for discerning investors
- High income generating potential.
- Flexible investment models, including fractional ownership
- Robust capital appreciation, driven by demand and location

The Location: Airport Residential

Known for its prestige and security, Airport Residential is home to diplomats, executives, and global citizens. Its connectivity, infrastructure, and cosmopolitan lifestyle make it a magnet for both residents and investors.





The Location: Airport Residential

**AIRPORT RESIDENTIAL
AREA**



Neighbourhood Infrastructure & Lifestyle Amenities

Business Hubs:

Stanbic Height
Atlantic Tower
Volta Place
Access Bank/ATM
Ministry of Foreign Affairs
USAID satellite Offices
GIZ (German Development Corporation)
Nester Square

Fine Dining & Nightlife

La Chaumiere
Sky Bar
Illona
El-Padrina Lounge
Azmera
Enigma Sky Lounge
Polo Court/Club
Vida Ecafe
Kwae Terrace

Schools & Lifestyle & Child-friendly Hubs

AIS
Roman Ridge School
Jack & Jill
Mary Mother
Accra Mall
Maxmart
Melcom
Efua Sunderland Park
Mmofra Place



BRIEF

GENERAL ACCESSES

1. Entrances
 - Main Vehicular Entrance
 - Pedestrian Entrance
 - Vehicular Exit
 - Porte-Cochere

OUTDOOR ENVIRONMENT

1. Green Gardens:
 - Recreational Gardens
 - Wooden Planter
 - Concrete Planter
2. Shaded Seating Areas:
 - Gazebos
3. Walking Paths:
 - Paved Walking Trails
 - Nature Trails
4. Relaxation Zones:
 - Fountains
 - Quiet Reflection/ Therapeutic Gardens
5. Outdoor Commercial Hub Zone
6. Service Yards
 - Storage Yard
 - Maintenance Yard
 - Waste Yard
7. Parking Lots
 - Staff Parking
 - Drop-Off Point

MAIN FACILITY GENERAL SPACES

- 1.Reception/Concierge Area (with Aquarium)
- 2.Entrance Lobby
- 3.General Lounge/ Waiting
- 4.Lifts (x2)
- 5.Private lift (x1)
- 6.Stairs (x3)
- 7.Janitors
- 8.Storage
- 9.Washrooms
- 10.General Laundry Area
- 11.Storage
- 12.Security Room
- 13.Server Room
- 14.Indoor Kids Play Area
- 15.Basement Parking
- 16.General Pool
- 17.Conference rooms

2 BEDROOM APARTMENTS

- 1.Entrance
- 2.Living area
- 3.Dining area
- 4.Kitchen
- 6.Laundry
- 7.Master Bedroom en suite
- 8.Master Closet
- 9.Bedroom en suite

1 BEDROOM APARTMENTS

- 1.Entrance
- 2.Living area
- 3.Dining area
- 4.Kitchen
- 5.Laundry
- 6.Bedroom en suite
- 7.Closet

STUDIO APARTMENTS

- 1.Entrance
- 2.Living area
- 3.Kitchenette
- 4.Laundry
- 5.Bedroom en suite
6. Common Pool

PENTHOUSE APARTMENTS

1. Entrance
2. Living area
- 3.Dining area
4. Kitchen
5. Storage
6. Laundry
7. Master Bedroom en suite
8. Master closet
- 9.Bedroom en suite (x4)
10. Gym
11. Private pool

RESTAURANT

- 1.Reception
- 2.Waiting Lounge
- 3.Main Kitchen
- 4.Cold kitchen
- 5.Outdoor Kitchen
- 6.Crockery & Scullery
- 7.Private Seating
- 8.General Seating
- 9.Outdoor Seating
- 10.Counter
- 11.Bar & Lounge
- 13.Wine area
- 14.Cold storage
- 15.Dry storage
- 16.Staff Changing room
- 17.Washroom

FITNESS FACILITY

- 1.Reception
- 2.Waiting Lounge
- 3.Aerobics Area
- 4.Private training
- 5.General training
- 6.Changing rooms
- 7.Washrooms

COMMERCIAL FACILITY

1. Retail shops
2. Pharmacy

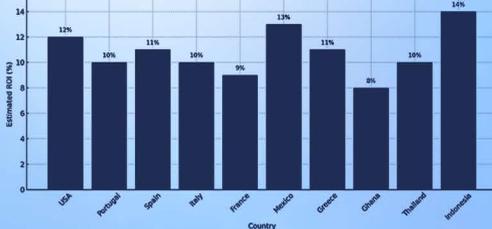
STAFF QUARTERS

- 1.Staff Bedrooms
- 2.Shared living spaces
- 3.Living area
- 4.Dining
- 5.Kitchenette
- 6.Bathroom
- 7.Laundry/ utility
- 8.Management staff offices
- 9.Changing rooms
- 10.Storage

Real Estate Boom

Ghana's property and hospitality markets are accelerating. With increased diaspora engagement, tourism-driven demand, and strong Airbnb yields, Luxe Maison stands at the intersection of lifestyle and profit.

Top Countries Excelling with Airbnb(Estimate ROI %)



ROI & Investment Package

- Airbnb & Corporate let ready - High yield positioning in Accra's most in demand short - let zone. (15% - 20%)
- Turnkey ownership packages for hassle - free investing.
- Fractional ownership options.
- Early investor benefits:
Discount on outright purchases.
Furnishing packages at cost.



Rediscover Ghana

With thriving cultural tourism campaigns like Year of Return and Beyond the Return, Ghana is rising on the global map. Luxe Maison's location and design place it at the center of this exciting transformation—offering both a home and a high-performing asset.

Hospitality & Tourism

Key Tourism Drivers:

Year of Return & Beyond the Return: These flagship campaigns reconnected the global African diaspora with Ghana, bringing in over \$3.3 billion in tourism revenue since 2019.

Growing Events Calendar: Afrochella, DettY December among other yearly activities attract international guests, boosting short-let and hotel bookings every year.

Improved Infrastructure: New airport terminals, better roads, and digital visa processes have made Ghana more accessible than ever.

Diaspora Engagement: Many Ghanaians abroad are returning not just to visit — but to invest, live, and build.

Hospitality Growth:

Accra's hospitality sector is expanding, with rising demand for Airbnb-style apartments, short-let units, and boutique residences in prime locations like Airport Residential.

Investors in Luxe Maison are uniquely positioned to tap into this boom with high rental yields, consistent occupancy, and luxury-grade offerings for international guests.

Ghana isn't just a place to visit — it's a place to belong.
Luxe Maison is your gateway to owning a part of its modern story.















Visual Gallery

Renderings: Rooftop pool | Interior designs |
Lobby | Panoramic views | Living spaces















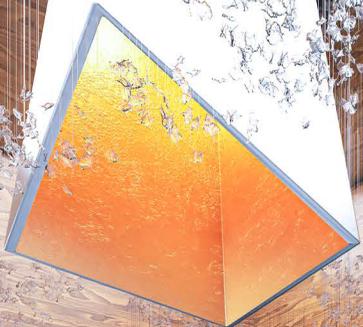




PERSONAL TRAINING ZONE

TECHGYM





LUXE MAISON



EE

ESPRESSO

Americano	3.00
Cappuccino	3.50
Latte	3.50
Milk	3.00
Milk	3.25
Milk	3.50
White Mocha	4.00

ESPRESSO

Americano	3.00
Cappuccino	3.50
Latte	3.50
Milk	3.00
Milk	3.25
Milk	3.50
White Mocha	4.00

COFFEE | BAR

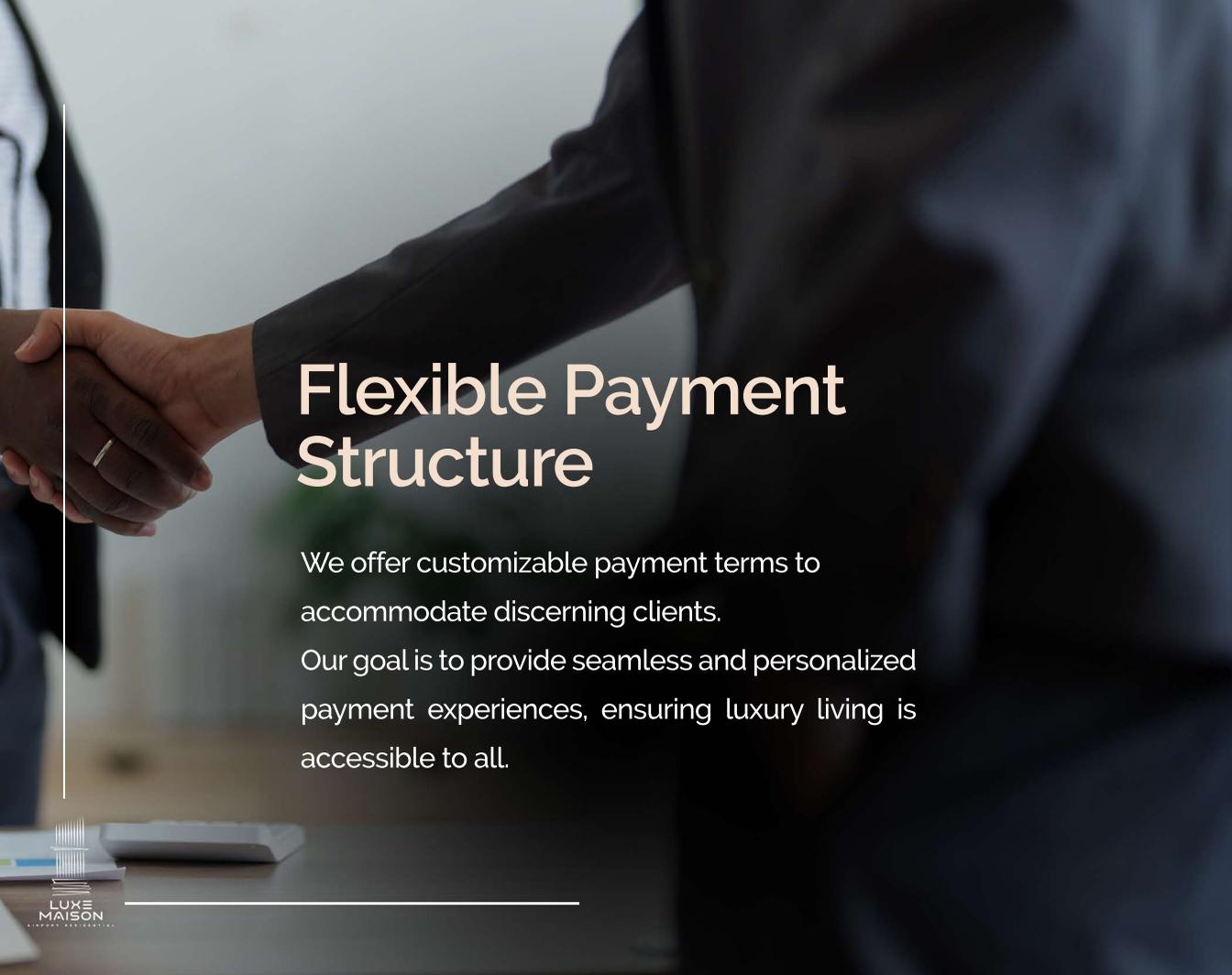
GOOD VIBES ONLY





LUXE MAISON



A background image showing two people in business attire shaking hands. The person on the left is wearing a dark suit and a ring on their finger. The person on the right is wearing a light-colored suit. The background is blurred, suggesting an office setting.

Flexible Payment Structure

We offer customizable payment terms to accommodate discerning clients.

Our goal is to provide seamless and personalized payment experiences, ensuring luxury living is accessible to all.

Floor Plans



Studio Apartment

Type 1

38 sqm 409.03 sqft

Studio Apartment

Type 2

34 sqm 365.97 sqft



Studio Apartment

Type 3

43 sqm 462.85 sqft



1 Bedroom Apartment

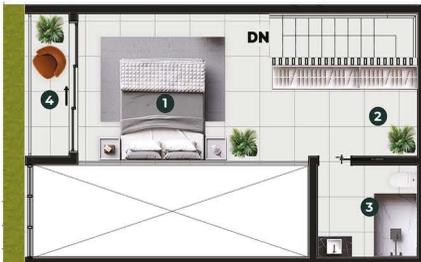
Type 1

90 sqm 968.75 sqft

1 Bedroom Loft Apartment (Down)

Type 4

50 sqm 538.20 sqft



1 Bedroom Loft Apartment (Top)

Type 4

50 sqm 538.20 sqft



2 Bedroom Apartment

Type 1

99 sqm 1.065.63 sqft

2 Bedroom Apartment

Type 3 (Panoramic View)

92 sqm 990.28 sqft





**3 Bedroom
Apartment (Down)**

Type 1
126 sqm 1,356.25 sqft

**3 Bedroom
Apartment (Top)**

Type 1
122 sqm 1,313.20 sqft



FAQs

Here's a comprehensive response addressing each of your questions regarding Luxe Maison:

1. What is the policy on pets and are there any pet-friendly amenities?

Luxe Maison is pet-friendly, though pets must be approved by management and conform to building regulations. Pet waste disposal stations and green areas are planned for pet walks.

2. Can I visit the site to inspect progress on development?

Yes, site visits are encouraged. Our team can schedule a guided walkthrough for you to inspect construction milestones and progress updates.

3. Are the units going to be furnished or unfurnished?

Units are delivered unfurnished, allowing buyers the flexibility to furnish according to their taste. However, furnishing packages may be offered upon request at an additional cost.

4. Can I bring my interior designer to customize my unit?

Absolutely. Buyers can work with their own interior designers, provided all alterations are submitted to and approved by the developer for compliance with structural and aesthetic standards.

5. What is your company's long-term vision beyond Luxe Maison—are there future developments planned?

Yes, the company's vision extends beyond Luxe Maison. We are committed to developing premium urban residences and mixed-use communities that elevate city living. New projects are being considered in Airport Residential, Cantonments, and East Legon

6. Will there be any commercial spaces (shops, offices, restaurants) within or near the development? Will they be rented or sold?*

Yes, the plan includes ground-floor commercial spaces (cafes, convenience retail, salons). These units will be available on a ** leasehold rental basis to maintain tenant mix and quality control.

7. What percentage of units have already been sold, and who are the main buyers (investors vs. homeowners)?**

As of now, approximately 30–40% of units are sold. Buyers are a mix of diaspora investors and local end-users**, with a stronger leaning toward investment purchases due to projected rental yields.

8. What are the consequences of payment defaults?

In case of default:

A grace period and late fee apply.

Continued non-payment may result in cancellation of the sale and forfeiture of a portion of deposits, as stipulated in the Sale & Purchase Agreement.

9. Can I request a specific floor or unit orientation or personal preference?

Yes. Buyers can select specific floors or units , subject to availability. Early commitment gives priority for such preferences.

10. What is the floor size of a specific unit?

Unit sizes range from:

Studios: \~31-43 sqm

1 Beds: \~65-75 sqm

2 Beds: \~92-101 sqm

Duplexes: \~130-150 sqm

Exact sizes can be confirmed based on unit type and floor.

11. Are there any warranties and guarantees on structure and amenities, and their duration?

Yes.

Structural warranty: 5 years

Appliances & finishes: 1-2 years, depending on brand

General defects liability: 1 year post-handover

12. What measures are in place to prevent flooding, power outages, or water shortages?

Flood control: Raised foundation, drainage engineering

Power: Full backup generator system

Water: On-site reservoir and treatment system with mains connection

13. Who handles disputes if there are issues with construction quality after handover?

All post-handover issues are handled through the Facilities & After-Sales Team, and if unresolved, escalated to independent mediation or arbitration as outlined in the SPA.

14. If I decide to rent out my unit, will the company assist in finding tenants?

Yes. We offer an optional rental management service to help you market and lease your unit, especially for corporate and short-let tenancies.

The Investment Model

Whether you're looking at buy-to-let, fractional ownership, or long-term capital gain, Luxe Maison offers adaptable options for every investor. It's ideal for Airbnb, corporate leases, or traditional rentals—delivering sustained value in one of Accra's most promising sectors.







Luxe Maison



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Transforming **Luxury** Dreams into Addresses.



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