

LUXE  
MAISON  
AIRPORT RESIDENTIAL

# INVESTOR Guide

DEVELOPED BY



ILLAS  
REALTY LIMITED

Transforming *Luxury* Dreams into Addresses.



# LUXURY LIVING, SMART INVESTMENT.

5 minutes away from  
Kotoka Int. Airport



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# LUXE MAISON

An architectural statement in the heart of Accra's most prestigious neighborhood. Luxe Maison is a 19-storey luxury development featuring 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.

## BRIEF

### GENERAL ACCESSES

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

### STUDIO APARTMENTS

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

### 1 BEDROOM APARTMENTS

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

### 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

### 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

### FITNESS FACILITY

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

## Neighborhood Infrastructure & Lifestyle Amenities

### BUSINESS HUBS:

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

### SCHOOLS & LIFESTYLE & CHILD-FRIENDLY HUBS

- AIS
- Roman Ridge School
- Jack & Jill
- Mary Mother
- Accra Mall
- Maxmart
- Melcom

# Pricing & Payment Plan

Property Type	Reservation Fee	Initial Deposit	Installment Payment
Studios	₹59,950	20% deposit (including reservation fee)	80% (monthly or quarterly payment spread across construction period)
1-3 bedroom			
Penthouse units	Available on Request		

## Return on Investment

Property Type	Price	Monthly Rental	Property Management Fees
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Studio      ₹1.103m      ₹21,582.00      ₹1,438.80

Monthly Rental After Deduction	Annual Rental	Yield(%)	Break even point (yrs)
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₹20,143.20      ₹241,718.40      21.9%      4.5 years

Property Type	Price	Monthly Rental	Property Management Fees
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One Bedroom      ₹1.98m      ₹29,975.00      ₹2,038.30

Monthly Rental After Deduction	Annual Rental	Yield(%)	Break even point (yrs)
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₹27,936.70      ₹335,240.40      16.9%      5.9 years









Panoramic Bedroom View



Sky Diner



Fitness Gym

# LUXE MAISON

NOW SELLING

SECURE A UNIT

# NOW!

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TOLL FREE

# 0800 700 700

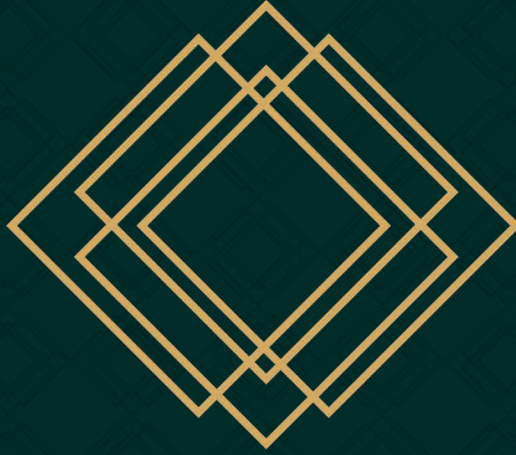
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