



# THE MONARCH

Airport Residential Area, Accra - Ghana



# The Monarch

Mobus Property Ghana presents a new upscale living with its assortment of the choicest apartments in Airport Residential Area, Accra. The Monarch represents exclusivity, abundance and royalty, with its stylish and functional spaces, ensuring homeowners enjoy the value of their purchase – whether they are luxury-seeking homeowners or are looking for trusted investment opportunities.

Located just ten minutes from the Kotoka International Airport and a minute's walk from the 4-star luxury Tang Palace Hotel, The Monarch offers unmatched amenities such as a fully functional gym, mini supermarket, and restaurant.

With a prestigious address in prime Airport Residential Area, The Monarch proffers not only access but proximity to the best parts of Accra. Complementing this is its timeless architectural design, style and affiliation to a luxury developer with 15 years' worth of experience which promises a flow of rental income for homeowners who purchase units for primarily investment purposes.

# INVEST FOR GREAT PROPERTY LETTINGS YIELDS

Enjoy full property and facilities management after purchasing your unit at The Monarch, while earning 10 - 13% in annual returns

- You can still own a piece of prime Accra when you purchase a unit in The Monarch, even if you don't live in Ghana.
- All returns are in US\$, affording all our clients the opportunity to enjoy foreign exchange gains.
- Properties in a prime area like Airport Residential Area have appreciated by at least 5% annually for the past 10 years.
- A suite/studio apartment sold at \$85,000 will give a return of \$14,000 annually.
- Return on investment can be transferred to you anywhere in the world.

# Borstal Avenue, Airport Residential Area

The Airport Residential Area is famously named so due to its proximity to the Kotoka International Airport. One of Accra's most affluent suburbs, Airport Residential Area has attracted several diplomatic missions such as the Embassy of the Republic of Guinea and the Indian High Commission. It also hosts some of the best schools in Accra, great healthcare facilities, shopping centres and proximity to Accra's renowned entertainment scene.

Enjoy secure living and minutes' drive to everything you could want in Accra.



Kotoka International Airport - 6 mins

Tang Palace - 1 min

Marina Mall - 7 mins

Nyaho Medical Centre - 6 mins



THE RESIDENCE

# Facilities & Services

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- Underground Parking
- Swimming Pool
- Lift Services
- CCTV and Access Control
- Backup Utilities
- 24-hour Security
- Concierge Service
- WiFi
- Mini Supermarket
- Fully-equipped Gym
- Beauty Salon
- Restaurant & Pizzeria
- Bar & Events Room
- Outdoor Area for Recreational Activities

# Prices

Apartment Type	Area	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor
<b>Studio (Standard)</b>	37sqm	89,000	93,000	96,000	99,000	102,000	105,000	108,000
<b>Studio (Deluxe)</b>	40sqm	95,000	98,000	101,000	104,000	107,000	110,000	113,000
<b>One Bedroom (Standard)</b>	47sqm	115,000	118,000	121,000	124,000	127,000	-	-
<b>One Bedroom (Deluxe)</b>	53sqm	135,000	138,000	141,000	144,000	147,000	150,000	153,000
<b>One Bedroom Corner (Executive)</b>	57sqm	145,000	148,000	151,000	154,000	157,000	-	-
<b>One Bedroom (Premium)</b>	61sqm	155,000	158,000	161,000	164,000	167,000	-	-
<b>Two Bedroom Corner (Standard)</b>	67sqm	195,000	200,000	205,000	210,000	215,000	-	-
<b>Two Bedroom Duplex (Deluxe)</b>	102sqm	-	-	-	-	-	280,000	
<b>Three Bedroom Corner Duplex (Standard)</b>	114sqm	-	-	-	-	-	290,000	
<b>Three Bedroom Corner Duplex (Deluxe)</b>	118sqm	-	-	-	-	-	300,000	
<b>Three bedroom corner duplex (executive)</b>	130sqm	-	-	-	-	-	320,000	

*All prices are in US\$*





THE MONARCH



# Studios

# Floor Plan | Studio | Standard

<b>ROOM</b>	<b>AREA</b>
Living Area	11m <sup>2</sup>
Kitchen	6m <sup>2</sup>
Bedroom	11m <sup>2</sup>
<b><i>Total Area</i></b>	<b><i>37m<sup>2</sup></i></b>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
A04, A06, A12, A14	First	89,000
B04, B06, B12, B14	Second	93,000
C04, C06, C12, C14	Third	96,000
D04, D06, D12, D14	Fourth	99,000
E04, E06, E12, E14	Fifth	102,000
F04, F06, F12, F14	Sixth	105,000
G02, G04, G08, G10	Seventh	108,000



**FIRST FLOOR**

**SECOND FLOOR**

**THIRD FLOOR**

**FOURTH FLOOR**

**FIFTH FLOOR**

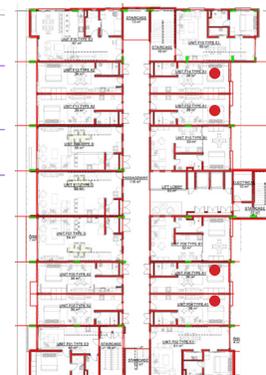
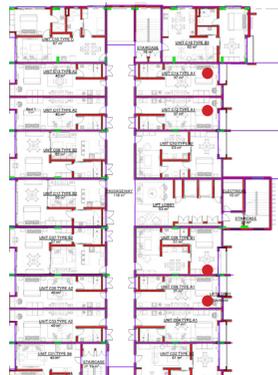
**SIXTH FLOOR**

**SEVENTH FLOOR**

Ridge Road  
M Plaza



Borstal Avenue



S. Ridge Road

# Floor Plan | Studio | Deluxe

<b>ROOM</b>	<b>AREA</b>
Living Area	11m <sup>2</sup>
Kitchen	6m <sup>2</sup>
Bedroom	14m <sup>2</sup>
<i>Total Area</i>	<i>40m<sup>2</sup></i>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
A03, A05, A11, A13	First	95,000
B03, B05, B11, B13	Second	98,000
C03, C05, C11, C13	Third	101,000
D03, D05, D11, D13	Fourth	104,000
E03, E05, E11, E13	Fifth	107,000
F03, F05, F11, F13	Sixth	110,000
G01, G03, G07, G09	Seventh	113,000



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

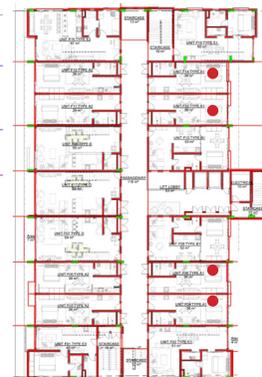
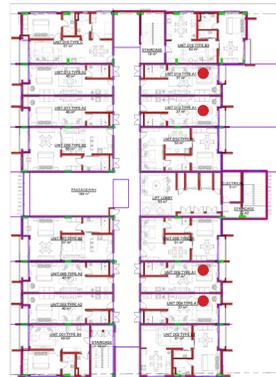
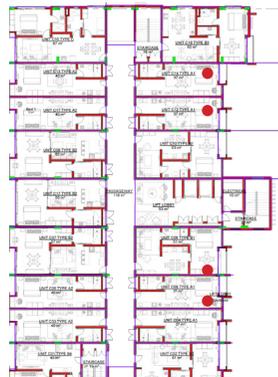
SIXTH FLOOR

SEVENTH FLOOR

Ridge Road  
M Plaza



Borstal Avenue



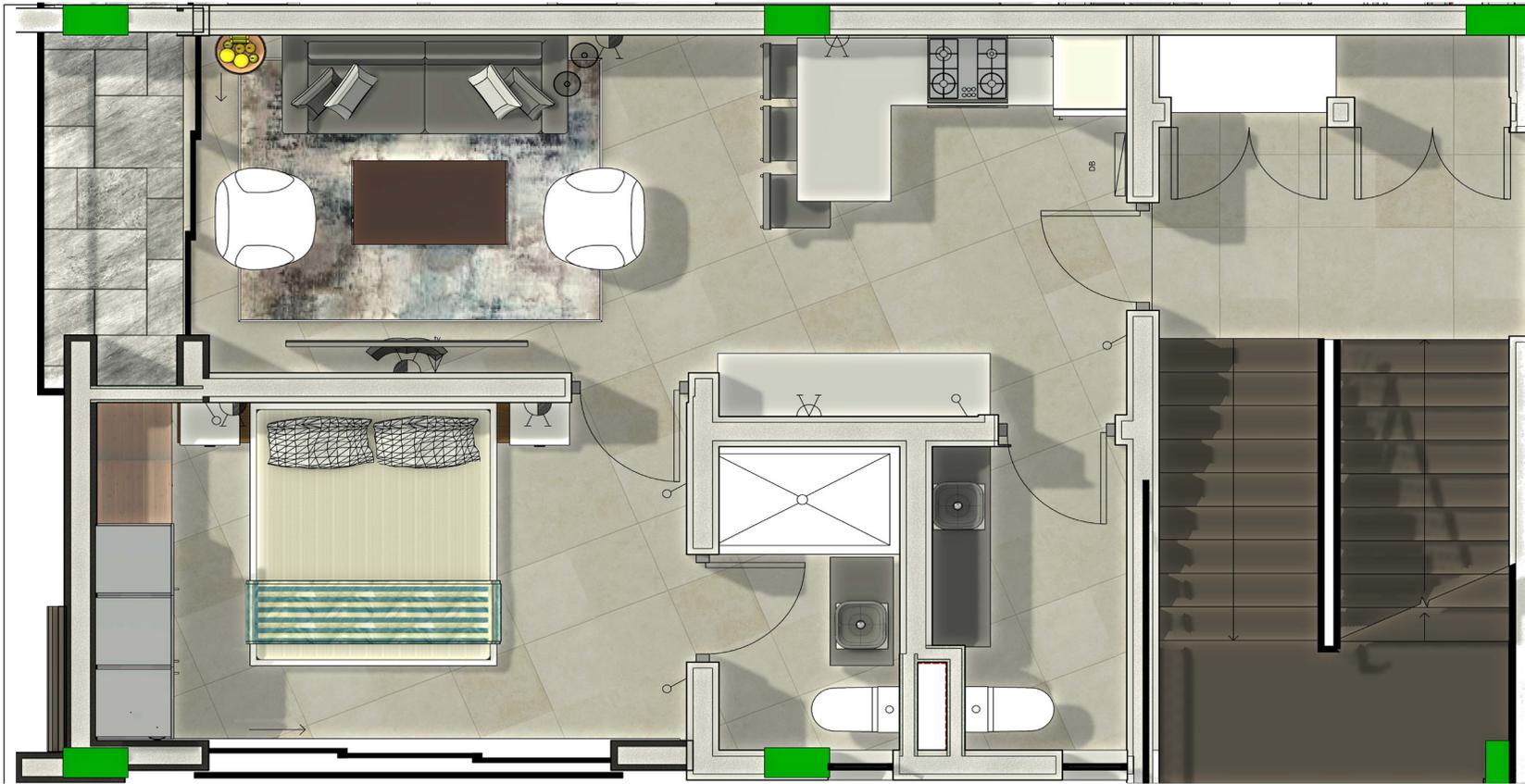
S. Ridge Road

# One Bedroom Apartments

# Floor Plan | One-bedroom Apartments | Standard

<b>ROOM</b>	<b>AREA</b>
Living	14m <sup>2</sup>
Bedroom	16m <sup>2</sup>
Kitchen/Dining Area	10m <sup>2</sup>
<i>Total Area</i>	<i>47m<sup>2</sup></i>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
A01	First	115,000
B01	Second	118,000
C01	Third	121,000
D01	Fourth	124,000
E01	Fifth	127,000



**FIRST FLOOR**

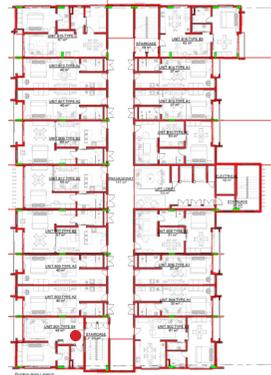
**SECOND FLOOR**

**THIRD FLOOR**

**FOURTH FLOOR**

**FIFTH FLOOR**

Ridge Road  
M Plaza



Gowa Lane

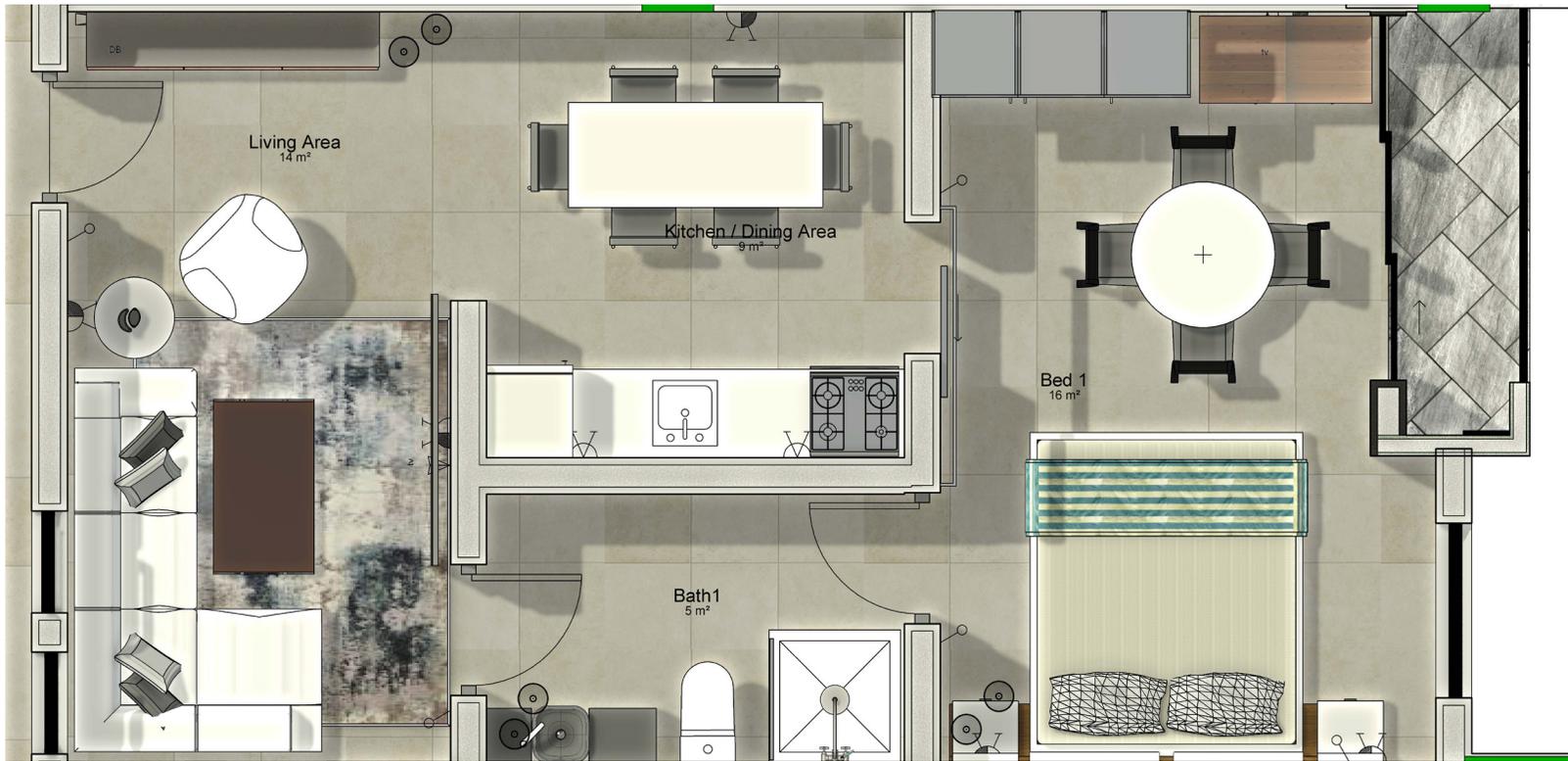
Borstal Avenue

S. Ridge Road

# Floor Plan | One-bedroom Apartments | Deluxe

<b>ROOM</b>	<b>AREA</b>
Dining/Kitchen	8m <sup>2</sup>
Bedroom	25m <sup>2</sup>
Living Area	10m <sup>2</sup>
<i>Total Area</i>	<i>53m<sup>2</sup></i>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
A08, A10	First	135,000
B08, B10	Second	138,000
C08, C10	Third	141,000
D08, D10	Fourth	144,000
E08, E10	Fifth	147,000
F08, F10	Sixth	150,000
G05 ,G06	Seventh	153,000



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

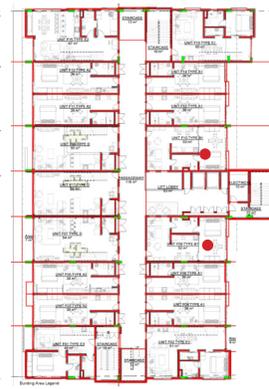
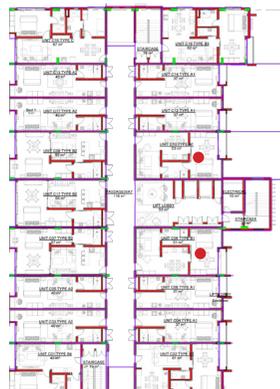
SIXTH FLOOR

SEVENTH FLOOR

Ridge Road  
M Plaza



Borstal Avenue



S. Ridge Road

# Floor Plan | One-bedroom Apartments | Executive

<b>ROOM</b>	<b>AREA</b>
Dining/Kitchen	12m <sup>2</sup>
Bedroom	18m <sup>2</sup>
Living Area	16m <sup>2</sup>
<i>Total Area</i>	<i>57m<sup>2</sup></i>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
A07, A09	First	145,000
B07, B09	Second	148,000
C07, C09	Third	151,000
D07, D09	Fourth	154,000
E07, E09	Fifth	157,000



**FIRST FLOOR**

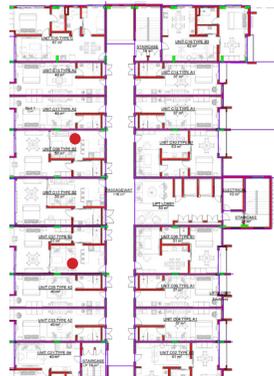
**SECOND FLOOR**

**THIRD FLOOR**

**FOURTH FLOOR**

**FIFTH FLOOR**

Ridge Road  
M Plaza



Gowa Lane

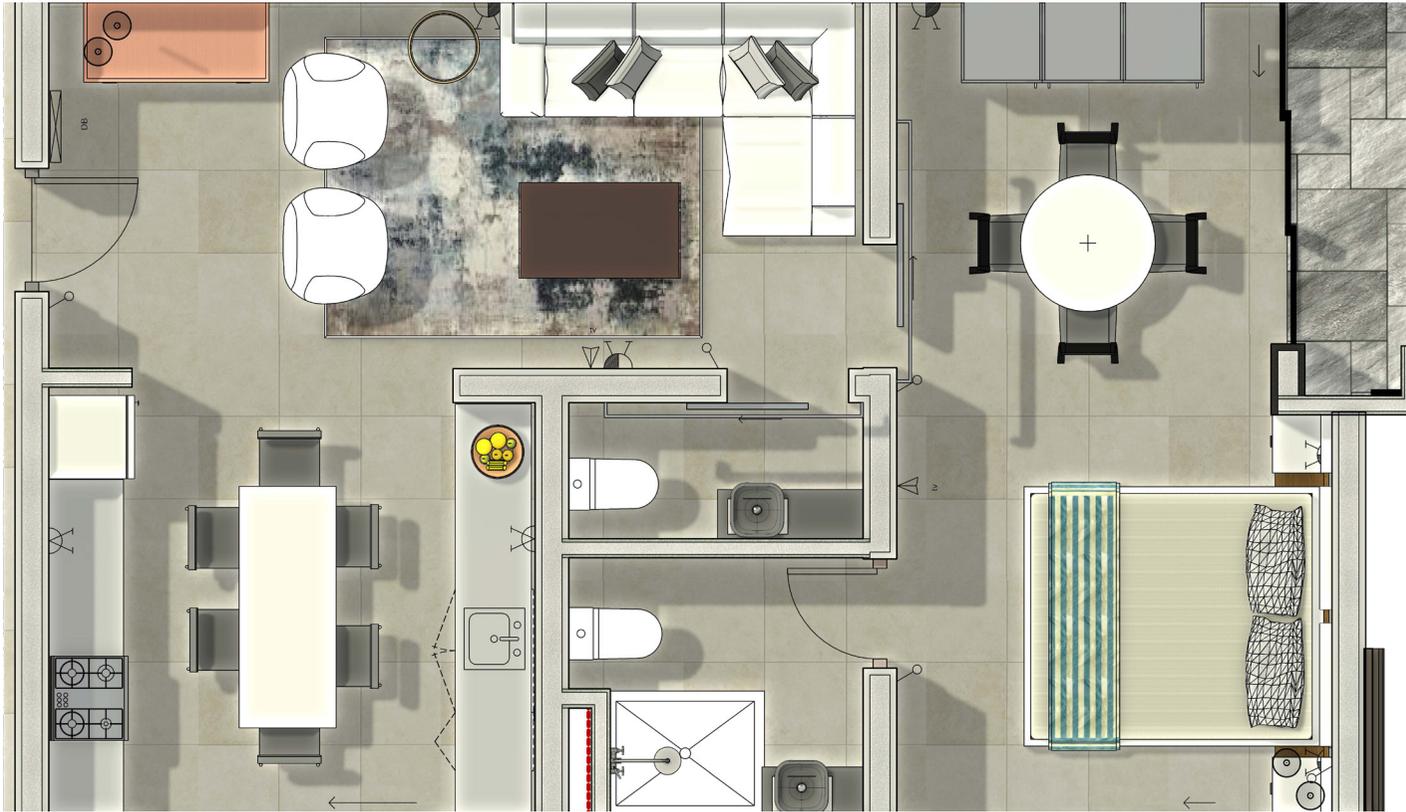
Borstal Avenue

S. Ridge Road

# Floor Plan | One-bedroom Apartments | Premium

<b>ROOM</b>	<b>AREA</b>
Dining/Kitchen	12m <sup>2</sup>
Bedroom	18m <sup>2</sup>
Living Area	16m <sup>2</sup>
<i>Total Area</i>	<i>61m<sup>2</sup></i>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
A02, A16	First	155,000
B02, B16	Second	158,000
C02, C16	Third	161,000
D02, D16	Fourth	164,000
E02, E16	Fifth	167,000



**FIRST FLOOR**

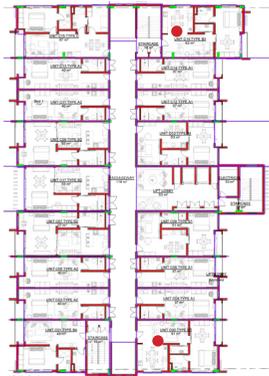
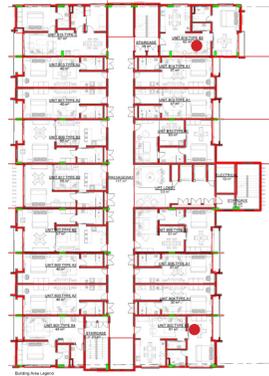
**SECOND FLOOR**

**THIRD FLOOR**

**FOURTH FLOOR**

**FIFTH FLOOR**

Ridge Road  
M Plaza



S. Ridge Road

# Two Bedroom Apartments

# Floor Plan | Two-bedroom Apartments | Standard

<b>ROOM</b>	<b>AREA</b>
Living Area	10m <sup>2</sup>
Master Bedroom	14m <sup>2</sup>
Bedroom 2	8m <sup>2</sup>
Dining	10m <sup>2</sup>
<i>Total Area</i>	<i>67m<sup>2</sup></i>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
A15	First	195,000
B15	Second	200,000
C15	Third	205,000
D15	Fourth	210,000
E15	Fifth	215,000



# Floor Plan | Two-bedroom Apartments | Duplex

<b>ROOM</b>	<b>AREA</b>
Living Area	19m <sup>2</sup>
Bedroom 1	17m <sup>2</sup>
Bedroom 2	11m <sup>2</sup>
Kitchen	10m <sup>2</sup>
Dining Area	10m <sup>2</sup>
<i>Total Area</i>	<i>102m<sup>2</sup></i>

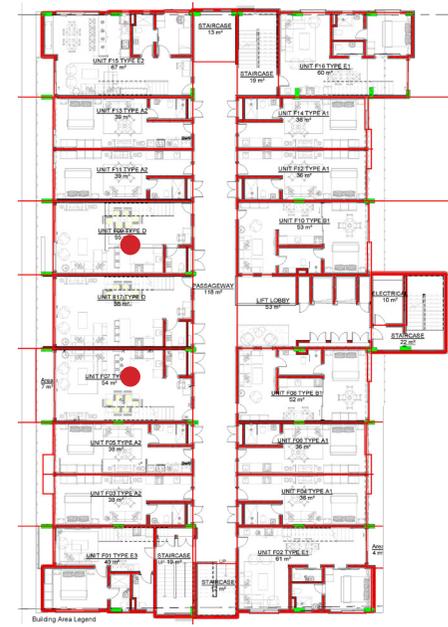
<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
F07, F09, F17	Six	280,000



## SIXTH FLOOR

Ridge Road  
M Plaza

Gowa Lane



Borstal Avenue

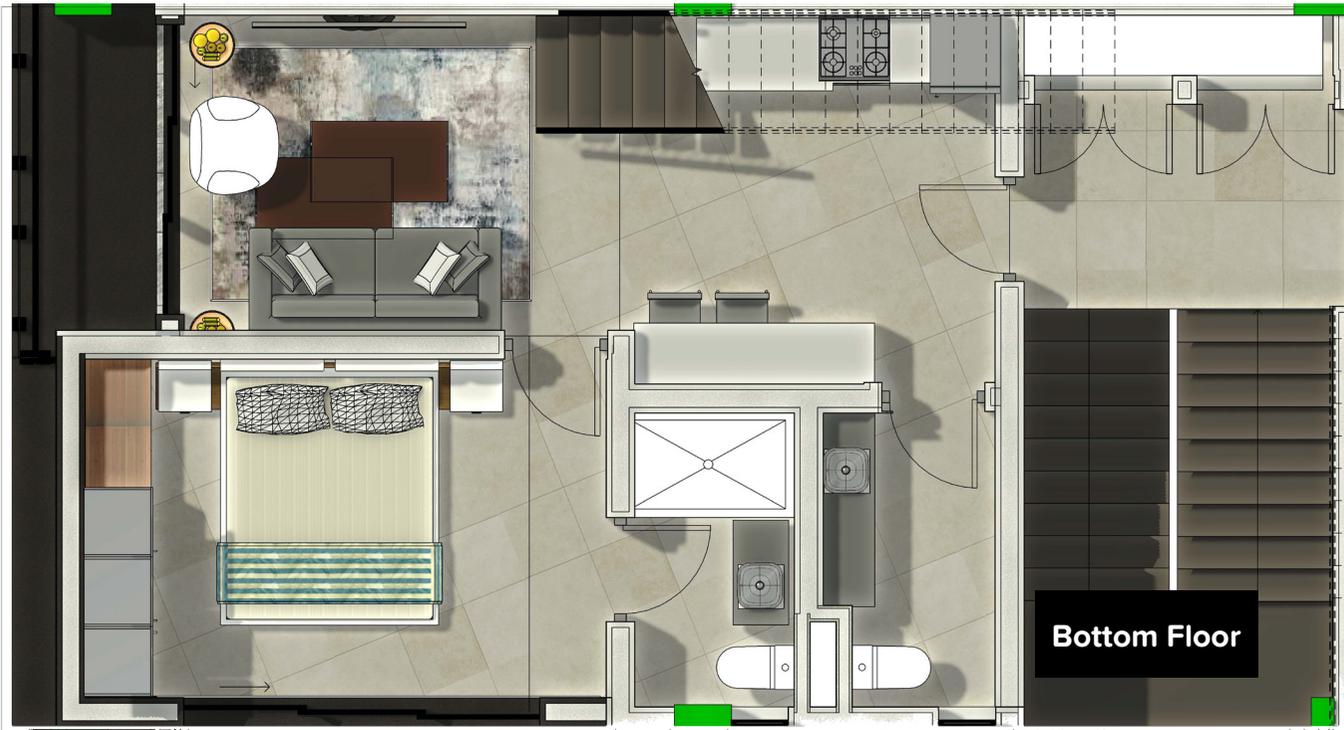
S. Ridge Road

# Three Bedroom Apartments

# Floor Plan | Three-bedroom Apartments -Duplex | Standard

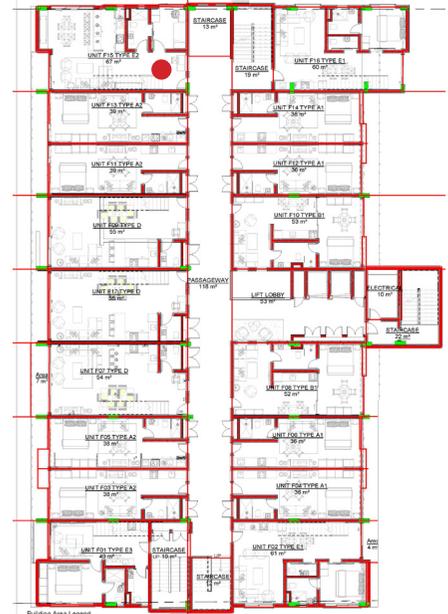
<b>ROOM</b>	<b>AREA</b>
Lounge 1	12m <sup>2</sup>
Lounge 2	12m <sup>2</sup>
Bedroom 1	10m <sup>2</sup>
Bedroom 2	13m <sup>2</sup>
Bedroom 3	12m <sup>2</sup>
Kitchen	10m <sup>2</sup>
Dining & Stair Area	15m <sup>2</sup>
<b><i>Total Area</i></b>	<b><i>114m<sup>2</sup></i></b>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
F15	Sixth	290,000



# SIXTH FLOOR

Ridge Road  
M Plaza



Gowa Lane

Borstal Avenue

S. Ridge Road

# Floor Plan | Three-bedroom Apartments -Duplex | Deluxe

<b>ROOM</b>	<b>AREA</b>
Lounge 1	15m <sup>2</sup>
Lounge 2	18m <sup>2</sup>
Bedroom 1	7m <sup>2</sup>
Bedroom 2	13m <sup>2</sup>
Bedroom 3	15m <sup>2</sup>
Kitchen	7m <sup>2</sup>
Dining Area	12m <sup>2</sup>
<b><i>Total Area</i></b>	<b><i>118m<sup>2</sup></i></b>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
F02, F16	Sixth	300,000



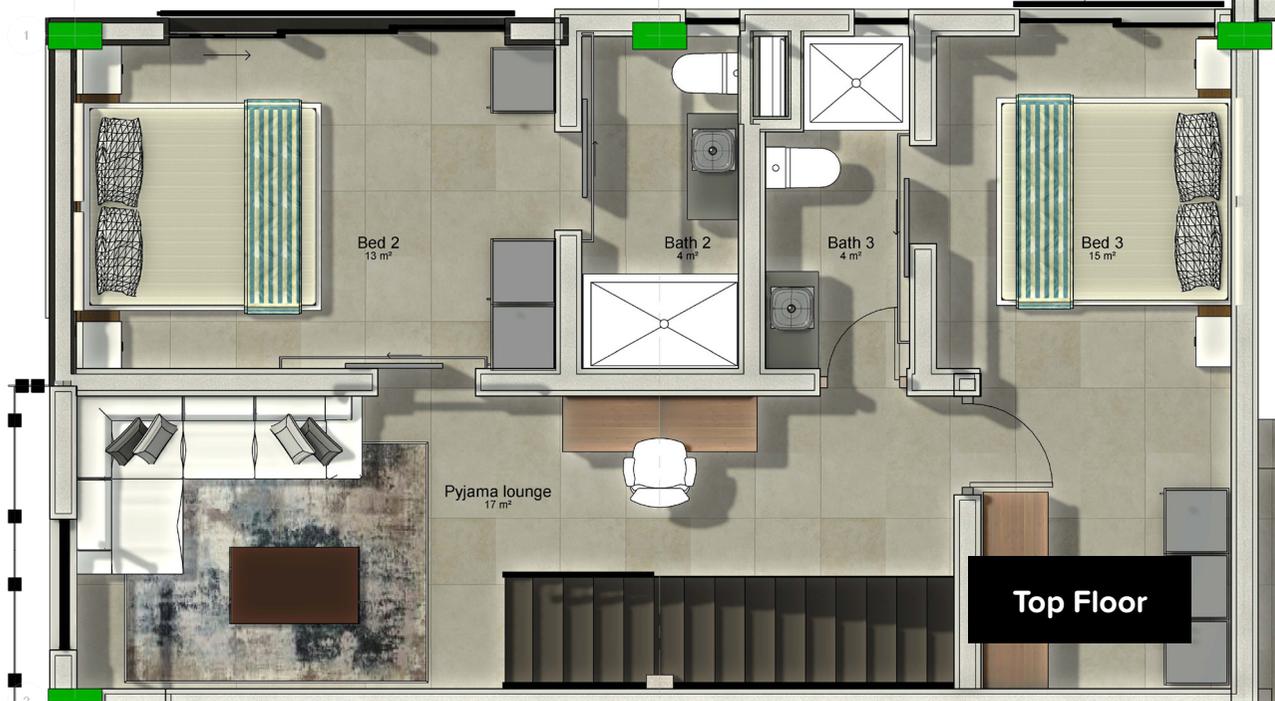
# Floor Plan | Three-bedroom Apartments -Duplex | Executive

<b>ROOM</b>	<b>AREA</b>
Lounge 1	15m <sup>2</sup>
Lounge 2	18m <sup>2</sup>
Bedroom 1	7m <sup>2</sup>
Bedroom 2	13m <sup>2</sup>
Bedroom 3	15m <sup>2</sup>
Kitchen	7m <sup>2</sup>
Dining Area	12m <sup>2</sup>
<i>Total Area</i>	<i>130m<sup>2</sup></i>

<b>APARTMENTS</b>	<b>FLOOR</b>	<b>LIST PRICE (\$)</b>
F01	Sixth	320,000



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## SIXTH FLOOR

Ridge Road  
M Plaza



Gowa Lane

Borstal Avenue

S. Ridge Road

# Cash Payment Plans

Our cash payment plan allows you to fast track the moving in process.

Secure your property by signing a reservation form and paying a reservation amount, starting from \$3,000. We will hold the property for you for one month while you review the Sales Agreement which must be returned to us signed along with your 1st installment.

	Date Due (From Date of Reservation)	Installment Value (% From date of reservation)		
		PLAN A	PLAN B	PLAN C
1st Installment	30 days	50%	40%	25%
2nd Installment	6 months		25%	25%
3rd Installment	12 months		15%	25%
Final Installment	On Completion	50%	20%	25%

*Enjoy a 3% discount on first installment payments above 25% installment value.*

# Mortgage Payment Plans

Pay 30% down payment and complete the remainder of your purchase via mortgage disbursement.

Once we receive your reservation amount, starting from \$3,000, as well as the signed reservation form, we will furnish you with an Offer Letter for your mortgage provider. We will require a pre-approved mortgage form before signing a Sales Agreement after which you have one month to review the Sales Agreement which must be returned to us, signed along with your 1st installment.

	Date Due (From Date of Reservation)	Installment Value (% From date of reservation)	
		PLAN A	PLAN B
1st Installment	30 days	30%	15%
2nd Installment	3 months		15%
Final Installment	On Completion	70%	70%

*Enjoy a 3% discount on first installment payments above 25% installment value.*



# The Developer

Mobus Property Ghana is an awarded property development, investment and management company based in Accra, with 15 years of experience. Mobus currently has six completed developments in prime Accra suburbs under its belt, with two more underway.

Mobus is committed to ensuring the successful outcome of every project it undertakes without compromise. With end-to-end skills capability ranging from land identification and acquisition, financing, planning and construction, resource management, brand marketing and efficient property management, Mobus represents a distinctively different and attractive proposition.

Our vision is “to be the foremost real estate institution in Africa, centred on delivering value to its customers and shareholders, hence providing them with a better life.”

So, welcome; Here’s to living a guaranteed good life.



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**sales@themonarchresidences.com**  
**www.themonarchresidences.com**

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