



THE MONARCH
TOWER B

Airport Residential Area, Accra - Ghana



MONARCH TOWER B

Monarch Tower B embodies practicality ideal for career professionals, budding families, and astute investors by merging futuristic home designs with high-end amenities. Nestled in the prestigious Airport Residential Area, it offers privacy, safety, and serenity. Enjoy the convenience of being centrally located in Accra, with easy access to key destinations, shopping centres, and reputable schools. Your new home awaits in a neighborhood that exudes sophistication and charm.

Beyond its lush surroundings and functional architecture, the apartment complex offers a unique investment opportunity. With a history of successful developments and robust property management by its developer, Mobus Properties, Monarch Tower B is more than a home; it's a smart financial move.



Family

Experience the ideal blend of privacy, safety, and community at Monarch Tower B—a residence meticulously designed for families seeking a harmonious lifestyle. Our commitment to creating the perfect environment for family life sets Monarch Tower B apart.



Wellness

Life is truly unmatched at Monarch Tower B. Discover a seamless balance between your career and health with functional amenities, as you achieve your wellness goals without leaving the comfort of your home.



Investment

The Monarch Tower B offers an extensive upgrade to your investment portfolio. With reliable handsfree property management, earn foreign exchange returns on property leases wherever you are in the world.

Invest for great property lettings yields.

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

- You can still own a piece of prime Accra when you purchase a unit in The Monarch Tower B, 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.



State of the art rooms

The Monarch Tower B presents cozy, bigger than average rooms carefully curated to offer you immense relaxation as you wind down.

Lounge

Enjoy calm, serene moments in Tower B's plush lounge. With a picturesque view of the development's pool and exterior lounge, it is a space ideal for leisure and business meetings.





Restaurant & Pizzeria

Monarch Tower B's restaurant hosts a range of mouth watering dishes and an even more expansive menu. Savor freshly made meals right in your comfort zone.

360 Gym

Meet your health and wellness goals with Tower B's 360 gym. Adequately positioned to in the development , the gym presents convenience you can easily merge with busy schedules





Pool & Outdoor Lounge

Venture outdoors into more luxury and take a dip in Tower B's exquisite family pool, complete with a kid's section for extra safety.

Kids Recreation Area

An exciting world of play for your kids, conveniently located within your sightline yet far enough to grant you peaceful moments.



Borstal Avenue,

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



Facilities & Services

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

Prices

Unit Type	Description	Unit Size	Gd Floor	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor
One Bed	Standard	43	-	-	-	-	-	-	-	133,950
One Bed	Standard	44	98,950	103,950	108,950	113,950	118,950	123,950	128,950	-
One Bed	Standard	45	98,950	-	-	-	-	-	-	-
One Bed	Deluxe	61	-	-	-	-	-	-	-	180,950
One Bed	Deluxe	63	145,950	150,950	155,950	160,950	165,950	170,950	175,950	-
One Bed	Executive	70	149,950	-	-	-	-	-	-	-
Two Bed	Standard	83	-	-	230,950	-	-	-	-	-
Two Bed	Deluxe	88	-	-	-	-	-	255,950	260,950	-
Two Bed	Executive	90	-	-	-	-	-	-	-	270,950
Two Bed	Regal	94	-	250,950	-	-	-	-	-	-
Two Bed	Prime	97	-	-	-	-	-	-	280,950	-
Two Bed	Premium	106	-	-	-	305,950	-	-	-	-

All prices are in US\$



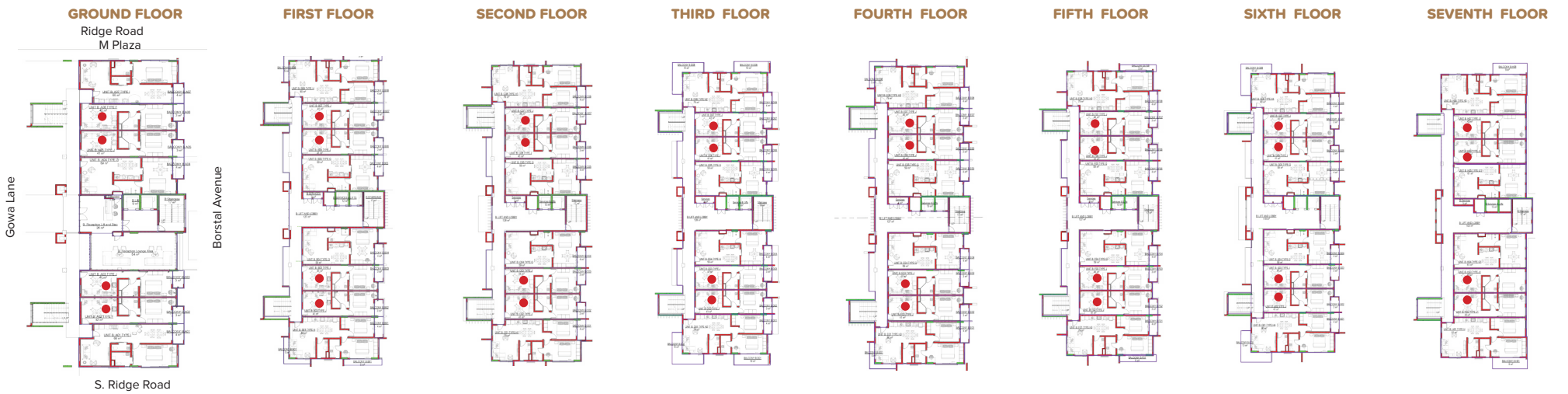
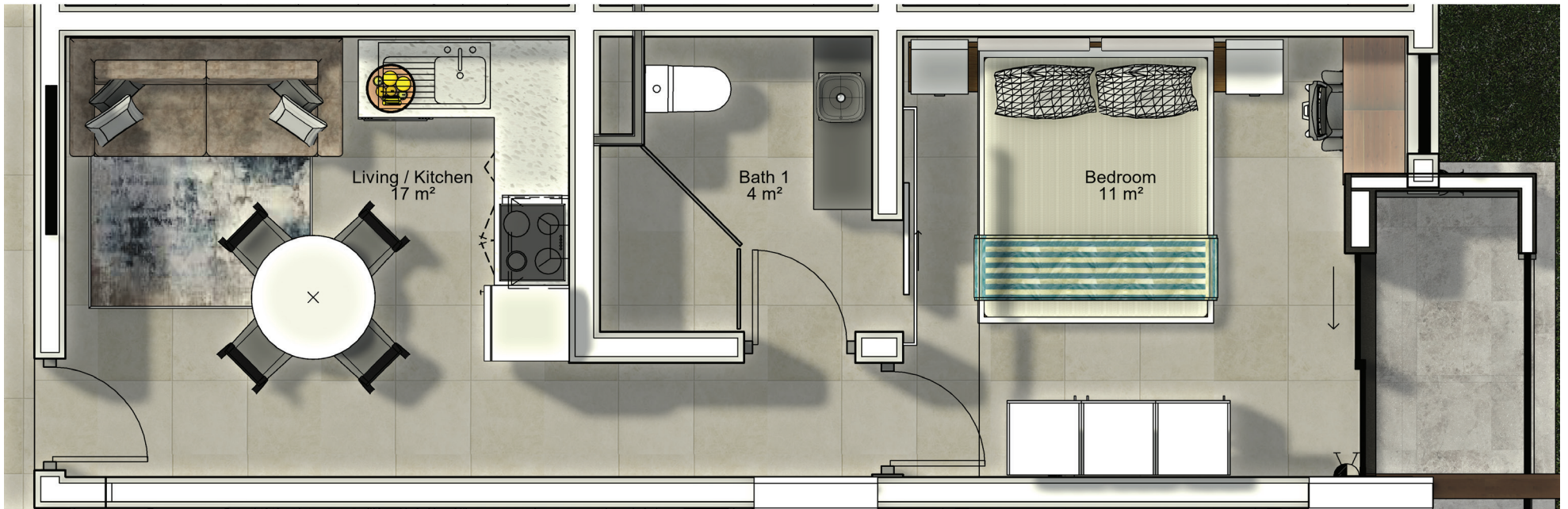


One Bed

Floor Plan | *One Bed* | *Standard*

Room	Area
Living/ Kitchen	17m ²
Bedroom	11m ²
Bath	4m ²
Total Area	44m ²

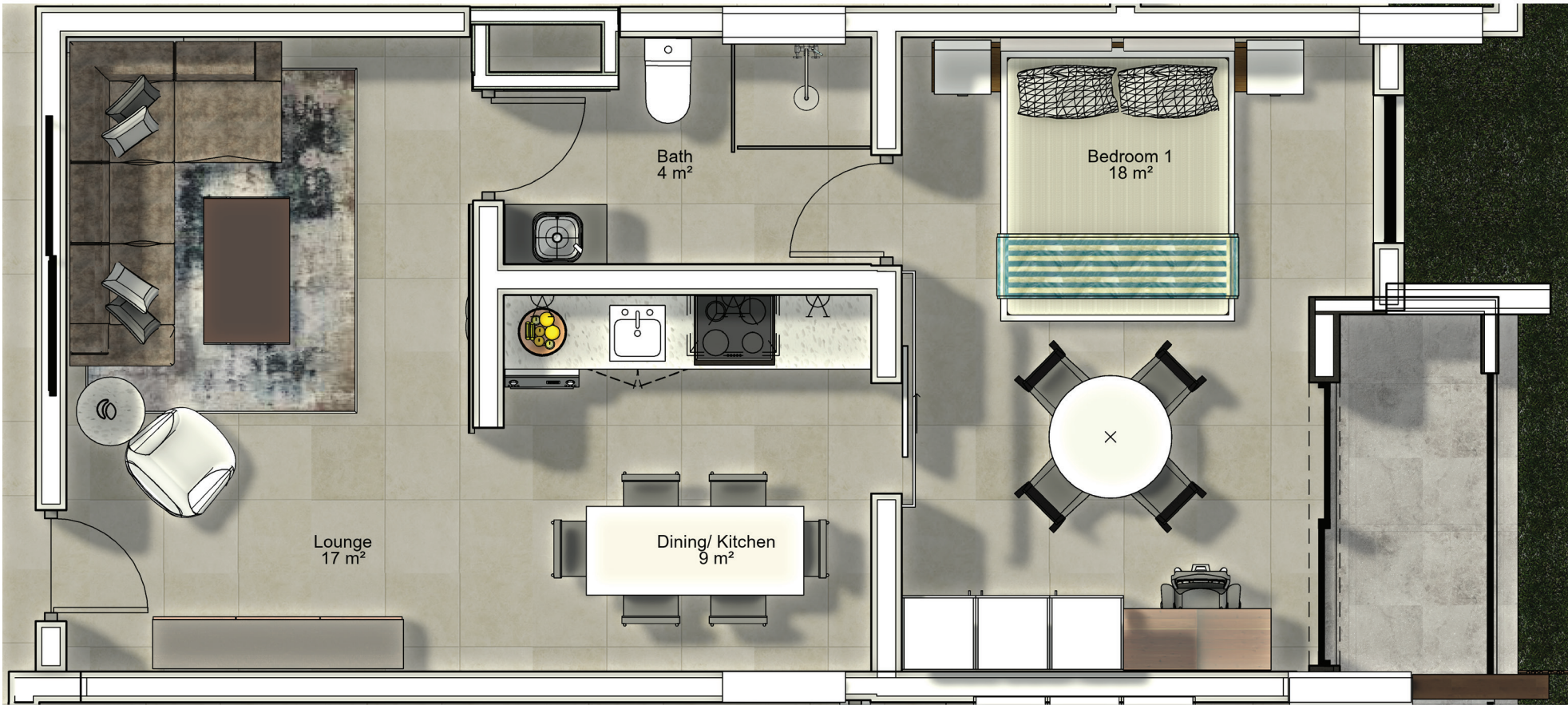
Apartment	Floor	List Price (\$)
A02, A03, A05, A06	Ground	98,950
B02, B03, B06, B07	First	103,950
C02, C03, C06, C07	Second	108,950
D02, D03, D06, D07	Third	113,950
E02, E03, E06, E07	Forth	118,950
F02, F03, F06, F07	Fifth	123,950
G02, G03, G06, G07	Sixth	128,950
H02, H03, H06, H07	Seventh	133,950



Floor Plan | *One Bed | Deluxe*

Room	Area
Lounge	17m ²
Dining/ Kitchen	9m ²
Bedroom	18m ²
Bath	4m ²
Total Area	63m ²

Apartment	Floor	List Price (\$)
A04	Ground	145,950
B04, B05	First	150,950
C04, C05	Second	155,950
D04, D05	Third	160,950
E04, E05	Forth	165,950
F04, F05	Fifth	170,950
G04, G05	Sixth	175,950
H04, H05	Seventh	180,950



GROUND FLOOR

Ridge Road
M Plaza

FIRST FLOOR

SECOND FLOOR

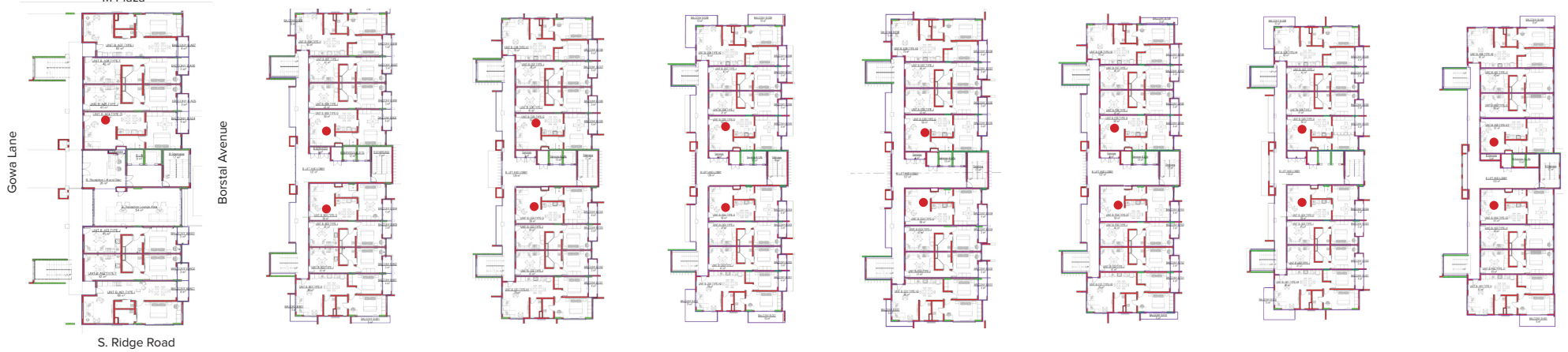
THIRD FLOOR

FOURTH FLOOR

FIFTH FLOOR

SIXTH FLOOR

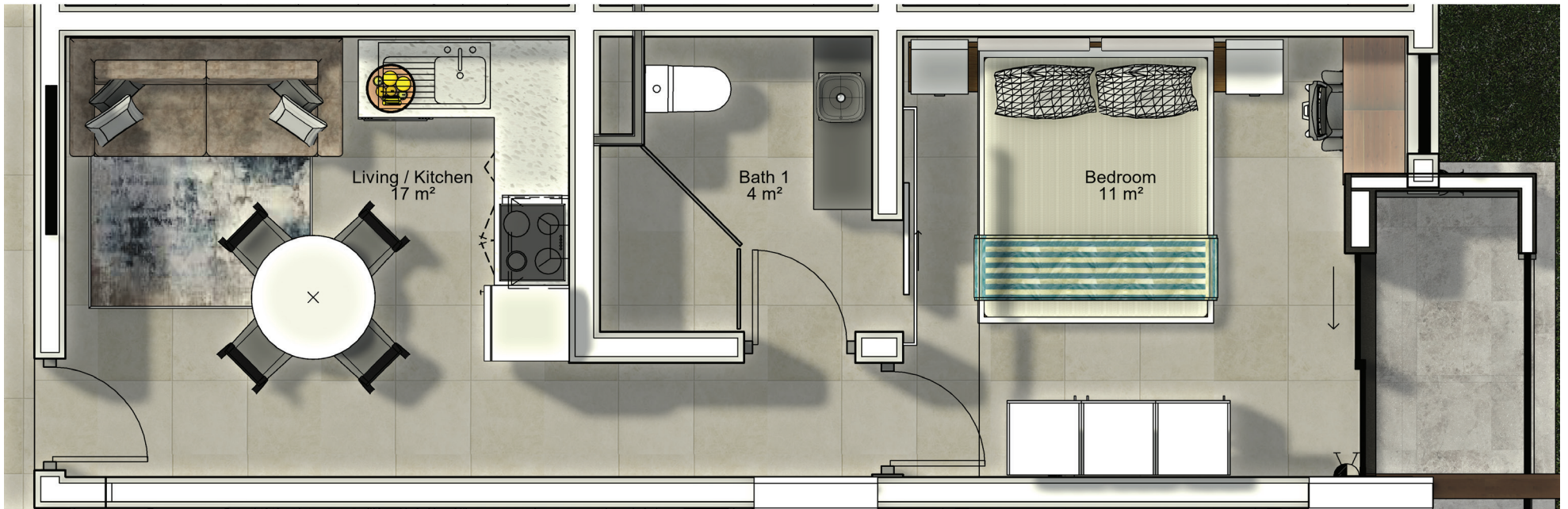
SEVENTH FLOOR



Floor Plan | *One Bed* | *Executive*

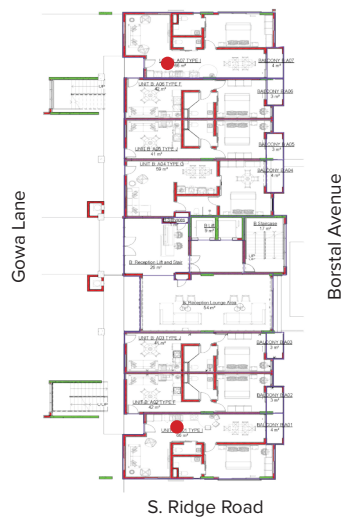
Room	Area
Living / Kitchen	17m ²
Bedroom	11m ²
Bath	4m ²
Total	70m ²

Apartment	Floor	List Price (\$)
A01, A07	Ground	149,950



GROUND FLOOR

Ridge Road
M Plaza

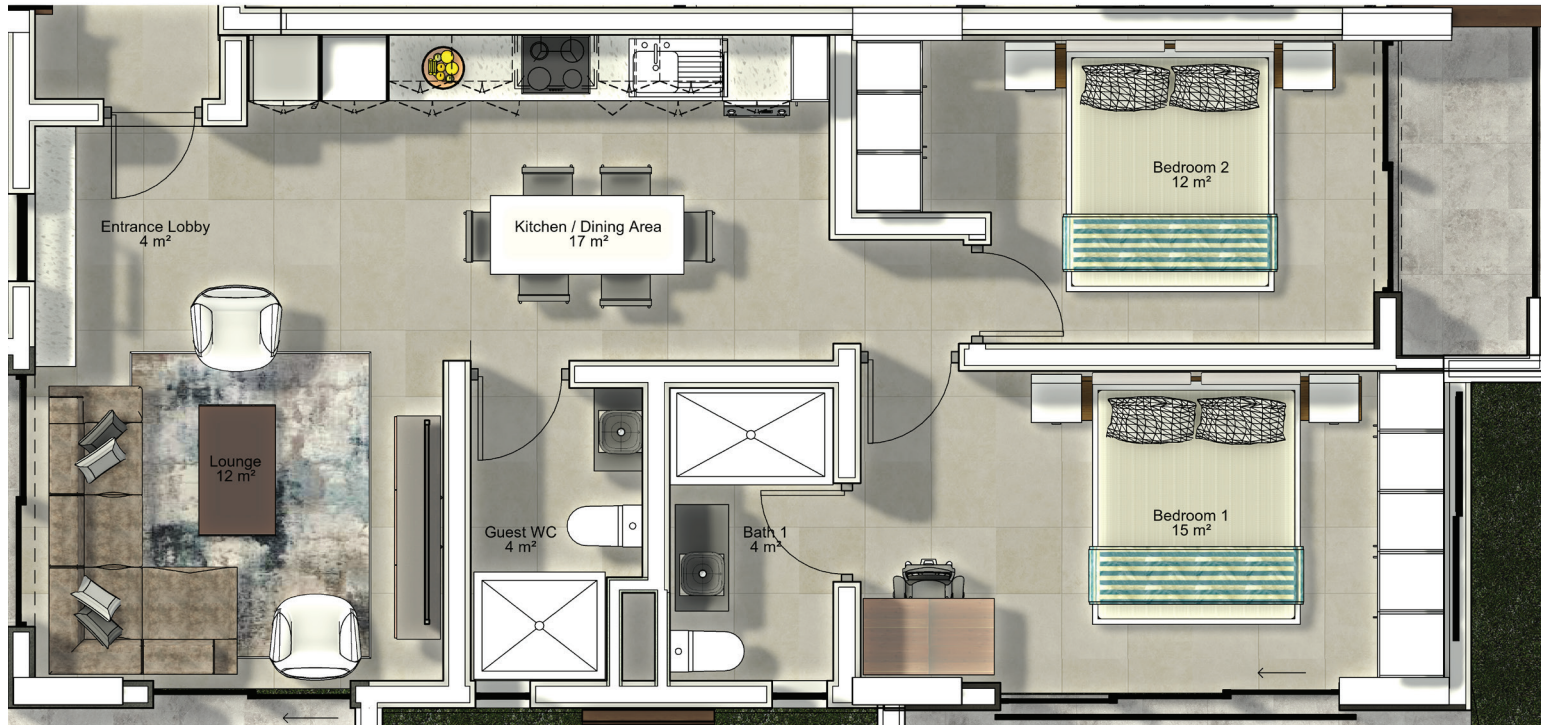


Two Bed

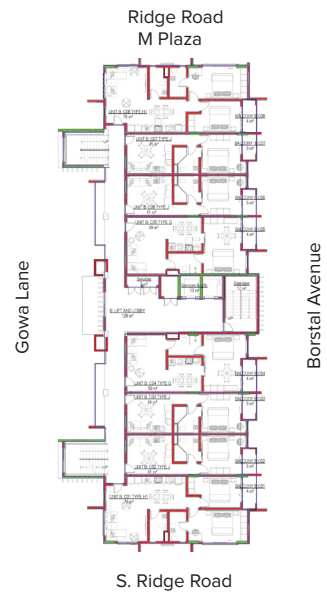
Floor Plan | *Two Bed* | *Standard*

Room	Area
Kitchen/ Dining Area	17m ²
Bedroom 1	15m ²
Bedroom 2	12m ²
Guest WC	4m ²
Bath 1	4m ²
Entrance Lobby	4m ²
Lounge	12m ²
Total	83m ²

Apartment	Floor	List Price (\$)
C01, C08	Second	230,950



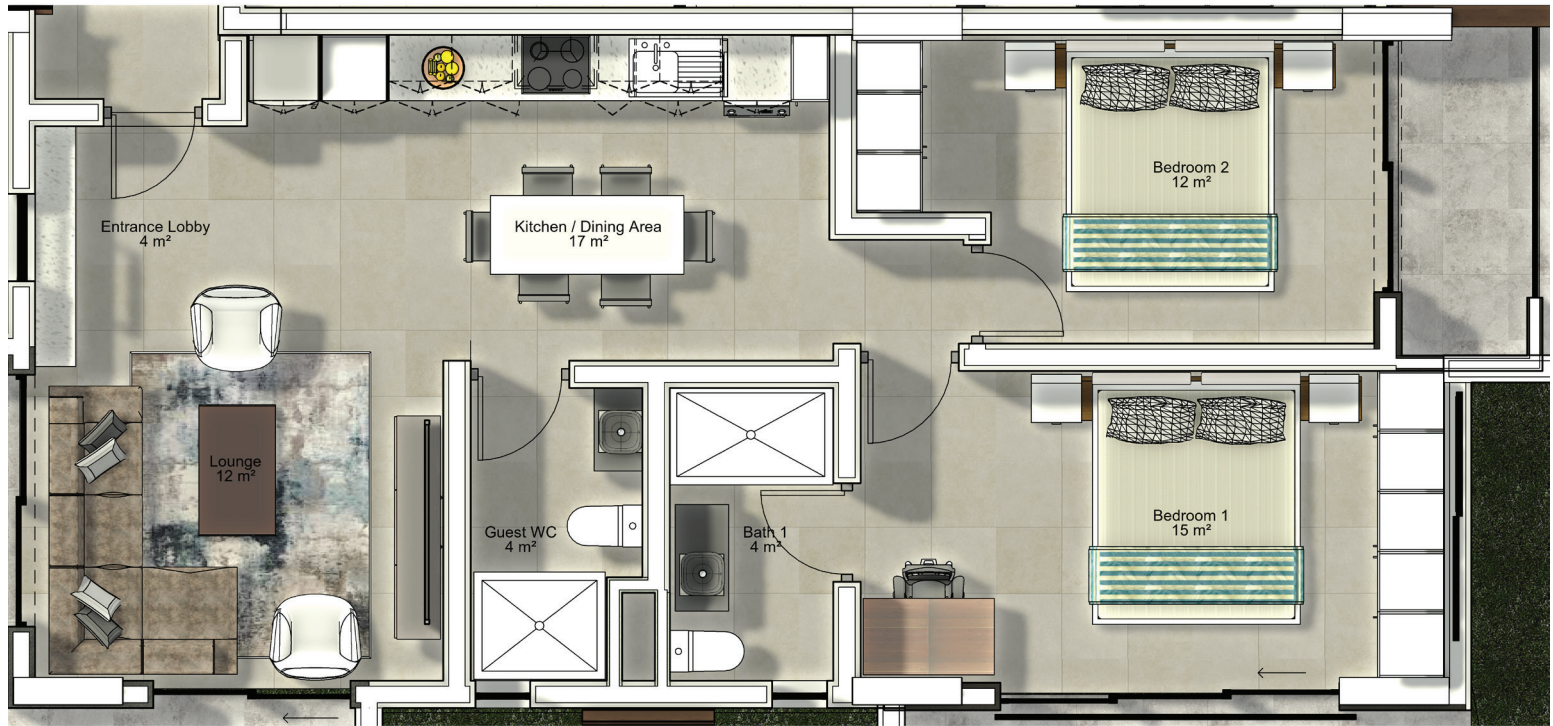
SECOND FLOOR



Floor Plan | *Two Bed | Deluxe*

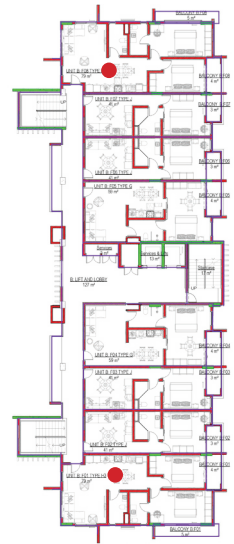
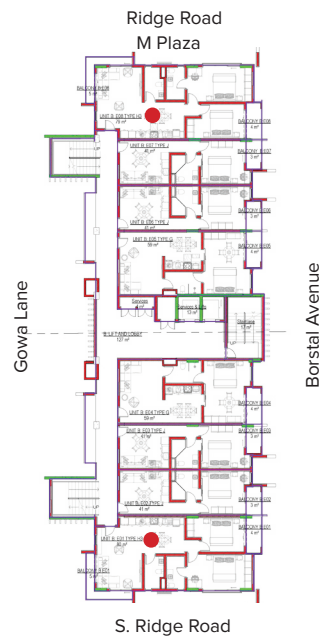
Room	Area
Kitchen/ Dining Area	17m ²
Bedroom 1	15m ²
Bedroom 2	12m ²
Guest WC	4m ²
Bath 1	4m ²
Entrance Lobby	4m ²
Lounge	12m ²
Total	88m ²

Apartment	Floor	List Price (\$)
E01, E08	Forth	255,950
F01, F08	Fifth	260,950



FOURTH FLOOR

FIFTH FLOOR



Floor Plan | *Two Bed* | *Executive*

Room	Area
Kitchen/ Dining Area	17m ²
Bedroom 1	15m ²
Bedroom 2	12m ²
Guest WC	4m ²
Bath 1	4m ²
Entrance Lobby	4m ²
Lounge	12m ²
Total	90m ²

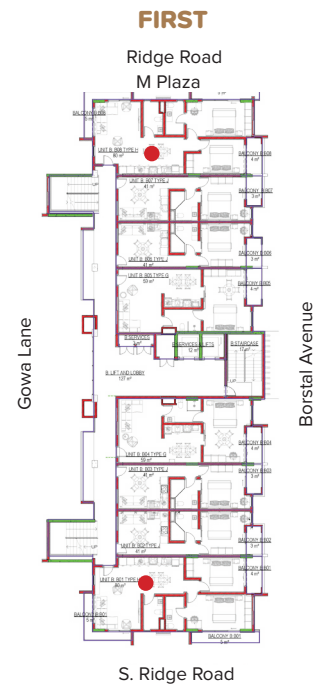
Apartment	Floor	List Price (\$)
H01, H08	Seventh	255,950



Floor Plan | *Two Bed* | *Regal*

Room	Area
Kitchen/ Dining Area	17m ²
Bedroom 1	15m ²
Bedroom 2	12m ²
Guest WC	4m ²
Bath 1	4m ²
Entrance Lobby	4m ²
Lounge	12m ²
Total	94m ²

Apartment	Floor	List Price (\$)
B01, B08	First	250,950



Floor Plan | *Two Bed | Prime*

Room	Area
Kitchen/ Dining Area	17m ²
Bedroom 1	15m ²
Bedroom 2	12m ²
Guest WC	4m ²
Bath 1	4m ²
Entrance Lobby	4m ²
Lounge	12m ²
Total	97m ²

Apartment	Floor	List Price (\$)
G01, G08	Sixth	280,950



SIXTH

Ridge Road
M Plaza

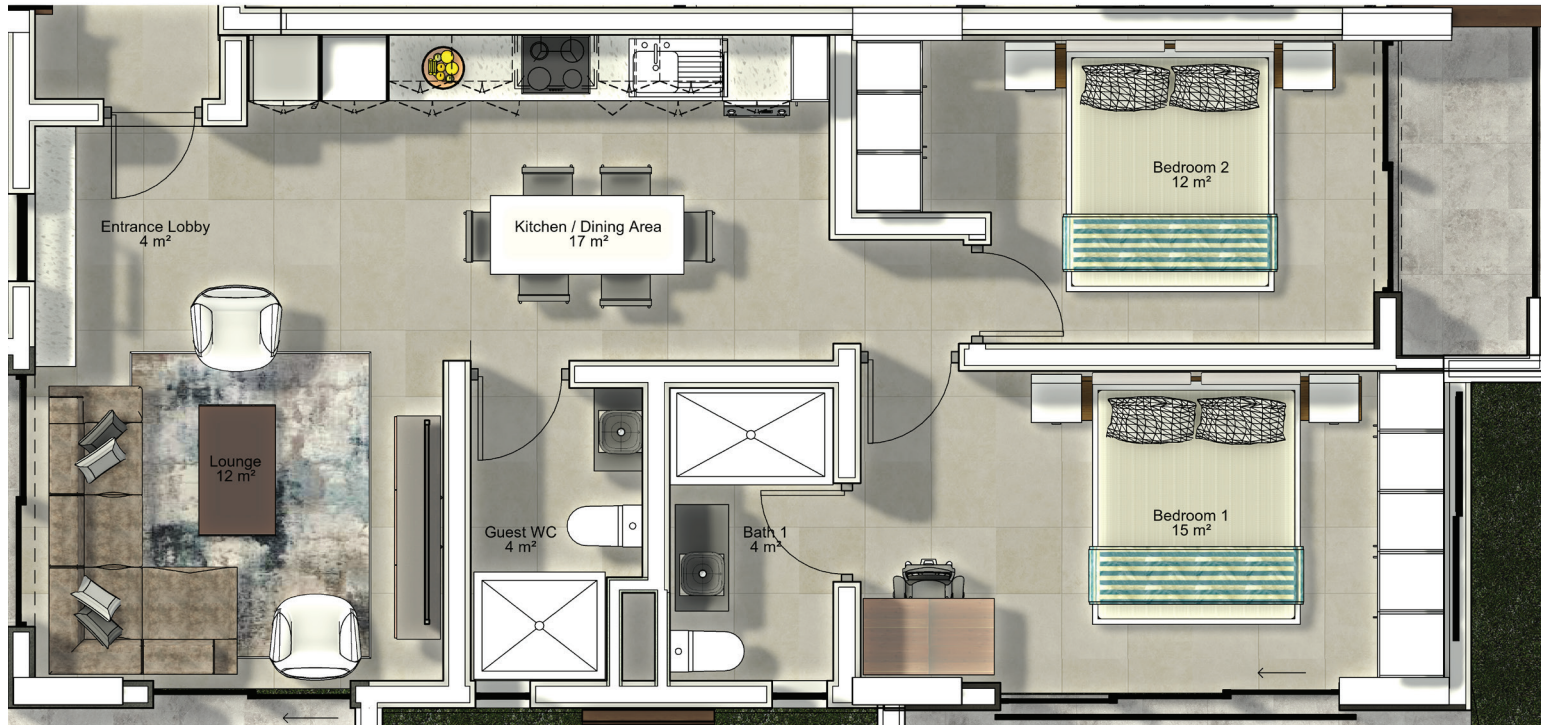


S. Ridge Road

Floor Plan | *Two Bed* | *Premium*

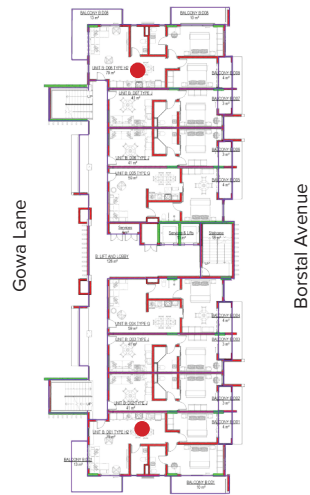
Room	Area
Kitchen/ Dining Area	17m ²
Bedroom 1	15m ²
Bedroom 2	12m ²
Guest WC	4m ²
Bath 1	4m ²
Entrance Lobby	4m ²
Lounge	12m ²
Total	106m ²

Apartment	Floor	List Price (\$)
D01, D08	Third	305,950



THIRD

Ridge Road
M Plaza



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

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.



21B Drake Avenue, Airport Residential, Accra
+233(0)55 970 9655/ +233(0)55 971 1242
sales@themonarchresidences.com
www.themonarchresidences.com

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