



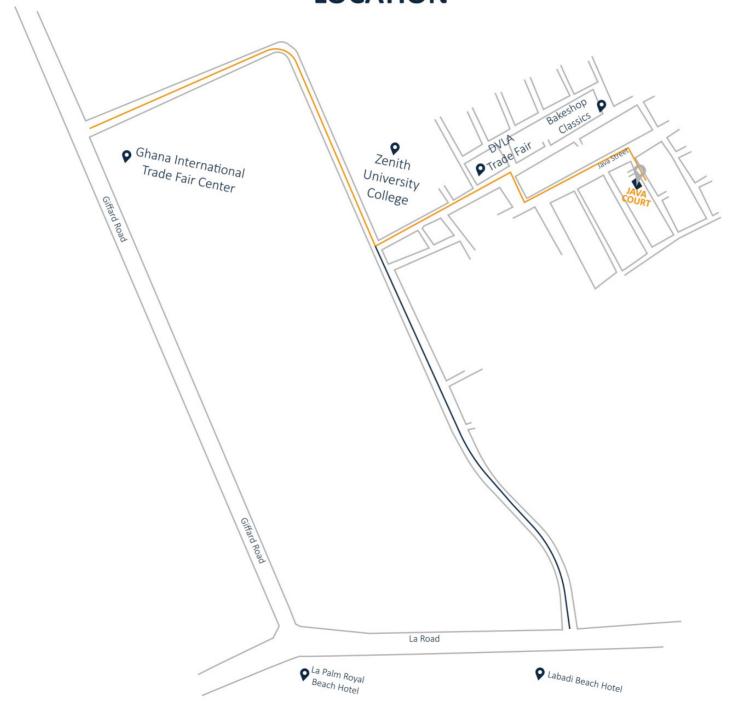


ocated on Java Street in the Trade Fair —Tse Addo area, this development combines modern design with well-appointed and functional spaces. This 19-unit development - comprising sixteen 3-bedroom units,

three (3) penthouses, and a gym promises a profitable investment for buyers and an environment highly conducive to a safe and contemporary family atmosphere.

Each unit has a fully-fitted kitchen (including a refrigerator, cooker and extractor fan, oven, and microwave oven) with a store room, an expansive living and dining area with two terraces, three en-suite bedrooms and a utility room which houses a washer/dryer combo machine. The development boasts of a great car park, back-up power and water to augment the supply from public utility companies, and round-the-clock security.

LOCATION



TRAVEL TIMES

Kotoka International Aiport - 12 minutes

Labadi Beach - 4 minutes

Sandbox - 6 minutes

Trade Fair - 2 minutes

Osu Oxford Street - 8 minutes

Soul Clinic International School - 7 minutes

Ghana International School - 9 minutes

Lister Hospital - 10 minutes

AMENITIES

Each unit includes:

- Fitted Wardrobes
- Laundry Room equipped with Washing Machine
- Air-Conditioning Units
- Cable TV (DSTV)
- Internet Connection
- Security Doors
- Recessed Ceiling Lighting
- Mater Heating Systems

DEVELOPMENT FEATURES



Property Management

Elevator

S CCTV

24-hour Security

Back-up Power and Water Supply

Fully-Equipped Fitness Centre

Spacious Car Park

Fire Protection and Safety Systems

3-BEDROOM APARTMENT

FLOOR PLANS AND PRICING

Spaces	Area(sqm)
Master Bedroom	32
Other Bedrooms(2)	26
Lobby, Living & Dining Area	53
Kitchen & Store	19
Bathrooms(3)	16
Washroom	2
Terrace	3
Balcony	5

Gross Area	156m²
Price	US\$ 280,000.00



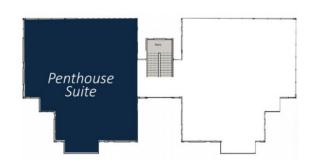


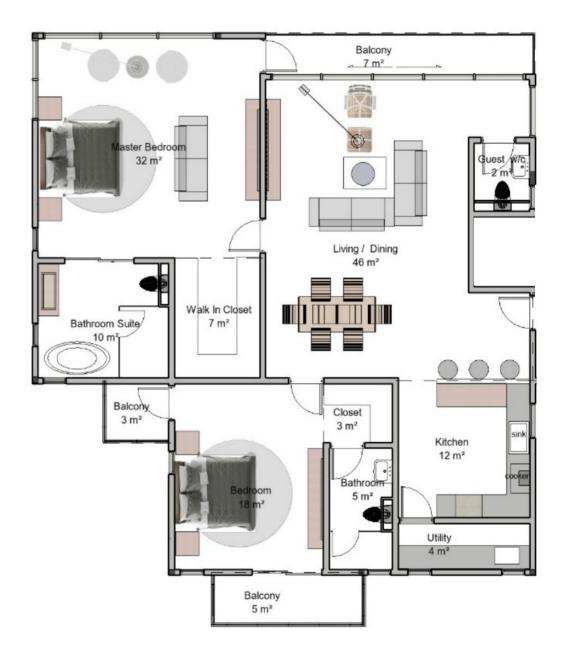
PENTHOUSE SUITE

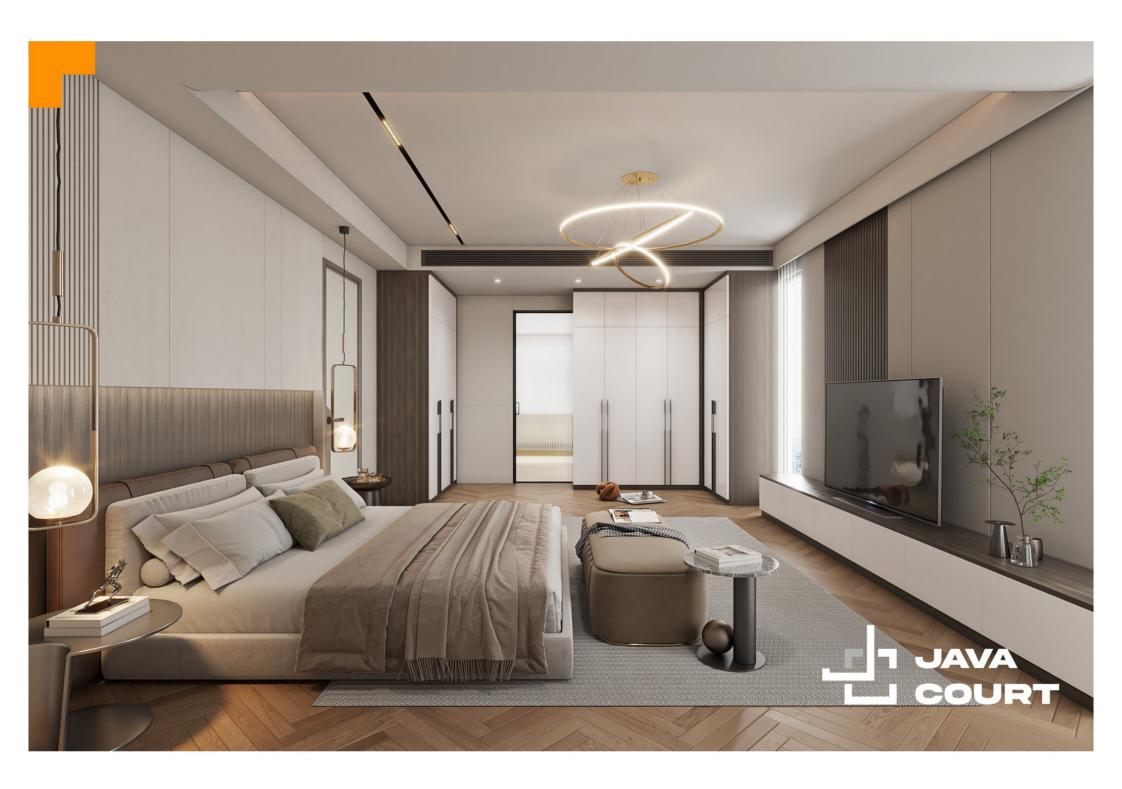
FLOOR PLANS AND PRICING

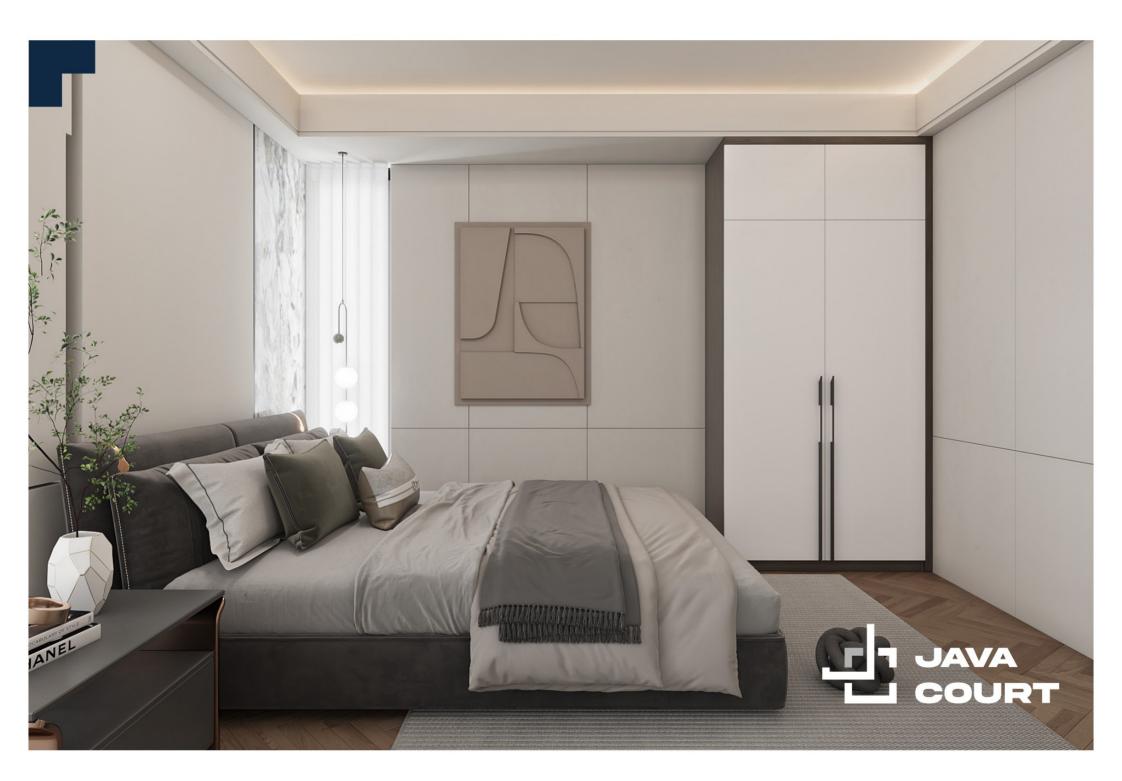
Spaces	Area(sqm)
Master Bedroom	32
Other Bedroom	18
Living & Dining Area	46
Kitchen & Utility	16
Bathrooms(2)	15
Closets(2)	10
Guest Washroom	2
Balconies(3)	15

Gross Area	154m²
Price	US\$ 320,000.00

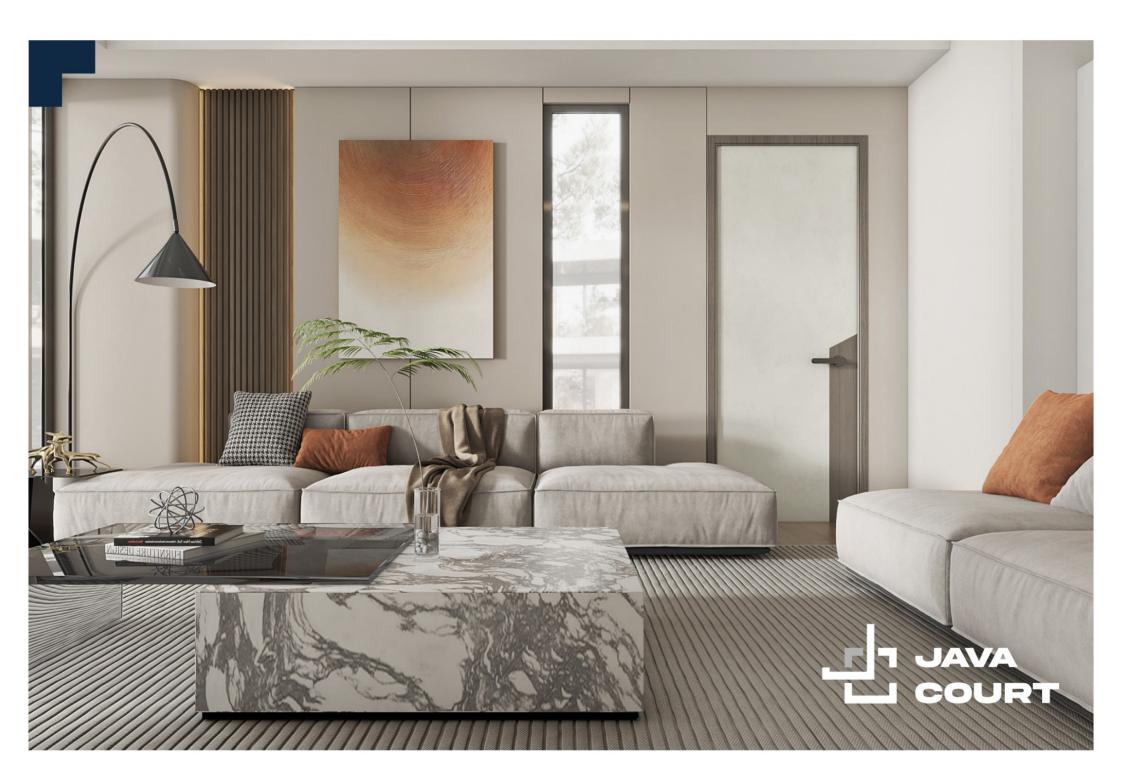














INVESTMENT HIGHLIGHTS

Average Monthly	Average Annual	Average Annual
Rental Income	Rental Income	Rental Yield(%)
\$2,000 - \$3,000	\$24,000 - \$36,000	8.5%-13%

PAYMENT PLANS

OPTION 1:

Bullet Payment

100% attracts a 10% discount.

OPTION 2:

Standard Payment

30% Down Payment.

- 4 instalments (every 3 months)
- 6 instalments (every 2 months)
 - 12 instalments
- (every month)

OPTION 3:

Mortgage Payment

30 % Down Payment.70% balance by Mortgage Provider.

+233 50 587 0663 +233 20 997 7824

www.javacourt.com | sales@javacourt.com









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