



Acasia

Townhomes & Apartments

“The ultimate in cosmopolitan living...”

Devtraco Plus presents the Acasia, an iconic symbol of luxury, quality and convenience for discerning homeowners in the heart of Accra.

Located in Cantonments, one of the historical suburbs of Accra, the Acasia is a prestigious development complex offering twelve, 3-storeyed 5 bedroom townhomes and sixteen modish 2-3 bedroom apartments.



Why you should choose Acasia

Location

Cantonments is one of the most-sought-after suburbs of Accra, developed as a well-planned residential settlement during the post-colonial era. It is 5 minutes drive from Kotoka International Airport, 5km east of the city centre and is 5 minutes away from the city's entertainment hub. This affluent area is the preferred location for numerous diplomatic missions in Ghana. It also boasts some of the most highly-respected schools and well-established cultural centres in the country, with immediate access to a national hospital and a top private clinic.

Landscape

The Acasia is a community carefully designed with distinct features that comes with the simple pleasures of fine living. It provides a cosy and peaceful environment to residents. The area around the townhomes is neatly maintained to evoke a warm and hospitable appeal.

Lifestyle - The Acasia is a stone's throw away from Osu, the heart of "happening" Accra. The majority of top international restaurants, local eateries, lounges and nightclubs are found in this area. Its streets are vibrant with an eclectic mix of night-life. Osu is also home to many shops and boutiques as well as the newest state-of-the-art mall in Accra.

Dining - Monsoon, Bread & Wine, Bella Roma, Piazza, Pinocchios, Osu Blue Gate, Osu Night market, Calabash, Shakes & Flavors, Frankie's Restaurant, Osu Food Court, KFC, Papaye Fast Food, Xigi's and Dynasty Chinese Restaurant.

Entertainment - Shisha Lounge, Honeysuckle Pub, Baze Lounge and Bar, Cuzzys Bro's, Duplex, D&D Lounge, Piccadilly Casino, FireFly, Tantra Night Club, Makumba night club, Venus Cocktail Bar, and Calabash.

Shopping - Osu Mall, Koala Shopping Center, and Lara Mart.

Acasia Townhomes





Acasia Townhomes

Welcome to our up-scale townhomes that exude style and contemporary elegance. Look no further if you want a host of creature comforts, if you need ample space for entertaining, if you appreciate subtle yet striking attention to detail and if you love the idea of having a private rooftop pool with scenic views.

There is 60sqm of ample space for your personal entertainment and relaxation. Enjoy the luxury of your own sanctuary with scenic skyline views.

Additional Amenities

- Roof-top swimming pool (Sky Lounge)
- Contemporary fully-fitted kitchen
- 24/7 gated security
- Back-up generator
- Water reservoir
- Landscape maintenance
- Estate management
- Private Elevator

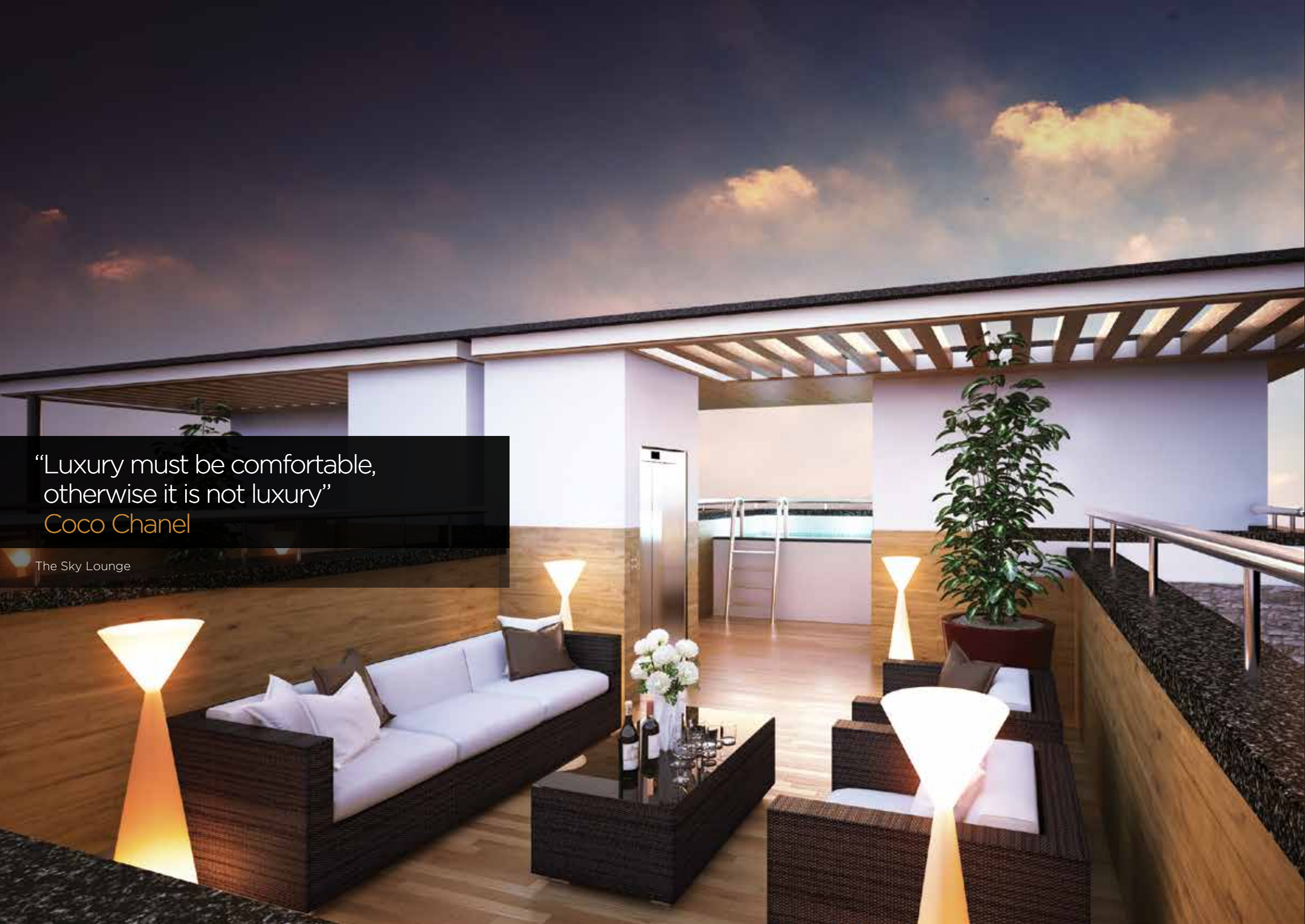
Intelligent Specifications

- Broadband and Wi-Fi ready
- Intercom facility
- Built-in cabling for voice and data/TV



“A house is who you are
not who you ought to be”
Jill Robinson

Living and dining area



“Luxury must be comfortable,
otherwise it is not luxury”
Coco Chanel

The Sky Lounge

Acasia Townhomes floor plans



4 bedrooms plus 1 staff bedroom model - Ground floor



4 bedrooms plus 1 staff bedroom model - First floor



4 bedrooms plus 1 staff bedroom model - Second floor

Acasia Apartments





Acasia Apartments

Acasia Apartments present a whole new standard of accommodation in the form of luxurious apartments. Exclusive and meticulous in their design they are destined to relax the mind and spoil the senses.

Each incorporates two to three bedrooms in twin, queen and master bedroom configurations. The apartments have a communal rooftop swimming pool and gym where residents can meet and have a relaxing time.

Additional Amenities

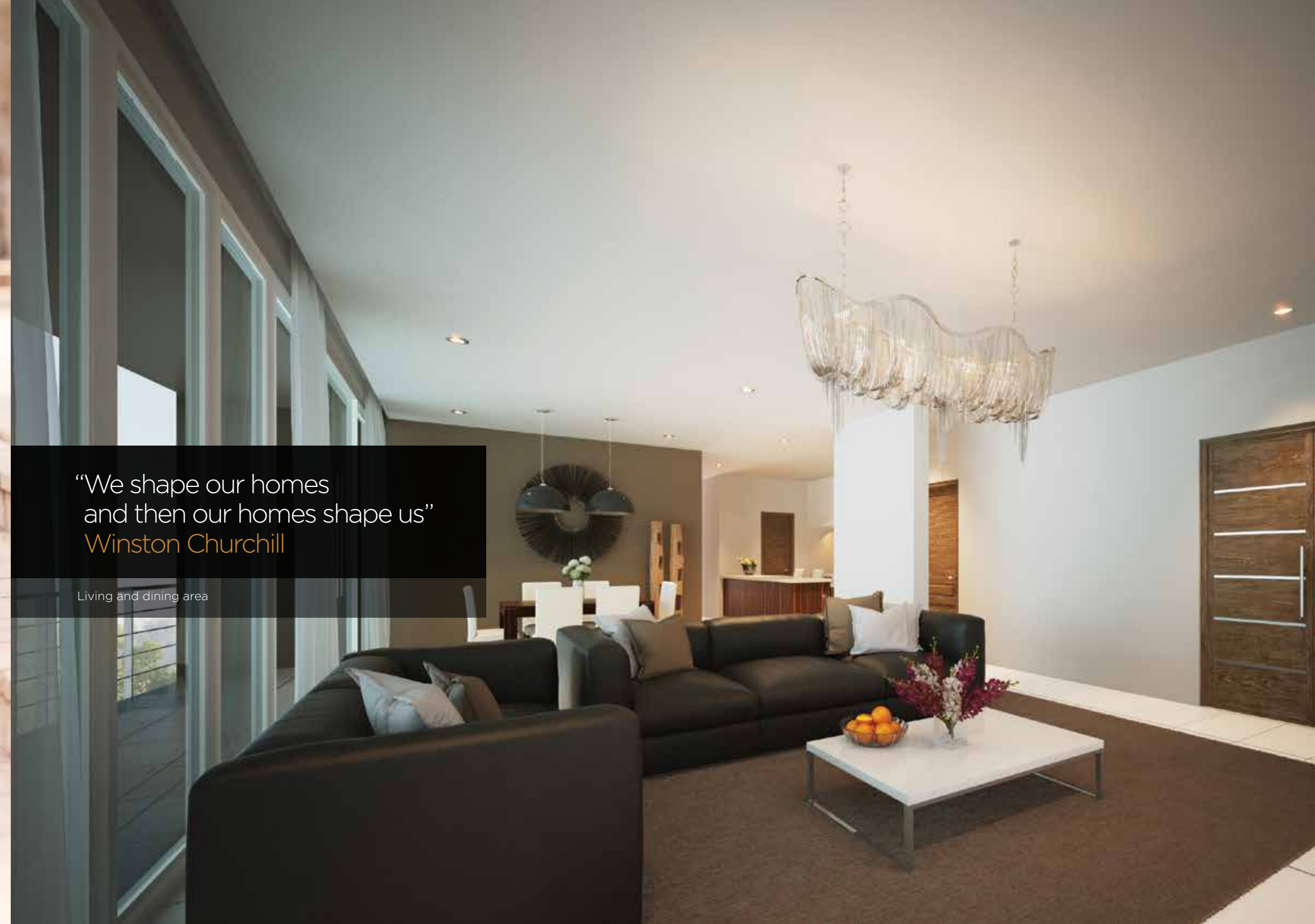
- Roof-top swimming pool (Sky Lounge)
- Contemporary fully-fitted kitchen
- Gym
- 24/7 gated security
- Concierge Service
- Back-up generator
- Water reservoir
- Landscape maintenance
- Estate management

Intelligent Specifications

- Broadband and Wi-Fi ready
- Intercom facility
- Built-in cabling for voice and data/TV

“We shape our homes
and then our homes shape us”
Winston Churchill

Living and dining area



Acasia Apartments floor plans

3 bedrooms model



2 bedrooms model



Devtraco Plus Price Structure

Buy-to-let investment

If you are considering buying this as an investment property, you have picked the right development period; because it is located in the plush Cantonments suburb where your annual rental yield is between 10-15% and annual capital gains is between 6-10%.

Capital appreciation

Annual capital appreciation is between 6 - 9% per annum. This is expected to continue to rise steadily until the current housing deficit is normalized; based on current annual housing delivery, we are at least 10 years away.

2 Bedroom Apartment Starting from	Assumed Monthly Rent	Assumed Annual Rent	Rental Yield
GH¢ 845,000	GH¢ 9,600	GH¢ 115,200	13.67%
3 Bedroom Apartment Starting from	Assumed Monthly Rent	Assumed Annual Rent	Rental Yield
GH¢ 1,400,000	GH¢ 14,500	GH¢ 172,800	12.66%
5 Bedroom Townhomes Starting from	Assumed Monthly Rent	Assumed Annual Rent	Rental Yield
GH¢ 2,300,000	GH¢ 21,000	GH¢ 252,000	11.10%

Making Payment

With excellent finance options, paying for your new home couldn't be any easier. Whether a direct payment or through a mortgage facility, Devtraco Plus is here to assist you with the acquisition of your new home.

Direct Payment Plan

A fee is required to reserve the property. The balance of the sale price must be paid in the manner below:

- 21 days to pay 25% of the sale price.
- 15% payment three months after 25% installment.
- 15% quarterly payments.
- Fourth quarterly payment less initial reservation fee upon completion.

Mortgage

Terms will be accommodated within reason. A reservation fee is due on signature of Application Form. For mortgage buyers, the mortgage company's particular terms will be accommodated. We will send you the necessary offer letter for you to initiate a mortgage application with one of the various mortgage financiers in Ghana. (Please Note: Non-Resident Ghanaians are also eligible for this payment option).

Some of the noted mortgage companies are Home Finance Company, Ghana Home Loans, Fidelity Bank, Stanbic Bank and Cal Bank.






Scan this QR code to see more

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Disclaimer: The preceding particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as a general guidance only and cannot be relied upon as literal depictions. Nor do they constitute a contract, part of a contract or warranty.