

An architectural rendering of a modern, multi-story building with a white and grey facade. The building features large glass windows and balconies with blue railings. Several balconies have potted plants, including large green leaves and palm trees. A central, semi-transparent beige square overlay contains the logo. The sky is a clear, bright blue, and some greenery is visible at the bottom of the frame.

ONE LUXE

www.theoneluxurygh.com



One Luxe House is a lifestyle luxury apartment with a topline premium finishing brands setting a new standard for luxury apartment living nestled off Lagos Avenue, East Legon.

One Luxe House sets the standard to define the path of the one percent of society in rewarding success and hardwork.

Available;

1 Bedroom Apartments

2 Bedroom Apartments

Pent Houses





AMENITIES & SPECIFICATIONS

- Floor to Ceiling windows
- 40% of the apartment walls are glazed to define a luxury lifestyle.
- Back up Electricity and Water.
- Brushed stainless steel light switches and sockets incorporating USB points in kitchen and bedrooms for convenient device charging.
- Top Duravit sanitary ware and Hansgrohe brassware.
- Contemporary doors throughout including brushed stainless steel ironmongery, fire-rated doors where applicable
- Low energy recessed LED spots to kitchen and bathrooms, under cupboard LED in kitchen, pendants to the living room and hall.
- Fire protection sprinklers throughout including standalone smoke/heat detectors.
- Pencil round skirting and architrave finished in white eggshell paint.
- Porcelanosa tiles to bathroom floors and part tiled walls in wet areas.
- Herringbone LVT flooring throughout, other than wet areas.
- Keypad entry to the communal entrance with video intercom access from apartments.
- CCTV monitoring of entrances and car park.
- Digital aerial and Freeview signal distribution to TV point in the living room and bedroom.
- Vodafone/Mtn incoming high-speed cable with multiple data points.
- Noise reduction measures include acoustic treatment to floors and internal walls and enhanced acoustic ratings to external windows.
- Swimming Pool and Gym.
- 24/7 Concierge and manned security Service.
- Fully Automated Smart Apartment.









ELEGANT. STYLISH. BEAUTIFUL

One Luxe House sets the benchmark for properties in East Legon – from modern amenities like fully equipped gym, swimming pool to stylishly designed interiors.

The attention to detail sets this development apart from anything else in the city, making One Luxe House an exciting choice for those looking for something unique to the region's property market.



One Luxe House is a lifestyle luxury apartment with a topline premium finishing materials and appliances, setting a new standard for luxury living in a central location.

With floor-to-ceiling wide windows and doors blending other sustainable components creating the standard to define the path of the one percent of society in rewarding success and hardwork.





ONELUXE is a luxury address, featuring communal residents' gardens, easy walking distance to East Legon's vibrant city centre. Everything about the project taps into East Legon's demographic.



PERFECTLY PLACED

ONE LUXE House is located on Cairo Street in East Legon, with proximity and connectivity to great attractions of the city, the neighbourhood of the elite class, with distinctive lifestyle available to the selected few.

One Luxe House commands a central position prime in East Legon with easy access to banks, bars, Restaurants, and International schools.

A&C Mall	5mins
Accra Mall	5mins
Kotoka Airport	10mins
Airport City	10mins
Oreganos Restaurant	5mins
Sky bar	5mins

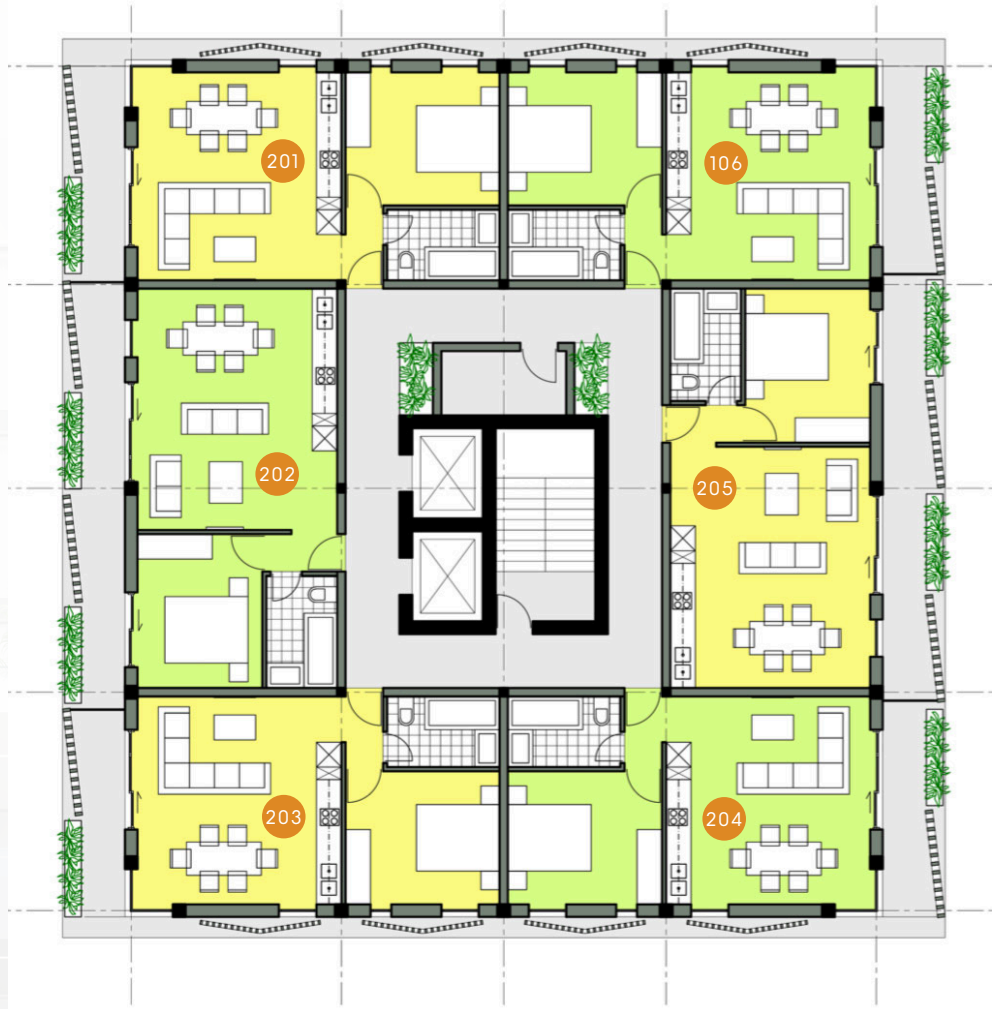


FIRST
FLOOR



101	ONE BEDROOM APARTMENT	52 m2	\$ 178,000
102	ONE BEDROOM APARTMENT	61 m2	\$ 190,000
103	ONE BEDROOM APARTMENT	52 m2	\$ 178,000
104	ONE BEDROOM APARTMENT	52 m2	\$ 175,000
105	ONE BEDROOM APARTMENT	61 m2	\$ 190,000
106	ONE BEDROOM APARTMENT	52 m2	\$ 175,000

SECOND FLOOR



201	ONE BEDROOM APARTMENT	52 m2	\$ 180,000
202	ONE BEDROOM APARTMENT	61 m2	\$ 192,000
203	ONE BEDROOM APARTMENT	52 m2	\$ 180,000
204	ONE BEDROOM APARTMENT	52 m2	\$ 177,000
205	ONE BEDROOM APARTMENT	61 m2	\$ 189,000
206	ONE BEDROOM APARTMENT	52 m2	\$ 177,000

THIRD FLOOR



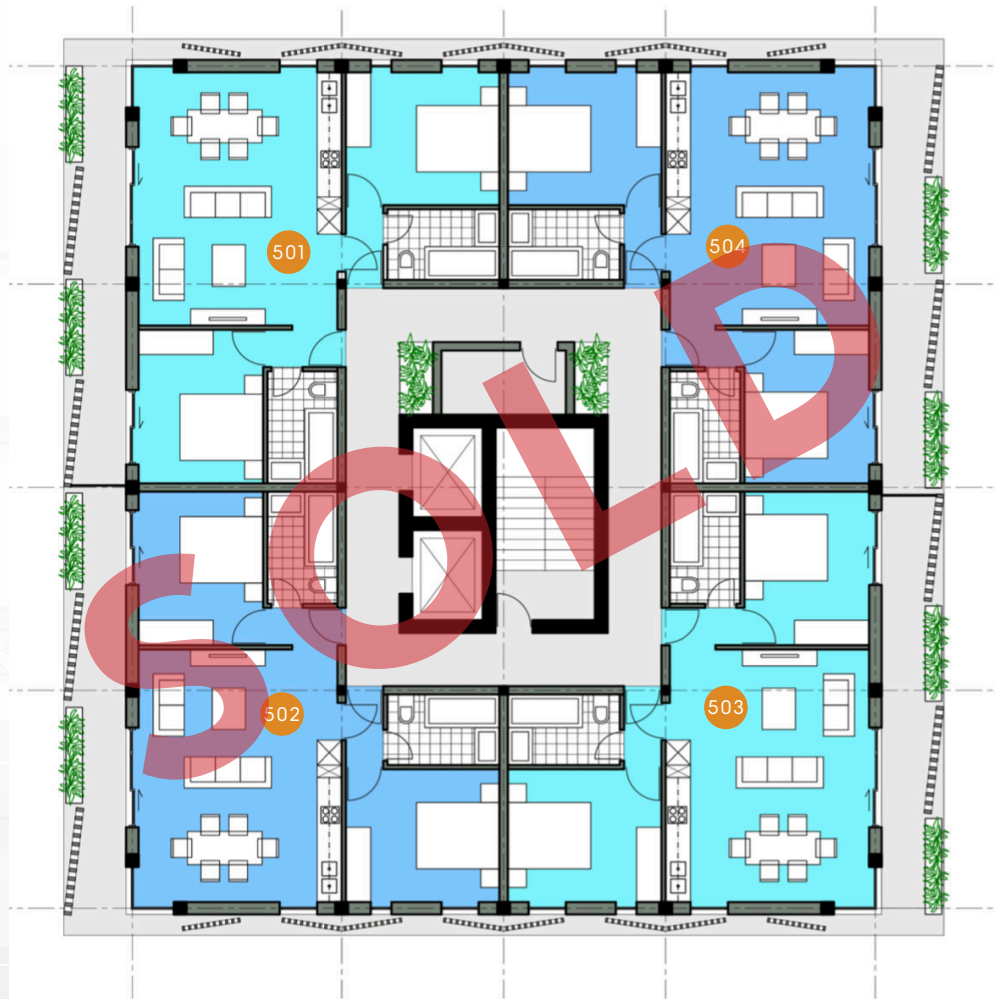
301	ONE BEDROOM APARTMENT	52 m2	SOLD
302	ONE BEDROOM APARTMENT	61 m2	SOLD
303	ONE BEDROOM APARTMENT	52 m2	SOLD
304	ONE BEDROOM APARTMENT	52 m2	SOLD
305	ONE BEDROOM APARTMENT	61 m2	SOLD
306	ONE BEDROOM APARTMENT	52 m2	SOLD

FOURTH
FLOOR



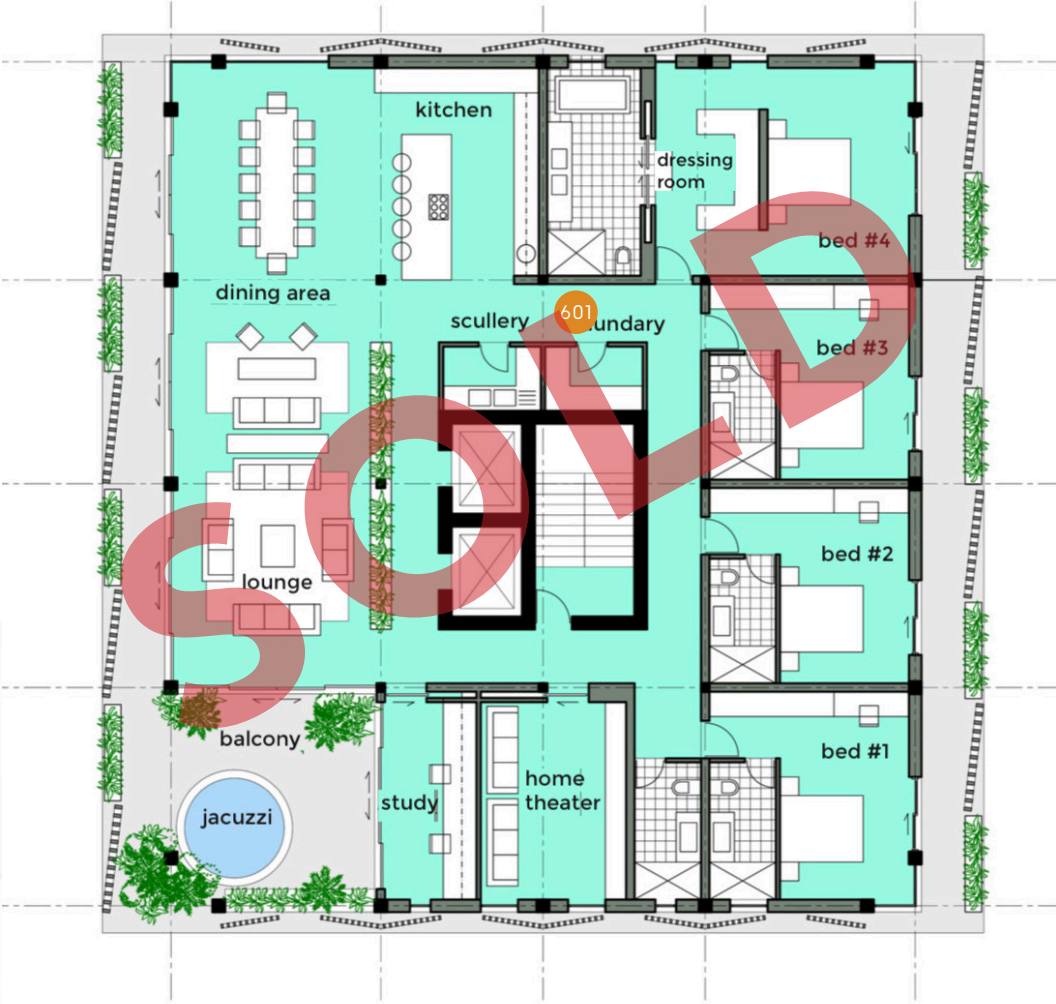
401	TWO BEDROOM APARTMENT	82 m2	SOLD
402	TWO BEDROOM APARTMENT	82 m2	SOLD
403	TWO BEDROOM APARTMENT	82 m2	\$ 255,000
404	TWO BEDROOM APARTMENT	82 m2	\$ 255,000

FIFTH FLOOR



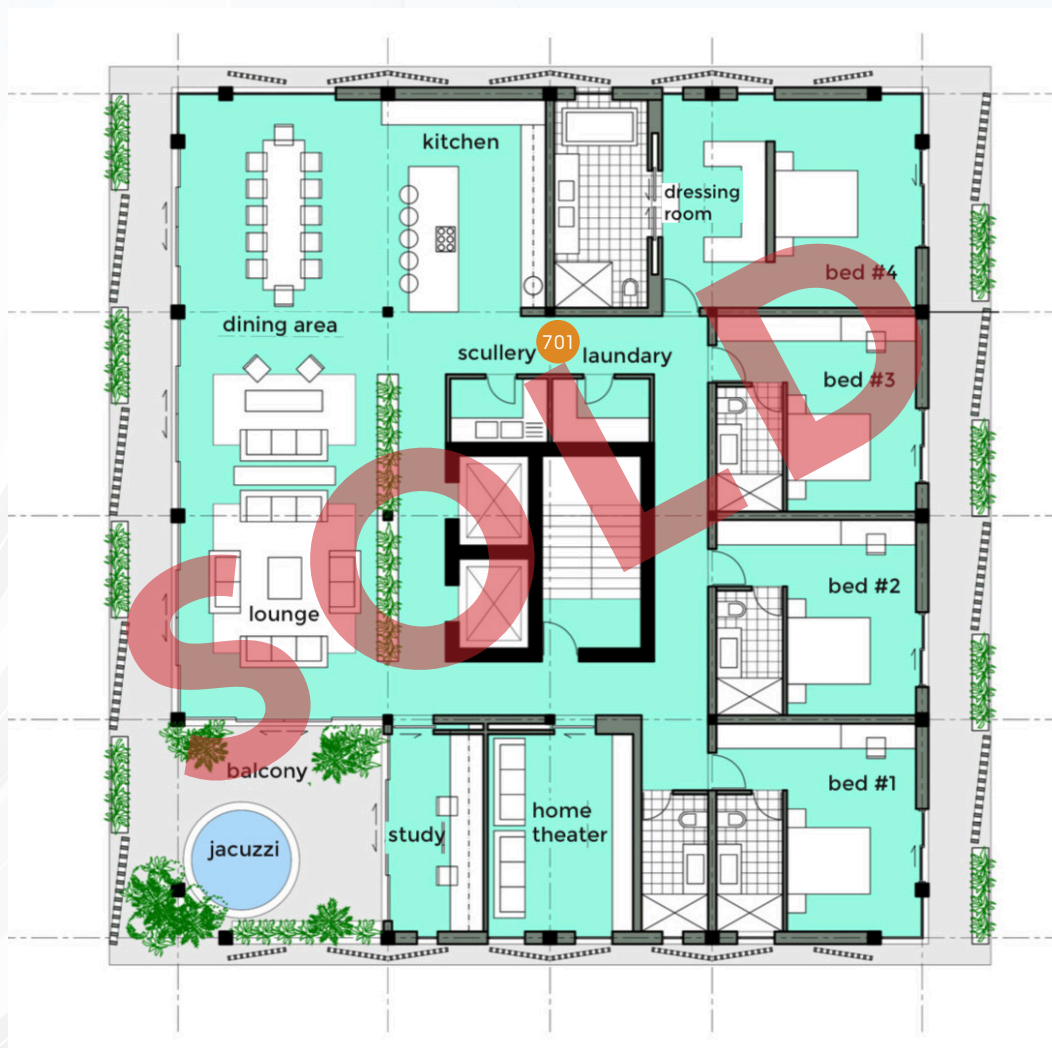
501	TWO BEDROOM APARTMENT	82 m2	SOLD
502	TWO BEDROOM APARTMENT	82 m2	SOLD
503	TWO BEDROOM APARTMENT	82 m2	SOLD
504	TWO BEDROOM APARTMENT	82 m2	SOLD

SIXTH
FLOOR



601 PENT HOUSE 405 m2 **SOLD**

SEVENTH FLOOR



701

PENT HOUSE

405 m2

SOLD

FINANCING

INITIAL DEPOSIT
REQUIRED

25%

SCHEDULED
INSTALMENT

75%

QUARTERLY EQUAL
PAYMENTS FOR THE
NEXT 24 MONTHS

Mortgage Payments Available

- Applicable fee of \$500 will be paid for documentation (Deeds, Court registration)
- Prices and availability are subject to change without notice.
- The Estimated Completion Date is a mere estimate and subject to change from time to time.
- A service charge of \$4 per square meter will apply after handing over.
- 20% down deposit with the with the following banks;



Stanbic Bank



FNB
First National Bank



Republic Bank Limited

Terms & Conditions Apply

1. All dimensions are in metric and measured from finish to finish excluding construction tolerances.
2. All materials, dimensions, and drawings are approximate only.
3. Information is subject to change without notice, at developer's absolute discretion.
4. Actual area may vary from the stated area.
5. All images used are for illustrative purposes only and do not represent the actual sizes, features, specifications, fittings and furnishings.
6. The developer reserves the right to make revisions/alterations at its absolute discretion, without any liability whatsoever

THE DEVELOPER



The CPL Group has over 16 years of experience in land acquisition, planning and real estate development, with \$25m cash funding and nationwide reputation for excellence.

Our aim is to provide “Creative and unique homes that make a statement yet still performs as functional living spaces”.

CPL has built award-winning developments and delivered in excess of 600 homes & apartments in our previously completed developments.

www.cplestategh.com

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