



Redefining Luxury, Quality and Value

"We are passionate, highly-skilled professionals turning innovative ideas into reality.

Buying a home is one of the most important decisions you will ever make. What makes Herfa Properties different is that you can choose a new home and be confident with the quality of the build.

We design and build stylish homes to exact standards."

Michael Afreh, CEO

michael.afreh@herfaproperties.com

NKYINKYIM

"twisting" symbol of initiative, dynamism and versatility





STELLA PLACE

Stella Place, Mensah Wood Road, East Legon, Accra, Ghana

Stella Place is a select development of 24 luxury 2, 3, 4 bedroom and Penthouse apartments situated on the highly favoured Mensah Wood Street in East Legon's ambassadorial enclave, less than 5 miles from the city center

THE DEVELOPMENT

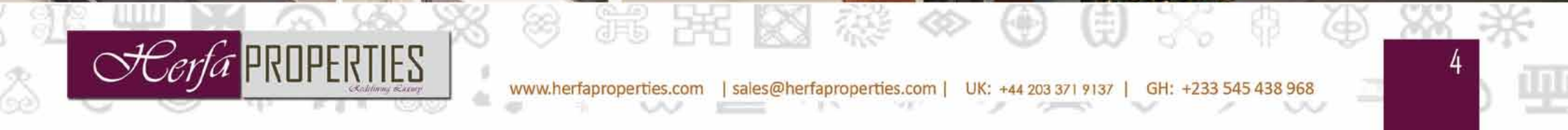
- 4 Two Bedroom Executive Apartments
- 8 Two Bedroom Premium Apartments
- 2 Three Bedrooms Executive Apartments
- 2 Three Bedrooms Premium Apartments
- 2 Three Bedrooms Duplex Apartments
- 2 Four Bedrooms Duplex Apartments
- 4 Luxury Penthouse Apartments
- Estimated completion in Q4 2016

STELLA PLACE- Front View





STELLA PLACE- Southside View

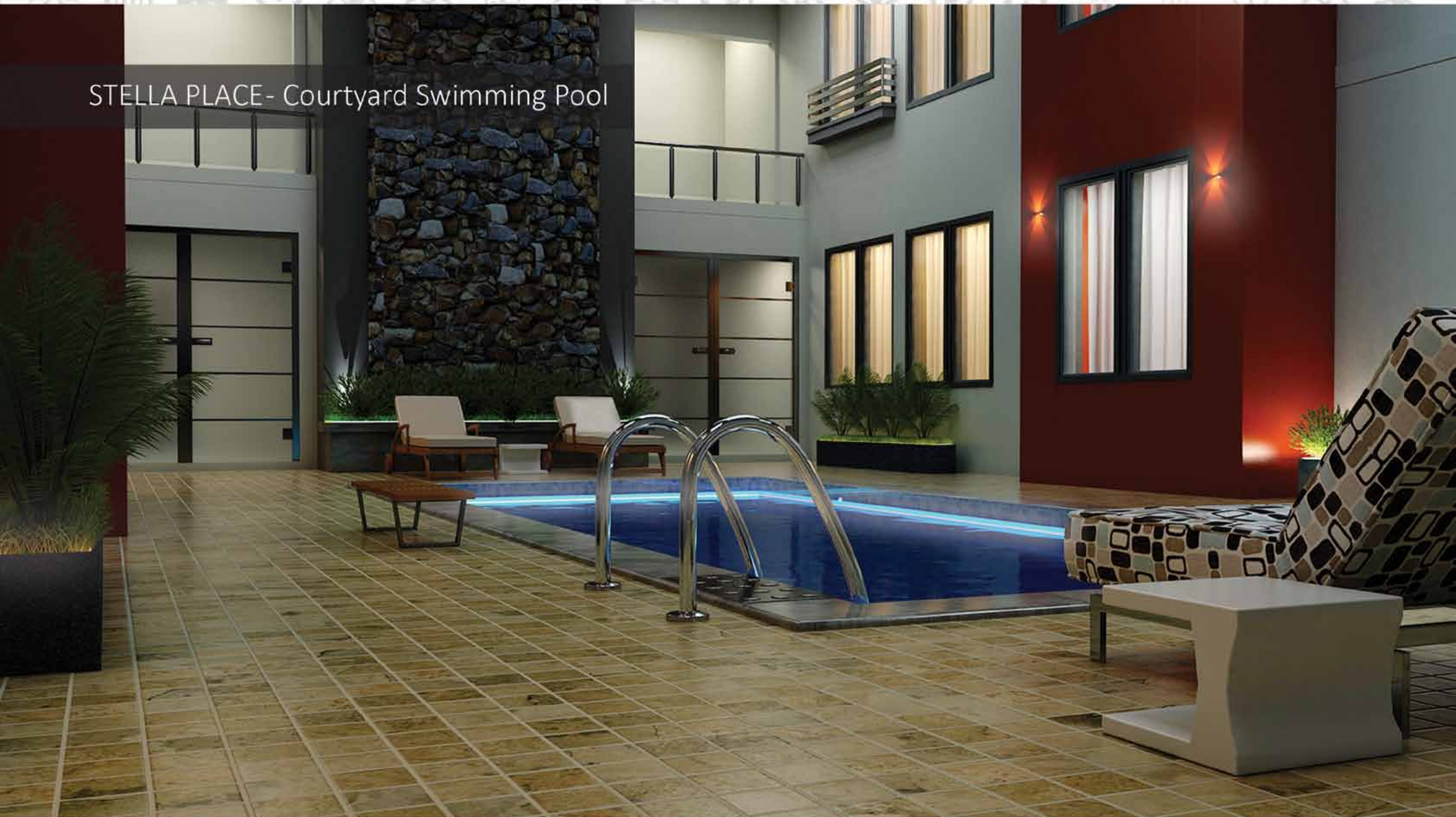




STELLA PLACE - Back View



STELLA PLACE- Courtyard Swimming Pool





STELLA PLACE- Underground Car Park



Our success comes from establishing a close relationship with our clients. We identify their aspirations and needs, and develop homes that complement their modern lifestyles

MATE MASIE

"what I hear, I keep" symbol of wisdom, knowledge and prudence



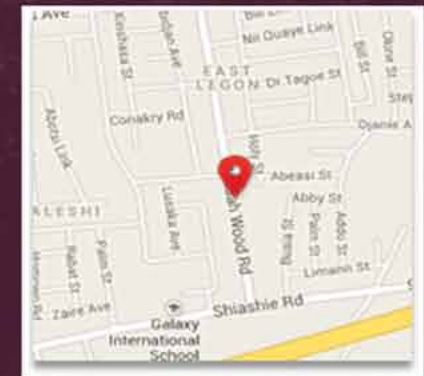
LOCATION

East Legon is one of the most prized neighbourhoods in Accra

One of the best features of the East Legon area is that it benefits from an enviable position with superb transport links and easy access to both the central business district and Kotoka International Airport

SUMMARY

- 10 minutes from Accra Mall
- 15 minutes from Kotoka International Airport
- Marina Mall is only 15 minutes away
- 20 minutes from the central business district.
- Be in the Oxford Street, Osu in under half an hour
- Cultural, arts, music and leisure venues close by





LOCATION

East Legon is a vibrant urban location offering a wide range of shopping, dining and cultural facilities

The area has plenty to offer the discerning buyer- a comprehensive range of shops including the popular Accra and A&C Shopping malls, international schools, restaurants and hotels



Our highly skilled interior design teams are keen on creating smart, superbly finished interiors, by thoroughly managing every aspect of the development inside out, right down to the door number signage

AKOFENA
"sword of war" symbol of courage, valor, and heroism



AMENITIES

Quality and style

Combined to create modern interiors & exteriors

ELECTRICAL FITTINGS

- Energy efficient downlights
- Wiring for future pendant fittings by purchaser to selected rooms
- Television (terrestrial and DSTV) points to principal reception rooms and bedrooms
- Telephone and data points to principal reception rooms and bedrooms
- Dimmer or rocker light controls where applicable
- Polished chrome light switches at high level, white fittings at low level

INTERIOR FINISHES

- Feature entrance doors
- Veneer internal doors
- Bespoke brushed / polished stainless steel door handles throughout



AMENITIES

Created for the ultimate in contemporary style

The kitchens at Stella Place
have been designed to
complement the layout of
each apartment

SPECIFICATION

- Individually designed layouts
- Composite stone worktops
- Combination of matt lacquer and veneer finishes to cabinets
- Chrome handles
- Ceramic hob
- Re-circulating canopy extractor
- Stainless steel multi-function oven
- Integrated fridge / freezer



A good night's rest is an essential part of a busy city lifestyle

The bedrooms at Stella Place have been sensitively designed for a perfect night's rest

SPECIFICATION

- Bespoke fitted wardrobe with sliding doors to master bedrooms, internal fittings include rails and shelves with concealed lighting
- Television (terrestrial and DSTV) points to principal bedrooms
- Telephone and data points to principal bedrooms
- Dimmer or rocker light controls where applicable



AMENITIES

Providing a luxurious bathing and showering experience

The bathrooms at Stella Place
have been designed with
meticulous attention to detail

SPECIFICATION

- Polished chrome thermostatic mixer / diverter with chrome showerhead
- Chrome basin mixer taps
- White wall hung wash hand basin
- White wall hung WC pan with soft close and concealed cistern with dual-flush plate
- Raised shower areas (matching floor finishes) with frameless glass shower panels
- Extractor ventilation
- Low voltage down lights



AMENITIES

A place to relax and revive the senses

In a city like Accra, where space and tranquility are rare commodities, access to a private garden square and swimming pool has always been a privilege

SPECIFICATION

- Swimming Pool
- Fitness Area
- Manicured gardens
- Playground area
- Communal BBQ area
- Elevator to Penthouses



AMENITIES

PEACE OF MIND

SPECIFICATION

- Backup generator
- Backup water supply

SECURITY

- 24/7 Security
- Audio / visual entry system (CCTV)
- Mains supply smoke and heat detectors
- Multi-point locking and spy hole to front entrance doors

PARKING

- Allocated parking

MANAGEMENT COMPANY

- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned to the benefit offered

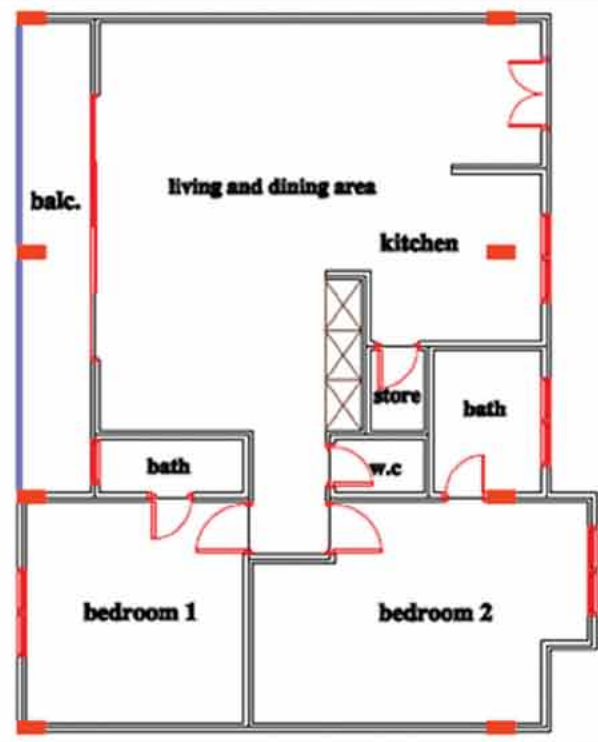


We work with uncompromising
passion to develop buildings
that make desirable places to
live and excellent investments
for the future

DWENNIMMEN
"ram's horns" symbol of humility together with strength



APARTMENTS



EXECUTIVE | 97 SQ METERS



PREMIUM | 112 SQ METERS

2 Bedroom Executive

These large luxurious loft style 2 bedroom, 2 bathroom apartments consist of a 30ft wide balcony accessed via a large open plan loft style living and kitchen space. This apartment has been designed with modern comfortable executive living in mind and is furnished to an uncompromising high specification using quality fitting

PRICES FROM \$ 203,500

SUMMARY

- 2 Bedrooms (en-suite)
- Guest Toilet
- Luxury Kitchen
- Living Room Area
- Dining Room Area
- Balcony

APARTMENTS

3 Bedroom Executive

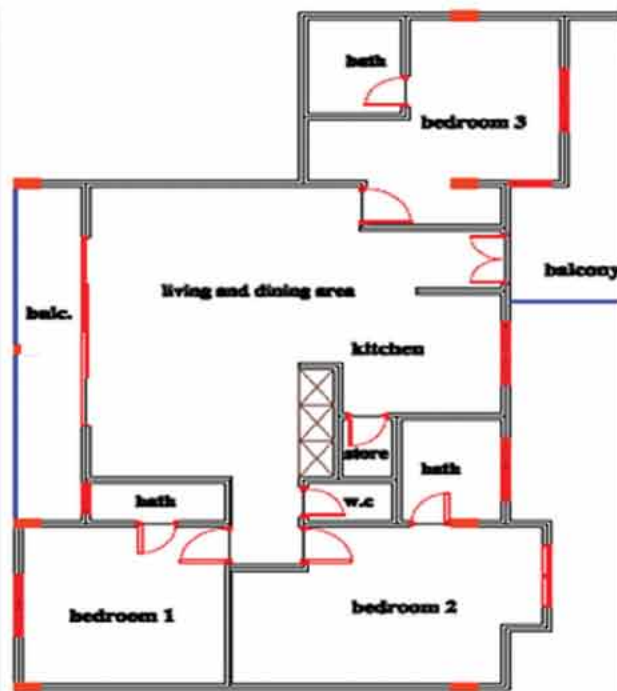
A versatile plan, this large open plan luxurious 3 bedroom executive apartment is designed around the core living areas. The apartment has a 30ft wide balcony (north or south) which is accessed via a large open plan living room

The apartment is furnished with high end quality fittings

PRICES FROM \$215,000

SUMMARY

- 3 Bedrooms (ensuite bathroom)
- Guest Toilet
- Luxury Kitchen
- Living Room Area
- Dining Room Area
- Balcony

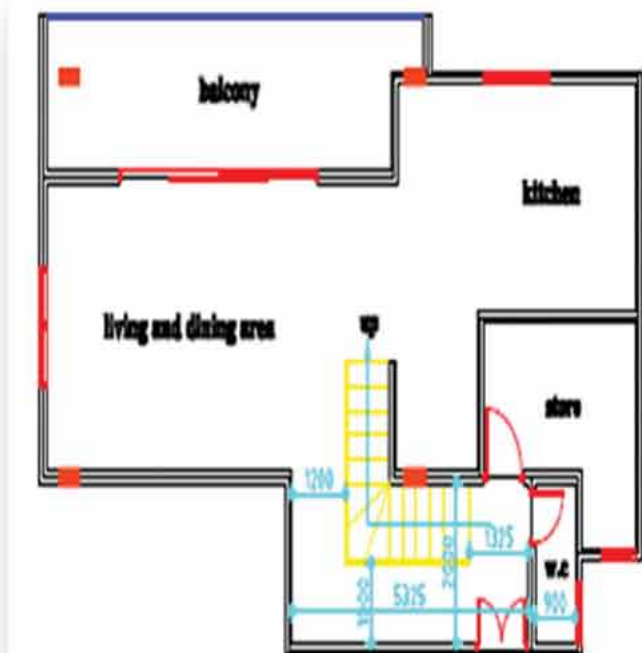


EXECUTIVE | 116 SQ METERS

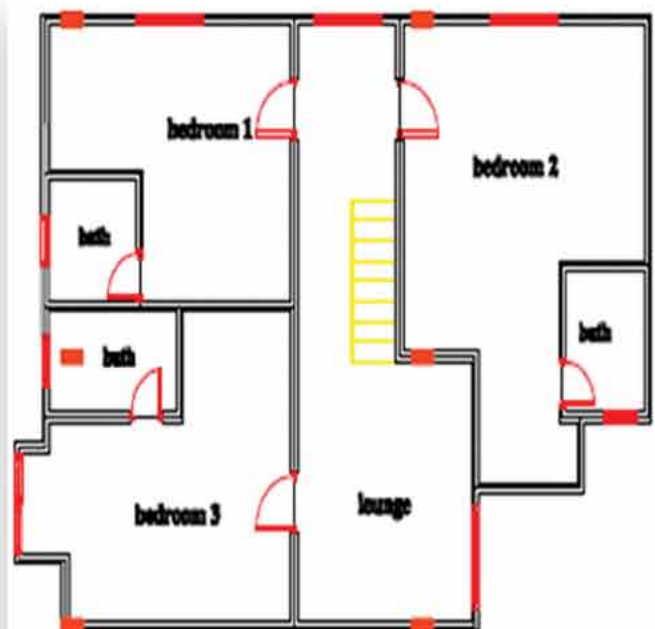


PREMIUM | 123 SQ METERS

APARTMENTS



DUPLEX | 185 SQ METERS



DUPLEX | Upper Floor

3 Bedroom Duplex

This intrinsically different 3 bed/3 bath duplex apartment option has a design which separates the family areas from the rest of the apartment. It is arranged over 2 floors with an east facing balcony which allows your family and you ample space to live, relax and be entertained.

PRICES FROM \$330,000

SUMMARY

- 3 Bedrooms (ensuite bathroom)
- 3 Living room Areas
- Luxury Kitchen
- Living Room Area
- Dining Room Area
- Guest Toilet
- Balcony

APARTMENTS

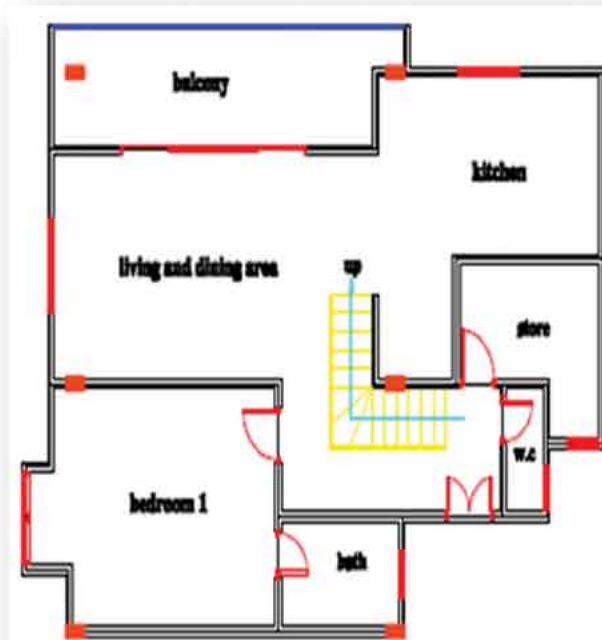
4 Bedroom Duplex

A versatile plan, this duplex style apartment gives you room to decide if you want a 3 bed/3 bath or a 4 bedroom/4 bath or 3 bedroom with study, office/Den which can be converted to an extra bedroom. It has an east facing balcony with a great view and overlooks well-manicured gardens.

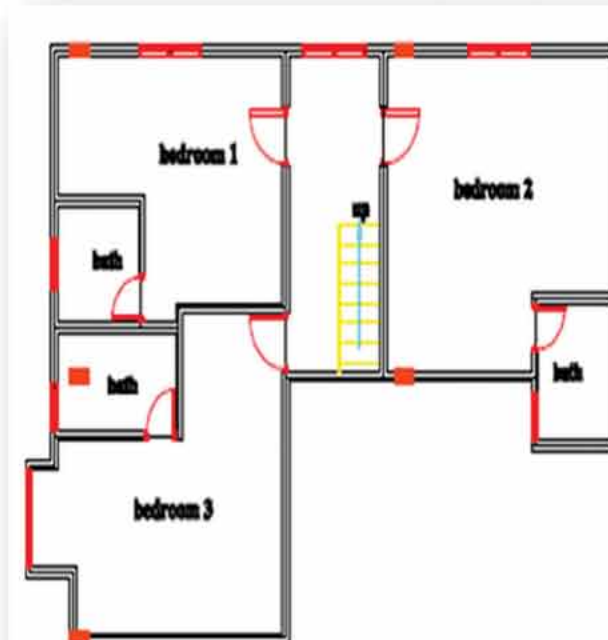
PRICES FROM \$350,000

SUMMARY

- 4 Bedrooms (ensuite bathroom)
- 3 Living room Areas
- Luxury Kitchen
- Living Room Area
- Dining Room Area
- Guest Toilet
- Balcony



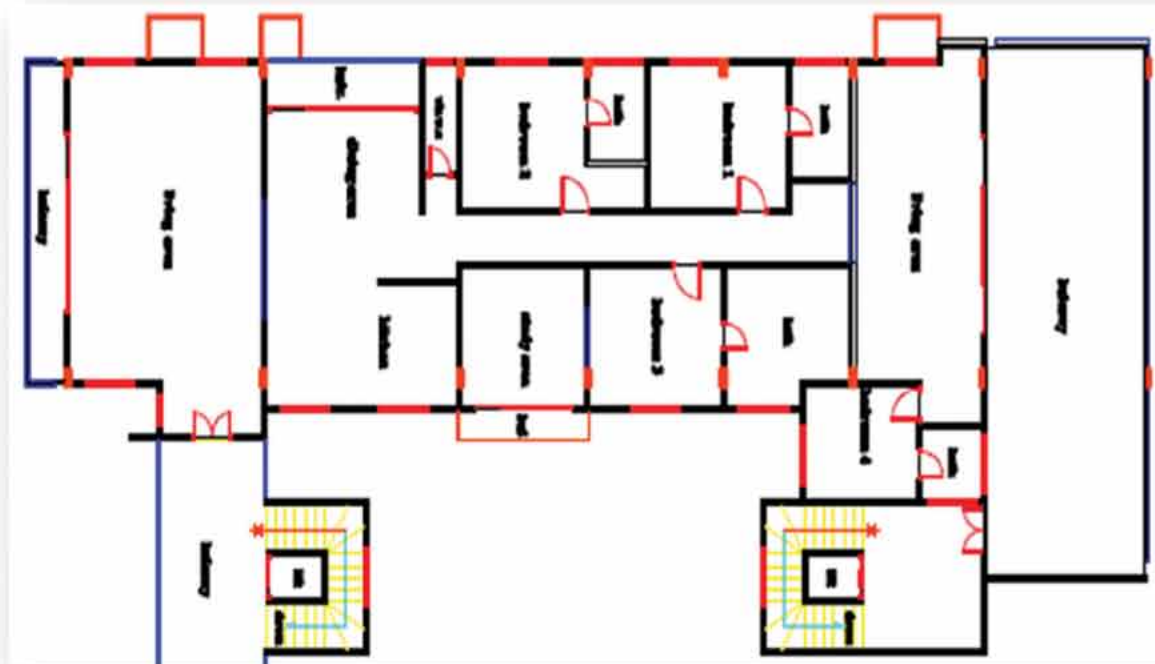
DUPLEX | 195 SQ METERS



DUPLEX | Upper Floor

APARTMENTS

4 Bedroom Penthouse



PENTHOUSE | 335 SQ METERS

These truly amazing and large loft style penthouses apartments span an entire floor and benefits from spectacular unobstructed views of the Accra landscape. The apartments consisting of; multiple living spaces, 4 bedrooms, 4 bathroom and are surrounded by spacious balcony/garden areas. You will have ample entertainment and living outdoor and indoor spaces

PRICES FROM \$550,000

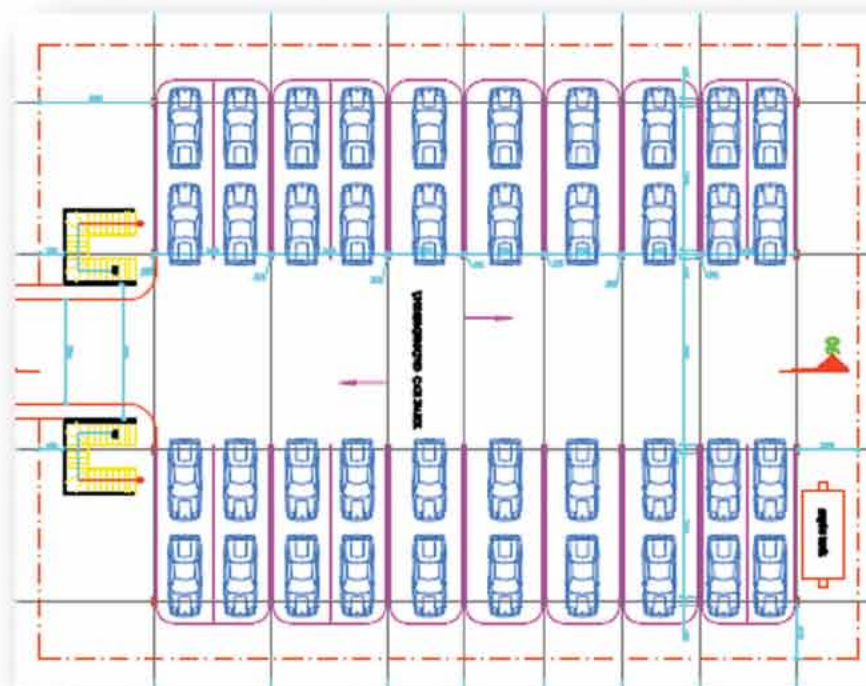
SUMMARY

- 3 Bedrooms (ensuite bathroom)
- 3 Living room Areas
- Luxury Kitchen
- Family Living Area
- Wrap Around 360 degrees Balcony
- Cloak Room - Amazing City Views
- Walk-in Wardrobes
- Barbeque Zone / Jacuzzi Area
- 2 allocated parking spaces

SITE MAP



Block Plan



Lower Ground Level | Car Park

PAYMENT OPTIONS

CASH BUYER | OPTION 1

- ✓ \$3,000 reservation fee
- ✓ 21 days to sign and return Sale and Purchase Agreement ("SPA")
- ✓ 1st installment- 20% of the purchase price on signing SPA
- ✓ 2nd installment- 20% of the purchase price 6 months after Reservation
- ✓ 3rd installment- 20% of the purchase price 12 months after Reservation
- ✓ 4th installment- 20% of the purchase price 18 months after Reservation
- ✓ Final installment- 20% of the purchase price minus reservation fee on completion of the apartment

CASH BUYER | OPTION 2

- ✓ \$3,000 reservation fee
- ✓ 21 days to sign and return Sale and Purchase Agreement ("SPA")
- ✓ 1st installment- 60% of the purchase price on signing SPA
- ✓ 2nd installment- 20% of the purchase price 18 months after Reservation
- ✓ Final installment- 20% of the purchase price minus reservation fee on completion of the apartment
- ✓ Discount Deals available depending on initial payment

Our flexible cash
payment plans can help
you move sooner than
you thought

If you would like to discuss
alternative payment options or
require any further information,
please contact us on
T: +233 54 543 8968
M: +233 54 543 8626
or email us on
sales@herfaproperties.com

We offer the following discounts:

- ✓ Discount for cash buyers paying more than 50% of the purchase price within 21 days of reservation
- ✓ Discount for multiple purchases

PAYMENT OPTIONS

MORTGAGE BUYER

- ✓ \$3,000 reservation fee
- ✓ 21 days to sign and return Sale and Purchase Agreement ("SPA")
- ✓ 1st installment- 30% of the purchase price on signing SPA
- ✓ Final installment- 70% of the purchase price less reservation fee on completion of the apartment

We've got a range of mortgage payment plans that can help you move sooner than you thought

If you would like to discuss alternative payment options or require any further information, please contact us on
T: +233 54 543 8968
M: +233 54 543 8626
or email us on
sales@herfaproperties.com



redefining luxury, quality and value

Herfa PROPERTIES
Residential, Commercial



NKYINKYIM
"TWISTING" symbol of initiative,
dynamism and versatility



DWENNIMMEN
"BEAMS HORNS" symbol of solidity
together with strength



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