



# AVELA PRIME

Townhouse Community

No.1 Okpelen We Street



# HOME IS A DIFFERENT WORLD

Feel the glamour, it's a holistic luxurious experience.

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Home is a Different World

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## AVELA PRIME

Modern and spacious 2, 3 & 4 bedroom townhouses, carefully developed for small, medium and large families who desire more living. Located at East Legon Hills, just before the Melcom Supermarket. Avela Prime is situated in an upcoming cosmopolitan community with several attractions. In addition to this, you also enjoy amazing facilities and amenities to upgrade your living and comfort.





HOME IS A  
DIFFERENT  
WORLD

Avela Prime explores  
the concept of homes designed  
to enhance quality family time.



## HOME IS A DIFFERENT WORLD

Your home is your legacy, we all adore our investments, especially if it has the ability to transform our lives and of the wonderful people around us. Daimler homes desire to build sustainable legacies with our partners, the hallmark of our brand.

# HOME IS A DIFFERENT WORLD

The evolution of the  
extraordinary is happening  
right now with Avela Prime.



# HOME IS A DIFFERENT WORLD

Our homes are always Lit,  
even when it feels like you're  
alone, it connects you to all  
the people you love.  
Daimler connects!.





## HOME IS A DIFFERENT WORLD

Avela Prime is an idyllic residence in a privileged location.



# HOME IS A DIFFERENT WORLD

Avela Prime loves you just the way you are, mesmerising, Elegant and Beautiful.



# HOME IS A DIFFERENT WORLD

Avela Prime is an idyllic residence in a privileged location.



# FLOOR PLAN HIGHLIGHTS

## 2 BEDROOMS + BQ

Space(s)	Area(s)
Living Area	30sqm
Kitchen & Dining Area	26sqm
Kitchen Store	3sqm
Boys Quarters	7sqm
Washrooms(4)	16sqm
Master Bedroom	16sqm
Other Bedroom	14sqm
Balconies(2)	8sqm
Gross Area	120sqm



## 3 BEDROOMS

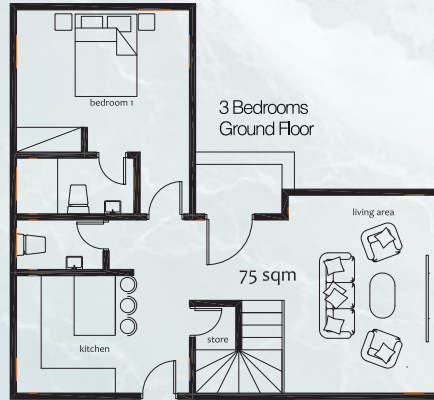
Living Area	30sqm
Kitchen Area	16sqm
Kitchen Store	3sqm
Washroom(4)	16sqm
Master bedroom	16sqm
Other bedrooms(2)	31sqm
Balconies(2)	8sqm
Gross Area	120sqm



# FLOOR PLAN HIGHLIGHTS

## 3 BEDROOMS

Space(s)	Area(s)
Living Area	30sqm
Kitchen Area	16sqm
Kitchen Store	3sqm
Washrooms(4)	16sqm
Master Bedroom	18sqm
Family Area	26sqm
Other Bedrooms(2)	33sqm
Balconies(2)	8sqm
Gross Area	150sqm



# FLOOR PLAN HIGHLIGHTS

## 3 BEDROOMS +BQ

Space(s)	Area(s)
Living Area	30sqm
Kitchen & Dining Area	26sqm
Kitchen Store	3sqm
Washrooms(4)	22sqm
Boys Quarters	7sqm
Master Bedroom	18sqm
Other Bedrooms(2)	36sqm
Balconies(2)	8sqm
Gross Area	150sqm

## 4 BEDROOMS

Living Area	30sqm
Kitchen Area	16sqm
Kitchen Store	3sqm
Washrooms(4)	22sqm
Master bedroom	18sqm
Other bedrooms(3)	53sqm
Balconies(2)	8sqm
Gross Area	150sqm



# BUILDING SPECIFICATIONS

## FINISHING STANDARD

Each unit within Avela Prime is completed to a premium specification, ensuring a smooth or seamless transition from development to occupancy

INTERNAL FINISH
a. Plaster board ceilings
b. Emulsion finish walls
c. Porcelain floor & wall tiles
d. Internal doors with fittings
e. En-suite bathrooms; European standard wc, Vanity, Water heater, Mirror & Washroom accessories
f. Air-conditioning units
g. Recessed spotlights to all rooms
h. Fitted Wardrobes
i. Glazed Aluminum windows

ELECTRICAL & COMMUNICATION
a. Installed TV points in the living area and all bedrooms
b. Cable & Internet connectivity
c. Contemporary switch plates and sockets
d. CCTV entrance to building
e. Automated gate entry
f. Smoke detectors in all townhouses
g. Fire alarm and integrated

MODULAR KITCHEN
a. Gloss/matte finish to all units
b. Integrated larder fridge / freezer
c. Tiled backsplash
d. Stainless steel kitchen sink
e. Hob, Extractor, Oven, Microwave & Washing machine.

EXTERNAL FINISH
a. 24hr Security & Security Cameras
b. Property Management
c. Backup Water Supply
d. Landscaping & Paved Car Parks

Bespoke furnishing collections are available from 'Daimler Interior decorators', comprising of everything needed to make the property ready for your tenants to move into.

2 Bedroom Townhouse from USD15,000.00 ex VAT

3 Bedroom Townhouse from USD20,000.00 ex VAT

4 Bedroom Townhouse from USD25,000.00 ex VAT

# FINANCIAL HIGHLIGHTS

## RENTAL PROPERTY CASHFLOW ANALYSIS

ANNUAL RETURN ON INVESTMENT	2 Bedroom Deluxe	3 Bedroom Regular	3 Bedroom Deluxe	4 Bedroom Regular
AVG. Purchase Price	\$135,000.00	\$155,000.00	\$165,000.00	\$200,000.00
AVG. Size - Sqm	120sqm	120sqm	150sqm	150sqm
Gross Monthly Long Term Rental Income	\$900.00	\$1,100.00	\$1,200.00	\$1,400.00
Gross Annual Long Term Rental Income	\$10,800.00	\$14,400.00	\$14,400.00	\$16,800.00
Average Annual Yield	8%	8.5%	8.7%	8.4%

## PAYMENT PLAN OPTIONS

### CASH OPTION (STANDARD)

Reservation \$5,000  
20% down payment  
80% balance over 4  
quarterly installments

### CASH OPTION (FLEXIBLE)

Reservation \$5,000  
30% down payment  
70% proposed by buyer  
(15 months)

### MORTGAGE OPTION

Reservation \$5,000  
20% - 30% down payment  
80% - 70% balance by Mortgage



# DAIMLER HOMES LTD

ELEGANCE. FUNCTIONALITY. CONTEMPORARY

We are a hallmark brand that uniquely crafts residence tailored to our clientele's innate aspiration.

## WHO WE ARE

We are a team of professionals who have extensive knowledge in real estate development and construction management. In order to have a good, long-lasting impact on the Ghanaian market, we are committed to blending old traditional processes and thorough analysis with modern, internationally acknowledged pioneering designs coupled with experienced management.

## WHAT WE DO

We are a real estate development and construction management firm with the goal of becoming the premier brand associated with premium real estate development.

We accomplish this through, managing projects efficiently to exceed our objectives,

Selecting strategically positioned lands and localities, developing global standard cutting-edge designs for numerous luxury classes, procurement collaborations with both domestic and international businesses





# DAIMLER HOMES

For more details about our new products and services,  
kindly contact us via the details below;

Head Office,

No. 3 Bamboo St, East Legon, Accra - Ghana

+233 (0) 200 584 558

[sales@daimlerhomesgh.com](mailto:sales@daimlerhomesgh.com)

[www.daimlerhomesgh.com](http://www.daimlerhomesgh.com)

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