

DAIMLER HOMES

Nyx Manor

Apartment Community

No. 8 Ago Ali Street, East Legon - Accra



Nyx Manor

An exclusive residential apartment with eighteen (18) magnificent 1 & 2 Bedroom and Penthouse units set in a serene environment in the heart of the East Legon, offering outstanding finishes intended to enhance your living standards.

Nyx Manor is a rare opportunity to own and enjoy contemporary luxury living in an exclusive heritage inspired by facilities and amenities in a gated community.

Elegant . Functional . Contemporary

nyx
Manor

*From Comfort Zone
To Personal Refuge.*



*Leadership Goes Beyond
Just Staying Ahead*



INVESTMENT PRINCIPALS

Approved for Short
& Long Term Lettings

70
Year Lease

Key
Regeneration Area

Luxury
Real Estate Developer



*Beauty Lies In
The Details.*





Your Desires Are Our Desires.

East Legon is one of the most connected areas in the Accra with easily accessible road networks ensuring connectivity to wider areas and other destinations in Accra. Location matters, That's why Nyx Manor is located just a short distance from your favorite lifestyle centres; Malls, Shopping Centres, Restaurants, Banks, First Class Schools, Kid Play Centres ect, ensuring that the city life is never too far from sight. Nyx Manor comes with lifestyle amenities including an on-site gym, swimming pool, 24hr security, parking facilities, etc.



Engineered to Make Your Choice Easy

Indulge in your taste for adventure, chase that longing for exploration,
Do it all with Nyx Manor, Take on the world, a thrilling journey at a time.

*The World Belongs
To The Bold.*





The Exquisite Style Of The Brand.

The Exquisitvity of our brand and products are designed with perfect workmanship and an uncompromising attention to detail.





Wonder & Awe at Your Fingertips.

Filling every triumphant memory with a sense of awe and wonder,
A Timeless masterpiece taking you back to things you love doing.



Live with Confidence.

Embarking on a journey with Nyx Manor means seeing challenges as adventures without fear of failure. Because with it, you have the power to turn every obstacle into an opportunity.



BUILDING SPECIFICATIONS

FINISHING STANDARD

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

INTERNAL FINISH

- a. Recessed plaster board ceilings
- b. Emulsion finish walls
- c. Porcelain floor & wall tiles
- d. Internal doors with chrome fittings
- e. En-suite bathrooms; European standard wc, Vanity, Water heater, Mirror, Toilet roll holder, Towel rail, Soap dish, Basin, Single lever basin mixer, Shower, Mixer shower enclosure.
- f. Air-conditioning units
- g. Recessed spotlights to all rooms

MODULAR KITCHEN

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

ELECTRICAL & COMMUNICATION

- a. Telephone points to living area & master bedroom
- b. Installed TV points in the living area and all bedrooms
- c. Cable & Internet connectivity
- d. Contemporary switch plates and sockets
- e. CCTV entrance to building
- f. Automated gate entry
- g. Smoke detectors in all apartments and communal areas
- h. Fire alarm and integrated sprinkler systems

EXTERNAL FINISH

- a. 24hr Security & Security Cameras
- b. Swimming Pool & Gym
- c. Property Management
- d. Backup Water & Power / Generator
- e. Elevator
- f. Landscaping & Paved Car Park



New Home, New Attitude



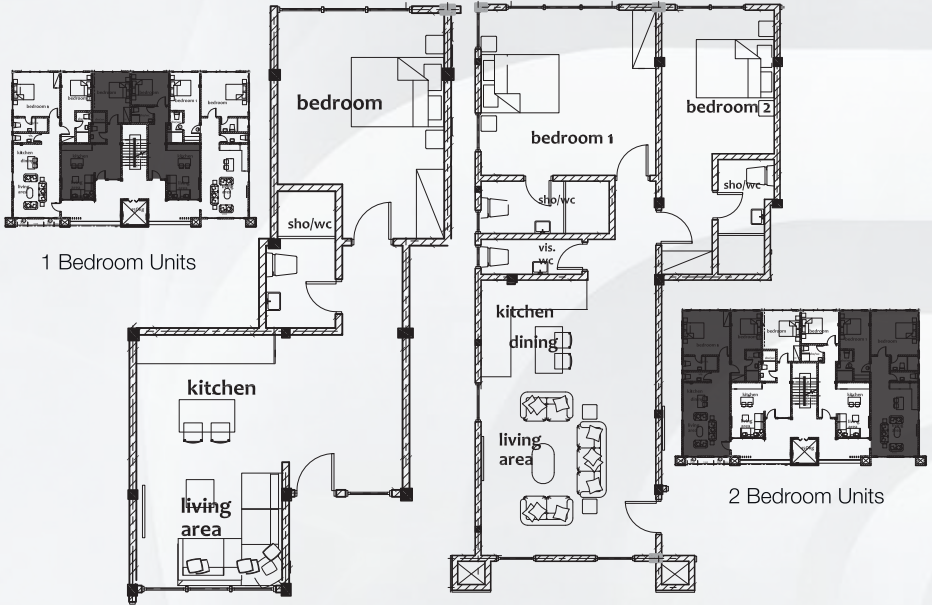
Bespoke furnishing collections are available from 'Daimler Interior decorators', comprising of everything needed to make the property ready for your tenants to move into.

- 1 BEDROOMS from USD8,000.00 ex VAT
- 2 BEDROOMS from USD12,000.00 ex VAT
- PENTHOUSE from USD20,000.00 ex VAT

FLOOR PLAN HIGHLIGHTS

1&2 Bedrooms Apartments

Ground - Third floors



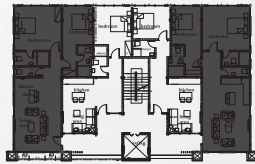
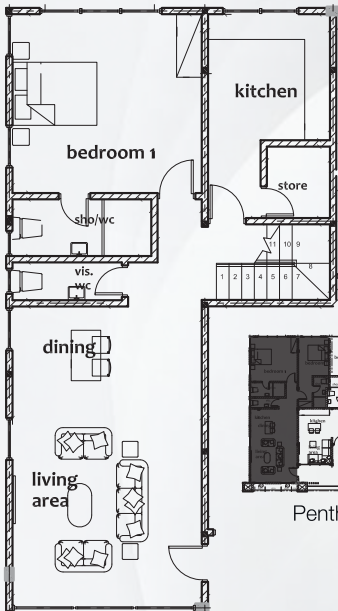
Space(s)	Area(s)
Living Area	17sqm
Kitchen & Dining Area	17sqm
Washroom	5sqm
Master Bedroom	15sqm
Gross Area	55sqm
Total Gross Area	55sqm

Space(s)	Area(s)
Living Area	23sqm
Kitchen & Dining Area	14sqm
Washrooms(3)	13sqm
Master Bedroom	22sqm
Other Bedroom	13sqm
Gross Area	85sqm
Total Gross Area	85sqm

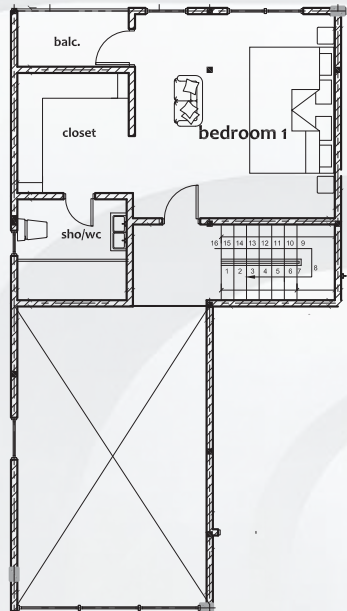
FLOOR PLAN HIGHLIGHTS

2 Bedroom Penthouse

Third - Fourth floor



Penthouse Units



Ground Floor

Space(s)

Living & Dining Area

Kitchen Area

Kitchen Store

Washrooms(2)

Other Bedroom

Gross Area

Area(s)

70sqm

16sqm

4sqm

8sqm

20sqm

118sqm

First Floor

Space(s)

Master Bedroom

Walk-in Closet

Washroom

Balcony

Gross Area

Total Gross Area

Area(s)

28sqm

10sqm

8sqm

5sqm

51sqm

160sqm




Evolves With You.

The new Nyx Manor evolves with you a personal level. The Majestic icon is leading the way for a new Luxurious experience and with the last generation of exclusive developments in east legon.



*Efficient For the Community
Effortless For You*





FINANCIAL HIGHLIGHTS

RENTAL PROPERTY CASHFLOW ANALYSIS

ANNUAL RETURN ON INVESTMENT

	1 Bedroom	2 Bedroom	Penthouse
AVG. Purchase Price	\$120,000.00	\$180,000.00	\$250,000.00
AVG. Size - Sqm	55sqm	85sqm	160sqm
Gross Monthly Short Term Rental Income @ Average 50% occupancy	\$1,260.00 (Avg. Per Night - \$90)	\$1,820.00 (Avg. Per Night - \$130)	\$2,800.00 (Avg. Per Night - \$200)
Gross Monthly Long Term Rental Income	\$1,000.00	\$1,600.00	\$2,500.00
Gross Annual Short Term Rental Income	\$15,120.00	\$21,840.00	\$33,600.00
Gross Annual Long Term Rental Income	\$12,000.00	\$19,200.00	\$30,000.00
Average Annual Yield	10%	10.7%	12%

NB: All figures are based on forecasts provided by the developer for indication only and are subject to change.
Any financial information provided in this document is intended as a guide and does not constitute a contract.

PAYMENT PLAN OPTIONS

CASH OPTION (STANDARD)

Reservation \$5,000
20% down payment
80% balance proposed by buyer (15 months)

CASH OPTION (FLEXIBLE)

Reservation \$5,000
30% down payment
70% balance over 4 quarterly Installments

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





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
www.daimlerhomesgh.com