



THE N|IYO



Comfort | Convenience | Quality | Simplicity

Devtraco Plus welcomes you to the Niiyo, a residential oasis in Dzorwolu-the ultimate in simple and comfortable contemporary living.



Accra - Dzorwulu | 2 & 3 bedroom apartments

Why you should choose THE NIIYO

The Niiyo is a luxury apartment complex made up of 31, two and three bedroom apartments built to an international standard. It boasts modern detailing and superior design that includes features that enhance the natural light quality with plenty of glass and stunning panoramic views while optimising comfort and the efficient use of space. Noteworthy facilities include a pool and gym, beautifully landscaped gardens and instant connection to DSTV and wireless

Nestled in a leafy residential portion of Dzorwolu, close to the Achimota Forest, the location offers a plethora of leisure activities including small shopping arcades, boutiques and cafés. Also in the neighbourhood are three international schools, a number of excellent nursery schools and a couple of clinics offering laboratory testing facilities as well. Dzorwolu is a retreat, merging both the benefits of a quiet, idyllic location with its easy accessibility to the Airport, Accra Mall, 37 Military Hospital and the rest of bustling urban Accra. It is a perfect place to raise a family.



Facilities

- Elevator
- Standby generator
- Water reservoir
- Swimming pool
- Gym
- Landscaped gardens
- Underground parking
- 24/7 gated security
- Estate management

Location

Landscape

The Niiyo apartment complex is located in that balanced space where the city merges with suburbia. Bordering the Achimota Forest Reserve, it is situated opposite the Abelempke junction and strategically placed between two major access routes – the N1 Highway and the Obasanjo Highway – and is not far from the hub of the metropolis.

This symbol of modern living is situated in the leafy part of Dzorwolu, where homeowners can enjoy the quiet tranquillity yet convenient proximity to commercial Dzorwolu. It is a peaceful yet pulsating, vibrant community with a strong city feel and a wide range of amenities and services on offer.

Lifestyle

The heart of Dzorwolu is a microcosm of a city in itself, with offices and banks as well as local and international restaurants, cafés and patisseries. There are three international schools in the vicinity, a number of excellent nursery schools and a couple of medical centres. In addition, there are two major hotels serving the area, as well as a wide choice of churches and a mosque.

Schools

Lincoln Community School
Galaxy International School
Roman Ridge School

Clinics and Hospitals

Omni Medical Laboratory
Medifem Hospital and Fertility Centre
Martin Memorial Hospital
Nyaho Medical Centre
Valley View Clinic

Dental Clinics

Bethel Dental Clinic
N.M. Dental Centre

Pharmacies

ECP Pharmacy
Bedita Pharmacy

Banks

Ecobank
Fidelity Bank
UBA

Restaurants

Palace Chinese Restaurant, Santoku (Japanese), Peterpan Crispy Chicken, Barcelos, H&M Grills Salads and More, Karibou Restaurant and Bar, Mamaga Restaurant Bar and Grill

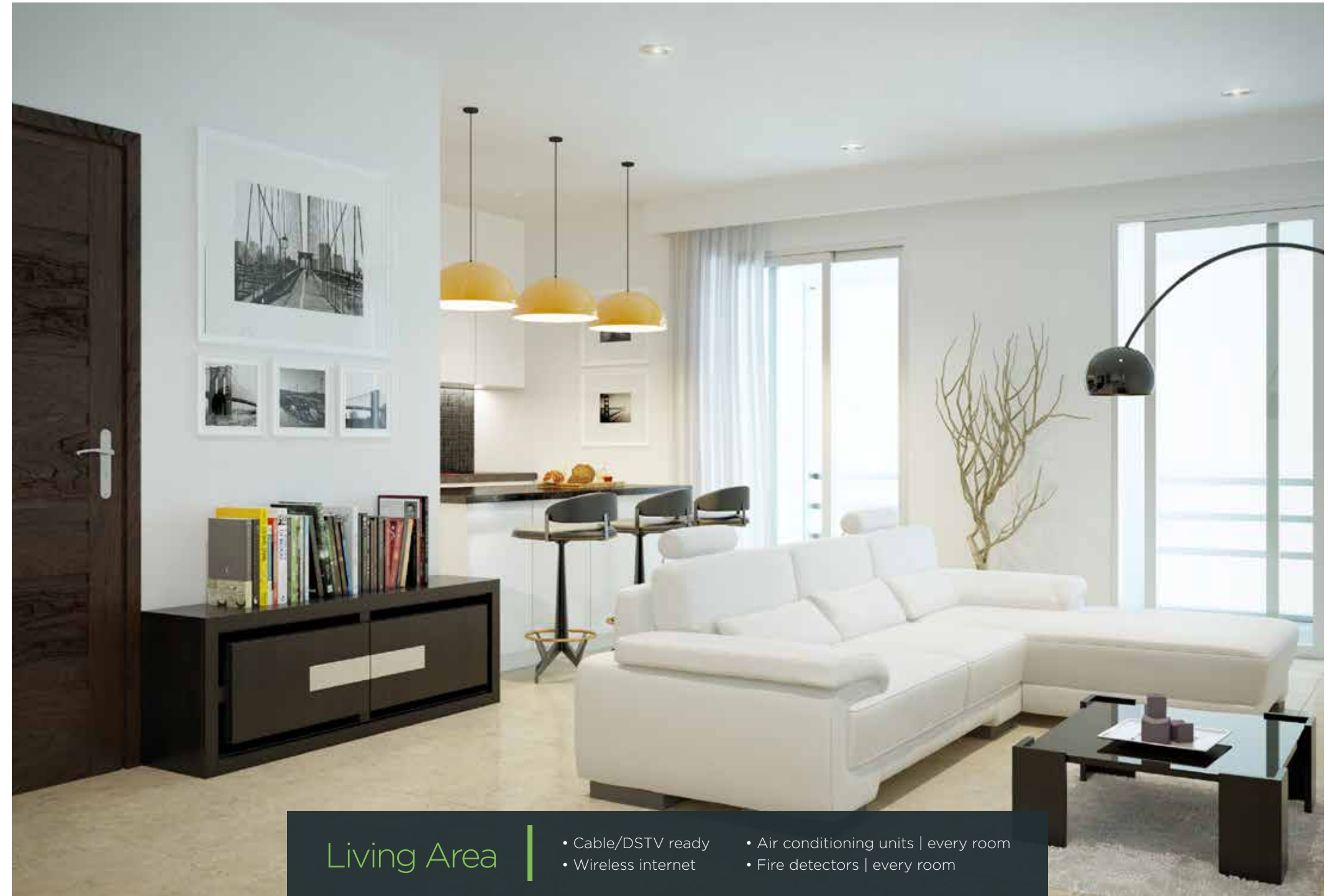
Entertainment

Silverbird Cinema (Accra Mall)
Marvels Mini Golf

Shopping

There are also many shopping arcades, mini supermarkets and boutiques – selling everything from fashion items, soft furnishings and optical wear to accessories for pets. You have a good choice of hair and beauty salons, too. If that is not enough, then Accra Mall is just a hop away.





Living Area

- Cable/DSTV ready
- Wireless internet
- Air conditioning units | every room
- Fire detectors | every room



Bedroom

- Walk-in closet for master bedrooms
- All en-suite bathroom | every room



Gym Area



Pool Area



Floor Plans

2 Bedroom
Deluxe



2 Bedroom
Double Volume



2 Bedroom
Platinum



2 Bedroom
Royal



Floor Plans

1 Bedroom
Penthouse



3 Bedroom
Double Volume



3 Bedroom
Platinum



3 Bedroom
Royal



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 Dzorwulu suburb where your annual rental yield is between 10-15%.

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 starting from GH¢600,000	Assumed monthly rent GH¢7,600	Assumed annual rent GH¢91,200	Rental yield 15.3%
3 bedroom starting from GH¢790,000	Assumed monthly rent GH¢8,500	Assumed annual rent GH¢102,000	Rental yield 12.9%
1 bedroom penthouse starting from GH¢955,000	Assumed monthly rent GH¢7,000	Assumed annual rent GH¢84,000	Rental yield 11.36%

Making Payment

Paying for your new home could not be simpler with two fantastic finance options available from Devtraco Plus. Choose from direct payment terms or the home mortgage options from one of the many Ghanaian financial Institutions we work with.

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.
- 25% payment three months after 25% installment.
- 25% quarterly payments.
- 10% 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

No. 8, Sir Arku Korsah Road, Airport Residential Area,
Accra, Ghana Box AN 12284, Accra-North, Ghana.

Tel: +233 (0)302 798 692, +233 (0) 544 310 111

www: www.devtracoplus.com **email:** info@devtracoplus.com

 facebook.com/devtracoplus  youtube.com/devtracoplus  twitter.com/devtracoplus

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.