



MICAHS

L A B O N E

R E D E F I N I N G U R B A N L U X U R Y

A Development by:









Situated in the vibrant heart of Labone, Micahs offers an exclusive collection of Studio, 1 & 2-Bedroom Apartments and luxury Townhouses designed for those who value modern living with a touch of elegance.

Whether you're an individual starting your journey or a couple looking for your next chapter, Micahs provides the perfect space to call home. Combining prime location, contemporary design, and ultimate comfort, Micahs Labone is not just a residence—it's a lifestyle.

Live Bold. Live Free. Live Micahs.





- An Exclusive Lifestyle

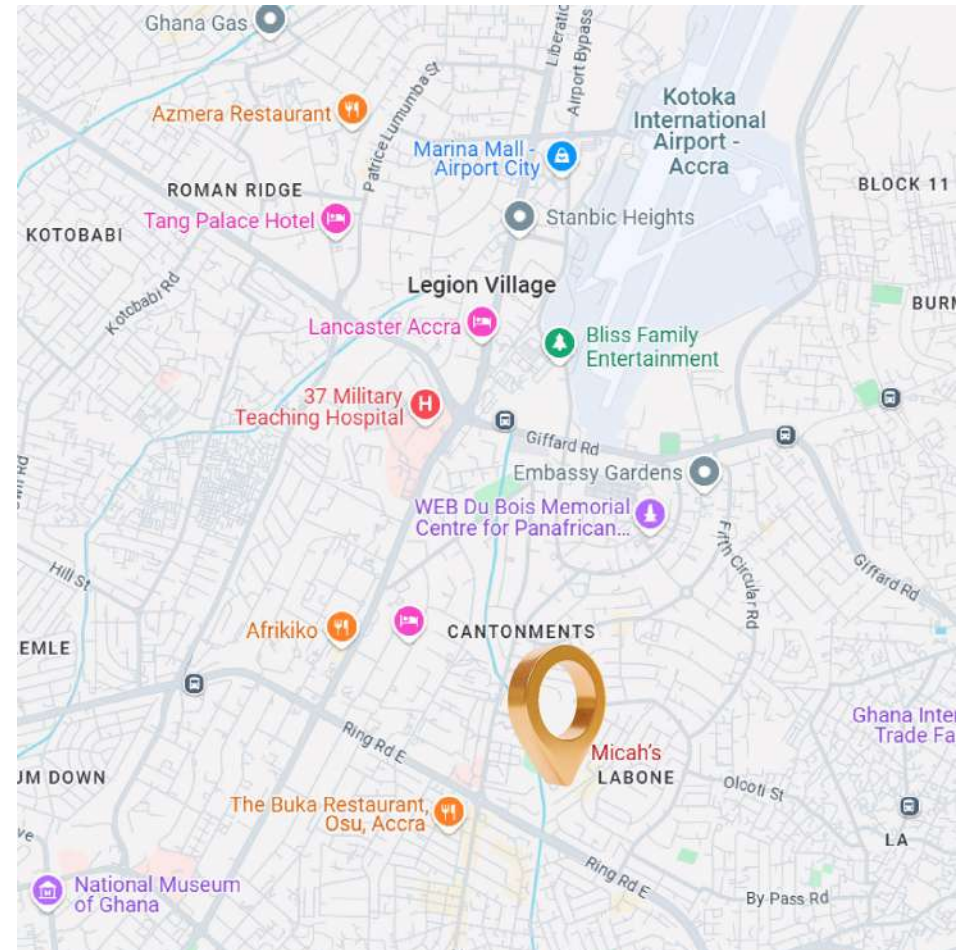
Labone– Accra's Premier Residential & Culinary Haven

Labone, situated between the vibrant neighborhoods of Osu and Cantonments, stands out as a highly desirable residential enclave in Accra.

Despite its central location, Labone exudes tranquility with its verdant tree-lined avenues and ample green spaces. This upscale district boasts an array of opulent apartments, elegant townhouses, and grand detached homes, drawing in well-heeled locals and expatriates alike.

With its heightened security measures, reputable international schools, top-tier healthcare facilities, and close proximity to a variety of dining and entertainment establishments, Labone establishes itself as a premier residential destination.

Moreover, the neighborhood is celebrated for its eclectic culinary landscape, cementing its reputation as the gastronomic epicenter of Accra.



5 Minutes From Everything!

Entertainment/Adventure: Labone Social Club, +233 Jazz Bar & Grill, Alley bar, Berj Art Gallery, Dikan Center, Ace NightClub, Bliss Family Entertainment, Twist NightClub

Beach: Sandbox Beach Club, Laboma Beach, Labadi Beach Alora Beach, Polo Beach Club, Bella Afrique Beach

Shopping: Fairway Minimarket, Maxmart, Koala, Melcom, Oxford Street Mall, Accra Mall, Palace Mall

Schools: Alliance Française, Morning Star School, GIS, Soul Clinic, Safari International School, Christ the King, Twinkle Tots

Restaurants: Zen Gardens, Rosé Garden, Brasa, Telande Tea Garden, Le Must, Capitol, Honeysuckle, Bosphorous, Shogun Polo Club Restaurant & Lounge, Buka Restaurant, Bistro 22, Labone Coffee Shop, Jamestown Cafe, Coco Eats

Law Enforcement: Police Headquarters, Labone Police Station, Cantonments Police Station, Osu Police Station

Embassies & High Commissions: South Africa High Commission, United States of America, Canadian High Commission, British High Commission, Chinese Embassy, Italy Embassy, Togo High Commission

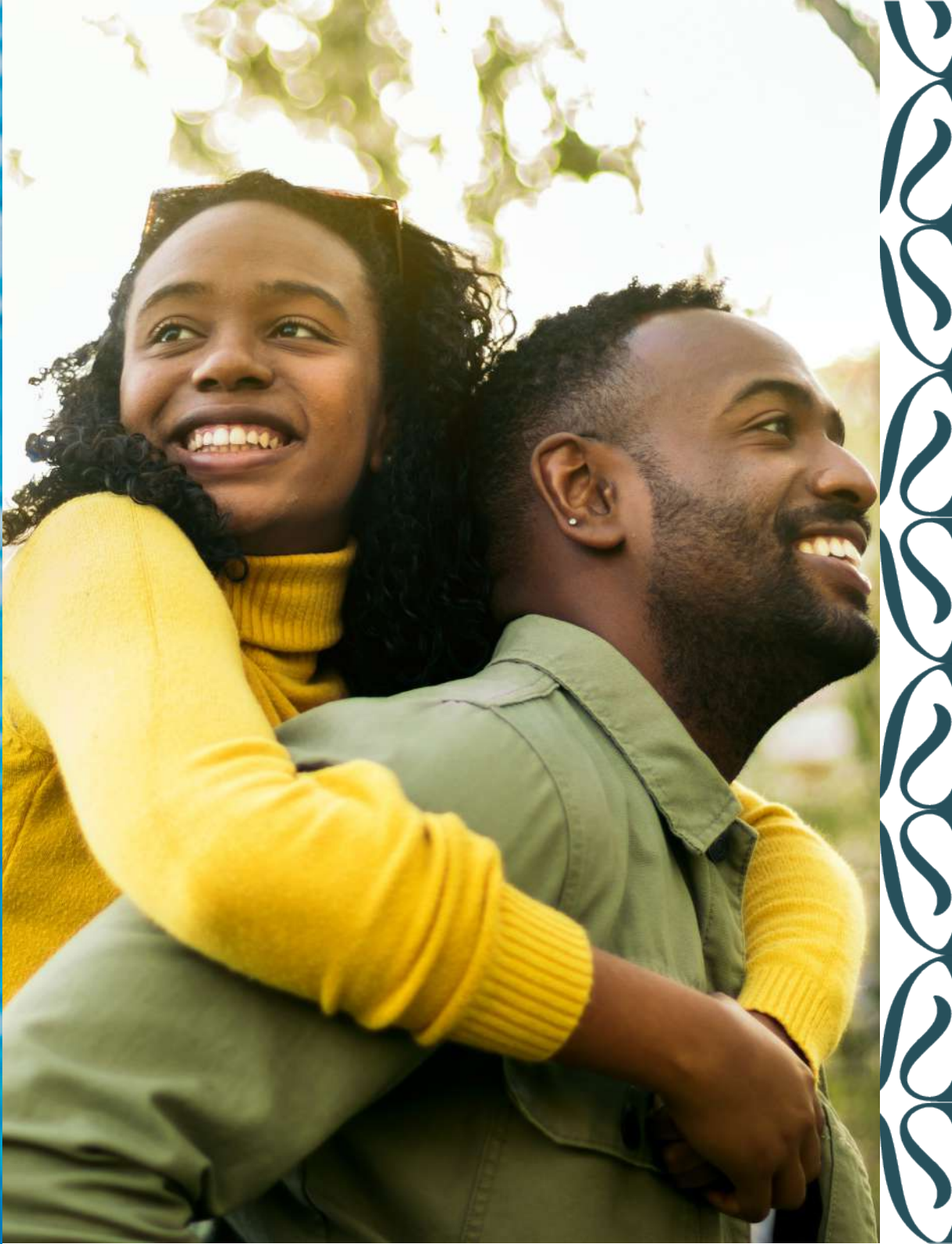
Airport: Kotoka International Airport

Healthcare: Police Hospital, The Bank Hospital, Trust Specialist Hospital, Accra Medical Center, Euracare, 37 Military Hospital, Ridge Hospital.

Banks/ATMS: GT Bank, UBA, Ecobank, Cal Bank, Barclays ATM Republic Bank(Private Bank), Zenith Bank

A still life composition featuring a folded magenta towel, a pair of teal sunglasses, a tall glass of orange juice, and a white fedora hat with a black band. These items are arranged on a wooden plank that extends over a body of bright blue water with visible ripples. The scene is set against a background of the same blue water, creating a serene and summery atmosphere.

- Entertain Without Reservations



Prime Residence

Where Bo (Welcome) To Your New Home

STUDIO

1 BEDROOM

2 BEDROOM

PENTHOUSE

TOWNHOUSE

Micahs offers a unique blend of modern design and refined living in one of Accra's most sought-after neighborhoods.

This exclusive property features elegant Studios, 1 Bedroom Apartment units, 2 Bedroom Apartment units, Penthouse, and luxury Townhouses

The townhouses offer 4.5 Bedrooms with the option of a private pool or garden, catering to those who appreciate both privacy and comfort.

Unmatched Amenities

Micahs is thoughtfully designed to provide residents with an elevated lifestyle, including:

A stunning swimming pool for ultimate relaxation

State-of-the-art gym and spa for wellness and rejuvenation

A spacious co-working space for modern professionals

A cozy café for a perfect coffee break

Staff quarters for added convenience

Ample parking space for residents and guests

All units come semi-furnished with contemporary designs, allowing you to customize your space while enjoying a luxurious, move-in-ready experience.





Properties & Facilities Layout

Ground	Parking	Swimming Pool	Lobby	
1st Floor	Wellness Centre	Co- working Space	Laundry	Cafe
2nd Floor	Suites 1A (409sqft) Standard Studio Apartment	Suites 2A (506 sqft) Premium Studio Apartment	Suites 3A (603sqft) 1 Bedroom Apartment	Suites 4A (1647 sqft) 2 Bedroom Apartment
3rd Floor	Suites 1B (409sqft) Standard Studio Apartment	Suites 2B (506 sqft) Premium Studio Apartment	Suites 3B (603 sqft) 1 Bedroom Apartment	Suites 4B (1647sqft) 2 Bedroom Apartment
4th Floor	Suites 1C (409sqft) Standard Studio Apartment	Suites 2C (506 sqft) Premium Studio Apartment	Suites 3C (603 sqft) 1 Bedroom Apartment	Suites 4C (1647 sqft) 2 Bedroom Apartment
5th Floor	Penthouse Suite (4090sqft) 3 Bedroom			

Townhouse	Townhouse 1A (4521sqft) 4.5 Bedroom	Townhouse 2A (4521 sqft) 4.5 Bedroom	Townhouse 3A (4521 sqft) 4.5 Bedroom	Townhouse 4A (4521 sqft) 4.5 Bedroom
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Floor Plans

Designed For Your Comfort

At Micahs, we prioritize comfort, elegance, and functionality in every space we create.

Our floor plans are designed to maximize natural light, space, and modern conveniences, ensuring a perfect balance of style and practicality.

Whether you opt for a studio, apartment, penthouse, or townhouse, each home offers seamless living, premium finishes, and a welcoming atmosphere tailored to your lifestyle.

Discover the perfect space to call home.



The image is a top-down aerial rendering of a residential development. It features four townhome units arranged in a 2x2 grid. Each unit has a distinct floor plan with living, dining, and kitchen areas, as well as bedrooms and bathrooms. The units are surrounded by various amenities: two swimming pools (one on the left and one on the right), multiple parking spaces (some with cars parked), and landscaped areas with trees and shrubs. The overall layout is symmetrical and well-organized.

-Master Plan-

Unit Options

Townhouse – 4 Bedroom



Features:

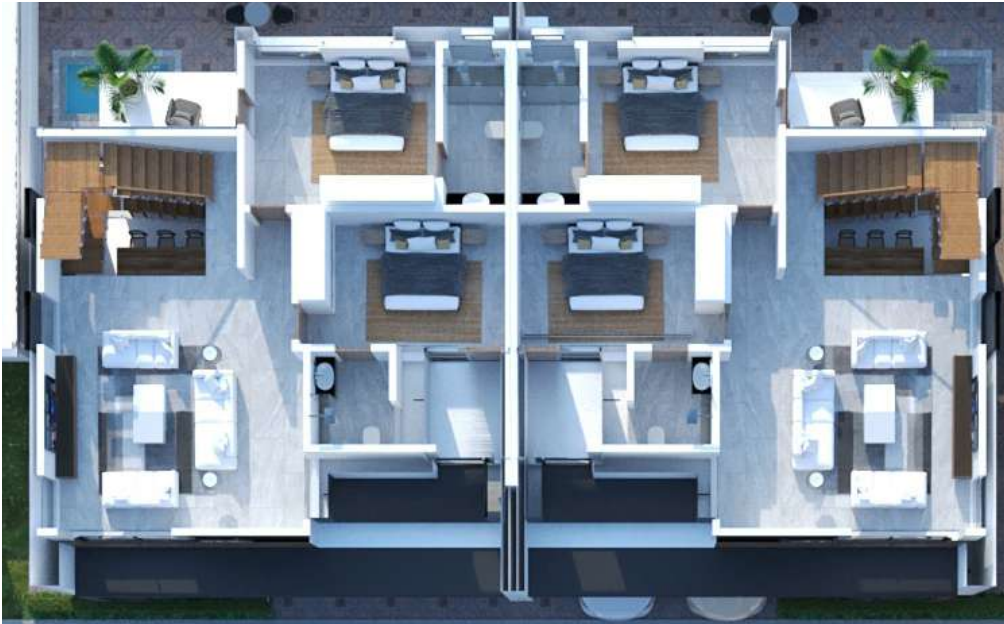
- Spacious master suite with walk-in closet
- Three additional en-suite bedrooms
- Contemporary open-plan kitchen and dining space
- Elegant high-quality finishing throughout
- Private pool

Ground Floor

Unit Options

Townhouse – 4 Bedroom

First Floor



Second Floor



Features:

- Spacious master suite with walk-in closet
- Three additional en-suite bedrooms
- Contemporary open-plan kitchen and dining space
- Elegant high-quality finishing throughout
- Private pool

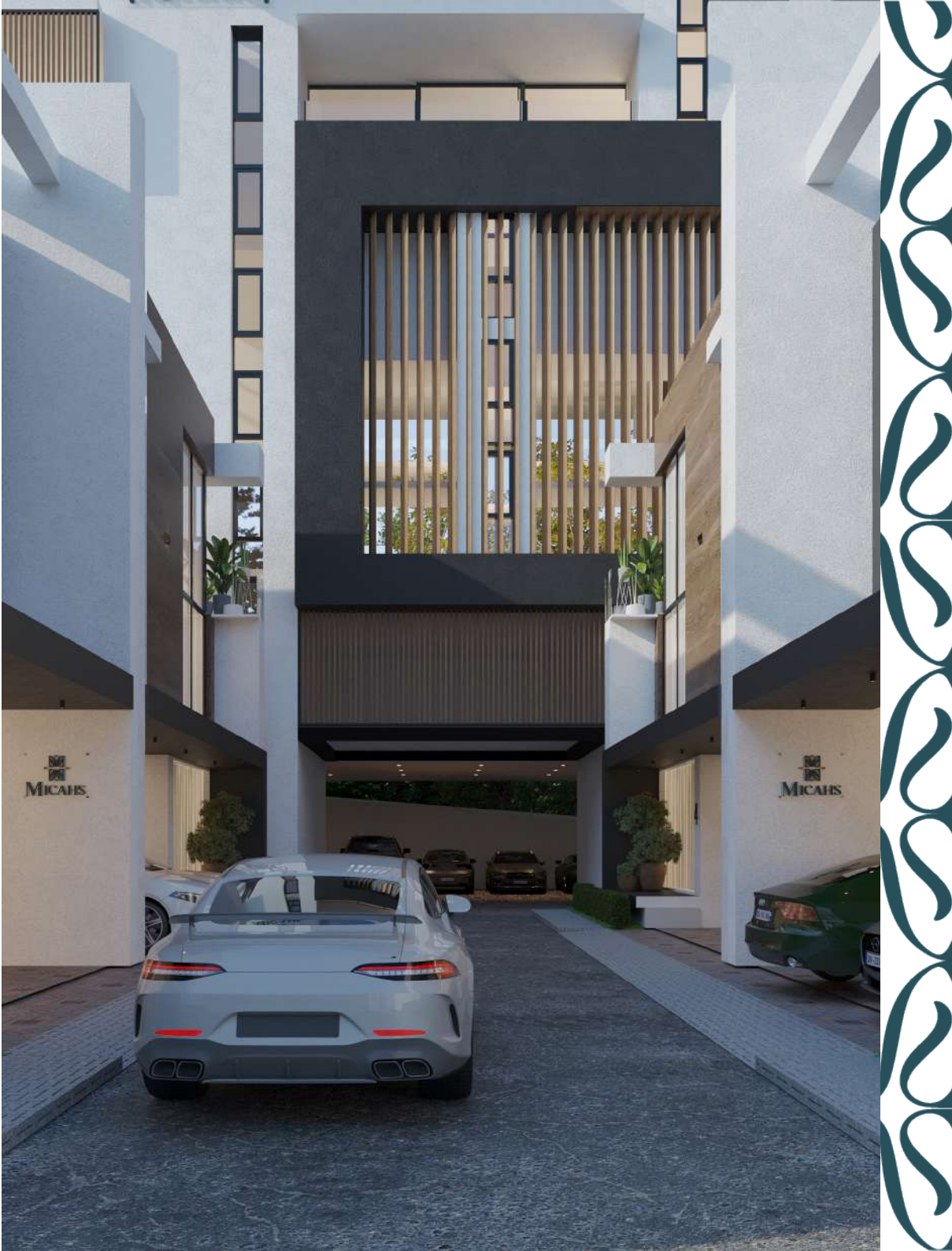
4-Units



4

2

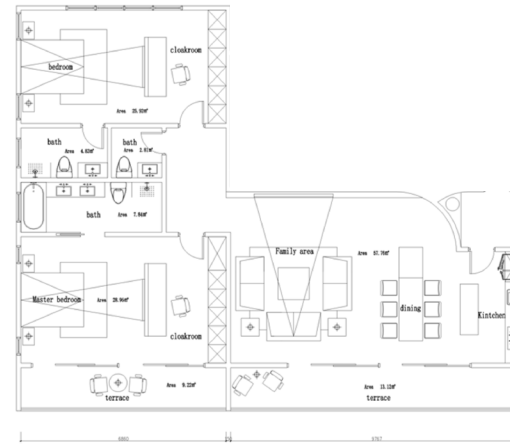
- A Modern Restoration



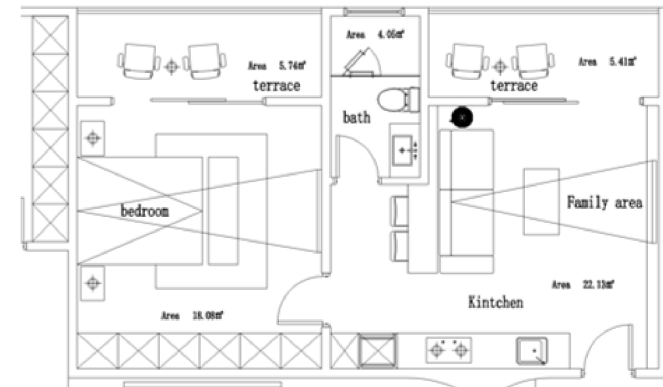
Apartment Layout

Unmatched Luxury Experience

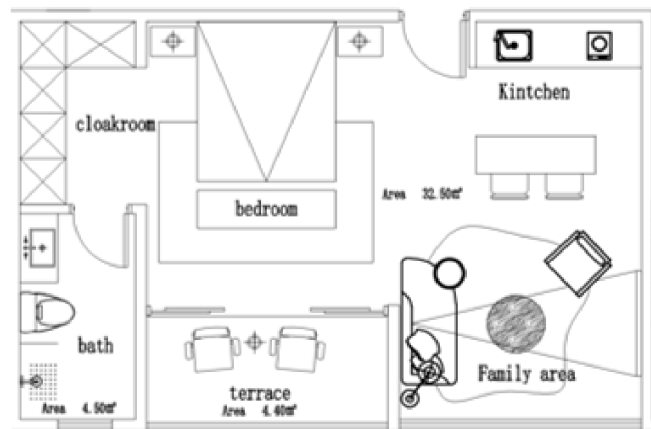
Suite A- 2 Bedroom



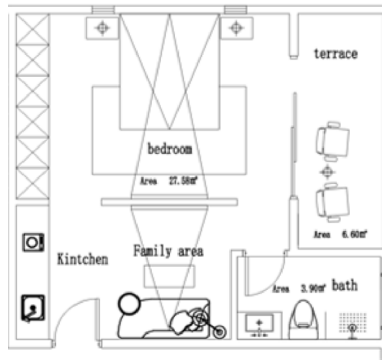
Suite B- 1 Bedroom



Suite C- Studio



Suite D- Studio





- Bespoke Interior Design

Micahs Gallery











Interior Specifications

Designed With You In Mind!

Living/ Dining Rooms

Bespoke-designed TV wall. Coffered Ceilings with Halo Lighting

Bedrooms

All Master Bedrooms have bespoke fabric bedhead panels—fitted wardrobes to all bedrooms with integrated lighting and contrasting interior shelving, hanging rail and internal drawers.

Kitchens

Individually designed kitchens with fluted glass cabinets

Under-mounted sink with designer tap

Wine Fridge

Integrated energy-saving appliances by Miele: full-height fridge/freezer, oven, induction hob, combination Microwave and /or steam oven

Dishwasher

20mm quartz stone worktop

Bathrooms and Ensuites

High-quality sanitary ware with taps and showers by Mëraki

Walk-in shower with raindrop shower panel and a jacuzzi bathtub.

Integrated TV screen provided in Master bathrooms (where applicable)

Vanity Units

Night light feature in all ensuite bathrooms

Matte and rustic tiles to shower/bath and vanity unit areas

Ventilation system





Lighting & Electricals

Smart energy-saving lighting system toggle socket & switch. TV points in all rooms

Cooling & Heating

All bedrooms, living/dining/kitchen areas have cooling systems and solar water heating systems.

Locks

Smart and cylindrical lock with door handle and stainless steel butterfly hinges

Doors & Ironmongery Internal Doors

Specially polished hardwood(main & internal doors). Maximum security fireproof metal doors(kitchen back door).

Internal walls & Doors

Entrance doors fitted with high stand and approved security locks internal doors and timber finished with a high-quality paint

Flooring

Italian porcelain and ceramic tile flooring laid in a contemporary pattern to all entrance halls and kitchen/living/dining areas. Bedroom floors are laid with high-quality tiles and carpet

Ceilings

The main living and bedrooms are approximately 3.5m high and in secondary areas approximately 3.2m high

Smoke & Heat Detection

Heat detectors are located in each kitchen and a fire alarm is in each home.

AV & Connectivity

Home automation systems

DLNA or airplay devices

Broadband internet services and HD cabling to the main television points

Integrated ceiling speakers are installed in the living room and master bedroom

Security & Assurance

24-hour security and a special surveillance system

24-hour concierge - personalized concierge overseen by a dedicated team

Fob access key for building entry

Building warranty cover

External Areas

Well-planned lush landscape garden

Well-planned parking space

Stunning swimming pool





- A Forever Home

The Investment Opportunity

Rental Property

- 16.5% Average rental yield
- 12% Average rental appreciation
- 100% Return on investment in 4-5 years

"Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world".

- Franklin D. Roosevelt, U.S. President



Financing/Payment Plans

To secure any of our properties, a mandatory deposit of \$10,000 is required. This deposit will be deducted from the total cost of the property.

	6 MONTHS(cash)	12 MONTHS(cash)	MORTGAGE
Reservation Fee	40%	30%	\$10,000
1st Installment	2 Months (20%)	1st Quater (20%)	30%
2nd Installment	2 Months (20%)	2nd Quater (20%)	NIL
3rd Installment	2 Months (20%)	3rd Quater (20%)	NIL
4th Installment	-	Last Quater (10%)	NIL

MORTGAGE & INSURANCE PARTNERS





- *Luxury in Every Detail*

Interior Designers



Mëraki is currently one of the leading interior decorating companies in Ghana, known for its expertise in luxury, hospitality, and modernity.

What separates the company from others is its sheer devotion to craft. From the smallest stitch to the largest sectional, Mëraki believes that every product delivered should contain impeccable quality and meticulous attention to detail.



Developers



Locus Estate, a premier real estate and lifestyle developer based in the heart of Accra, Ghana, has excelled in delivering diverse properties since its inception in 2017.

Our portfolio includes luxurious modern houses and apartments in prime locations, offering both off-plan and completed properties. With Locus Estate, you're not just securing a short-term home—you're investing in long-term value and a permanent residence.

Locus Estate is committed to corporate social responsibility, and our CEO leads initiatives for philanthropy, particularly through the Y. A Foundation. This foundation aims to create opportunities for the less privileged through education, enlightenment, and experiential learning to empower the future of Ghana.

OUR SERVICES:

- Real Estate Development
- Architectural Services
- Property Management Services
- Bespoke Property Development
- Real Estate Advisory
- Lifestyle Services

OUR PROJECTS:

- CaroVille
- Dufie's
- East Villa
- Ebellas
- Locolina
- Locus Drive I
- Locus Drive II
- Locus Place
- Locus Vista
- Mo's Residence
- White Oak, Etc



DISCLAIMER

This document's information is indicative and is intended to act as a guide only, as the finished product may vary from the information provided. The particulars should not be relied upon as statements of facts or representations, and applicants must satisfy themselves by inspections or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes, or furniture items. Micahs is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Locus Estate to ascertain the availability of any particular property. All computer-generated images are indicative only. Lifestyle photography images are indicative only.



- Limitless Comfort



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