



MANORA

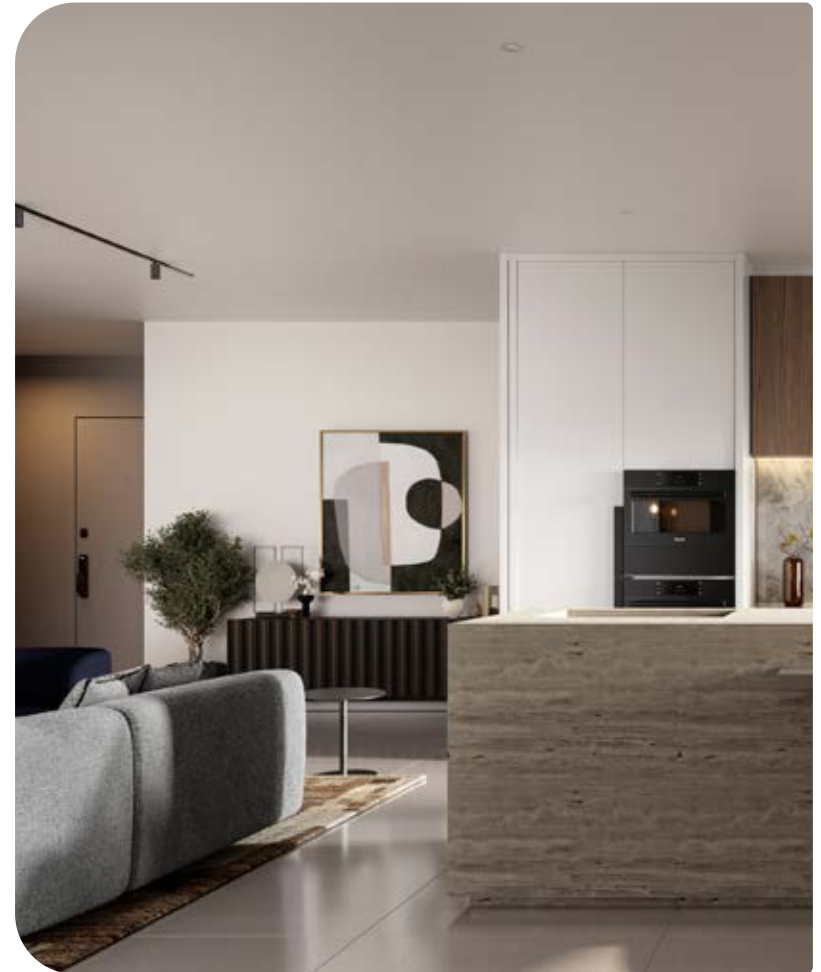
AIRPORT
RESIDENTIAL

STUDIOS
APARTMENTS
PENTHOUSES



CONTENT

- 01 A Landmark Asset
- 05 You Have Arrived
- 08 Life In A Balance
- 16 A Rare Selection of Residence
- 38 Floor Plans
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LANDMARK ASSETS

Embark on an extraordinary living experience at Manora Residence, where opulence, sophistication, and impeccable design converge to create a haven of luxury.

Nestled in the sought-after location of Airport Residential, this exceptional apartment residence redefines modern living, providing a lifestyle of indulgence and refinement.

Situated amidst the charm and allure of Airport Residential on the popular Patrice Lumumba Street, Manora is the ideal accommodation for tourists, business travelers, and local professionals.

Manora Residence is enriched with every essential convenience of city life, just 4 minutes from the Kotoka International Airport and easily accessible from all major streets in prime locations in Accra.





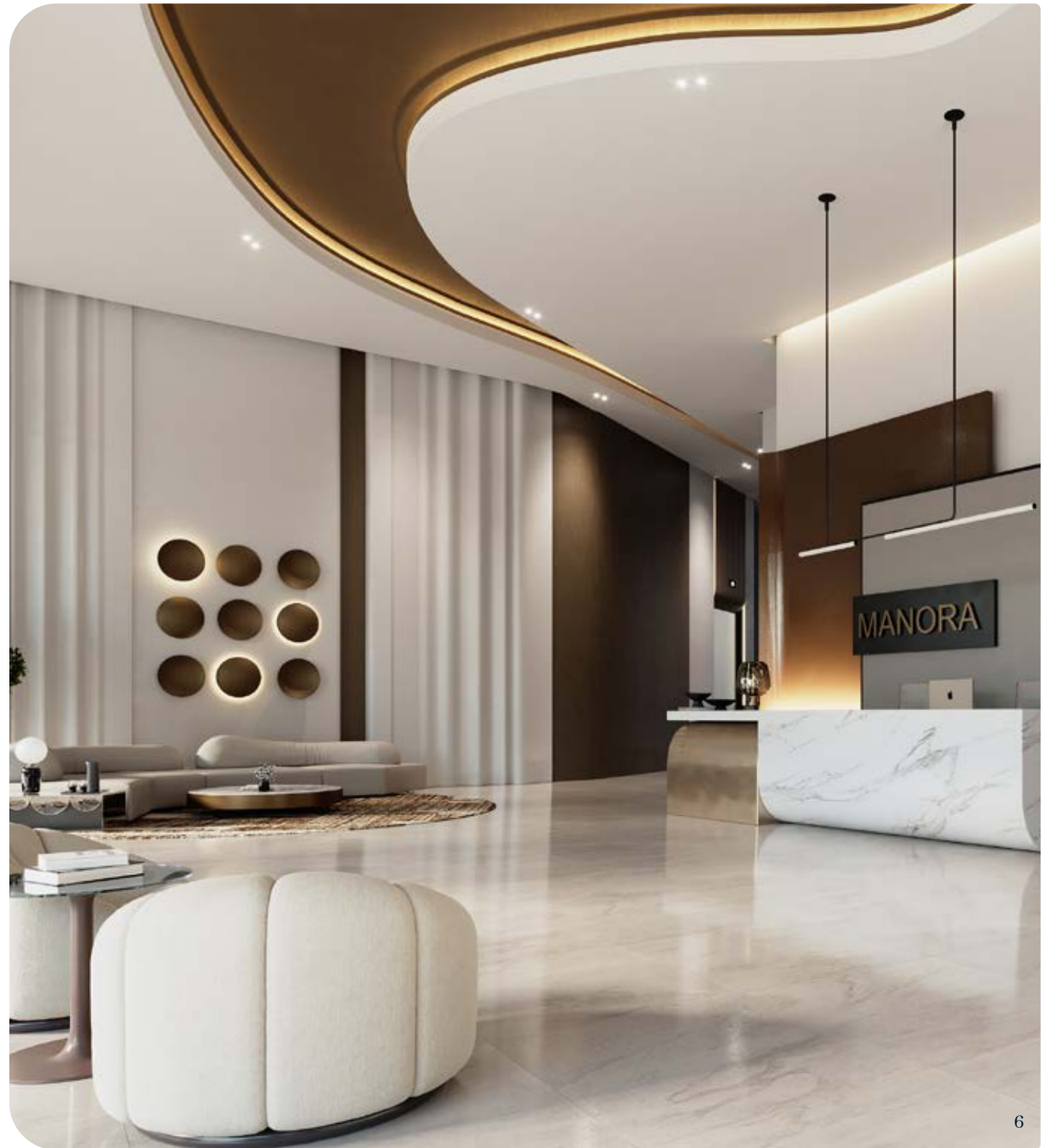




YOU HAVE ARRIVED

The arrival experience at Manora Residence welcomes every resident and guest with a striking circular driveway, featuring secure basement and on-grid parking. A calming water feature sets the tone, leading to an immaculate lobby adorned with exotic finishes.

The ground floor seamlessly integrates the concierge desk, indoor and outdoor restaurant, a café, mart, laundromat, salon, meeting rooms, and co-working space to cater to local and foreign business travelers, corporate groups, and remote workers.



LIVING LIFE IN BALANCE

This contemporary residential development grants residents exclusive access to a well-proportioned infinity and kids pool, a fully equipped gymnasium, a generous indoor play area, a private resident lounge, and a games room.

Supporting these essential amenities is the unwavering commitment of our Facilities Management team. They ensure the seamless day-to-day operations of the development, overseeing utilities, security, communal areas, and more. Available 24/7, they provide constant assurance and peace of mind.

From the moment you step into your residence, you are embraced by an ambiance of enduring elegance and impeccable craftsmanship. The interiors are adorned with opulent materials, thoughtfully curated to enhance the overall aesthetic allure.







INTUITIVE HOSPITALITY FROM THE LEADERS IN LUXURY LIVING

This contemporary residential development grants residents exclusive access to a well-proportioned infinity and kids pool, a fully equipped gymnasium, a generous indoor play area, a private resident lounge, and a games room.

A RARE SELECTION OF RESIDENCE

Upon entering your residence, you are welcomed by an atmosphere of timeless beauty and flawless craftsmanship. The interiors feature high-end materials, carefully chosen to elevate the overall aesthetic appeal.

Illuminated by ambient lighting and adorned with stylish and delicate finishes, varied textures, and a refined aesthetic, the studios, 1 & 3-bedroom apartments provide an unparalleled canvas for inspired living. The focal point is the awe-inspiring infinity and kids' pool overlooking the 1st floor, serving as a retreat where you can entertain or relax with remarkable ease.









THE PENTHOUSE

Step into a world of grandeur, where expansive living spaces and exquisite craftsmanship redefine the notion of luxury.

The 4-bedroom penthouse layout provides ample room for you and your loved ones to revel in spaciousness and privacy, ensuring that every family member finds their sanctuary within this lavish dwelling.

The Penthouse kitchen is a culinary masterpiece, adorned with top-of-the-line appliances and impeccable finishes. Entertain guests in style as you effortlessly transition from the kitchen to the elegant dining area, forging unforgettable memories around the table.













Retreat to the master suite, a haven of tranquility and indulgence. Immerse yourself in the lavish ensuite bathroom, where a luxurious bathtub beckons you to soak away the stresses of the day. Pamper yourself with the finest amenities and revel in the serenity of a space designed with your utmost comfort in mind. This is where dreams are born, and rejuvenation is a given.







Indulge in the epitome of refinement as you discover your private pool within the confines of the Penthouse, offering a sanctuary where relaxation and rejuvenation become an everyday luxury.



FLAWLESS
FINISHES

KITCHEN & LIVING

- Sleek Inline Handless Kitchen with soft close functions with integrated appliances including
 - Refrigerator and Freezer
 - In-built Extractor Hood
 - Cook- top
 - Oven
 - Microwave
 - Washing Machine
- Granite stone worktops
- Spot & Track lights
- Multiple power sockets
- Lighting Controls
- Multiple media points (TV and phone - DSTV connections, internet broadband and inter-com)

BATHROOMS & EN-SUITES

- Fully tiled bathrooms
- Concealed cistern dual flush toilets
- Bespoke designed basins with fitted mirrors
- Frameless shower screen
- Cross water taps, shower-head and retractable hand-held shower





BEDROOMS

- Fully tiled bedrooms
- Lighting controls
- Multiple power sockets

INTERIOR FINISHES

- Tiles in hallway, living room dining and kitchen
- MDF solid doors with brushed stainless steel fixers
- LED Ceiling lighting
- Aluminum sliding windows and glazed sliding doors for balconies

COMMUNAL AREAS

- Passenger lift access to all levels of the building
- Infinity Pool and Kids pool Area
- Well – equipped Gym
- Secured parking
- Emergency Staircase
- Utilities Backup
- Facilities & maintenance office

SECURITY

- Gated access to the apartment
- CCTV for common areas
- Secure entry to carpark

ELECTRICAL FITTINGS & HEATING

- Fire detection system
- Individual hidden heaters
- Brushed stainless steel switches and electrical socket faceplates



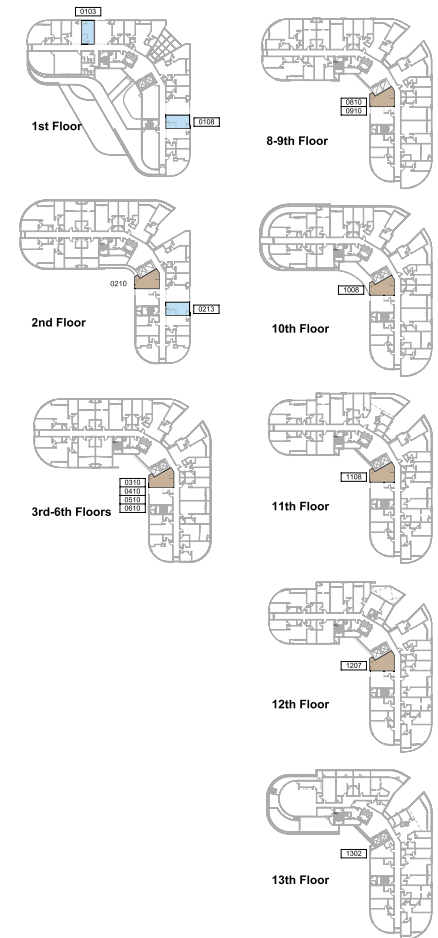
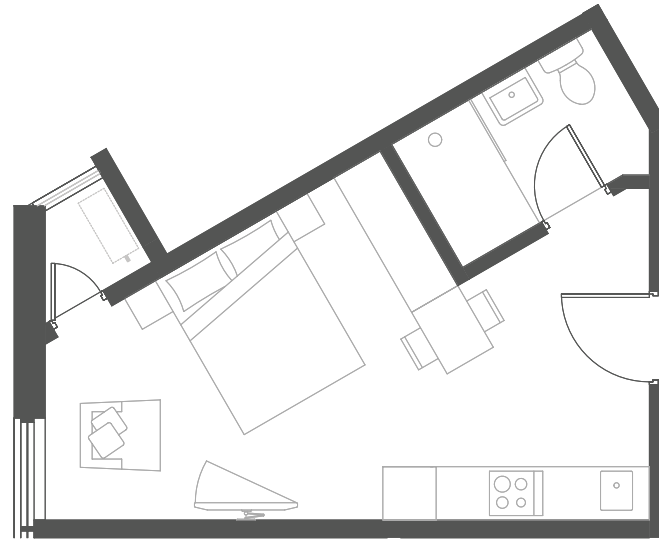
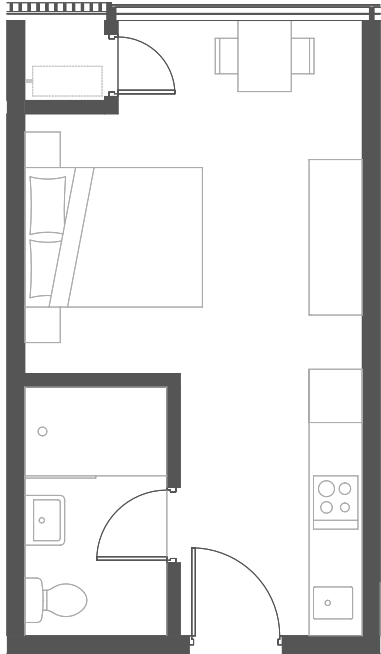


FLOOR PLANS

Each of Manora's modern residential units is a masterpiece of detail, design. Choose between studios, 1-3 bed, and our expansive 4 Bedroom penthouse with expansive windows inviting abundant natural light and offer breathtaking views of the surrounding beauty.

STUDIO

TYPE A&B



● STUDIO - TYPE A

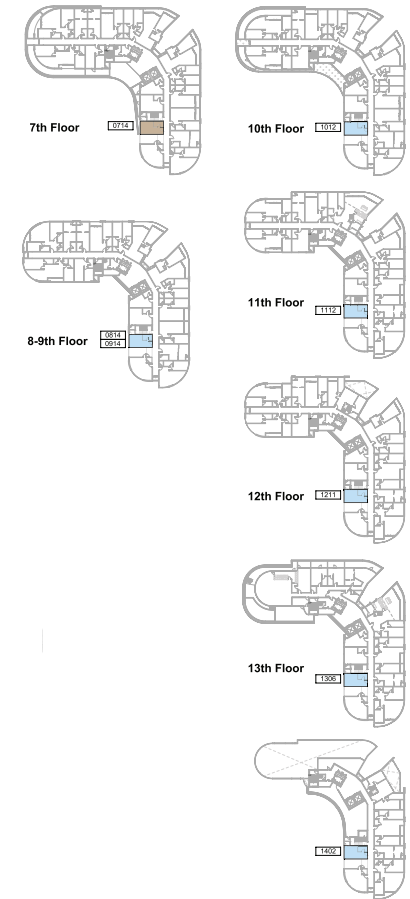
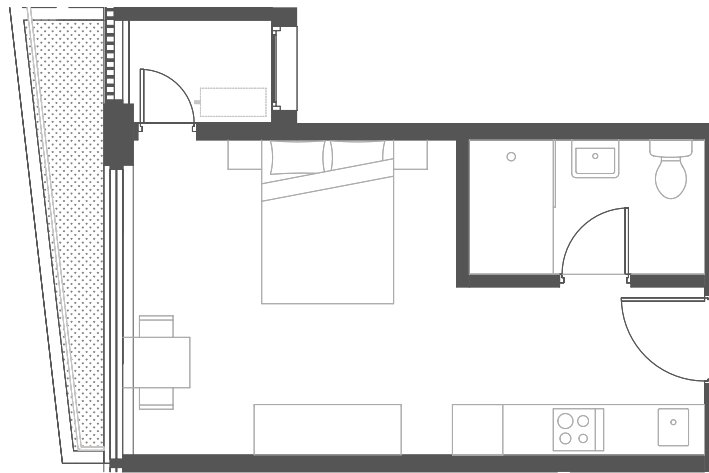
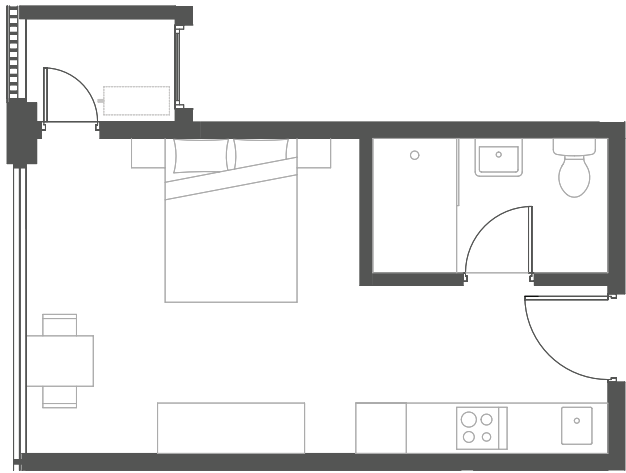
Bath 5m²
 Bedroom /Living 23m²
 Area 28m²
 Total Area: 2

● STUDIO - TYPE B

Balcony 1m²
 Bath 5m²
 Bedroom/Living 24m²
 Area 30m²
 Total Area: 3

STUDIO

TYPE C&D



● STUDIO - TYPE C

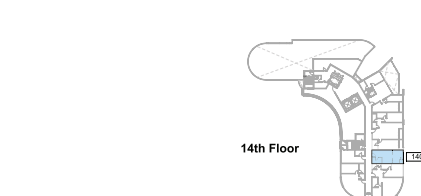
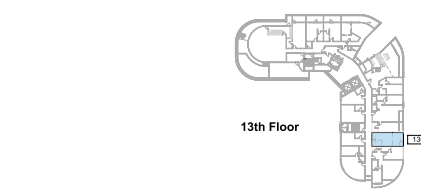
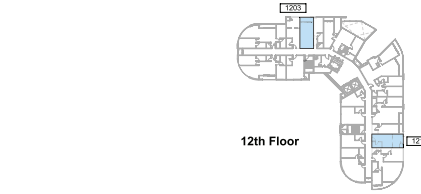
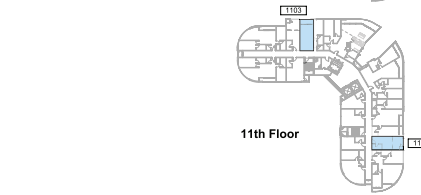
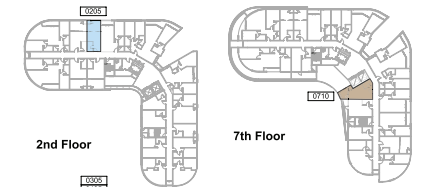
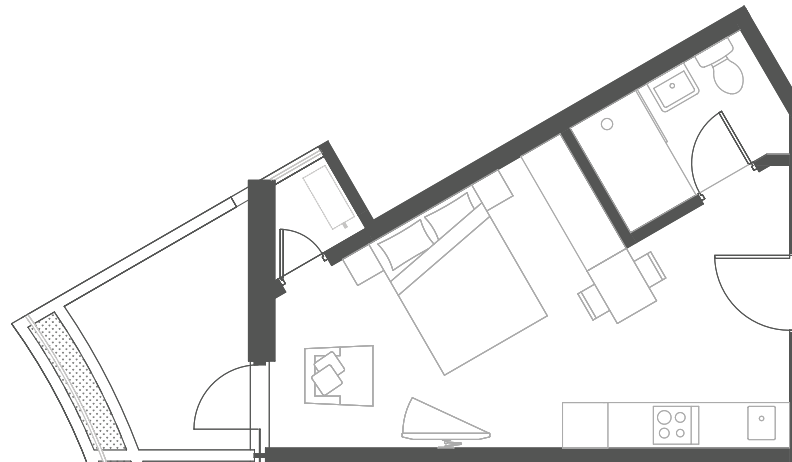
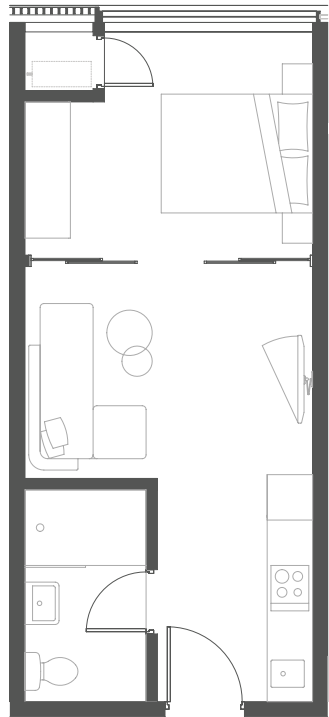
Balcony	3m ²
Bath	5m ²
Bedroom/Living Area	22m ²
Total Area: 3	30m ²

● STUDIO - TYPE D

Balcony	3m ²
Bath	5m ²
Bedroom/Living Area	22m ²
Planter Box	5m ²
Total Area: 4	35m ²

STUDIO

TYPE E&F



● STUDIO - TYPE E

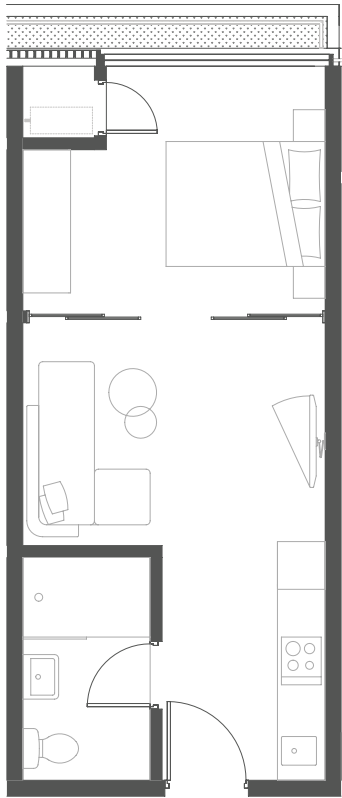
Bath	5m ²
Bedroom /Living Area	31m ²
Area	36m²
Total Area: 2	

● STUDIO - TYPE F

Balcony 1	8m ²
Balcony 2	1m ²
Bath	5m ²
Bedroom/Living Area	23m ²
Total Area: 4	37m²

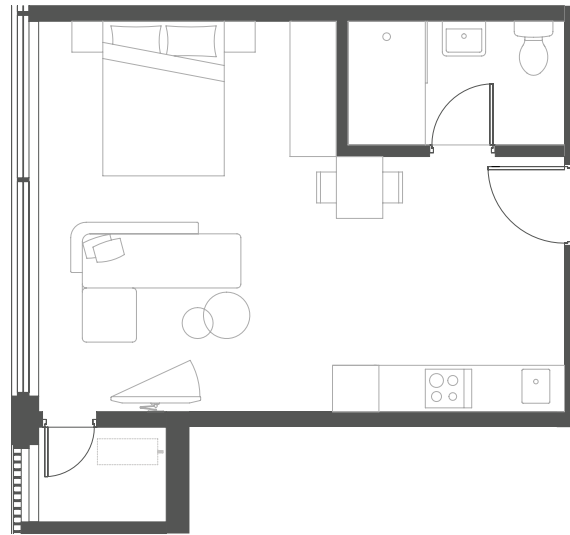
STUDIO

TYPE G&H



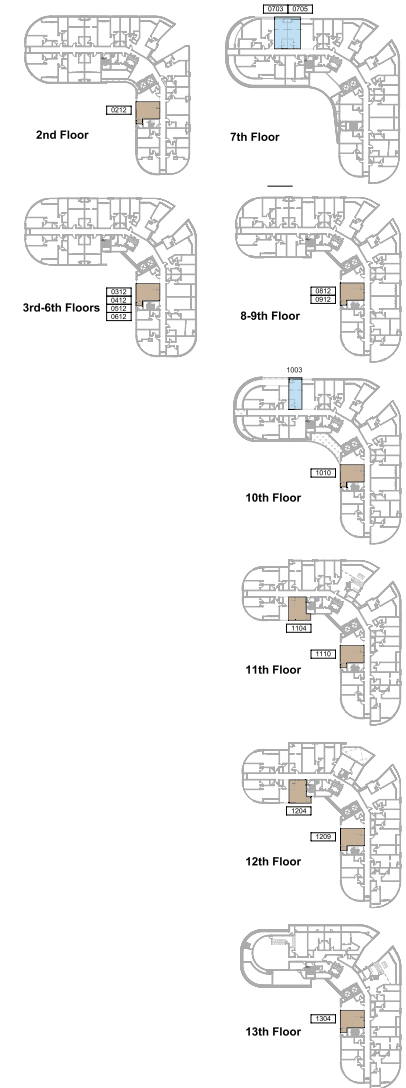
● STUDIO - TYPE G

Bath	5m ²
Bedroom/Living Area	31m ²
Planter Box	3m ²
Total Area: 3	39m ²



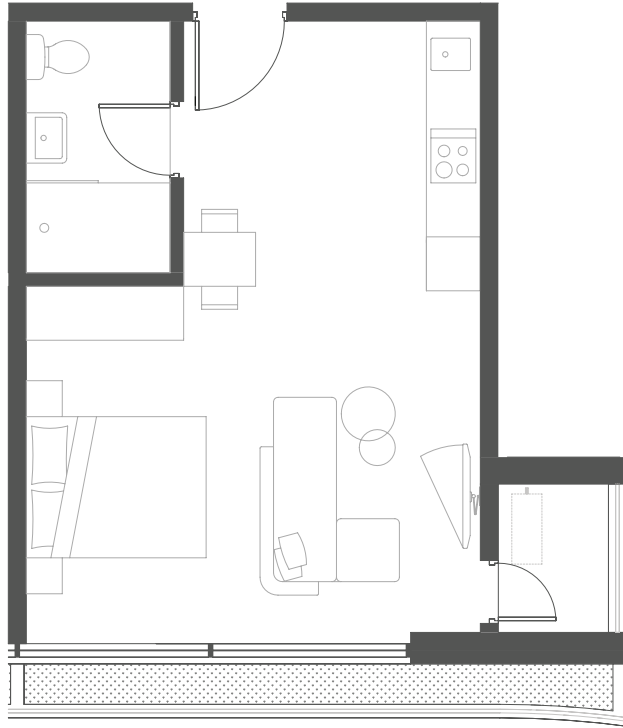
● STUDIO - TYPE H

Balcony	3m ²
Bath	5m ²
Bedroom/Living Area	31m ²
Total Area: 3	39m ²



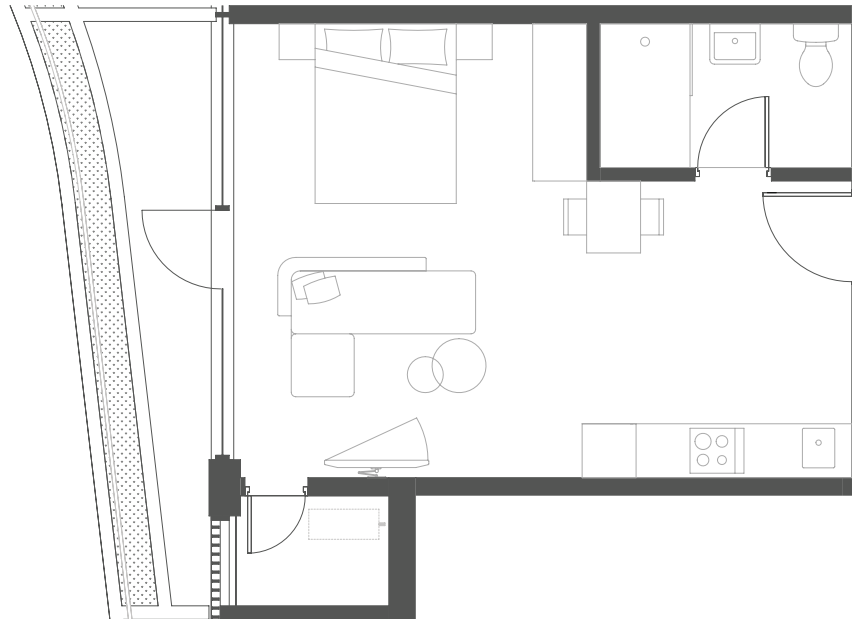
STUDIO

TYPE I&J



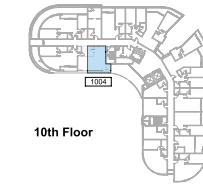
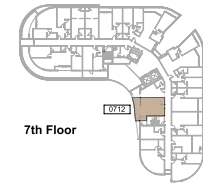
● STUDIO - TYPE I

Balcony	3m ²
Bath	5m ²
Bedroom /Living Area	31m ²
Area	5m ²
Planter Box	44m ²
Total Area: 4	



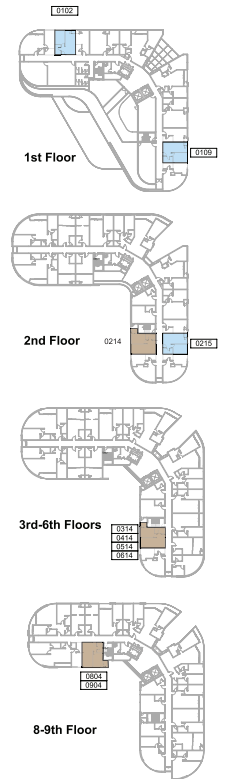
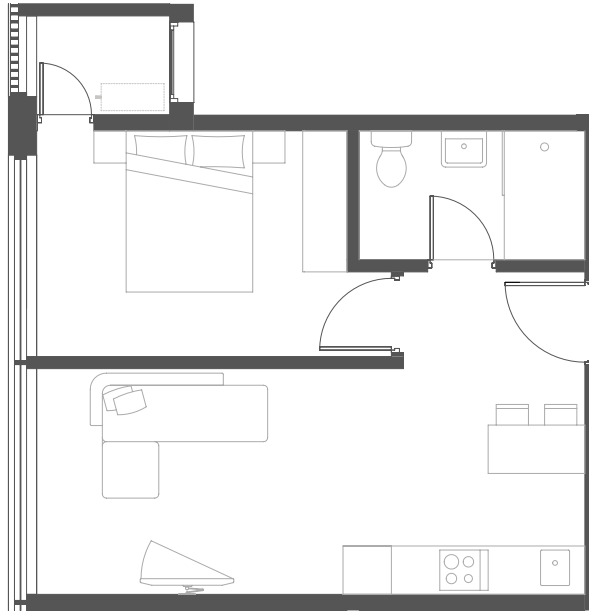
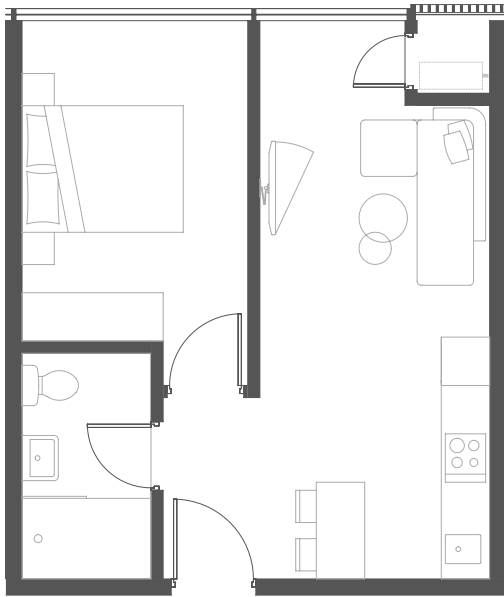
● STUDIO - TYPE J

Balcony 1	11m ²
Balcony 2	3m ²
Bath	5m ²
Bedroom/Living Area	31m ²
Total Area: 4	50m ²



1 BEDROOM

TYPE A&B



● 1 BED - TYPE A

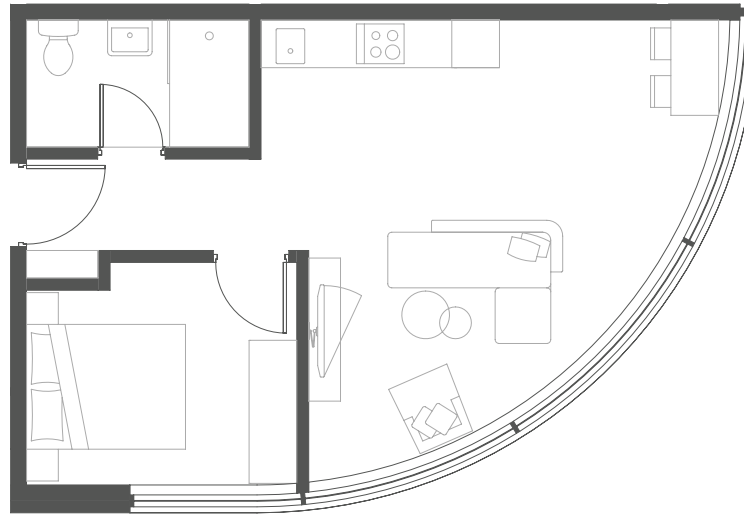
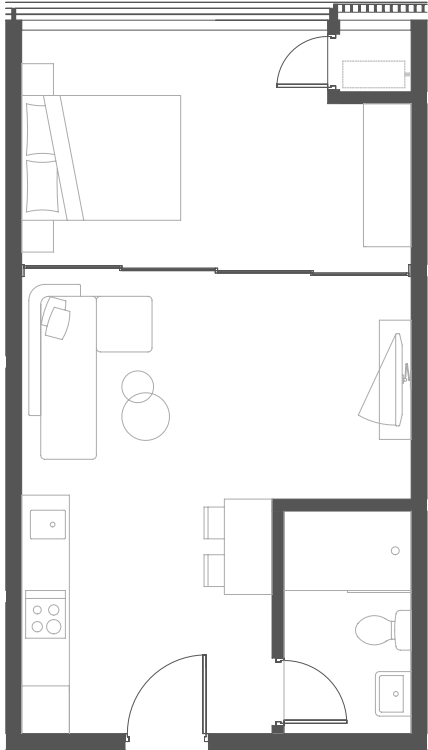
Bath	5m ²
Bedroom	12m ²
Living Area	24m ²
Total Area: 3	41m ²

● 1 BED - TYPE B

Balcony	3m ²
Bath	5m ²
Bedroom	12m ²
Living Area	24m ²
Total Area: 3	44m ²

1 BEDROOM

TYPE C&D

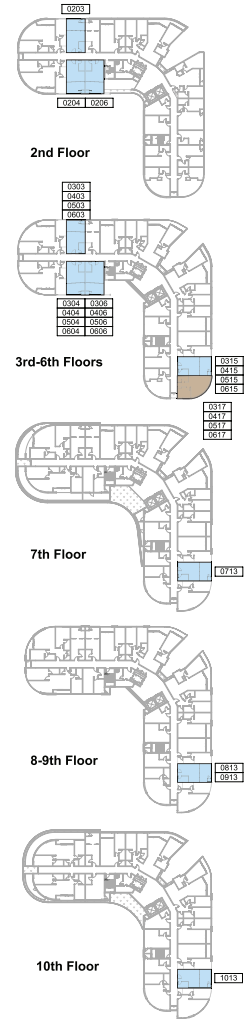


● 1 BED - TYPE C

Bath	5m ²
Bedroom /Living Area	41m ²
Total Area: 2	46m ²

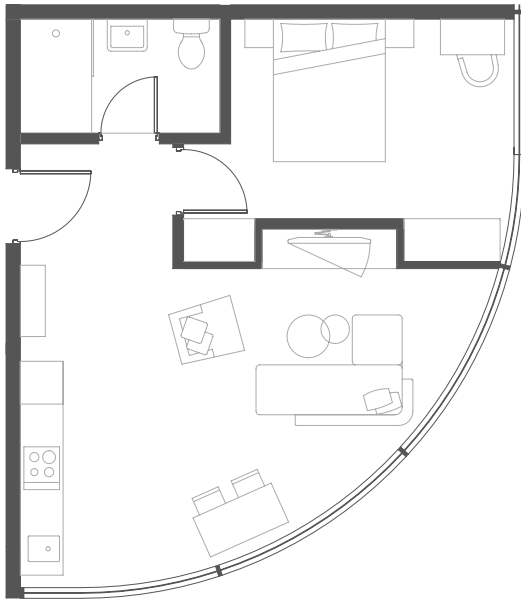
● 1 BED - TYPE D

Bath	5m ²
Bedroom	10m ²
Living Area	31m ²
Total Area: 3	46m ²



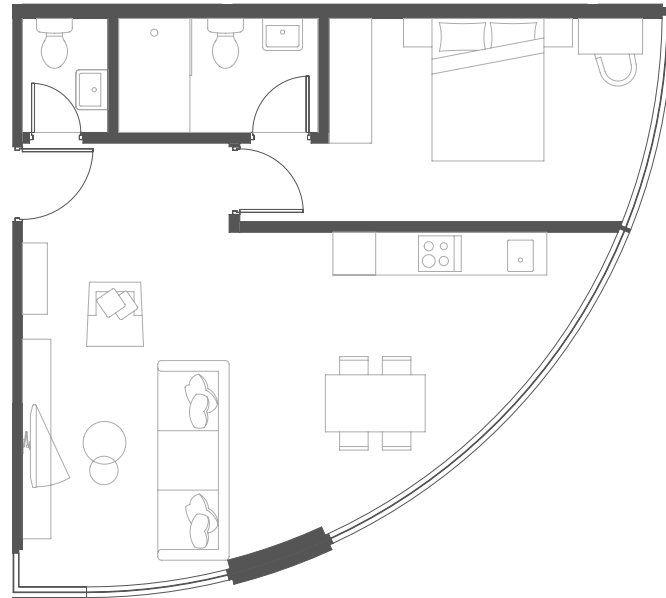
1 BEDROOM

TYPE E&F



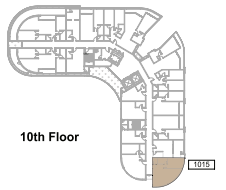
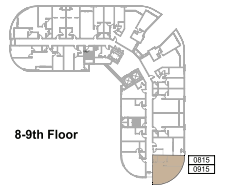
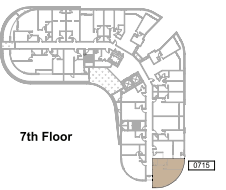
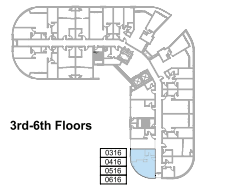
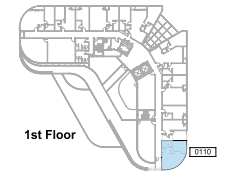
● 1 BED - TYPE E

Bath	5m ²
Bedroom	14m ²
Living Area	28m ²
Total Area: 3	47m ²



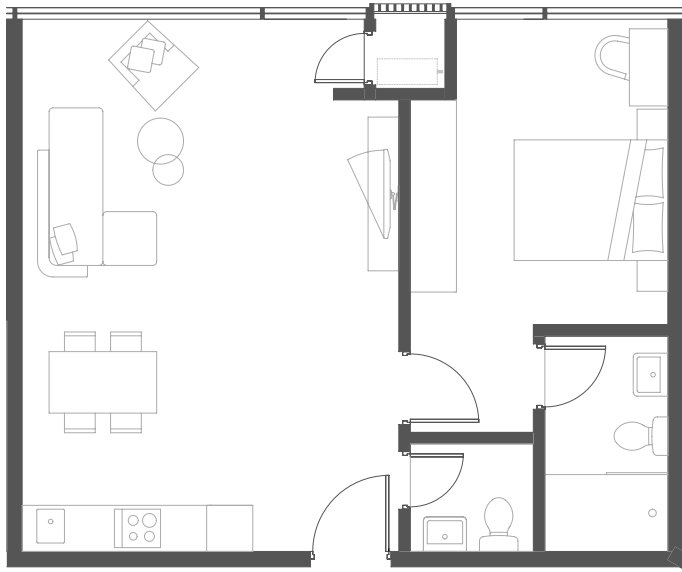
● 1 BED - TYPE F

Balcony	3m ²
Bath	5m ²
Bedroom/Living Area	22m ²
Planter Box	5m ²
Total Area: 4	35m ²



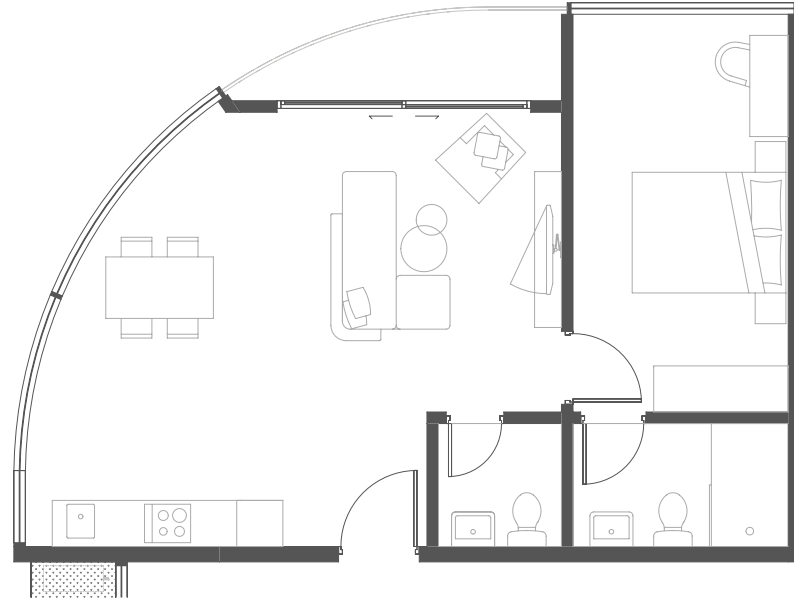
1 BEDROOM

TYPE G&H



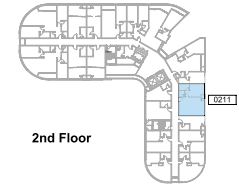
● 1 BED - TYPE G

Bath	5m ²
Bedroom	16m ²
Guest WC	3m ²
Living Area	35m ²
Total Area: 4	59m ²

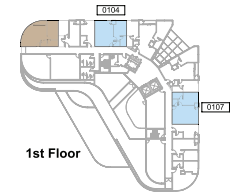


● 1 BED - TYPE H

Balcony	4m ²
Bath	5m ²
Bedroom	15m ²
Guest WC	3m ²
Living Area	34m ²
Total Area: 5	46m ²



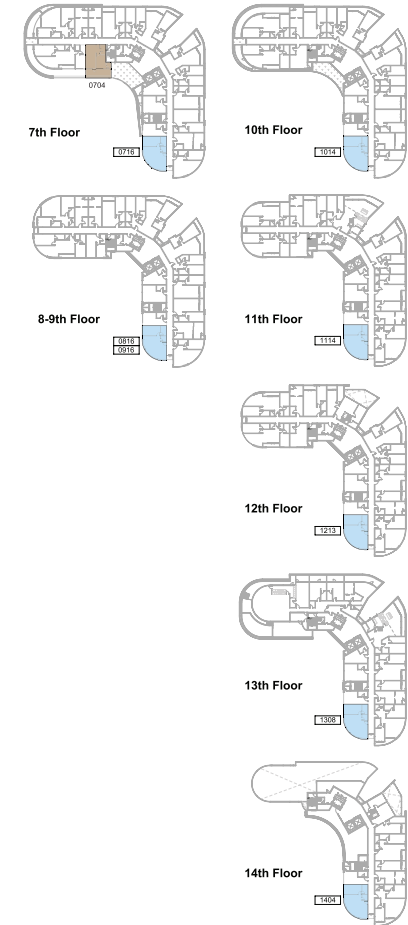
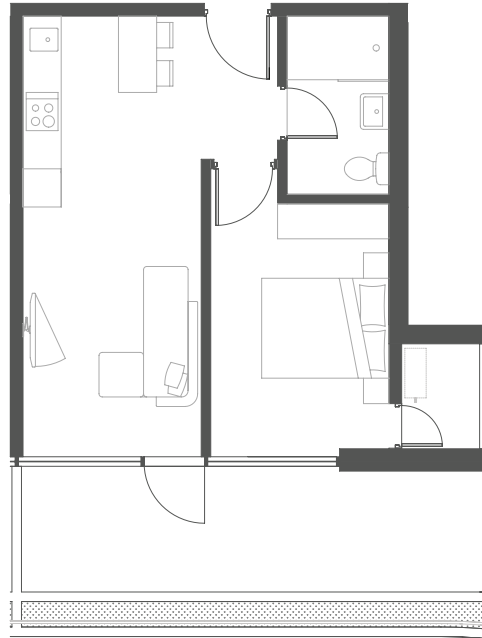
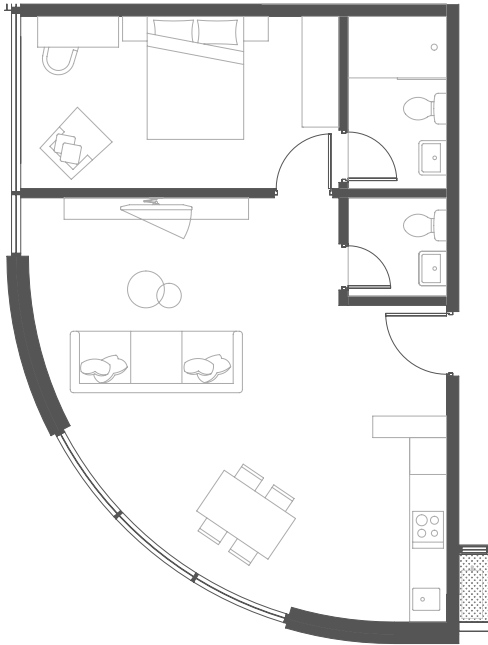
2nd Floor



1st Floor

1 BEDROOM

TYPE I&K



● 1 BED - TYPE I

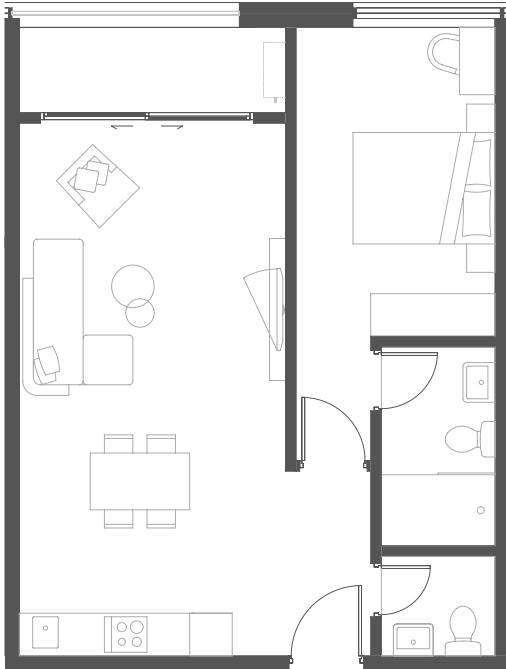
Bath	5m ²
Bedroom	15m ²
Guest WC	3m ²
Living Area	38m ²
Total Area: 4	61m ²

● 1 BED - TYPE K

Balcony 1	21m ²
Balcony 2	3m ²
Bath	5m ²
Bedroom	12m ²
Living Area	23m ²
Total Area: 5	64m ²

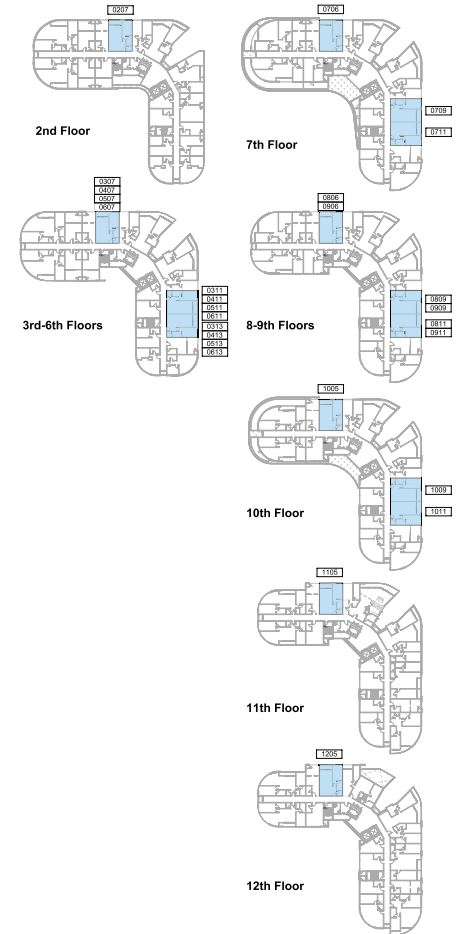
1 BEDROOM

TYPE J



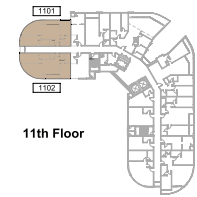
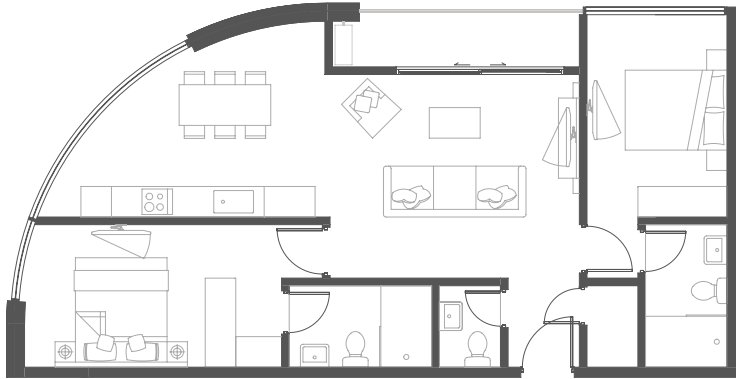
● 1 BED - TYPE J

Balcony	5m ²
Bath	5m ²
Bedroom	15m ²
Guest WC	3m ²
Living Area	34m ²
Total Area:	62m²

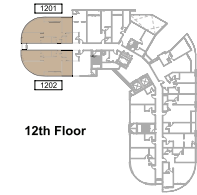


2 BEDROOM

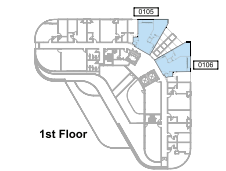
TYPE A&B



11th Floor



12th Floor



1st Floor



2nd Floor

● 2 BEDS - TYPE A

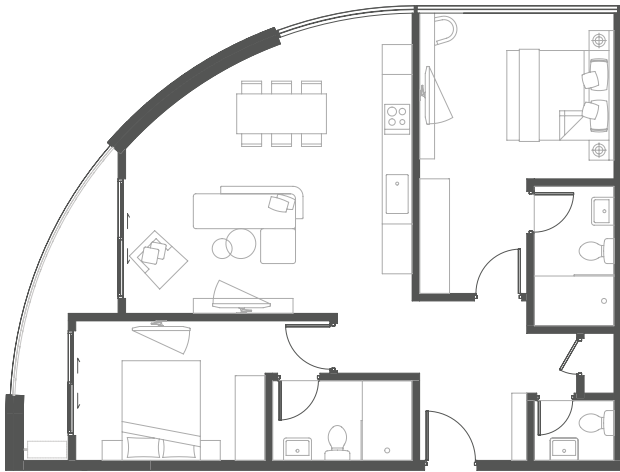
Balcony	5m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	16m ²
Bedroom 2	13m ²
Guest WC	2m ²
Living Area	40m ²
Store	2m ²
Total Area: 8	88m ²

● 2 BEDS - TYPE B

Balcony	4m ²
Bath 1	5m ²
Bath 2	6m ²
Bedroom 1	19m ²
Bedroom 2	15m ²
Guest WC	4m ²
Living Area	37m ²
Store	1m ²
Total Area: 8	91m ²

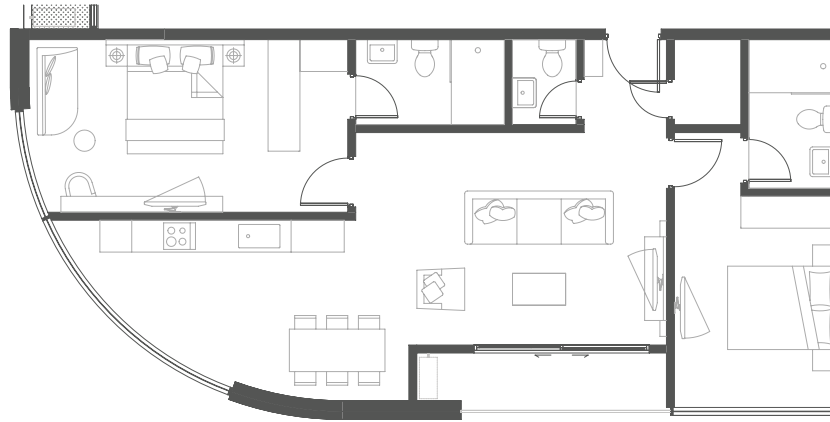
2 BEDROOM

TYPE C&D



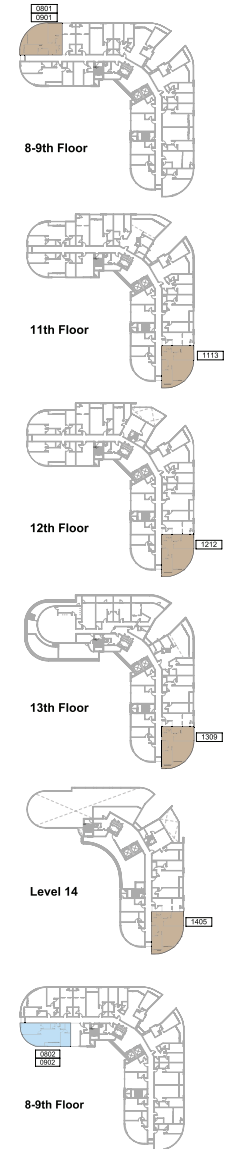
● 2 BEDS - TYPE C

Balcony	6m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	19m ²
Bedroom 2	13m ²
Guest WC	2m ²
Living Area	43m ²
Store	1m ²
Total Area: 8	94m²



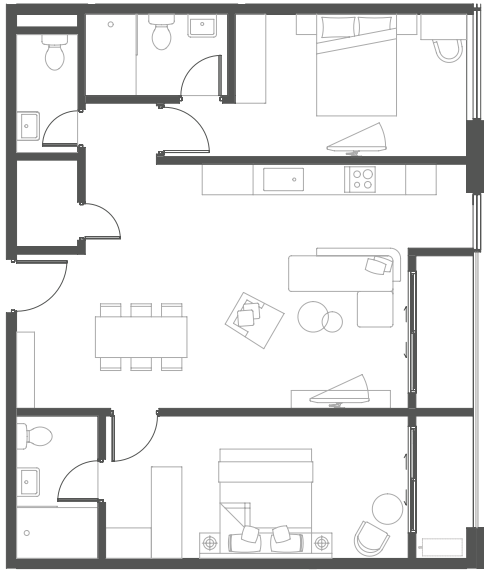
● 2 BEDS - TYPE D

Balcony	5m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	20m ²
Bedroom 2	14m ²
Guest WC	2m ²
Living Area	45m ²
Store	2m ²
Total Area: 8	98m²



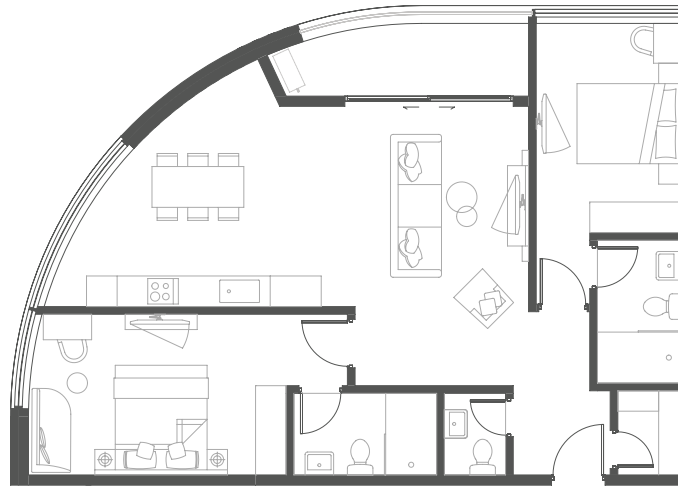
2 BEDROOM

TYPE E&F



● 2 BEDS - TYPE E

Balcony 1	3m ²
Balcony 2	3m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	18m ²
Bedroom 2	15m ²
Guest WC	4m ²
Living Area	42m ²
Store	3m ²
Total Area: 9	98m²



● 2 BEDS - TYPE F

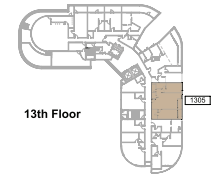
Balcony	7m ²
Bath 1	10m ²
Bedroom 1	33m ²
Guest WC	2m ²
Living Area	47m ²
Store	3m ²
Total Area: 8	102m²



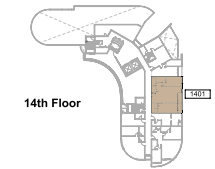
11th Floor



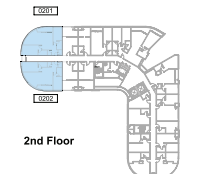
12th Floor



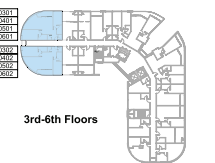
13th Floor



14th Floor



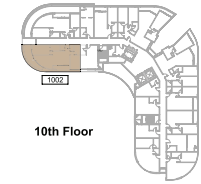
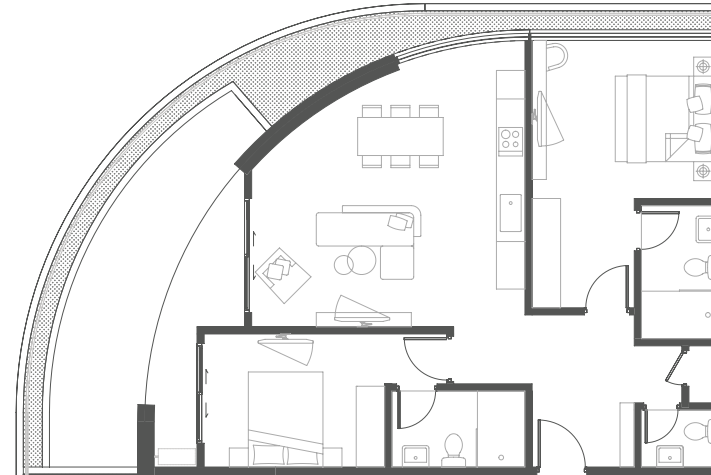
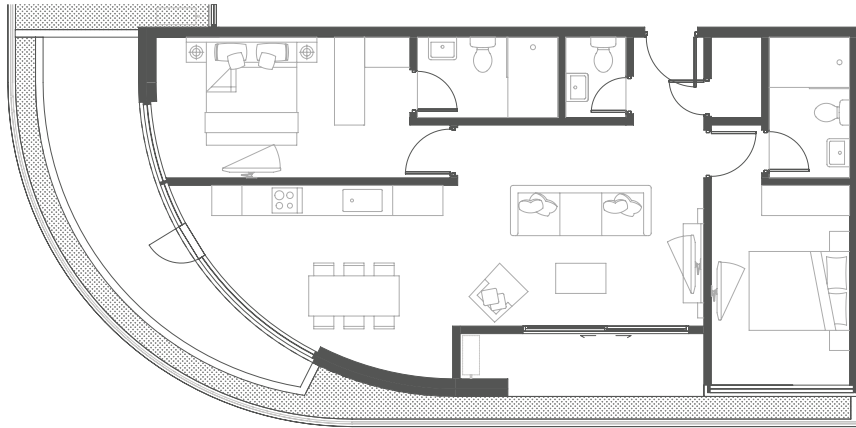
2nd Floor



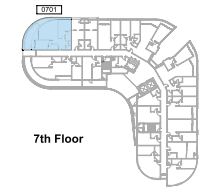
3rd-6th Floors

2 BEDROOM

TYPE G&H



1009
10th Floor



0701
7th Floor

● 2 BEDS - TYPE G

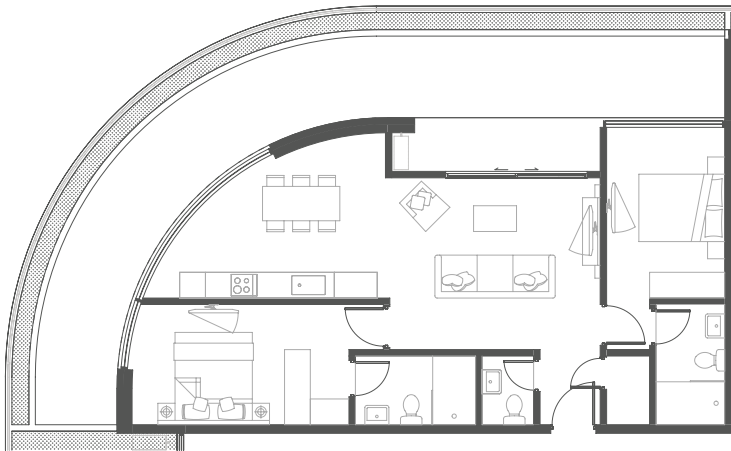
Balcony	63m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	16m ²
Bedroom 2	13m ²
Guest WC	2m ²
Living Area	40m ²
Store	2m ²
Total Area: 9	119m ²

● 2 BEDS - TYPE H

Balcony	40m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	19m ²
Bedroom 2	13m ²
Guest WC	2m ²
Living Area	41m ²
Store	2m ²
Total Area: 9	127m ²

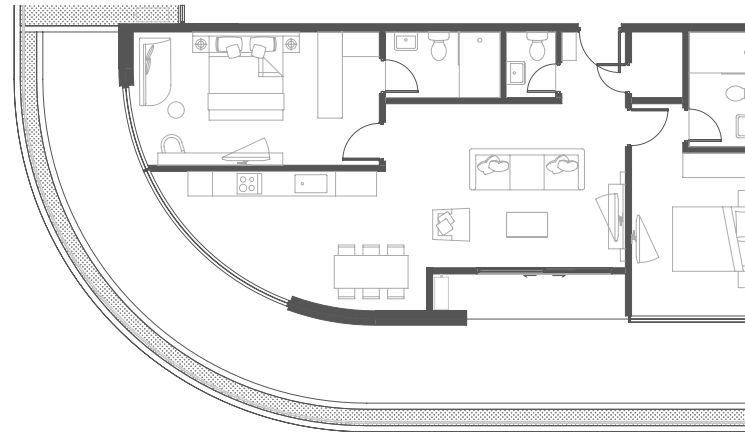
2 BEDROOM

TYPE I&J



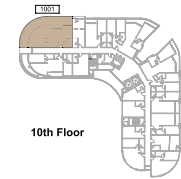
● 2 BEDS - TYPE I

Balcony	63m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	16m ²
Bedroom 2	13m ²
Guest WC	2m ²
Living Area	40m ²
Store	3m ²
Total Area: 9	147m²



● 2 BEDS - TYPE J

Balcony	67m ²
Bath 1	5m ²
Bath 2	5m ²
Bedroom 1	20m ²
Bedroom 2	14m ²
Guest WC	2m ²
Living Area	43m ²
Store	3m ²
Total Area: 8	159m²



3 BEDROOM

TYPE A & A(PENTHOUSE LOWER FLOOR)

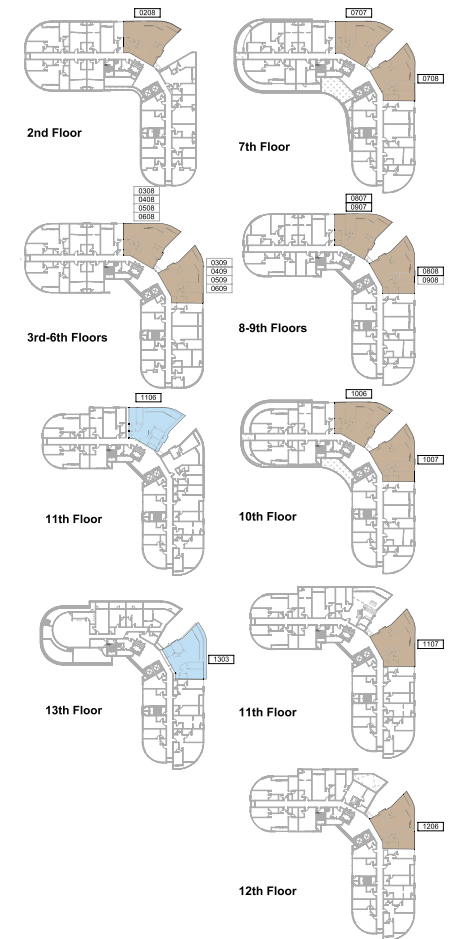


● 3 BEDS - TYPE A

Balcony	13m ²
Bath 1	8m ²
Bath 2	5m ²
Bath 3	5m ²
Bedroom 1	20m ²
Bedroom 2	15m ²
Bedroom 3	15m ²
Guest WC	3m ²
Living Area	52m ²
Store	2m ²
Total Area: 9	138m²

● 3 BEDS - TYPE A
(PENTHOUSE LOWER FLOOR)

Balcony	15m ²
Bath 1	10m ²
Bedroom 1	24m ²
Guest WC	4m ²
Living Area	45m ²
Nanny Room	10m ²
Show Kitchen/Dining	8m ²
Wet Kitchen	138m ²
Total Area: 8	



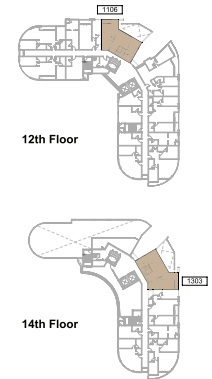
3 BEDROOM

TYPE A - PENTHOUSE UPPER FLOOR



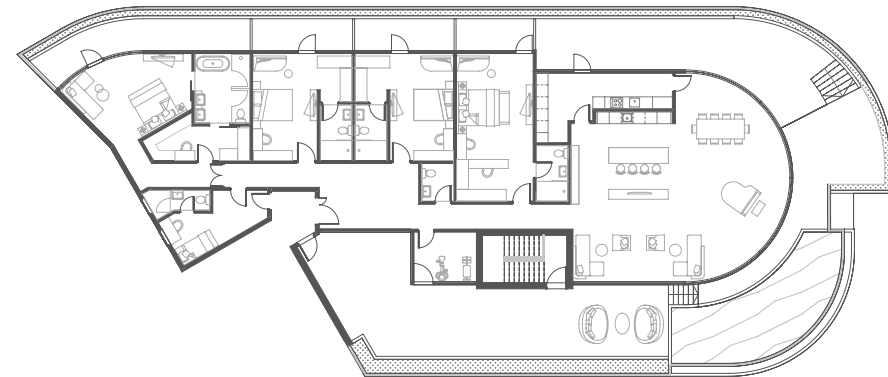
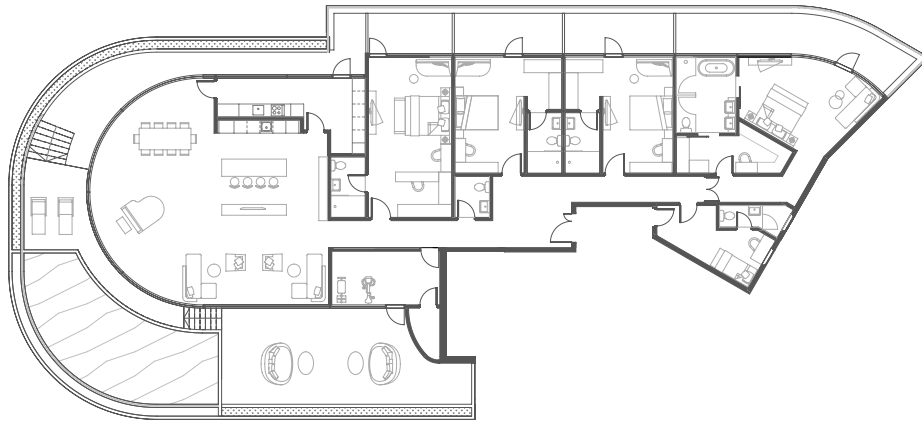
● **3 BEDS - TYPE A**
(PENTHOUSE UPPER FLOOR)

Balcony	3m ²
Bath 1	10m ²
Bath 2	5m ²
Bedroom 1	23m ²
Bedroom 2	15m ²
Living Area	29m ²
Total Area: 6	85m ²



4 BEDROOM - PENTHOUSE

TYPE A & B

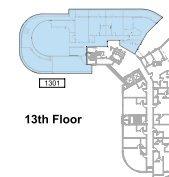


● 4 BEDS - TYPE A

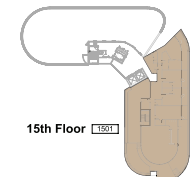
Balcony	168m ²
Bath 1	10m ²
Bath 2	5m ²
Bath 3	5m ²
Bath 4	5m ²
Bedroom 1	30m ²
Bedroom 2	23m ²
Bedroom 3	23m ²
Bedroom 4	30m ²
Guest WC	4m ²
Gym Room	16m ²
Living Area	106m ²
Nanny Room	16m ²
Pool	46m ²
Show Kitchen	21m ²
Walk-in Wardrobe	10m ²
Wet Kitchen	17m ²
Total Area: 17	535m ²

● 4 BEDS - TYPE B

Balcony	237m ²
Bath 1	10m ²
Bath 2	5m ²
Bath 3	5m ²
Bath 4	5m ²
Bedroom 1	30m ²
Bedroom 2	23m ²
Bedroom 3	23m ²
Bedroom 4	30m ²
Guest WC	4m ²
Gym Room	8m ²
Living Area	108m ²
Nanny Room	16m ²
Pool	39m ²
Show Kitchen	21m ²
Walk-in Wardrobe	10m ²
Wet Kitchen	17m ²
Total Area: 17	591m ²



13th Floor



15th Floor

PAYMENT PLANS AND DISCOUNT POLICY

Payment Plans

Reservation Fee - \$5,000

1. Cash Payment Plans - Not less than 80% within 30 days
-

2. Installment Payment Plans - From the date of the Reservation Fee

Installments	Period	Plan A	Plan B	Plan C
1st	1st Month	20%	30%	40%
2nd	6th Month	20%	25%	NIL
3rd	12th Month	20%	10%	20%
4th	18th Month	20%	20%	NIL
5th	24th Month	10%	NIL	15%
Final	On Completion	10%	15%	25%

PAYMENT PLANS AND DISCOUNT POLICY - contiuned...

3. Mortgage Payment Plans - Reservation Fee \$5,000

Installments	Period	Plan A
1st	1st Month	30%
Final	At Completion	70%

Discount Policy

UPFRONT %	DISCOUNT %		
Payment %	Studio's & 1 Bed's	2 Bed & 3 Apartment	Penthouse
80%	4%	6%	8%
100%	5.5%	7.5	10%

DISCLAIMER

Whilst every effort has been given to ensure that the information here is correct, this is to act specifically as a guide and Quao Realty reserves the right to amend the specification as necessary and without notice.

*Images displayed are for illustrive purposes



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