



NoVA
Roman Ridge



Behold a Star is born



Behold NoVA

The name NoVA, originating from the Latin word *novus*, refers to a rare astronomical event with bright lights usually depicting the birth of a new STAR! Characteristic of stars, light is a key concept in the architectural design of this mixed-used development. With its magnificent cascading floor-to-ceiling glass windows, each unit will effortlessly enjoy an abundance of natural light from the break-of-dawn till sunset; as well as stunning panoramic views of Accra.

From a distance, the novelty of the exterior design lighted at dusk will be the new and bright shining star in the City's emerging skyline.



A mixed-use ultra modern urban lifestyle development, NoVA comes in studios, 1, 2 and 3 bedroom apartments complimented with the convenience and living essentials tenants require; as well as the luxury and freedom they deserve. Whether it's a relaxing day at the spa, lounging at the bar with friends or spending time with the kids at the play centre, NoVA promises the freedom and choice to do these things and much more. There's something for every lifestyle.

Developed by the 2017/2018 Africa & Arabia Property Awards Winner for the categories "Best Apartment Ghana" and "Best Development Marketing", and global nomination for "Best Apartment in Africa", NoVA promises to be yet another true reflection of the quality architecture, elegant aesthetics and upscale signature homes drawn from the many years of experience Devtraco Plus is renowned for.





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|--------------------|-----------------|----------------------|----------------------|-------------------------------|--------------------|------------------|
| 1 Restaurant | 17 Salad bar | 11 Pizza | 16 Convenience Store | 23 Gym | 28 Entrance E | 31 Entrance G |
| 2 Security room | 18 Caffe | 22 Ice Cream | 17 Garage entrance | 22 Kids playroom | 28 Kids playground | 32 Restaurant |
| 3 Entrance A | 19 Entrance C | 23 Gym | 18 Surface parking | 23 Workshop - business center | 28 Entrance F | 33 Entrance H |
| 4 Fast food corner | 20 Laundry room | 14 Entrance D | 19 Tennis court | 24 Clothing shop | 29 Spa | 34 Security room |
| 5 Entrance B | 21 ATM | 15 Lobby & Conclarge | 20 Technical area | 25 Pharmacy | 29 Unisex Salon | 35 Food court |

A seamless living experience

Discover a range of amenities that cater to all your living, social, business and recreational needs.

General tenant facilities:

- Concierge
- Swimming pool
- Tennis court
- Gym
- Children's playground
- Parking
- Landscaped gardens
- Back-up power
- Reservoir water
- 24/7 security
- On-site maintenance

Complimentary services on ground floor:

- Café/Lounge/Restaurants
- Unisex hair salon
- Kids' centre
- Spa and sauna
- Party room
- Café lounge
- Laundry services
- Conference centre
- Business centre
- Yoga pilates
- ATM centre



Did you know?

- | Dollar denominated investments protect you from exchange rate risk.
- | Real estate investments return more than 12% annually.

12%
APR

Nightlife at NoVA

Experience the skyline from the City's new Star





Did you know?

- | A \$85,000 property returns \$10,000 annually.
- | A NoVA 1 bedroom apartment makes 12%* returns on USD.

*Terms and Conditions Apply

**\$10,000
Per Annum**

Shopping at NoVA

Experience convenient retail therapy right at your doorstep





Did you know?

- | Real estate investment comes with two income sources:
 - Annual Property Appreciation (5%)
 - Annual Rental Yields (12%)

17%
Total Returns

Balanced living at NoVA

Experience serene outdoors for yoga and meditation





Did you know?

| Real estate is the most secure lifetime and trans-generational investment that delivers way above the normal market rate (12%).

Lifetime
value

Meet up at NoVA

Space for impromptu connections





Did you know?

- | At Devtraco Plus, we have rented over 80% of all our properties within 3 months of completion.
- | Devtraco Plus has a dedicated property management company that rents and manages your property. This ensures continued income.

Steady
Rentals



Living at NoVA
Enjoy child friendly play areas





- | Floor to ceiling windows
- | Spanish porcelain tiles
- | Ensuite bedrooms



TYPE	TOTAL SQM
Studio	47



- | Sanitary ware from Germany and Thailand
- | Glass enclosed shower cubicle
- | Spanish ceramic tiles



TYPE	TOTAL SQM
1 Bedroom + Den	66
1 Bedroom	63



- | Top brand kitchen appliances
- | Quartz stone tops
- | Fitted cabinets with soft closing doors



TYPE	TOTAL SQM
2 Bedroom + 2.5 Bathroom	115
2 Bedroom + 2 Bathrooms	Up to 118



Spacious
Perfect layout for natural ventilation
High ceilings



TYPE	TOTAL SQM
3 Bedroom	Up to 139.5

A comfortable life where your heart is

Roman Ridge rests comfortably in the top-tier when it comes to prime locations in Accra. Located in the northern part of the city, this well planned neighborhood is highly sought after for its convenient location and accessibility to major business, retail and entertainment hubs. Flanked by the elite Airport Residential and Dzorwulu areas, Roman Ridge is perfectly situated in close proximity to the best schools, malls, healthcare, and financial services in Accra.

Though known for generally higher real estate prices, Roman Ridge is undeniably a perfect location for real estate investment, with price appreciations translating to profits for property owners that are selling or renting out.

The area's serene environment, coupled with great roads and amenities makes it excellent for residence and not surprisingly a first choice for many foreigners and expats.

Places of interest in the area include:

Shopping | Roman Ridge Mall, Accra Mall, Marina Mall, Koala

Schools | Roman Ridge School, Jack and Jill School, Association International School, Lincoln Community School

Restaurants | Azmera Restaurant, Osteria Michelangelo, Tang Palace Restaurant, 805, Villa Monticello, Gold Coast Restaurant, Starbites, D'cafe, Cuppa Capuccino

Banks | UMB, Republic Bank, Zenith Bank, GT Bank, Fidelity Bank, Stanbic Bank

Health Centers | International Healthcare Center, Nyaho Clinic, Airport Women's Hospital

10 minutes from Kotoka International Airport and Airport City

15 minutes from the Accra Mall

20 minutes from the major social and business hub Osu

20 minutes from the seat of government Jubilee House





d Cafe

Koala
GT Bank
Villa Monticello

Roman Ridge Mall

Jack n Jill School

Tang Palace

Marina Mall

Holiday Inn Hotel

Accra Polo Grounds

Kotoka International Airport

Patrice Lumumba Road

Liberation Road

Liberation Road

- Achimota Road







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