



THE VENUS





## YOUR PRIVATE RESIDENCE IN THE HEART OF LABONE

The Venus is a boutique collection of 42 exclusive residences in prime Labone, created for those who value privacy, convenience and modern city living. Residents will enjoy a pool, a fully equipped gym, 24-hour security and easy access to some of Accra's best restaurants and lifestyle destinations. Whether you are looking for a private home or a smart investment, The Venus offers the perfect balance of comfort, location and strong rental appeal, all with the added advantage of sea views.

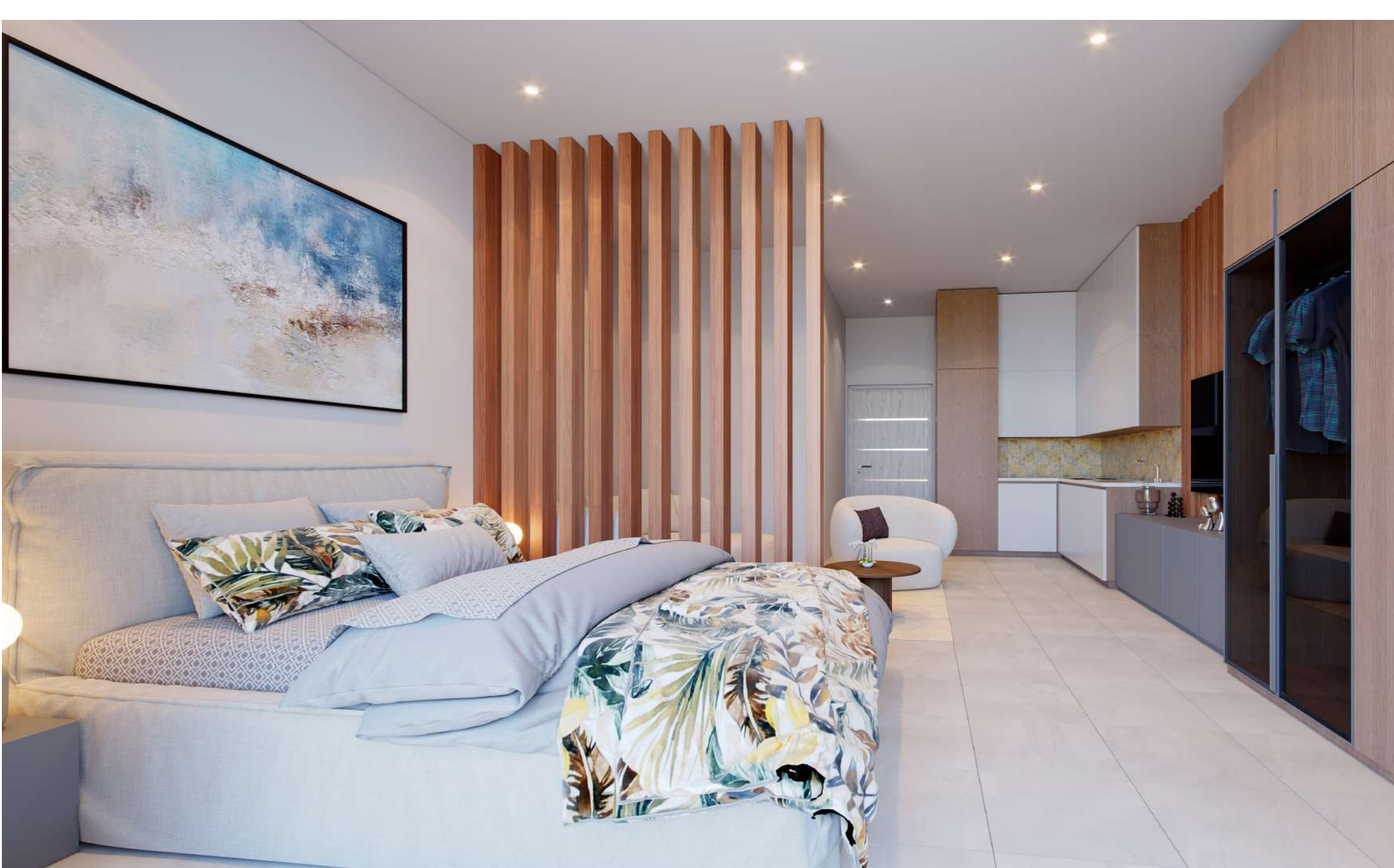
**Starting from ₦899,000.**

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# FUNCTIONAL APARTMENTS FOR EVERYDAY COMFORT

Modern Features & Amenities Designed for Your Everyday Use

- Double-glazed windows for natural light, insulation and sound reduction
- Solid wooden security doors for added safety and durability
- Silent backup generator for uninterrupted power
- Solar power integration to reduce utility costs





## EVERYTHING YOU NEED, ALL IN ONE ADDRESS

The Venus has been designed to give residents comfort, security and a complete lifestyle experience.

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Swimming Pool



Fully Equipped Gym



Ample Parking



24/7 CCTV & Security



Spacious Interiors



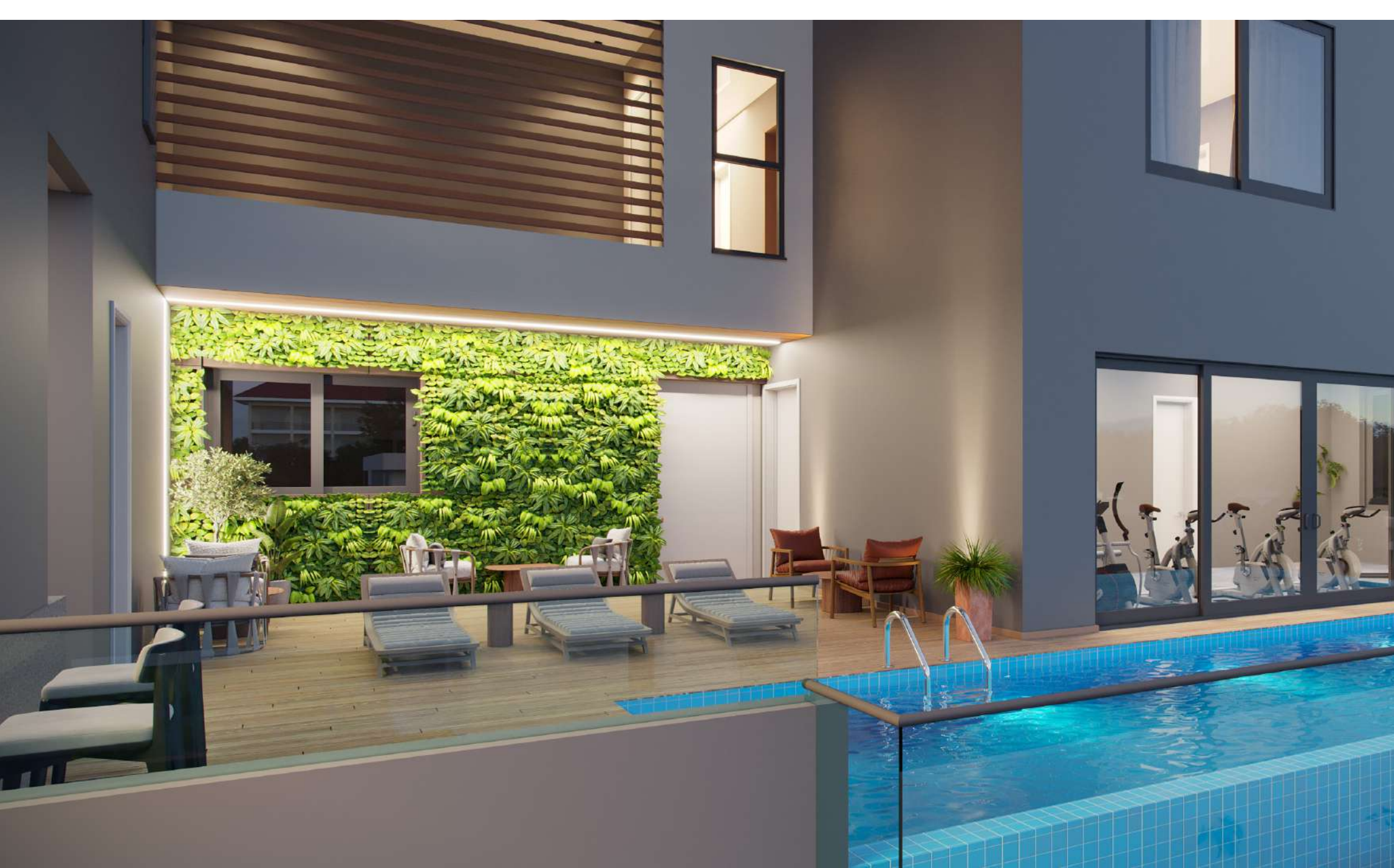
Modern Kitchens



Elegant Bathrooms



Gourmet Restaurant





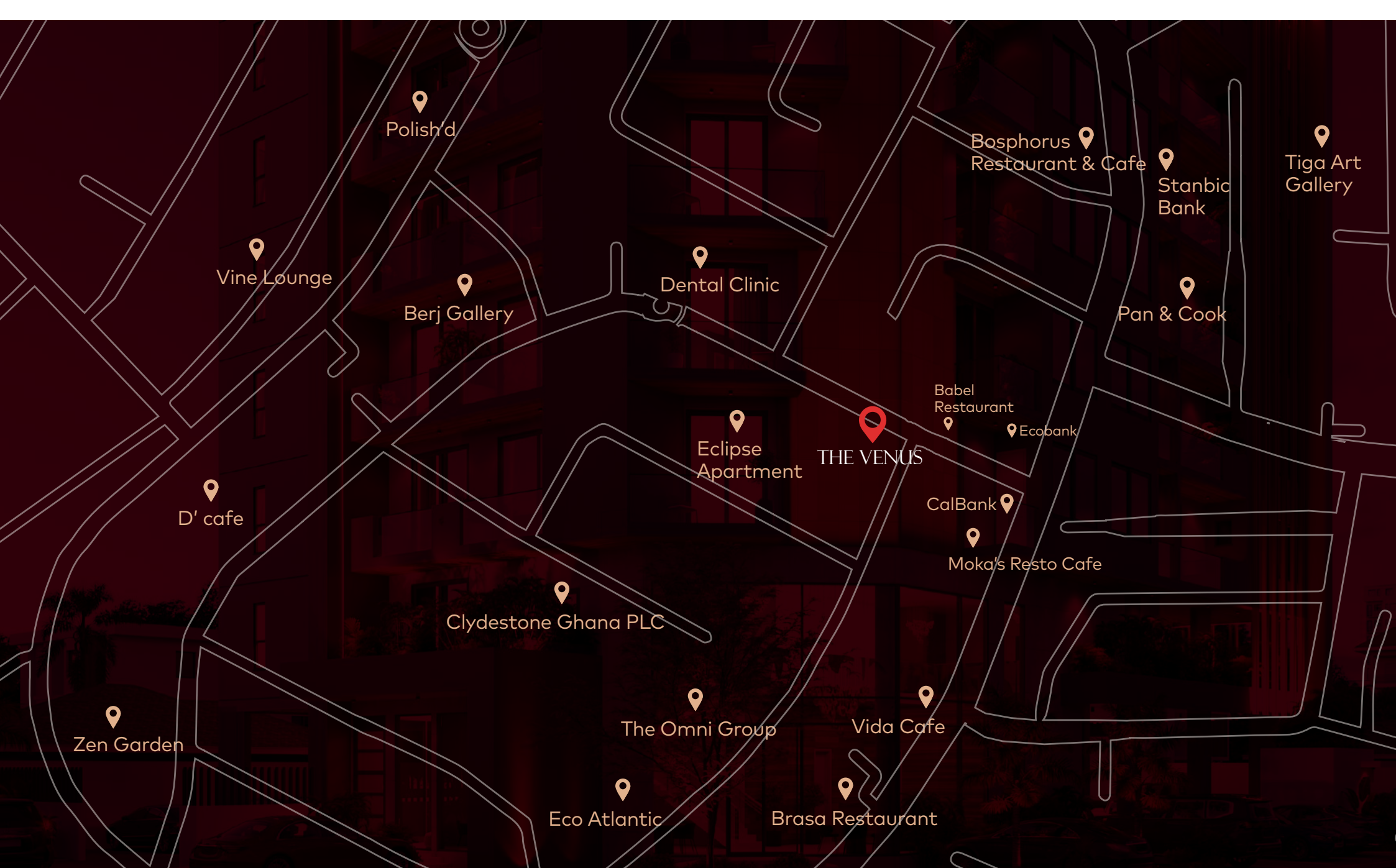


## LIVE IN ACCRA'S MOST SOUGHT-AFTER NEIGHBOURHOOD

Labone is one of Accra's most desirable residential addresses, known for its vibrant lifestyle, security and close proximity to key business and leisure hubs. The Venus is situated on Church Crescent and Labone Crescent, two of the area's most established and well-connected streets. Popular with professionals, expatriates and investors, Labone offers a unique mix of city convenience and relaxed coastal living.

This prime location continues to drive strong rental demand, making it an excellent choice for both homeowners and investors.

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Polish'd

Vine Lounge

Berj Gallery

Dental Clinic

Eclipse  
Apartment

THE VENUS

Babel  
Restaurant

Ecobank

CalBank

Moka's Resto Cafe

Pan & Cook

Stanbic  
Bank

Tiga Art  
Gallery

Bosphorus  
Restaurant & Cafe

D' cafe

Clydestone Ghana PLC

Zen Garden

The Omni Group

Vida Cafe

Brasa Restaurant

Eco Atlantic



# CONVENIENTLY CONNECTED TO WHAT MATTERS

## Healthcare

- Euracare Advanced Diagnostics & Heart Centre
- Franklyn Medical Centre

## Shopping

- Palace Labone
- Fairway Supermarket

## Dining

- Bistro 22
  - Vine Restaurant
  - 355 Restaurant & Lounge
- 





# CONVENIENTLY CONNECTED TO WHAT MATTERS

## **Education**

- Ghana International School
- Alpha Genius International School

## **Sports & Wellness**

- Mamba Club (Padel)
- The Blueprint Personal Training Studio
- Pippas Health Centre

## **Transport**

- Kotoka International Airport



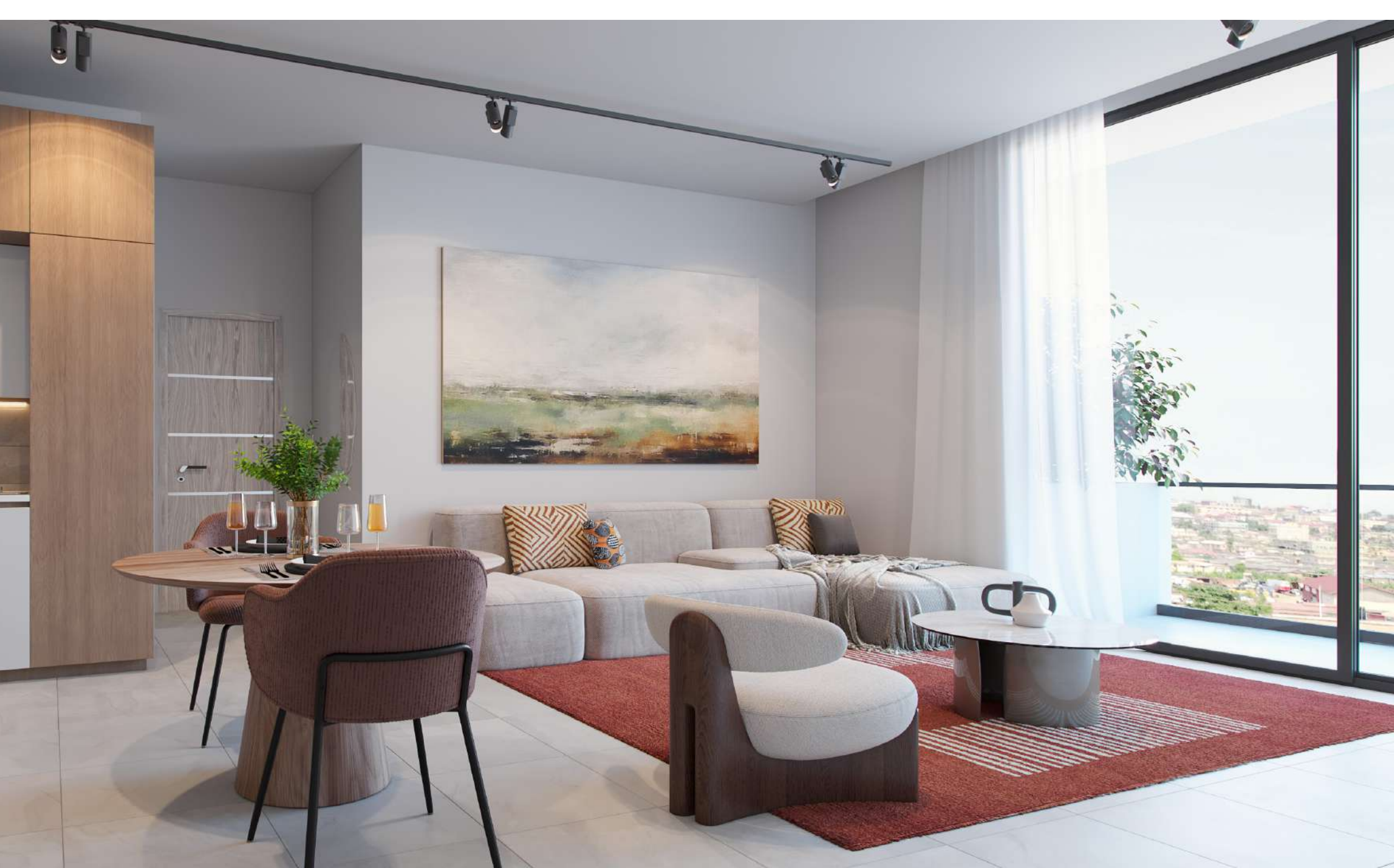


A decorative circular pattern with intricate, swirling, and floral-like motifs, rendered in a light beige color, is positioned on the left side of the page.

## SPECIFICATIONS DESIGNED TO LAST

The Venus is built with quality materials and thoughtful finishes for lasting comfort. Apartments feature double-glazed windows, solid wooden doors, suspended ceilings, porcelain tile flooring, solar power integration, and a silent backup generator. Each unit comes with a fully fitted kitchen equipped with luxury appliances — burner, oven, microwave, fridge/freezer, and inverter type air condition. Residents also benefit from elevator access, a dedicated garbage chute, access control, 24-hour security, and a consistent water supply.







# FLOORPLANS



# STUDIO

STUDIO APARTMENT 1

36 sq.m



STUDIO APARTMENT 2

41 sq.m



### STUDIO APARTMENT 3

38 sq.m



### STUDIO APARTMENT 4

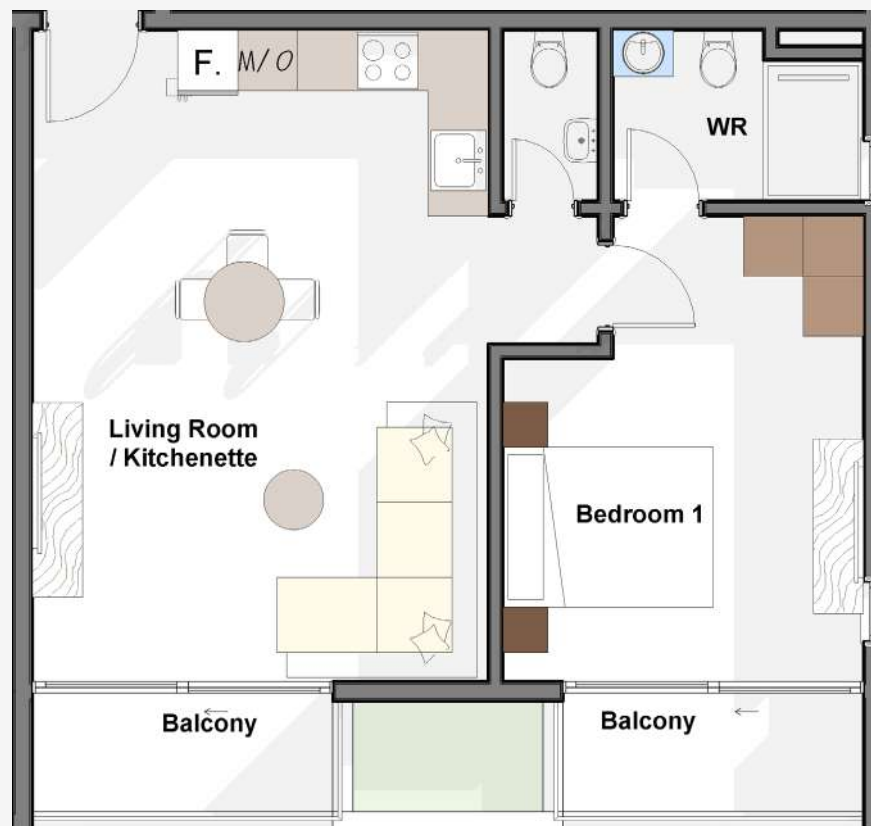
38.5sq.m



# 1 BEDROOM

1-BEDROOM APARTMENT 1 - BOTTOM RIGHT

69.5 sq.m



1-BEDROOM APARTMENT 1 - BOTTOM LEFT

55 sq.m



1-BEDROOM APARTMENT 1 - ANGLED AREA

77.5 sq.m



# 2 BEDROOM

2-BEDROOM - STANDARD

103.5 sq.m



2-BEDROOM - LUXURY A

115 sq.m



## 2-BEDROOM - LUXURY B

116.5 sq.m



## 2-BEDROOM- LUXURY C

117 sq.m



## 2-BEDROOM - LUXURY D

118 sq.m



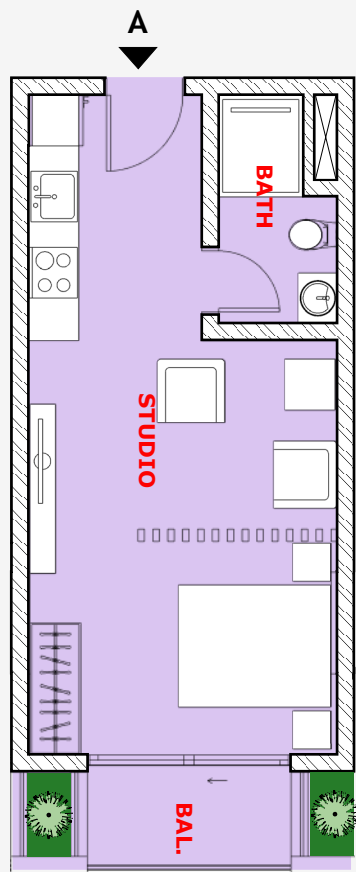
## 2-BEDROOM- LUXURY E

119 sq.m





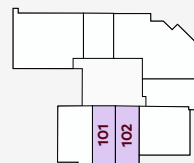
# STUDIO TYPE A



## UNIT LOCATION

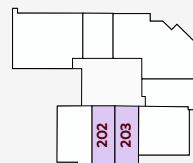
1<sup>st</sup> FLOOR

36 sq.m



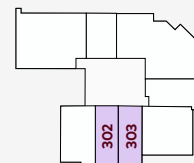
2<sup>nd</sup> FLOOR

36 sq.m



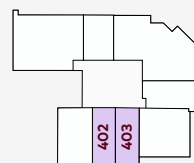
3<sup>rd</sup> FLOOR

36 sq.m



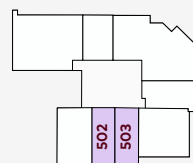
4<sup>th</sup> FLOOR

36 sq.m



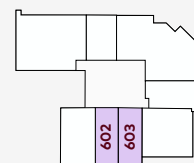
5<sup>th</sup> FLOOR

36 sq.m



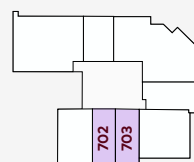
6<sup>th</sup> FLOOR

36 sq.m

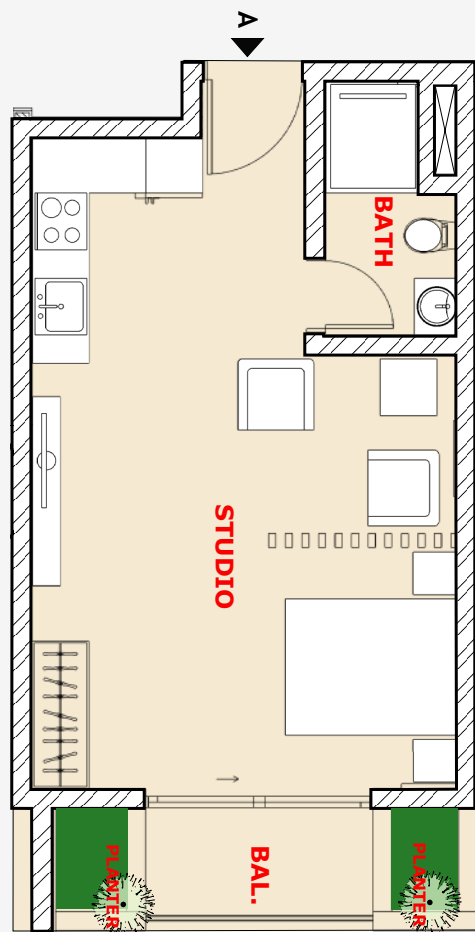


7<sup>th</sup> FLOOR

36 sq.m



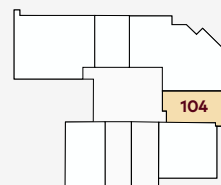
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## UNIT LOCATION

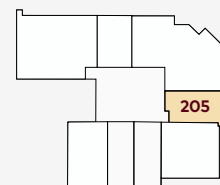
1<sup>st</sup> FLOOR

41 sq.m



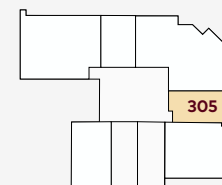
2<sup>nd</sup> FLOOR

41 sq.m



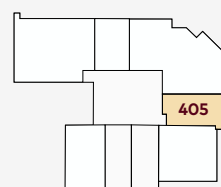
3<sup>rd</sup> FLOOR

41 sq.m



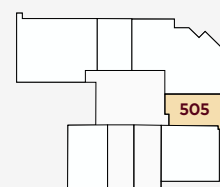
4<sup>th</sup> FLOOR

41 sq.m



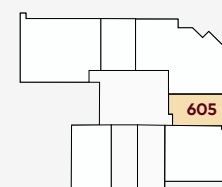
5<sup>th</sup> FLOOR

41 sq.m



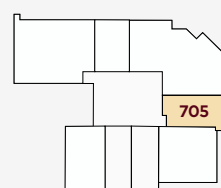
6<sup>th</sup> FLOOR

41 sq.m

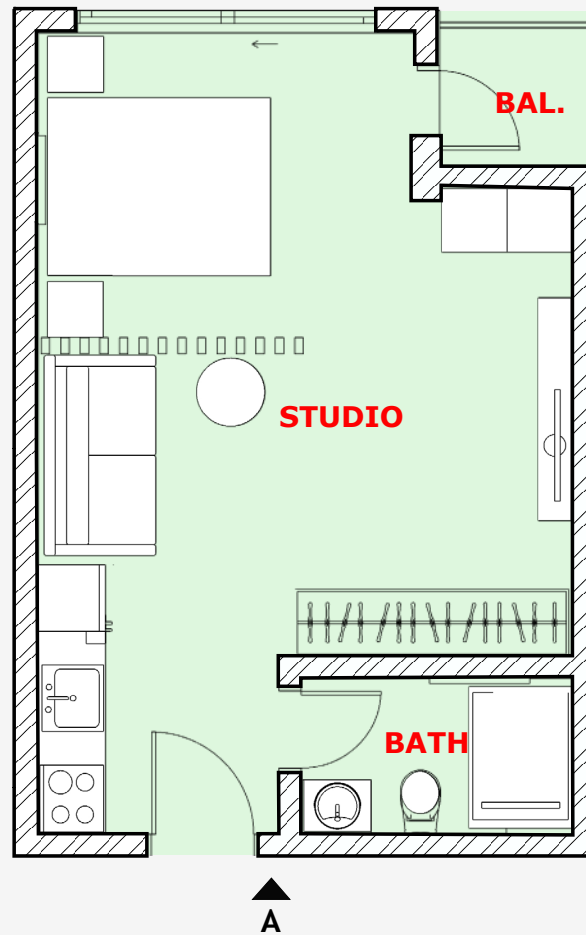


7<sup>th</sup> FLOOR

41 sq.m



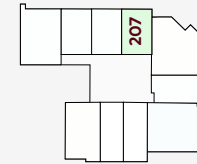
# STUDIO TYPE C



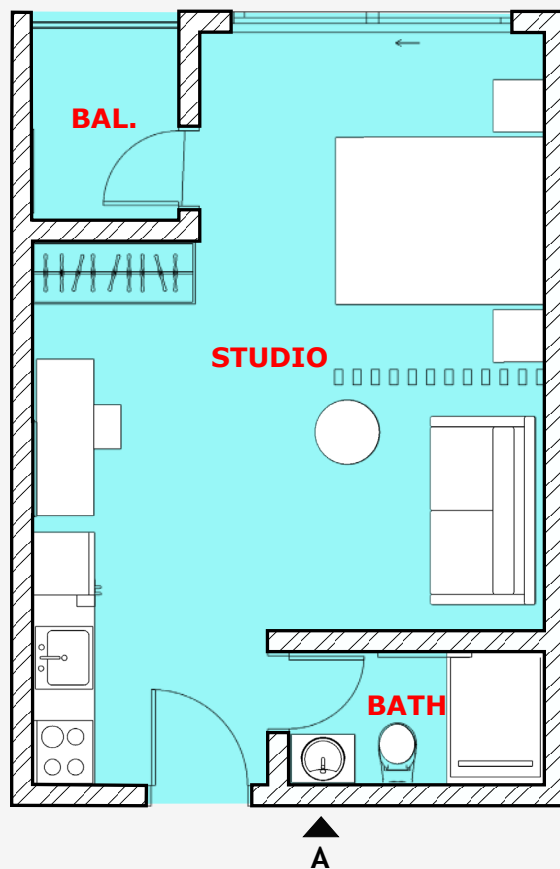
## UNIT LOCATION

2<sup>nd</sup> FLOOR

38 sq.m



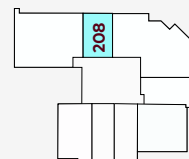
# STUDIO TYPE D



## UNIT LOCATION

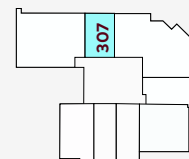
2<sup>nd</sup> FLOOR

38.5 sq.m



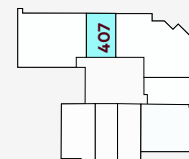
3<sup>rd</sup> FLOOR

38.5 sq.m



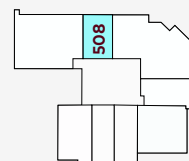
4<sup>th</sup> FLOOR

38.5 sq.m



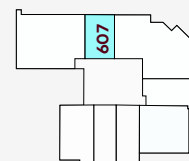
5<sup>th</sup> FLOOR

38.5 sq.m



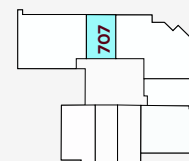
6<sup>th</sup> FLOOR

38.5 sq.m

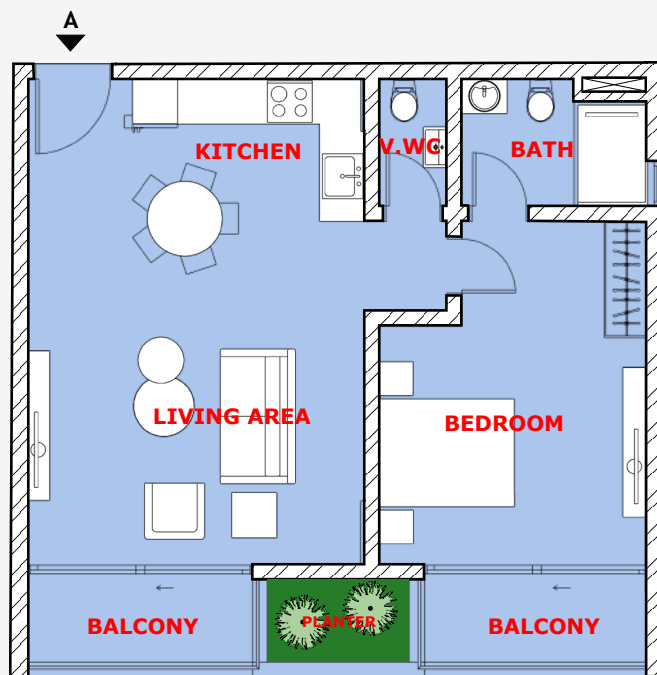


7<sup>th</sup> FLOOR

38.5 sq.m



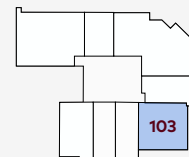
# 1 - BEDROOM TYPE A



## UNIT LOCATION

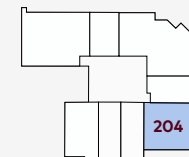
1<sup>st</sup> FLOOR

69.5 sq.m



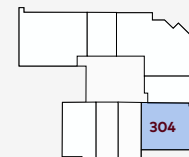
2<sup>nd</sup> FLOOR

69.5 sq.m



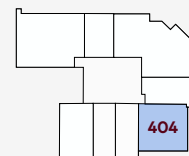
3<sup>rd</sup> FLOOR

69.5 sq.m



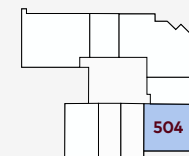
4<sup>th</sup> FLOOR

69.5 sq.m



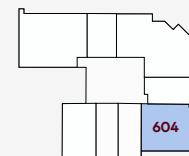
5<sup>th</sup> FLOOR

69.5 sq.m



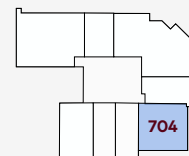
6<sup>th</sup> FLOOR

69.5 sq.m

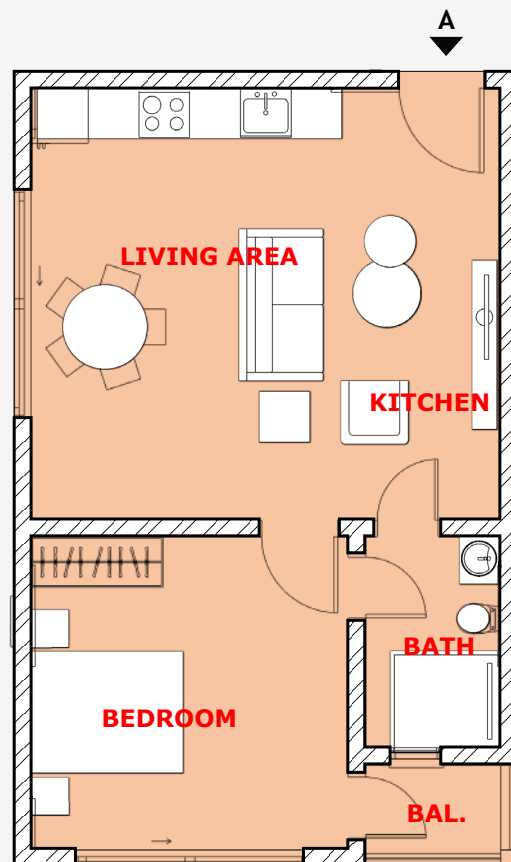


7<sup>th</sup> FLOOR

69.5 sq.m



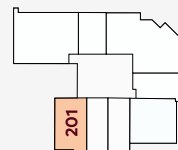
# 1 - BEDROOM TYPE B



## UNIT LOCATION

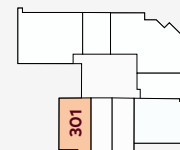
2<sup>nd</sup> FLOOR

55 sq.m



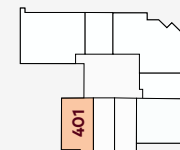
3<sup>rd</sup> FLOOR

55 sq.m



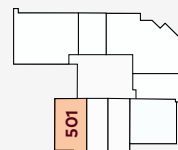
4<sup>th</sup> FLOOR

55 sq.m



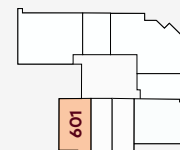
5<sup>th</sup> FLOOR

55 sq.m



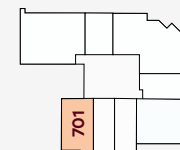
6<sup>th</sup> FLOOR

55 sq.m

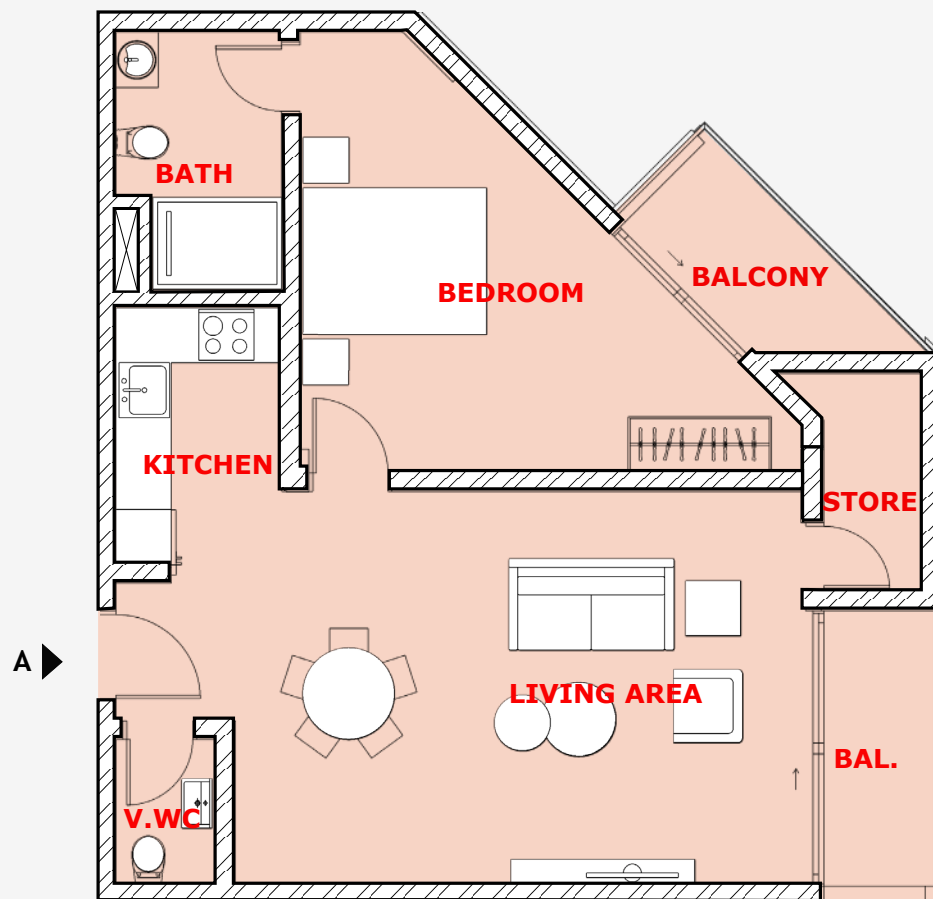


7<sup>th</sup> FLOOR

55 sq.m



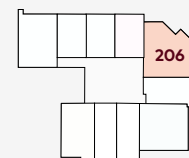
# 1 - BEDROOM TYPE C



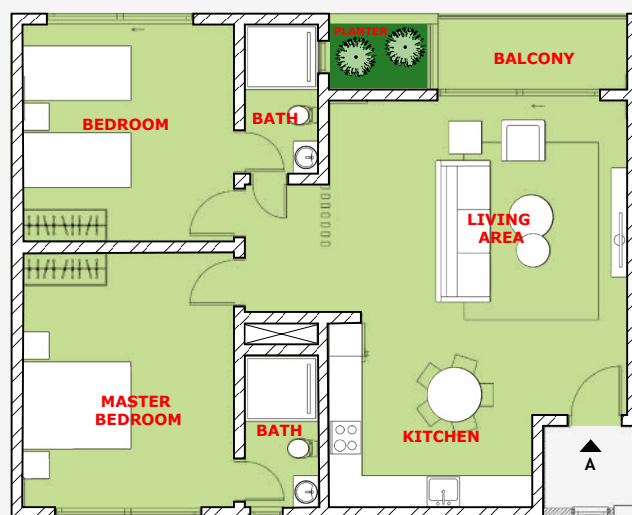
## UNIT LOCATION

2<sup>nd</sup> FLOOR

77.5 sq.m



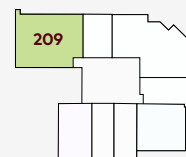
# 2 - BEDROOM STANDARD



## UNIT LOCATION

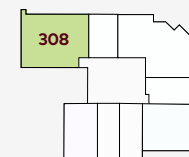
2<sup>nd</sup> FLOOR

103.5 sq.m



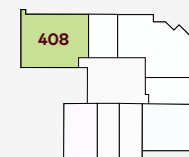
3<sup>rd</sup> FLOOR

103.5 sq.m



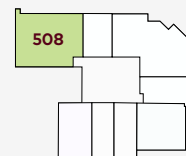
4<sup>th</sup> FLOOR

103.5 sq.m



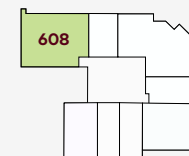
5<sup>th</sup> FLOOR

103.5 sq.m



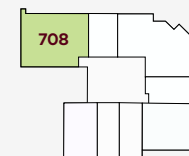
6<sup>th</sup> FLOOR

103.5 sq.m

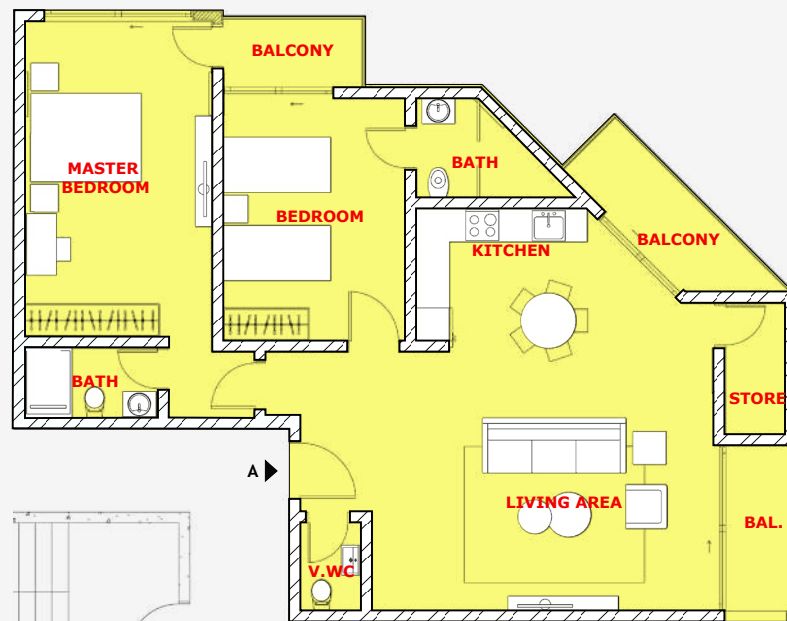


7<sup>th</sup> FLOOR

103.5 sq.m



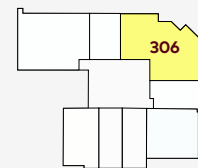
# 2 - BEDROOM LUXURY A



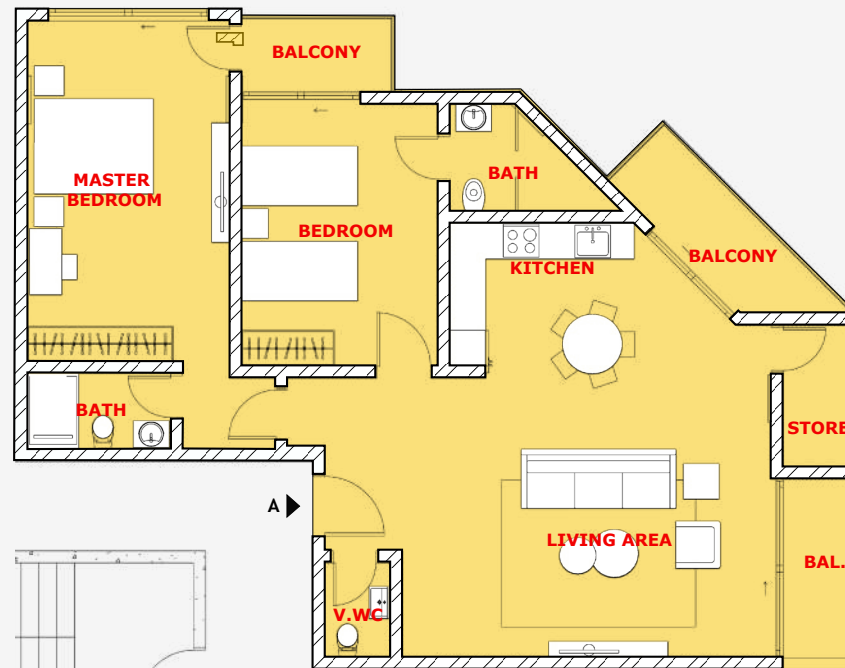
## UNIT LOCATION

3<sup>rd</sup> FLOOR

115 sq.m



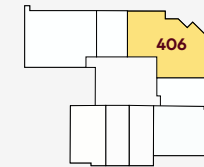
# 2 - BEDROOM LUXURY B



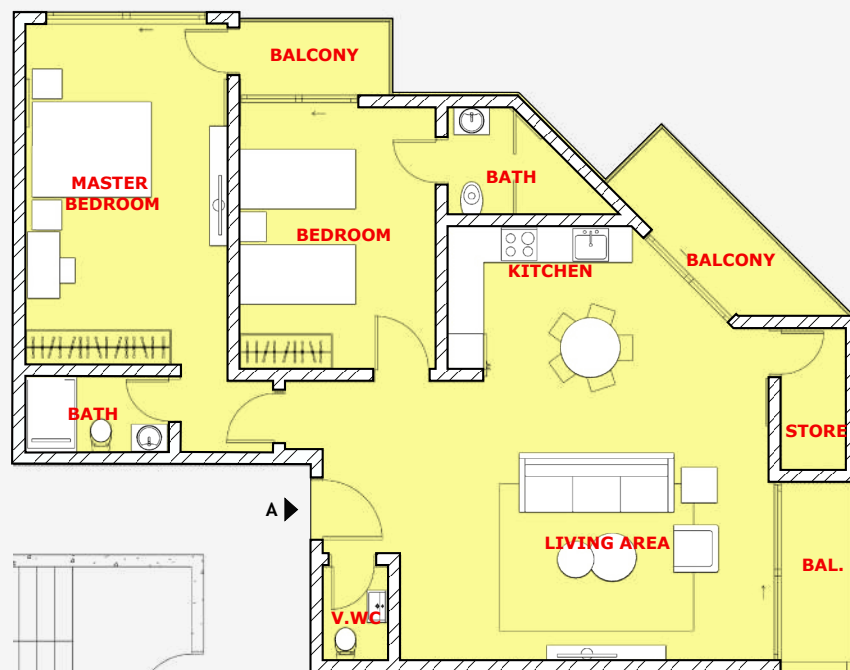
## UNIT LOCATION

4<sup>th</sup> FLOOR

116.5 sq.m



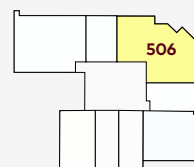
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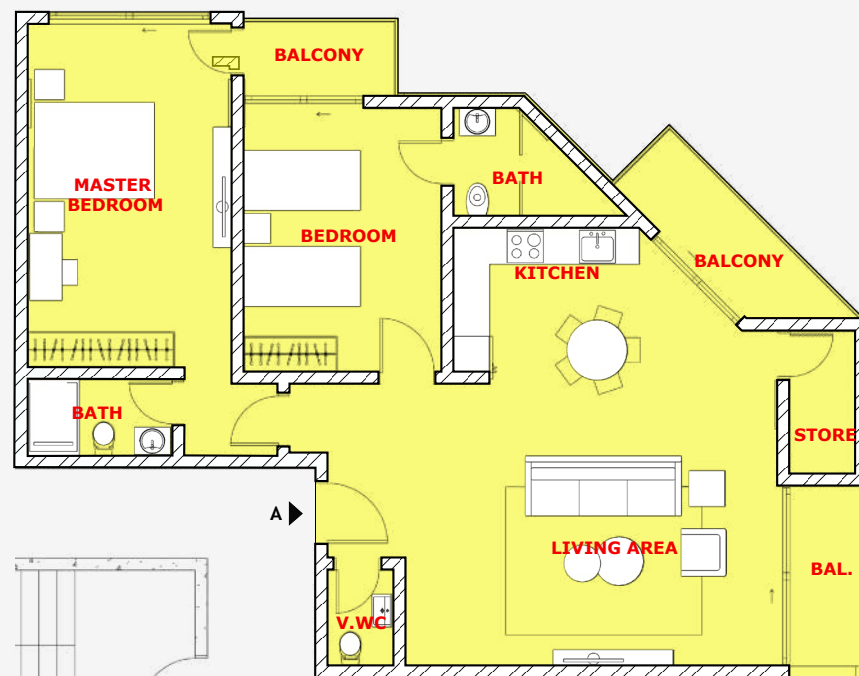
## UNIT LOCATION

5<sup>th</sup> FLOOR

117 sq.m



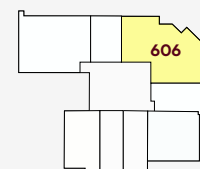
# 2 - BEDROOM LUXURY D



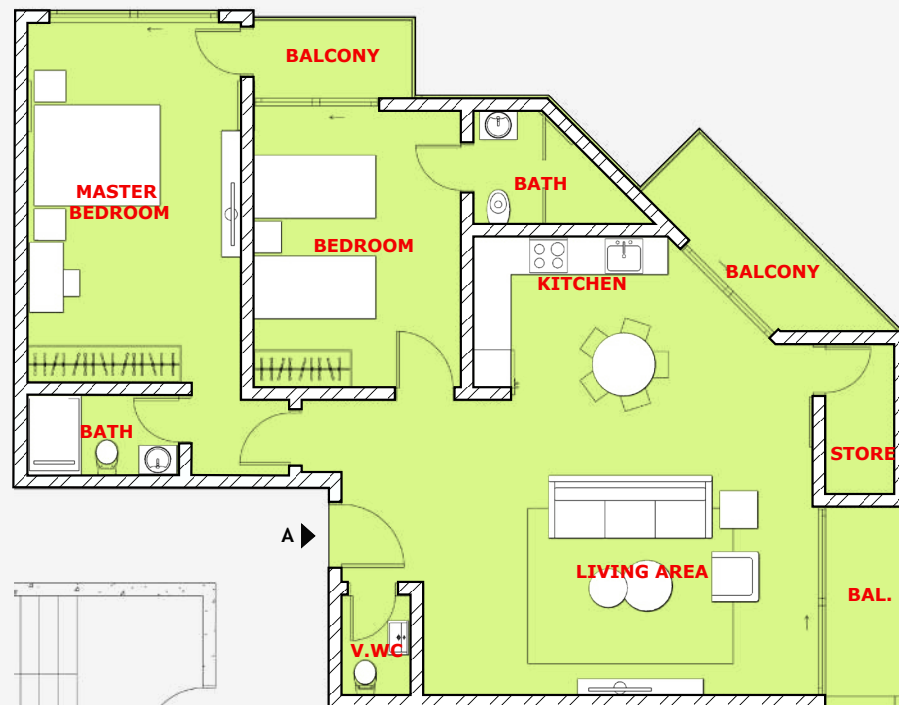
## UNIT LOCATION

6<sup>th</sup> FLOOR

118 sq.m



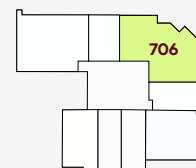
# 2 - BEDROOM LUXURY E

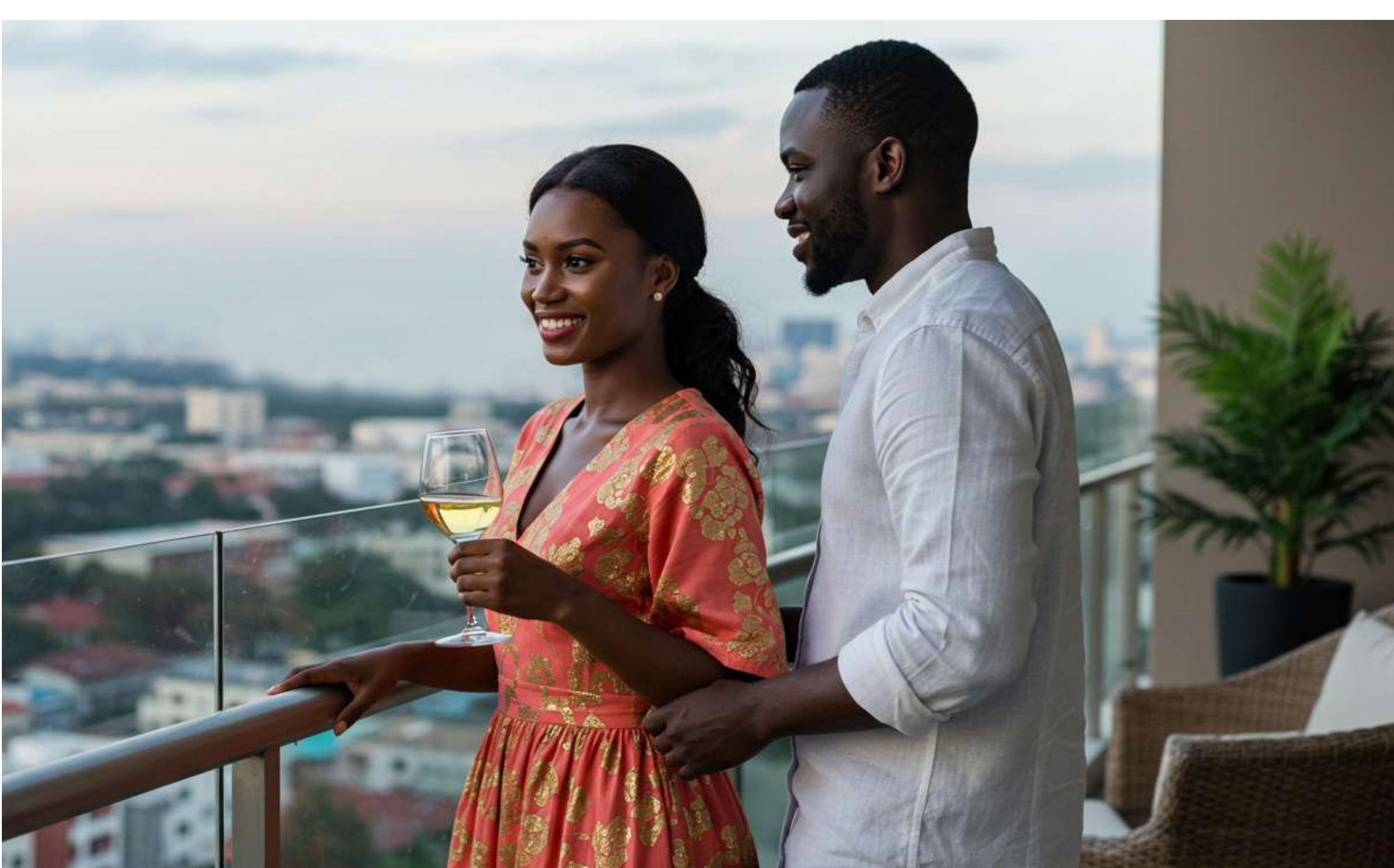


## UNIT LOCATION

7<sup>th</sup> FLOOR

119 sq.m

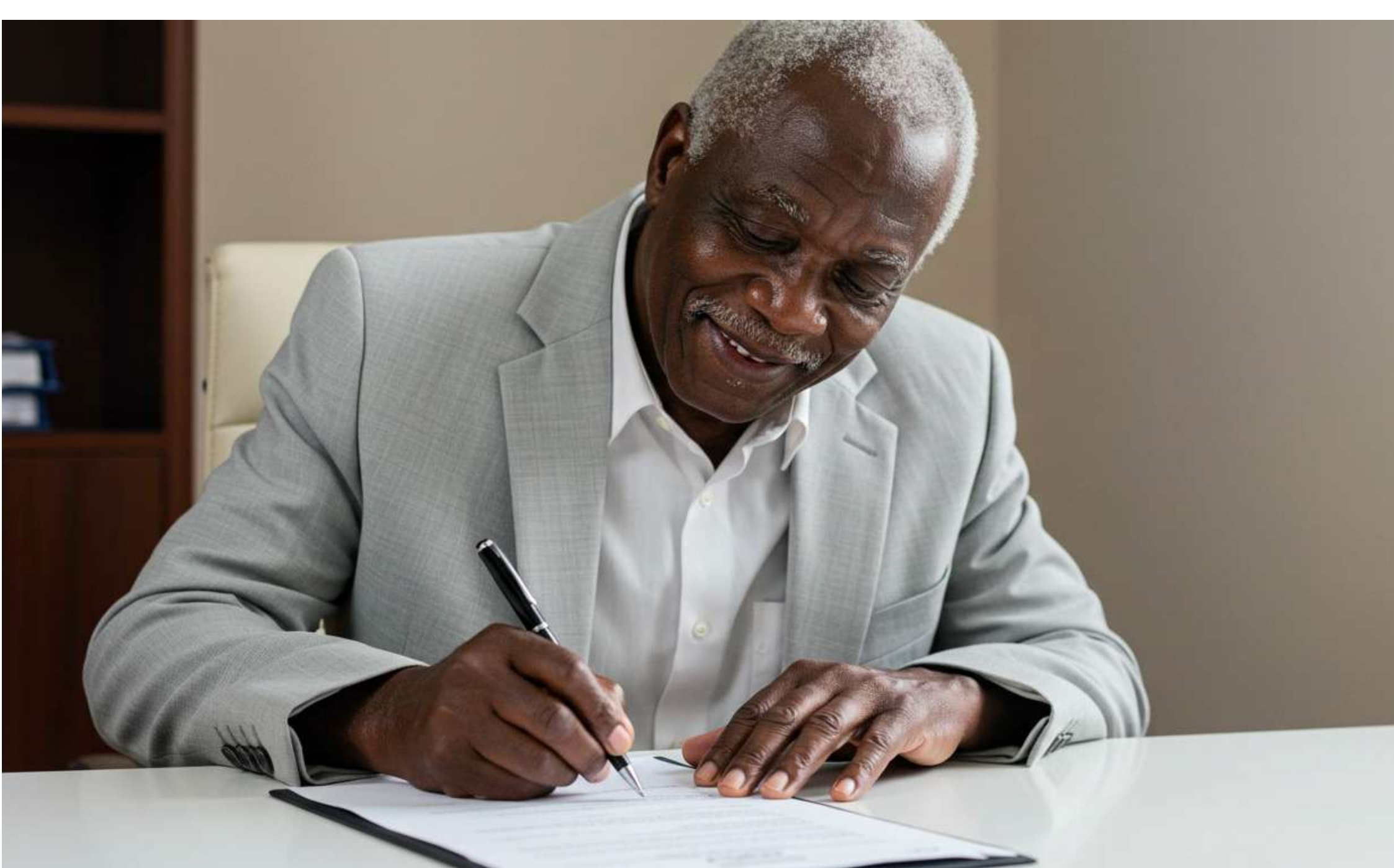






## WHY INVEST IN THE VENUS?

- Prime location with strong rental demand
  - Boutique development offering privacy and exclusivity
  - Sea view advantage in select units
  - Ideal for both short-term and long-term rentals
  - Excellent capital appreciation potential
-



# PAYMENT PLAN

We offer flexible payment structures tailored for both homeowners and investors.  
Choose from deposits with staged payments or explore custom financing options

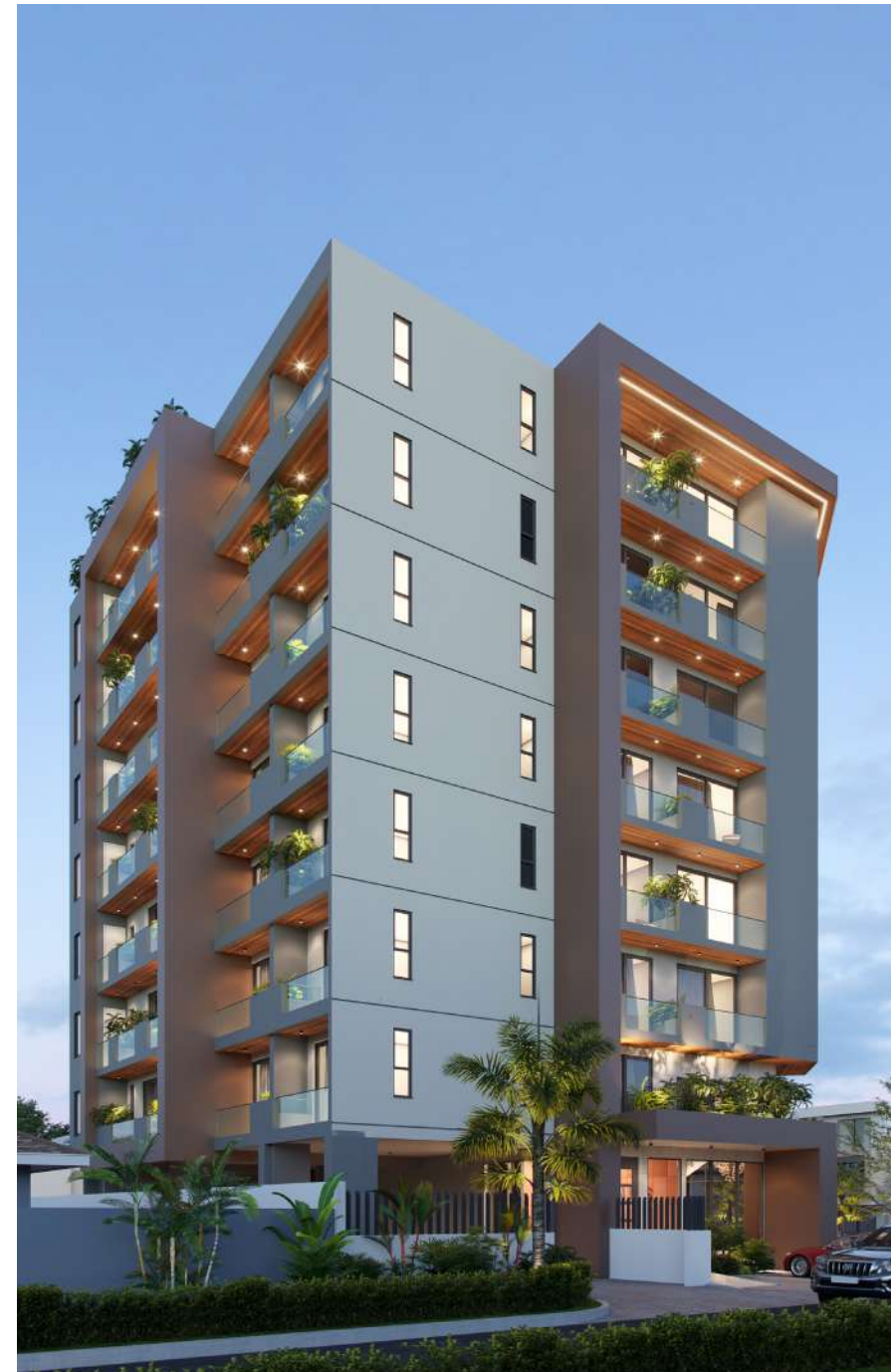
SELF FINANCE		PAYMENT PERIOD	PLAN 1	PLAN 2	PLAN 3	PLAN 4	UPFRONT PAYMENT	DISCOUNT
RESERVATION		DATE	\$5,000	\$5,000	\$5,000	\$5,000		
1ST	INSTALLMENT	30 DAYS FROM RESERVATION	20%	15%	30%	30%	100%	20%
2ND	INSTALLMENT	3 MONTHS FROM 1ST INSTALLMENT		15%		30%	50%	15%
3RD	INSTALLMENT	6 MONTHS FROM 1ST INSTALLMENT	20%				30%	10%
4RD	INSTALLMENT	9 MONTHS FROM 1ST INSTALLMENT		15%	15%		15%	5%
5TH	INSTALLMENT	12 MONTHS FROM 1ST INSTALLMENT	20%	15%	15%			
6TH	INSTALLMENT	15 MONTHS FROM 1ST INSTALLMENT		15%	15%			
7TH	INSTALLMENT	18 MONTHS FROM 1ST INSTALLMENT	20%	15%	15%			
8TH	INSTALLMENT	21 MONTHS FROM 1ST INSTALLMENT						
UPON COMPLETION		UPON COMPLETION	20%	10%	10%	40%		

# ABOUT THE DEVELOPER

Atmosphere Developers is a real estate firm known for delivering thoughtfully designed and sustainably built homes. For over a decade, the company has brought together expertise in architecture, construction, and project management to create residential spaces that deliver value to both owners and residents. Past successes such as Eclipse Apartments in Labone reflect its dedication to exceptional quality and modern living.



Empyrean Developments is a Ghanaian real estate firm dedicated to delivering innovative and sustainable housing solutions since 2010. With a strong track record of sold-out residential projects, the company offers end-to-end expertise from design to project management. Notable developments include Belrose Place and Eclipse Apartments in Accra.



# PARTNER

MES Contracting and Trading Ltd

Established in 2013, MES Contracting and Trading Ltd specializes in construction, MEP, and trading services. Our mission is to create value, make a difference, and consistently exceed our customers' expectations. We strive to earn lasting loyalty by delivering world-class construction solutions that ensure complete client satisfaction. MES operates with flexibility to suit client requirements, offering design, supply, and installation/application services. These can be provided independently or as a total integrated solution.

Our track record includes successful projects such as the ARC Project in Labone, Nova Project in Roman Ridge, Pelican Hotel in Cantonments, and Empire Domus Court.



# *Contact Us*

Atmosphere Developments Ltd | Emphyrean Developments Ltd

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