

*Vibrant Living, Timeless Style*

LUXURIA

RESIDENCE

# LUMINA



DESIGNED BY: KEY ARCHITECTURAL GROUP



BUILT BY: KEY CONTRACTING LTD



DEVELOPED BY: F&F DEVELOPMENT LTD



RESIDENCE



# ULYSSIA

R E S I D E N C E

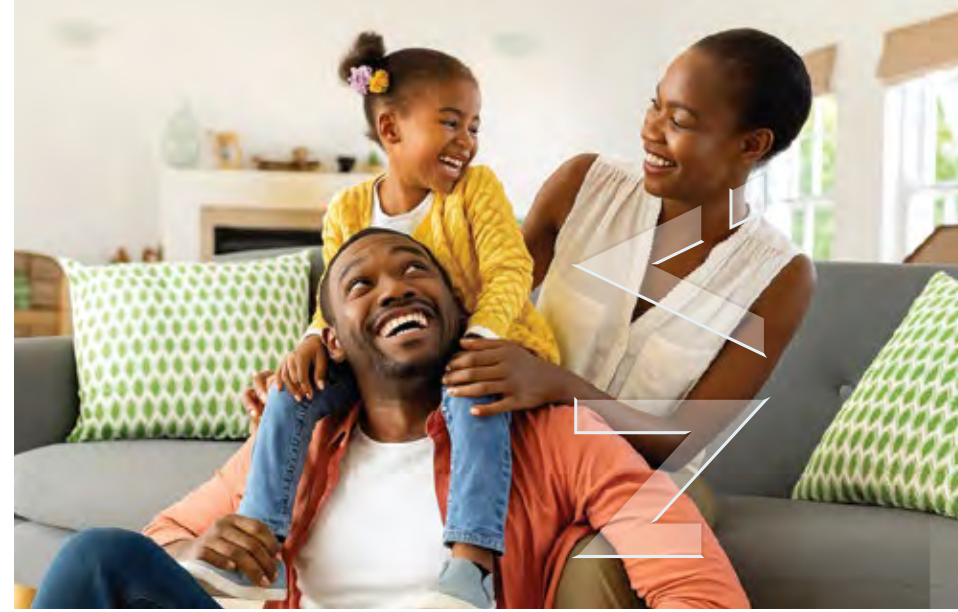




# *Vibrant Living, Timeless Style*

**W**ELCOME TO LUMINA RESIDENCE, where an entire community sits at your doorstep, offering a blend of PRODUCTIVITY, WELLNESS, and most importantly, HOME. Tune in to your grind at the co-working spaces offered at the main reception lounges, and spoil yourself with the elegance of true high-class service.

At **Lumina**, your comfort goes hand in hand with responsibility, ensuring that your property is a sustainable development that meets today's needs but also protects our future.







# *For Those Who Define The Standard*

**CRAFTED** for the discerning few, Lumina Residence represents a singular achievement in intelligent living. At its core lies fully automated ecosystems, where climate, lighting, and security systems anticipate your needs and respond in real time. Technology is not an accessory here, it's the foundation.

Constructed with next-generation materials sourced for durability, sustainability, & aesthetic precision, every surface shows a unique perspective, creating a customised experience from the structural core, to the final finishes. Due to this, Lumina is more than a place to live. It's a statement, standard and future.





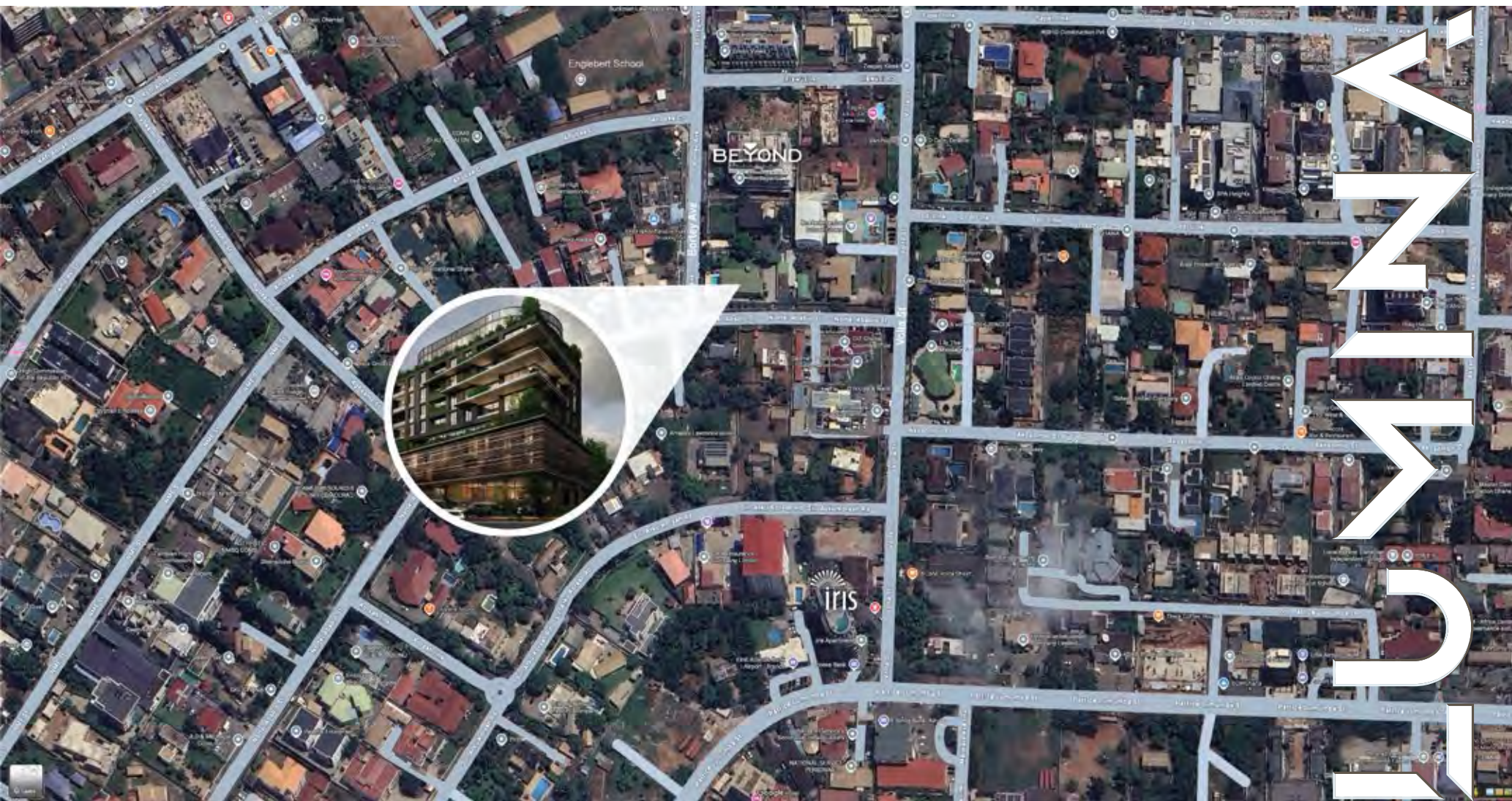


## *Location*

### *S*ITUATED AT THE CENTRE

point of Accra, Lumina Residence offers the access point to all your needs, with major retail hubs, supermarkets, corporate offices and hospitals just minutes away. The airport is a short drive, making travel seamless, while nearby leisure areas provide a perfect escape from home. Whether you're running errands, commuting, or enjoying a weekend outing, Lumina Residence places you in the midst of it all, to experience the balance of Accra's buzz with the comforts of an exclusive community.





# Amenities

## HIVE CO-WORKING SPACES:

Aesthetic emphasis on collaboration & creative innovation, THE HIVE, located in the reception area provides an open layout with large windows that flood the space with natural light for your authentic ideas. The elegant partitions provide improved and adaptable privacy and functional workstations.







ANIKU





## Amenities

**CURRENT POOL:** Fancy a luxurious outdoor retreat? Get a breath of fresh air at THE CURRENT. The infinity edges blends your experience into Accra's surroundings, offering uninterrupted view of the horizon, while maintaining exclusivity, and comfort.

**RESPIRE DECKS:** Open to residents from sunrise to sunset and in between, Respire is a serene, green oasis with expansive decks, made to unwind. The blend of fresh air, vibrant plant life, and inviting spaces provides the perfect environment to take a deep breath, connecting nature with comfort.





התחלה



## Amenities

**FLOW** SPA: Your spa is a calming sanctuary, designed particularly to evoke tranquility. The private treatment rooms, with which you can book a treatment with our in-house professionals via our app, offer quiet, private bliss, while the sauna and steam rooms are reminiscent of the Alps.





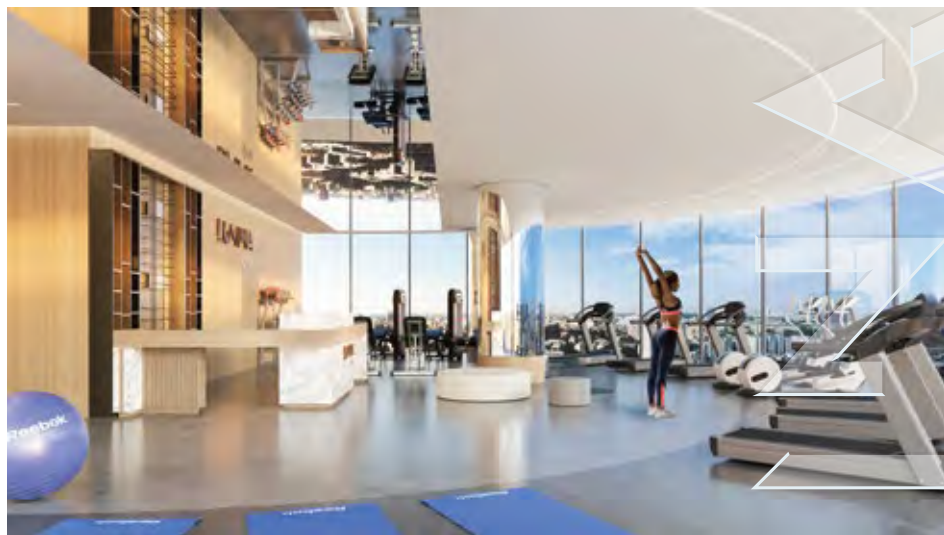
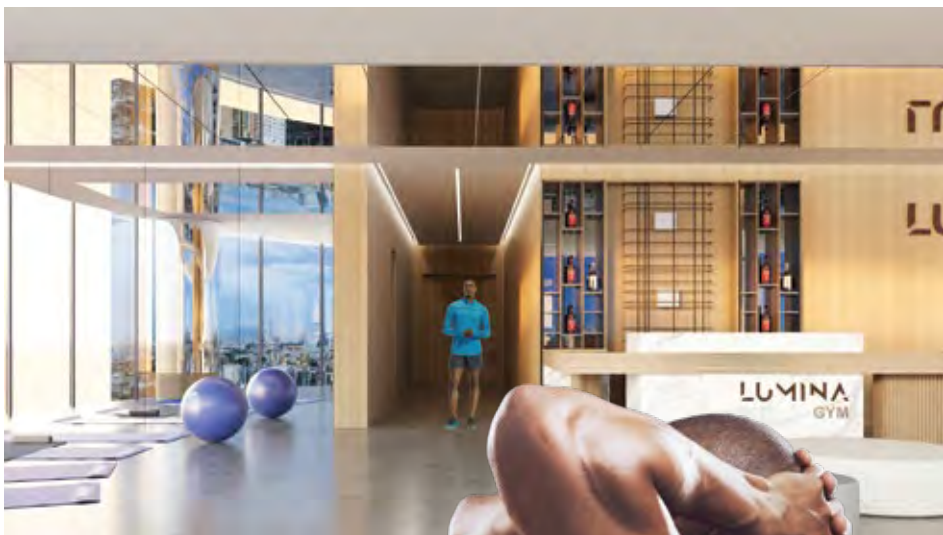
WELLNESS



## *Amenities*

**PULSE GYM:** Your gym is a spacious facility that uses natural light during the day to create an energising ambiance, and aesthetic lighting at night for you to document your gains with ease. Equipped with the latest fitness machines, free weights, and distinct sections for boxing, cardio and weight lifting, this space combines style, aesthetics and functionality to create The Place to achieve your fitness goals.







## Amenities

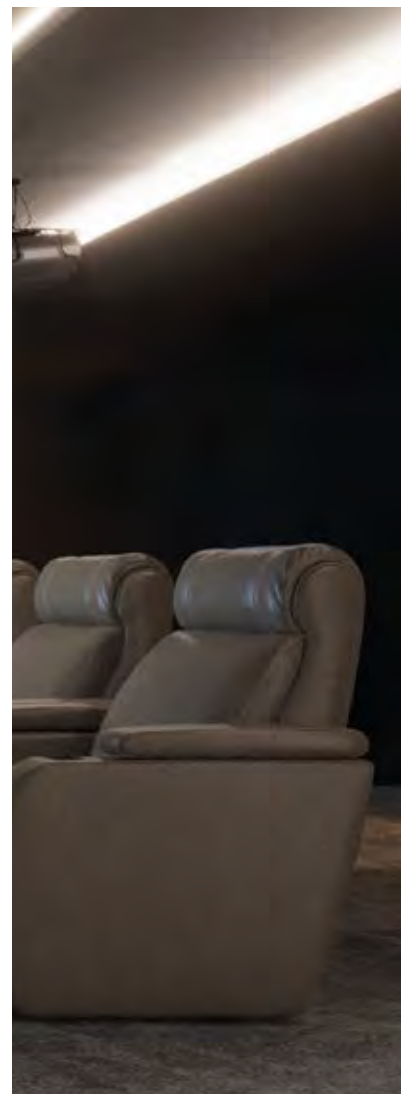
*H*OUSE CINEMA: Escape into a world of entertainment at our on-site cinema, where you can enjoy your favourite films in comfort and privacy. With reclining and first-class seating, advanced projection and acoustically optimised walls, every movie feels like a VIP event and brings the magic of the big screen, home.

R E S I D E N C E





AVIATION



# Features

- • Cinema
- • 2 passengers' lifts
- • Swimming pool
- • Fully equipped gym
- • Helper's quarters
- • 1 basement parking
- • Fire escape staircase
- • Backup power generator
- • 24-hour security and concierge services
- • Refuse collection room
- • Facilities' maintenance team
- • Fire protection & safety prevention system











## Features

- • 200mm exterior facing walls with partition walls between apartments
- • Nolte bespoke German kitchen cabinets
- • Bosch integrated appliances with built-in fridge and freezer, electric hob and extractor, oven, microwave, washing machine
- • Fully-fitted bathrooms with Grohe fixtures + first-choice porcelain designer tiles
- • Tempered glass balustrades
- • Schuco glazed aluminium windows and doors
- • Engineered panelled / flush doors with hardware
- • Recessed ceiling lighting
- • Wardrobes in all bedrooms
- • Daikin air conditioned units
- • HD DSTV Connection
- • Fiber optic internet connectivity
- • OR EQUIVALENT



- Natural land sloping that create distinct upper and lower ground floors for optimal functionality
- Stunning grand reception with soaring double height ceilings
- Flagship commercial frontage featuring premium retail spaces and a high-end restaurant positioned strategically on the main road.
- Exclusive residential access for peace of mind and heightened security
- Lush green landscaping, forming an oasis that promotes Accra's natural vibrancy and a heightened sense of relaxation





## FLOORS 1 & 2

1 & 2 Bedroom apartments, designed meticulously and specifically for those seeking an opulent living experience.



**FLOOR 3**

Timeless leisure pool, bar, cinema, gym and classy lounge which all bring your everyday entertainment and wellbeing to your doorstep for the highest level of luxury living.





## FLOORS 4 & 5

Elegant 3 bedroom apartments and duplexes featuring expansive layouts, wide openings and private balconies for abundant natural light and ultimate comfort.



**FLOORS 6 & 7**

Executive 3 bedroom duplexes with expansive interiors, private balconies and wide openings that uncover the vibrant views of Accra's skyline from your personal haven.





## FLOOR 8

### The Penthouse

A magnificent 3 bedroom residence with elevated living and dining space, walk-in closets and a private pool, all enveloped in a sleek glass façade to create an unparalleled retreat for an exceptional lifestyle.





# *Sustainability*

## *T*HE FINEST ARCHITECTURE

seamlessly integrates with nature, and at Lumina, we strive to do just that. We take pride in the collaborative efforts of our team to enhance Accra's natural beauty rather than detract from it, creating a space where clean air, natural light, temperature, and sounds harmonise to deliver a world-class environment for wellbeing; as such, throughout the residence, we landscape to create aesthetic sustainability, preserving the nature existing on the land, and adding to it, by planting plants on the terraces and the decks.

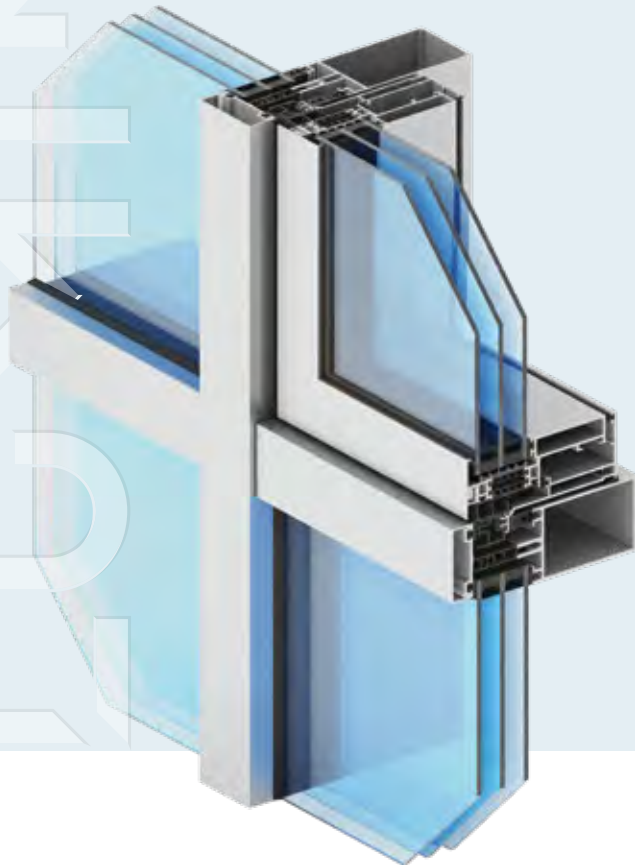




# *Sustainability*

## *T*O ENSURE SUSTAINABILITY

and comfort, we use double walls and double glazed glass, reducing the noise pollution and enhancing thermal efficiency to keep your home quieter and cooler year-round. Additionally, we've implemented a water treatment system that recycles water from sinks and showers for use in irrigation systems and other non-potable applications.











AMIN

# Peace Of Mind

*A*T Lumina Residence, your security is our top priority. We take care to ensure a safe and private environment for residents and visitors. We've replaced traditional keys with unique key fobs, offering an added layer of protection. With advanced systems in place, you can relax knowing your safety and privacy are always safeguarded. As a resident, you will also have exclusive access to all amenities, elevating your home experience.

RESIDENCE

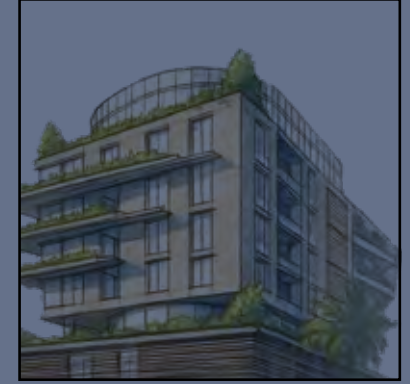
LUMINA











# LUMINA

RESIDENCE

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