




# MORTENS PLACE

DZORWULU

Transcend The Limits Of The Ordinary

Whitewall Properties Ltd



## Transcend the Limits of the Ordinary

### Tranquility

A beautiful quiet environment where you can see everything.

### Bespoke

Combined with the theme of tranquility, it really creates a beautiful sense of isolation.

### Exclusivity

Made to evoke a sense of pride & accomplishment for change makers.

MORTENS  
PLACE

# MORTENS PLACE

Whitewall's new "Mortens Place" project is a statement piece for visionaries. The first project from our catalogue targeted at people who measure success in terms of challenging the impossible to achieve their vision.

The key elements designing this masterpiece evoke emotions of a tranquil and luxurious home that pay homage to change makers who exceed beyond acceptable limits.

This one-off luxurious apartment building combines tranquility, bespoke and exclusivity to really create a beautiful sense of a sustainable future.

Mortens Place awaits vitalising excursions with confidence. Interiors and exteriors coated with sublime glow that draws observers in. Mortens Place appears with graceful dominance and we feel very honoured to have brought forth this masterpiece to Accra's beautiful landscape.

Whitewall, Discover True Comfort.





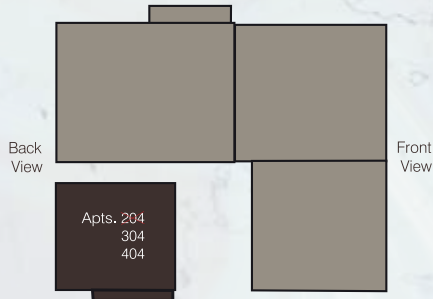
# Transcend the Limits of the Ordinary

Mortens Place for Whitewall, stands for a decade of delivering the ultimate in luxurious real estate and our path forward is very clear. Our iconic heritage translated into an even brighter future, with 16 luxurious and exclusive 1 & 2 bedroom apartment units that come with an array of lifestyle amenities that compliment an elite lifestyle. This masterpiece is built on the Osu Badu Street in Dzorwulu, Accra.

**MORTENS  
PLACE**

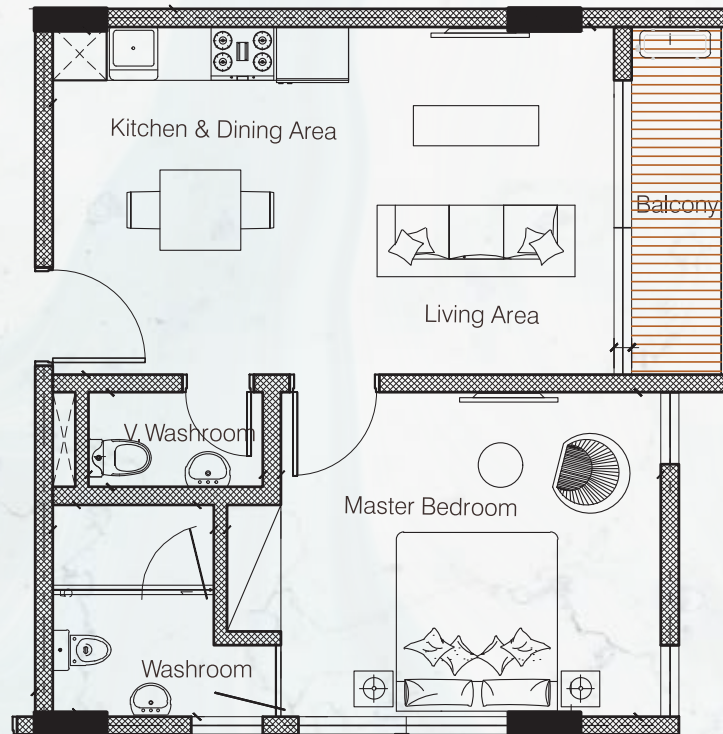
# 1 Bedroom | Regular

Space(s)	Area(s)
Living & Kitchen Area	30sqm
Master Bedroom	15sqm
Washrooms(2)	10sqm
Balcony	5sqm
<b>Gross Area</b>	<b>60sqm</b>



Second - Fourth Floor

Floor 2-4



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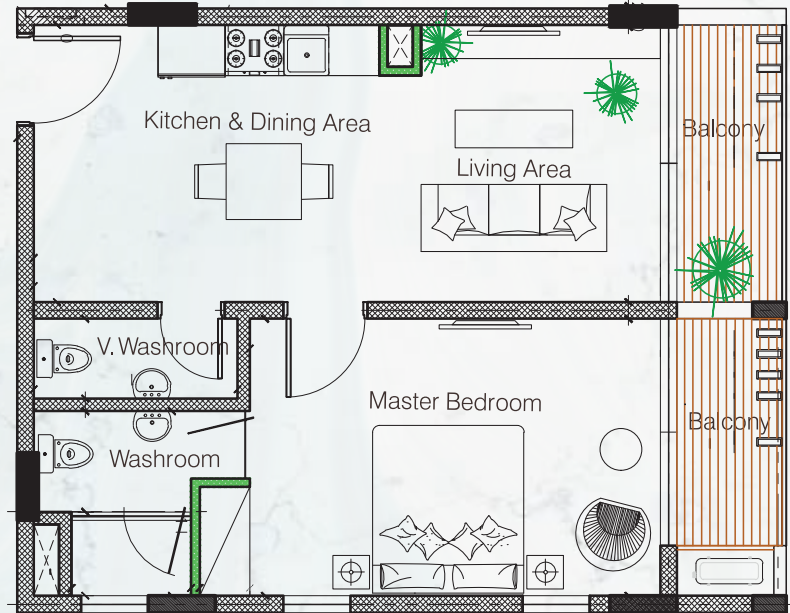
# 1 Bedroom | Deluxe

Space(s)	Area(s)
Living & Kitchen Area	30sqm
Master Bedroom	17sqm
Washrooms(2)	8sqm
Balconies(2)	10sqm
<b>Gross Area</b>	<b>65sqm</b>



Second - Fourth Floors

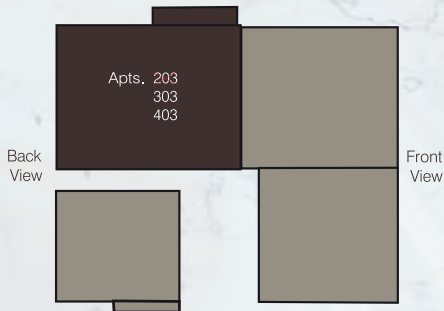
Floor 2-4



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PLACE

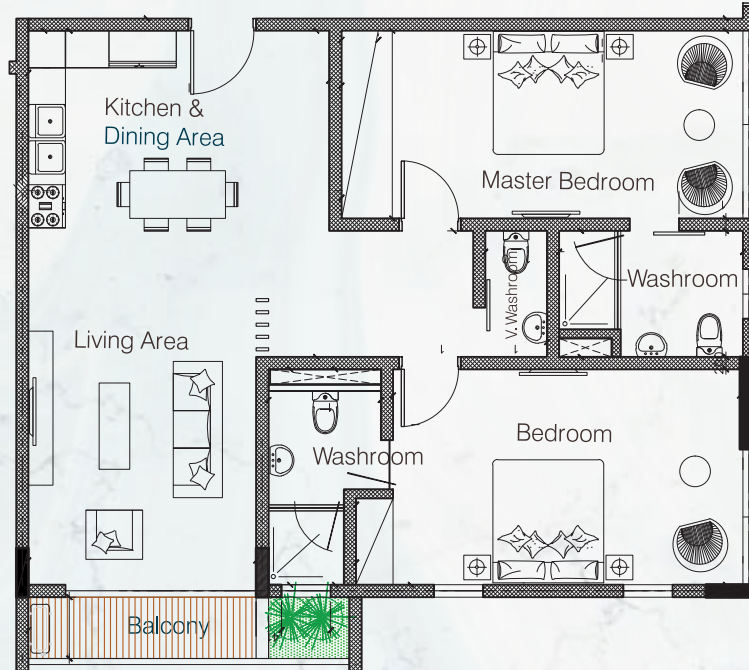
# 2 Bedroom | Deluxe

Space(s)	Area(s)
Living & Kitchen Area	50sqm
Master Bedroom	22sqm
Other Bedroom	20sqm
Washrooms(3)	13sqm
Balcony	5sqm
<b>Gross Area</b>	<b>110sqm</b>



Second - Fourth Floor

## Floor 2-4





# 2 Bedroom | Deluxe+

Floor 2-4

Space(s)	Area(s)
Living & Kitchen Area	45sqm
Master Bedroom	25sqm
Other Bedroom	20sqm
Washrooms(3)	10sqm
Balconies(2)	10sqm
<b>Gross Area</b>	<b>110sqm</b>



Second - Fourth Floor



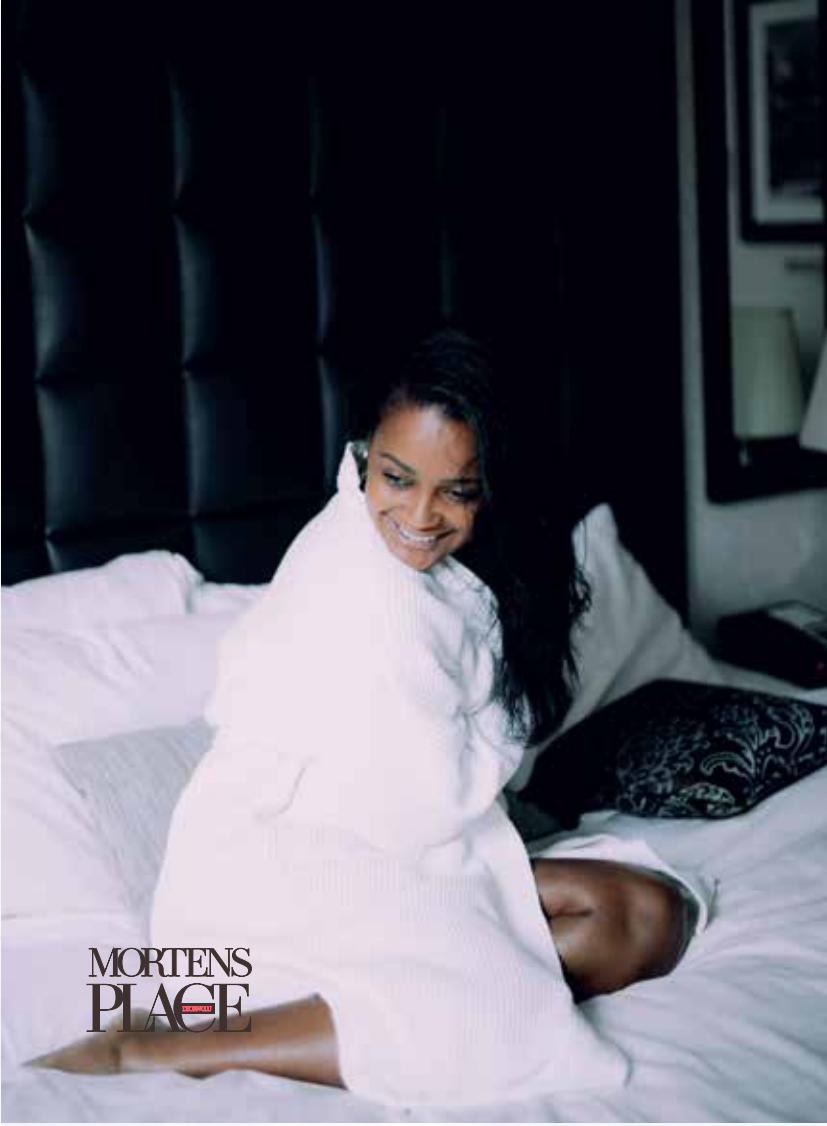


# Transcend the Limits of the Ordinary

There are those that lead the way,  
But then there are those that light it.  
A rare form of expression, restless  
in spirit but confident in style.  
The illuminating beauty of Mortens-  
Place is infused with power, purpose  
and intent.

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PLACE





MORTENS  
PLACE  
REAL ESTATE



## Transcend the Limits of the Ordinary

With bold expression comes the power to reshape your destiny. A new kind of luxury in the real estate space, Mortens Place is life's perfect balance.

# Transcend the Limits of the Ordinary

Ready for centre stage?

You are unrivalled, you are immaculate,  
for this is the home with the power to inspire.



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## Transcend the Limits of the Ordinary

The elegance and spaciousness in Mortens Place ensures owners true comfort at the highest level.

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## Transcend the Limits of the Ordinary.

Awaken your senses with the comfort of supreme luxury and imagine a road with endless possibilities. Mortens Place promises an immersion in the finest details, taking Luxury to a whole new other level.

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# Transcend the Limits of the Ordinary

A monochrome delight combining unexpected beauty with investment advantages. Find your spirit of adventure, your muse guides you to endless encounters.





## Transcend the Limits of the Ordinary

Mortens Place exudes sophistication and luxury in every shape or form. Distinct design with pure elements so luxurious, you never want to leave home.

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## Transcend the Limits of the Ordinary

Making every morning feel like flying first class, and every night an exquisite escape.

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# Transcend the Limits of the Ordinary

Here to impress? Find luxury in the graceful interiors of Mortens-Place. Unique presence at first sight, a whole new experience is just around the corner.

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## Transcend the Limits of the Ordinary

A whole new attitude is unleashed at night fall. Immerse yourself in the striking and elegant embellished realm of Luxury.

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# THE SPECIFICATIONS

## Standard Amenities

1. Gated Development
2. Panelled / Flush doors
3. Recessed ceiling lighting
4. Fitted Wardrobes
5. Split Air-conditioning units
6. DSTV Connection
7. Fibre optic internet connectivity
8. Modular Kitchens fitted with; Refrigerator, Hob, Extractor, Oven Microwave & Washing Machine
9. Ceramic Wall tiles
10. Porcelain Floor tiles
11. Tempered Glass Balustrades
12. European Standard WC, Basin, Single Lever Basin Mixer, Shower, Mixer Shower Enclosure, Water Heater, Mirror, Toilet Roll Holder, Towel Rail, Soap Dish, Dish Washer(optional)

13. Electric Fencing & CCTV Coverage
14. Fire Protection and Safety System
15. Stilt Car Parking & 24-hour Security
16. Backup Water & Power Supply
17. Passenger Elevator
18. Fire Escape Staircase.
19. Facility Management

## Lifestyle Amenities

1. Rooftop Lounge Area
2. Rooftop jacuzzi
3. Fitness & Wellness Center
5. Property Management



# THE DEVELOPMENT

## Proposal to Buy-to-Let Investors

Discerning buy-to-let investors recognise that, a high and sustainable yield is priority and understand the drivers that underpin those results. Whitewall developments including Mortens Place inhabit those drivers: superb location, enticing lifestyle amenities, a spectacular design ideal for investment and or residential purposes, competitive pricing and many more advantages to optimise your capital.

## Investment Highlights

Average Monthly Yield: \$1,700 - \$2,500

Average Annual Yield: \$20,400 - \$30,000

Average Annual Rental Yield(%): 13% - 15%

Average Annual Appreciation Rate(%): 7%

### Standard Payment

Reservation \$5,000

30% down payment

70% balance over 6 Installments  
(every 3 months)

### Flexi Payment

Reservation \$5,000

20% down payment

80% balance proposed by buyer  
(must be within 24 months)

### Mortgage Payment

Reservation \$5,000

20% - 30% down payment

80% - 70% balance by Mortgage

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# THE DEVELOPER

Whitewall Properties Limited is a Ghanaian owned real estate company that develops unique apartments and townhouses for residential and or investment purposes.

Our Vision is to ultimately be the preferred real estate developer in Ghana, delivering consistent quality in our products and customer service is the company's focal Mission.

Our team is dedicated to providing an excellent experience to ensure value, reliability and satisfaction is achieved.

For further information about our new products and services,  
kindly contact us via the details below;

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