



THE  
OCTAGON  
RESIDENCES

PEGASUS  
REALTY



PEGASUS  
REALTY

THE  
**OCTAGON**  
RESIDENCES



The  
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An Address  
with Distinction

# The PROPERTY

Introducing The Octagon, the iconic landmark that will soon redefine Accra's skyline. Situated in the heart of the thriving Central Business District, it stands as the epitome of connectivity, offering a platform to engage with the region's foremost professionals amidst the city's ever-growing business district.

From visionary concept to meticulous fittings, no expense has been spared in crafting extraordinary residences that will inspire and extend warmth to both local and international visitors. With a focus on providing a lavish and intimate "home away from home" experience, The Octagon presents a haven of elegance, security, and convenience for those embarking on business ventures or seeking to explore the city's treasures.

With its range of accommodation options adorned with designer interiors, The Octagon steps every moment in sophistication. As a resident of The Octagon, you will also enjoy the convenient privileges five-star hotel services courtesy of the adjacent Hilton Hotel. Take full advantage of luxurious amenities and experience first-class business services, enhancing your ability to effortlessly secure those lucrative deals.





A Luxury Residence Towers with a combined sellable area of 17, 435 Sq m

142 Residential Units ranging from 43 sq m to 290 Sq m

Includes 8 Penthouses with up to 580 sq m, servants' quarters & chefs' kitchens

Full Access to all Hilton Hotel facilities & bespoke concierge services for all residents.

Rooftop Pool, Gym & Extensive Spa Facilities

3 Specialist Restaurants, Bars & Executive Lounge

Full Conference Facilities & Business Centre

Stunning interiors by Angelo Galasso.

Private residential building with no hotel on premises & no transient use.



# Property FEATURES



17,435 Sq m

Development Size BUA



22,740 Sq m

Branded Residence (sq m)



3,000 Sq<sup>m</sup>

Dedicated Leisure Facilities



142 / 8

Residential Units    Penthouses



One

Dedicated Business Centre



10

Conference & Meeting Rooms



4

Onsite Bars & Restaurants



17

minutes from Accra Int'l Airport



# The LOCATION

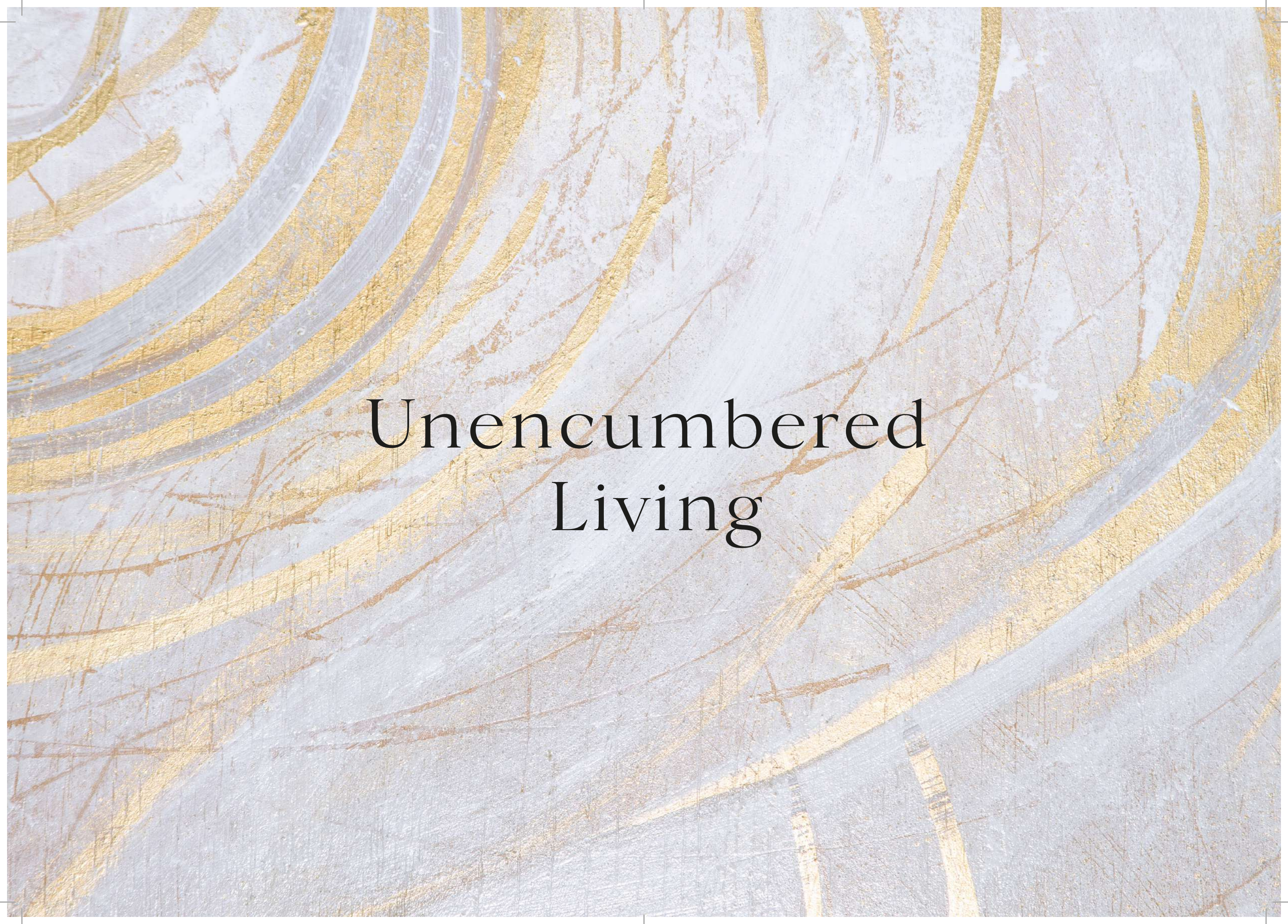
Memorial Park & Mausoleum → 4 mins  
Accra Arts Centre → 4 mins  
Accra International Conference Centre → 6 mins  
Black Star Square → 6 mins  
Jamestown Fishing Harbour → 8 mins  
Accra Finacial Centre → 9 mins  
Osu Castle → 9 mins  
National Theatre → 11 mins  
Labadi Beach → 18 mins  
Makola Market → 12 mins  
Marina Mall → 14 mins  
Bok Nam Kim Golf → 16 mins  
The Airport → 17 mins  
The Polo Club → 19 mins  
Accra Mall → 21 mins  
A&C Mall → 27 mins





# The Residence



The background is an abstract composition of thick, expressive brushstrokes. The primary colors are a muted, dusty grey and a shimmering, metallic gold. The strokes are layered and overlapping, creating a sense of depth and movement. Some strokes are broad and sweeping, while others are more delicate and linear. The overall effect is one of organic, hand-painted texture.

# Unencumbered Living

# Cosmopolitan CHIC

Designed by: 

ANGELO GALASSO

When conceptualising a residence of quality and convenience, it is essential that it reflect the stature of its intended guests. What better way to accomplish that than by enlisting the genius eye of Italian design connoisseur Angelo Galasso? Renowned the world over for refining tradition with breathtaking innovation, Angelo Galasso represents the height of elegance and timeless originality. His inspired vision has transformed these private residences into havens of luxury and sophistication, the ideal base from which to face the day at your best.







# Aspirational DESIGN

At The Octagon, we strive to offer every visitor an unparalleled and personalized experience, so we present a diverse range of impeccably designed apartments. With stunning designs courtesy of the world-famous visionary Angelo Galasso, each property captivates, boasting a unique layout and an array of convenient touches.

Apartment selections range from exquisite 1-bedroom lofts to luxurious 3-bedroom duplex penthouses. Every residence showcases an enviable spaciousness, fostering an atmosphere of togetherness while maximizing the breathtaking city views. Each apartment is equipped with state-of-the-art amenities and cutting-edge smart home technology, allowing you to effortlessly automate and tailor the apartment's features to suit your needs.



Spacious floor plans boasting panoramic city views.

Ceiling height clearing 10' in the lofts.

Kitchens designed with Italian cabinetry,  
stone counter-tops, European kitchen appliances,  
espresso machine and more.

Walk-in closets in select master bedrooms.

Smart home technology.

Pre-wired for high-speed internet access and WiFi.

Service quarters in select residences.

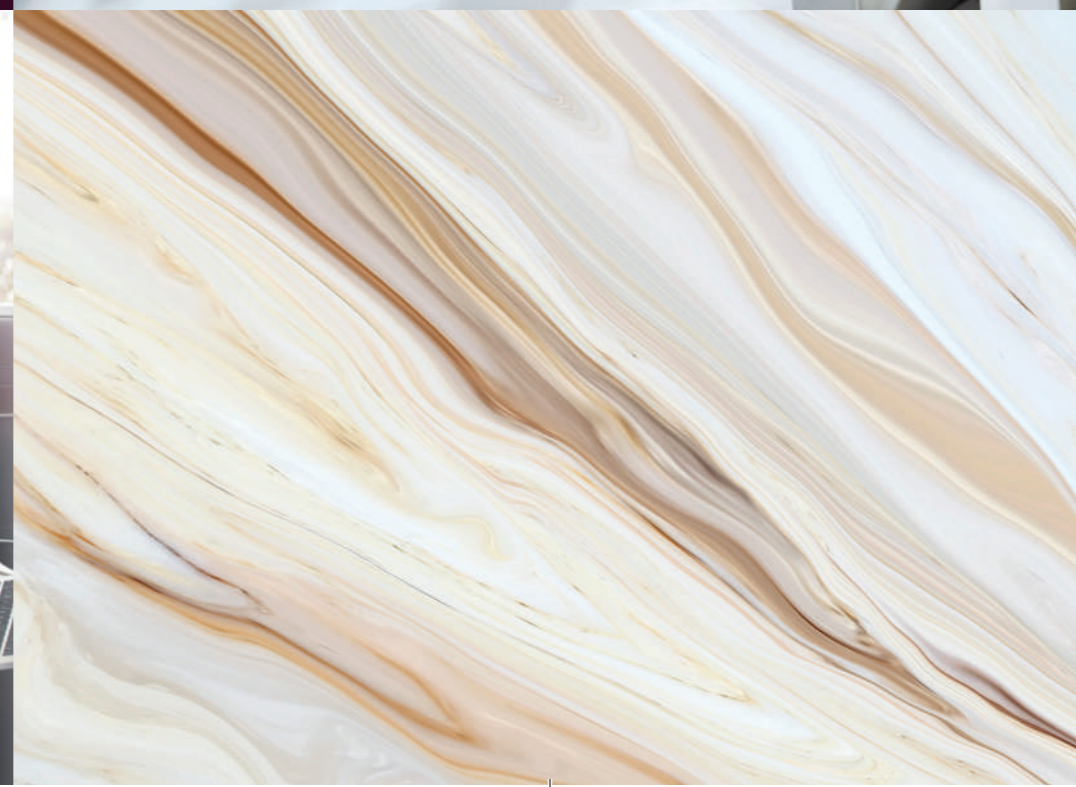
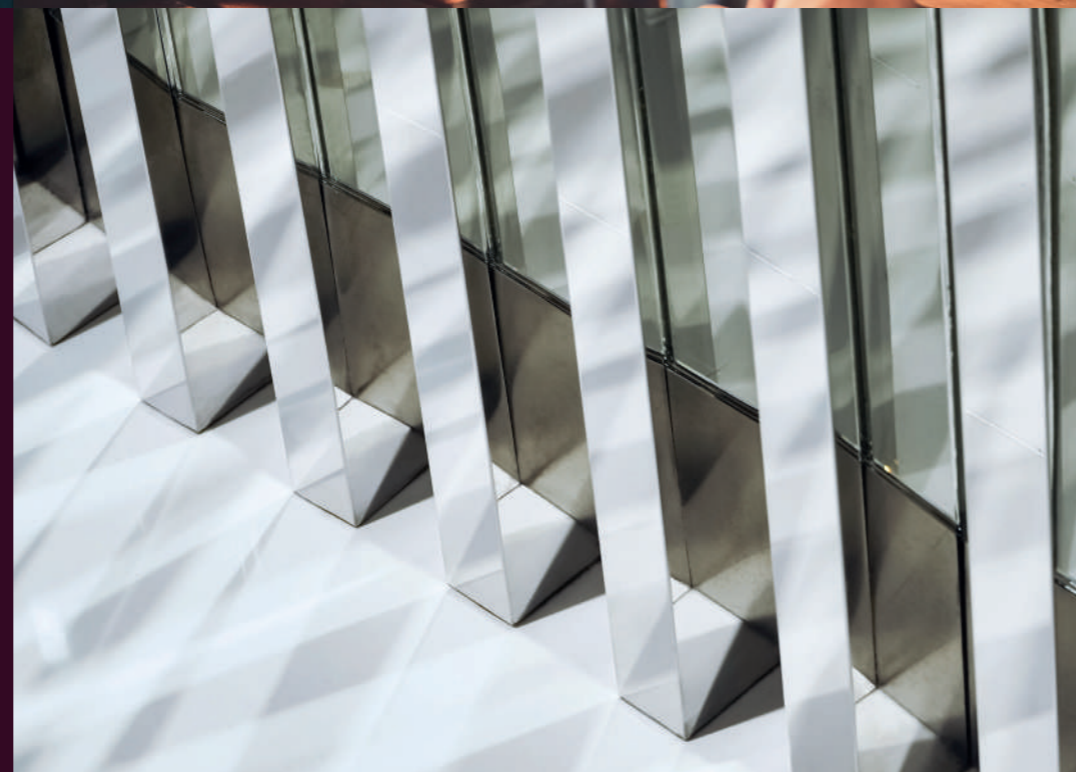
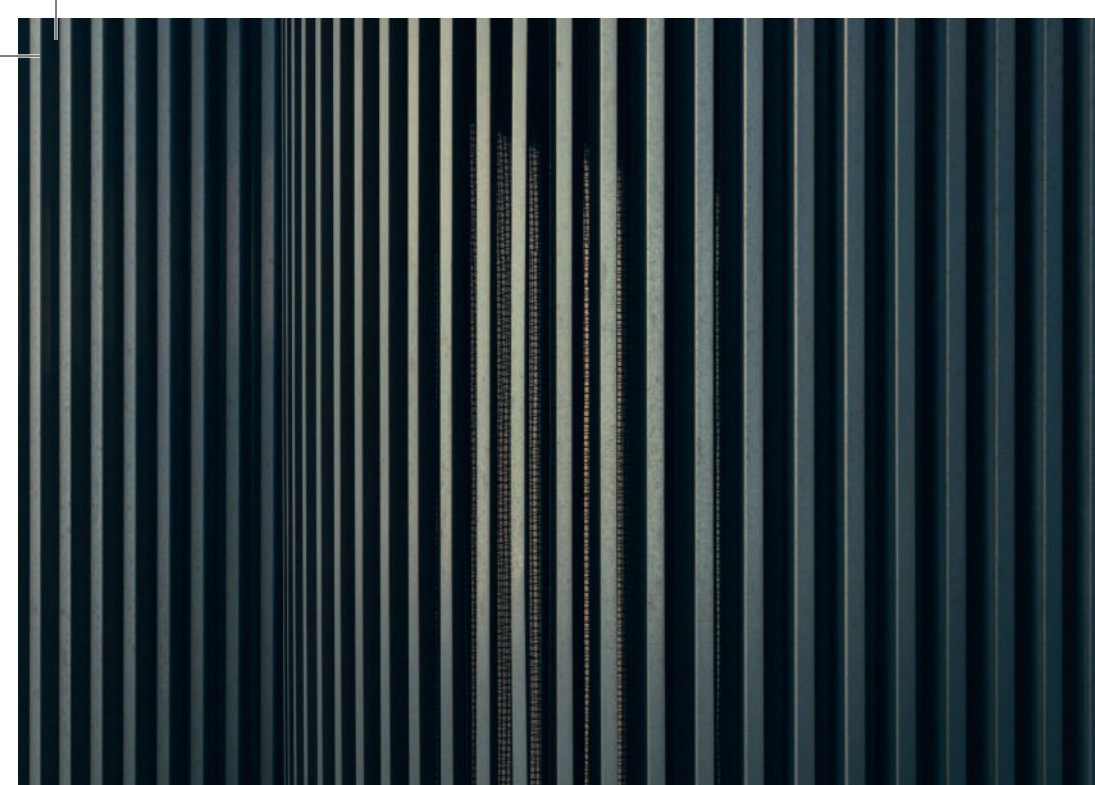








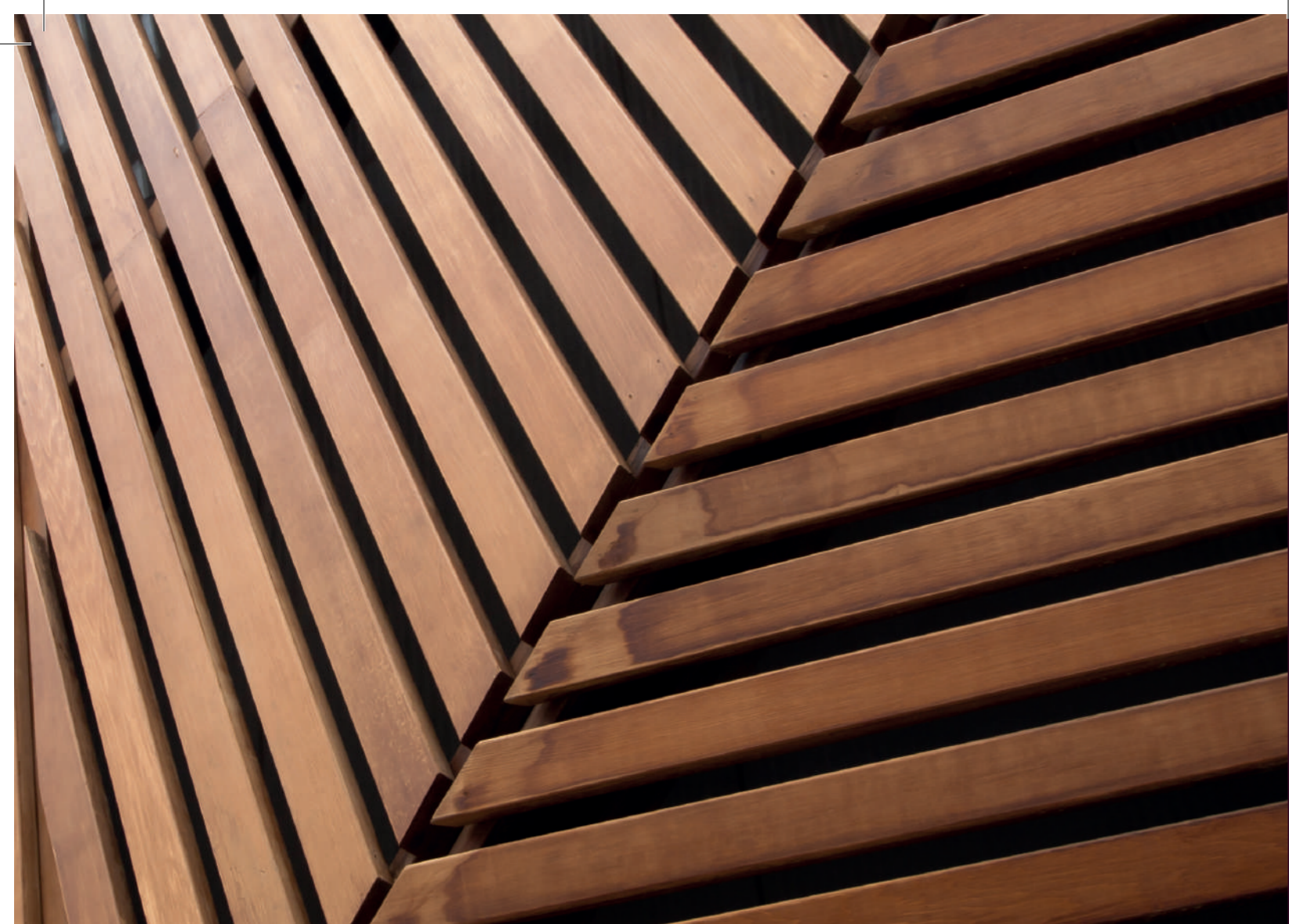






# The AMENITIES





Live.  
Work.  
Play.

# LUXURY

## Convenience

At The Octagon, we value the significance of your time. Whether you are working to expand your business, making vital connections, or immersing yourself in the vibrant tapestry of Accra's attractions, we are committed to enabling you to focus on what truly matters. Our dedicated concierge service will ensure that your every need is attended to with utmost care, twenty-four hours a day.

With expert help and unrivaled local knowledge, our team is ready to provide tailored assistance and guidance throughout your stay in the city. From mundane tasks to orchestrating extraordinary experiences, we are here to ensure that your journey is not only efficient and stress-free but also utterly unforgettable.





24-Hour Concierge  
Business Centre Access  
Manned Reception  
Secure Entry  
Doormen & Porter  
Car Service  
Travel & Vacation Assistance  
Valet Service  
Package Delivery  
In Home WiFi Services  
Electric Car Charging Stations

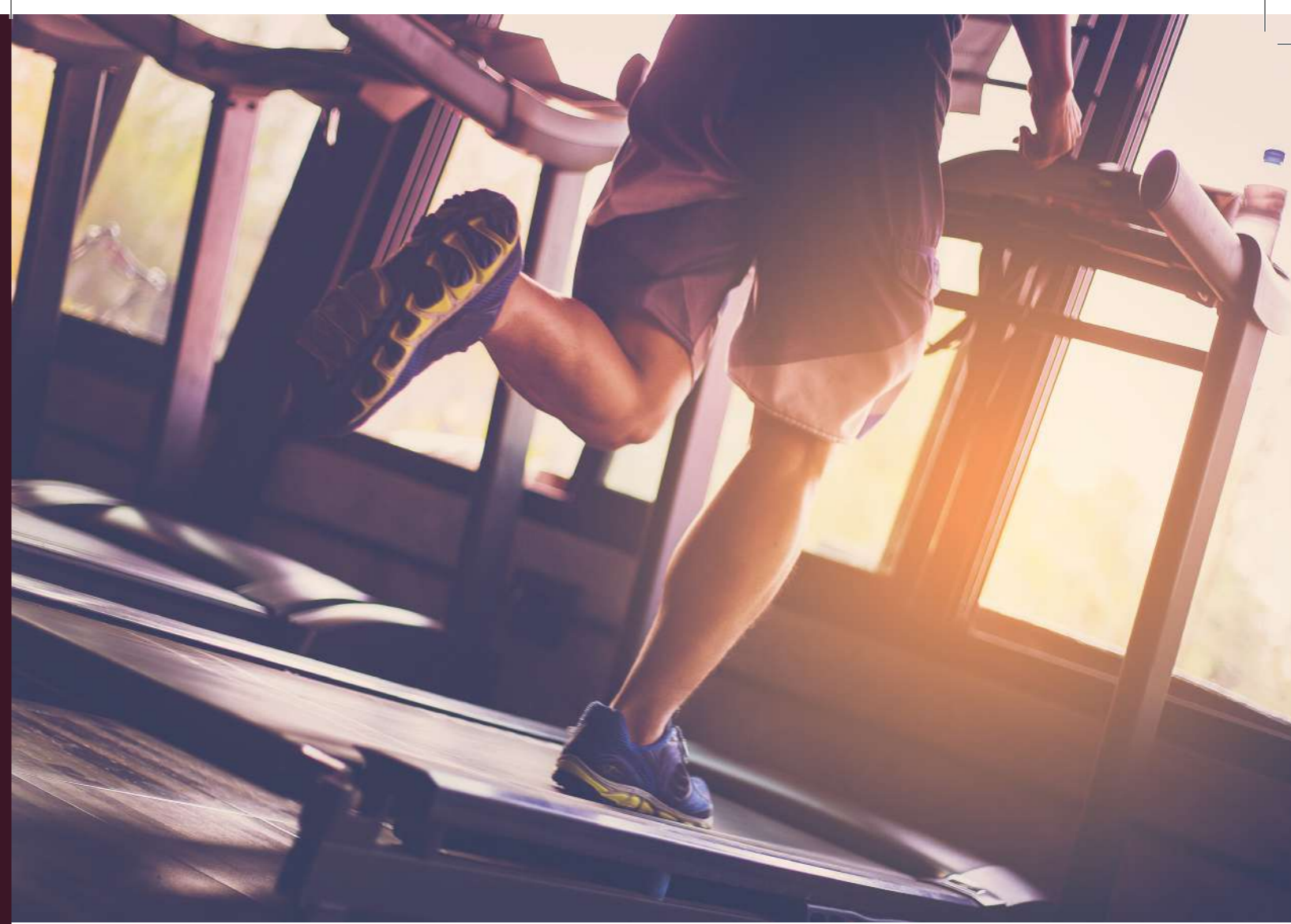
#### Added Extras

Chauffeur Services  
Housekeeping  
Dog-Walking & Pet Care  
Dry-Cleaning & Laundry Services  
Car Washing  
Personal Trainers  
Spa Reservations  
Catering Arrangements  
Car Service Reservations  
While You're Away Services

*\*Additional Fees May Apply*



# Recharge in STYLE



We all know how important self-care is, particularly when you have a multitude of achievements to pursue. That is why we take great pride in offering residents an array of leisure amenities that cater to your well-being. From pampering to dining, we leave no stone unturned in ensuring you look and feel your best during your stay.

As a resident of The Octagon, you will enjoy exclusive access to the exceptional facilities in the adjacent Hilton Hotel. Unwind and rejuvenate at the state-of-the-art fitness centre, rooftop pool, luxury spa, and dedicated grooming salons. Whether you have a spare half-hour or an entire day, these amenities are at your disposal to elevate your well-being.

For culinary aficionados, a world of delectable experiences awaits. Discover a plethora of dining outlets, each with its distinctive charm. From the specialist Asian Fusion Restaurant to the Residents' Lounge and the Rooftop Bar & Grill, our dining options offer an abundance of choice to suit your preferences, whether you seek a place to meet with colleagues, unwind with loved ones, or admire the city's breathtaking sunset.



State of the Art  
Fitness Centre

Rooftop Pool, Saunas &  
Steam Rooms

Spa Facilities

Grooming Parlor & Barbershop

Business Centre

Board & Meeting  
Rooms

Banquet Rooms

Specialist Asian Fusion  
Restaurant

Rooftop Bar & Grill

Residents Lounge & Bar

The background of the image is a classic marbled paper pattern, often used in book covers. It features a dense, intricate network of light-colored, vein-like lines that meander across a darker, muted greenish-grey base. The lines vary in thickness and direction, creating a complex, organic texture.

# A Vibrant Business Hub

A man in a blue suit is seated in a brown leather chair, looking thoughtfully to the side. He is holding a smartphone in his left hand. The background is dark and textured.

# Bolstering your BUSINESS

Visitors to The Octagon need never worry about being without the essential support and resources they need to conduct business in the city. As well as uber-fast in-home WIFI accessibility, residences have full access to the dedicated business services in the Hilton Hotel.

In the business centre they can utilise the latest technology to connect with contacts and conduct virtual meetings. There is also a full conference centre for larger events, a series of boardrooms and executive lounges with full hospitality services for those all-important face-to-face discussions.







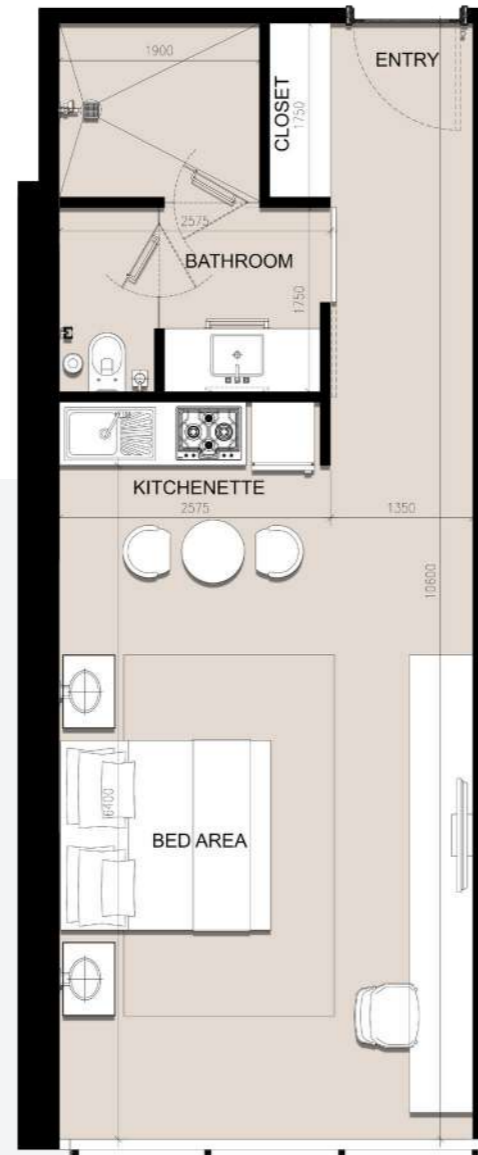
# The FLOOR PLANS



# STUDIO

## Type 1

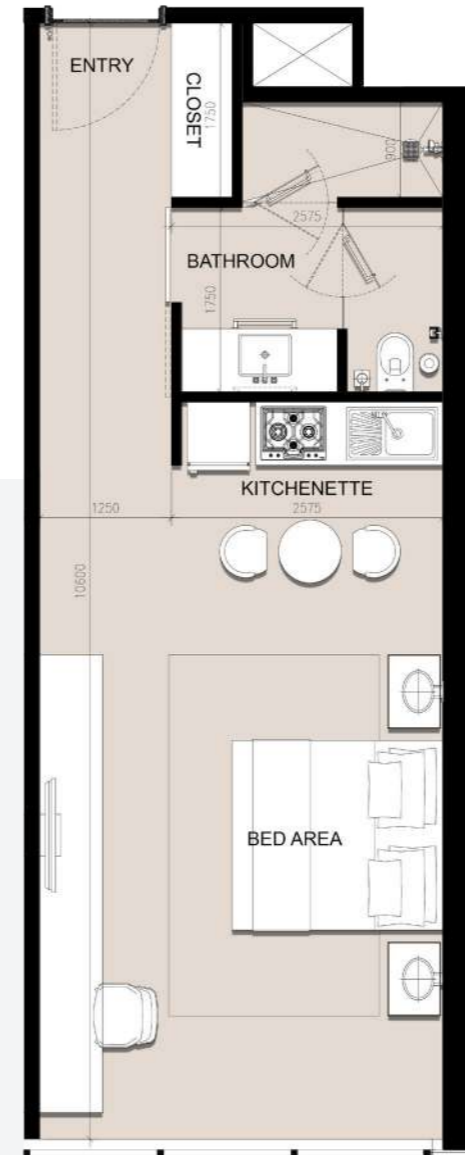
**Size:** 43 sq m  
**Floors:** 1 - 8th Floor



# STUDIO

## Type 2

**Size:** 43 sq m  
**Floors:** 1 - 8th Floor

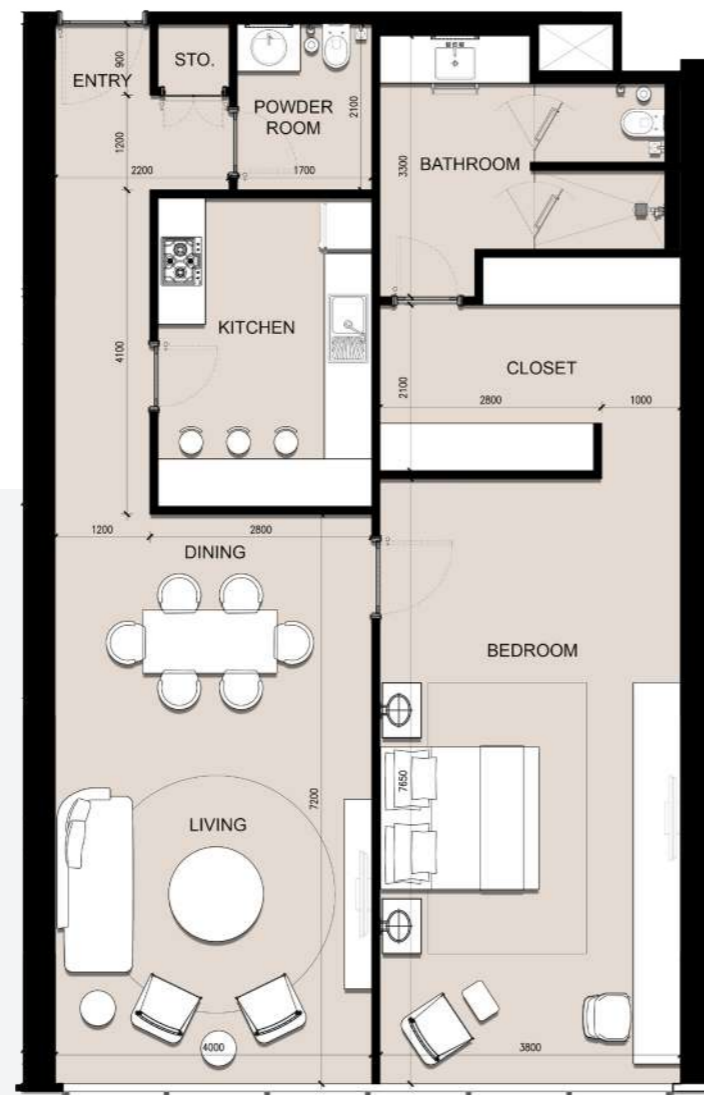




# 1 - BEDROOM

## Type 1

**Size:** 85 sq m  
**Floors:** 1 - 8th Floor



# 1 - BEDROOM

## Type 2

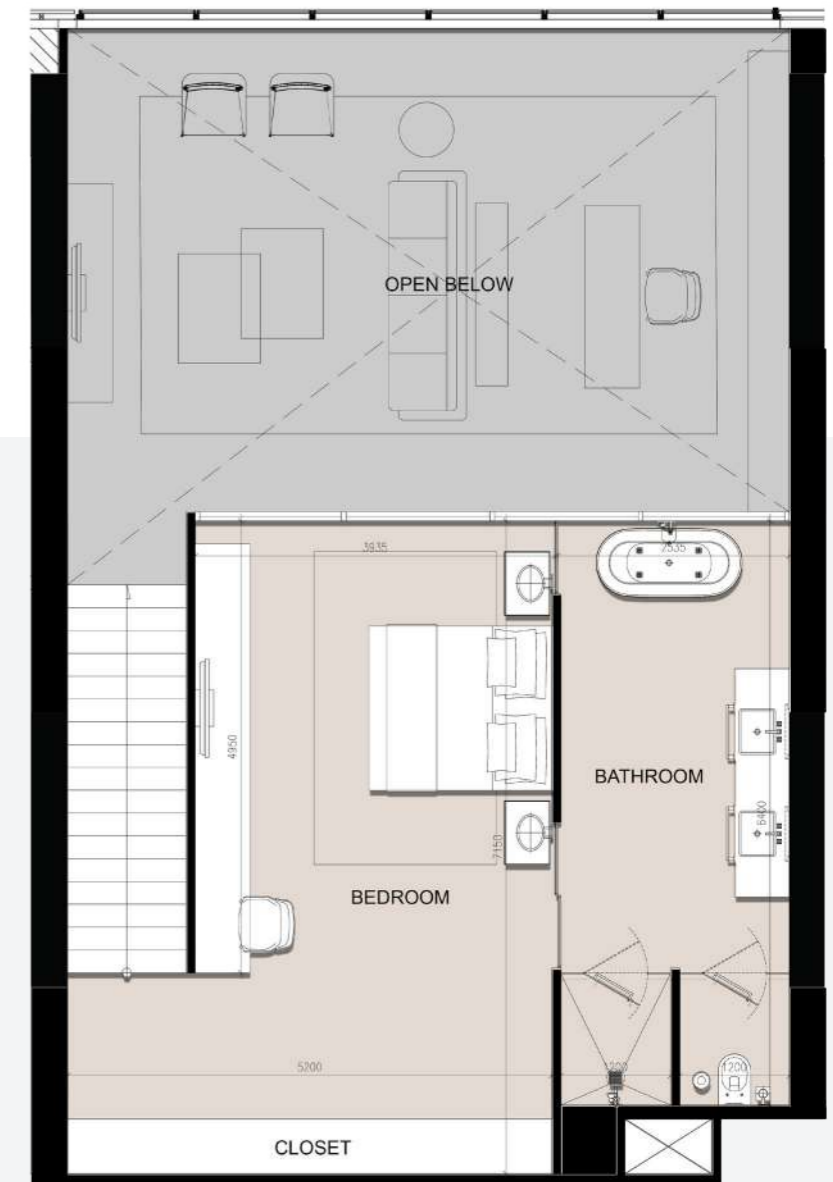
**Size:** 85 sq m  
**Floors:** 1 - 8th Floor



# 1 - BEDROOM LOFT

## Type 1

**Size:** 150 sq m  
**Floors:** 9 - 10th Floor



# 2 - BEDROOM

## Type 1

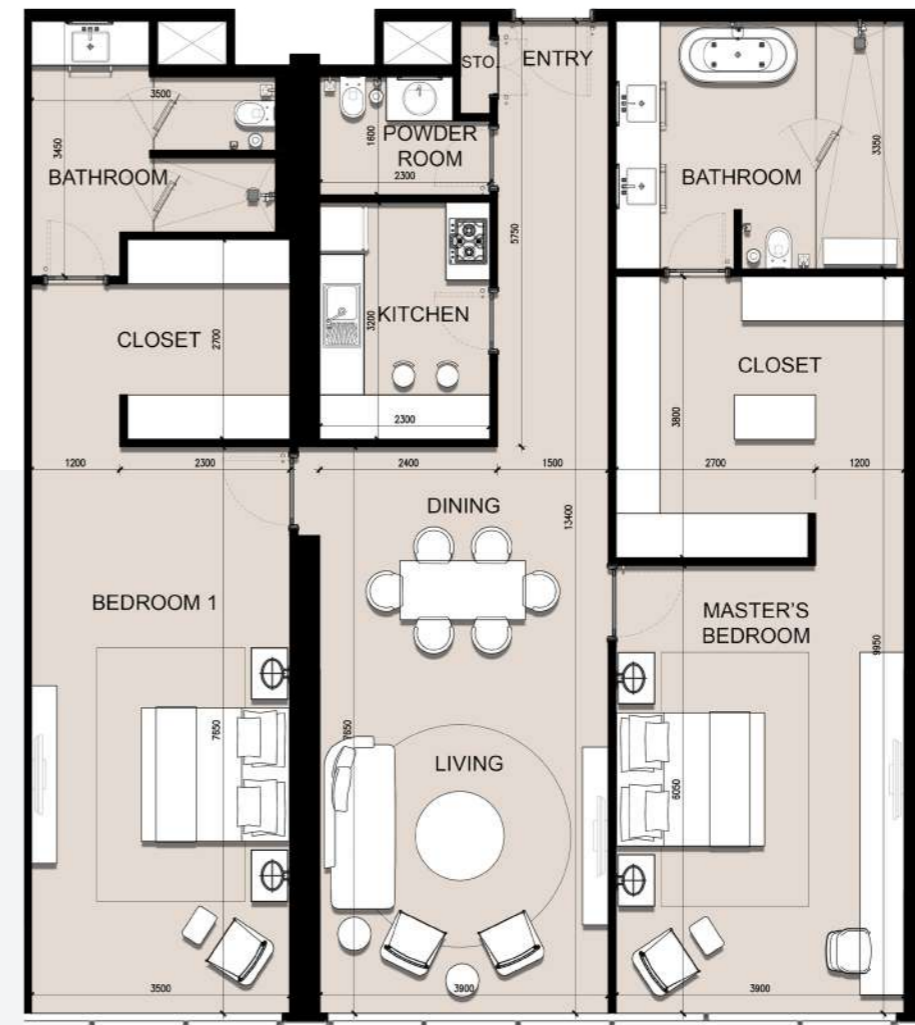
Size: 170 sq m  
Floors: 1 -6th Floor



# 2 - BEDROOM

## Type 2

Size: 130 sq m  
Floors: 1 -8th Floor



# 2 - BEDROOM

## Type 3

**Size:** 130 sq m  
**Floors:** 1 -10th Floor



# 2 - BEDROOM

## Type 4

**Size:** 150 sq m  
**Floors:** 1 -8th Floor



# 2 - BEDROOM

## Type 5

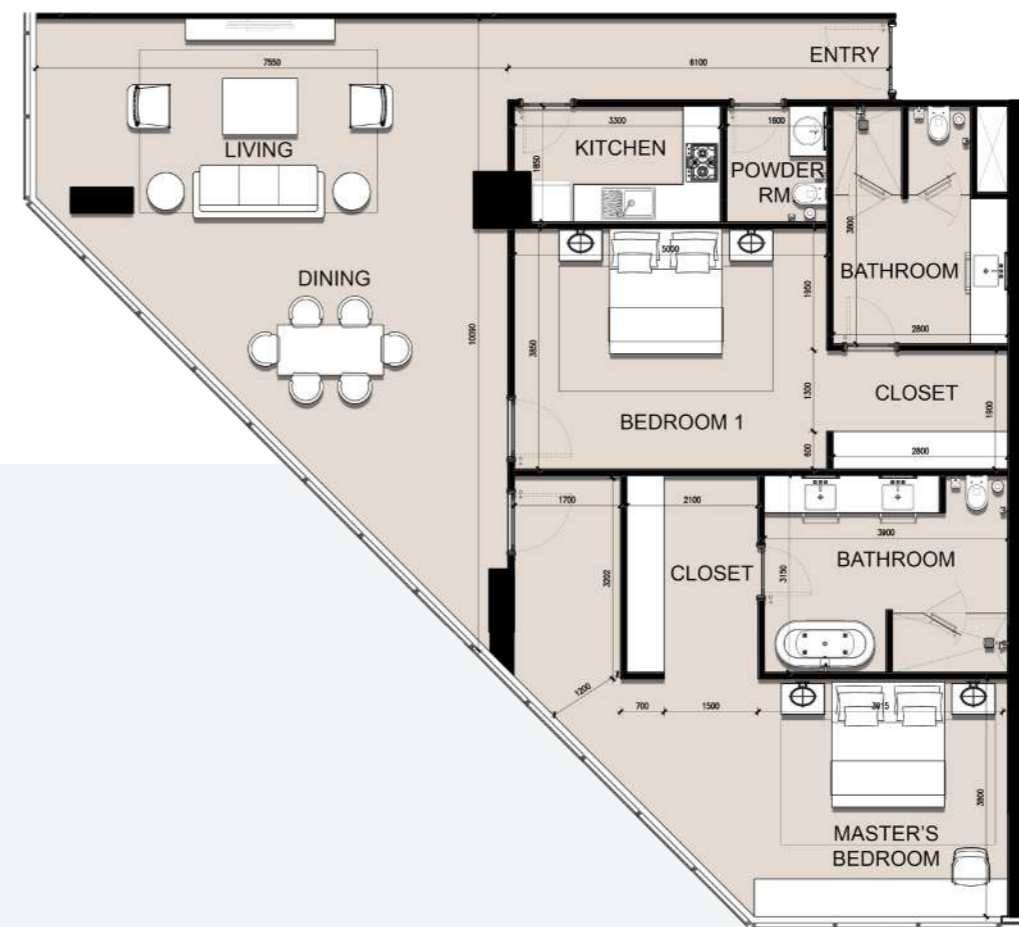
**Size:** 160 sq m  
**Floors:** 7 -10th Floor



# 2 - BEDROOM

## Type 6

**Size:** 145 sq m  
**Floors:** 1st Floor



# 3 - BEDROOM

## Type 1

THE  
**OCTAGON**  
RESIDENCES

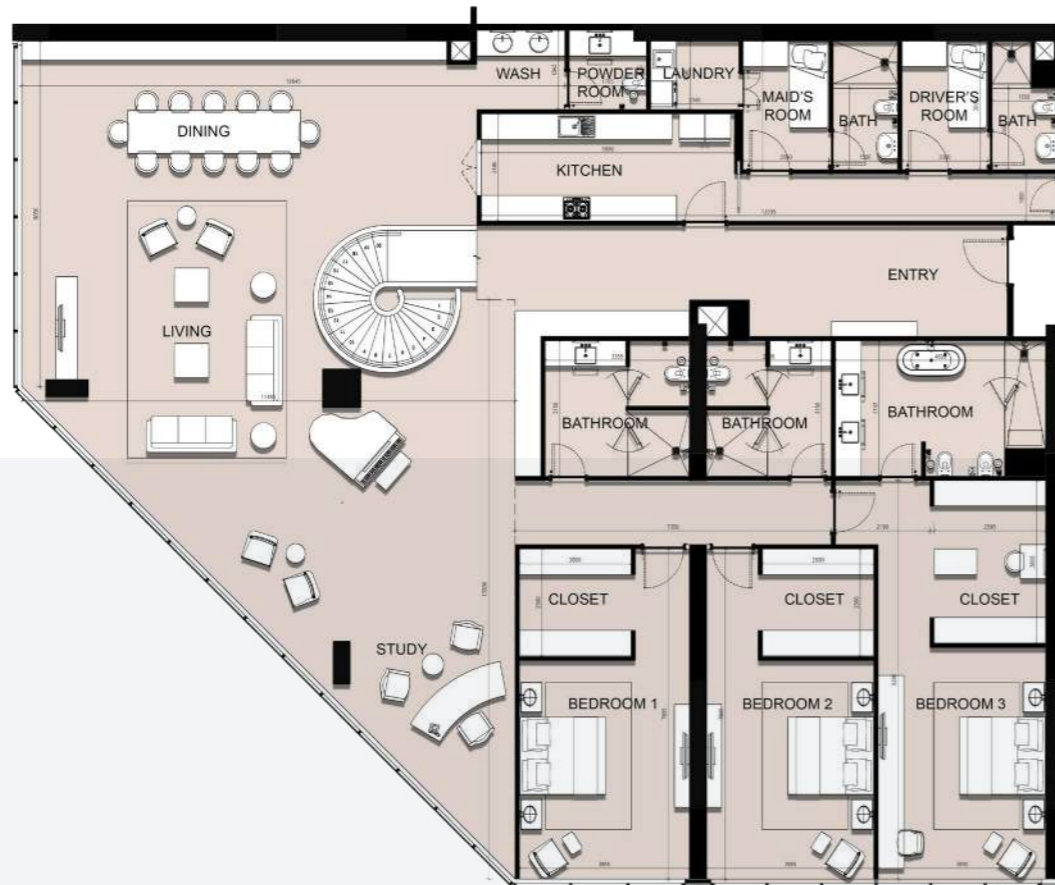
**Size:** 290 sq m  
**Floors:** 2 - 6th Floor



# 4 - BEDROOM

## Type 1

# THE OCTAGON RESIDENCES



**Size:** 580 sq m  
**Floors:** 7 - 10th Floor



# Residence MATRIX

## Area Schedule

LEVELS	BUILT UP AREA	GROSS FLOOR AREA	SELLABLE AREA
1st Floor	2,480 Sq m	2,261 Sq m	1,926 Sq m
2nd Floor	2,480 Sq m	2,261 Sq m	1,984 Sq m
3rd Floor	2,480 Sq m	2,261 Sq m	1,984 Sq m
4th Floor	2,480 Sq m	2,261 Sq m	1,984 Sq m
5th Floor	2,480 Sq m	2,261 Sq m	1,984 Sq m
6th Floor	2,480 Sq m	2,261 Sq m	1,984 Sq m
7th Floor	2,480 Sq m	2,261 Sq m	1,984 Sq m
8th Floor	2,480 Sq m	2,046 Sq m	1,771 Sq m
9th Floor	1,450 Sq m	1,248 Sq m	1,099 Sq m
10th Floor	1,450 Sq m	883 Sq m	734 Sq m
<b>TOTAL</b>	<b>22,740 Sq m</b>	<b>20,004 Sq m</b>	<b>17,434 Sq m</b>
<b>TOTAL AREA</b>	<b>60,178 Sq m</b>		

## Room Matrix

UNIT	LEVELS	TYPE	SIZE	UNIT QUANTITY
Studio	1st - 8th Floor	Type 1	43 Sq m	24
	1st - 8th Floor	Type 2	43 Sq m	8
1 Bedroom	1st - 8th Floor	Type 1	85 - 100 Sq m	54
	1st Floor	Type 2	85 Sq m	1
1 Bedroom Loft	9th & 10th Floor	Type 1	150 Sq m	3
2 Bedroom	1st - 6th Floor	Type 1	170 Sq m	6
	1st - 8th Floor	Type 2	130 - 160 Sq m	14
	1st - 10th Floor	Type 3	130 - 160 Sq m	12
	1st - 8th Floor	Type 4	150 Sq m	8
	7th - 10th Floor	Type 5	160 Sq m	4
	1st Floor	Type 6	145 Sq m	1
3 Bedroom	2nd - 6th Floor	Type 1	290 Sq m	5
4 Bedroom Loft	7th & 8th Floor - 9th & 10th Floor	Type 1	580 Sq m	2
<b>TOTAL</b>				<b>142</b>

## Key Counts

LEVEL	Studio Unit	1 Bedroom	1 Bedroom (Loft)	2 Bedroom	3 Bedroom	4 Bedroom (Loft)	Total Units Per Floor
1st Floor	4	8		6			18
2nd Floor	4	7		5	1		17
3rd Floor	4	7		5	1		17
4th Floor	4	7		5	1		17
5th Floor	4	7		5	1		17
6th Floor	4	7		5	1		17
7th Floor	4	6		5		1	16
8th Floor	4	6		5			15
9th Floor			3	2		1	6
10th Floor				2			2
<b>TOTAL</b>	<b>32</b>	<b>55</b>	<b>3</b>	<b>45</b>	<b>5</b>	<b>2</b>	<b>142</b>





Pegasus Realty is a privately held luxury real estate development and service related company established in 2018 in Accra, Ghana.

Prized for our thoughtful architecture, excellent engineering and impeccable execution, we aim to expand our existing portfolio by acquiring, designing, developing and operating luxury residential and hospitality assets. Being the first to bring branded luxury residences to both Ghana and the wider West African market, we are contributing to the development of the region's expanding tourism sector.

Our local knowledge and project expertise enables us to add sustainable value through the integration of successful global brands and concepts while ensuring customer and investor satisfaction through high quality service.

UNDER DEVELOPMENT



THE RITZ-CARLTON



THE RITZ-CARLTON  
RESIDENCES



Hilton

**BW** | Best Western.  
Hotels & Resorts

THE  
AVENUES  
ACCRA

THE  
OCTAGON  
RESIDENCES

theBERKLEY  
RESIDENCE

THE  
AVENUES  
MALL

THE  
PAINITE  
-RESIDENCE-

LIBERTY  
-TownHouses-

PALLADIUM

PALLADIUM  
PRIVÉ



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PEGASUS  
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5 Osu Badu CR  
GA - 154 - 5588

Tel: +233 509 823 422  
+233 509 823 424  
+233 509 823 429

[www.pegasusrealtygh.com](http://www.pegasusrealtygh.com)