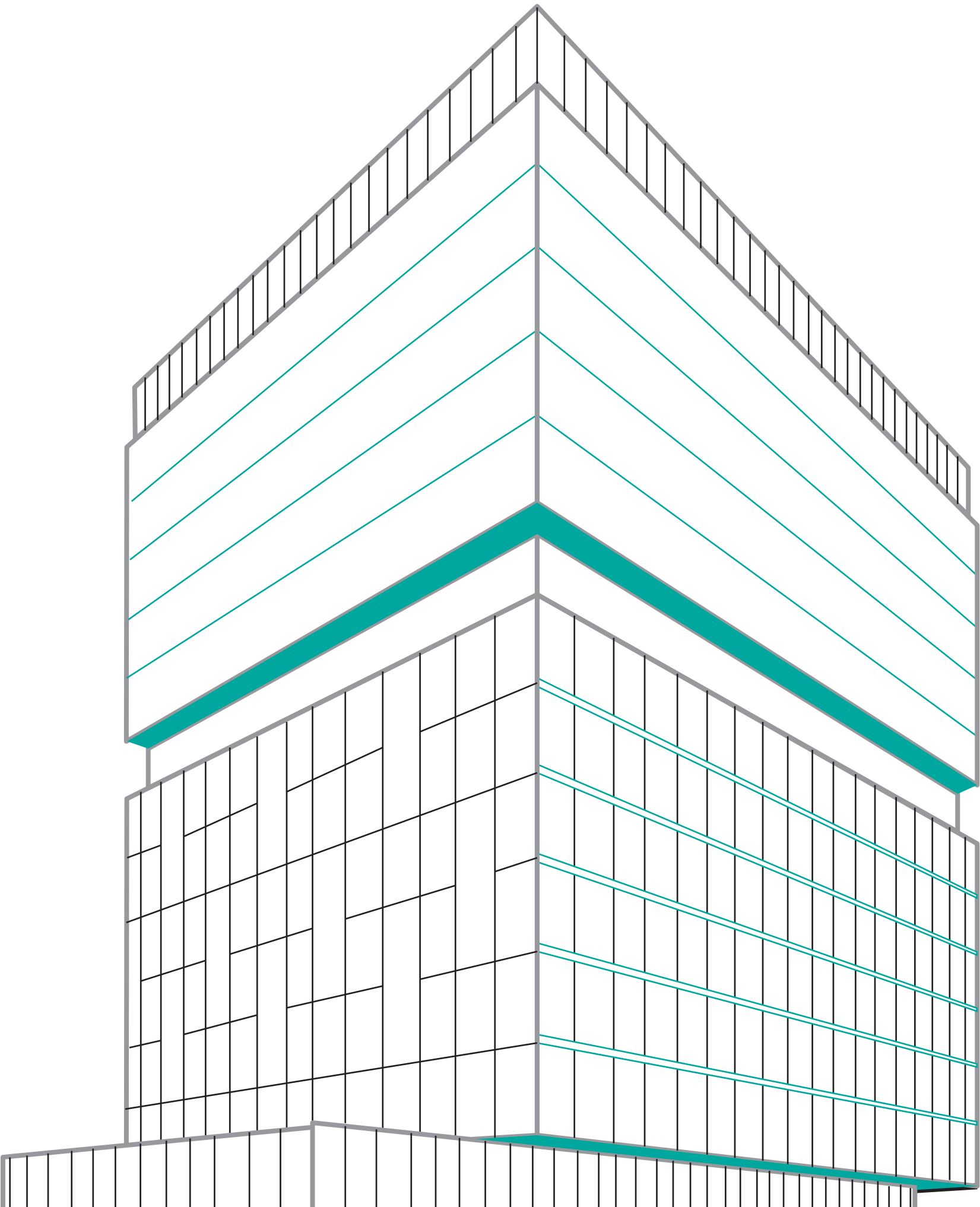




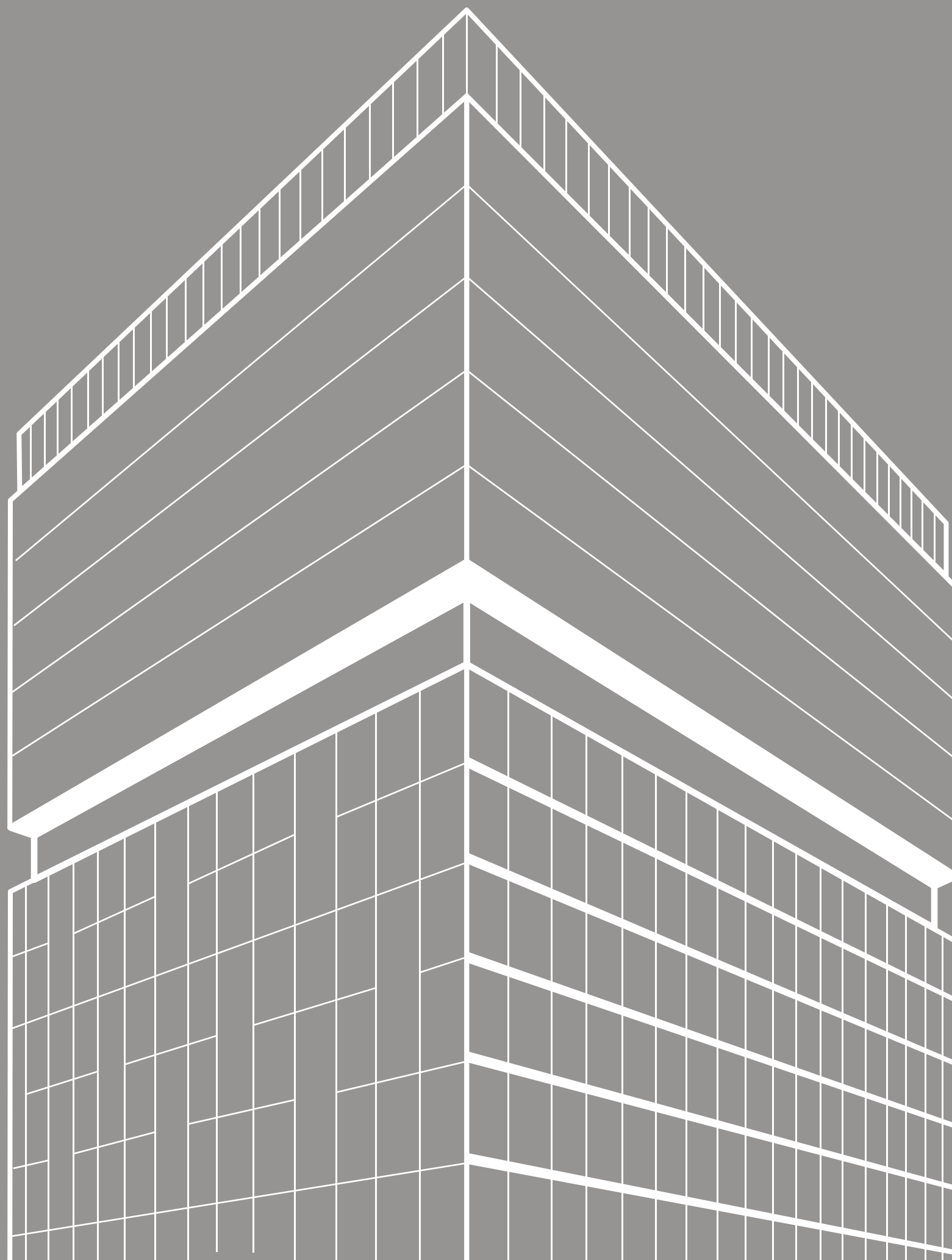
SKYVIEW

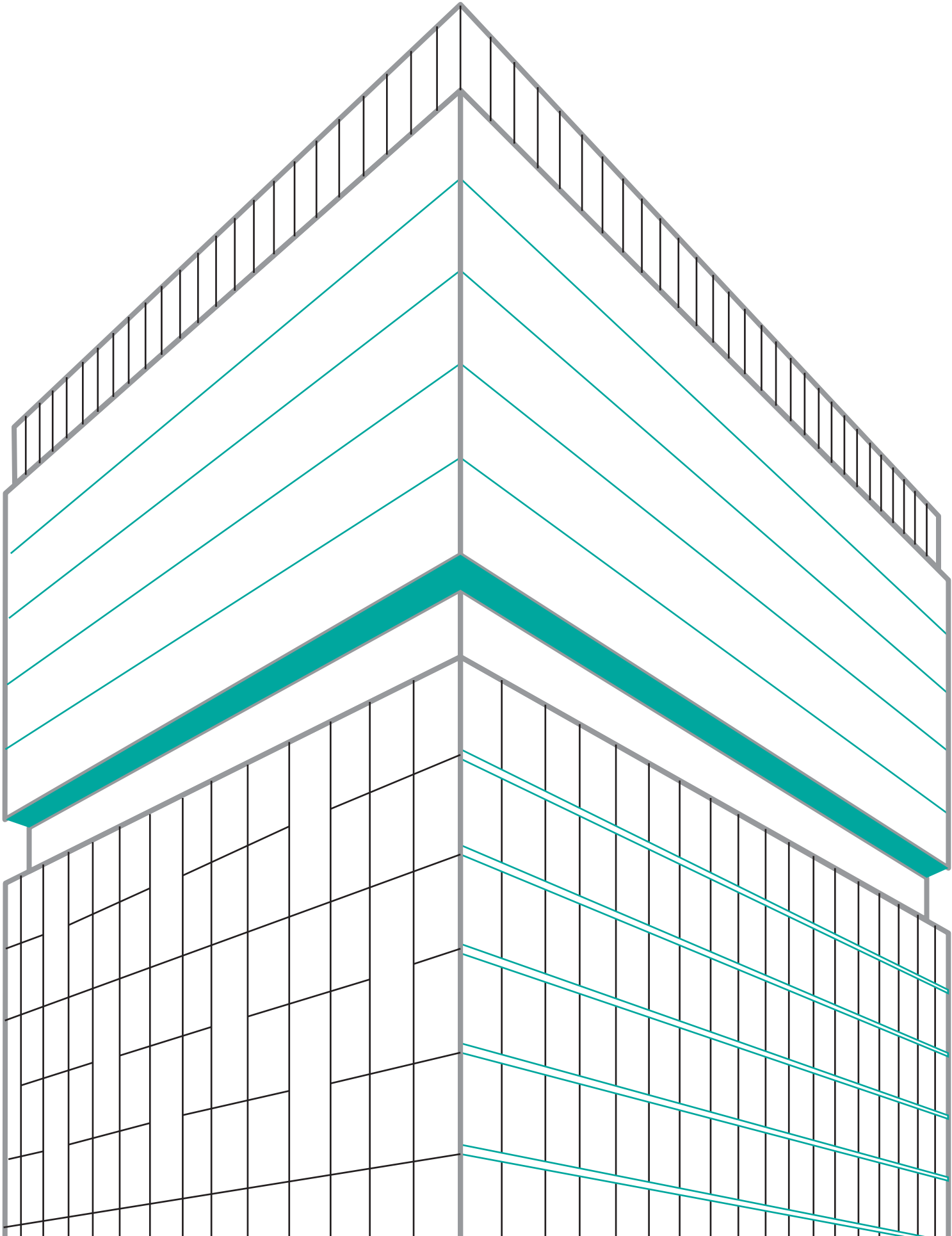
TOWER

Cantonments, Accra

COMMERCIAL, RETAIL AND CAR PARK SPACES FOR RENT







COMMERCIAL, RETAIL AND CAR PARK
SPACES FOR RENT

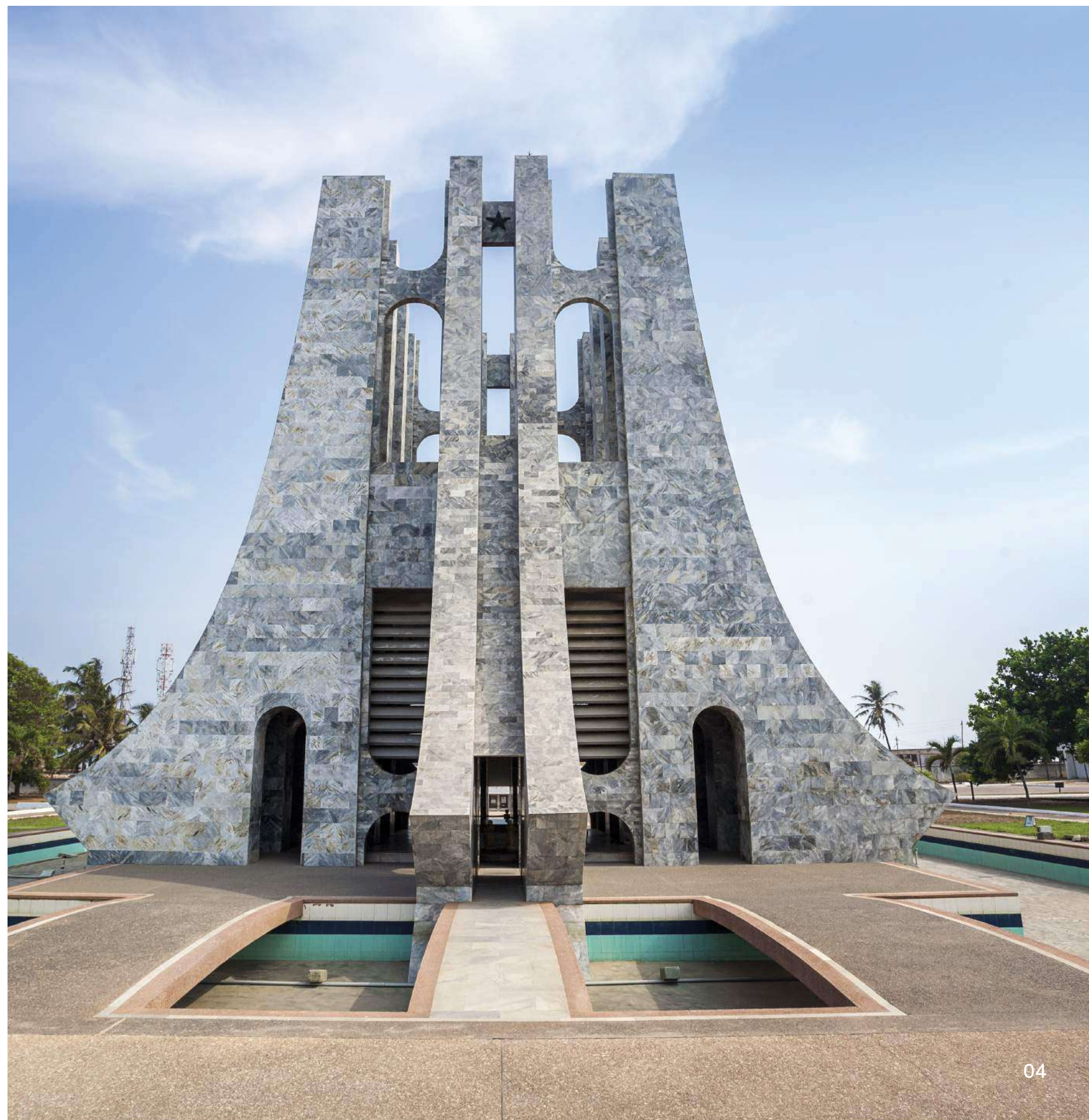
Grade A office spaces, retail spaces and car park available

Chapter		Page
01	Highlights	03
02	Skyview Tower	07
03	Lease terms — Skyview Tower	11
04	Specifications	12
05	Floor Plans	13
06	Block Plans	15
07	Prospective Tenants	21
08	Cantonments City	25
09	Goldkey Properties	27
10	Welcome to Ghana	29



HIGHLIGHTS

- Brand new mixed-use grade-A building due to be completed in Q1 2025.
- 14,000 sqm of lettable Grade A office and retail spaces arranged over 2-level underground park and 14 upper floors.
- Situated in one of Accra's most prime locations, Cantonments. It is in close proximity to the Jubilee House (residence of the president), UN, American Embassy, Korean Embassy, Chinesse Embassy and Kotoka International Airport.
- Designed by internationally renowned Branco Cavaleiro & Associados Architects and developed by Goldkey Properties.
- Construction is by a team of professional and dynamic contractors, from Mendanha and Sousa.







SKYVIEW TOWER

Located in the heart of Accra, in proximity to the Kotoka International Airport and a litany of embassies, the illustrious Skyview Tower in Cantonments City is a state-of-the-art, world-class edifice built to accommodate the lifestyle of the modern Ghanaian.

The property hosts an ATM farm for transactional purposes, with convenient retail shops and functional “Grade A” office spaces for businesses. As an advanced multi-storey car park, the structure runs a secured 24-hour service to ensure the safety of occupants.

Maintaining a balance in today's world means having the perfect blend of all aspects of life. To ensure this, the edifice boasts of a luxurious rooftop bar with the finest decor and the most exquisite cuisine to embrace the nightlife, a classic rooftop pitch, a private swimming pool, well-equipped gym and a calming and surreal sea view to relax and unwind.





Rent

\$20/sqm - \$25/sqm for Retail and Office spaces. \$125 per month per bay.

CAM

Common area maintenance fee is \$4/sqm

Usage

Space is available for commercial offices, retail and car park spaces.

Term

Leases start from a minimum of 5 years in length to 15 years or longer. Tenants can also negotiate the outright purchase of their space if preferred.



CONSTRUCTION

There are 14 floors and 2 basement level parking spaces.

TYPICAL FLOOR LOADING

Waffle floor slabs are designed to withstand a uniform imposed load of 4KN/Sqm.

CEILING

Minimum of 2.85m floor to ceiling height.

PORCELAIN FLOOR

Porcelain floor finish for the distributions of critical services in all server rooms

FIRE EXITS

Designed to meet Ghanaian, European & British standards. There are two fire exits in the building to accommodate office evacuation.

STRUCTURE

Designed to withstand up to magnitude 6.0 earthquakes.

MAINTENANCE

To maintain the building's full functions and decades of structural integrity, routine maintenance occurs regularly and as scheduled with no repairs and preventative measures spared.

NOISE

The office noise level is between 60 db and 70 db.

LIFTS

Four lifts provided for the building including a service lift.

TELECOMS

The building is equipped with fiber cables for both data and voice.

ELECTRICITY

Electricity infrastructure including transformer, low voltage installations and generator.

LIGHTING

All floors have 10W, 60cm x 60cm full LED lighting systems installed.

ILLUMINATION LEVELS

Office illumination levels between 300 to 500 lux.

AIR CONDITIONING

Energy efficient AC system to significantly reduce energy consumption; Daikin-brand (concealed vrv system).

PLUMBING

Building connection to Ghana Water Main Supply.

SECURITY SYSTEMS

Building protected by CCTV systems.

ENERGY EFFICIENCY

Occupancy sensors, thermal insulation, LED lighting.

BUILDING FAÇADE

External shading.

WINDOWS

Double glazed windows - schueco specified, UV reflective curtain walls, natural lights.

GREEN

Sustainable, green buildings.

FLOOR PLATE

Wide open office plates to avoid the creation of small zones, allowing large teams to work together.

WASHROOM & LAVATORY

Duravit brand sanitaryware with automated systems.

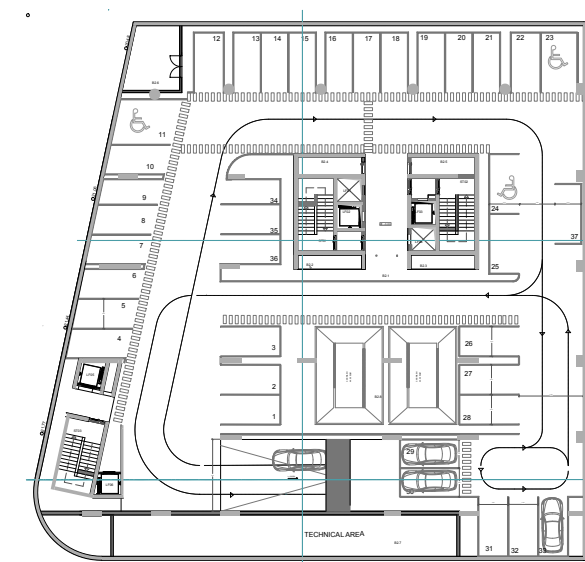
DISABLED ACCESS

Wheelchair access throughout, accessible parking and accessible toilets.

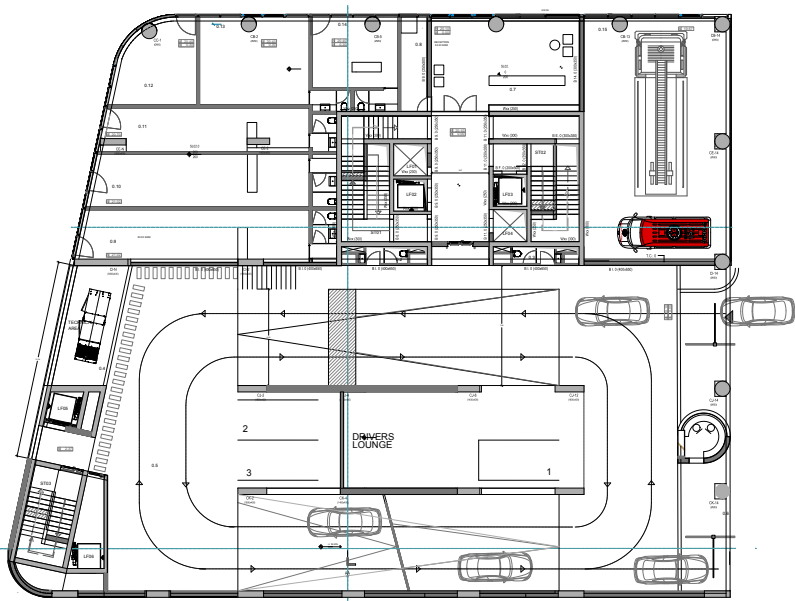
PROPERTY MANAGEMENT

A world-class property management service will be provided by Denton Property Managers, an affiliate of Goldkey Properties Limited.

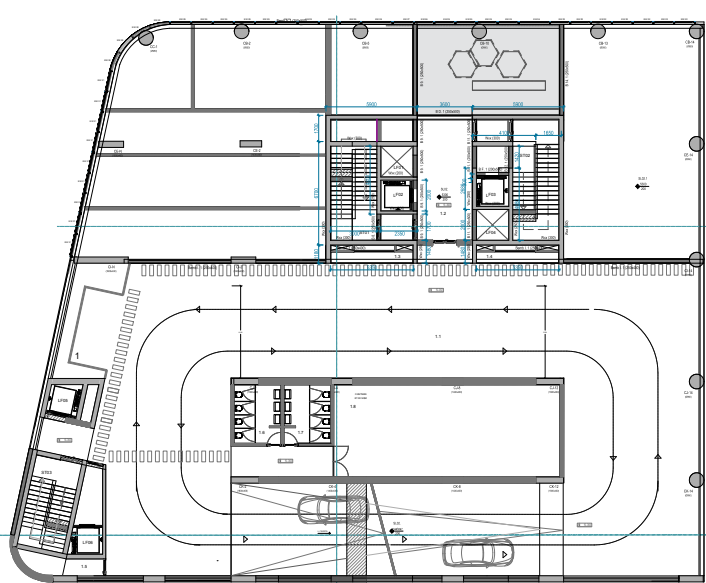
UNDERGROUND PARKING LEVEL 1 & 2



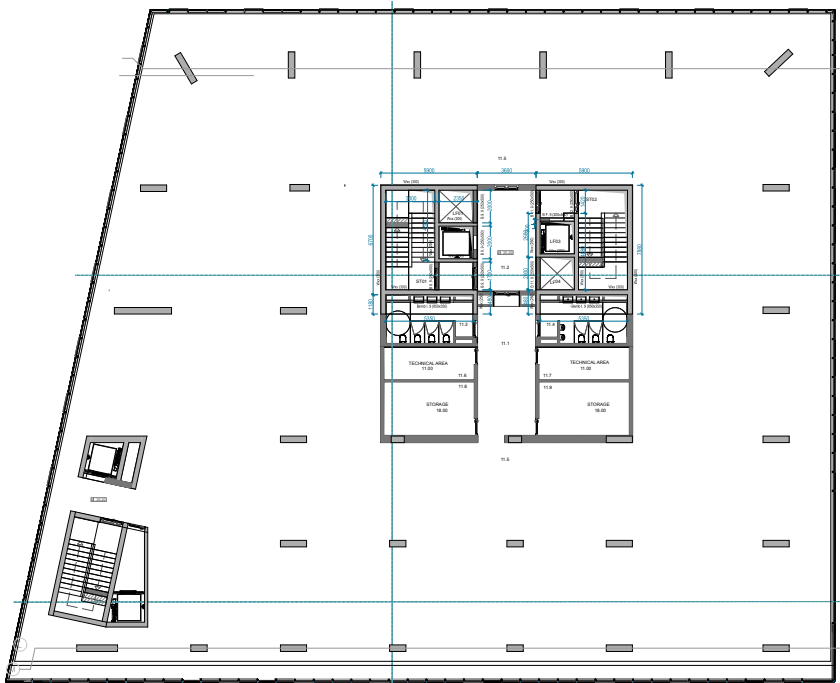
GROUND FLOOR

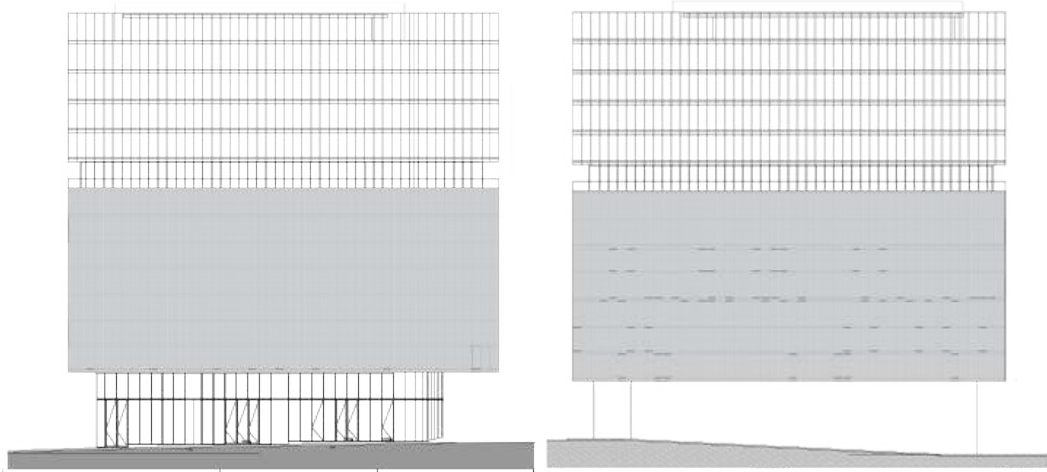
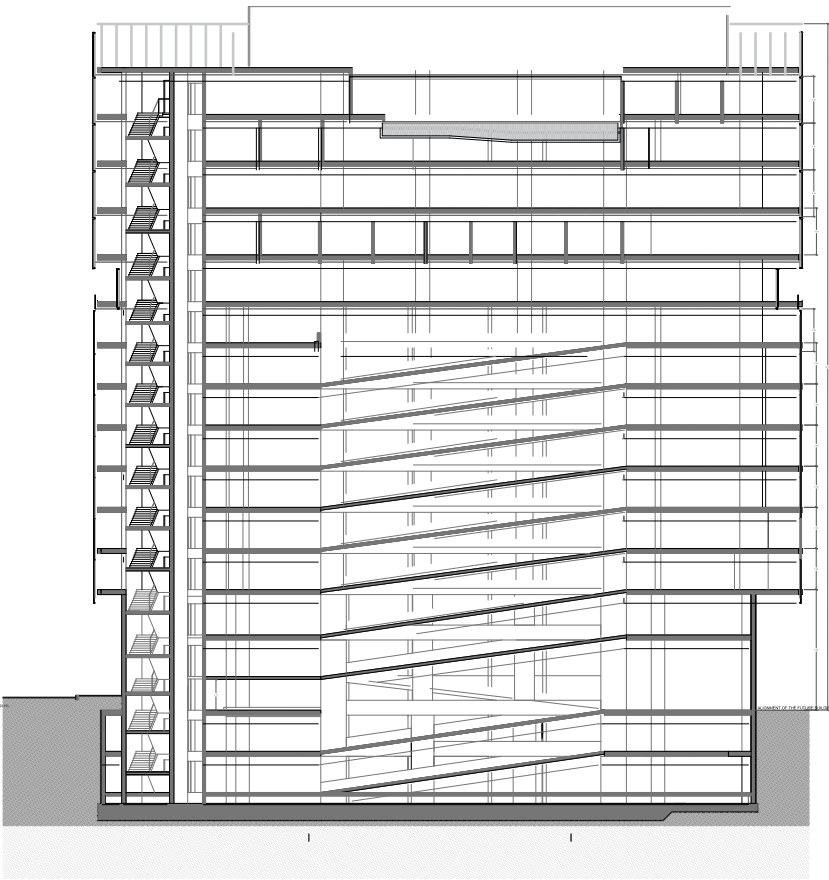


FIRST FLOOR



ELEVENTH FLOOR



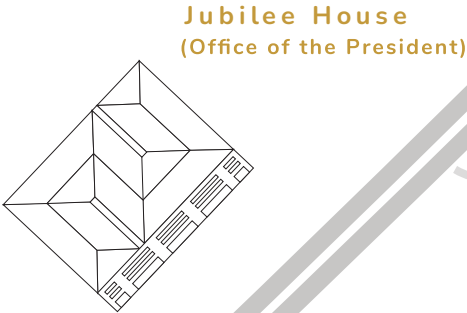


Kotoka International Airport
4 km away

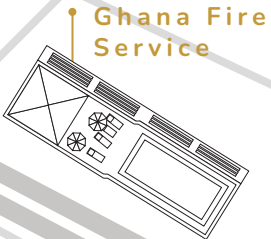
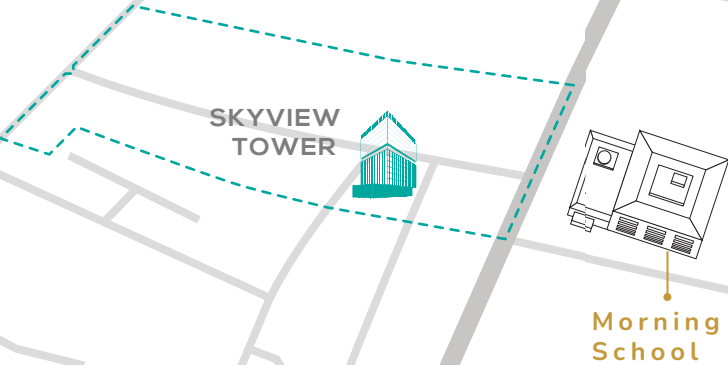
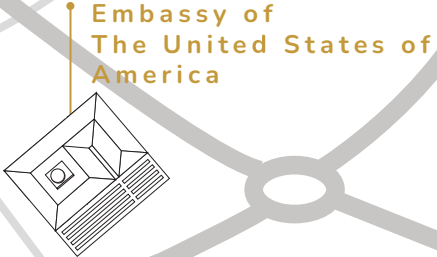
Government of Ghana Ministries
4 km away

SKYVIEW
TOWER

Rangoon Lane, Cantonments City,
Cantonments, Accra



CANTONMENTS



Danquah Circle

OSU

LABONE

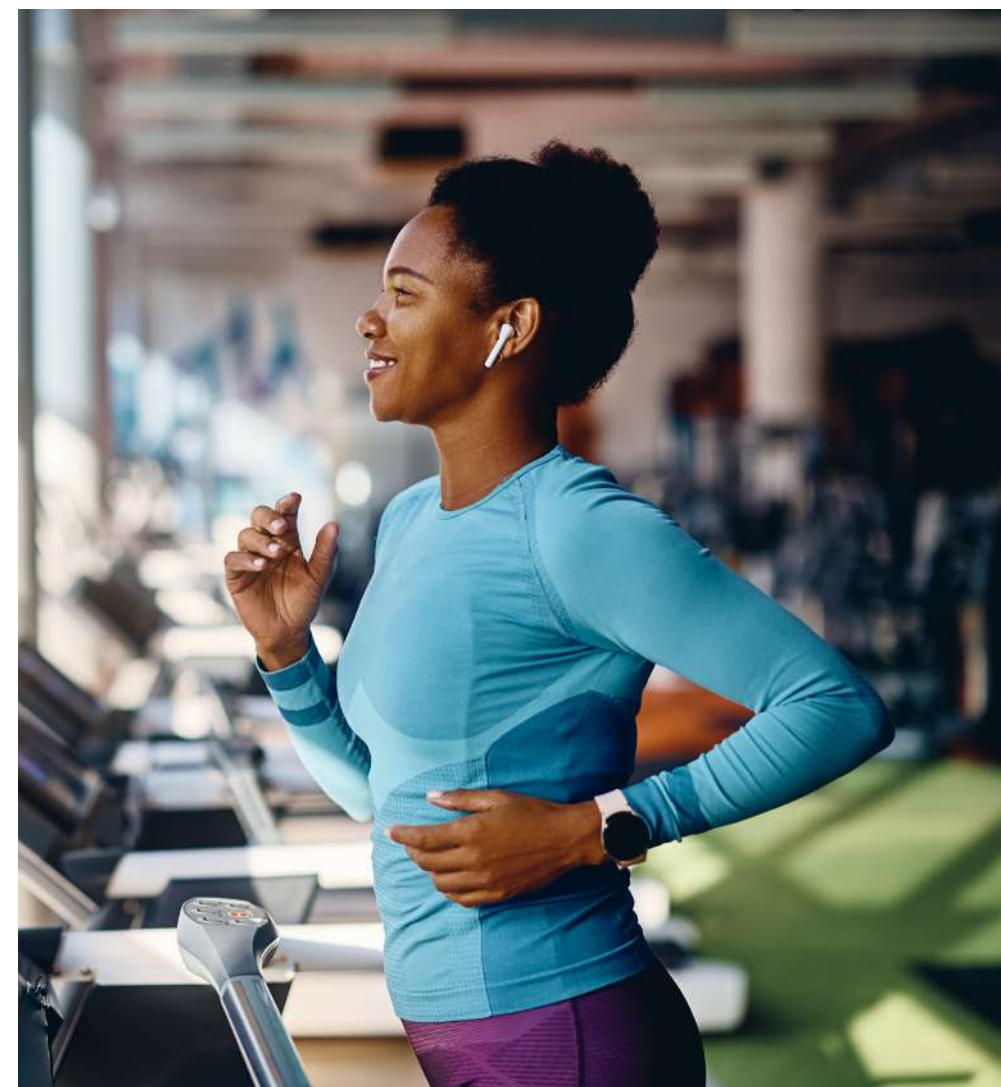


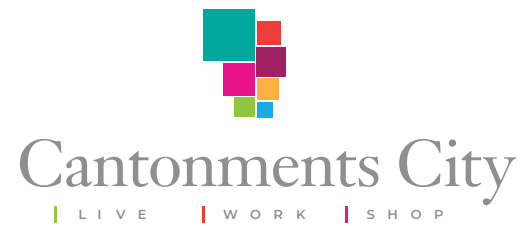
PROSPECTIVE TENANTS

This multi-purpose property is expected to house tenants in the food, banking and finance, auditing, advertising, government and private corporations, among others.

With the availability of underground parking, sea view restaurant, 24 hrs ATM Farm, 24hr security and a rooftop pitch, the property is looking forward to housing a wide range of multinational corporations.







Cantonments City is a mixed use development that is set to become the most prestigious address in Accra. The development has been thoughtfully designed to integrate commercial, recreational and residential spaces.

Cantonments City is right in the heart of Accra, close to everything important. Access is largely free of traffic and within a short distance of the airport, ministries, central business district, United Nations, and the police and military command centers.

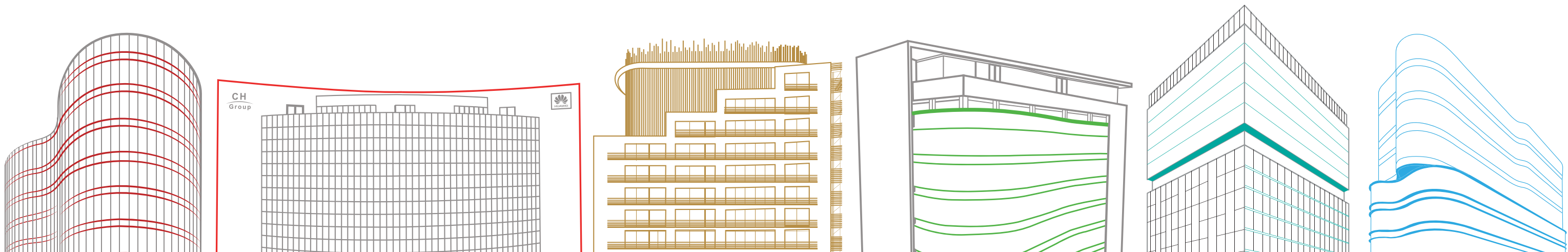
The development is a long term project that seeks to build an ecosystem which creatively combines all aspects of life in one vibrant, highly sought-after location.

Cantonments is one of Accra's oldest and most prestigious neighborhoods. It has several high profile properties that include residential, business and government buildings. The value of land and property in the neighborhood has consistently risen over the years, and has been projected to continue rising for the foreseeable future.

There are several embassies and foreign missions in the neighborhood, including the American Embassy, Togolese embassy and the residence of the British High Commissioner.

The neighborhood is also home to some of Ghana's top schools like Ghana International School, The Morning Star School and St. Thomas Aquinas School.

WORK IN THE HEART OF ACCRA



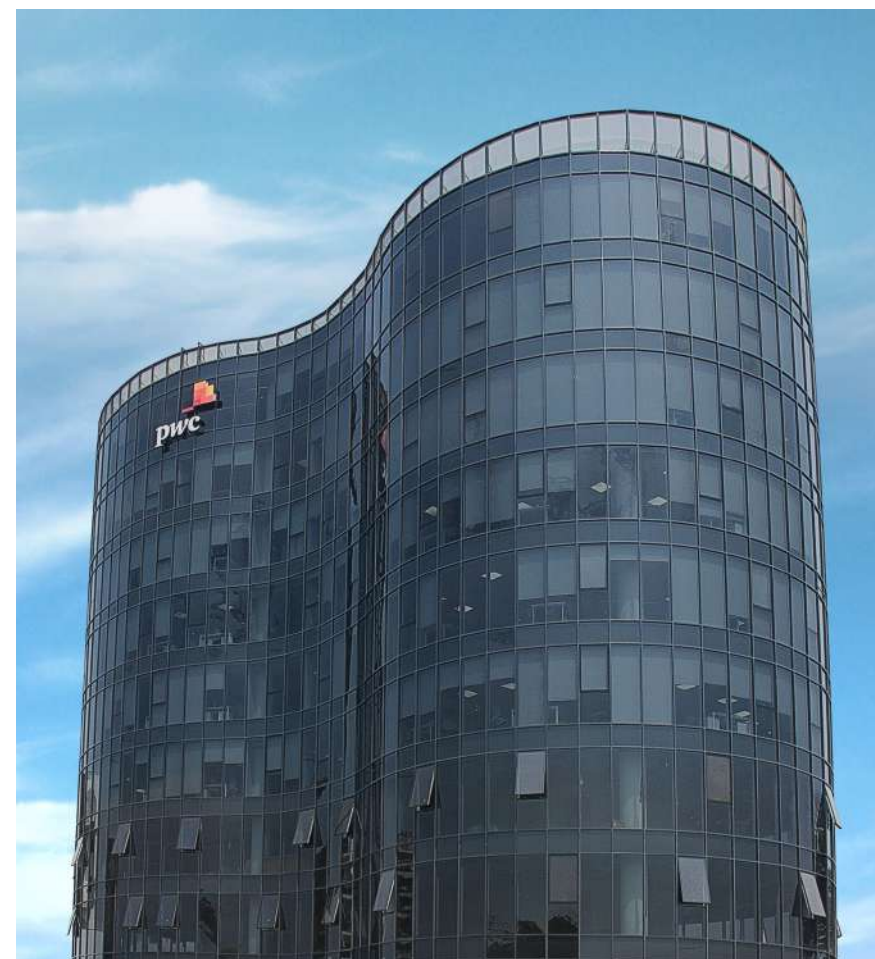
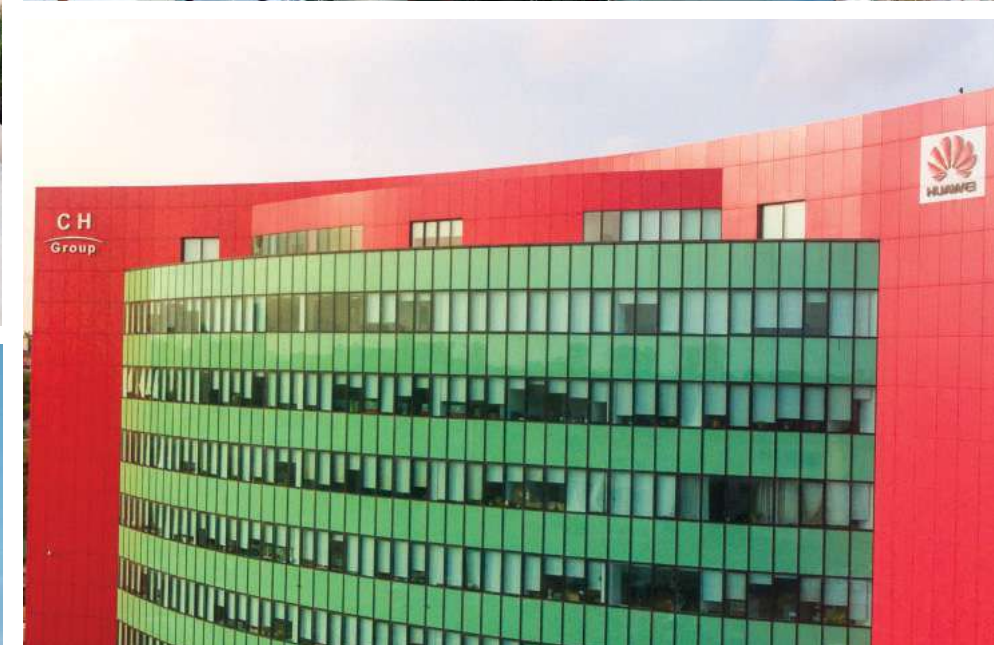


Since 1997, Goldkey Properties has been developing high quality residential, commercial and mixed use spaces all over Accra. The consistent and uncompromising quality of service delivery has become synonymous with the Goldkey brand.

With a professional team of multinationals committed to world-class service delivery, Goldkey has quietly maintained its presence at the apex of the Ghanaian real estate sector.

The Goldkey portfolio of clients comprises embassies and multinational corporations including Huawei, Vivo Energy, Price Waterhouse Coopers, Ernst and Young, JICA, SGS Ghana, RwandAir, British High Commission and the American Embassy.

With an unrivalled record in service delivery, an unwavering commitment to clients and tenants and no compromises whatsoever in the delivery of quality, Goldkey is set to continue *"Building Prestige"* in the years to come.



WELCOME TO GHANA

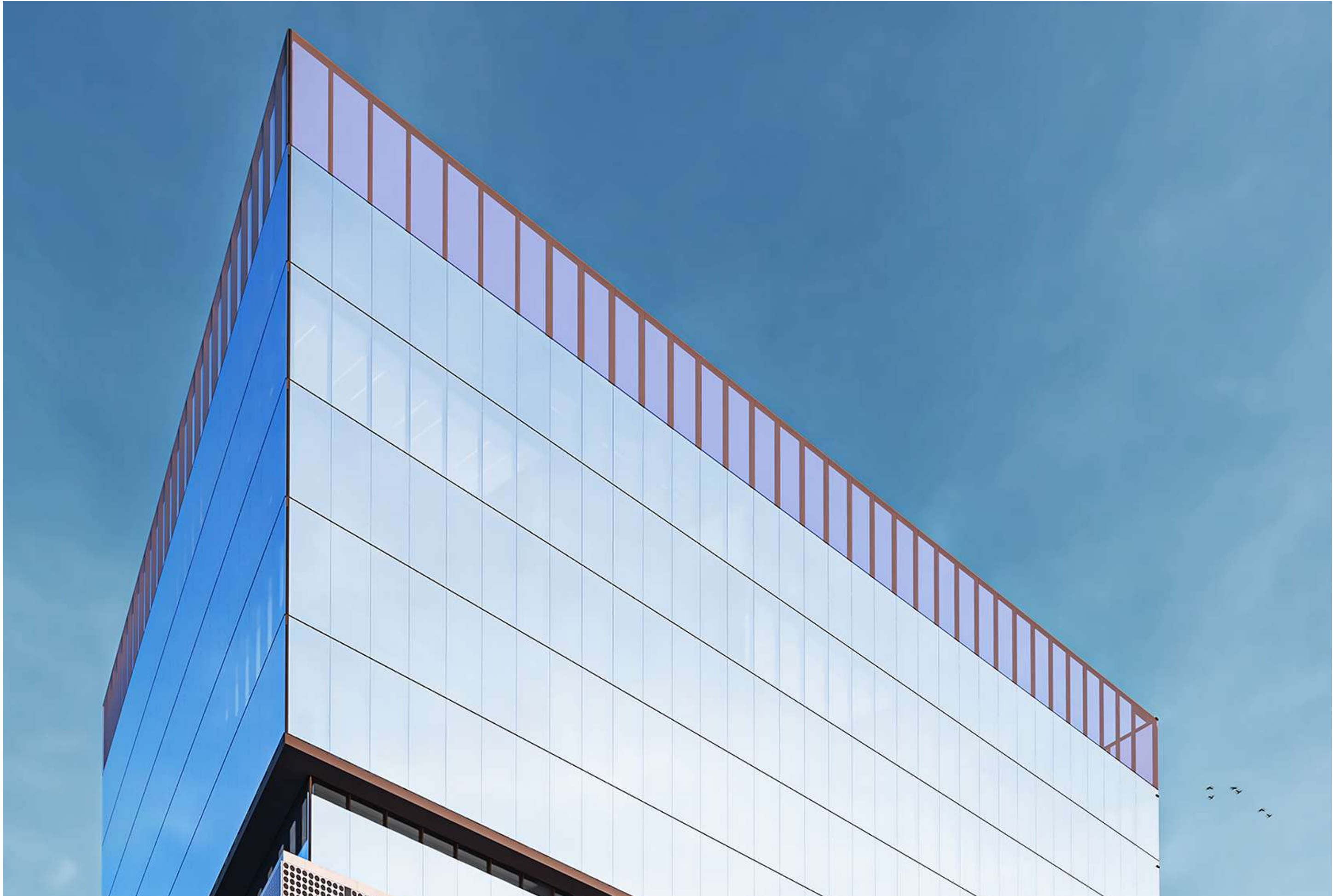
Ghana is one of the most stable countries to do business in Africa. The country has enjoyed long stretches of political calm, economic growth and infrastructural development for over half a century after independence.

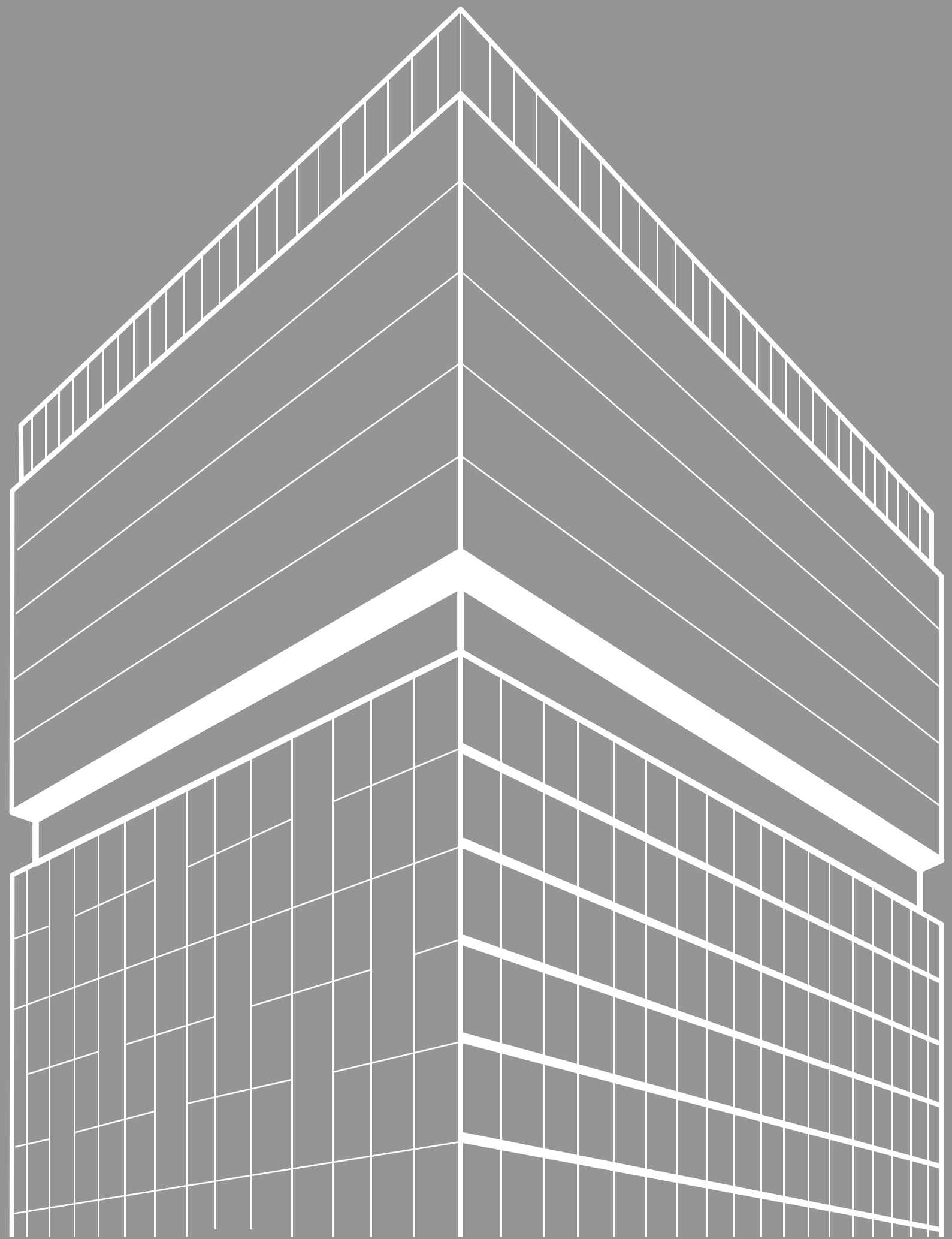
In the World Bank's 2017 Ease of Doing Business report, Ghana was ranked as the best place to do business in West Africa. There is a dynamic private sector willing to collaborate with foreign partners, as well as progressive government/private sector participation.

Several multinational corporations have set up headquarters in Ghana for their operations in West and Central Africa. It is a strategic, safe and central location for accessing the wider ECOWAS market. There is easy access to utilities, security, quality human resource and raw materials for production. It is no coincidence that every year, more corporations continue to establish their regional and continental base of operations in Ghana.

The Government of Ghana is also committed to providing a conducive business environment with legislature that eases the business processes and encourages foreign direct investment. With an average literacy rate of 81% and a resultant large workforce of a young, trained and trainable workforce, Ghana presents an excellent business environment for all.









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