

REIMAGINING MODERN LUXURY LIVING



ATLANTIC VIEW RESIDENCES

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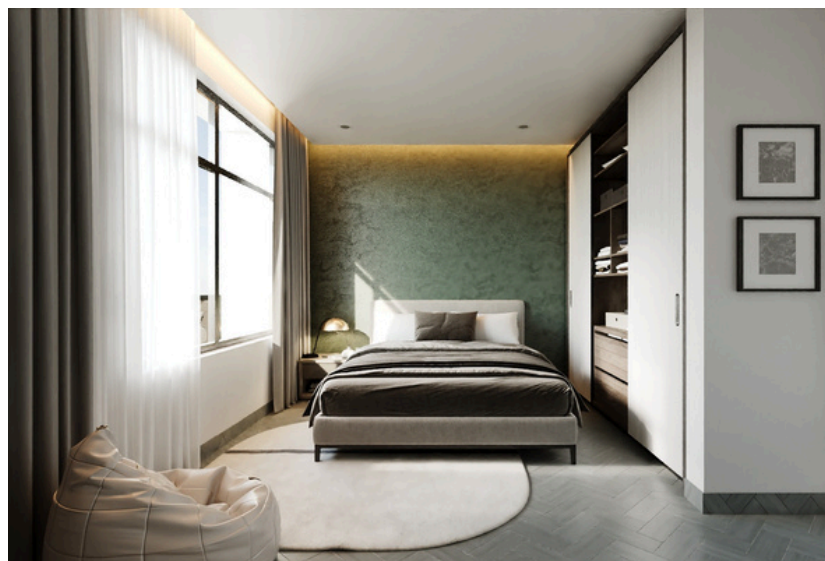


Welcome to ATLANTIC VIEW RESIDENCES



Ikemba Investment Group Liberia is developing a prime 1.5 acre Ocean View site located directly off of the Robertsfield Highway in the Monrovia suburb of Paynesville. With a mission to re-imagine modern luxury living, the site has been slated to be the future home of "Atlantic View Residences" (AVR).

AVR is a private residential community containing 17 single-family, 2-bed/2.5-bath and 3-bed/2.5-bath luxury townhomes for sale. When completed, residents will enjoy access to a club-house, gym, rooftop lounge, swimming pool, 24/7 security, a shuttle service and professional property management services.



Investing in Liberia's future.

Site Plan



Construction Process

12-Month Construction Timeline: Process involves procurement of materials, construction, inspection and Certificate of Occupancy



Substructure (Foundation and Concrete Pour
Plumbing Rough-In, Slab on Grade)

Superstructure (columns, beams, block wall,
roof frame and covering)

Enclosures (Doors and windows)

Electrical and Plumbing installations.

Finishes (plastering, painting, tiling)

Furnishing, fittings and fixtures (Cabinets,
baths, sinks, shower, tissue holders, mirrors,
etc)

External works (drainages, septic connection,
pavings, etc)

Touch-Ups (Final Construction Cleanup)
Certificate of Occupancy

Buyer Profiles

Whether you're in search of a new home or an investment property, AVR is the destination you've been waiting for.

The Homeowner

You're looking for a full-time place to call home in Liberia for you and your family. You want to be in a safe, vibrant and professionally managed community that's accessible to schools, hospitals, retail and other public facilities.

The Investor

You're a property investor who's looking for a prime residential opportunity to invest in. You're looking to build your AirBnB or short-term rental portfolio without necessarily having to be in the country. You want a place your guests or tenants will love, and where a professional management company will effectively communicate with you and help to protect your investment.

The Entrepreneur

You're working and living in Liberia part-time and you need the perfect place to call home when you're in the country. However when you're out of the country, you want to utilize your home as an investment property for short-term rental. You want a property that's going to remain well managed when you're home or away.

Company/Organization

You're looking to purchase permanent, safe, comfortable and accessible housing for your company or organization, where your employees can call home while working in Liberia.

INVESTMENT OPPORTUNITY

We estimate a monthly rental income potential of \$2500 for the 2 bedroom and \$3000 for the 3 bedroom homes.



NEIGHBORHOOD

Signature

AVR is located in a growing residential suburb of Monrovia that has attracted a diverse group of residents looking to leave the congestion of Monrovia. With access to Liberia's main highway, you are less than 10 miles to Sinkor, 20 miles to Roberts International Airport, and a stones throw from breathtaking views of the Liberian coastline.

RETAIL

There are several local grocery stores, markets, shops and restaurants within this fast growing neighborhood.

MEDICAL

Liberia's leading referral hospital ELWA is within 5 miles, and the nation's premier outpatient and diagnostics clinic Jahmale Medical Solutions is within 7 miles.

SCHOOLS

There are several leading private and public schools, ranging from primary to university education within a 15 mile radius. These include, the Bibleway Mission school, the American International School of Monrovia, and the JJ Roberts United Methodist School.

RECREATION

Liberia is known for it's beautiful beaches, great food and amazing hospitality. Within 5-10 miles, residents can access Libassa EcoLodge, RLJ kendeja resort & villas, Scarlet Beach, Tropicana Beach and more.



Community HIGHLIGHTS

LAYOUT

Open Floor Plan
Standing Showers
Formal and Outdoor Kitchens
Resident and Visitor Parking
Backyard

RECREATION

Community Clubhouse with Gym and Lounge
Outdoor Pool
Walking Distance to the Beach

SECURITY

Gated Community
Private Security
CCTV available

MANAGEMENT

Professional Property Management*
Individual Home Management also available

*Required Monthly Management Fee



THE LOFA

2 BED | 2.5 BATH | 1,345 SF

\$155K Starting Price

A pristine and spacious unit with an open floor plan. The Lofa is named after the county known as the "bread basket of Liberia". It consists of a gourmet kitchen with modern appliances, a covered outdoor kitchen for your traditional meals, stone countertops and natural lighting. The Master Bedroom suite consists of dual vanities, spacious closets, and a terrace balcony with ocean views. There's paved double-car parking, backyard space for your children or to entertain guests, and on-site water.

- Open floor plan
- Modern appliances
- Spacious closets
- Terrace balcony with ocean views
- Front Porch
- Paved double-car parking space
- On-site power and water
- *Covered outdoor kitchen

*Can be converted into a study/office



Upgrade Options

- Smart Home
- Outdoor Landscaping
- Flooring & Lighting Package
- Solar Power
- Master bedroom suite with dual vanities

FLOOR PLAN

The Open



2 BEDROOM RESIDENCE
GROUND FLOOR :63sqm
TOTAL :125sqm



2 BEDROOM RESIDENCE
FIRST FLOOR :62sqm
TOTAL :125sqm

THE MONTSERRADO

3-BED | 2.5 BATH | 1,722 SF

\$175K Starting Price

A pristine and spacious unit with an open floor plan. The Montserrado is named after Liberia's oldest county. It consists of a gourmet kitchen with modern appliances, a covered outdoor kitchen for your traditional meals, stone countertops and natural lighting. The Master Bedroom suite consists of dual vanities, spacious closets, and a terrace balcony with ocean views. There's paved double-car parking, backyard space for your children or to entertain guests, and on-site water.

- Open floor plan
- Modern appliances
- Spacious closets
- Terrace balcony with ocean views
- Front Porch
- Paved double-car parking space
- On-site power and water
- *Covered outdoor kitchen

*Can be converted into a study/office

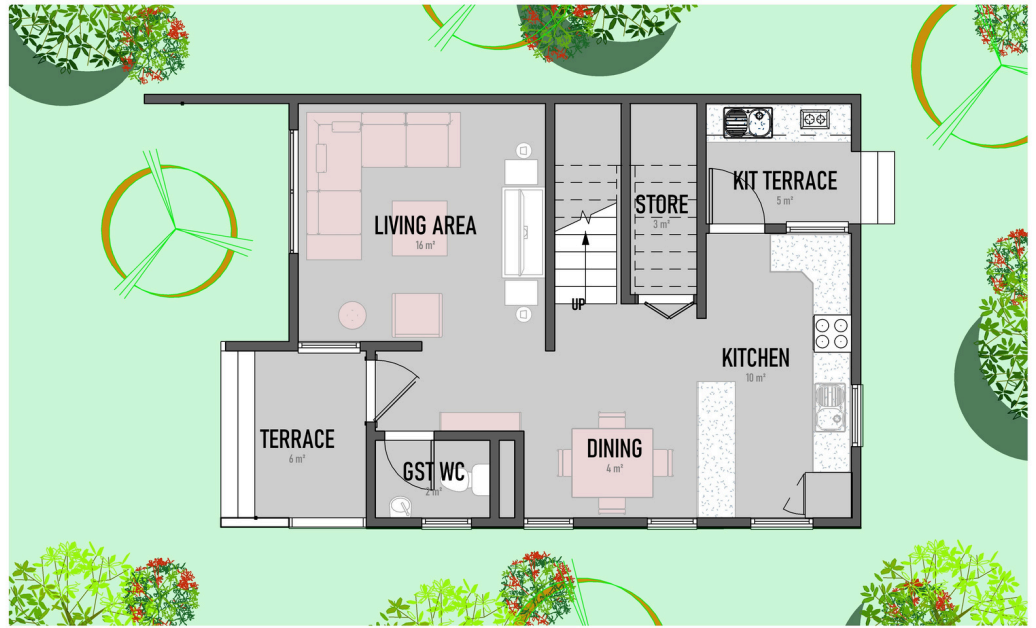


Upgrade Options

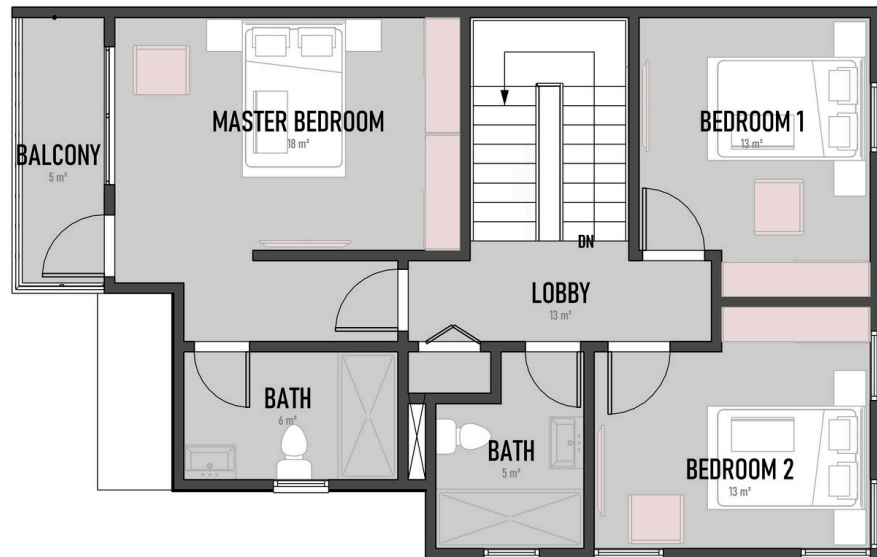
- Smart Home
- Outdoor Landscaping
- Flooring & Lighting Package
- Solar Power
- Master bedroom suite with dual vanities

FLOOR PLAN

The W. Fontserres



3 BEDROOM RESIDENCE
GROUND FLOOR :70sqm
TOTAL :160sqm



3 BEDROOM RESIDENCE
FIRST FLOOR :90sqm
TOTAL :160sqm

Our Purchasing PROCESS



1 MEET WITH A SALES AGENT

An initial meeting will be schedule to review the detailed development plan for AVR, available home types and what to expect from the seller.

2 EXECUTE A PURCHASE & SALE AGREEMENT

Based on information from the initial meeting, a PSA will be presented to the buyer, outlining all legally binding terms.



3 MAKE ON TIME DEPOSITS

A Deposit schedule will be included as part of the PSA. There will be consequences for late or delinquent deposits.

4 RECEIVE MONTHLY REPORTS

The Seller will provide monthly development reports and regular check in meetings will be scheduled.



5 ASSUME OWNERSHIP

After each home is completed and the purchase price is paid in full, property ownership rights will be signed over in full to the buyer.



Our Payment PROCESS

ACCOUNT INFORMATION

Use accounts below for Cash Payments, Wire Transfers, Bank Deposits. Make Checks payable to: Ikemba Investment Group

(Liberia Account)

Account Name: Ikemba Investment Group

Bank Name: International Bank Liberia LTD

(USA Account)

Account Name: Ikemba Investment Group

Bank Name: Santander Bank

CASH BUY DISCOUNT

Save 5% with a cash purchase (payment within 30 days of booking the unit).

REFERRAL DISCOUNT

Save 2% off the purchase off the purchase price if you introduce a buyer that leads to closing

PAYMENT PLANS

Pay in full or take advantage of one of our Flexible Deposit Options

	OPTION A	OPTION B	OPTION C	OPTION D
PURCHASE DATE	Payment 1: 40%	Payment 1: 30%	Payment 1: 25%	PAY IN FULL / 100%
MONTH 3	Payment 2: 30%	Payment 2: 30%	Payment 2: 25%	
MONTH 6	Payment 3: 30%	Payment 3: 20%	Payment 3: 25%	
MONTH 9		Payment 4: 20%	Payment 4: 25%	

Note: Pricing not applicable on premium units. Pricing on premium units available upon request.

*Creative Financing Options Available for Qualified U.S Based Buyers. Inquire For More Information.

Meet OUR TEAM



OWNER/ DEVELOPER

Ikemba investment Group

Ikemba Investment Group is strategically focused on the planned development and management of CRE assets in Liberia. The firm and its affiliates bring over 50 years of real estate finance, asset and development management, data analysis, brokerage and marketing to every project.



GENERAL CONTRACTOR

Tri Buchanan Development Corporation

Tri Buchanan Development Corporation is a licensed and registered Liberian based corporation supported and affiliated with American and other international partners. They bring extensive experience in providing quality and professional services that include, civil engineering, architecture and construction management services.



SALES & MANAGEMENT

Gateway Realty

Gateway Realty is Liberia's 1st premier full-service real estate brokerage firm, owned and operated by a group of Liberian real estate business professionals, real estate developers, investors and entrepreneurs.



BRANDING & MARKETING

Kanree Global, LLC

Kanree Global, LLC is the parent company of KG Agency, a Liberian owned Creative Communications firm offering strategic media and marketing solutions for impact-driven brands.

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