



THE  
**OCTAGON**  
ACCRA CENTRAL-GHANA

Project by  
**Dream Realty Limited**  
GHANA



# INTRODUCTION

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## Dreams Build Realities

Dream Realty is a Real Estate Development company based in Ghana with a long, diversified and multi-disciplinary experience in building. A joint venture between the Beirut-based Jamil Ibrahim Establishment and the renowned Interplast Limited of Accra, Dream Realty is committed bringing engineering vision into the reality of an ever-evolving world. Through planning, design, implementation and a hallmark of quality, every project is considered with the same scrupulous dedication to deliver highly qualified aesthetic construction standards.

Dream Realty transcends the basic notion of a Real Estate Developer to become more of a community builder and an urban city specialist. We are committed to establishing and incorporating innovative business solutions in the Real Estate Development sector by introducing new business ventures and partnerships

based mutual trust, individual integrity and acute professionalism.

Dream Realty's projects are conceived through cultural appeals and integrated urban designs, with a deep understanding and rooted feel for environmental factors. Nowadays, design relies upon a fusion between originality and modernity, the latest in materials technology and the best in construction techniques: everything that Dream Realty provides. Indeed, there is also a perpetual need to compromise between modern building aesthetics and optimal space utilization, providing you the investor with the best possible option in quality and returns. Dream Realty is engaged today in a variety of major projects that will redefine the settings they are in. The company is forever dedicated to providing a secure and optimal investment, a distinguished and singular product, and a place for people to call home.



# HISTORY

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## AFRICA ENCHANTED JUBILANT ACCRA WITH OCTAGON

The year was 2008 when the Dream blossomed in essentials as Dream Realty managed to acquire the land. The stakes were high and the challenges defiant... The Octagon would be situated at the roundabout of Accra Central Station, across the street from Tema Station, where Independence avenue meets with Barnes Road.

This ideal location lured so many and so much that over the years a huge local market had settled in gathering traders and visitors from all walks of life.

Grueling efforts were exerted and intense negotiations were held alongside the undeniable help from the city authorities, the Accra Metropolitan Assembly (AMA) and the market representatives, to have the market relocated to a new place.

Dream Realty indulged into fitting and shaping the new market location to welcome traders and businesses with the highest level of market services.

The year 2011 marked the start of the 10 meter deep excavation process which proved relatively easy up until the last few hard stop meters but they were overcome.



# FIRST PHASE

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August 2011 witnessed the first concrete pouring into the foundation which signaled the fresh start of The Octagon.

The concrete works were carried out in 3 stages:

1. The foundations, the 2 basements and the 4 upper floors namely a parking and retail area.
2. Blocks A, B and C was partially treated.
3. Blocks D, E and the remaining of block C.

The project excavation was first confronted by an important seepage leak experts were brought in as well as specific material from the USA to obstruct and tank the entire platform prior to starting the foundation works.



# STRUCTURE

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Designed for high seismic areas, the Octagon prides itself in offering its potential inhabitants with first rate safety, security features and top notch living innovations for the future.

- Structure: 1400 tons of iron rods were needed for its foundation to comply with the gigantic project. Over 60 000 cubic meters of concrete were poured over 10 000 tons of imported high tension iron rods.
- Elevators: 15 elevators demonstrate the immense positive impact on The Octagon occupants:
  - . 12 of which are high speed elevators (2.5 meters per second) 1350 kilograms per unit for the main elevators with large cabins designed with high ceiling and accessories
  - . the remaining 3 are service elevators (1.5 meters per second) with large cabins for furniture and building material.
- Helipad : A clearly marked flat surface on the highest roof of The Octagon where a helicopter can land safely making your office access fast and easy.



## THE FACADE

Its outside uniqueness is the result of:

- 10100 Italian Quarella reconstituted marble placed on the Octagon facade.
- Marble slabs of 2.5cm thick in 2.4x1.2 meters. The slabs were cut to size in Ghana by a marble specialized team for out-door fixing ; the marble was mechanically installed piece by piece.
- Manufactured in Ghana, the glass of the facade is all framed with PVC. Interplast factory executed a fantastic job with its completely sealed grey PVC (system) which ensures total sound absorption and adequate temperature conservation.
- The Octagon glowing & fragrant garden is the center of the project, with its 3000sqm of Green patches, connecting all Blocks; the lush garden brings the whole project together thus creating a pleasant & wonderful environment for tenants to connect from a block to another or simply go for a stroll.
- The Gallery on the ground floor connects the shops and the 3 main entrances.
- The shops facades are made of 12mm tempered glass fixed with imported spider system.



## LUXURY FINISHING

Imagine the Octagon with all its state of the art aspects.

- High quality doors from Bertolotto in Italy.
- Doors accessories: UNION-South Africa.
- Gipson and false ceiling: Water proof from Knauf in Germany.
- Tiles: First choice from Florim, Refin and Lea Ceramiche, all from Italy.
- Bathrooms fixtures: Duravit Germany and Duravit Egypt.
- Paint: All paint works for the Octagon common areas from Inesfly to protect the building from insects and termites.
- Elevators: Top of the line Mitsubishi elevators from Mitsulift Ghana.



## Trendy Offices

- 3500 square meters of office space are spread over 4 blocks and 10 floors of The Octagon. The smallest unit available is 85 square meters fully fitted with 2 large offices, a waiting area a reception, 2 bathrooms, kitchenette and a storage space
- Many other office sizes are available and displayed ranging from 105 up to 2000sqm for an entire floor.

## Parking Space

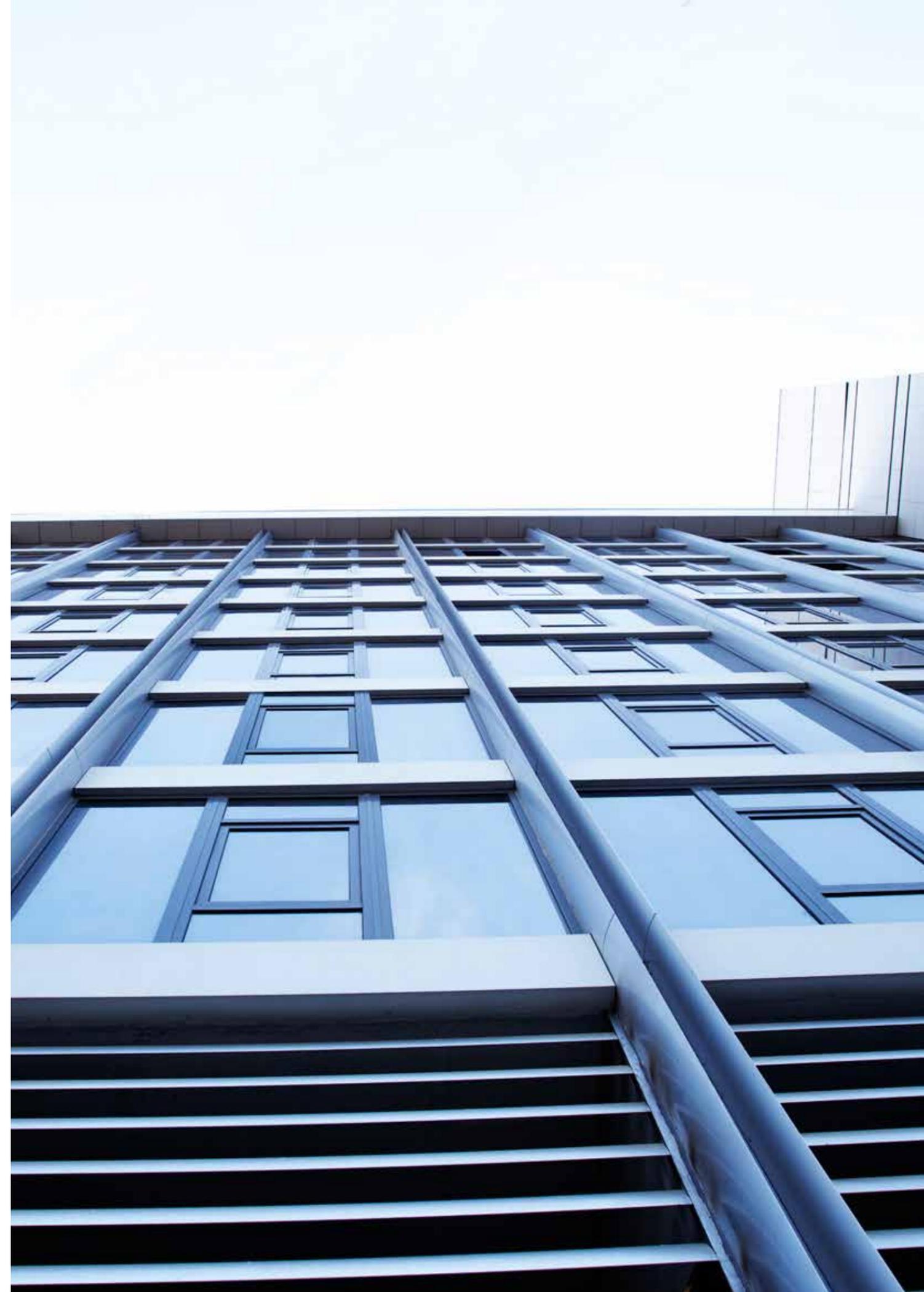
Being at a roundabout The Octagon is dotted with the following specifications :

- 1500 indoor car parkings
- 2 basement parking for visitors
- 4 separate accesses were conceived for the parking area to avoid traffic congestion
- 6 meters wide internal and private road with loading and temporary parking space around the building

## Retail

The Octagon retail areas have been conceived to the most modern concept of community living and dealing :

- 24 independent showrooms adorn The Octagon
- 7000 square meters of retail areas
- 6 meter high retail shops with 8 meter width exposure all on Independence avenue and Barnes road
- 425 square meters is the smallest showroom, multiple units can be joint together
- The shops are divided into 2 floors both floors accessible from the parking area



#### 4- THE OCTAGON APART HOTEL

The Octagon is not only a tower building for offices and businesses, it is also a place for living and entertainment.

The apart hotel of The Octagon occupies Bloc C containing 250 beds.

- 144 studios, about 50 square meters each with kitchenette, living and bedroom.
- 36 standard 2 bedrooms, 2 bathrooms with private kitchenette, living, bar and study over almost 100sqm.
- 10 deluxe, 2 bed, 2 baths on floor 11 over 130 square meters each
- 4 executive, 2-bedroom on floor 12 with direct access to swimming pool terrace.
- Two, 3-bedroom duplex with lasting views, independent kitchen and private terrace on floors 11 and 12.

The Octagon apart hotel is conceived and fitted with state of the art technology for our guest's entertainment, pleasure and business needs.

- Gym available 24/7
- Day round the clock security and CCTV
- 24/7 Reception and Concierge
- Housekeeping
- Laundry Service
- Pool area
- Lounge
- Coffee Shop
- Over 1000 square meters of business facilities on the garden level

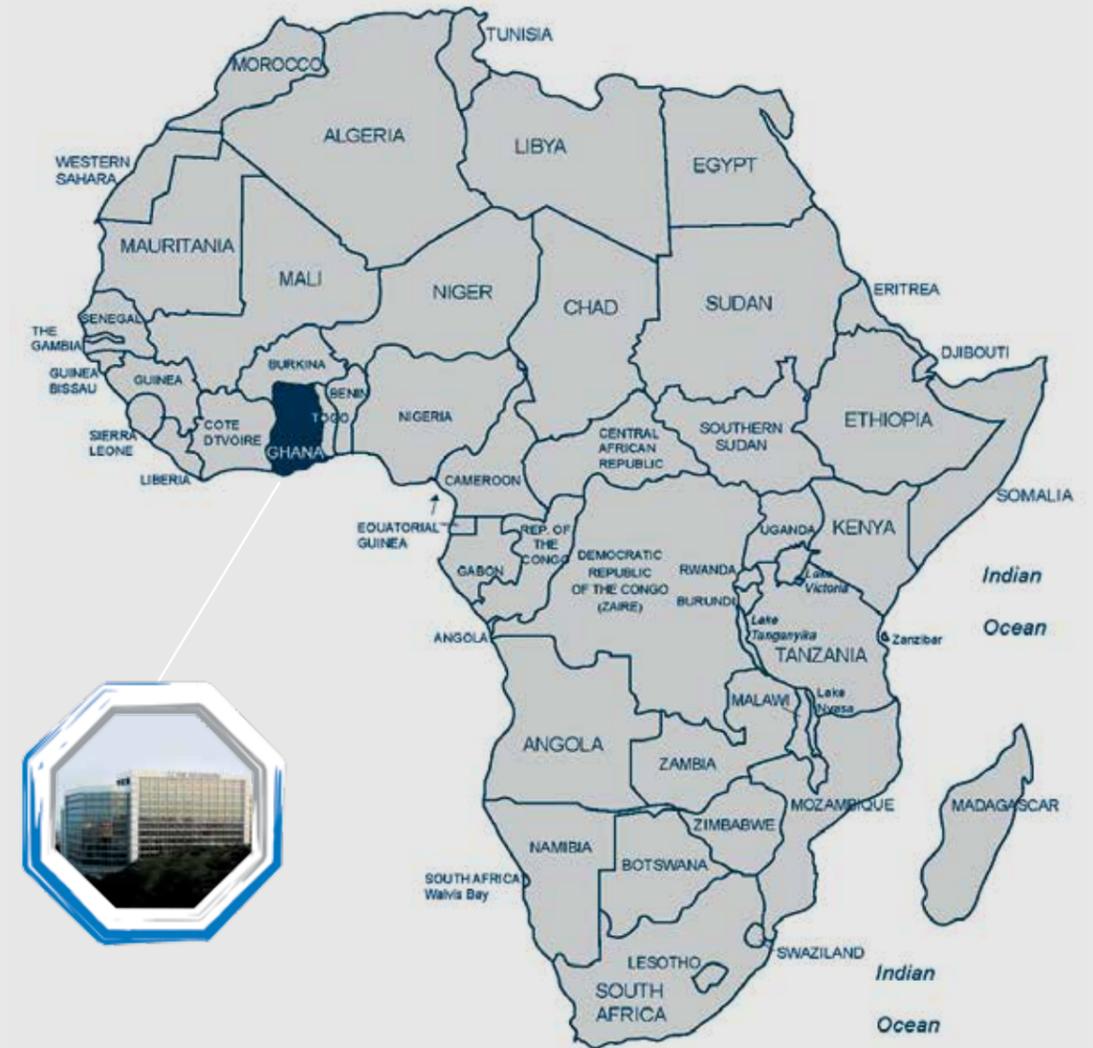


- Ghana is one of the most politically stable countries in Africa.
- The Octagon occupies a fantastic location in the heart of Accra Capital city Center.
- The Octagon is the only project in downtown Accra that enjoys showrooms exposed to the main roads, Independence Avenue and Barnes Road.
- The Octagon is a tempting project for diversified investment since Ghana is known to have important rental returns on investment.
- The Octagon is one of the few projects in Ghana that offers you commercial space for sale.

We remain strategic, because the Octagon is surrounded by all leading banks' headquarters, the Central Bank, most government ministries, the courts and the major hotels in the city.

# GHANA

## INDEED...



## OUR TEAM:



GEORGES MOUJAES

Mr. Georges Moujaes heads the ground team of 15 supervisors and over 200 workmen



AHMAD DODO

Mr. Ahmad Dodo, architect coordinated between the advisor, the back office and the execution team



NAJI AL ZOUGHBI

Mr. Naji Al Zoughbi back office manager, in charge of legal, accounting, imports and logistics



KARIM IBRAHIM

Mr. Karim Ibrahim general supervisor of the entire project

### *Special Thank you and recognition*



Architectural, mechanical and electrical plans of Octagon by Jamil Ibrahim Est.



Mr. Joseph Hayford Multicad Limited our company advisor



## BOARD:

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MR. SAIED FAKHRY

Mr. Saied Assad Fakhry is the Founder and Chairman of Interplast Limited and recognized as a pioneer in the manufacturing sector in West Africa. He is a member of the Advisory Council of the President of Ghana and an Honorary Consul of the Union of Comoros. His continuous pursuit of total customer satisfaction and his determination to achieve not only customer confidence but also a sustainable development of the Ghanaian economy and infrastructure was acknowledged by his induction into the entrepreneurs Hall of Fame in 2015.



MR. JAMIL IBRAHIM

Mr. Jamil Ibrahim is the owner of Jamil Ibrahim establishment - a private concern that deals mainly in Real Estate development. Throughout the years, Mr. Ibrahim has developed over 600,000 m<sup>2</sup> of prime luxury residential projects in Beirut thus defining the landscape of the city. In addition to residential developments, Mr. Ibrahim has parceled over 5 million m<sup>2</sup> of land, helping create new communities and urban areas.

Founder and Chairman of The Association for Higher Education since 1967. The association has helped over 3000 students, in need, get their diplomas from prestigious universities around the world.



MR. HAYSSAM FAKHRY

Mr. Hayssam Fakhry is the Chairman for Inesfly Africa Limited, Managing Director of Interplast Limited and Director for Dream Realty. Mr. Fakhry has rich experience in establishing new businesses, business expansions and brand building in Ghana. He is the Honorary Consul for Djibouti and was adjudged the Millennium Foreign Personality of the year 2005. He has demonstrated, under his leadership, a commitment to quality achievements, winning several First Class honors for the company including Platinum Awards for Export performance.





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