flow

RESIDENCE



Step into your flow

DESIGNED BY: KEY ARCHITECTURAL GROUP

BUILT BY: KEY CONTRACTING LTD

DEVELOPED BY: F&F DEVELOPMENT LTD



Step into your flow

Welcome to **THE FLOE RESIDENCE**, where a thoughtfully curated modern comfort awaits at your doorstep, seamlessly blending productivity, connection, and a true sense of home. Exuding exceptional **CLASS**, defined by clean lines, fine edges and a natural sense of flow.



Elegance With Purpose

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THE FLOE RESIDENCE, where sophistication meets serenity in a seamless blend of architecture and functionality. Framed by lush landscapes and defined by bold yet graceful lines, every detail reflects a lifestyle of quiet confidence and refined intention. From its sleek slabs to its brushed metallic accents, **THE FLOE** is more than a residence; it's a **STATEMENT**. A place where luxury isn't merely **SEEN**, but profoundly **FELT.**


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One Of One

Precision meets innovation at **The Floe Residence**, an iconic expression of modern living. Every sculpted line and refined finish reflect meticulous attention to detail, while integrated smart technology ensures effortless comfort, control, and security. Designed with foresight, each space adapts to the rhythm of contemporary life, surrounded by lush landscapes and defined by intelligent craftsmanship.

Redefining modern convenience, our 24/7 Virtual Concierge offers seamless living at your fingertips, from coordinating deliveries and bookings to staying informed or reaching building management; every service is just a tap away.




BEYOND
Iris
Airport
Supermarkets
Noi Fetreke St
Vota Street
10 Nortei Ababio St, Accra

At The Heart Of It All

Perfectly positioned in the city's core, **The Floe Residence** offers effortless access to life's essentials, from retail hubs and offices to hospitals and leisure escapes. The airport is just minutes away, blending serene living with Accra's vibrant rhythm...

- **10 mins to the Kotoka International Airport – Quick access for local and international travel.**
- **15 mins to Accra Central District – City shops, heritage sites, and transit links within easy reach.**
- **20 mins to the Labadi Beach – A perfect seaside escape for leisure and relaxation.**



Amenities

LAGŪN Pool: A refined rooftop retreat where infinity edges blur the boundary between private leisure and the external landscape. Offering uninterrupted views of Accra's skyline, this elevated space delivers a seamless blend of serenity, exclusivity, and comfort.











Amenities

FORM Gym: Your gym is a spacious rooftop facility, designed to maximise productivity and wellness. Equipped with the latest fitness machines, free weights, and distinct sections for cardio and weight lifting, this space combines style, aesthetics, and functionality to create the ideal environment to realise all fitness goals.



Amenities

SALA Cinema: SALA is an intimate private cinema where comfort meets high-class living. Sink into plush reclining seats and enjoy a state-of-the-art viewing experience crafted for true connoisseurs. After the show, unwind next door in the elegant billiards room, a refined space for a relaxed game of pool and quiet conversation.





Facilities

- 2 Passenger lifts
- Helper's quarters
- 1 Basement parking
- Fire escape staircase
- Backup power generator
- 24-hour security and concierge service
- Refuse collection room
- Facilities' maintenance team
- Fire protection, safety, and prevention systems





Interior Specifications

- Tempered glass balustrades
- Schuco glazed aluminium windows and doors
- Engineered paneled/flush doors with hardware
- Recessed ceiling lighting
- Wardrobes in all bedrooms
- Daikin air-conditioned units
- HD DSTV connection
- Fiber optic internet connection
- OR EQUIVALENT

- 200mm exterior facing walls with partition walls between apartments
- Nolte bespoke German kitchen cabinets
- Bosch integrated appliances with built-in fridge and freezer; electric hob and extractor; oven; microwave; washing machine
- Fully-fitted bathrooms with Grohe fixtures + first-choice porcelain designer tiles











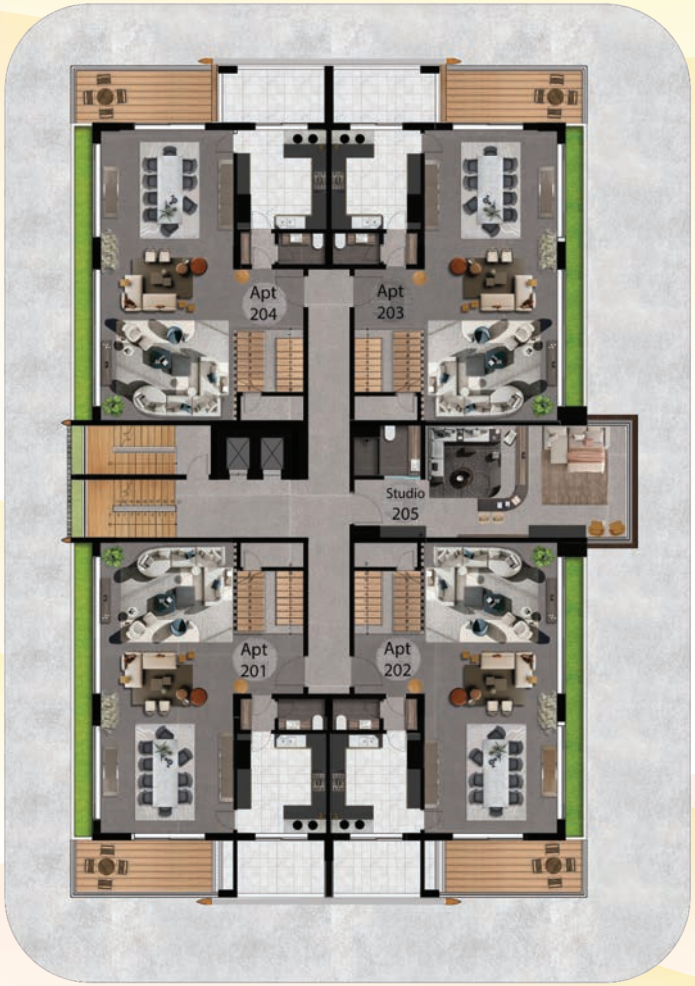


GROUND FLOOR PLAN



1st FLOOR PLAN

Executive Duplex Apartments



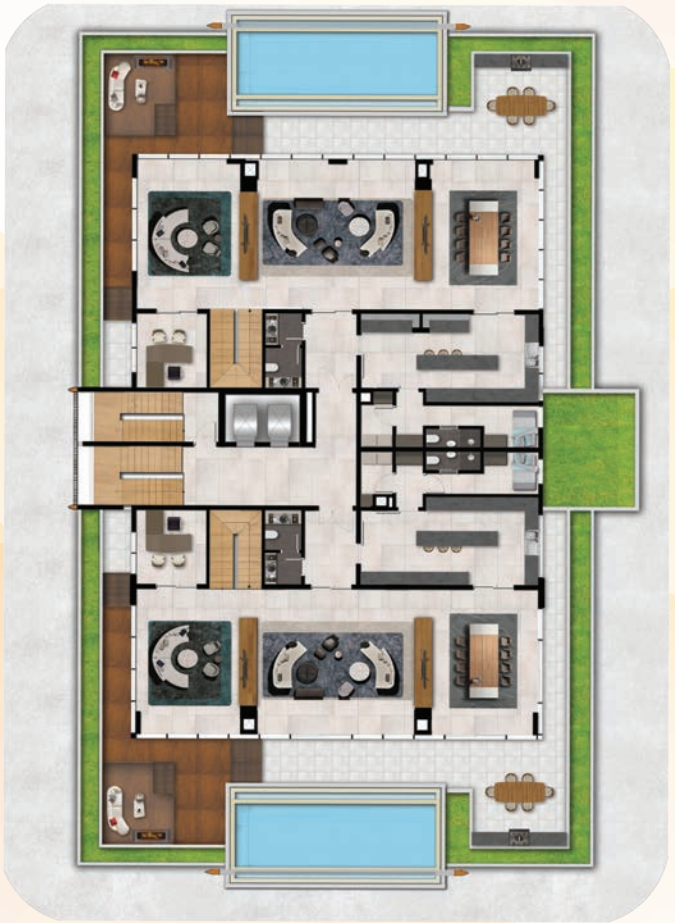
2nd FLOOR PLAN



3rd FLOOR PLAN



Luxurious Duplex Penthouses



6th FLOOR PLAN



7th FLOOR PLAN



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Modern Living With Conscience

The finest architecture does more than occupy space; it lives in harmony with its surroundings. **The Floe Residence** embodies this vision, blending contemporary design with Accra's natural rhythm to create a sanctuary of light, air, and serenity.

Guided by respect for nature, every detail reflects sustainable elegance, from verdant landscaping and eco-friendly spaces to double-glazed glass and insulated walls that ensure quiet, year-round comfort. With smart water recycling and thoughtfully setback design, **The Floe Residence** offers modern luxury defined by intention, balance, and lasting grace.




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Peace Of Mind

At **The Floe Residence,** your security and privacy are paramount. Advanced systems ensure peace of mind for residents and guests alike, while exclusive access to the cinema, gym, and rooftop pool elevates everyday living. With a 24/7 concierge at your service, comfort, convenience, and sophistication flow effortlessly together.

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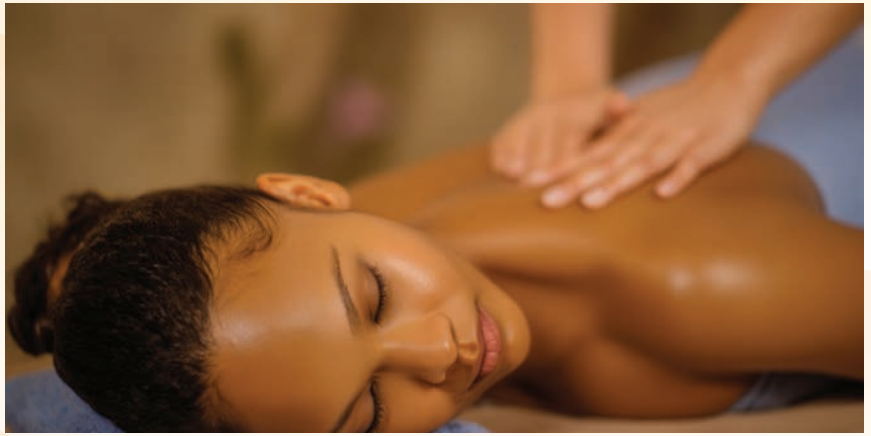







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Plot No. 5A, 10 Nortei Ababio St
Ambassadorial Estate Extension
(Roman Ridge Enclave)
Airport Residential Area
T.: +233 (0) 302 798 005 / 6
M.: +233 59 699 4779
yourbestapartment@roots-hospitality.com



Designed by : RabihDaou.com