

ELEVATE HEIGHTS

Juba's premier secure haven for international NGO and corporate executives.



EXECUTIVE BROCHURE



1 WELCOME TO YOUR EXECUTIVE HAVEN

Designed exclusively for diplomats, NGO directors, and corporate executives, Elevate Heights offers a seamless blend of premium luxury, modern infrastructure, and world-class security.

Located in Juba's safest, elite neighborhood, our residences provide a peaceful, turnkey sanctuary for global professionals who refuse to compromise on comfort, safety, or productivity.



2 UNCOMPROMISED SECURITY, SAFETY & PEACE OF MIND

Your safety is our absolute priority. Elevate Heights is fortified with an advanced, multi-layered security and life-safety infrastructure designed to meet the rigorous standards of international organizations.

- **Fortified Perimeter:** High boundary walls topped with active electric fencing and a 24/7 manned guard post.
- **Vehicle Access Control:** Heavy-duty anti-ram gate barriers to prevent unauthorized vehicular entry.
- **Smart Access:** Secure keycard systems for unit door access.
- **Constant Vigilance:** Comprehensive 24/7 CCTV surveillance monitoring all communal areas and access points.
- **Secure Parking:** Dedicated, secure internal parking exclusively for residents.
- **Intelligent Fire Protection:** A state-of-the-art, fully addressable fire alarm system equipped with precision smoke and heat detectors in every individual unit, corridor, the conference hall, and the parking area. The system allows management to pinpoint the exact location of any issue instantly.
- **Emergency Egress:** A dedicated emergency staircase featuring secure, accessible exit doors on every single floor to ensure safe and rapid evacuation.



3 UNINTERRUPTED PRODUCTIVITY & UTILITIES

- **24/7 Guaranteed Power:** Industrial-grade automatic backup generator that engages instantly during municipal outages.
- **Flawless Water Infrastructure:** Massive ground-level and overhead water storage tanks with a high-pressure, continuous delivery system.
- **High-Speed Connectivity:** Dedicated, ultra-fast 24/7 internet pre-configured for seamless remote work and international video conferencing.



4 THE RESIDENCES – PREMIUM 1-BEDROOM EXECUTIVE UNITS

Step into fully furnished, self-contained units curated with contemporary aesthetics and high-end finishes.

- **The Layout:** Perfectly proportioned 1-bedroom units featuring an open-concept living room, modern kitchen, private bedroom, sleek bathroom, and a private balcony.
- **Climate Control:** State-of-the-art, whisper-quiet AC cooling systems running 24/7.
- **The View:** Relax on your private balcony enjoying clear, panoramic views stretching toward the airport.



5 EXCLUSIVE LIFESTYLE & BUSINESS AMENITIES

- **Rooftop Terrace:** A stunning open-air space perfect for evening sundowners and relaxation.
- **Executive Conference & Meeting Hall:** Perfect for private briefings, corporate meetings, or presentations.
- **Reception:** A welcoming, professionally designed lobby with a dedicated reception desk to assist you and your guests.



6 BESPOKE FACILITY MANAGEMENT

Experience boutique hotel-style living with our on-site professional facility management team handling all daily logistics:

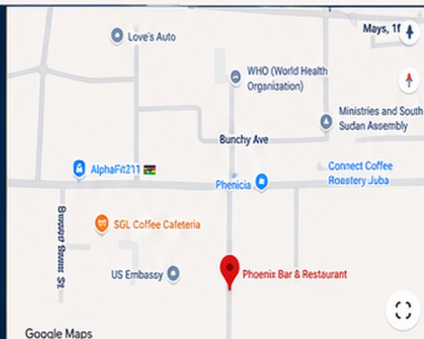
- **Daily professional housekeeping.**
- **Seamless garbage collection and building maintenance.**
- **Corporate-ready leasing agreements, transparent invoicing, and flexible terms tailored to international organizations.**



PRIME LOCATION & CONNECTIVITY

Perfectly situated in Juba's most secure professional hub, Elevate Heights puts you minutes away from everything you need:

- ✓ Walking distance to Phenicia Supermarket, the US Embassy, and the EU Compound.
- ✓ Immediate proximity to major Ministries, USAID, UN Compounds, and top international NGO headquarters.
- ✓ Direct, swift access to the airport.
- ✓ Surrounded by secure, diplomatic, and business-friendly neighbors.



For Leasing Inquiries & Private Viewings:

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Live Secure. Live Elevated.