

Hilltop Estates

by

Developers of Afrakomah Apartments

Our ongoing Gated community project at Pokuase, Accra.



Outline of the “Hilltop Estate” Houses:

- Elegant looking private houses(each with its own compound and Walls) in a gated community
 - Ground Floor: Living room(with half bath) with open space to top floor, Dinning room, Kitchen and **1** self-contain **bedroom**
 - Top Floor: **1** self-contain **bedroom**, **2** additional **bedrooms**, 1 bathroom & a balcony overlooking the front yard.
 - Provision with banisters on top floor, overlooking the Living room.
 - Barbeque area on the compound
 - Garage
 - ***Our final 3D house model will be made available soon...it will look very much like the picture on this page.
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Description: Hilltop Estates

A gated community is being developed at Pokuase, Accra to comprise of 6 elegant houses.

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Location:

About 15 mins drive to the Achimota Mall, Achimota, Accra.

Details:

As you may be aware, currently on the market, 3 bedroom houses sell for \$210,000 in the said area but we are offering a much more elegant 4 bedroom storey-buildings for \$230,000.

Financing:

Agreement:

There will be an agreement in plain English to spell out the contractual obligations on your end as a Buyer and on my end as the Seller before the commencement of any work for you, as well as any exchange of money between us. I recommend that you visit the site if possible or ask your delegated person(s) in Ghana to take a walk on the property before making such an important commitment.

So how is such a purchase typically financed in Ghana?

The popular approach in Europe and America is to finance home purchases through mortgages and as a result, the typically question I get is “how do I mortgage a house in Ghana?”

You can surely get the same home financing options through the banks in Ghana but because of the higher interest rates in Ghana, if you have your own way of financing this property at a much lower interest rate, I will recommend that.

Another payment option:

Depending on a prospective Buyer's financial position, the contractual Agreement can make room for an arrangement where a Buyer initially pays one-third of the total amount and after the developer completes the project up to a certain agreed upon point in the construction, an additional one-third payment will be made (roughly in about 3-6 months). By the end of 9-12 months, the keys will be ready and the expected completed milestones will be verified by the Buyer, before payment of the remaining balance.

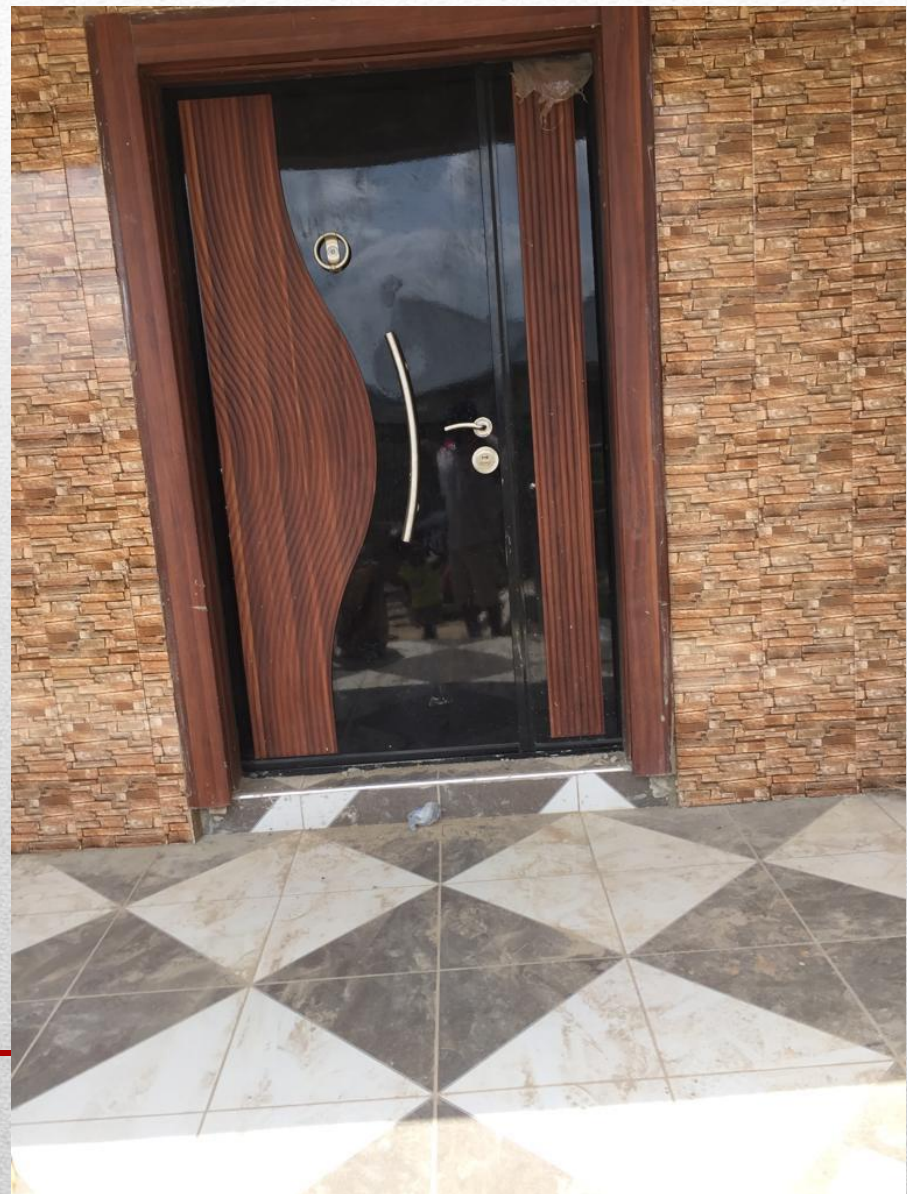
First Building – Construction Pictures



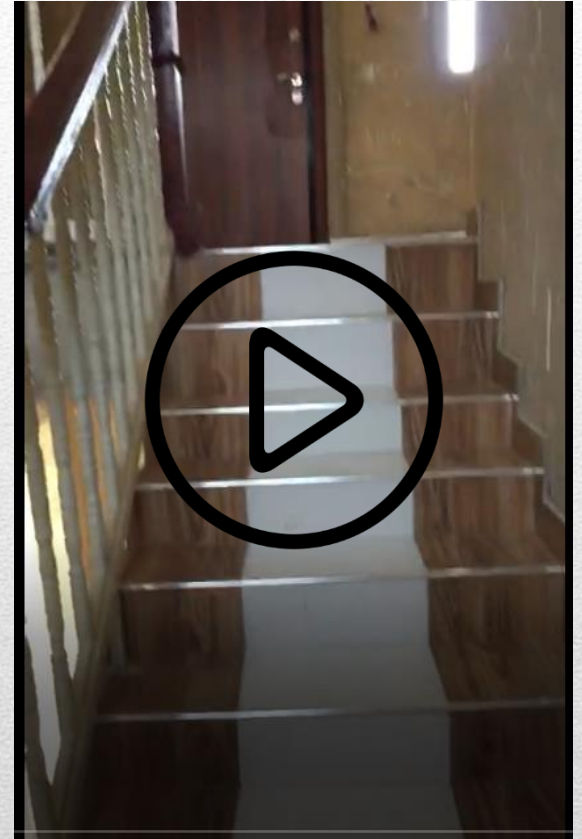








Videos from the Construction of the First Building



Base Work:

Blockwork:

- Ground Floor: Living room(with half bath) with open space to top floor, Dinning room, Kitchen and 1 self-contain bedroom
- Top Floor: 1 self-contain bedroom, 2 additional bedrooms, 1 bathroom & a balcony overlooking the front yard.
- Provision with banisters on top floor, overlooking the Living room.
- Garage and a driveway to accommodate 4 cars
- one half bathroom for visitors (by living room)
- Master bedrooms with built-in wardrobes
- Kitchen with built-in Store room
- Provision for Air Conditioning in bedroom/Living room
- Drainage from all houses to lead to common drainage.

Options:

Please note that on the next slide, the base features included in the building have being listed but buyer has the option to select his/her preferred features from the list of “Optional Features”. The additional cost resulting from these “optional features” will be included in the agreement to protect the buyer and also to eliminate scope creep to prevent project difficulties.

Optional features :

...write-up of this page is still in progress ...

		Included in Base Price:	Options: Additional charges will be assessed later for any of these options while completing the contract.
1	Ceiling	POP & "Andrain" (Enduit)	TnG / Wooden design
2	Wooden Cabinets	Standard Wooden	Luxury (imported)
3	Kitchen Cabinets	Built in Block Space for storage	Wooden Cabinets
4	Floor	Tiles	Tiles & Wooden design / Wooden
5	Garage	Single Garage	Double Garage
6	Inside Walls	Normal Plastering	"Andrain" (enduit)
7	Outer Doors	Normal Hard Wood	Imported Security Doors (standard) with Bell & Outside View hole / Imported Security (Standard) / Imported Security Doors (Cosmetic) with Bell & Outside View hole
8	Water Supply	Platform with polytank for water storage & provision for Public Water Supply	Private Bore hole / Private Bore hole & Purification System including UV light system.
9	Kitchen Forceps & washing base(?)	standard	Forceps type 1 / Forceps type 1
10	Wall	Block with banisters	Block with electric fence / Banisters with electric fence
11	Septic	Private septic tank	Provision for new technology for septic conversion into energy
12	Roof	Hidden / Not Hidden	
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Contact Dr. Frimpong directly with any inquiries on these Real Estate Projects:

(For any Tech E.I.G. related inquiries please refer to the contact info on the TechEIG.org home page)

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