



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(with 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 barristers, overlooking the Living room from the top floor.
 - 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.

As you may be aware, currently on the market, 3 bedroom houses sell for \$200,000 in the said area but we are offering a much more elegant 3 bedroom houses (expandable to 4 bedrooms) for \$185,000.

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 \$200,000 in the said area but we are offering a much more elegant 3 bedroom houses (expandable to 4 bedrooms) for \$185000.

Financing :

So how is such a purchase typically financed in Ghana?

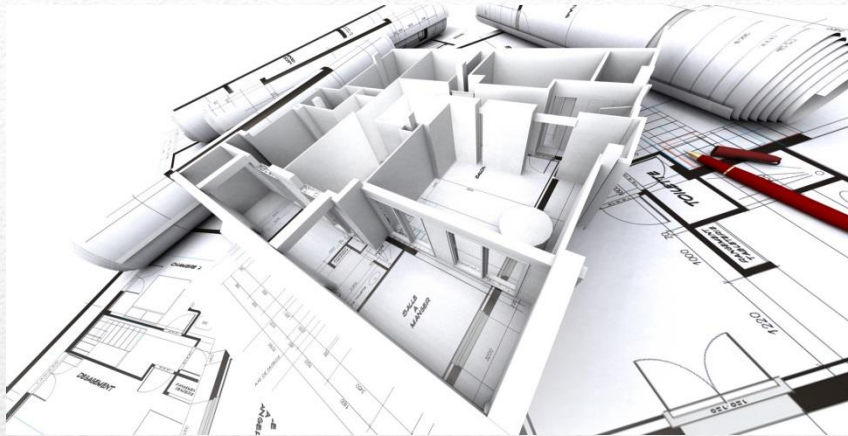
Mortgage

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?”

Many banks in Ghana generally use variable interest rates but because of the uncertainties surrounding variable interest rates, if one has a way to get a second mortgage in the US (or, in Europe) to finance such a project, I will surely recommend that approach.

Another payment option:

A prospective buyer can pay one-third of the total amount and after the developer completes the project up to a certain agreed upon point in the construction before 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, contractual details will be verified and the remaining one-third balance of payment will be made.



Details of the building

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

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Base Work:

Blockwork:

- Ground Floor: Living room(with half bath) with open space to top floor, Dining 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 barristers, overlooking the Living room from the top floor.
- 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 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	Extravagance 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 / 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
9	Kitchen Forceps & washing base(??)	standard????	Forceps type 1 / Forceps type 1
10	Wall	Block with barristers	Block with electric fence / Barristers with electric fence
11	Septic	Private septic tank	Provision for new technology for septic conversion into energy
12			
13			

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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