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    Assets And Treasures

# Own a Home... @ *A & T Hills* Community 25 - Tema

## A Master-Planned Gated Community



### What To Expect

- Variety of Designs across all levels of clientele
- Flexible Payment Terms
- Easy Purchase Procedure
- Modern Infrastructure
- Reliable Amenities
- Green & Siren Community
- Progressive Estate Management

*So... simple and straightforward*

## Community Features

- Super Market (Groceries, pharmacies, Cosmetics. etc)
- Club House with a pool
- Creche, Nursery, Primary & JHS Facility
- Church & Event Centre



# Community 25 Site - Tema



*A & T Hills*

# AT1 - 3 in 1: Luxury Storey Apartment 2/Floors

| Plot Size | Rooms      | Floor Area        | Price (US\$) |
|-----------|------------|-------------------|--------------|
| 50' X 80' | 1 Bedroom  | 95m <sup>2</sup>  | 78,000       |
|           | 3 Bedrooms | 190m <sup>2</sup> | 125,000      |



Ground Floor Plan

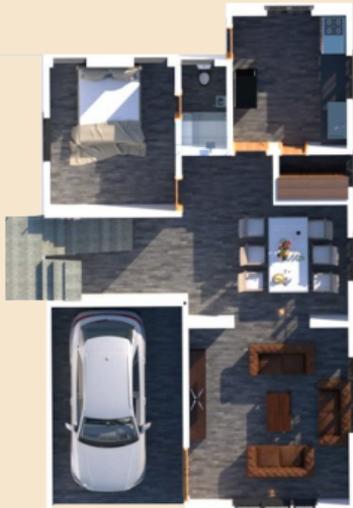


First Floor Plan

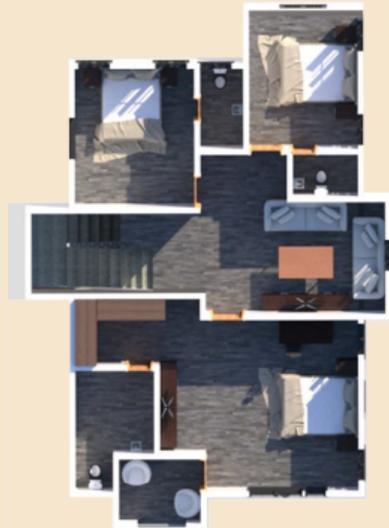
# **AT2:** Luxury Detached Storey(3/Floors) with Carport & Rooftop

| Rooms      | Plot Size | Floor Area        | Price US\$ |
|------------|-----------|-------------------|------------|
| 4 Bedrooms | 40' X 80' | 325m <sup>2</sup> | 230,000    |
| 5 Bedrooms | 40' X 80' | 340m <sup>2</sup> | 270,000    |





Ground Floor Plan



1st Floor Plan

## Standard Features

- Porcelain floor tiling
- P.O.P and plaster board ceiling
- Sliding windows (Exterior)
- Prefix burglar proof
- Built-in wardrobes
- Kitchen Cabinet
- Fitted Kitchen (Fridge, Stove, Microwave oven)
- Texture coat painting (Exterior)
- Metal Security Doors (Exterior)
- Hot water points
- Electrical Points (AC, Fan, TV, Telephone, etc)
- Laundry and washing machine points
- Gas Cylinder Cage
- Wifi Accessibility
- Water Reservoir & Booster
- Compound tiling and Greenry
- CCT / Intruder Alarm system



Rooftop Plan

# AT3: LuxuryPlus Detached Storey(3/Floors) With CarPort & Rooftop

| Rooms      | Plot Size | Floor Area        | Price US\$ |
|------------|-----------|-------------------|------------|
| 4 Bedrooms | 45' X 80' | 340m <sup>2</sup> | 260,000    |
| 5 Bedrooms | 45' X 80' | 340m <sup>2</sup> | 300,000    |





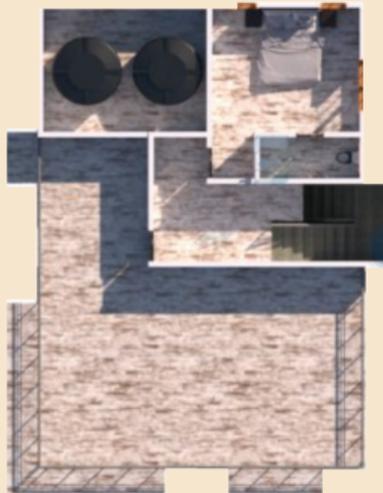
Ground Floor Plan



1st Floor Plan

## Standard Features

- Porcelain floor tiling
- P.O.P and plaster board ceiling
- Sliding windows (Exterior)
- Prefix burglar proof
- Built-in wardrobes
- Kitchen Cabinet
- Fitted Kitchen (Fridge, Stove, Microwave oven)
- Texture coat painting (Exterior)
- Metal Security Doors (Exterior)
- Hot water points
- Electrical Points (AC, Fan, TV, Telephone, etc)
- Laundry and washing machine points
- Gas Cylinder Cage
- Wifi Accessibility
- Water Reservoir & Booster
- Compound tiling and Greenry
- CCT / Intruder Alarm system



Rooftop Plan

## **Optional Features**

- Walk-in closet
- Water Heaters
- Gaviato Exterior paints
- Washing machine
- Granite / Marble Floor Tiles
- Trellidor / SPL Burglar proof bars
- Remote Controlled Gate
- Any other approved option on request

## **Purchase Procedures**

### **Initial Application**

Complete an Application Form in our Brochure / website and return it to us in person or via E-mail or Whatsapp for an Offer Letter.

### **An Offer Letter**

- i. An offer letter shall be issued from our outfit to the Applicant upon receipt of the filled out application form.
- ii. The offer letter shall contain the description of the property, price, standard and optional features, and criteria set out.

### **Allocations**

Allocation follows the offer letter once all the criteria set out therein are met

### **Agreement for Sale**

- i. Agreement for sale shall be executed between Guarantee Assets & Investments Limited and the Buyer once allocation has been done upon satisfaction of the criteria set out in the offer letter.
- ii. The Agreement shall incorporate the terms for the purchase of the property.

### **Final Invoice**

Upon completion of the House, a final invoice shall be issued to the Buyer which shall show the quoted price and all other bills for payment and closure of the purchase.

# Payment Plan

## A. Self Financing

### 1. Full Upfront Payment

- i. Completed House - Delivery over 2 months
- ii. Uncompleted House – Delivery over 6 months with 5% discount

### 2. Three Stages Payment (over 9 months)

- i. 40% deposit prior to allocation and commencement
- ii. 40% additional payment just before roofing
- iii. 20% final payment for delivery and closing

### 3. Credit Purchase Payment (over 2-years)

- i. 40% deposit to be accumulated bit by bit over 1 -year for allocation and commencement
- ii. 60% final payment to be accumulated bit by bit over another year for delivery and closing

## B. Mortgage Financing

### *Mortgage Payment (10-20 years)*

- i. 20 - 25% deposit by the buyer to us or to the mortgage institution chosen (payable piecemeal)
- ii. 75 - 80% final payment of the mortgage loan by the mortgage institution for delivery and closing.

## C. Employer Financing

### i. Full Sponsorship Payment

Where the amounts payable by the institution covers the full quoted price, the lease documents will be executed with the staff concerned, oath of proof sworn and the documents lodged with the institution for full payment.

### ii. Partial Sponsorship Payment

Where the amounts payable by the institution do not cover the full quoted price, the staff concerned shall pay to the developer the difference before delivery of the property.



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## Application

Full Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

\_\_\_\_\_

E-mail Address: \_\_\_\_\_

Phone Numbers: \_\_\_\_\_

Desired House Design AT1 - 3 in 1  AT2 - 4BR  AT2 - 5BR

AT3 - 4BR  AT3 - 5BR

Price: \_\_\_\_\_

Payment Option: 1. Self Financing a) Full Upfront Payment

b) Three Stages Payment

c) Credit Purchase Payment

2. Mortgage Financing

3. Employer Financing

a) Full Sponsorship Payment

b) Partial Sponsorship Payment

Any Message: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Referral Source: .....

## Statement of Account

A statement of account shall be sent to the buyer to indicate all payments made and zero balance in favour of the buyer

### Use of Mortgage Facility for Purchase

1. To apply to a mortgage company, you must complete and submit our application form to us and obtain an offer letter
- ii. With the offer letter, you will be required to fill out the mortgage loan application form and submit to the mortgage institution with all the attachments required.
- iii. Your application will be processed, vetted and approved or otherwise within one to three (3) weeks
- iv. After approval, they will issue you a Facility Letter which will confirm their agreement to provide mortgage financing.
- v. A Developer's letter will also be written to us with a copy of the facility letter attached to it
- vi. Upon receipt of the Developer's letter we will verify to confirm whether all the conditions precedent to disbursement including the buyer's deposits have been satisfied
- vii. Allocation will immediately be done once confirmation is affirmative.

## Contact

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