

## COMET HOMES PLUS

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#### **Ghana Office**

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Comet Homes Ltd

# POKUAA TERRACES

3 BEDROOM SEMI-DETACHED | TOWN HOMES STARTING FROM \$270,000 | 185SQM.

PRICES QUOTED IN DOLLARS ARE FOR THE DIASPORA CLIENTS

## **About Woodfields Dev. Ltd**

**Woodfields Development Co. Ltd** is a subsidiary of GROUPE CHREMATIN which was formerly COMET GROUP with about 17 subsidiaries operating in various fields of businesses in Ghana for the past 20 years.

The Company was established purposely to develop high-end residential estates and to construct buildings and homes to satisfy the desire of the growing middle class with desire for sophisticated taste for a quality lifestyle.

WDL builds medium-priced and functional houses with a brand name Comet Homes Plus. Its maiden estates was at CometHills at the Suburb called Santa Daniella Estates in 2014 which 150 homes were delivered for the teaming middle class elites.

At **chrematinville** which is part of the East Legon Extension and within the vicinity of the New Borteyman Sport Village and opposite the Nungua Farm (University of Ghana) covers 217 acres of land or over 1,000 residential plots planned and earmarked for the development of luxurious homes Woodfields Development of Pokuaa Terraces within the Chrematinville – Phase I is 20 units of Duplexes and Townhomes.

**The city is 5-minute drive** to the Accra-Tema Motorway and 20 minutes to Kotoka International Airport. The Chrematinville is adjoining to sprawling East Legon Upper-Class Residential Estates, and adjacent Trasacco Estaes in Accra.

The city have easy access to best schools and specialist hospitals including the \$650 million University of Ghana medical Hospital.

**The POKUAA TERRACES** under construction by the Woodfields Dev. CO. Ltd within the city of Chrematinville is a friendly units of three (3) Bedroom Semi-detached/TownHomes with smart and innovative furnishes to suit the taste and high quality lifestyle of young and progressive professionals and businessmen who want and desire to live in a good neighbourhood with all the smart and modern including 24hour security in a gated community.

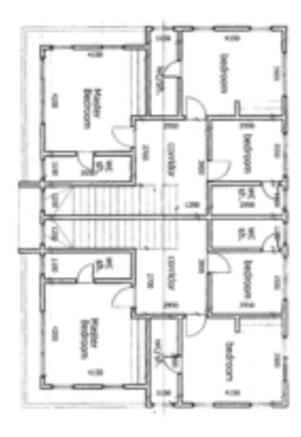


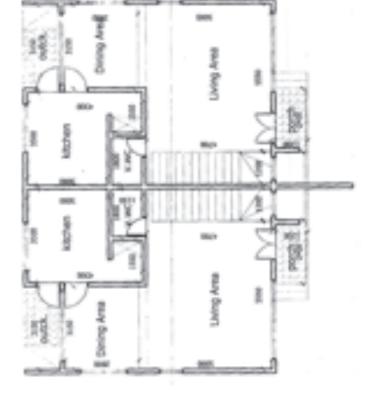
Introducing Chrematinville

## COMET HOMES PLUS

POKUAATERRACES ....Building for a que

FLOOR PLAN 185M<sup>2</sup>





FIRST FLOOR PLAN

GROUND FLOOR PLAN

- FITTED KITCHEN
- 3 BEDROOM ENSUITE BATH
- PORCELAIN FLOOR TILES
- PLASTER BOARD CEILING
- CANOPY CARPORT
- ELECTRICITY

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PLUS
....Building for a quality lifestyle

#### Introducing

## Chrematinville



....Building for a quality lifestyle

### **POKUAATERRACES**

#### **3 BEDROOM DUPLEXES / TOWNHOMES**

POKUAA TERRACES

3 BEDROOM SEMI-DETACHED TOWNHOME

185M<sup>2</sup>

PRICE STARTS FROM U\$\$270,000.00

**FULL CASH PAYMENT:** 10% discount within 14 days upon acceptance of the offer letter.

**TERM:** we consider equal monthly instalment payment with postdated cheques turnable at a resident bank in Ghana whilst the property is under construction in addition to other terms and conditions;

PAYMENT PLANS	PURCHASE PRICE	PAYMENT CONDITIONS	
CASH DOWN	US\$250,000.00	within 14 days upon acceptance of full payment of the purchase price	
INSTALLMENT PAYMENT	US\$270,000.00	No Deposit Foundation Level 10% Gable Level 30% Roofing Level 10% Finishing Level 20% External Works 10%	
MORTGAGE PLAN	US\$285,000.00	Deposit 20%	

Delivery in 24 months
Appreciation in value in 15years is \$650,000.00
Rental Income per Month \$1,800.00

## FORM A

# WOODFIELDS DEV. CO. HOME PURCHASE FORM

		Date
Name (as per ID card):		
First Name	Mlddle Name	Surname
Name of Co-Applicant (as per ID card):		
First Name	Mlddle Name	Surname
Address		
Street	Town	Code
Mobile Phone		Email
Selling Price (Unit)		Number of Units
Unit handover date		Unit Number
Cash instalment or mortgage		
Client's Signature		Date
Sale's Partner		Source

Payment Plan Options	Cash Purchase	Installment Plan		Mortaga Dian
		Percentage	Date	Mortgage Plan
Deposit	95% - \$	25% - \$		20% - \$
Payment 1		25% - \$		
Payment 2		25% - \$		Bank facility letter within 6 months
Payment 3		25% - \$		
Final Payment	5% - \$	5% - \$		<b>80% - \$</b> Moraage disburse

