

Introducing
Chrematinville

**COMET
HOMES
PLUS**

Building for quality lifestyle

Contact Us

P : +233277341177

**E : Sales@cemacogh.com
info@cemacogh.com**

15 Asoyi Crescent, East Legon,
Adjacent Bemuah Hospital

Ghana Office

Comet Homes Ltd
Chrematinville
Nmai Dzor – Motorway
East Legon Extension
Accra – Ghana

US Office

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

www.cemacogh.com

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.

FACTS

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POKUAA TERRACES FLOOR PLAN 185M²



FIRST FLOOR PLAN

GROUND FLOOR PLAN

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

FEATURES



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POKUAATERRACES

3 BEDROOM DUPLEXES / TOWNHOMES

POKUA TERRACES

3 BEDROOM SEMI-
DETACHED TOWNHOME

185M²

PRICE STARTS FROM
US\$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 _____

Middle Name _____

Surname _____

Name of Co-Applicant (as per ID card):

First Name _____

Middle 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		Mortgage Plan
		Percentage	Date	
Deposit	95% - \$	25% - \$		20% - \$
Payment 1		25% - \$		
Payment 2		25% - \$		Bank facility letter within 6 months
Payment 3		25% - \$		
Final Payment	5% - \$	5% - \$		80% - \$ <small>Mortgage disbursement</small>

