

EMERALD SUITES



EXCEPTIONAL MODERN LIVING

1, 2 & 3 Bedroom Apartments
Fifth Circular Road
Cantonments
Accra



Exceptional Modern Living

Very few contemporary residential developments in Cantonments can rival Emerald Suites. Impeccably styled with the urban executive lifestyle in mind, Emerald Suites yet exudes the master craftsmanship of quality and comfort that instantly makes you feel at home.

Once completed in December 2015, this residential development will consist of 18 one to three bedroom sectional title units. Fitted with the finest finishes, the typical specification of each unit will include: ensuite bedrooms; an open plan lounge, dining and kitchen; and spacious balconies.

The development will also boast a communal roof-top pool and gym, garden, allocated parking and high-level security.

Emerald Suites is the ultimate for the discerning few looking to live their dream or expand their property portfolio. If you are buying as an investment property, your annual rental yield is approximately 12%.

General Features

Windows

- UPVC glazed windows

Doors

- Metal security doors/
American panel doors

Door Entry System

- Phone intercom system

Lighting & Electrical

- Energy efficient lighting
- Smoke detectors
- Sockets

Flooring

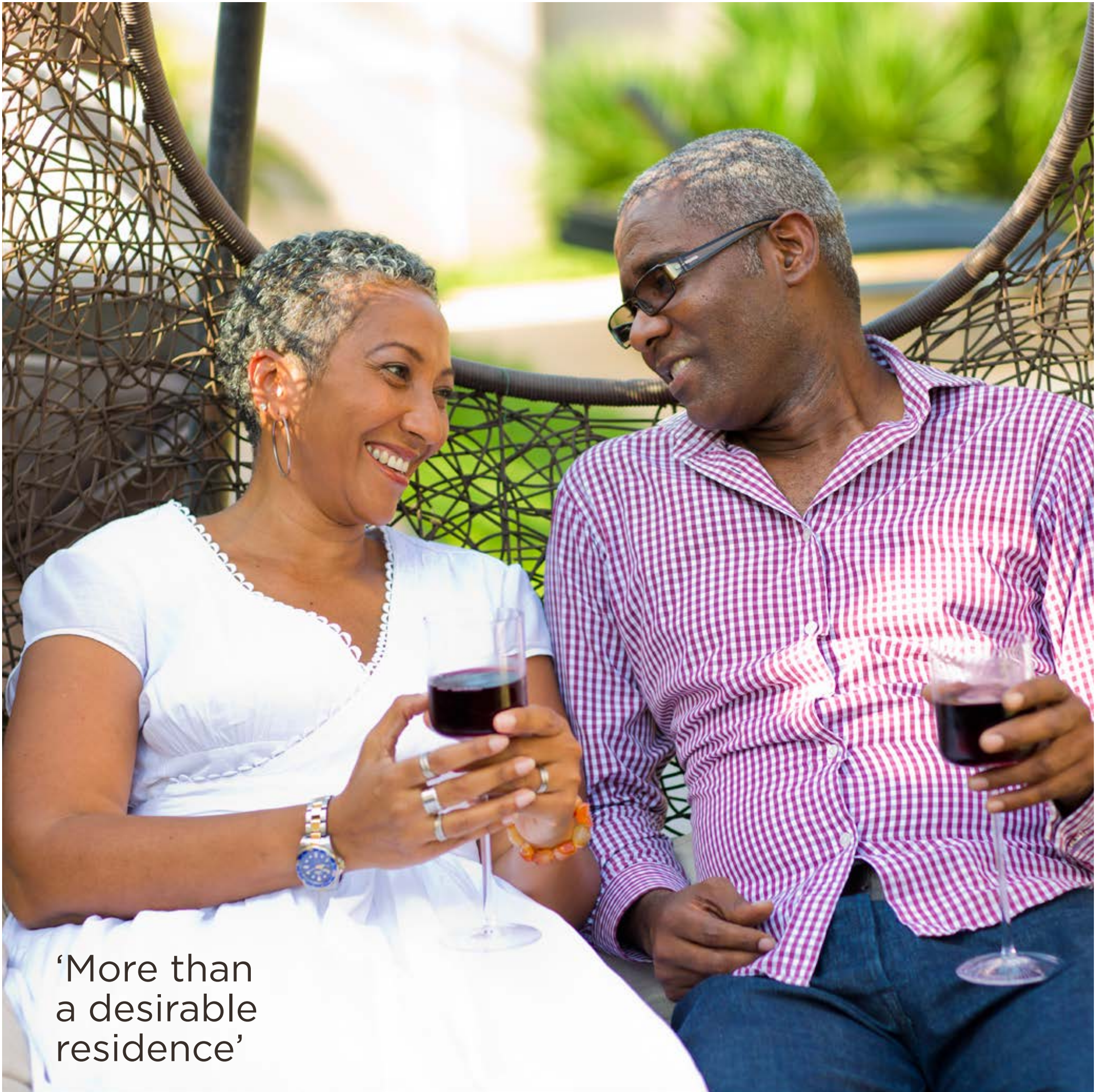
- Semi polished porcelain

Communal & External Areas

- Rooftop swimming pool and gym
- Paved car park
- Garden
- Backup generator
- Emergency water reserve
- Security fencing
- CCTV camera
- Property maintenance service



‘Freedom to
express your
character’



‘More than
a desirable
residence’

Location

Cantonments is one Accra's prime locations. It is home to well-to-do Ghanaians and a growing expatriate community. Sparsely populated, quiet and tranquil, it is one of the few residential areas with adequate space for enjoying the outdoor thrills of jogging, walking and biking.

Residents can also enjoy ideally located coffee shops, restaurants and fashion boutiques in the neighbourhood. Other amenities include highly ranked private schools and health centres.

For those looking for a top-up of recreational bliss, 'Osu', Accra's own local version of the West End, is only a stone's throw away.

Cantonments is located only 5km away from Accra's Kotoka International Airport.

Places of Interest

Grocery Shopping

Osu Mall, Koala Shopping Center

Cafes

Labone Coffee Shop, d'Cafe, Melting Moments

Restaurants & Lounges

Cantonments

Captain Hooks, Chase Restaurant, Hinlone, Kaya Energy Bar & Design, Le Must, Le Tandem, Zanzibar restaurant

Osu

Bread & Wine, Cuzzy Bro's, Duplex, FireFly, Frankie's, Honeysuckle Pub, Le Magellan, Mama Mia, Monsoon, Piazza, Regal, Republic, Shisha Lounge, Venus Cocktail Bar

Hotels

Midindi Hotel, Roots Hotel

Banks

Access, Barclays, Ecobank, Fidelity, Guranty Trust Bank, Universal Merchant Bank, Standard Chartered, Zenith

Schools

New Horizon Special School, Ghana International School, Morning Star

Health Centres

Akai House Clinic, North Labone Dental Clinic, Trust Hospital





KITCHEN & DINING

- Refrigerator
- Washer & Dryer
- Cooker
- Extractor
- Microwave
- Quartz worktops



LIVING

- Wiring for DSTV
- Gigabit home network (Internet)
- AC units in all rooms



BEDROOM

- Walk-in closets
- Built-in wardrobes



BATHROOM

- Ceramic/
porcelain wall tiling

- Baths
- Showers

- Basins
- Heaters

1 Bedroom Floor Plan



Floor Area: 50sqm

2 Bedroom Floor Plan - Option A



Floor Area: 75sqm

2 Bedroom Floor Plan - Option B



Floor Area: 100sqm

3 Bedroom Floor Plan



Floor Area: 150sqm

Payment Terms and Conditions

Owner Finance

- A minimum 10% of the purchase price will be required upon acceptance of offer.
- An additional 30% of the purchase price shall be required before or upon the execution of the sales agreement.
- Another 30% of the purchase price shall be required 6 months after signing the sales agreement.
- A final 30% shall be paid on the date of completion and handover of the property.

Mortgage

- A minimum 10% of the purchase price will be required upon the acceptance of the offer.
- An additional 15% of the purchase price shall be required before or upon the execution of the sales agreement.
- After the execution of this contract, a facility letter from a reputable mortgage company shall be submitted to us indicating their willingness to extend a loan covering the remaining 75% of the offer price.
- A final 75% shall be paid on the date of completion and handover of the property.



+233 (0)302 781 857, +233 (0)202 222 331
+233 (0)245 709 285, +233 (0)577 107 777

info@emeraldpropertiesgh.com
www.emeraldpropertiesgh.com



Disclaimer: The preceding particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as a general guidance only and cannot be relied upon as literal depictions. Nor do they constitute a contract, part of a contract or warranty.