



SQUARE
Mile Homes



**EMBRACE LUXURY AND CONVENIENCE:
CONTEMPORARY PREMIER
RESIDENTIAL PROPERTIES**



ABOUT US

Square Mile Homes

is one of the leading real estate developers in Ghana, established in 2015 and has maintained a solid record of completed development of residential projects through a combination of financial, engineering and architectural expertise.

As a company, we believe that our most important goal is the creation of valued homes as part of an overall community. At Square Mile Homes, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.

We strongly believe that what we deliver is a valued living space immersed harmoniously into the community and will eventually be a legacy of the city. Square Mile Homes has a strong focus on professional quality that has enabled us to develop strong relationships with our investors and clients. Our professionals possess a high level of experience and passion to provide the most suitable solutions to ensure the success of each unique and challenging project.



SQUARE
Mile Homes

JOHANNA'S COURT



Adenta - Dodowa Road,
Amanfrom Junction
- Next to Regimanuel

WELCOME TO

JOHANNA'S COURT

JOHANNA'S COURT is the latest address within the fast growing Adenta, Amrahia and Katamanso suburb with an exceptional portfolio of exclusive residential offerings.

With private gardens and ample space to relax and entertain, state-of-the-art security, and luxurious contemporary finishes, Johanna's Court exclusive 14 homes ensures that balancing work and life in the city is never a compromise.

TYPE

**FULLY DETACHED
3 & 4 ONE STOREY
TOWN HOMES**





Peace-of-mind is as central to life at JOHANNA'S Court as its location

- ✓ **Elevated clubhouse and swimming pool**
- ✓ **State of the art security**
- ✓ **High quality CCTV cameras**
- ✓ **6 Strand Electric perimeter fencing**
- ✓ **Clubhouse with mini mart**
- ✓ **Unlimited uncapped Wifi to every home**
- ✓ **Homes have a private garden**
- ✓ **Playground and Gym unit**

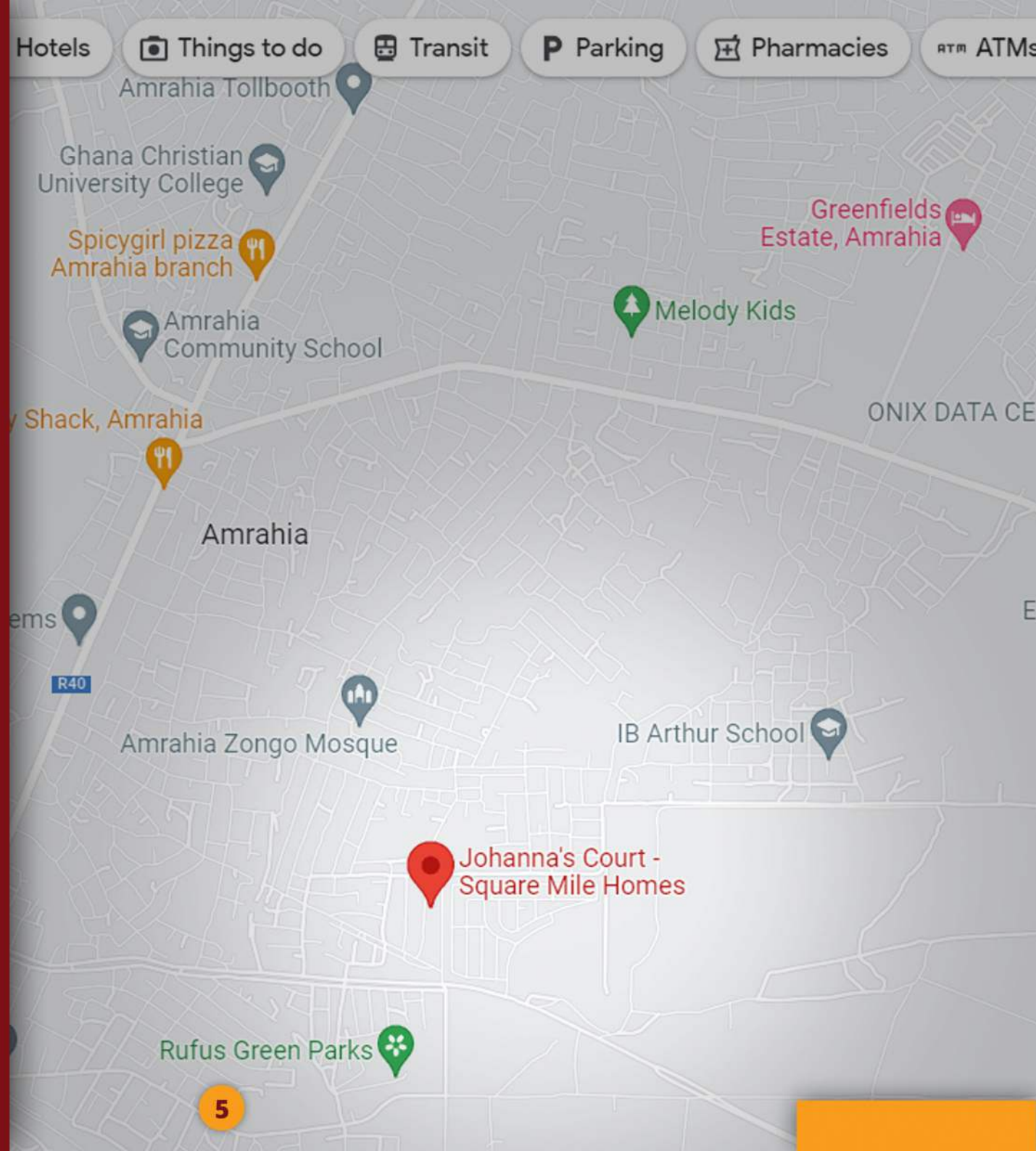


**Enjoy being close enough to the big city to enjoy it's convenience,
but far away enough to feel like home.**



A suburban haven on the city's doorstep

Why choose between a tranquil residential setting and a central location when you can have both?





JOHANNA'S COURT







The entrance foyer leads directly into the living area, benefitting from the natural light coming in through the floor-to-ceiling glazing.



- Ceramic Tiles
- Quality Sanitary Ware



Bathrooms and grooming spaces fitted with quality sanitary ware and selected fixtures

- Communal Pool
- Clubhouse
- Modern Gym



Discover a blend of adventure and serenity in carefully cultivated shared spaces from the playgrounds, modern gym to the community pool



The finest materials have been carefully selected and crafted to create exceptional finishes and an experience that makes you feel completely at home wherever you are within the development.





Floor Plan | Upminster



4 Bedroom | 3.5 Bathroom | Premium Lot | 270 Square Meters (2,906 sq. ft.)

4-BR STARTING PRICE: = \$220,000 = ₱2,732,400

DESIGN FEATURES

Open floor plan, Fully fitted kitchen with modern appliances, Engineered stone countertops, Master bedroom suite with dual vanities, Spacious closets, Air Conditioned bedrooms and Living area Ground level guest bedroom suite with full bath, Front Porch, Paved double-car parking space, UPVC glass windows, State-of-the-art security, Pergola Car Park Expanded backyard & Private Garden

Floor Plan | The Bromley



3 Bedroom | 3.5 Bathroom | Premium Lot | 182 Square Meters (1,959 sq. ft.)

3-BR STARTING PRICE: = \$170,000 = ₱2,111,400

DESIGN FEATURES

Fully fitted kitchen with and modern appliances, Engineered stone countertops, Master bedroom suite, Spacious closets, Air Conditioned bedrooms and Living area Ground level guest bedroom suite with full bath, Front Porch, Paved double-car parking space, UPVC glass windows, State-of-the-art security, Private Garden Expanded backyard & Private Garden

ARABA'S COURT

 EAST LEGON HILLS



ARABA'S COURT

EAST LEGON HILLS

This beautiful home redefines townhouses with a synergy that flows between all levels and fills it with a unique aura of warmth, wellbeing, and hospitality.

Love entertaining? The ARABA'S Court townhouse was designed to make it easy for you. Light, open space, clever design, and careful proportions come together seamlessly to create a special connection between the expansive living areas on each floor.

There's plenty of space for letting your imagination run free and make your home feel like a tropical resort everyone wants to holiday in! There is ample space for you to have a private pool if you wish. Each townhouse has five generous bedrooms, including a Master Suite.

The inclusion of a home theatre on the second floor provides extra space to unwind at the end of the day, while the expansive kitchen is an inviting place for everyone to gather, laugh and forge memories you'll treasure forever.

ARABA'S Court will constantly surprise you with the clever little details that enhance the way you live here. The open-plan home office on the first floor makes it easy to duck away when work calls, while upstairs on the rooftop terrace is a place for retreat.

The kids will love it too, with a cleverly positioned study nook providing the perfect place for homework and the Children's activity room off the upstairs landing giving them their own space to kick back and relax.

Flawlessly appointed, ARABA'S Court offers a luxurious lifestyle that's perfect for the discerning homeowner.

The Perfect Balance

between style, comfort and functional design



Inspired by Scandinavian Designs

Araba's Court incorporates clean lines, modern textures and natural light to create distinct living spaces that complement the art of living well. This designer residential development is located in a secure, boomed-off neighborhood and comprises 6 private townhomes with security fenced walls.

Your lifestyle of distinction starts at

\$270,000

₹3,353,400

East Legon Hills

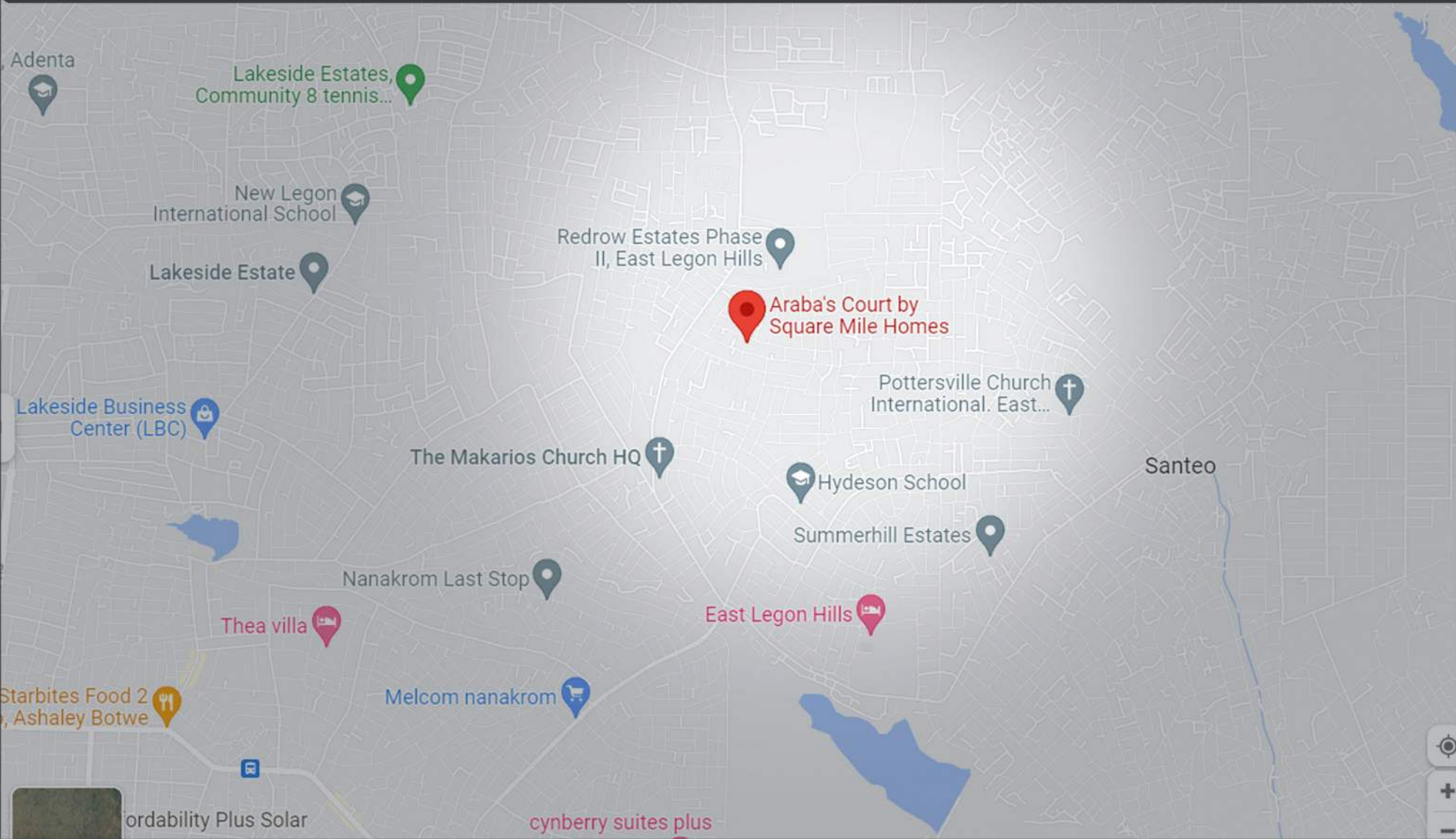
The quality of life is more important than life itself.

Location: One of the most pleasing and sought-after residential areas in the capital is East Legon Hills. The area is newly developed with good access roads and network and therefore has become attractive. The neighborhood is sparsely populated and occupied by dwellers in mid to upper-income levels.

Neighboring social amenities: Major hospitals within the vicinity include Sweden Ghana Medical Centre. International schools that neighbor our development include the British International School. Neighboring projects include the Adams Grey Townhouses, Red Row Estates, and the Richfield Lifestyle Estate. The Silicon Accra Project, a 10-acre technology park currently under development is within 2km of the ARABA'S Court Townhouses.



Location Map





Redefining Living at East Legon Hills

The innovative design ensures your own private escape every time you walk through the front door. The perfect combination of a family-friendly layout with delightful retreat spaces and living, kitchen and dining areas is spread across the core of the home



Where you want to be

• Master Bedroom

**Ultra-modern spaces are
reminiscent of an affluent
home.**



Walk-in-Closet

Bathroom & ensuite.

Relax and unwind in your elegant bathroom and ensuite with high-quality sanitary ware & bathroom furniture



Bathtub

2 Options

- A luxurious free-standing bath in lieu of the standard fitted bath to your bathroom



Toilet

- Close couple rimless toilet suite with soft close seat



Plugs

- Chrome plugs and waste to bath and pop-up waste to basins



Vanity set & sinks

2 Options

- Studio Collection reinvents compact vanity and storage solutions.
- Instantly add flair and luxury to small spaces with a modern twist on practicality and functionality.



Taps

- Drift chrome tapware with wall mounted bath spout



Premium appliances.



BOSCH
Invented for life



These world-renowned premium appliances will create a kitchen
that feels like your own personal 5 star restaurant

Fridge

French Double door fridge

- This stainless steel French double door fridge freezer offers large flexible space for a busy family
- Keep drinks cool with a French double door fridge featuring an ActiveSmart system with adjustable glass shelves and full extension freezer drawer



Dishwasher

600mm dishwasher

- Dishes will be left sparkling with this 14 piece digital display dishwasher with 6 wash programs



Rangehood

900mm externally ducted rangehood

- The ducted rangehood will easily remove steam and smoke from your cooking straight to the outside of your home



Cookers

600mm gas cooktop with 600mm under bench oven

- Bake in style with a stainless steel black reflective glass oven with 9 functions intuitive control system
- Enjoy maximum flexibility with the Bosch vario hob



Microwave

With user friendly electronics

- AutoPilot - 8 automatic programmes 4 defrost programs
- 3 cooking programs in microwave function combi program Memory-Function



Airconditioners

Wall mount premium Air Conditioners fitted in all rooms





Made for Friends & Family

At the rear of the home is the bright and breezy gourmet kitchen and outdoor kitchen. The expansive family and living areas provide the perfect place for everyone to gather, laugh and forge memories you will treasure forever.



Imaginative Solutions

The open-plan home office on the first floor makes it easy to duck away when work calls





Holiday At Home

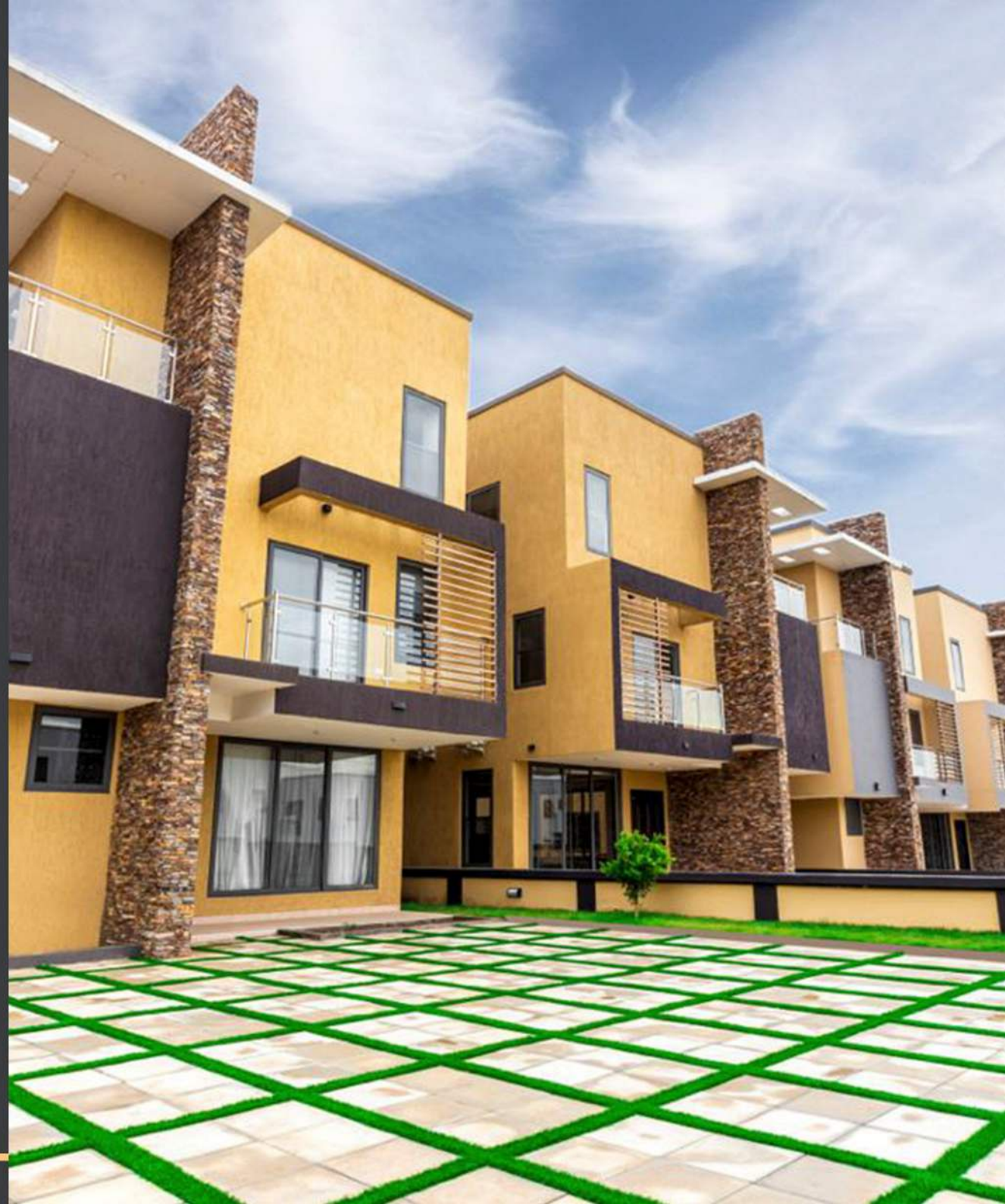
Light, open space, clever design and careful proportions come together at ARABA'S Court to create a special flow between the expansive living spaces



Expansive Outdoor Space

Natural warm and cool tones, bring a sense of the surrounding landscape into living spaces.

Private Swimming Pool,
Personalised Compound Landscape,
Alfresco are optional





Guest Bedroom

**Bright Light-filled spaces.
Great. Practical liveability.
Stylish contemporary appeal**



Floor plans - 354 SQM



Ground Floor



First Floor



Second Floor



Roof Terrace

ARABA'S Court Townhouses have been thoughtfully designed to provide space to unwind and relax. Set across three floors with an impressive roof terrace, modern elegance runs throughout this boutique collection of homes.

Availability & Prices



Starting Prices:

\$270,000

3,353,400

Payment Plan

Option 1: Standard

60% down payment
40% balance spread over
9 Months

Option 2: Supersaver

Substantial discount of up
to 10% on outright
payment

Option 3: Flexi

25% down payment
25% deposit by 3 Month
25% deposit by 6 Month
25% deposit by 9 Month

Option 4: Mortgage

30% down payment
70% balance by Mortgage

Start your purchase by placing a \$5,000 reservation fee and signing the reservation form to secure your chosen property. We will then send you a sale and purchase agreement for review, which must be signed and return to us within 30 days along with your first installment.

THE HIDDEN

SUPER SMART COMMUNITY WITH COMTEMPORARY OUTLOOK

TRASACCO



UNITS / FACILITIES

4 BED HOUSE WITH BQ (5 units)

3 BED SEMI-DETACHED HOUSE WITH BQ (2 units)

2 BED APARTMENT (3 units)

SWIMMING POOL

SECURITY POST/ FACILITIES OFFICE

CAR PARK (Min 2 Lots Per Unit)

STAND-BY GENERATOR

POWER ROOM

THE HIDDEN

A stunning and elegant design concept of modern executive town houses with a distinctive lifestyle which creates a sense of place, a place where people want to live and own. The coherent nature of the development seeks a like-minded class of people to inhabit and enjoy its tranquil. The location of this stylish development is nested in a calm and private area around the sought-after area of Trasacco with well-known developments including Trasacco valley, Buildaf and STEAMAN. This strategic location has played and influenced the design concept and birthed the project name “The Hidden”.

The development is equipped to provide exclusive lifestyle and luxury with facilities including, a spacious well-furnished build environment, a swimming pool, power plant, visitors parking, and 24-hour security services.

With full smart house technology embedded throughout the home you can be sure of a home that truly meets the demands of the future. With this we truly offer the comfort, convenience and control that our homeowner clients expect.

Construction commenced 2022
and is expected to be completed 2024

High End Finish

for all surfaces and walls



British Architecture

Inspired

The Hidden incorporates clean lines, modern textures and natural light to create distinct living spaces that complement the art of living well.

This designer residential development is located in a secure, boomed-off neighborhood and comprises of private townhomes with security fenced walls.

STARTING AT:

\$200,000

€2,484,000

Most Sought-After Neighbourhood

Trasacco

Location:

One of the most pleasing and sought-after residential areas in the capital is trassco. The area is newly developed with good access roads and network and therefore has become attractive. The neighborhood is sparsely populated and occupied by dwellers in mid to upper-income levels.

Neighboring Social Amenities:

Major hospitals within the vicinity include, shell Filling Station, Galaxy International School, Islamic University, Hag Hospital & Pharmacy, Olive Crest Montessori, Melcom Shopping Center, St Peters Mission School, Cytidea (SPAR) Mart, Sweden Medical Center, Goil Filling Station Mazmart, Hydeson School, British International School

Urban Living Redefined

The living room is arguably the most important room in the house with a paramount finishing. We have made a perfect combination of a family-friendly layout with delightful retreat spaces living, kitchen and dining areas is spread across the core of the home.







Enclosed Community Pool

Classic Bedroom Design



Walk-in-Closet



KITCHEN APPLIANCES

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These world-renowned premium appliances will create a kitchen that feels like your own personal 5 star restaurant



French Double Door Fridge

This stainless steel French double door fridge freezer offers large flexible space for a busy family



High-End Cooker

600mm gas cooktop with 600mm under bench oven Bake in style with a stainless steel black reflective glass oven with 9 functions intuitive control system Enjoy maximum flexibility



600mm Dishwasher

Dishes will be left sparkling with this 14 piece digital display dishwasher with 6 wash programs



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Rangehood

900mm externally ducted rangehood. The ducted rangehood will easily remove steam and smoke from your cooking straight to the outside of your home



Airconditioners

Wall mount premium Air Conditioners fitted in all rooms



ENSUITE BATHROOM

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Relax and unwind in your elegant bathroom and ensuite with high-end sanitary ware & bathroom furniture



Bathtubs

Luxurious free-standing bath in lieu of the standard fitted bath to your bathroom



Plugs

Chrome plugs and waste to bath and pop-up waste to basins



Vanity Sets & Sinks

Studio Collection reinvents compact vanity and storage solutions.

Instantly add flair and luxury to small spaces with a modern twist on practicality and functionality.

Taps

Drift chrome tapware with wall mounted bath spout



Toilet Seats

Close couple rimless toilet suite with soft close seat

DURAVIT

Smart Home Technology

with Eco-Friendly features



Solar heating system

Provision



Security Post

24 Hour Security Service



SMART LOCK SYSTEM

Features



Fingerprint unlock



Voice command unlock



Password unlock



RFID Card

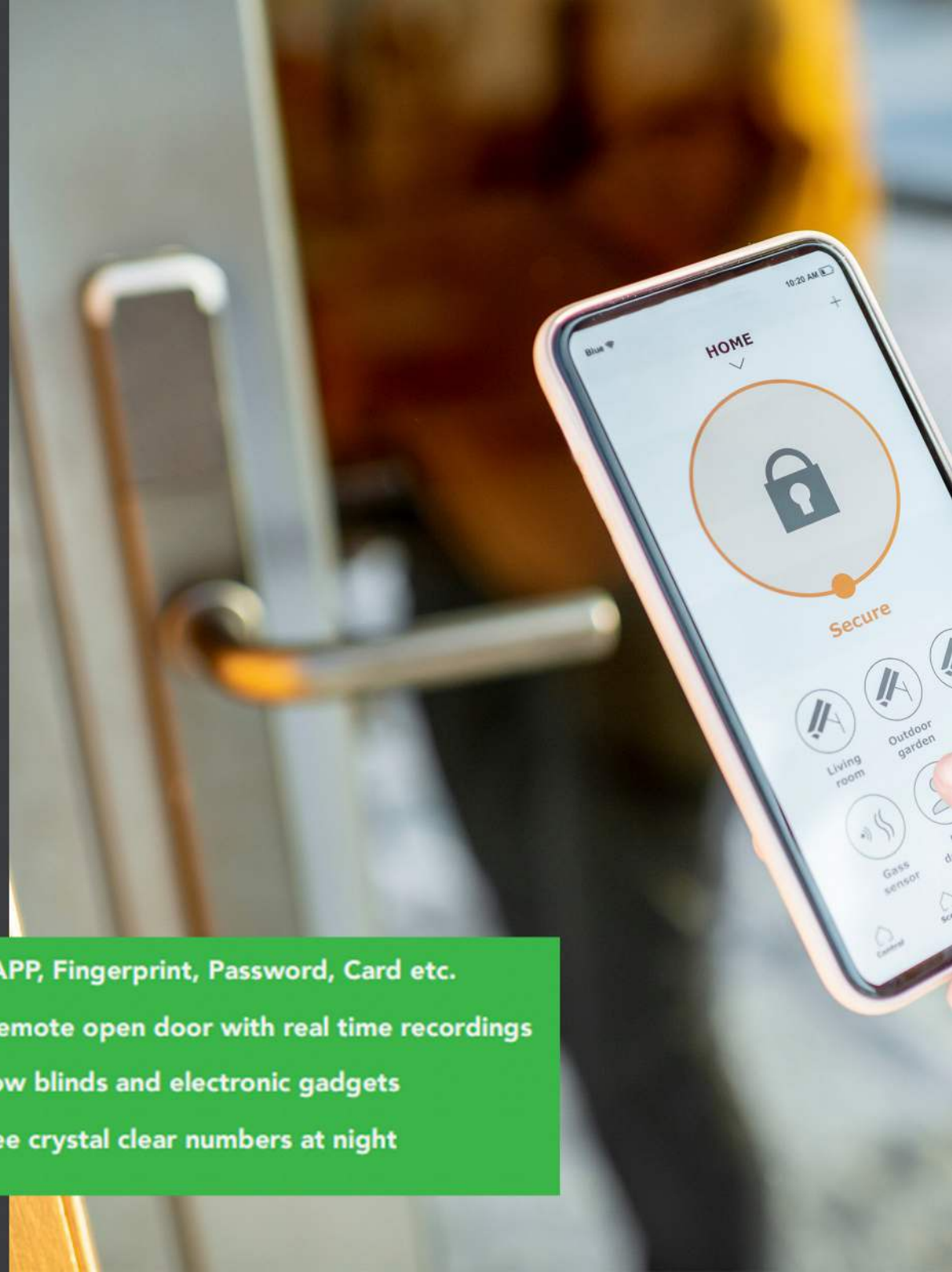


One time pass



Key lock

1. Multiple unlock mode: APP, Fingerprint, Password, Card etc.
2. Bluetooth connection, remote open door with real time recordings
3. Smart System for window blinds and electronic gadgets
4. Touch screen keypad, see crystal clear numbers at night



3-Bedroom SEMI-DETACHED



Price:

\$270,000

₦3,353,400

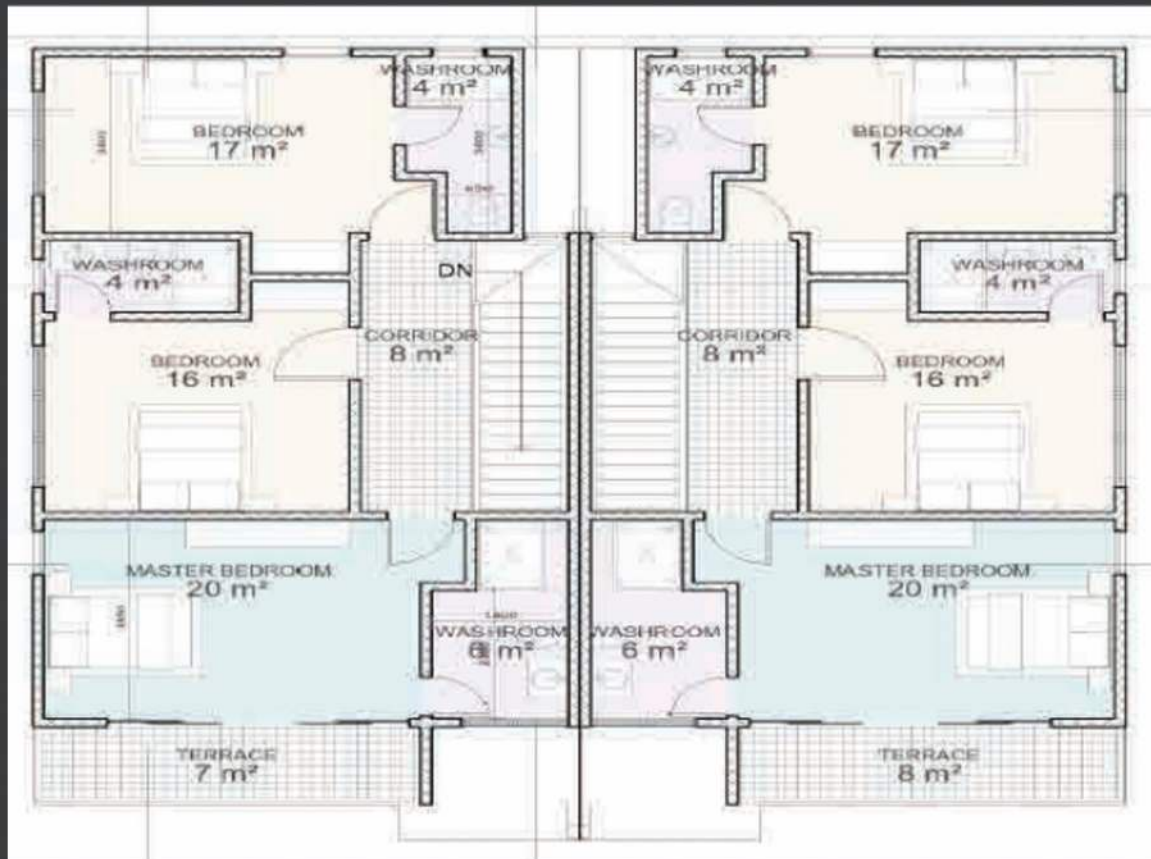
FLOOR PLANS & DIMENSIONS

Floor Area (220sqm)

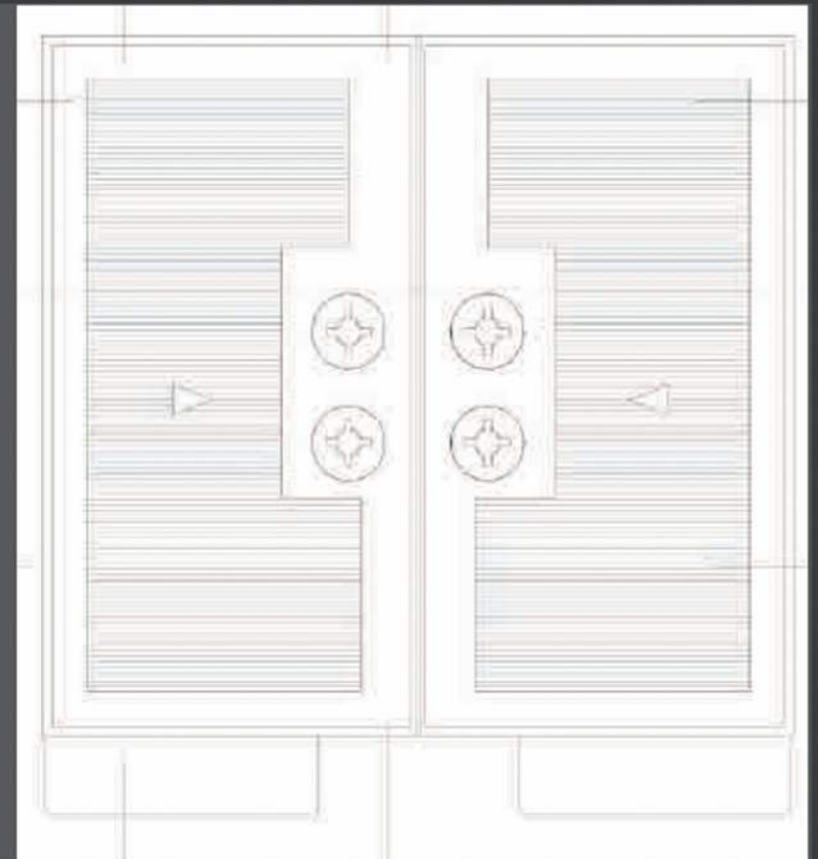
Ground Floor Plan



First Floor Plan



Roof Plan



4-Bedroom **STANDARD**



Price:

\$370,000

₱4,595,400

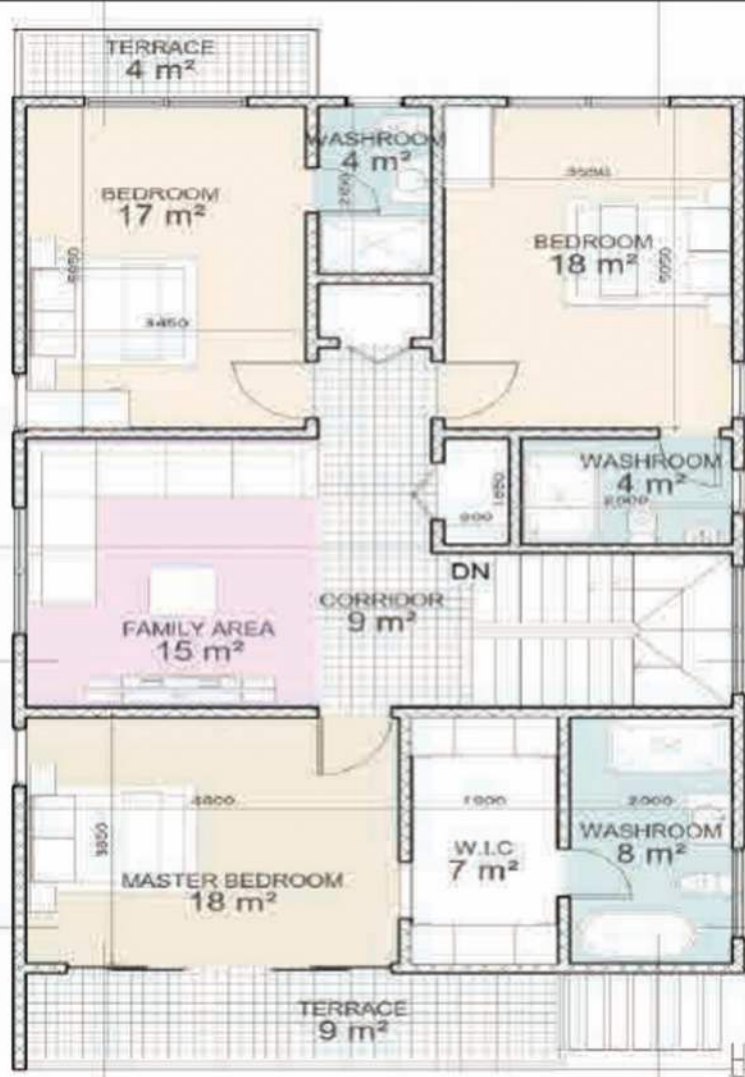
FLOOR PLANS & DIMENSIONS

Floor Area (330sqm)

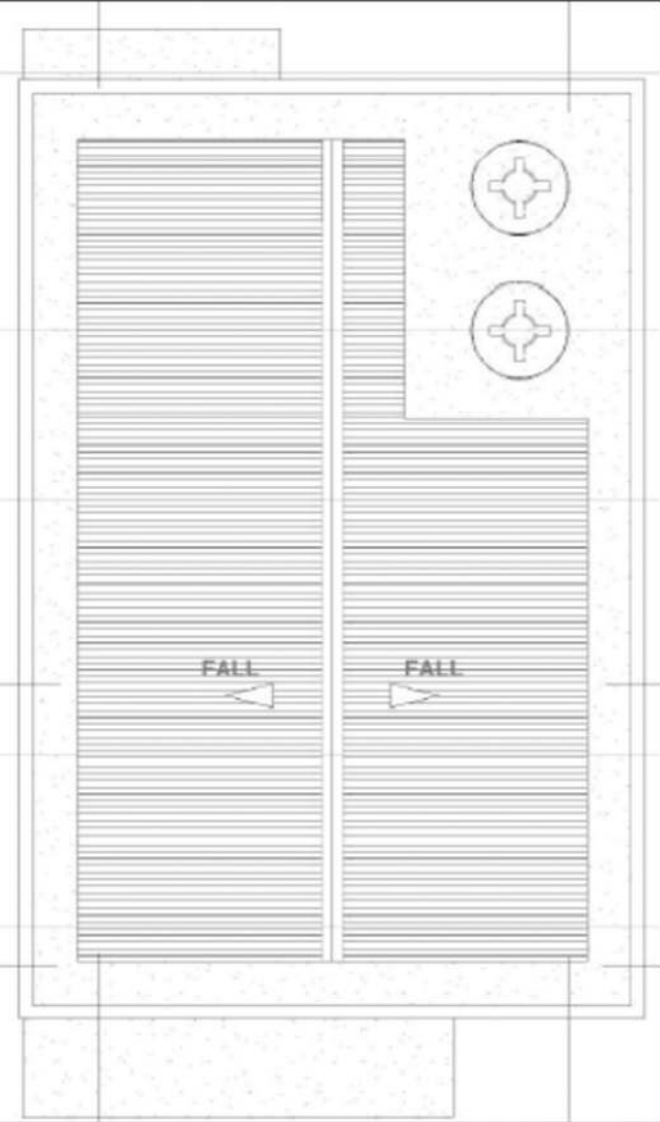


Ground Floor Plan

First Floor Plan



Roof Plan



2-Bedroom APARTMENTS



Price:

\$200,000

₹2,484,000

FLOOR PLANS & DIMENSIONS

Floor Area (250sqm)

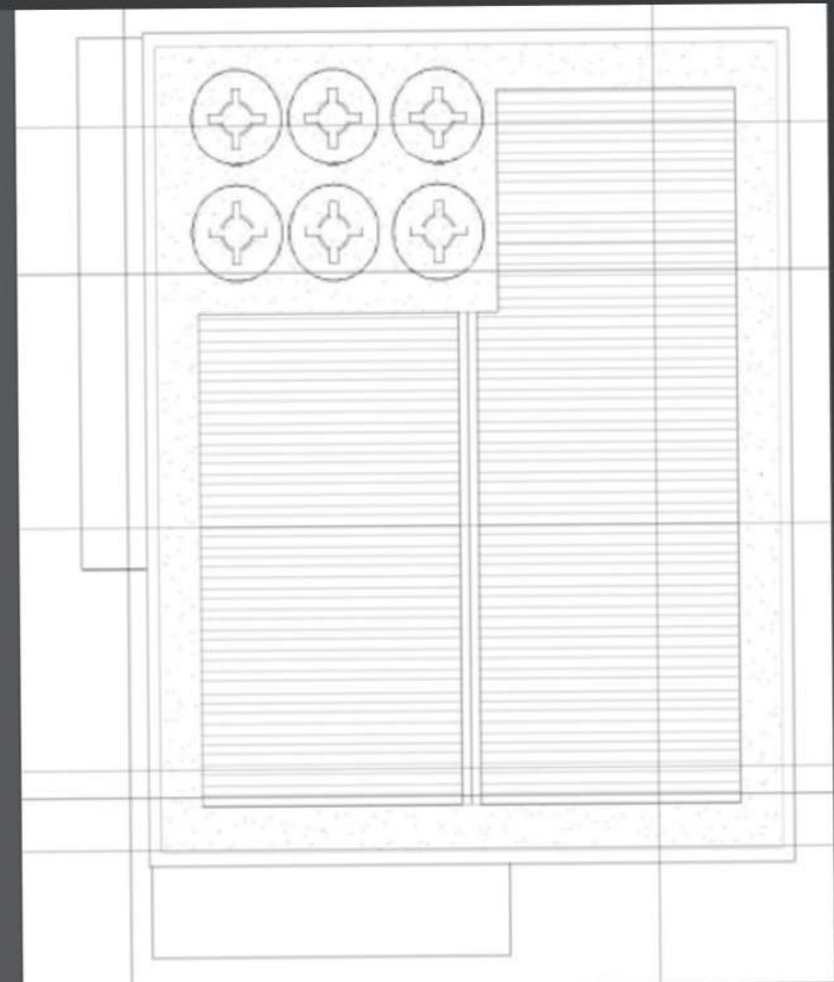


Ground Floor Plan

First Floor Plan



Roof Plan



AMENITIES n DRIVE TIME

Shell Filling Station - 5mins

Cytidea (SPAR) Mart - 10mins

Galaxy International School - 5mins

Sweden Medical Center - 15mins

Islamic University - 5mins.

Goil Filling Station - 10mins.

Hag Hospital & Pharmacy - 2mins

Maxmart - 15mins

Olive Crest Montessori - 5mins

Hydeson School - 5mins

Melcom Shopping Center - 5min

British International School - 10mins

St Peters Mission School - 5mins

OFF PLAN PAYMENT PROCESS

STEP 1

Register with us by contacting our marketing team/sales lines listed and we will reach out to fully understand your needs and answer any questions you may have.

STEP 2

Select the home you'd like and confirm any preferences you may have - at this point we will issue you with an Offer Letter; a \$5,000 non-refundable deposit will be required when you sign this. Although non-refundable, this cost will go towards the list price of the home.

STEP 3

The following agreement is sent out for the buyer to check, agree and sign: • Sale and Purchase Agreement to be completed within 30 days of the date when the signed Offer Letter has been received by the vendor.

STEP 4

Once the agreement has been signed, a 20% (minus the \$5,000 reservation fee) of the house price will be required within 45 days. At this stage building commences.

STEP 5

The following agreements are sent out for the buyer to check, agree and sign: Leasehold of Land - Bye-Laws - Site Management

STEP 6

Before commencement of roof level, 30% of the house price will be required within 30 days of when notification for the payment request is sent by email/Hard copy delivery. (Foundation to roof level will be completed within 180 days (6 months))

STEP 7

When it's time to install the internal fitting and fixtures, 20% of the house price will be required within 30 days of the notification of this request. You will also receive a handover portfolio with your house ownership documents and copies of all the documents

STEP 8

Hurray! Your house is finished! 20% of the house price is due, on or prior to handover of the keys. (30 Days) into moving into your new home, The final 10% of the house price is due for payment and final and full documents of your house is handed over to You.

PAYMENT OPTIONS

OPTION 1 STANDARD

Reservation Fee – \$ 5,000

20% Down Payment - Start of the Project

30% Down Payment - Before Roofing Works Commences

20% Down Payment – Before Internal Fittings and Fixtures

20% Down Payment - Before Final internal and external works

10% Down Payment – Handing over Key to Client (minus reservation Fee)

OPTION 2 SUPERSAVER

Reservation Fee – \$ 5,000

**Substantial Discount of up to 10% on Outright Payment
(Minus Reservation Fee)**

OPTION 3 MORTGAGE

Reservation Fee – \$ 5,000

30% Down Payment (Minus reservation Fee)

70% Balance Payment by Mortgage Company



Welcome to Trasacco Townhomes: The Epitome of Luxury Living

Experience the pinnacle of luxurious living at Trasacco Townhomes, a limited collection of 14 upcoming 4-bedroom, 3-storey townhomes with a rooftop, located in the prestigious Trasacco neighborhood.

These exclusive residences redefine contemporary elegance, offering unparalleled craftsmanship, rooftop terraces for outdoor enjoyment, seamless integration of smart technology, modern crafted amenities such as gym unit and private swimming pool and a solar system for sustainable living.

Seize the opportunity to become part of this prestigious community and elevate your lifestyle to new heights. With only 14 units available, these townhomes are an extraordinary investment opportunity, promising an unparalleled living experience for those who seek the epitome of luxury.

Don't miss your chance to own a piece of Trasacco's finest living. Contact us today to secure your place in Trasacco Townhomes and embark on a journey of timeless elegance and refined living.

**Construction commences in 2022.
Completion expected in 2024.**

SQUARE HEIGHT



**Introducing Square Height:
The Newest Development by Square Mile Homes**

Square Height, the latest upcoming project by Square Mile Homes, is set to redefine luxurious living in the coveted **East Legon - Adjiriganor area**. This exquisite development features a three-storey building comprising of 16 units, including studio rooms, 1-bedroom, 2-bedroom, and 3-bedroom apartments. With its prime location and a host of exceptional features, Square Height offers an unparalleled residential experience and a great venture for investment.

- Studio Apartments @34SQM (8UNITS)
- Executive Studio Apartments @37SQM (2UNITS)
- 1 Bed Apartment @63SQM (2 Units)
- 1 Bed Apartment (Penthouse) @122SQM (1 Units)
- 2 Bed Apartments @113SQM (2 Units)
- 3 Bed Apartments (Penthouse) @273SQM (1 Units)
- Swimming Pool
- Gymnasium
- Reception
- Kitchenette
- Security Post
- Reception
- Facility Management
- Servery
- Car Park (17 Lots)
- Stand-By Generator
- Underground & Overhead Water Tanks
- Laundry
- Power Room

Be a part of this extraordinary development.
Contact Square Mile Homes today to secure
your place in this exclusive Project.

**Construction commences in 2022.
Completion expected in 2024.**

DOMUS - ADA RESORT

If you're a fan of rejuvenating holiday breaks, hosting unforgettable parties at luxurious resorts, or enjoying family picnics in idyllic out-of-town locations, then The Domus is your ultimate opportunity. Nestled in the picturesque Big Ada area, specifically Agorkpo Street near Aqua Safari, this riverfront project offers a range of enticing investment options, including 1-bedroom and 2-bedroom properties for sale, vacation rooms for short stays, and resort centers for conferences.

By owning a room, a Limited Partner essentially becomes a shareholder in the resort and enjoys the economics associated with the room rentals. Because of our innovative business model and our high occupancy strategy, Limited Partners will likely be investors who are interested in generating income and quick payback on their investment rather than individuals seeking a beach property for personal use.

Seize the opportunity to own your dream holiday destination at The Domus. Whether you're looking for a permanent residence, a short-term getaway, or a venue for unforgettable conferences, this riverfront project has it all.

Contact us today to explore the available 1-bedroom and 2-bedroom options, secure your vacation room, or plan your next corporate event. The Domus invites you to experience the epitome of relaxation, enjoyment, and luxury in the heart of Big Ada's riverbank area. Square Mile Homes is your trusted real estate partner offering you exclusive vacation homes and beach resort investment opportunities!

**Construction commences in 2022.
Completion expected in 2024.**

WHY CHOOSE US?

Modernized Architectural Design: Our properties boast a stunning modern design that blends contemporary aesthetics with functional living spaces. Every detail has been meticulously crafted to offer a visually appealing and stylish environment. It showcases exceptional craftsmanship and attention to detail throughout, ensuring a high standard of construction and finishing.

Urban Convenience: Our properties are strategically located in a prime urban area, providing unparalleled convenience. Enjoy easy access to amenities such as shopping centers, restaurants, entertainment venues, and transportation hubs, ensuring a vibrant and dynamic lifestyle.

Serene and Peaceful Environment: Despite its urban location, our properties offer a serene and peaceful environment. Immerse yourself in a tranquil oasis away from the hustle and bustle, where you can unwind and relax in a peaceful setting after a long day.

Secure and Gated Community: The properties offer a secure and gated community, providing peace of mind and ensuring the safety of residents. Security features include 24/7 surveillance, remote and smart locks, intruder alarms, and professional security staff.

Energy Efficiency: Our property is designed with energy efficiency in mind, incorporating features such as energy-saving appliances, insulation, and sustainable materials, providing long-term cost savings and environmental benefits.

Ample Amenities: Enjoy a range of on-site amenities exclusively available to residents, such as a fitness center, swimming pool, landscaped gardens, children's play area, community clubhouse, enhancing the overall living experience.

Strong Rental Potential: If considering the property as an investment, highlight its potential as a lucrative rental property due to its desirable location, amenities, and modern design, attracting tenants and generating consistent rental income.

Value for Money as an Investment: Our properties are not only an ideal place to call home but also represent a smart investment opportunity. With desirable location and modern design, it offers great potential for value appreciation over time, making it an attractive choice for astute investors.

Responsive Customer Service: Assure potential buyers or residents of your commitment to providing excellent customer service, including a responsive management team, reliable maintenance, and prompt assistance for any inquiries or issues.

Choose our property to experience the perfect blend of modern design, urban convenience, a serene ambiance, and excellent investment value. It's an opportunity to embrace a sophisticated lifestyle while enjoying the benefits of a prime location.



SQUARE
Mile Homes

A new meaning to affordable luxury

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www.squaremilehomes.com

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