



THE HIDDEN

SUPER SMART COMMUNITY WITH COMTEMPORARY OUTLOOK

TRASACCO

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.



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 nestled 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.





Location Map



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 piecedigital display dishwasher with 6 wash programs



Microwave

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



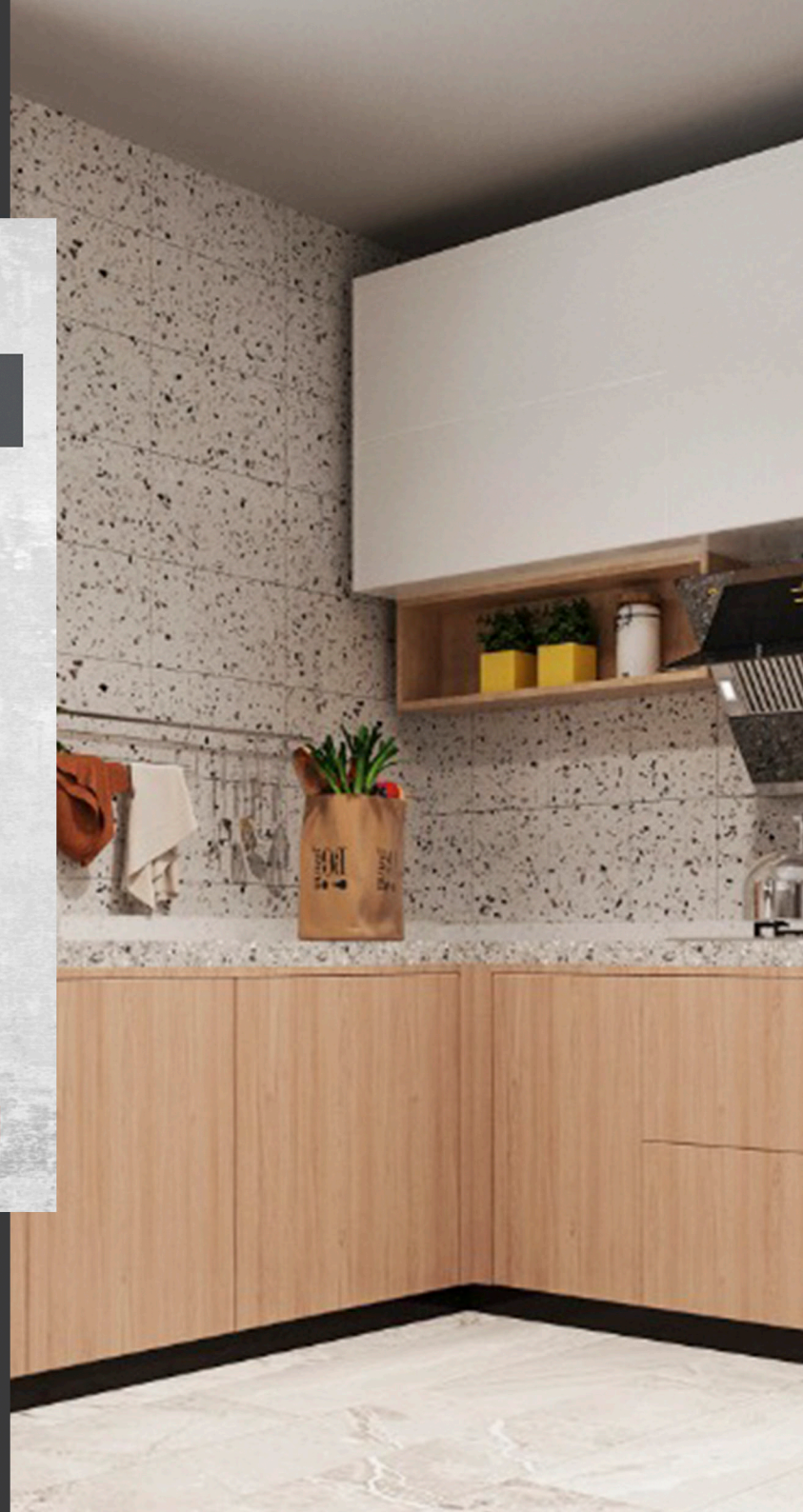
Rangehood

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

ENSUITE BATHROOM

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

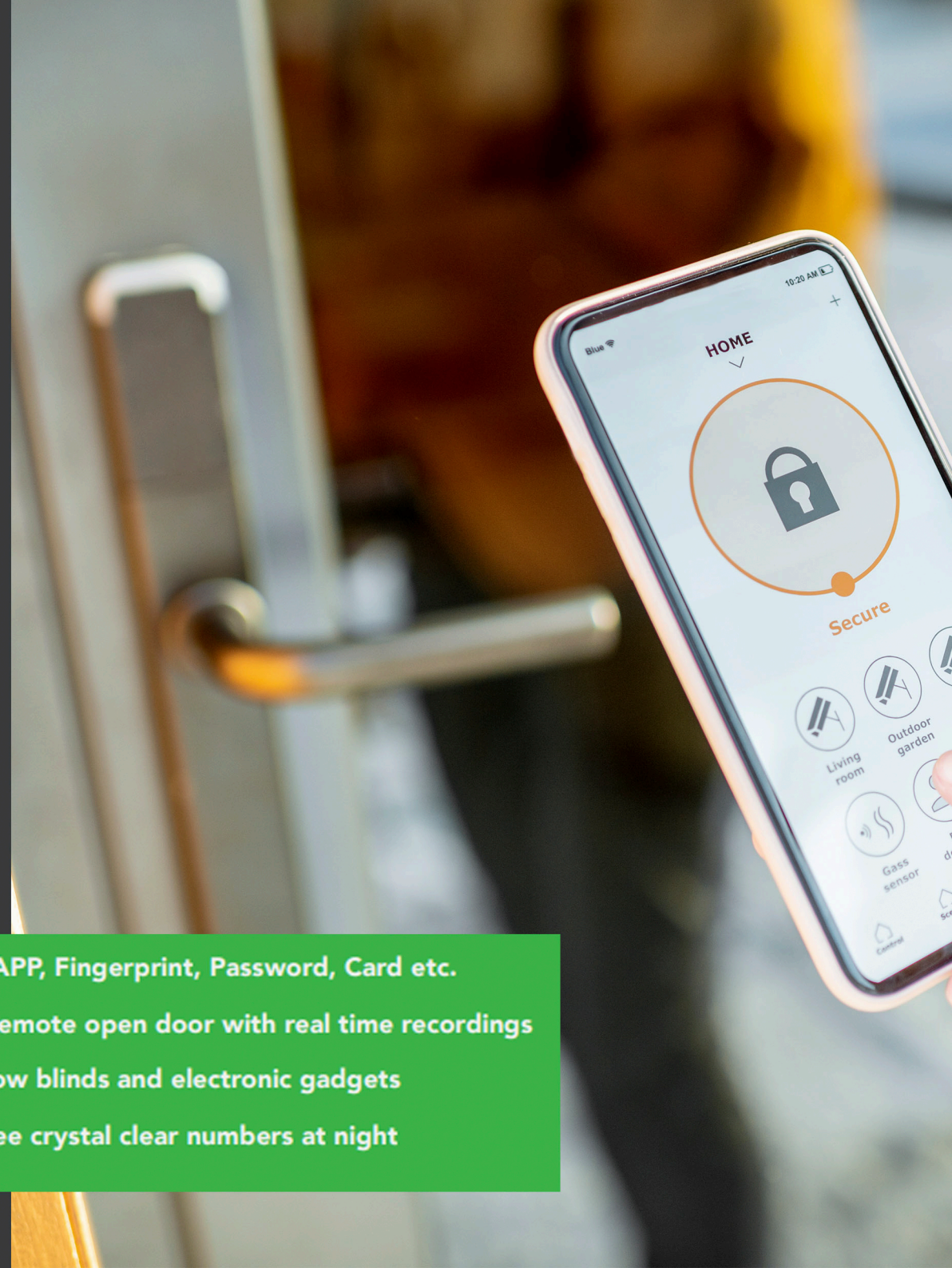


One time pass



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

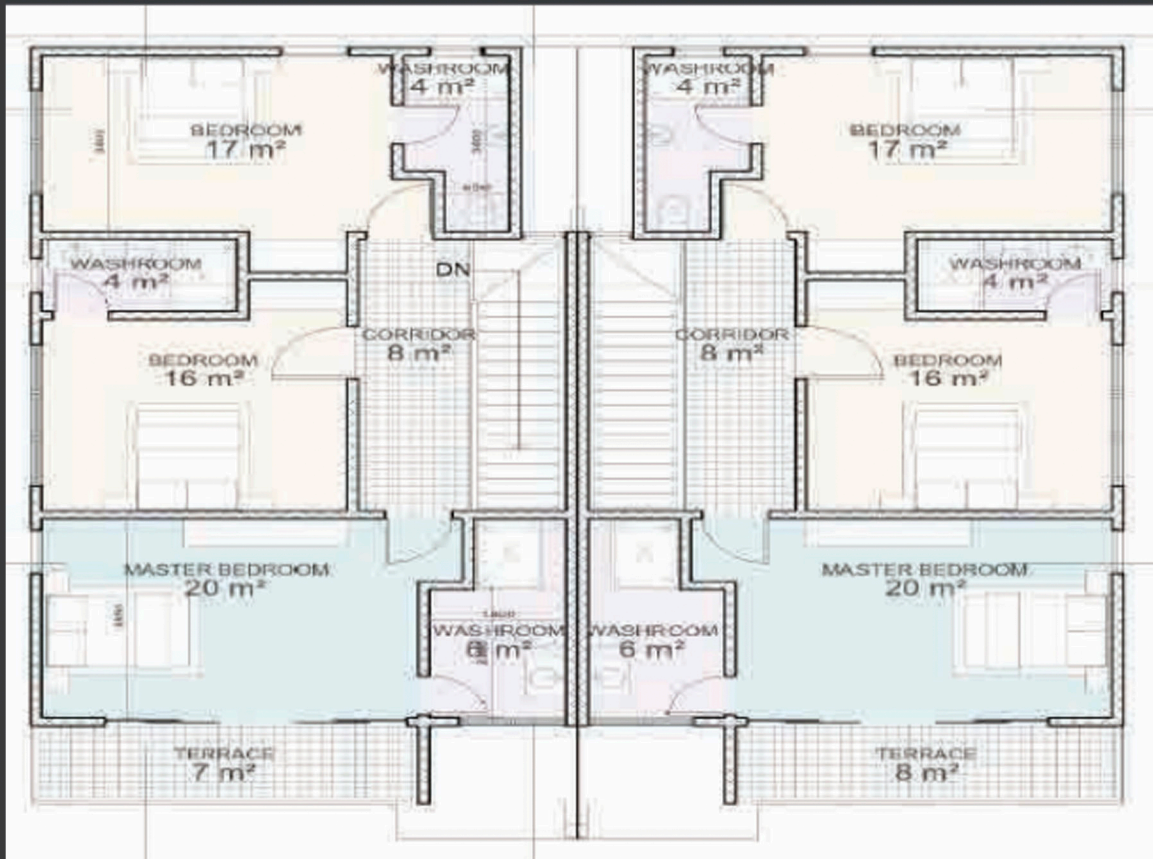
FLOOR PLANS & DIMENSIONS

Floor Area (220sqm)

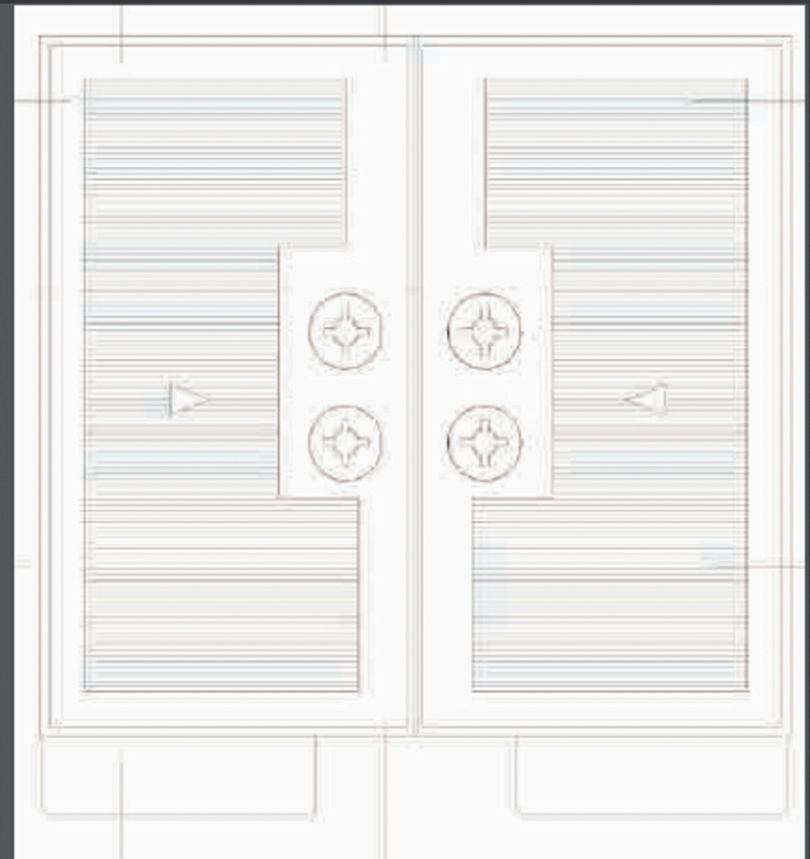
Ground Floor Plan



First Floor Plan



Roof Plan



4-Bedroom **STANDARD**



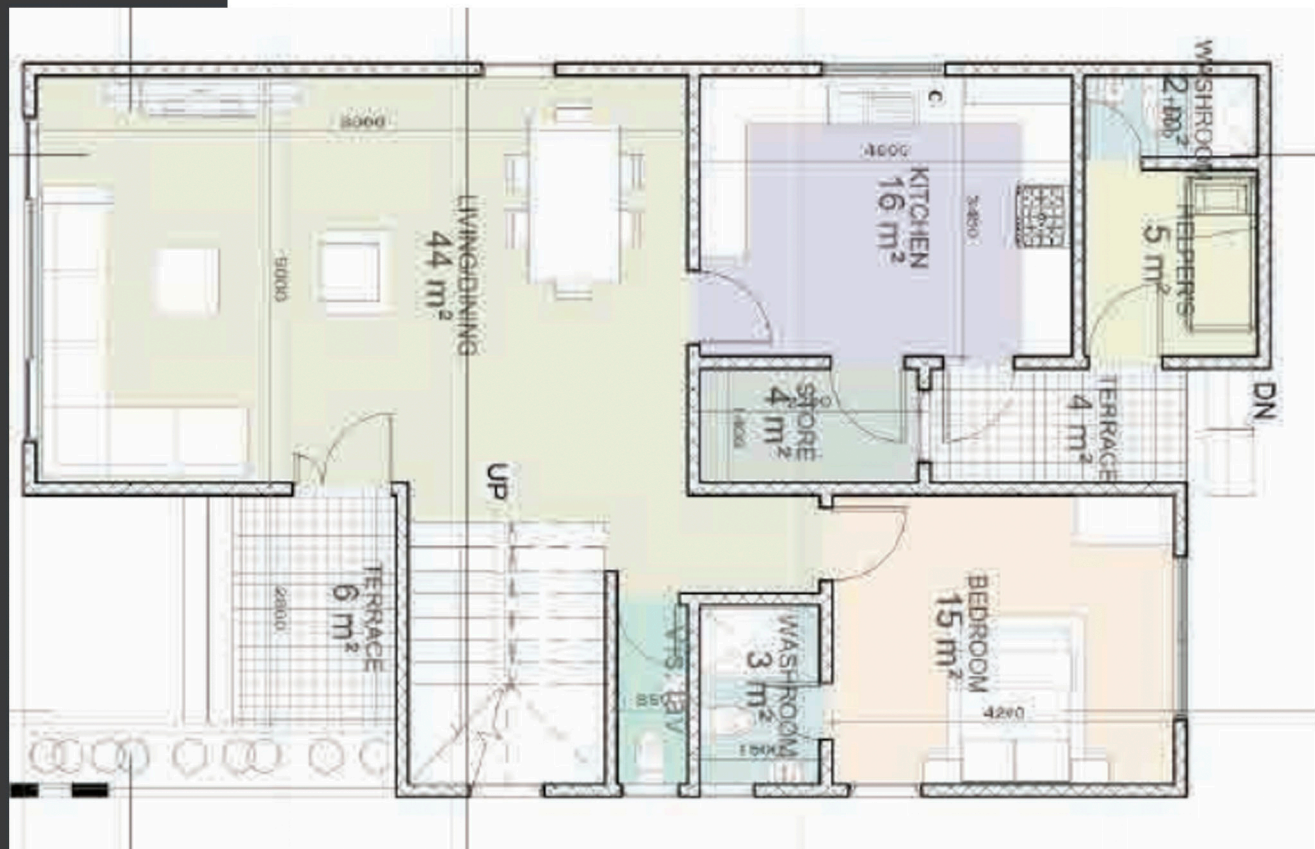
Price:

\$370,000

₱4,595,400

FLOOR PLANS & DIMENSIONS

Floor Area (330sqm)

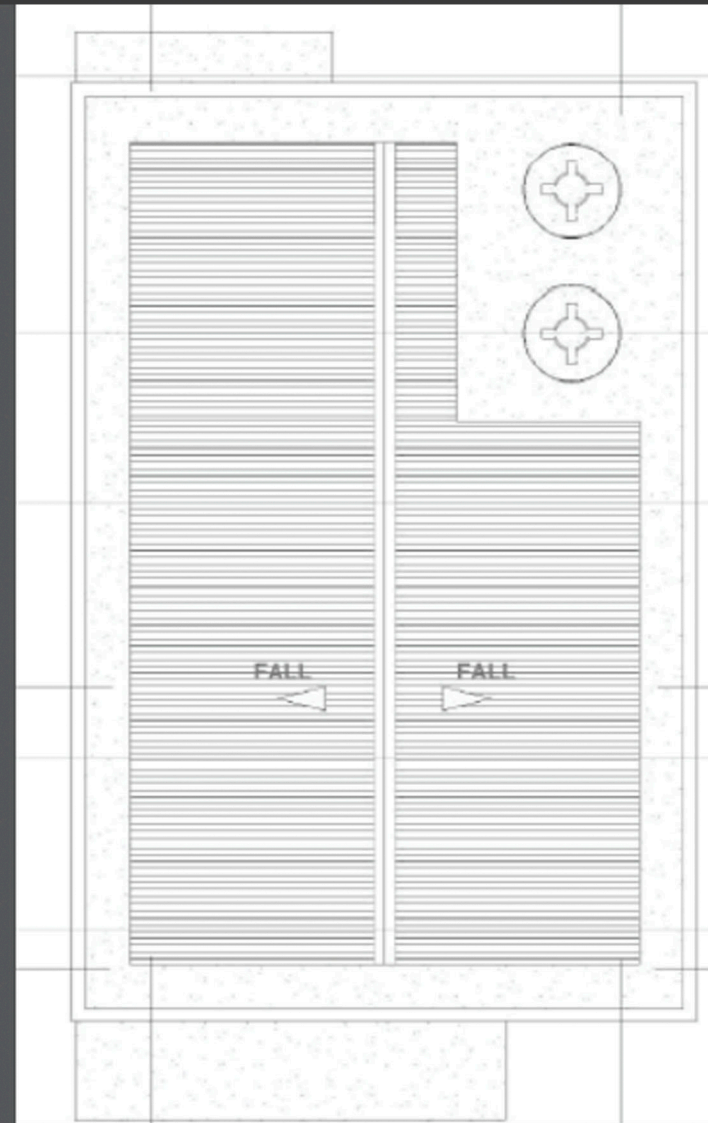


Ground Floor Plan

First Floor Plan



Roof Plan



2-Bedroom APARTMENTS



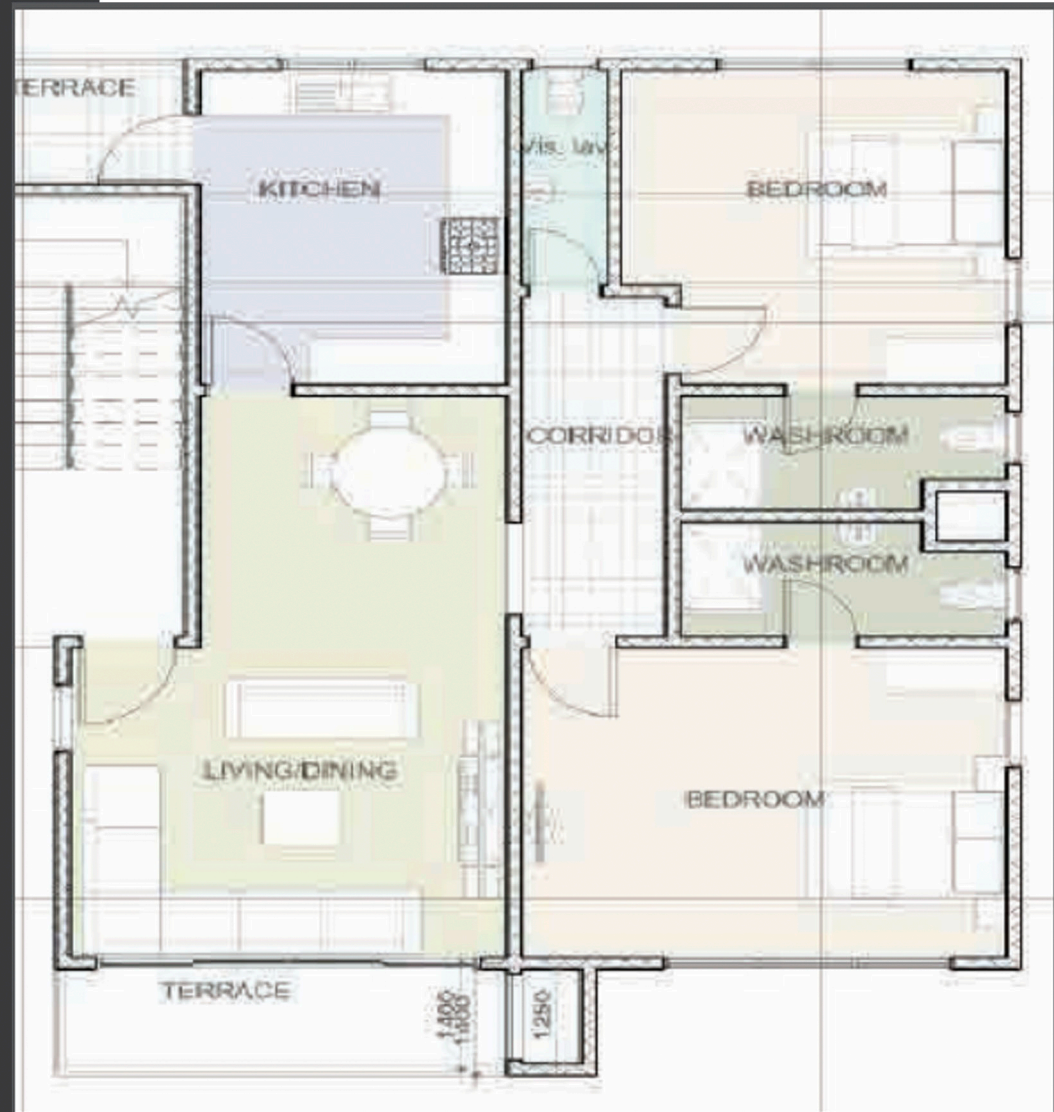
Price:

\$200,000

₱2,484,000

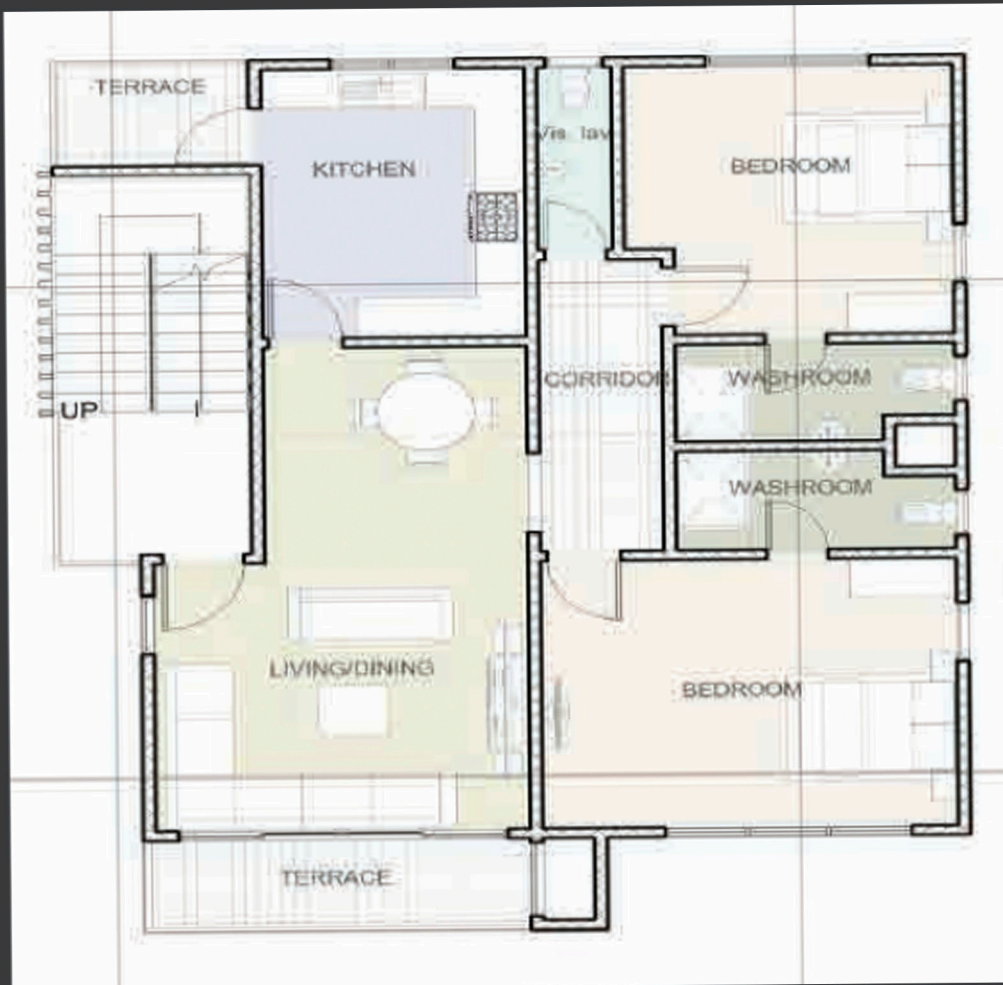
FLOOR PLANS & DIMENSIONS

Floor Area (250sqm)

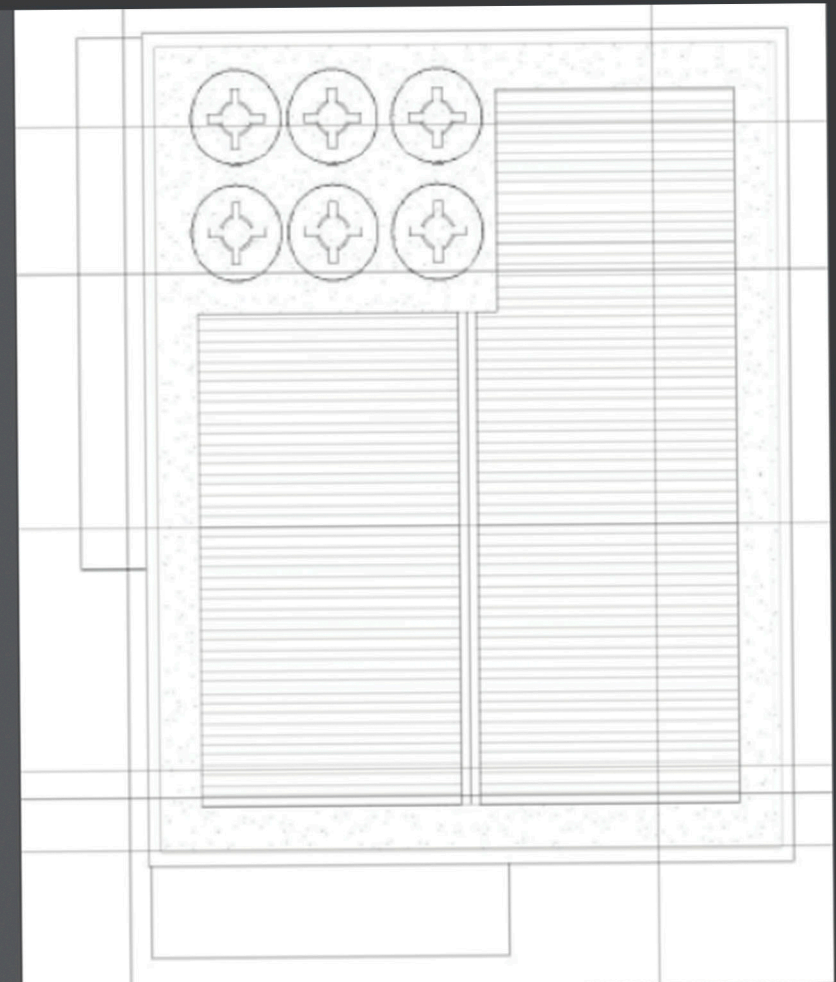


Ground Floor Plan

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

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.