



Villa Nueva
Dream. Own. Live.



**NOW
SELLING**

**4 & 5 BEDROOM
TOWNHOUSES**

Tema Community 24
(2 mins off the Accra/Tema Motorway)

- Affordable Luxury -

Welcome to Your Dream Home

An exclusive gated community designed for those who aspire to a refined urban lifestyle. Nestled in the heart of Tema Community 24 (Borteyman), our exquisite 4 and 5 bedroom townhouses offer a serene and secure haven, blending classical elegance with modern convenience.

Why Choose Villa Nueva?

- **Safe & Secure Home Ownership:**
Peace of mind in a gated community.
- **Gated & Well Clustered Community:**
Enhanced privacy and exclusivity.
- **Best Pricing & Flexible Payment:**
Making luxury attainable.
- **Luxury Finishing & World-Class Amenities:**
Uncompromising quality and comfort.
- **Furnishing & Custom Built On Request:**
Tailor your home to your unique style.
- **Nodal & Proximity Focused:**
Convenient access to key locations.
- **Reliable return of investment:**
Property appreciations

Property Features

- 3/4 Bedrooms + 1 Servant Room.
- Spacious Kitchen & Store Room.
- Spacious living room & dining area.
- 2-4 private car parking & common visitors parking
- Level- A finishing with basic home appliances

Available Packages



4 Bedroom Semi-Detached

Starting
@ \$180,000



4 Bedroom Detached

Starting
@ \$185,000



4 Bedroom Semi- Detached – Grand Villa

Starting
@ \$190,000



5 Bedroom Detached – Grand Villa

Starting
@ \$230,000

Unit Type	Bullet Payment	Installment Plan
4 Bedroom Semi-Detached	\$170,000	\$180,000
4 Bedroom Detached	\$175,000	\$185,000
4 Bedroom Semi-Detached-Grand Villa	\$180,000	\$190,000
5 Bedroom Detached	\$220,000	\$230,000

Payment Options	95% upon signing the sale agreement and 5% on final inspection and key handing over	40% upon signing the sale agreement and the 60% spread over an agreed period (6 months max). 100% upon final inspection and key handing over
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Reservation Fee	\$5,000 (included in property cost) Valid after payment up to 21 working days
Cancellation Fee	6% of all amount paid before signing sales agreement 10% of all amount paid after signing sales agreement
Ts & Cs Apply	All refunds should be requested in writing and will be paid no later than sixty (60) days after receiving the request.

Property Package, Features & Specifications	Level A Finishes
Estate mart, extra parking, sports and relaxation center	✓
Roof: Long-span aluminum sheets (hidden) as per design.	✓
Fenced wall per cluster: Ornamental Plant/Cement.	✓
External walls: Sand-Cement with skim finish & emulsion paint	✓
External Ceiling: Cement board with skim finish and external grade emulsion paint.	✓
Car Parking: Open parking-Paved for two cars	✓
Front Door: Solid Timber door complete with ironmongery & locks	✓
External Windows: Aluminum sliding glass windows & integral mosquito net.	✓
Floor Finish: Concrete slab finish to all areas	✓
Ceramic tiles to external entrance terrace.	✓
Plumbing: Pipework & Sanitary ware.	✓
Electricals: Cables, switches, sockets & light pendants	✓
Garden: Leveled & prepared for top soil with grass within clusters/villas	✓
Kitchen: Sink, 1.5m countertop, 4no. base units & doors	✓
Extra Finishing/Appliances: Room Wardrobes	✓
Kitchen Cabinet	✓
Air Conditioners (4)	✓
Package Excludes: Extra Appliances like; TV & Sound Set	X
(Provided On Request With Extra Cost)	X
Chandelier	X
Kitchen & Cooking Set	X
Refrigerator	X
Washing Machine	X

World-Class Amenities & Prime Location



Experience Unparalleled Convenience,
Community & Leisure.

World-Class Amenities

Recreational Center | Pool Side | Fitness
Center | Good Road & Streetlights | BBQ
Area | Lounge

Proximities & Landmarks

Accra/Tema Motorway – 2 mins
Borteyman SNNIT Flats – 2 mins
Borteyman Sports Complex – 5 mins
Tema Port – 15 mins
Accra Shopping Mall – 20 mins
Kotoka International Airport – 25 mins
University of Ghana – 25 mins



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LIVE.**

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