



REAL ESTATE - CONCRETE PRODUCTS - GUEST HOUSE



*“...Our
Homes
Your
Dream”*

REAL ESTATE BROCHURE

PROFILE

FIRST CLASS ACCOMMODATION

AFFORDABLE PRICES

MASTER PLANNED COMMUNITIES

Since 1992 Buildaf has been providing quality, modern and comfortable houses at reasonable prices and on schedule.

We offer a wide range of houses from three to four bedroom units, detached, bungalow and half-decked storey types at our site at Adiriganor. We also design and build custom and executive houses designed to suit you specific needs on larger plots.

Our houses can be purchased through financial institutions in Ghana eg. Home Finance Company, Ghana Home Loans and Standard chartered Bank which has mortgage facilities for both resident and non-resident Ghanaians.

Each house comes with standard features listed below and is delivered with complete documentation. You can also choose from our optional features.

Standard Features

1. Fenced Walls with Metals Gate
2. Concrete Roof Tiles
3. Paved Driveways / walkways
4. Landscape
5. Ceramic Floor Tiles (entire house)
6. Ceramic Wall Tiles
7. POP / T&G Ceilings
8. Sliding Glass Windows
9. Sliding Glass Doors
10. Burglar Proofing & Windows
11. Wash Hand Basins, WC & Shower
12. Bath Tub (Straight Bath)
13. water Heater
14. Kitchen Cabinet complete
15. Fitted Wardrobe
16. Solid Wooding Doors (ain entrance)

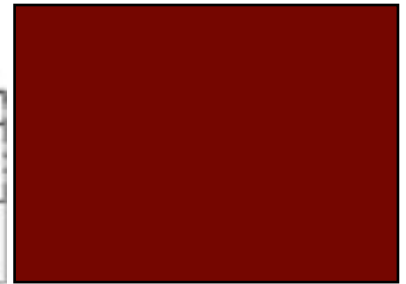
Optional Features

1. Sliding Metal Gate
2. Security Metal Doors (main entrances)
3. Remote Control Garage Doors
4. Porcelain or Granite Floors
5. Walk-in-closet
6. Corner Bath
7. Glass Enclosed Shower Room
8. Bathroom Sink with Cabinets
9. Lawn
10. Security Room or Gate House
11. Security Grill burglar Proofing

HOUSE TYPES

- * Located in master planned communities
- * Have all our standard features
- * Can be customized to meet your taste
- * Flexible payment plans
- * Expandable

THREE BEDROOM DETACHED



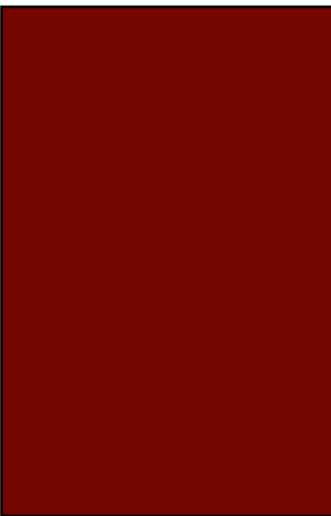
DESIGN 1

Three bedroom without Garage and Boy Quarters

HOUSE TYPES

- * Located in master planned communities
- * Have all our standard features
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THREE BEDROOM DETACHED



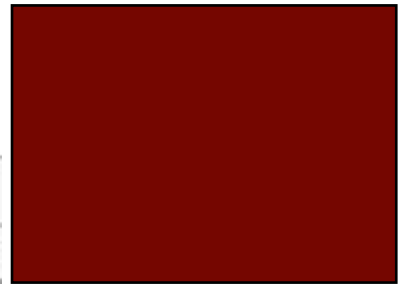
DESIGN 2

Three bedroom with Carport and Boy Quarters

HOUSE TYPES

- * Located in master planned communities
- * Have all our standard features
- * Can be customized to meet your taste
- * Flexible payment plans
- * Expandable

THREE BEDROOM DETACHED



DESIGN 3

Three bedroom with Garage and Boy Quarters

HOUSE TYPES

- * Located in master planned communities
- * Have all our standard features
- * Can be customized to meet your taste
- * Flexible payment plans
- * Expandable

FOUR BEDROOM DETACHED



DESIGN 1

Four bedroom with Garage and Boy Quarters

HOUSE TYPES

- * Located in master planned communities
- * Have all our standard features
- * Can be customized to meet your taste
- * Flexible payment plans
- * Expandable

CUSTOM DESIGNS



DESIGN

LOCATION



ADJIRINGANOR 1

- A Buildaf master planned community with fully serviced plots
- Located on the outskirts of Ghana's Capital city Accra approximately 30km from the City centre and 10Km from the airport.
- The Development will consist of over 100 homes. There is also the opportunity to acquire plots of land for Individual development. The development will be in a Gated community offering 24 hour security.
- Adjiringanor 1 offers the discerning home owner a variety of floor plans from 3 bedrooms up to 4 bedroom executive homes . All the homes come with water and electricity and our standard features

ADJIRINGANOR 2

- A Buildaf master planned community with fully serviced plots
- Located on the outskirts of Ghana's Capital city Accra approximately 30km from the City centre and 10Km from the airport and opposite TRASACCO ESTATES
- The Development will consist of over 100 homes. There is also the opportunity to acquire plots of land for Individual development. The development will be in a Gated community offering 24 hour security.
- Adjiringanor 2 offers the discerning home owner a variety of floor plans from 3 bedrooms up to 4 bedroom executive homes . All the homes come with water and electricity and our standard features



1. Initial application and offer letter
2. Deposits and allocations
3. Mortgage Financing
4. Final Payment and Completion

HOW TO BUY

1. Initial Application and Offer letter

Collect an application form from any of our offices. Complete it and return it to our offices or complete our online application form. You will be given an offer letter from our head office in Accra or if it is an online application, an offer letter will be posted to the address you provide.

2. Deposits and Allocations

Before an allocation will be made, certain conditions must be met. These are the following:

- a. Receipt or written confirmation of acceptance to offer as well as a copy of executed agreement for sale.
- b. Receipt of an initial deposit of 40% of the total cost of the house on offer.

After allocation, the following program of payment will apply:

- 40% - STAGE PAYMENT AT ROOFING LEVEL
- 20% - FINAL PAYMENT AT CLOSING

3. Mortgage Financing

The Home Finance Company (HFC) extends mortgages to qualified resident and non-resident Ghanaians. To apply to HFC you must take our offer letter to them and fill out their application form. After vetting, they will issue you a Facility Letter confirming their agreement to provide mortgage financing.

We are also registered with other mortgage financing companies and the process is the same as above.

We will make allocation at such time when we have received the Facility letter and all required deposits have been made to HFC or other mortgage financing companies and you have executed our agreements for sale. Note that partial deposits may be made to HFC Unit Trust until such time as the full deposit is accumulated.

4. Final Payment and Completion

Upon completion, Buildaf Company Ltd will send a final invoice to you along with a Statement of Account which will indicate the amount of final payment. The final invoice will include total cost of house and documentation fee (cost of preparation of title deed, site plan and other relevant documents covering the ownership of the property).

Keys will be released only when the outstanding payments have been paid in full and all documents have been executed.

Certain fees such as electricity meter fees and water meter connection fee are not included in the final invoice. You will be expected to make separate arrangement for payment in respect o those.