



**E.WELLS**  
HOMES



# E.WELLS HOMES

*Embrace your  
New Beginning!*

Don't miss this perfect  
opportunity to own a piece of  
our homeland Ghana.

**Contact Us Today!**

**E.Wells Office**

39 Garden Road, East Legon - Accra

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# BUYING A HOUSE BEYOND A HOME

## Features

- 3 Bedroom Townhouses
- Customizable Backyards [fire pit or garden with built-in seats]
- Rooftop Terrace [powder room, built-in BBQ area, and an outdoor sink]
- Spacious Master Bedroom
- Solar Power System
- House Size: 158 Sqm [1700 sqft]



## A PIECE OF PROPERTY FOR YOUR PEACE OF MIND

E.Wells Homes offers 3 bedroom semi-detached townhouses, each complete with a spacious living room, dining & open kitchen area, guest washroom, rooftop terrace, with powder room, built in BBQ, customizable backyard with fire pit or garden with built -in seats for relaxation.

**Investment Option:** These townhomes offer value for money. Location is key, and these homes are situated within close proximity to the dual carriageway that connects the Adenta-Dodowa Highway through Amanfrom Junction to East Legon Hills, Nanakrom, Zenu, and also close to schools, hospitals and recreational facilities.



House Size: 158 sqm  
[1700sqft]



Number of  
Bedrooms : 3



Number of  
Bathrooms: 2.5



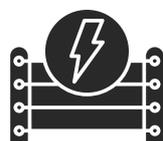
Parking Bays: 2



Water Supply



Fitted Kitchens



Electric Fencing



Facilities Management



24 hour security

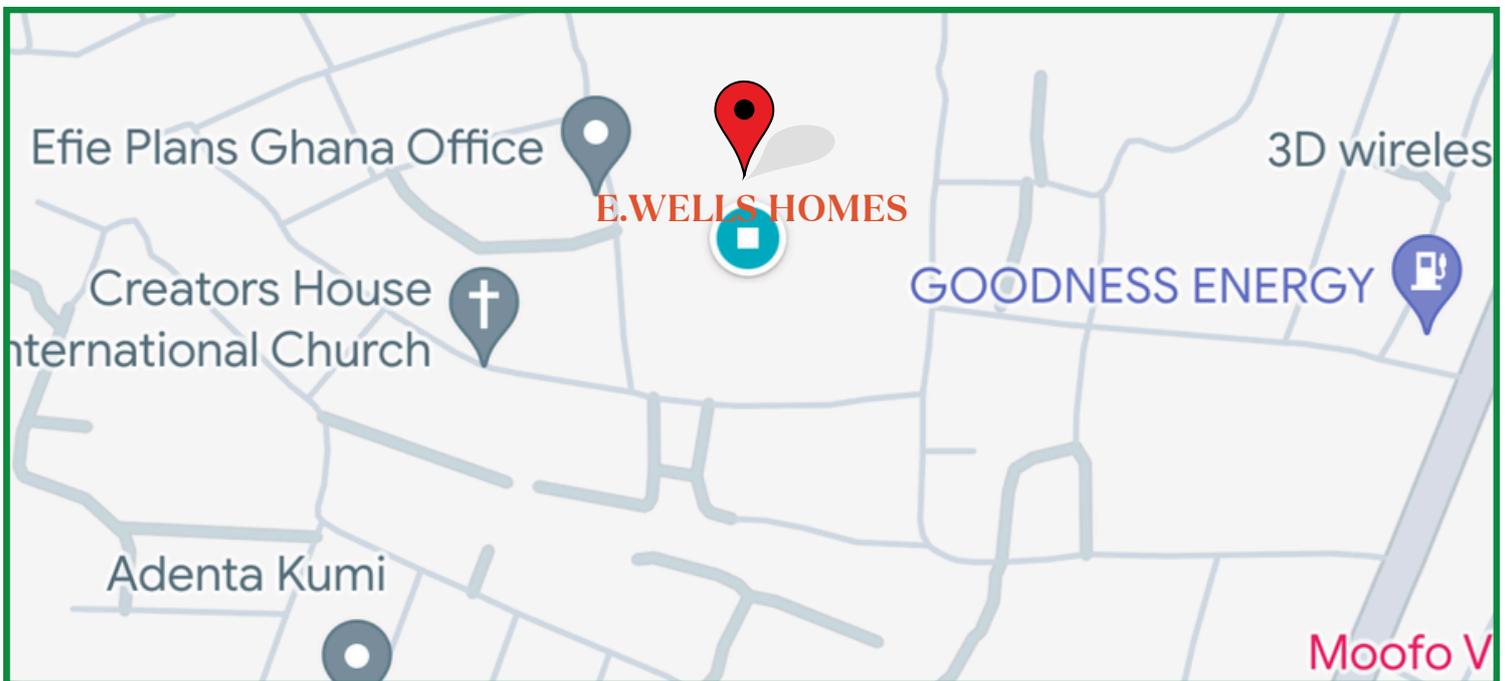


Solar system

# LOCATED CONVENIENTLY FOR YOU!



Situated at Adenta Amanfro. E.Wells Homes offers a vibrant and growing community nestled in the heart of Ghana's bustling capital region, proximity to key urban centers , making it an ideal residential location for you seeking convenience and connectivity. E.Wells Homes offers a range of spacious family homes, catering to the varied needs and preferences of investors and homebuyers. Owning valuable property has never been easier.



**DINING**



**SCHOOLS**



**HEALTHCARE**



**SHOPPING MALLS**



**ENTERTAINMENT**

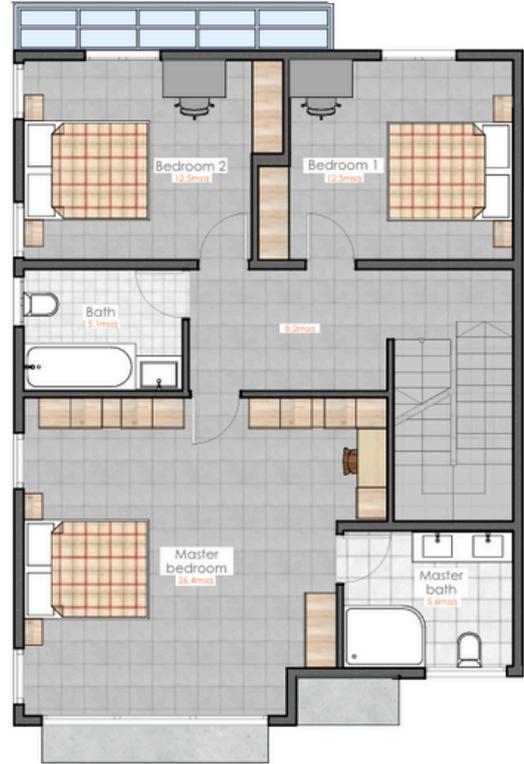


**FITNESS CENTER**

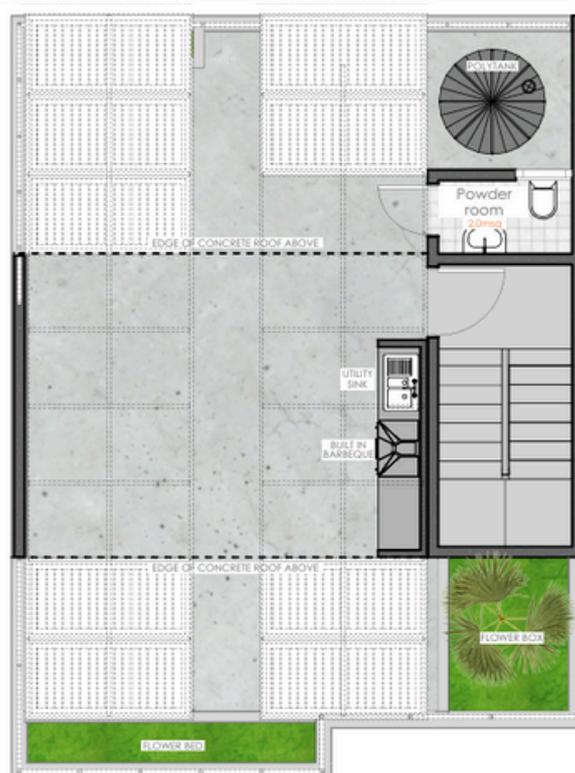
# E.WELLS HOMES FLOOR PLAN



**GROUND FLOOR**



**FIRST FLOOR**



**ROOFTOP TERRACE**

# CUSTOMIZABLE BACKYARD OPTIONS



BACKYARD OPT 1



BACKYARD OPT 2



BACKYARD OPT 3

- *Backyard Option 1 = Built-in seats*
- *Backyard Option 2 = Fire pit*
- *Backyard Option 3 = Garden*

# CHOOSE FROM OUR FLEXIBLE PAYMENT PLANS



**RESERVATION FEE: \$5000 (Non-refundable)**

## OUTRIGHT PAYMENT:

\$160,000

- 100% Within 30 days

## INSTALLMENT PAYMENT:

\$165,000:

- 30% upfront (within 14 days)
- Then 4 equal payments every 2 months (spread over 8 months)
- Finally, 10% at closing

## MORTGAGE PLAN:

\$170,000

- Minimum of 20% deposit with balance paid prior to handover

## Pre-Installed Home Essentials

- Fitted kitchen
- Solar system
- Water heater
- Water tank and pump

# CUSTOMER EXPERIENCE



## E.Wells Homes, your trusted gateway to safe guarding your real estate investment

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### ESCROW SERVICES:

In engaging escrow services, funds are kept in a third-party account and are only released when all terms and conditions in the Sales and Purchase Agreement are fulfilled. Funds are partially released as predetermined milestones are completed, and it asserts that the transfer of assets only happens when all the obligations of the property purchase have been met. The use of an escrow service in property purchases adds a degree of safety for both the buyer and seller

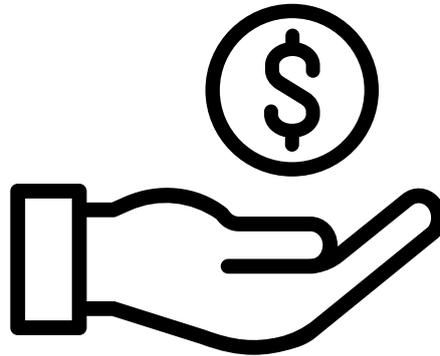


### MONTHLY PROGRESS UPDATES:

We believe in keeping our clients informed every step of the way. During the construction of our townhomes, we utilize an internal software to provide you with monthly progress updates. Through videos and photos, you'll have a clear view of the development allowing you to track the advancement of your investment with ease and confidence.



# MARKET ANALYSIS



## Rental Rates for Townhouses in Adenta-Amanfro [USD]

3 Bedroom Townhouse - **\$200/nightly rate**

3 Bedroom Townhouse - **\$800/monthly rate**

UNIT TYPE	UNIT	PRICE [USD]	GROSS ANNUAL CASH FLOW [USD]	Gross Annual Rental Yield	ROI
3 Bedroom	3	170,000	10yrs-96,000	10yrs-56%	20%

**NB:** The average rental price for a 3 Bedroom Townhouse in Adenta-Amanfro per night and per month is: **\$200/night | \$800/month**





# E. WELLS HOMES

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*"Home is where the heart finds its sanctuary, where dreams take flight, and memories paint the walls with love. Step into your own haven, where every corner whispers 'welcome home'."*

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