



LA MARGO VILLAS

KWABENYA, ACCRA

DEVELOPED BY FANADA GROUP

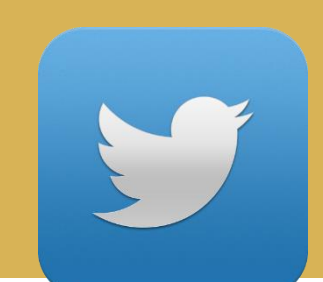
LA MARGO VILLAS



FanadaGroup



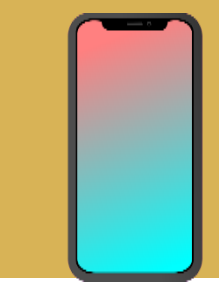
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TERRACE AND
SEMI-DETACHED
LUXURIOUS
TOWNHOMES &
APARTMENTS

1 Bedroom apartments, 2,3 & 4 bedroom Townhomes

INVESTMENT HIGHLIGHT

- **\$75,500** starting sale price
- **Spacious units**
- **12%** return on rental income annually
- **5%** home appreciation annually
- **Solar PV system installed**
- **Waste recycling into biogas**
- **60%** savings on energy bills
- **50%** savings on water bills
- **30mins** to Kotoka International Airport
- **17%** total return on investment annually.





FEATURES & AMENITIES

- Energy efficiency
- Open floor plan
- Gourmet kitchen with deep basin sink & modern appliances
- Granite stone countertops
- Master bedroom suite with dual vanities
- Ground level guest bedroom suite with full bath
- UPVC glass windows/double parking area
- Day care center
- Clubhouse/Cafe
- Two Swimming pools/onsite water
- Solar power/CCTV cameras
- Minimall/ pharmacy
- Greenery lush landscaping
- Gym, Tennis court, children's playground

Are you tired of excessive noise, unreliable power supply, and expensive electricity bills in Accra? Against this backdrop, we introduce a well-planned, state-of-the-art gated townhomes community — LA MARGO VILLAS, designed with you in mind. We literally put money back into your pocket by saving you 60% on energy and 50% on water consumption when you become an owner of our greenery, lush landscapes, solar power and eco-friendly functional homes. You will enjoy a convenient lifestyle and the comfort of a residential oasis in the picturesque hills view of Kwabenya.



MESSAGE FROM THE CEO OF FANADA GROUP

“

This is a carefully thought-through luxurious gated community with artistic flair and a touch of luxury that will enhance your happiness level. Happiness begins at home, and we want to help people to be happy where they live by offering spacious units, quality homes, state-of-the-art features and amenities. Together with experts, we spent months planning all the details with you in mind.

Accra is congested and noisy, but Kwabenya answers the call. With picturesque hill views, scenic greenery, and lush landscaping, La Margo Villas will provide you with a perfect suburban luxurious living experience and connect you to nature. You will be surrounded by beautiful lawns and trees to de-stress.

The location makes it even more appealing from an investment perspective, whether for long-term rentals and capital gains or as a vacation home, offering savings on utility expenses with our innovative systems. Under 20-minutes drive, you can access the city center and even in proximity to the airport. Life couldn't be better than this.

-Jake Findi

WORD FROM THE ARCHITECT

“

La Margo Villas design inspiration comes with a combination of western style layout and African architectural design to give residents a masterpiece, greenery, gated community worth every penny. We've designed with you in mind to meet your desired home taste for you, your family and the next generation.

-James Otioda

PICTURIQUE & TRANQUIL

La Margo Villas is an ultra-modern suburban luxury lifestyle townhouse gated community development that comes in 1bedroom apartments and 2-4bedroom townhomes, featuring renewable energy, state-of-the-art amenities, lush landscapes, and breathtaking scenic hill views in Kwabenya, Ghana. Our residents will enjoy a convenient lifestyle and the comfort of a residential oasis. Own a home at La Margo today.

SEAMLESS LUXURY LIVING EXPERIENCE

- Gourmet kitchens with granite countertops
- Stainless steel fixtures
- UPVC glass windows
- State-of-the-art security
- Open floor plan
- Balcony view
- On-site water tanks
- Master suites with dual vanities and closets
- Furnished 1 bedroom apartments
- World class Eco-friendly materials
- Elevator
- Fitted kitchen for townhomes
- Bosch home appliances

- Gym
- Clubhouse
- Green trees -lined
- Solar power
- Children's playground
- Daycare center
- Lush landscapes
- Double parking space
- Tennis and volleyball court
- Underground cables
- 24/7 manned security
- Swimming pools
- Pharmacy



Imagine seeing your kids running around on playground with their friends in the safety of this greenery, lush landscape, and beautiful gated community. How comfortable and refreshing will that be?

YOUR NEW HOME

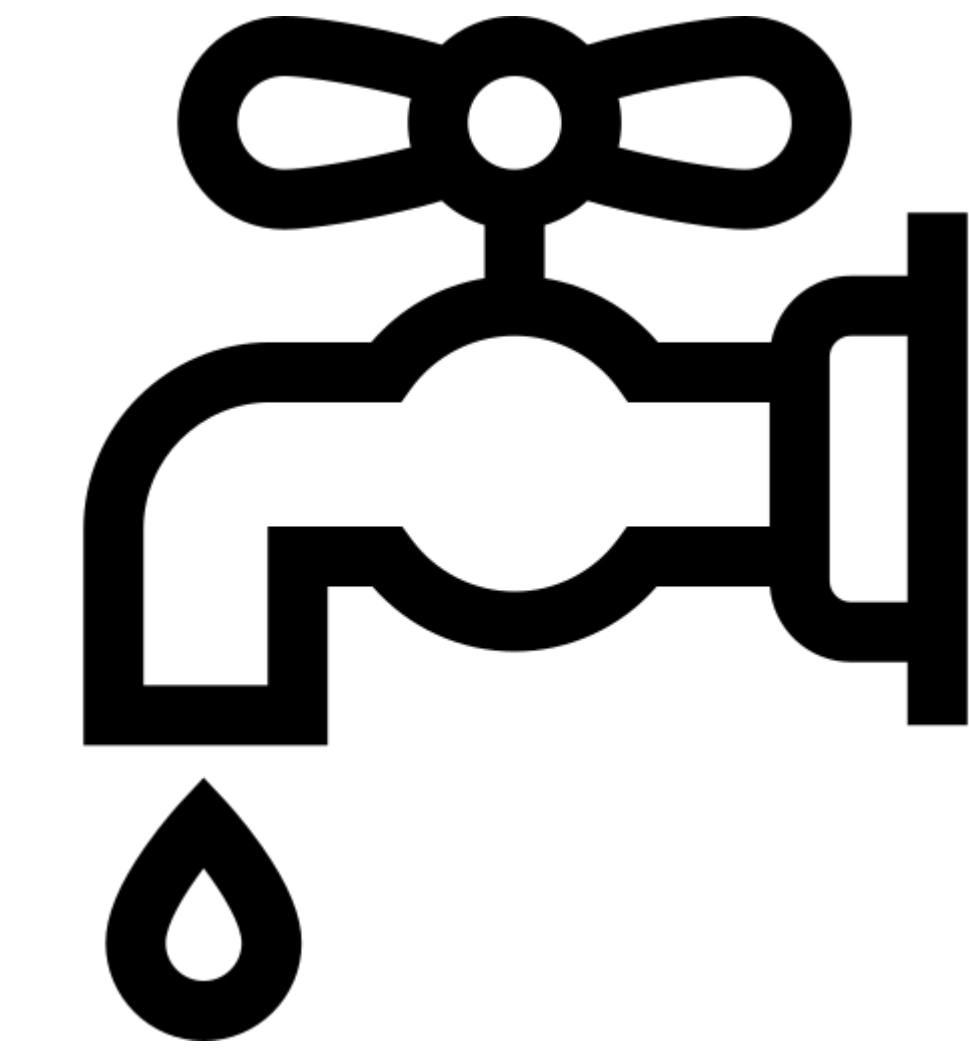
SNAPSHOT

HEALTHIER



*Natural light &
clean air flow*

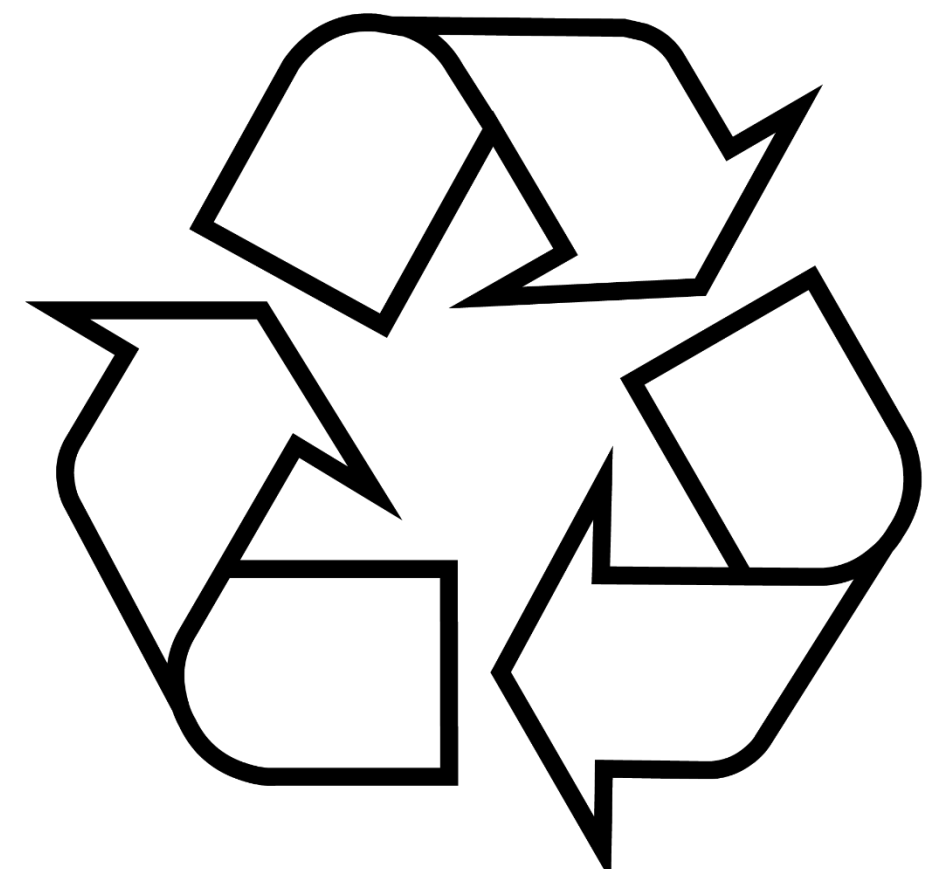
WATER
SAVINGS



*50% savings on
water bills*

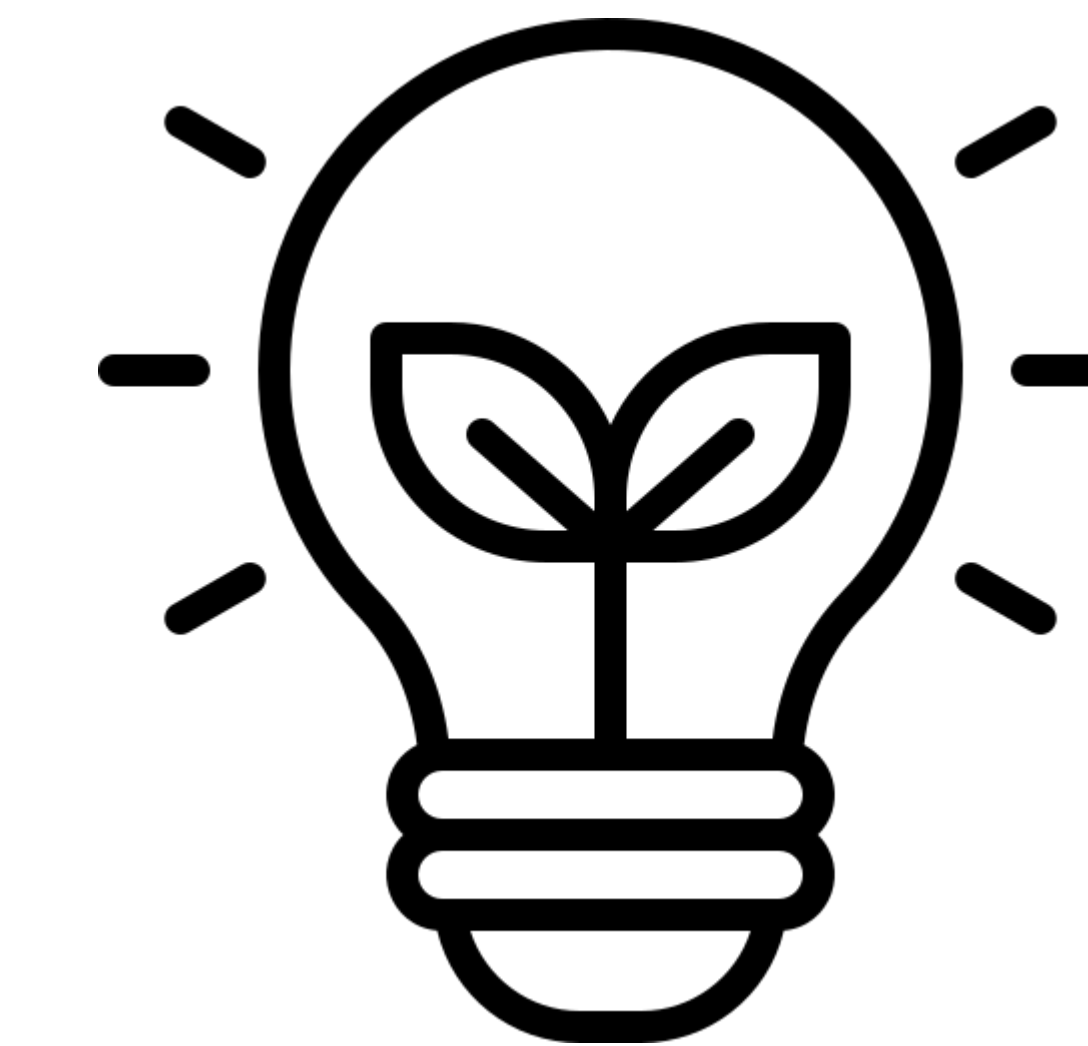
GREEN
SAVINGS

WASTE
RECYCLING



*Rain water
harvesting
& recycling*

ENERGY
SAVINGS



*60% savings on
energy bills*

BE HAPPY WHERE YOU LIVE





SPACIOUS INSIDE LIVING

Please note: images and information are for illustration purposes and may change.

HAPPINESS IS HOME

**YOU DREAM, WE
MAKE IT HAPPEN**



IT'S YOURS



OWN IT

TODAY

Are you Aware?

-Buying real estate in US dollar denomination hedge you against unstable GH cedis exchange rate fluctuations?

12%
APR

LUXURY ON YOUR OWN TERMS



THE CREEK

1+Bedrooms | 1Bathrooms 72 SQM

USD\$75,500

GH Cedi Equivalent

Key Features

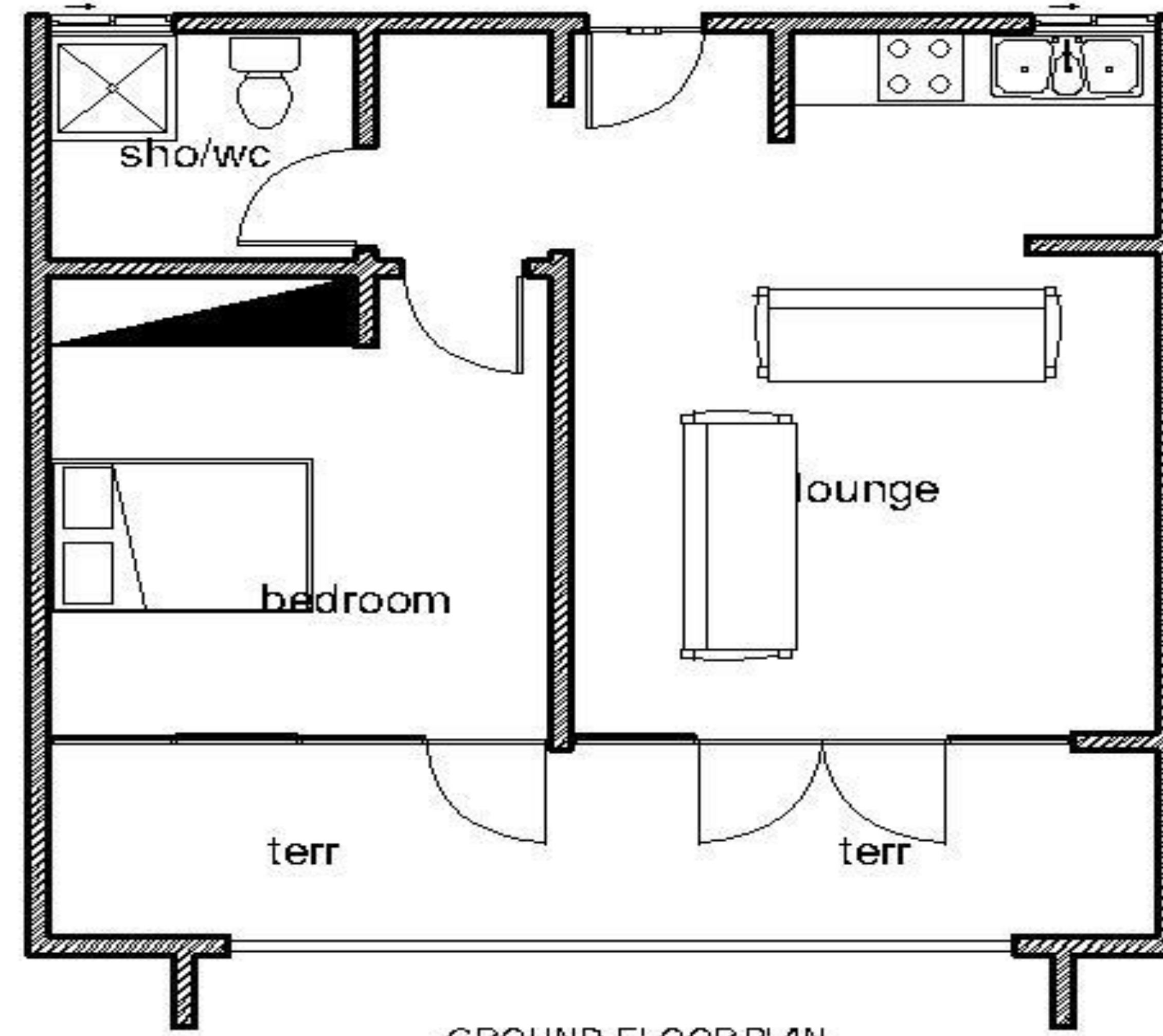
- Open floor plan
- Gourmet kitchen with deep basin sink and modern appliances
- Furnished apartments
- Granite stone countertops
- En suite bedroom
- Spacious closets
- Outdoor parking
- Balcony with hills-view
- On-site power and water
- UPVC glass windows
- State-of-the-art security
- Stainless steel fixtures



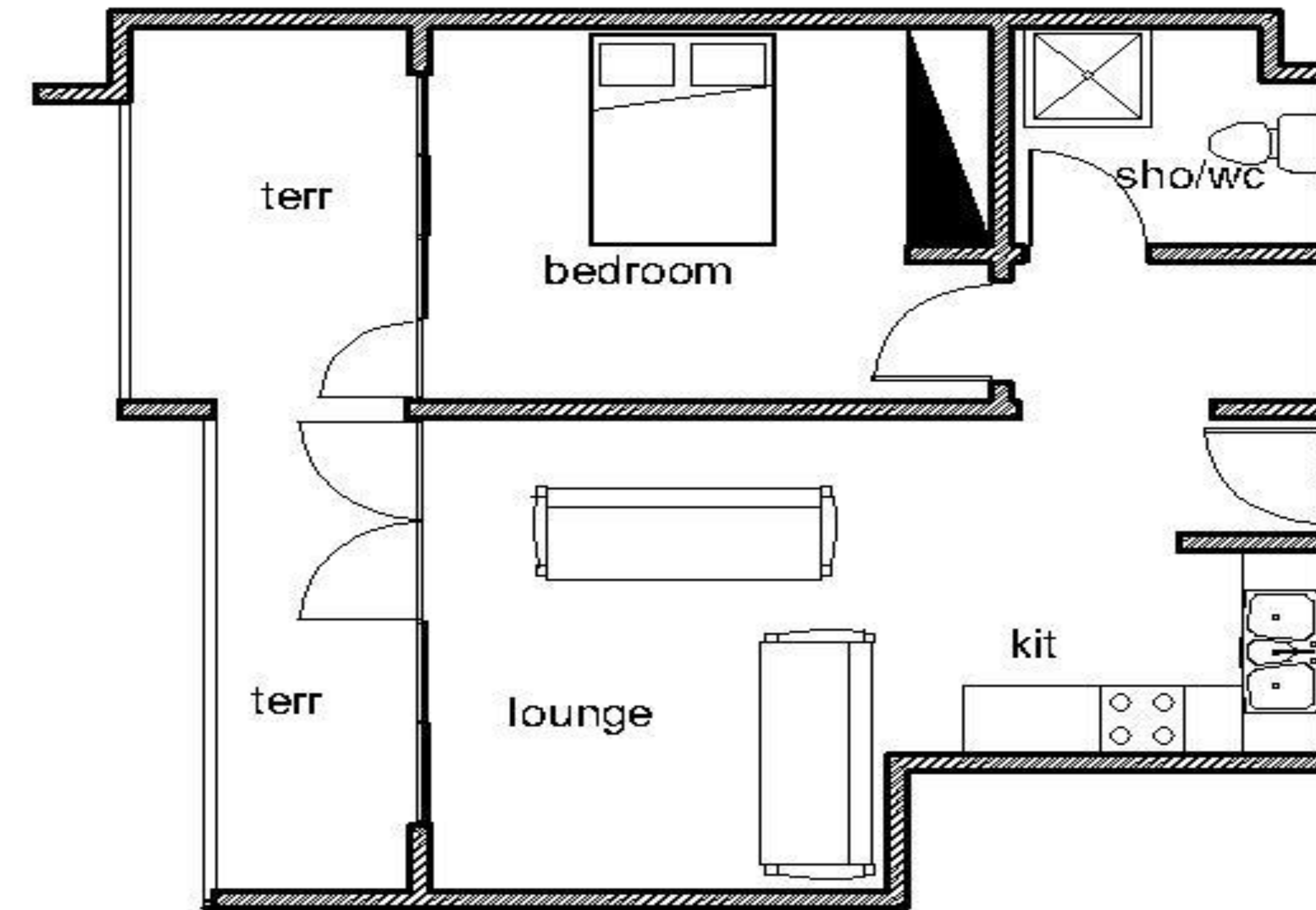
THE CREEK

1+Bedrooms | 1Bathrooms 72 SQM

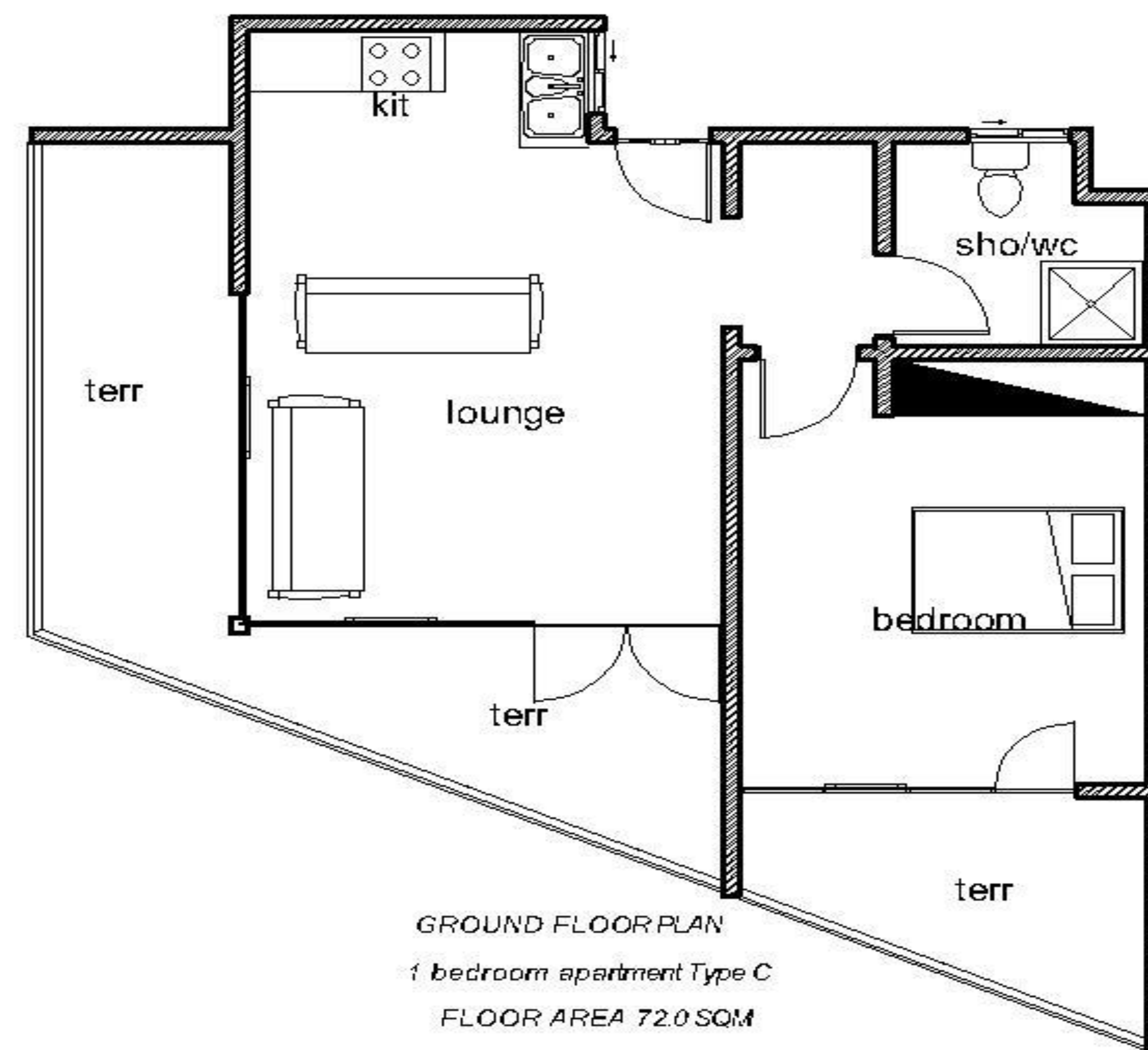
FLOOR PLAN



GROUND FLOOR PLAN
1 bedroom apartment Type A
FLOOR AREA 63.0 SQM



GROUND FLOOR PLAN
1 bedroom apartment Type B
FLOOR AREA 67.0 SQM



GROUND FLOOR PLAN
1 bedroom apartment Type C
FLOOR AREA 72.0 SQM

THE GROOVY

2Bedrooms| 2.5Bathrooms 126SQM

USD\$126000

GH Cedi Equivalent

Key Features

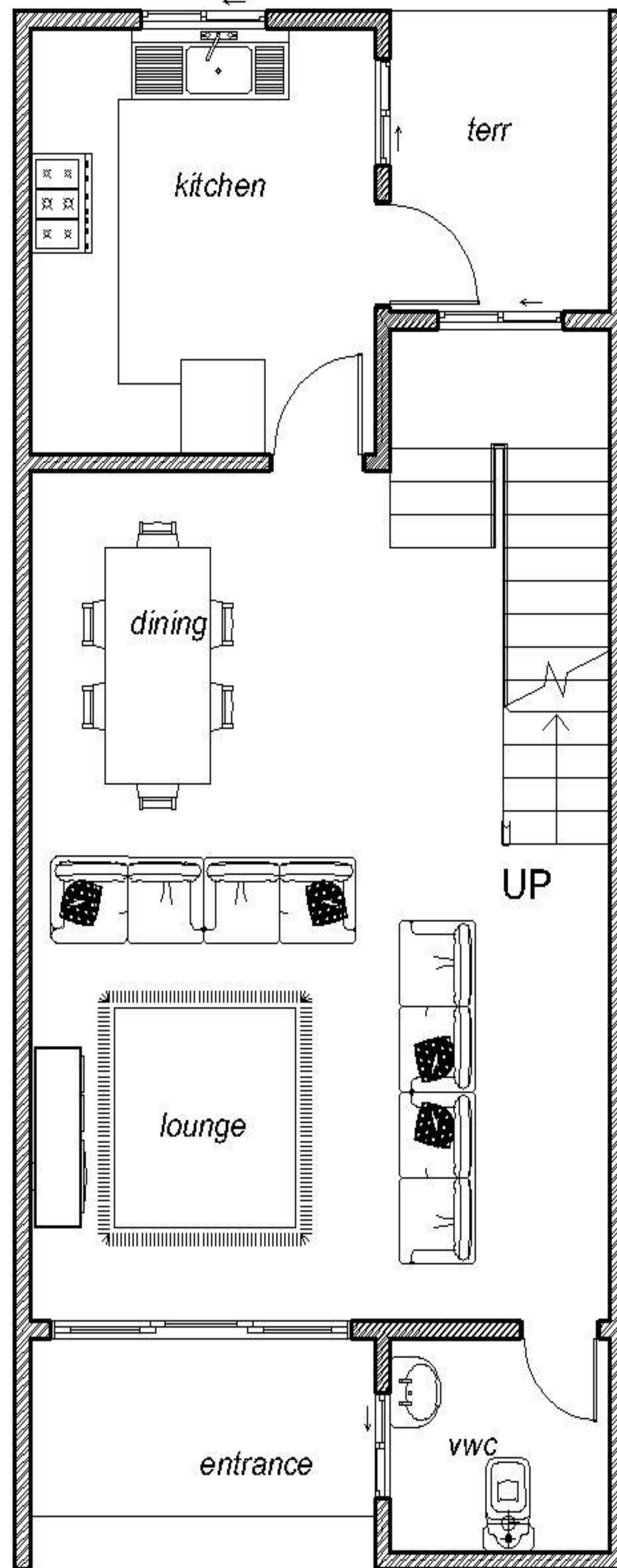
- Solar powered
- Open floor plan
- Gourmet kitchen with deep basin sink and modern appliances
- Granite stone countertops
- Master bedroom suite with dual vanities
- Spacious closets
- Ground level guest bedroom suite with full bath
- Front porch
- Paved double-car parking space
- On-site power and water
- UPVC glass windows
- State-of-the-art security
- Stainless steel fixtures



THE GROOVY

2Bedrooms | 2.5Bathrooms 126 SQM

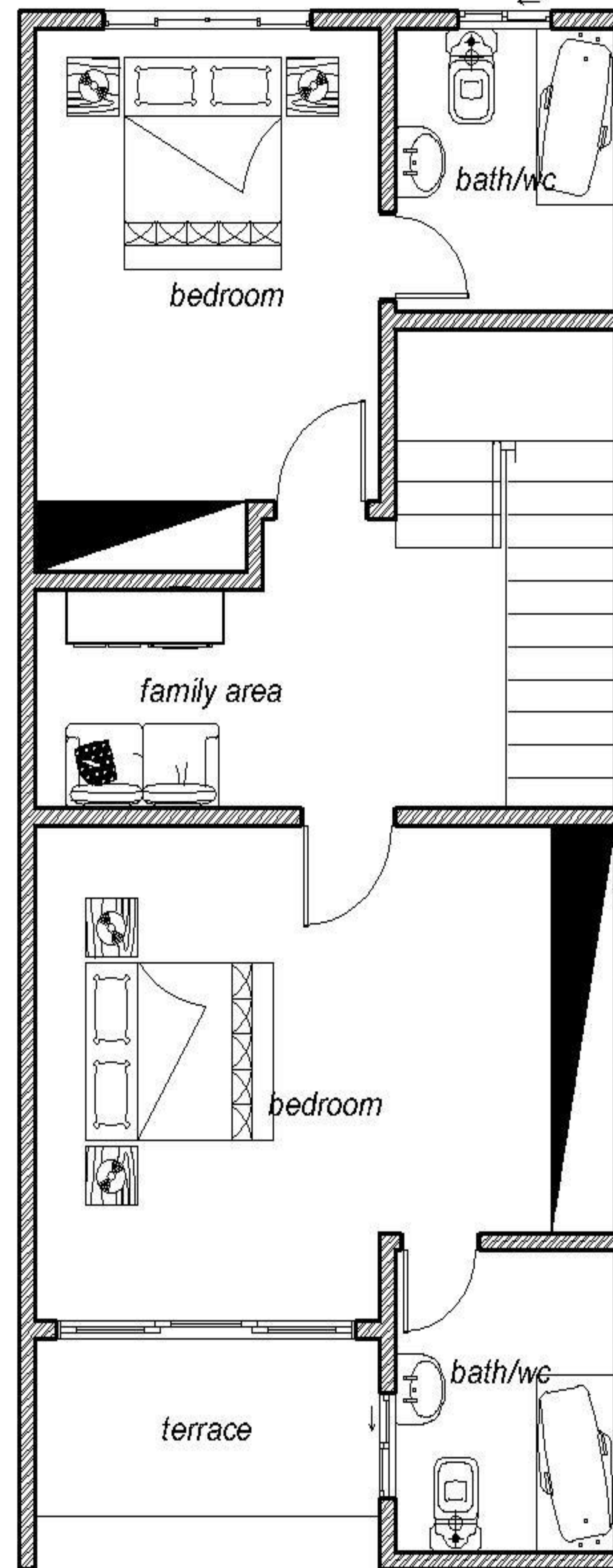
FLOOR PLAN



GROUND FLOOR PLAN

2 bedrooms townhouse

FLOOR AREA 126.0 SQM



FIRST FLOOR PLAN

2 bedrooms townhouse

THE GLENN

3Bedrooms | 2.5Bathrooms 163 SQM

USD\$167000

GH Cedi Equivalent



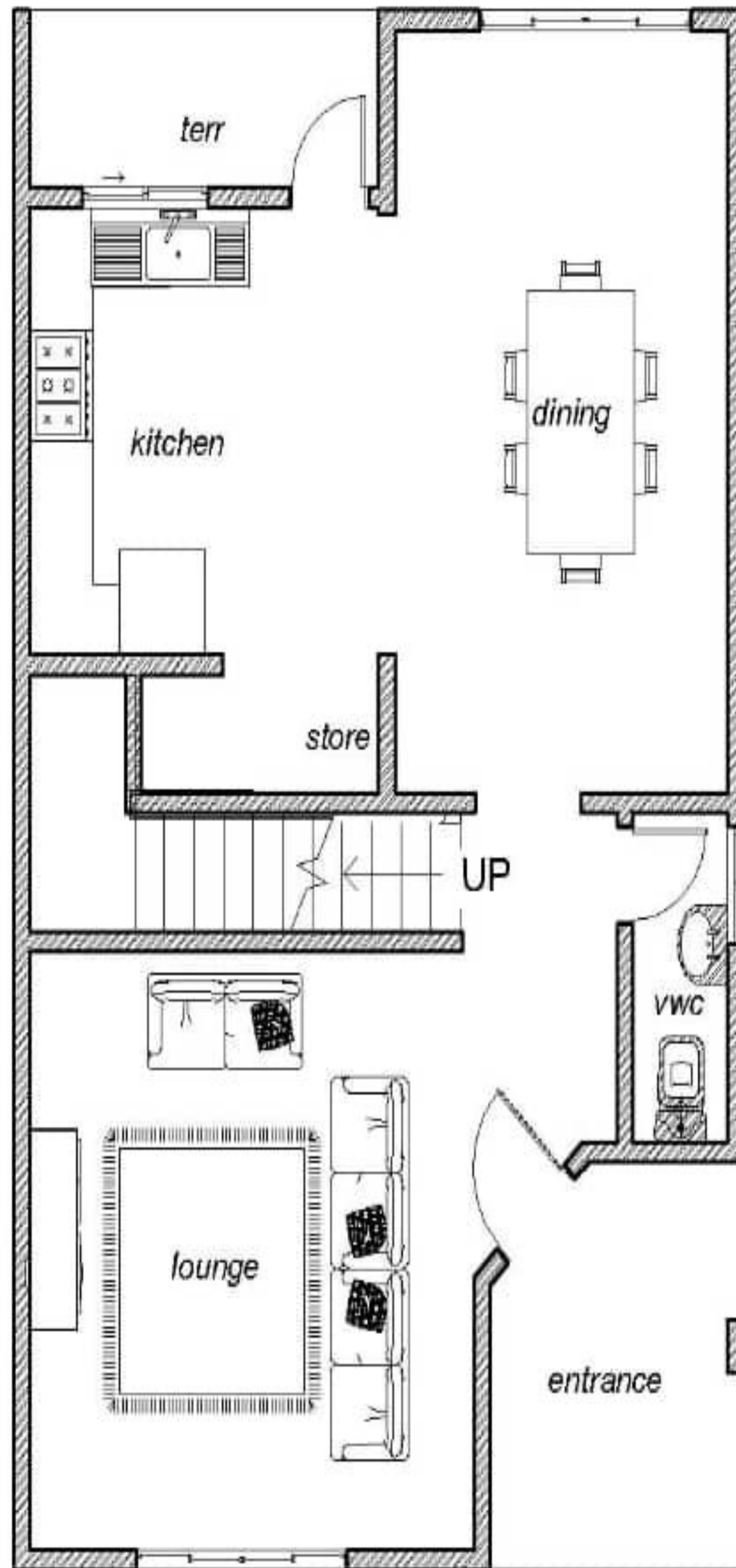
Key Features

- Solar powered
- Open floor plan
- Gourmet kitchen with deep basin sink and modern appliances
- Granite stone countertops
- Master bedroom suite with dual vanities
- Spacious closets
- Ground level guest bedroom suite with full bath
- Front porch
- Paved double-car parking space
- On-site power and water
- UPVC glass windows
- State-of-the-art security
- Stainless steel fixtures

THE GLENN

3Bedrooms | 2.5Bathrooms 163 SQM

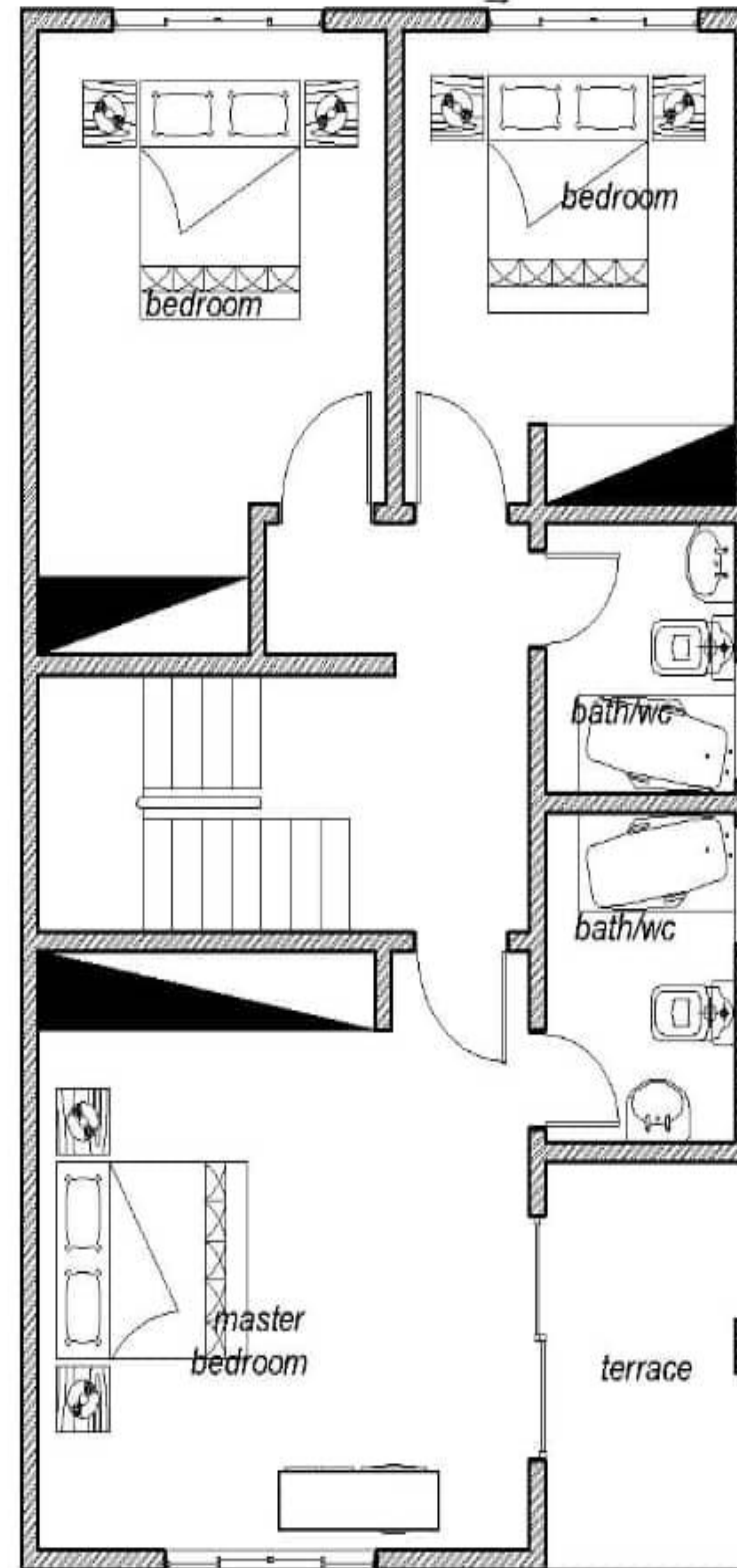
FLOOR PLAN



GROUND FLOOR PLAN

3 bedrooms townhouse

FLOOR AREA 163.0 SQM



FIRST FLOOR PLAN

3 bedrooms townhouse

THE MANGROVE

4Bedrooms | 3.5Bathrooms 170 SQM

USD\$190,000

GH Cedi Equivalent

Key Features

- Solar powered
- Open floor plan
- Gourmet kitchen with deep basin sink and modern appliances
- Granite stone countertops
- Master bedroom suite with dual vanities
- Spacious closets
- Ground level guest bedroom suite with full bath
- Front porch
- Paved double-car parking space
- On-site power and water
- UPVC glass windows
- State-of-the-art security
- Stainless steel fixtures

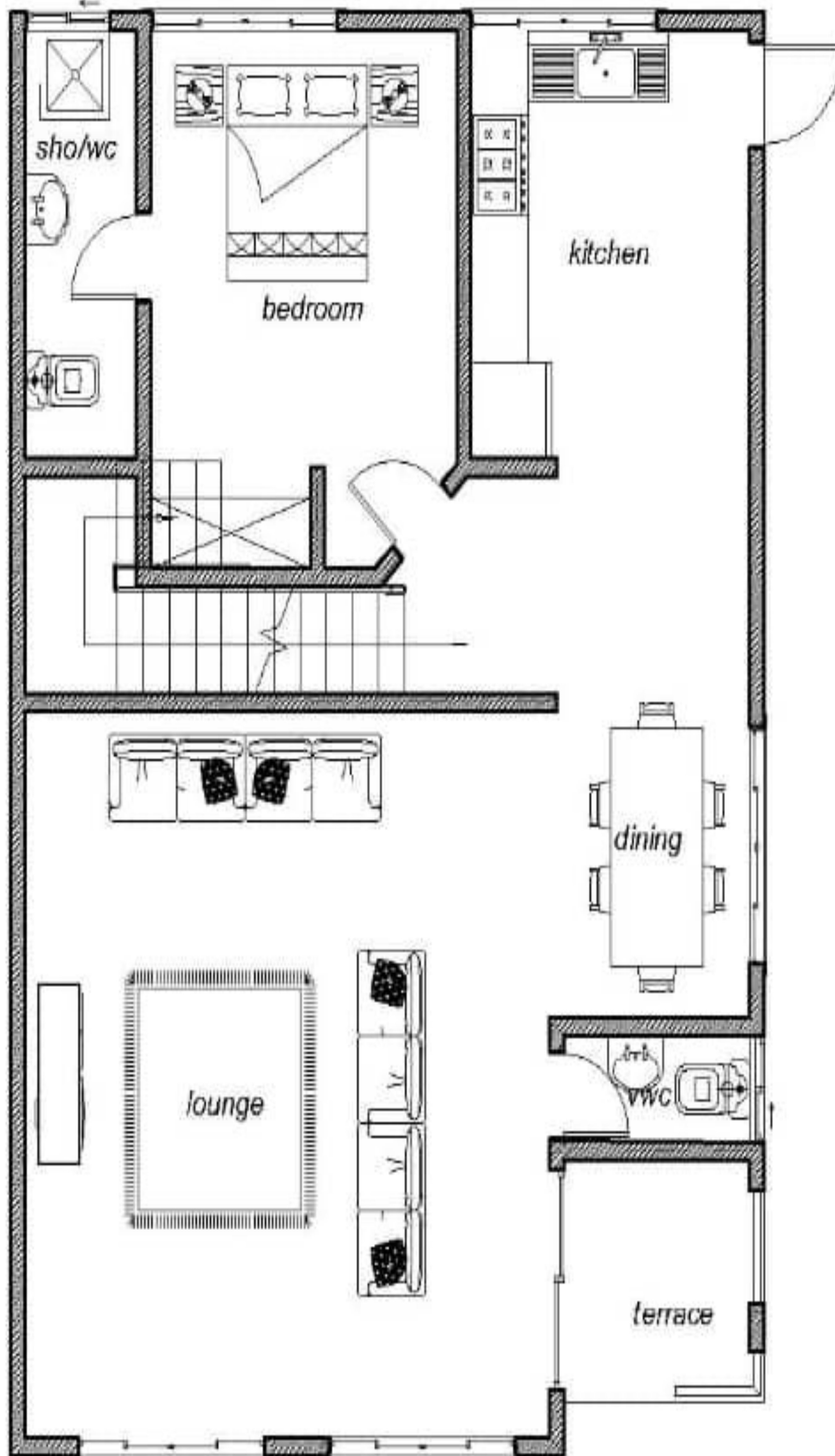


Granite stones

THE MANGROVE

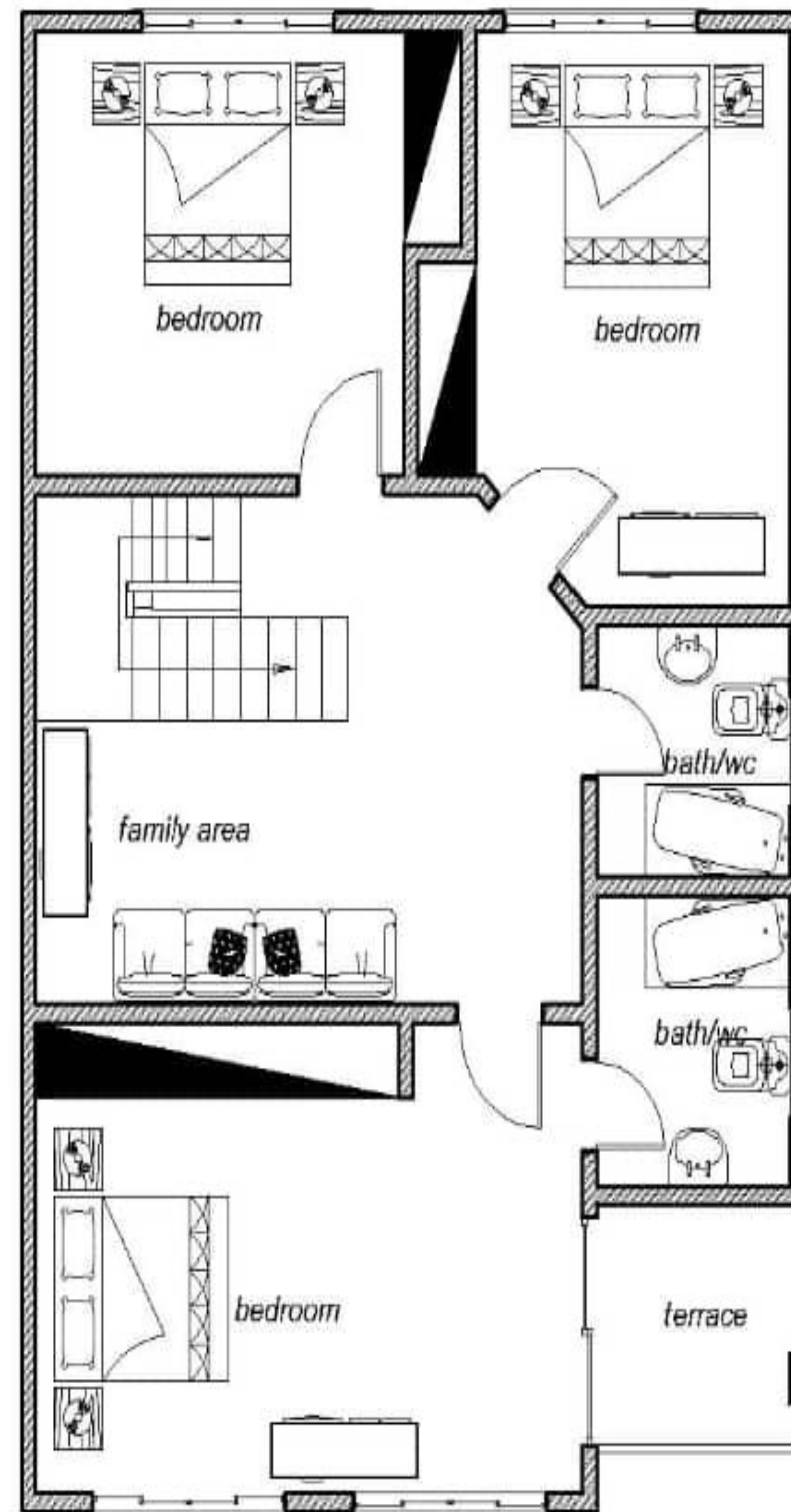
4Bedrooms | 3.5Bathrooms 170 SQM

FLOOR PLAN



GROUND FLOOR PLAN
4 bedrooms townhouse

FLOOR AREA 170.0 SQM



FIRST FLOOR PLAN
4 bedrooms townhouse

BUY TO RENT OUT

If your investment goal is to generate cash-flow or capital gains, here is the returns you will get if you become a home owner:

12% Returns Annually in rental income.

5% Home Appreciation Annually.

17%
Total Returns

Our estimation is \$1000 in gross rental income per month.

Property management services available. We will manage your rentals



FAMILY FRIENDLY

CCTV SURVEILLANCE CAMERAS



GYM





INVESTMENT PROFILES

KWABENYA

Kwabenya is great for its favourable Picturesque hills view, gardens, lush greenery landscape.



La Margo Vilas is right by the road side – the new road under construction to Berekosu, Aburi stretch.
Location google Address: PQF2+79H Kwabienya, Ghana



ABURI BOTANICAL GARDENS TO UNWIND

RECREATIONAL PLACES NEARBY



ADOM WATERFALLS AT OBOSOMASE TO DE-STRESS

PLACES OF INTEREST NEARBY LA MARGO

Restaurants

- Yo Catering Services
- Patsena Cuisine
- Insomnia Bar & Grill
- Kwabenya KFC
- Papa's Pizza

Medical centres & Pharmacies

- A &A Medical centre
- Christian Community Medical Centre
- GA East Municipal Hospital
- Kwabenya Community Hospital

Schools

- Ashiesi University Campus
- KNUST Kwabenya Campus
- Berekosu basic school
- Sterling International School, Comet
- Aburi Girls Senior High

Shopping centers

- Melcom Ghana
- Achimota mal
- D'EFFIZZY Mall
- Markvida Shopping Center

Landmarks

- Botanical Gardens, Aburi
- Light House Chapel
- Balloon Gate Regimanuel
- Berekosu Police Station
- ICGC Acts Temple
- Hill View Guest center
- Peduasi Valley Resort

Are you Aware?

-Real estate investment provide generational wealth which is passed on from one dynasty to another with cash-flow and property appreciation in over time?

Lifetime
Cashflow

GREEN & SPACIOUS 238 UNITS



RELAXING

VIEWS



BUY THE FUTURE TODAY



Are you Aware?

- Buying \$75,500 unit returns \$12000 yearly
- Investing in real Estate is the safest investment you will ever make

*Terms and conditions is applied

\$12000
Annually

FAIRLY PRICED

THE CREEK

THE GROOVY

THE GLENN

THE MANGROVE



**1+bedroom 1 bathroom
72SQM**

**2bedroom | 2.5bathroom
126SQM**

**3bedroom | 2.5bathroom
163SQM**

**4bedroom | 3.5bathroom
170SQM**

Outright purchase
\$75,500

Outright purchase
\$126000

Outright purchase
\$167000

Outright purchase
\$190000

Installment purchase
\$89000

Installment purchase
\$149000

Installment purchase
\$210000

Installment purchase
\$239000

Post completion price
\$97,900

Post completion price
\$153000

Post completion price
\$231000

Post completion price
\$253000

Solar PV included

Solar PV included

Solar PV included

FLEXIBLE PAYMENT PLANS

Payment plan Options	Cash Purchase	Self Financing	Date	Mortgage Plan	Terms
Deposit	95% in \$			20% in \$	
3months		60%, 40%			
6months		40%, 40%, 20%			Bank Facility Letter within 6months
8months		20%, 40%, 40%			
12months		30%, 30%, 20%, 20%			
Final Payment	5% in \$				80% mortgage Disbursement

Please note: If our payment plans did not meet your current circumstance, worry not. We are willing to discuss with you to make it work.

DISCOUNT PROGRAM

100% Cash payment within 30days: if you pay all cash within 30days of reserving your home you will attract 5% off your purchase price.

Referral Discount: If you refer to us a qualified buyer who end up making a purchase you will attract 2% off your purchase

No buyer agent commission: if you are buying a units on installment you wont have to pay buyer side agent commission if you pay your down payment within 30days of reservation of your home. We have that taken care of for you.

Unit modification:

First 48 home buyers will get free unit modification at no additional cost. Don't missed out on this opportunity.

PAYMENT INFORMATION

Outright purchase payments: Whether you are paying in USD or GH cedi you can comfortably make payment to our account at Calbank at Ring Road West Branch or any branch convenient to you.

Account Details

GH Cedi

Account name:..... Fanada Group company limited

Account number:.....1400006506749

Branch:..... Ring Road West Branch

Swift code:..... ACCCGHAC

HOW TO BUY

Step1

- Arrange a visit to the site at Kwabenya with a Sales and Marketing team (optional)
- Fill and submit a commitment form with selection of a preferred unit type

Step2

- Receive an offer letter from our sales team within 48 hours

Step3

- Pay a non-refundable committal fee of USD 5,000. (The committal fee is part of the total price of the house)

Step4

- Sign offer letter and submit
- Sign sales and purchase agreement when initial 95% deposit for outright purchase or initial percentage for installment plan (depending on the plan you chose).

THE DEVELOPER

Fanada Group is real estate development and services Ghanaian company that is dedicated to providing luxurious green living and sustainable homes with distinct finishing but moderately priced for home buyers and property investors in Ghana.

Whether you are looking for a family home, an investment property for cash flow, or even a retirement home, the La Margo Villas community is the place you should be.

DEVELOPED BY



Renewable energy and sustainability is the future. La Margo is already at the forefront. Whether you are a local or foreigner or expat in Ghana looking for residential home or better yet an investment, La Margo is the best fit for you.

We are Eco-friendly to create a positive impact on the environment, be part of inspiring a better planet and brighter tomorrow – today and for generations to come.

GET IN TOUCH

Sales Team



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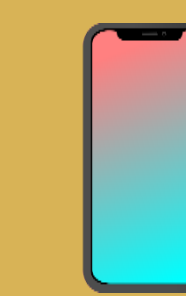
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LAMARGO VILLAS

**LET'S SHAPE THE FUTURE, ONE
HANDSHAKE AT A TIME.**



Disclaimer

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- 1 Bedroom apartment
- 2 Bedroom townhouse
- 3 Bedroom townhouse
- 4 Bedroom townhouse