

Helen
Heights

Welcome to Helen Heights.

A contemporary mixed-use development located in Tse Addo; 5 minutes from Labadi Beach.

Its adjacencies to Labone, Cantonments and Osu explains why Tse Addo is a new up and coming neighborhood in Accra which is second to none. Helen Heights is a landmark in this great area, which is made up of young professionals and returnees who are determined to succeed.

The features of this 25-unit, four-storey building have been designed with modern flair, with modern apartments, a sleek sandwich shop at the lower floor, a co-working space at the top floor along with a sports bar with an international appeal.

Helen heights is a multifunctional building that exhibits extreme value for money for those who are either buying a unit or renting a space.



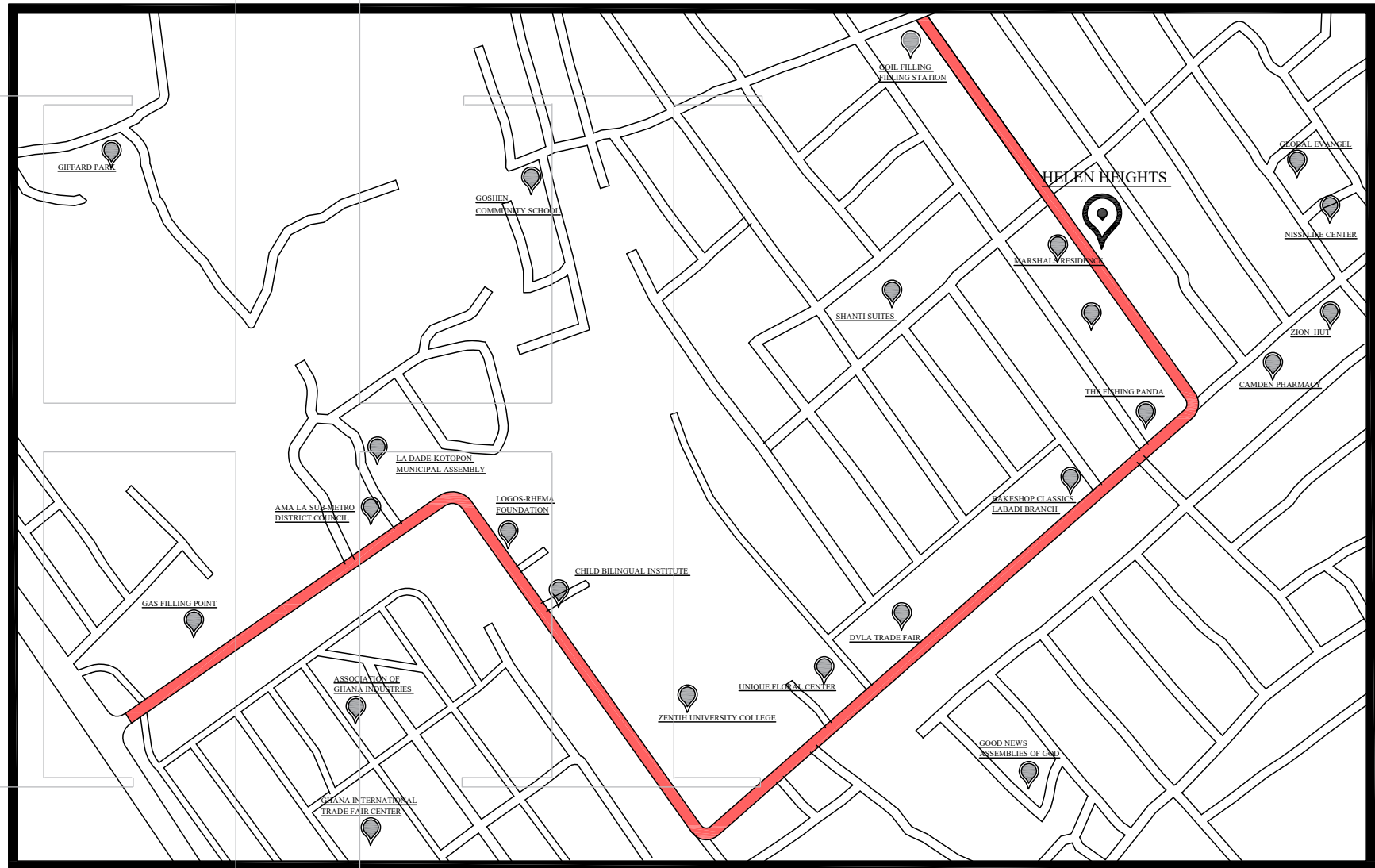
HELEN HEIGHTS [External View]

BUILDING LOCATION: TSE ADDO

SITE NEIGHBORS:

**OSU
CANTONMENTS
LABONE
LABADI BEACH HOTEL
GHANA INTERNATIONAL TRADE FAIR CENTER**

<p>SHOPPING AREAS</p> <ul style="list-style-type: none"> - Royal Mart - The Glory Shop - Lots Clothing Shop - Sheets & Between - Charway Life Style - Ghana’s International Trade Fair 	<p>DINING & BARS</p> <ul style="list-style-type: none"> - Cocktail & Dreams - Maa Reggie Bakery - Zion Hut - Cherleyan’s Restaurant - Napong’s Kitchen - Belle Solution Nigerian - 22 Burgers & Grills 	<p>HEALTH CENTERS</p> <ul style="list-style-type: none"> - MediGrace Medical Centre - Glitz Medical Centre - DigimedD - Addpharma Retail - Sonrisa Dental Clinic 	<p>EDUCATION</p> <ul style="list-style-type: none"> - Zenith University College - The Christ Church School - New Kingdom School - Goshen Community School - Exquisite International School - Jane Montessori School
<p>LOCATION ADJACENCIES</p> <ul style="list-style-type: none"> - 10 minutes drive to Kotoka International Airport - 10 minutes walk to Labadi Pleasure Beach Hotel and La Palm Hotel - 19 minutes drive to Accra Central - Located at the Main Road at East La 			



HELEN HEIGHTS [Area Map]



HELEN HEIGHTS [External View]

BUILDING AMENITIES

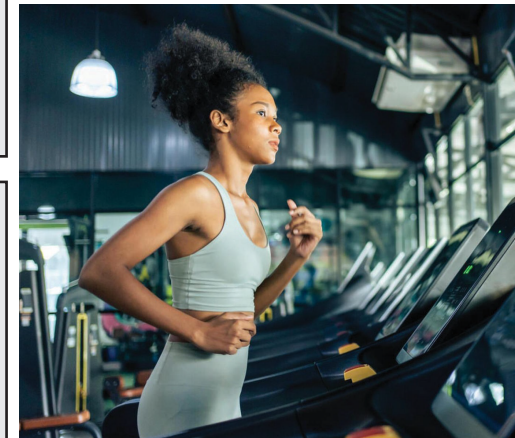
- Building Elevator
- On-site Property Management
- CCTV Surveillance
- 24 Hour Security
- Back-up Generator
- Rooftop Sports Bar & Lounge
- Large Co- Working Space
- Gym

APARTMENT SPECIFICATIONS

- Modern Kitchen
- Polished Concrete Floors
- Modern LED lighting
- Broadband Internet
- Quality Windows & Sliding Doors
- Individual Balconies
- Air Condition in every room
- Ground Floor parking spaces
- Access to Rooftop to Enjoy the breeze from the Sea

BUILDING ATTRIBUTES

- Sandwich Shop
- Rooftop Bar and Lounge
- Large Co- Working Space





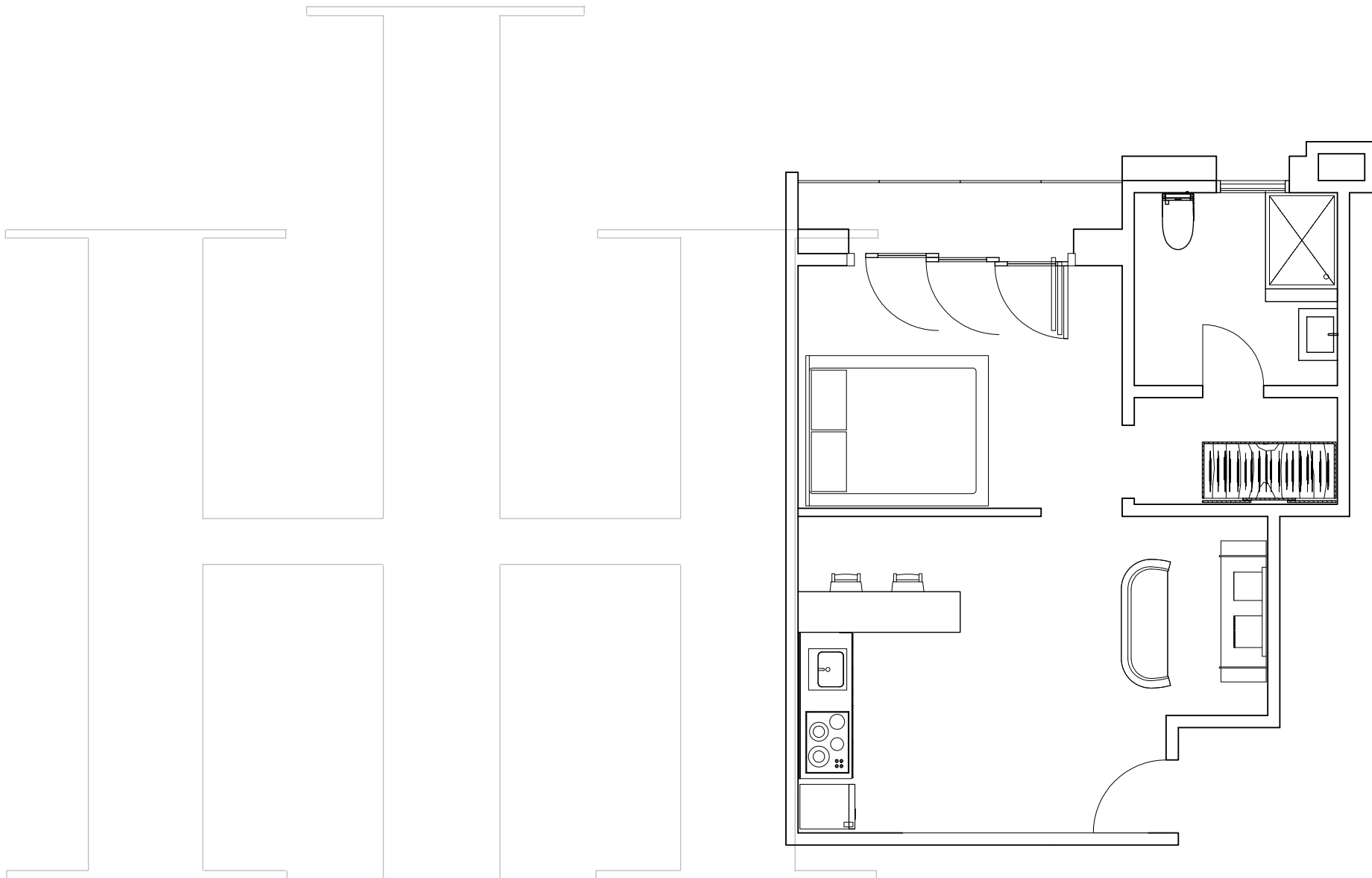
HELEN HEIGHTS Sandwich Shop [Ground Level]



HELEN HEIGHTS Sports Bar & Lounge [Rooftop Level]



HELEN HEIGHTS Sports Bar & Lounge [Rooftop Level]

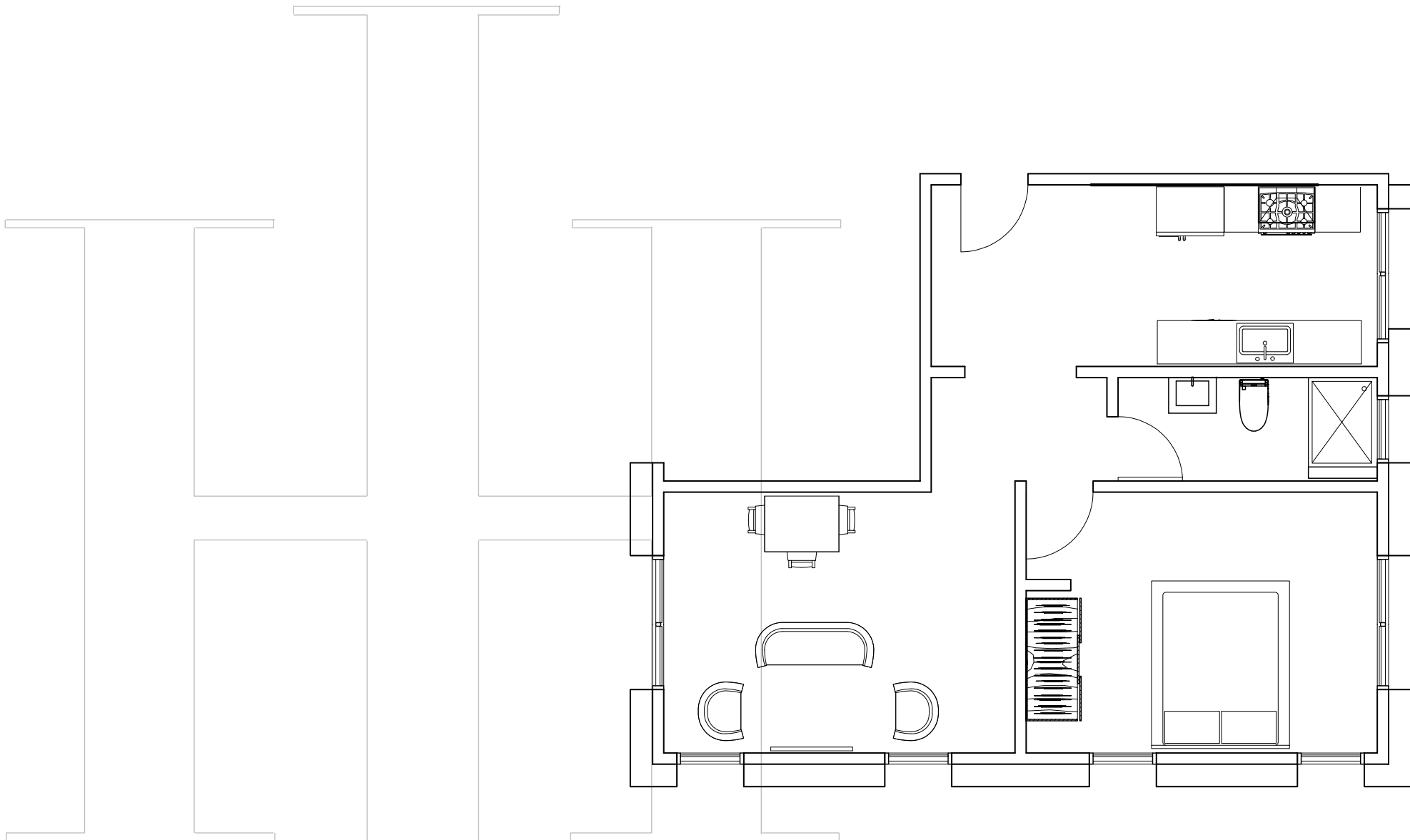


ONE BEDROOM STANDARD

[Floor Plan]



HELEN HEIGHTS One Bedroom [Standard]

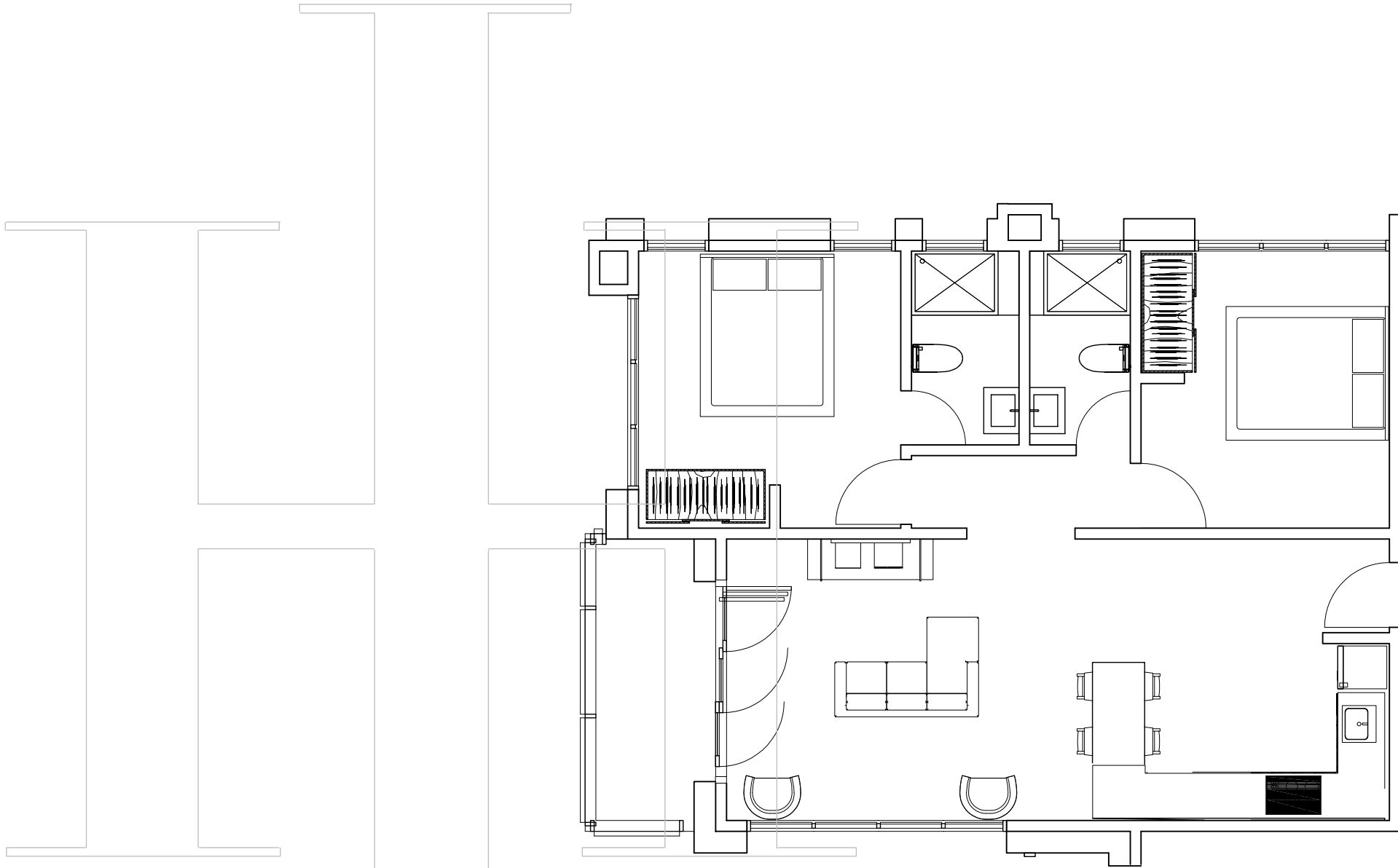


ONE BEDROOM SUITE

[Floor Plan]



HELEN HEIGHTS One Bedroom [Suite]

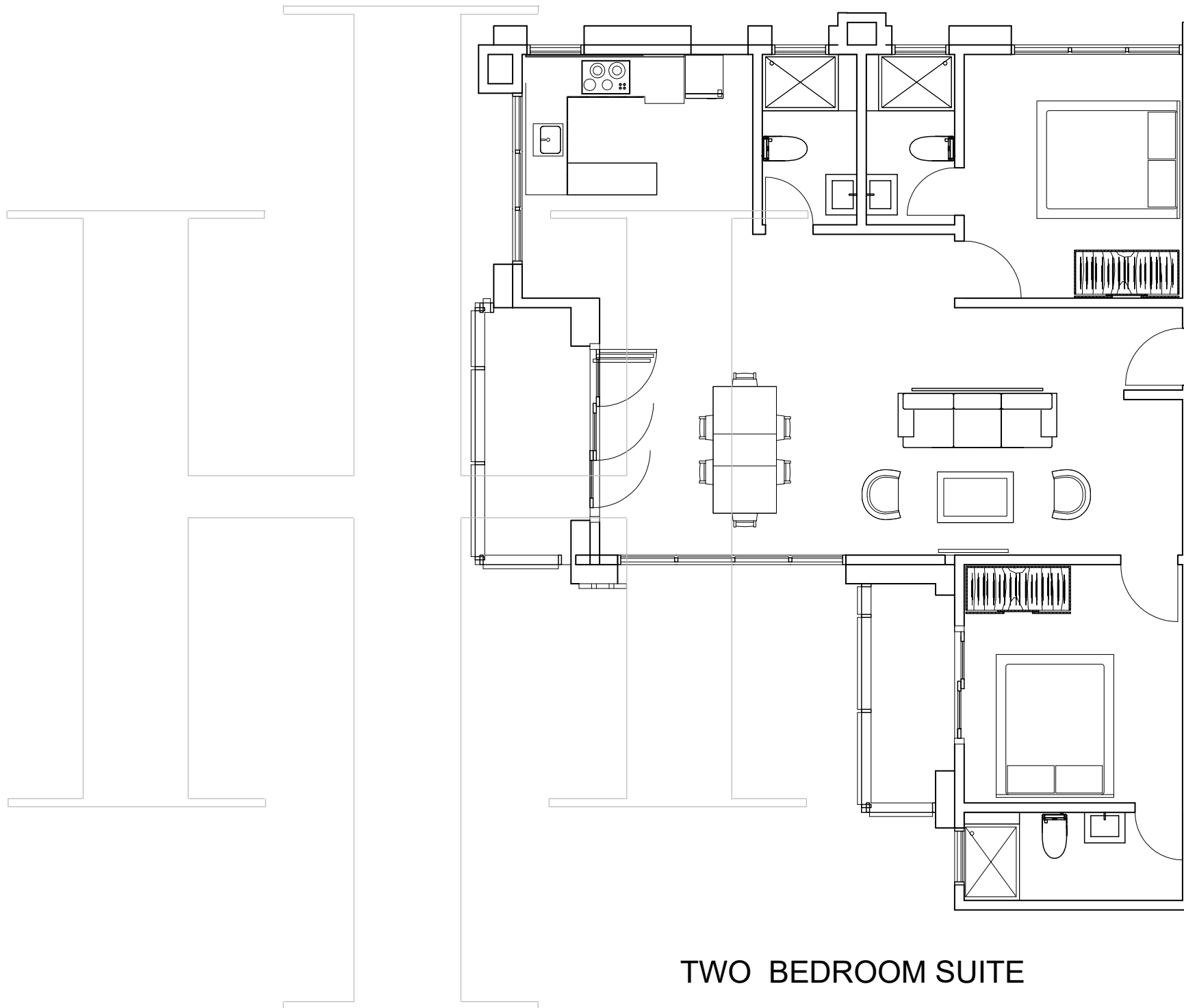


TWO BEDROOM STANDARD

[Floor Plan]



HELEN HEIGHTS Two Bedroom [Standard]



[Floor Plan]

TWO BEDROOM SUITE



HELEN HEIGHTS Two Bedroom [Standard]

HELEN HEIGHTS [Price List]

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
1 BEDROOM Standard		\$90,000 [43 sqm]	\$100,000 [43 sqm]	\$110,000 [43 sqm]
1 BEDROOM Standard		\$90,000 [45 sqm]	\$100,000 [45 sqm]	\$110,000 [45 sqm]
1 BEDROOM Standard		\$90,000 [50 sqm]	\$100,000 [50 sqm]	\$110,000 [50 sqm]
1 BEDROOM Standard		\$90,000 [44 sqm]	\$100,000 [44 sqm]	\$110,000 [44 sqm]
1 BEDROOM Suite				\$110,000 [58 sqm]
1 BEDROOM Suite				\$110,000 [55 sqm]
2 BEDROOM Standard		\$150,000 [77 sqm]	\$160,000 [77 sqm]	
2 BEDROOM Standard		\$150,000 [78 sqm]	\$160,000 [78 sqm]	
2 BEDROOM Standard		\$150,000 [77 sqm]	\$160,000 [77 sqm]	
2 BEDROOM Standard		\$150,000 [72 sqm]	\$160,000 [72 sqm]	
2 BEDROOM Suite				\$190,000 [96 sqm]
2 BEDROOM Suite				\$190,000 [94 sqm]
SIZES OF APARTMENTS				
1 BEDROOM Standard = 45 Sqm	1 BEDROOM Suite = 58 Sqm	2 BEDROOM Standard = 77 Sqm	2 BEDROOM Suite = 95 Sqm	



HELEN HEIGHTS [Payment Terms]

RESERVATION:	<ul style="list-style-type: none"> - Sign the Reservation Form - Pay a Reservation Fee of \$5,000 USD
FIRST PAYMENT:	<ul style="list-style-type: none"> - Sign and return the Sales & Purchase Agreement within 21 days of paying the Reservation Fee - Pay 25% of the Purchase Price during the on-going construction phase
THREE MONTHLY PAYMENTS:	<ul style="list-style-type: none"> - 3 equal Monthly payments of 15% of the Purchase Price starting 1 month after the First Payment
FINAL PAYMENT:	<ul style="list-style-type: none"> - The final payment equal to 30% of the Purchase Price less the Reservation Fee will be due upon project construction completion
<p>NOTE: Other Payment Schedules available upon request and individual payment plans can be accommodated. The building will be completed and ready by August 2024 and is currently 70% finished.</p>	
BUYERS NOTE:	
<ol style="list-style-type: none"> 1. Buyers who purchase an apartment during the construction phase will pay the Reservation Fee PLUS the cumulative percent due and the time of purchase 2. Payments from onshore accounts may be made in Ghana Cedis at the prevailing foreign exchange rate. 3. Payments from offshore accounts may be made in USD. 4. 50% sold for ABNB and you can recoup your initial investment in approximately 3 to 5 years & Rental approximately 5 years 5. Refund of Money deposit is a penalty of 20% 	
CONTACT INFORMATION:	
<p>Tel: +233 536 661435 & +233 543 167507 [Ghana Contact] Tel: 001-312- 671-5186 & 001-312-217-5186 [USA Contact] Email: sales@helenheights.com Website: www.helenheights.com</p>	