



Homes For Sale
(Off-Plan)

2, 3, 4 & 5 BEDROOM HOUSES
GATED COMMUNITY, WINNEBA JUNCTION, GHANA

developed by **SENCO**
GLOBAL DEVELOPERS LTD.

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www.sh.sencodevelopers.com



giving your family
a taste of
class & luxury

SENCO HOMES
• taste of luxury •

BENEFITS OF OFF-PLAN

1. Customers enjoy up to 20% discount on any house they buy.
2. Customers have the **opportunity** for **customization** of the houses to get their taste and preference factored into the architectural design (building plan)
3. Flexible Payment plan upto 3years.

THE SENCO CITY AT A GLANCE

Senco City is a proposed gated community located at Winneba Junction in the Central Region being built to provide our clients and residents with a taste of class, comfort and secured homes in a serene **green** environment with modern architectural designs and luxurious features.

Our housing solutions are tailored to all class of customers. Our pricing policies take into consideration key elements like affordability, quality and luxury for all clients.

The community is designed to have:

- Residential Area:

Premium Site: 3, 4&5 bedrooms - storey on 1 full plot

Standard Site: 3 & 4 bedrooms - on half plot

Popular Site: 2 & 3 Bedrooms on quarter plot (no fence wall but herges)

- Commercial Area: Shops, Apartments, Guest House, Pups, Clinic

- Social Centre: Sports facilities, children play ground, Club house

- Educational centre: Basic school

- Police & Fire Service Station

- Electricity & Ghana Water

- Paved inner roads

- Sewage and waste disposal system

- Planted Mango & coconut trees along all roads



HOW IT WORKS

1. Complete our OFF-PLAN Service request form. This will give us the perfect understanding of your taste and preference.
2. We arrange for a meeting (physical or online) to discuss your choice from the list of our designs or your preferred building plan (architectural drawing), financing option and completion time.
3. Sign a Sale & Purchase Agreement with us
4. Your dream home is started and completed for you as agreed.

COMPLETION PERIOD AND PAYMENT PLAN

- Base on your chosen building type, it take 3 to 6 months to complete
- We don't accept projects under this arrangement to exceed 3years completion period

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Self-financing

- i. 60% deposit before moving-in. This percentage can equally be paid on installment basis until the building is completed and ready to move-in
- ii. Balance is paid on monthly basis for 2years while the client stays in the house.

Mortgage Financing

- There are Ghanaian banks that we also partner for the mortgage arrangement where you pay on monthly basis for up to 20years while staying in the house. You can also work with your chosen bank.



OVERVIEW OF THE COMMUNITY



Amenities at Senco City



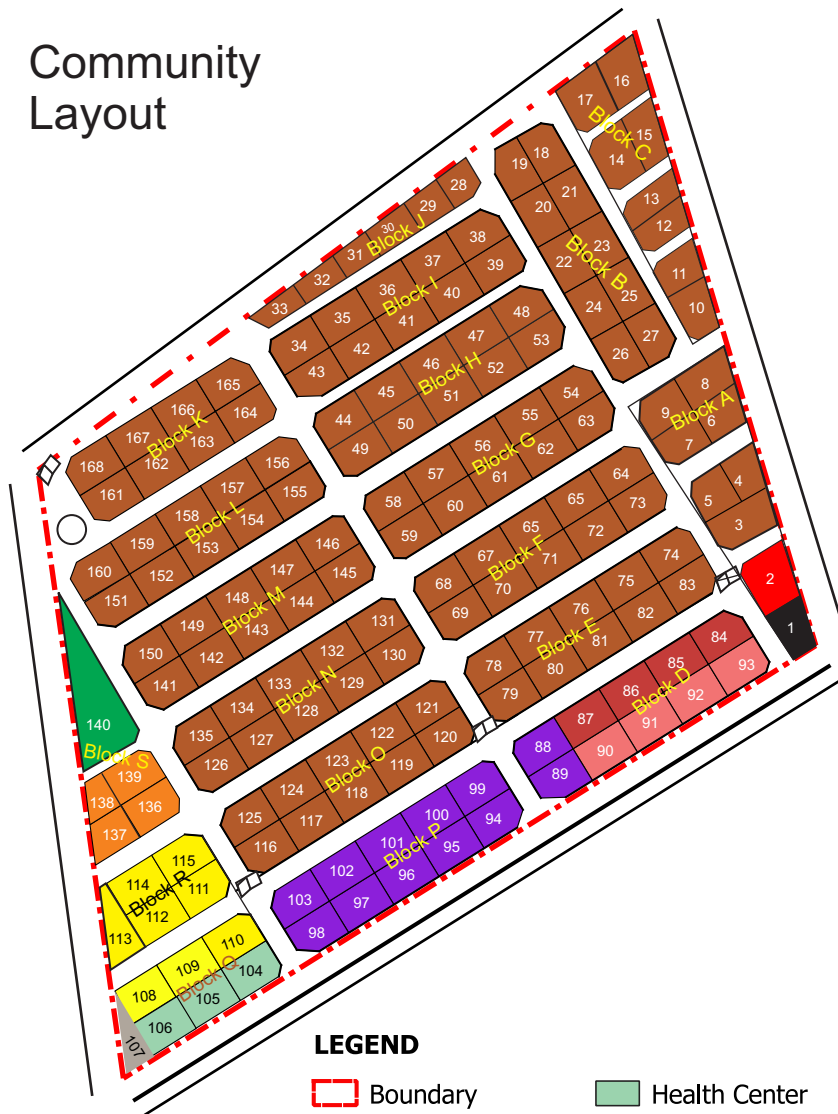
The **Senco City** is located at Winneba Junction in the Gomoa Central District of the Central Region. It is just about 2 minutes drive from the Winneba Round About and 300metres off the Capa Coast-Accra Highway. We are about 35 minuets drive from the Kotoka International Airport, Accra.

Features of the Community and Homes

- 4 Security Posts & Management Office
- Pavement roads
- Riverside Garden for relaxation
- Security Fence for homes
- CCTV Control room for the community
- Children Playground
- Swimming Pool, Gym and Bar
- Standby Generator
- Green environment
- Police and Fire Service stations
- Clinic and Schools
- Electricity and Water
- Shopping area, Guest House
- Apartments



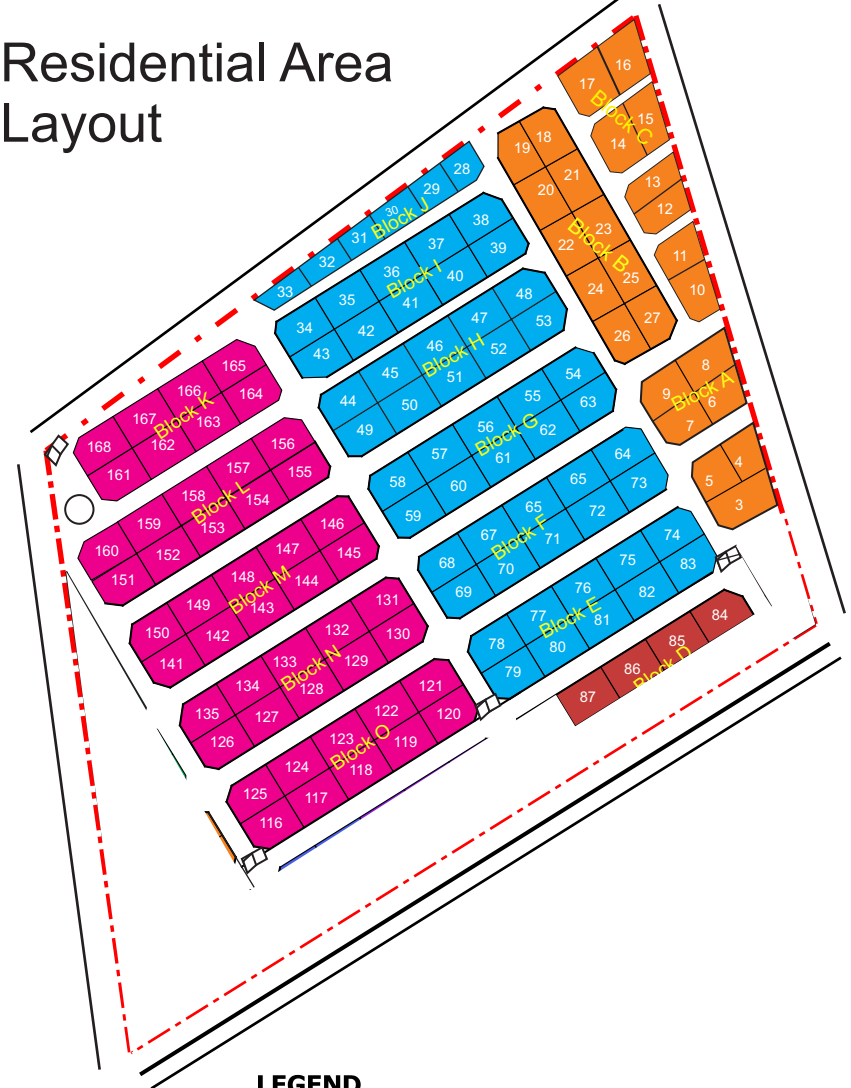
Community Layout



LEGEND

- | | |
|--------------------------|----------------|
| Boundary | Health Center |
| Road | Office Complex |
| Residential | Police Station |
| Commercial | Refuse Site |
| Educational Center | Apartments |
| Fire Station | Social Center |
| Park/Children Playground | Security Gate |

Residential Area Layout



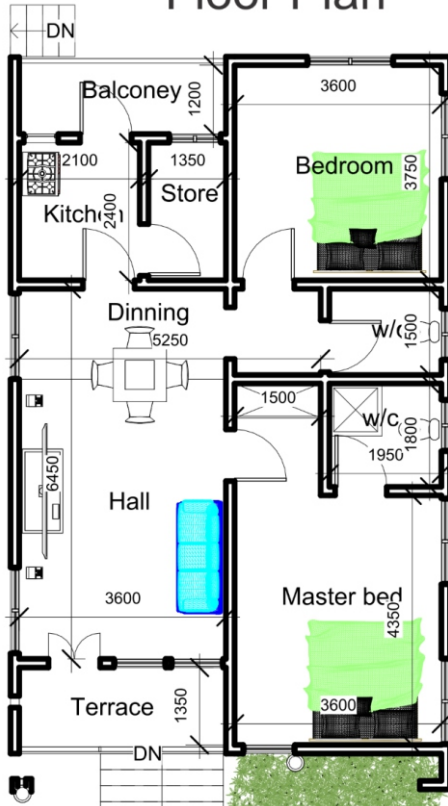
LEGEND

- | |
|-------------------------------|
| Premium site |
| Standard site |
| Popular/Self-development site |
| Apartments |
| Security Gate |

2-Bedroom

Akwaaba Villa

Floor Plan



Price: **GH¢700,000**

Features:

- Plot size: 30ft by 70ft
- 1-master bedroom
- No block fence wall but herges
- Kitchen with Standard kitchen cabinet
- Front porch
- POP ceiling in the living room and dining area
- Lights and standard hardware
- Car Park size: 2 cars
- Roofing Type: Style or Secret



Woezor Villa

3-Bedroom House

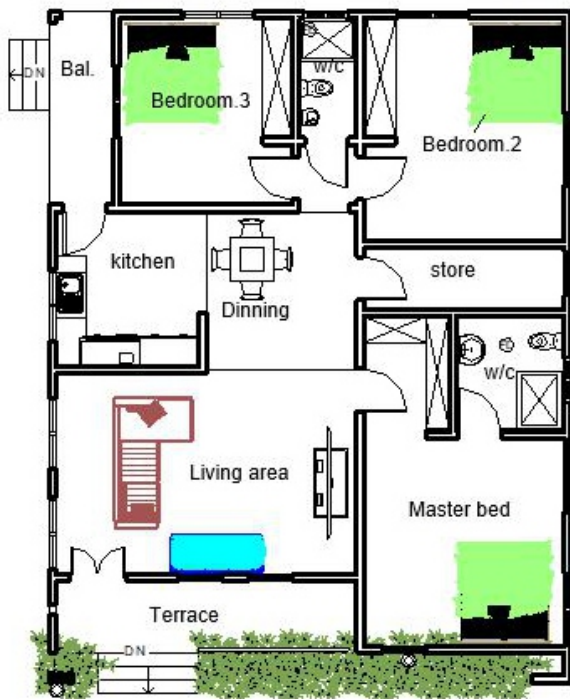
GH¢800,000

Features of the House:

- 2 washrooms
- Living Room & Dining Area
- No fence wall but herges
- Kitchen with fettered cabinet
- Fettered wardrobe
- Porch & POP Ceiling
- Garden and Car park size upto 3

Plot Size: 45ft by 70ft

FLOOR PLAN





4-Bedroom House

GH¢1.2m

Features of the House:

- All bedrooms en-suit
 - Living Room & Dining Area
 - Security Fence wall
 - Kitchen with fettered cabinet
 - Fettered wardrobe
 - Porch & POP Ceiling
 - Garden and Car park size upto 3
- Plot size: 50ft by 70ft

FLOOR PLAN





3-Bedroom (Krampah Duplex)

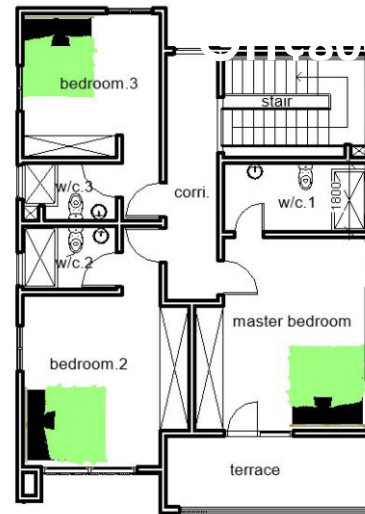
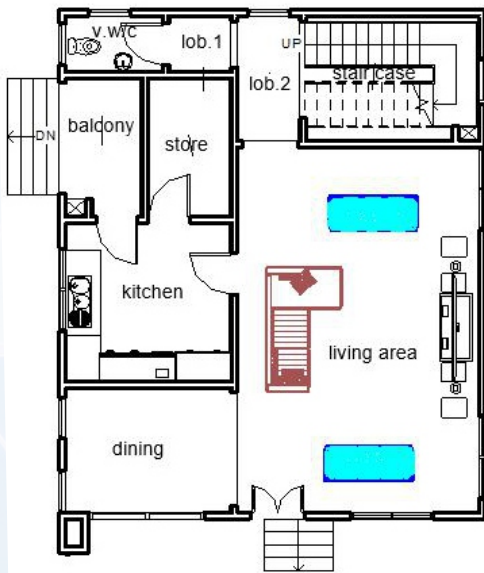
GH¢1.3m

Features of the House:

- One storey with Dining & Living rooms, Kitchen on ground floor
- All bedrooms en-suite
- Security Fence wall
- Kitchen with fettered cabinet
- Fettered wardrobe
- Porch & POP Ceiling
- Garden and Car park size upto 3 Plot Size: 50ft by 70ft

GROUND FLOOR PLAN

1st FLOOR PLAN



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4-Bedroom Duplex (Gold Coast Castle)

GH¢1.8m

Features of the House:

- Plot Size: 50ft by 100ft

Ground Floor:

1 BR, Dining & Living rooms, Kitchen

First floor:

- 3 bedrooms all en-suit

- Family living

Others:

- Kitchen with fettered cabinet

- Fettered wardrobe

- Porch & POP Ceiling

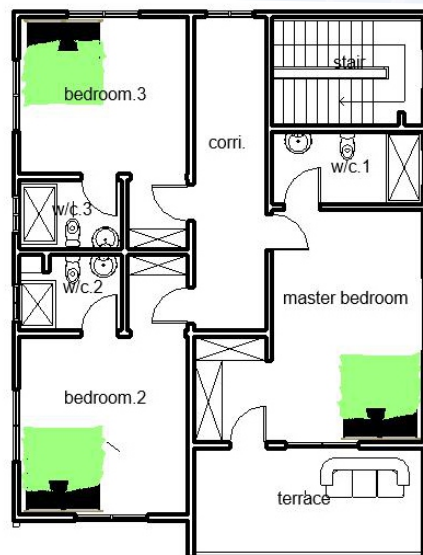
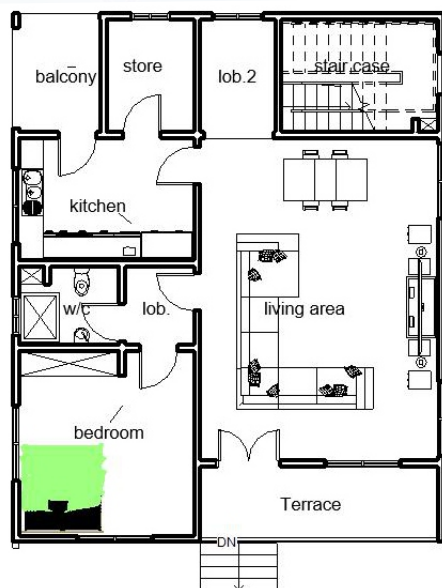
- Garden

- Car park size up to 4

- Security fence and post

GROUND FLOOR PLAN

1st FLOOR PLAN





4-Bedroom Duplex (Queens Villa)

Gh¢2m

Features of the House:

- Plot Size: 50ft by 100ft

Ground Floor:

1 BR, Dining & Living rooms, Kitchen

First floor:

- 3 bedrooms all en-suit

- Family living

Others:

- Kitchen with fettered cabinet

- Fettered wardrobe

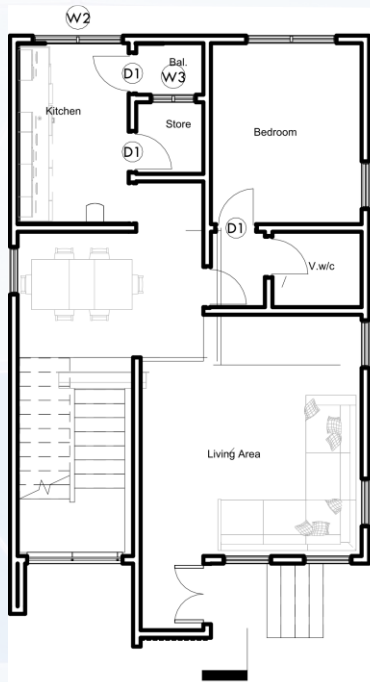
- Porch & POP Ceiling

- Garden

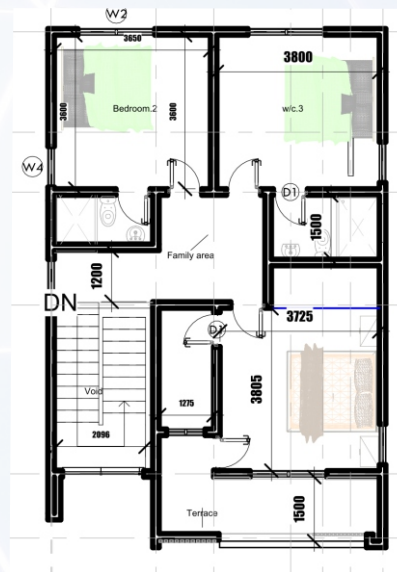
- Car park size up to 4

- Security fence and post

GROUND FLOOR PLAN



1st FLOOR PLAN





4-Bedroom Duplex (Prince Castle)

Gh¢2m

Features of the House:

- Plot Size: 70ft by 90ft

Ground Floor:

1 BR, Dining & Living rooms, Kitchen

First floor:

- 3 bedrooms all en-suit

- Family living

- Upper terrace

Others:

- Kitchen with fettered cabinet

- Fettered wardrobe

- Porch & POP Ceiling

- Garden

- Car park size up to 4

- Security fence and post

GROUND FLOOR PLAN

1st FLOOR PLAN

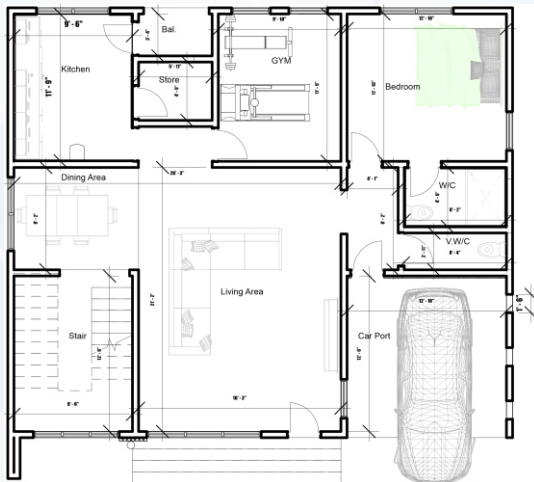




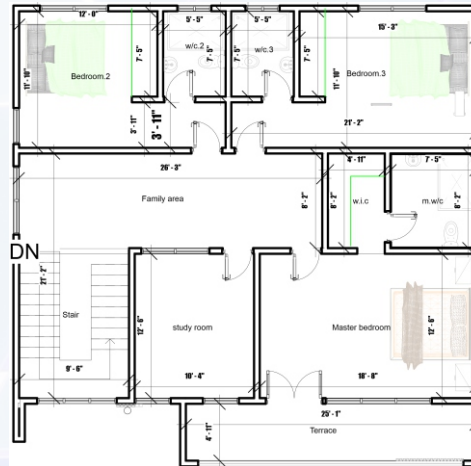
4-Bedroom (King's Castle)

GH¢2.5m

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Features of the House:

- Plot Size: 70ft by 100ft

Ground Floor:

1 BR, Dining & Living rooms
Kitchen, open garage & Gym

First floor:

- 3 bedrooms all en-suite

- Family living

- Study

Others:

- Kitchen with fettered cabinet

- Fettered wardrobe

- Porch & POP Ceiling

- Garden to host 100 people

- Car park size up to 5

- Security fence and post

INTERIOR



A man in a white dress shirt and black bow tie is smiling and talking on a black smartphone. He is standing in a modern living room with a grey sofa, a potted plant, and two framed pictures on the wall. The text 'THANK YOU FOR PURCHASE CALL' is overlaid on the image.

THANK YOU
FOR PURCHASE CALL

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