



**Western Vilas**  
AYI MENSAH



# **WESTERN VILAS**

## **BROCHURE**





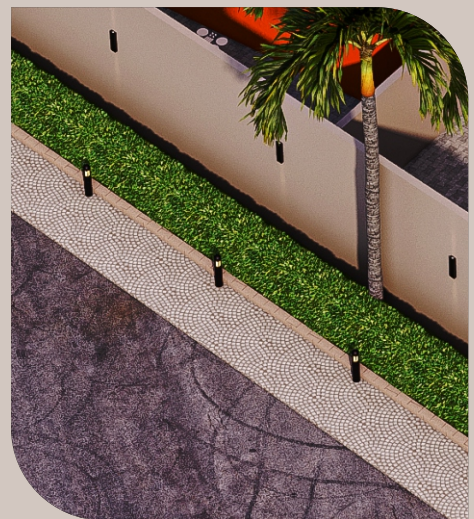
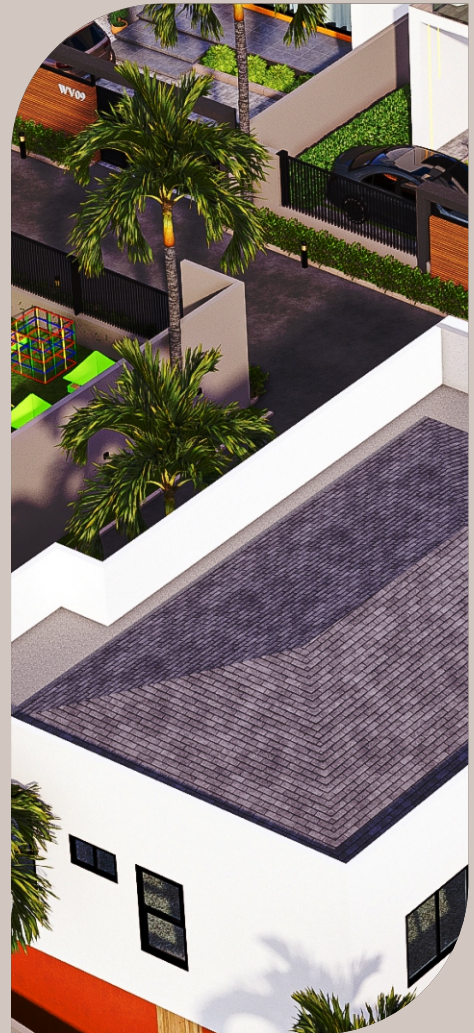


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# *W*ELCOME TO **WESTERN VILAS**







**O**ur Off-Plan Projects dubbed: Western Vilas offer a unique opportunity for individuals and companies to reserve any of our 2, 3 and 4 Bedroom Vilas.

The project is made up of 12 Units Gated Community with each unit to be completed within 6 months after Initial Deposit.

Imagine waking up to serenity every day, surrounded by nature's beauty and luxury at your fingertips in a gated estate you can be proud to call your home.

Welcome to Western Vilas located at Ayi-Mensah, where our stunning homes redefine elegance.

At Western Vilas, each Home is a Masterpiece, designed with precision and love.

From sleek architecture to opulent finishes, every detail exudes sophistication- from Swimming Pool, Gym, Playground for kids, Beautiful Landscaped Gardens and private balconies.

Enjoy breathtaking world class amenities that make everyday feel like a retreat.

We also have Executive plots for sale at McCarthy Hill, strategically located and offer unparallel views, easy access to amenities and endless possibilities for executive living.

With just a 5% deposit, you can reserve your space.

Contact us today to learn more about our luxury homes at Ayi-Mensah or Executive Plots at McCarthy Hill.





## Project Features



Expansive living and dining areas, perfect for entertaining and relaxation



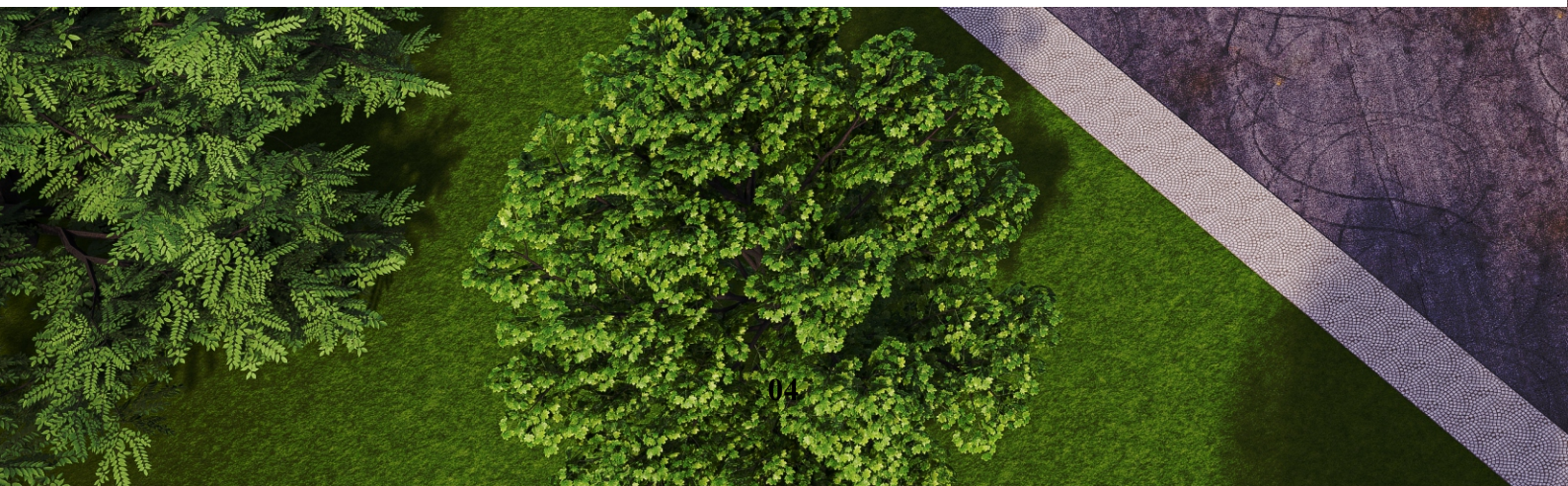
Spacious en-suite bedrooms, including a luxurious master bedroom



Sleek kitchens equipped with premium cabinetry and top-of-the-line appliances



Exclusive access to a state-of-the-art fitness center







# PROJECTS





## 2 BEDROOM TOWNHOUSES

- |                       |              |
|-----------------------|--------------|
| • BEDROOMS            | 2            |
| • BATHROOMS           | 2.5          |
| • LIVING AREA         | SPACIOUS     |
| • GARAGE SPACE        | PARKS 2 CARS |
| • FITTED KITCHEN      | FITTED       |
| • SIZE (SQUARE METER) | 220          |
| • NO. OF UNITS        | 4            |

### FEATURES AND AMENITIES

- Expansive living and dining areas, perfect for entertaining and relaxation
- Sleek kitchens equipped with premium cabinetry and top-of-the-line appliances
- 4 spacious ensuite bedrooms, including a luxurious master bedroom
- Thoughtfully integrated fitted closets offering ample storage space
- Exclusive access to a state-of-the-art fitness center, ensuring residents can prioritize health and wellness without leaving the comfort of their homes





**Ground Floor Plan**



**First Floor Plan**



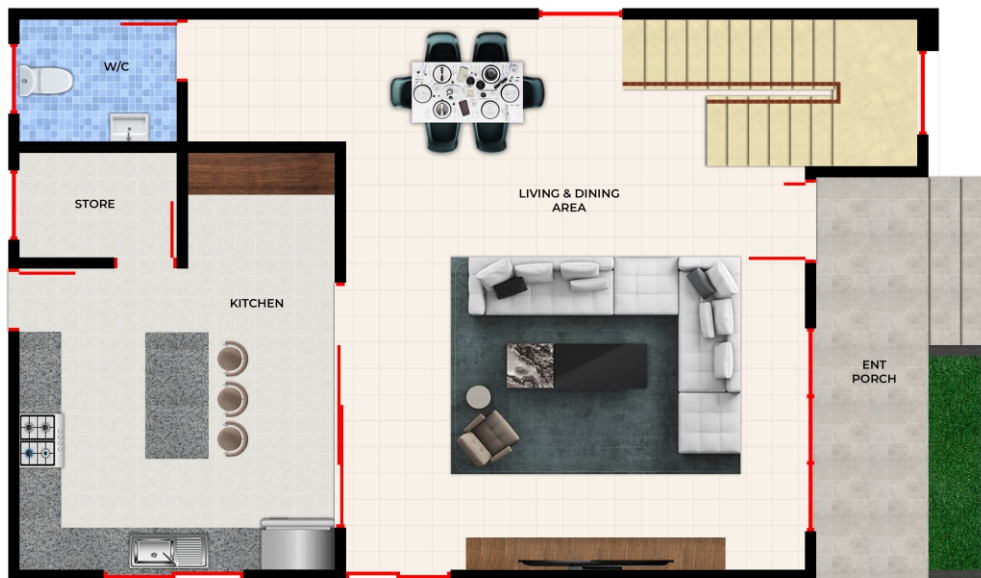
## 3 BEDROOM TOWNHOUSES

• BEDROOMS	3
• BATHROOMS	3.5
• LIVING AREA	SPACIOUS
• GARAGE SPACE	PARKS 2 CARS
• FITTED KITCHEN	FITTED
• SIZE (SQUARE METER)	230
• NO. OF UNITS	3

## FEATURES AND AMENITIES

- Expansive living and dining areas, perfect for entertaining and relaxation
- Sleek kitchens equipped with premium cabinetry and top-of-the-line appliances
- 4 spacious ensuite bedrooms, including a luxurious master bedroom
- Thoughtfully integrated fitted closets offering ample storage space
- Exclusive access to a state-of-the-art fitness center, ensuring residents can prioritize health and wellness without leaving the comfort of their homes





**Ground Floor Plan**



**First Floor Plan**



## 4 BEDROOM TOWNHOUSES

• BEDROOMS	4
• BATHROOMS	4.5
• LIVING AREA	SPACIOUS
• GARAGE SPACE	PARKS 2 CARS
• FITTED KITCHEN	FITTED
• SIZE (SQUARE METER)	220
• NO. OF UNITS	4

### FEATURES AND AMENITIES

- Expansive living and dining areas, perfect for entertaining and relaxation
- Sleek kitchens equipped with premium cabinetry and top-of-the-line appliances
- 4 spacious ensuite bedrooms, including a luxurious master bedroom
- Thoughtfully integrated fitted closets offering ample storage space
- Exclusive access to a state-of-the-art fitness center, ensuring residents can prioritize health and wellness without leaving the comfort of their homes





**Ground Floor Plan**



**First Floor Plan**



# IMAGE GALLERY













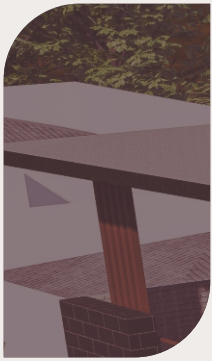












# Payment Terms and Reservation Process

We offer a convenient and flexible payment plan to help you secure your dream home at Western Villas. Here's a breakdown of our payment terms:

## **Mortgage Financing**

- 20% Deposit
- 80% Mortgage from the bank

## **Outright Purchase Discount**

- Enjoy between 5% to 10% Discount when you make outright payment.

## **Installment Payment Terms:**

- **5% Earnest Deposit and Reservation Fee:** Secure your unit with a 5% deposit.
- **20% First Deposit:** Pay 20% of the purchase price within 30 days of reservation.
- **25% Second Deposit:** Pay 25% of the purchase price within 3 months of reservation.
- **25% Third Deposit:** Pay 25% of the purchase price after 3 months of 2nd deposit.
- **25% Final Payment:** Pay the remaining 25% of the purchase price within 2 months to handing over of project.








## Get in Touch with Us


For more information or enquiry, reach us via the contact details provided below:



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 Westland Junction











