

# THE GREENWICH

2 Bedroom Terrace TownHome

Starting from \$174,000 | 2.5 Bathroom | 126 sqm





# About IndigoHomes



**IndigoHomes** builds moderately priced townhomes to a consistently high quality standard using innovative on-site manufacturing processes.

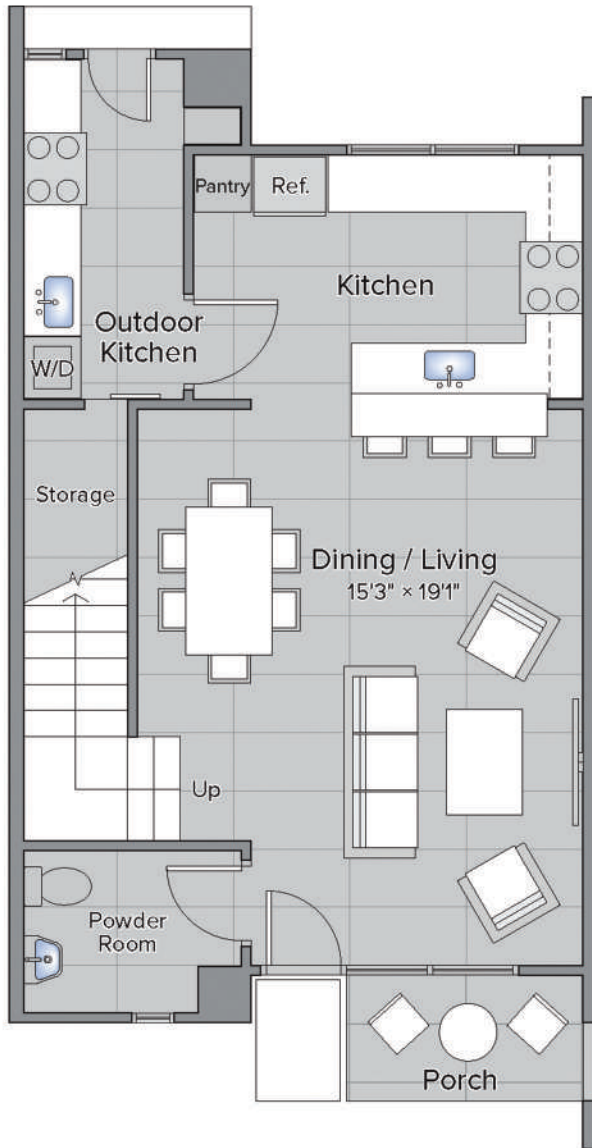
With its inaugural 200-unit development at **AyiMensahPark** successfully completed and more than 3,000 homes planned, **IndigoHomes** aims to establish itself as a leading developer in Ghana, offering quality master-planned residential properties at moderate prices in landscaped green communities. Residents at an **IndigoHomes** development enjoy the tranquility of picturesque surroundings, without sacrificing the accessibility of the city. With a singular focus on building quality, innovative, secure, modern communities, **IndigoHomes** is committed to building homes residents will love.

You can see for yourself - **AyiMensahPark** is now a vibrant community of 200 residences situated on 12.4 acres at the foot of the Aburi Mountains, just 30 minutes from Accra Mall and Kotoka International Airport. Developed for residents to "Love Where They Live", the project's design and execution delivered homes of superior quality in a mixed-use community featuring condos and townhomes. **IndigoHomes** successfully sold out and handed over all units on the **AyiMensahPark** in 2019.

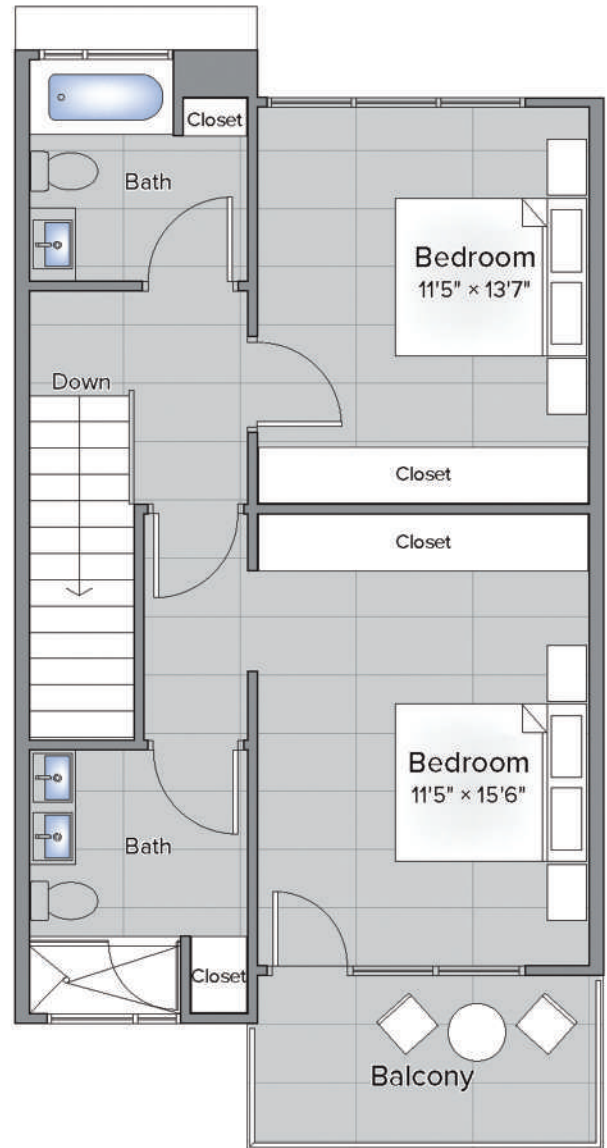
**IndigoHomes** is the residential real estate division of Blacklvy. Anchored in Ghana, Kenya and Tanzania, Blacklvy is a values-driven US company that builds and grows businesses in Sub Saharan Africa that unlock new sources of growth. Blacklvy's businesses - in housing, healthcare, food production, logistics and infrastructure - serve the needs of growing populations and provide solutions for growing businesses.

**IndigoHomes**  
love where you live

## THE GREENWICH FLOOR PLAN | 126 SQM



GROUND LEVEL



FIRST LEVEL

## DESIGN FEATURES

- Open Floor Plan
- Gourmet Kitchen with deep basin sink and modern appliances
- Covered outdoor kitchen
- Engineered stone countertops
- Master bedroom suite with dual vanities
- Spacious closets
- Front porch
- Paved double-car parking space
- On-site power and water
- UPVC glass windows
- State-of-the-art security



# OyarifaPark Payment Plans

Phase One Sold Out - Phase Two in Sales

|                  |                               |                        |                                       |
|------------------|-------------------------------|------------------------|---------------------------------------|
| <b>GREENWICH</b> | 2 BEDROOM<br>TERRACE TOWNHOME | 126 SQM<br>1,356 SQ FT | STARTING FROM<br><b>US \$ 174,000</b> |
|------------------|-------------------------------|------------------------|---------------------------------------|

**CASH BUY DISCOUNT:** Save up to 7% of purchase price on your Phase 2 Greenwich home.

A cash purchase (payment within 30 days of booking the unit) attracts a significant discount of US \$12,500 from the purchase price of your home.

**REFERRAL DISCOUNT:** Save a further 2% off the purchase price of the referred unit. Introduce a buyer to us and make a further 2% saving off the purchase price of the referred unit.

## INSTALLMENT PAYMENT PLANS

We offer a monthly payment plan linked to the construction progress of your home with units available from June 2022 to December 2023.

Payment Plans for The Greenwich 2 bedroom terrace townhome are listed below (Note: Terms and Conditions apply).

| <b>PAYMENT PLANS</b>    | <b>CURRENT PRICE</b> | <b>PAYMENTS</b>  |
|-------------------------|----------------------|--|
| <b>CASH PURCHASE</b>    | US \$161,500         | 100% within 30 Days  |
| <b>INSTALLMENT PLAN</b> | US \$174,000         | 25% deposit with staged payments linked with construction progress of your house |
| <b>MORTGAGE PLAN</b>    | US \$178,500         | Minimum of 20% deposit with balance paid prior on handover                       |

We estimate a rental income from US \$850 per month equating to an attractive 7% gross rental yield for unfurnished units.



# OyarifaPark Development Plan



**Key**

- SOLD
- 2 Bedroom Greenwich
- 3 Bedroom Chelsea
- 4 Bedroom Sutton
- 3 or 4 Bedroom Available to Sell

**Development Phases - 15 acres**

- Phase 1** 59 units – Townhomes - **DELIVERED**
- Phase 2A** 16 units – Handing over from October 2022 - **SOLD**
- Phase 2B** 20 units – Handing over from December 2022
- Phase 2C** 24 units – Handing over from February 2023
- Phase 2D** 23 units – Handing over from June 2023
- Phase 3A** 34 units – Handing over from August 2023
- Phase 3B** 24 units – Handing over from February 2024\*

**OyarifaPark Payment Plans 2022**

| Unit Type              | Area (m <sup>2</sup> ) | Area (sq ft) | Cash price from US | Installment price from US |
|------------------------|------------------------|--------------|--------------------|---------------------------|
| <b>Greenwich 2 Bed</b> | 126 m <sup>2</sup>     | 1,356 sq ft  | \$161,500          | \$174,000                 |
| <b>Chelsea 3 Bed</b>   | 163 m <sup>2</sup>     | 1,754 sq ft  | \$215,650          | \$230,000                 |
| <b>Sutton 4 Bed</b>    | 170 m <sup>2</sup>     | 1,829 sq ft  | \$237,500          | \$254,000                 |



**Note:** Pricing not applicable on premium units. Pricing on premium units available upon request.



# Purchase Commitment Form

Date \_\_\_\_\_

**Name** (as per ID card)

First Name \_\_\_\_\_ Middle Name \_\_\_\_\_ Surname \_\_\_\_\_

**Name of Co-Applicant** (as per ID card)

First Name \_\_\_\_\_ Middle Name \_\_\_\_\_ Surname \_\_\_\_\_

**Address**

Street \_\_\_\_\_ Town \_\_\_\_\_ Code \_\_\_\_\_

**Mobile Phone** \_\_\_\_\_ **Email** \_\_\_\_\_

**Sale Price (Unit)** \_\_\_\_\_ **Number of Units** \_\_\_\_\_

**Unit handover date** \_\_\_\_\_ **Unit Number** \_\_\_\_\_

**Cash installment or mortgage** \_\_\_\_\_

**Client's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Sale's Partner** \_\_\_\_\_ **Source** \_\_\_\_\_

| Payment Plan Options | Cash Purchase  | Installment Plan |      | Mortgage Plan                                |
|----------------------|----------------|------------------|------|--|
|                      |                | Percentage       | Date |  |
| Deposit              | 95% - \$ _____ | 25% - \$ _____   |      | 20% - \$ _____                               |
| Payment 1            |                | 25% - \$ _____   |      |  |
| Payment 2            |                | 25% - \$ _____   |      | <b>Bank facility letter within 6 months:</b> |
| Payment 3            |                | 25% - \$ _____   |      |  |
| Final Payment        | 5% - \$ _____  | 5% - \$ _____    |      | 80% - \$ _____<br>Mortgage disbursement      |

Note: Date of final payment will be within 15 days of receiving the notice for the pre-delivery home inspection (completion of your home).

Home upgrades are available including built in wardrobe to all bedrooms, outdoor kitchen cabinets (lower cabinets only), fully fitted outdoor kitchen, or we can convert the outdoor kitchen to staff quarters. Please discuss any upgrades and the associated costs with our sales associates so that we can factor them in as we construct your new home.





## OyarifaPark US OR GH Payment Information

**1. For Cash Payments:** Please make cash payments into our Ghana USD or Cedis account or any Stanbic Bank Branch or Stanbic Bank, Stanbic Heights Building, Airport City (details below).

**2. For GH Bank-Issued Cheques:** Make cheques payable to **Blacklvy Ghana Limited**.

**Reference/Narration Line:** Payment for OyarifaPark - [Unit Type & #]  
Deliver Ghana bank-issued cheques to our Airport office.

### 3. For Wire Transfers/Bank Deposits:

|                       | <b>Stanbic USD</b>     | <b>Stanbic GHS</b>     |
|-----------------------|------------------------|------------------------|
| <b>Account Name</b>   | Blacklvy Ghana Limited | Blacklvy Ghana Limited |
| <b>Account Number</b> | 9040007917338          | 9040007917281          |
| <b>Branch</b>         | Achimota Mall          | Achimota Mall          |
| <b>Swift Code</b>     | SBICGHAC               | SBICGHAC               |

**4. For US Bank-Issued Cheques:** Make Cheques payable to **Blacklvy LLC o/b/o Blacklvy GH Ltd.**

**Memo Line:** Payment for OyarifaPark - [Unit Type & #] Mail US bank-issued, or BillPay Checks to our DC office address further below. US Bank drafts, cashier's checks or cash can be deposited to any City Bank Branch in the USA.

### 5. For Within US Bank Wires, Online Transfers or Branch Bank Deposits:

|                       |  |
|-----------------------|--|
| <b>Bank</b>           | Citibank N.A.  |
| <b>Bank Address</b>   | 8001 Wisconsin Avenue, Bethesda, Maryland 20814        |
| <b>ABA Number</b>     | 254070116  |
| <b>Account Name</b>   | Blacklvy LLC   |
| <b>Account Number</b> | 9107049585   |
| <b>Reference</b>      | o/b/o BIGH - Payment for OyarifaPark - [Unit Type & #] |

Love where  
you live ≡

**IndigoHomes**  
love where you live

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