




# Tema's 1<sup>st</sup> Full Off Grid Luxury Estate

Fosua **Gardens** Estate  
*...a perisson properties limited development*

 **COMMUNITY**  
25, **TEMA**



 [www.perissonproperties.com](http://www.perissonproperties.com)

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**PERISSON  
PROPERTIES LTD.**  
THE HUB OF EXCELLENCE

**ESTATE PLAN**




## FEATURES

- **Executive Upgrade Turkish-Luxury Features**
- **Uninterrupted Electricity Supply**
- **Zero Issues With Water Shortage Or Quality**
- **Invest Once. Save Forever With Zero Monthly Utility Bills**
- **Step Into A Home With A 5-Star Experience**

**1-Year Warranty On All Our Units**

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**ESTATE PLAN**

## DESCRIPTION OF FOSUA GARDENS

1. Prime Location in Tema Community 25
2. **15-Minute** Drives Respectively From The Accra-Tema Motorway and Tema Central
3. **40-Minute Drive** From The Accra International Airport
4. **Easy Access** To Multiple International Schools, Supermarkets, Hospitals and Major Roads
5. Developed **Residential Neighbourhood** with Strong Property Value Appreciation
6. **Premium Luxury Fully Gated Estate** with Controlled Access and Estate Perimeter Fenced Wall For Enhanced Security
7. **24-Hour Manned** Security Port
8. Low-Density Community (Only 15 Exclusive Luxury Homes)
9. **Professionally Planned** Estate Layout
10. True Off-Grid Experience with **Zero Electricity and Water Bills** For A Lifetime (Clean Energy)
11. **Luxury Turkey Finishes**
12. **Upsized** Townhouses (Larger & More Spacious than the average Townhouse)



## DESCRIPTION OF FOSUA GARDENS

13. **Bright, Airy Spaces** with Natural Light
14. **Spacious Interiors** For **Comfortable Living**
15. Designed for **Discerning Homeowners**
16. An Address You Will Be **Proud To Call Home**
17. **Safe and Secure Environment** For Families
18. **Peaceful Living** Away From City Congestion
19. A **Smart Investment** In A Developed Area with High Rental Demand
20. Ideal For Both **Living and Investment**
21. **Comfortable Homes** For **Modern Families**
22. A **Perfect Blend Of Style, Comfort and Security**
23. Creates **Lasting Memories** in Your Dream Home
24. A **Premium Residential Lifestyle** in Tema



**TWO-BEDROOM UNIT**  
ONLY SEVEN UNITS AVAILABLE



STARTING:  
**\$150,000**





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## LIVING ROOM - TV AREA



### FEATURES

- Spacious Layout Designed For Comfort And Elegance With High Ceilings And Architectural Depth
- Designed To Host Guests In Style And Comfort
- High-End Premium Executive Luxury Turkey-Finish Materials With Flawless Detailing
- Decorative Statement Ceiling Design
- Colour Tones That Compliment Any Decor Style

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## LIVING ROOM - DINING AREA



### FEATURES

- Perfectly Positioned For Intimate Family Meals And Stylish Hosting
- Dining Area Blends Effortlessly Into Living Spaces
- Easy Movement With Openness And Freedom
- High-Quality Flooring, Tiling, Polished Surfaces And Refined Textures

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# MASTER BEDROOM



## FEATURES

- Ample Space For A King-Size Bed And Additional Seating
- Contemporary Aesthetics With Clean Lines, Neutral Tones And Elegant Textures
- Large Windows Allowing Plenty Of Natural Light While Offering Privacy With Sheer Curtains
- Statement Ceiling Light
- Neutral Palette To Allow For Personal Styling
- Luxury At Every Detail

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# TWO-BEDROOM UNIT

ONLY SEVEN UNITS AVAILABLE



**GROUND FLOOR PLAN**

**67 SQM**

Total floor area=**137 sqm**  
Land Size =**140 sqm**  
46ft x 33ft



**FIRST FLOOR PLAN**

**70 SQM**

STARTING:  
**\$150,000**

**THREE-BEDROOM UNIT**  
ONLY EIGHT UNITS AVAILABLE



STARTING:  
**\$190,000**





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## LIVING ROOM - TV AREA



### FEATURES

- Ambient Statement Lighting With Contemporary Chandelier And Recessed Lighting
- Attractive To High-End Buyers, Airbnb And Tenants
- Move-In Ready Luxury - Minimal Need For Additional Upgrades
- Perfect For Entertaining, Relaxing Or Working From Home
- Designed For Clean Organization

**THREE-BEDROOM UNIT**  
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## LIVING ROOM - DINING AREA



### FEATURES

- High-Quality Flooring, Tiling, Polished Surfaces And Refined Textures
- Full Staircase Balustrades For Added Child And Adult Safety
- A Touch Of Nature With Integrated Green Spaces
- Designed To Impress. Built To Comfort

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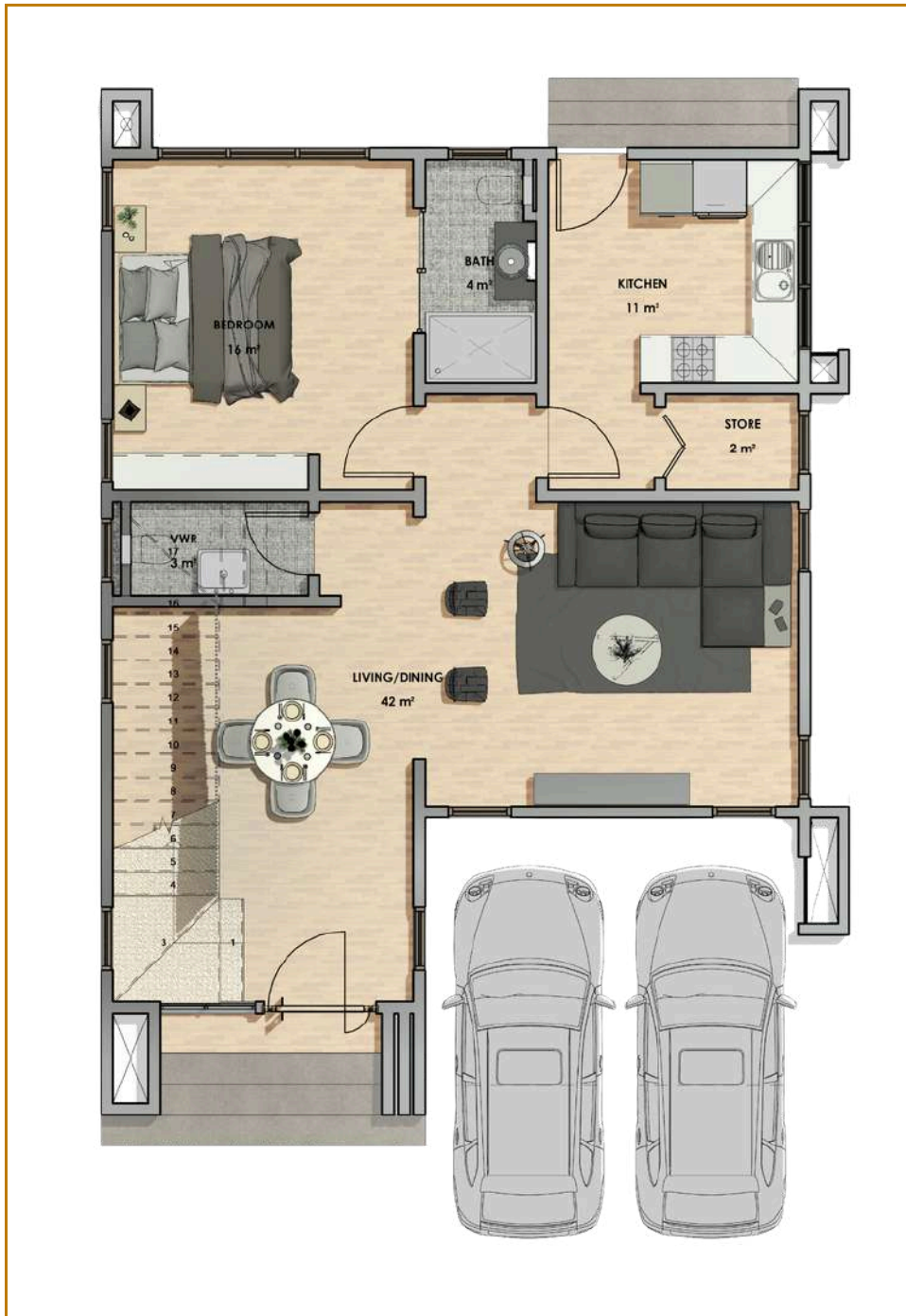
## FEATURES

- Classic Design Elements With Modern Touches To Remain Stylish For Decades
- Walk-In Closet With Dressing Space
- Extremely Spacious With Room For Relaxation And Entertainment
- Integrated Lighting Systems And Smart Home Capabilities For Mood Setting And Convenience
- Large Private Balcony For Fresh Air

**THREE-BEDROOM UNIT**  
ONLY EIGHT UNITS AVAILABLE

# THREE-BEDROOM UNIT

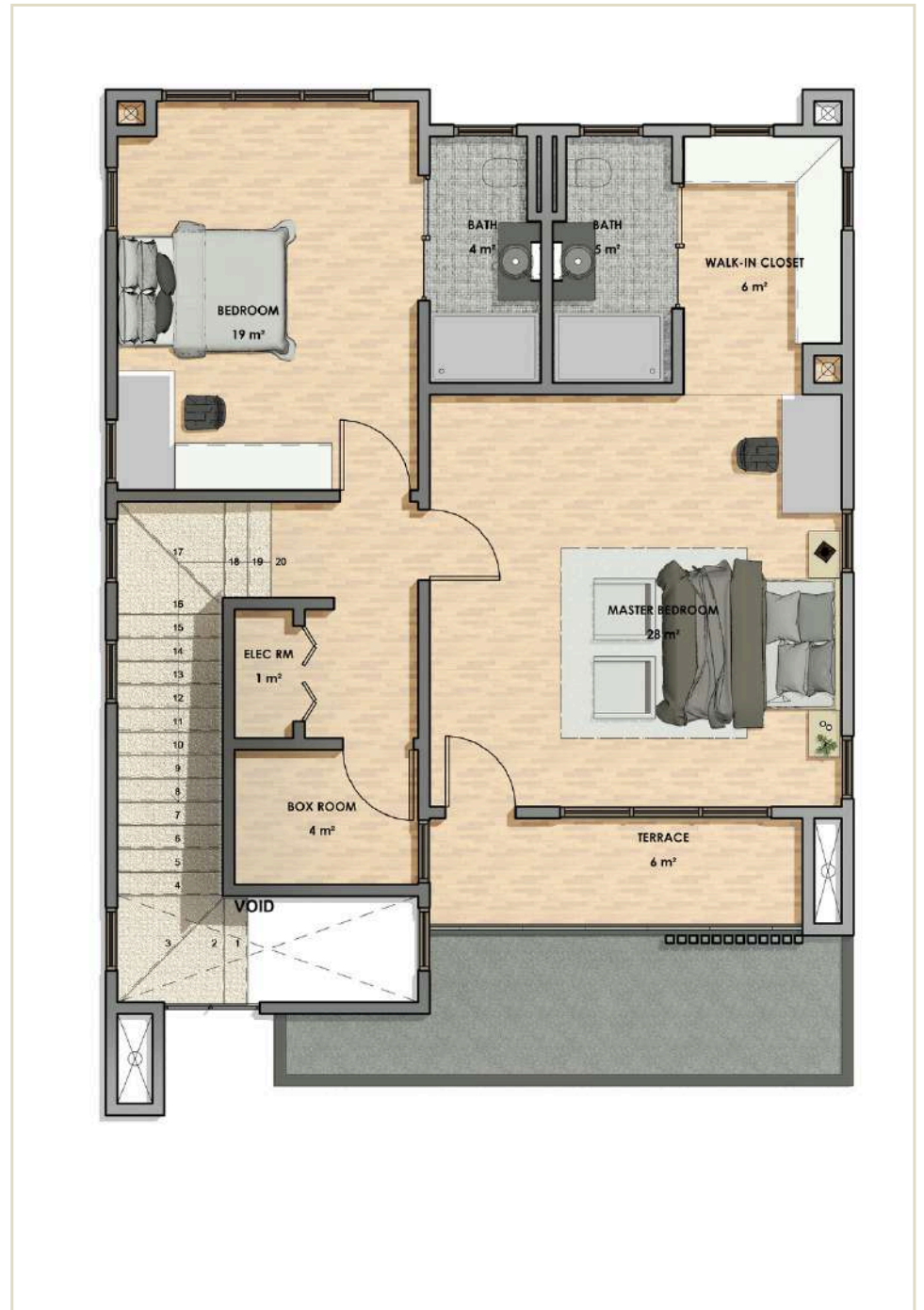
ONLY EIGHT UNITS AVAILABLE



**GROUND FLOOR PLAN**

**98 SQM**

Total floor area=**204 sqm**  
Land Size=**192 sqm**  
52ft x 39ft



**FIRST FLOOR PLAN**

**106 SQM**

STARTING  
**\$190,000**

## UNIQUE FEATURES

1. **10kW Hybrid Inverter Solar System** per Unit (*Completely ECG Independent*)
2. **15kWh Lithium Battery Storage** With Dedicated Solar Room
3. **Fully Connected Municipal ECG Power Supply** (As Standby) with A Dedicated Estate Transformer
4. **Centralised Borehole Water with Industrial Grade Filtration** (Reverse Osmosis Plant) - Completely Municipal Water Independent
5. **20,000L Community Central Water Storage** (Non-Stop Water Supply)
6. Fully Connected **Municipal Ghana Water** (As Standby)
7. Unit **Polytank**
8. **Modern Contemporary Townhouse Architecture** with Modern Wood Wall Panelling
9. Full **Turkish-Import Premium Luxury Finishes**
10. **Decorative Statement Wall** and Shadow-Gap “Floating” **Gypsum Ceiling Panels** With LED Strips
11. **Special Effect Paint** with Exterior Grafiato and Acrylic Painting
12. Enhanced **Smart Estate Integrated Infrastructure** with Premium Lifestyle Add-ons (Facial Recognition Entry Systems, Smart Blinds/Curtains)



## UNIQUE FEATURES

13. Large Pergola Car Ports
14. All Rooms En-Suite with Fully-Fitted Turkish Premium Luxury Finish Wardrobe Cabinets, and Bathroom Vanities (In-Built Smart Wall Toilets)
15. Fully-Fitted Turkish Premium Luxury Kitchen Cabinetry with In-Built Inverter Tech Kitchen Appliances (Oven, Microwave, Hob, Extractor Hood)
16. Large and Spacious Living, Dining, Kitchen Areas, Kitchen Storage and Bedrooms
17. Bright and Well-Ventilated Rooms
18. Large Windows For Natural Lighting
19. High Ceiling Heights For Improved Airflow
20. Spacious Private Master Bedroom Balcony For Outdoor Relaxation
21. Master Bedroom Walk-In Closet
22. Ground Floor Guest Washroom with Premium Turkish Luxury Finishes
23. Dedicated Laundry Area
24. Dedicated Store Room
25. Dedicated Box Room
26. Dedicated Space For Outdoor Kitchen Gas Cylinder
27. Elegant Staircase Design with Pergola Balusters and Handrails
28. Premium Luxury Turkey Finish Porcelain Floor Tiles
29. Fully Installed Air Conditioners At All Dedicated Points
30. Metal Truss Roofing Structure (To Last A Lifetime & Provide Ambient Room Temperature)



## **UNIQUE FEATURES**

31. Pre-Engineered **Long Span Roofing Sheets** with Solar Integration
32. Installed Outdoor **Modern Collapsible Drying Racks**
33. Excellent **Landscaped Green Areas**
34. Pre-Installed **Automated Water Irrigation Kits** For Gardens
35. **Well-Lit Estate** Roads and Houses with Standard Spaced Streetlights
36. Proper **Septic Tank System**
37. **Advanced Water Management Systems**
38. Proper Estate-Wide **Drainage Infrastructure Network**
39. Wide Standard 6.0 metres **Internal Estate Roads**
40. Beautifully **Paved Compounds ,Walkways and Driveways**
41. Dedicated Estate **Garbage Collection Truck**
42. On-site **Estate Utilities House**
43. On-site **Estate Management Office**
44. Estate Perimeter And Individual Units **Fence Walls & Electric Fencing**
45. **Modern Hidden Roof System** To Provide A Luxury Look And Ambient Room Temperature (To Save On Costs To Run ACs)
46. Pre-Installed **CCTV Cameras, Video Doorbell and Estate Intercom**
47. **Automated Remote-Controlled Motor Gates**
48. Pre-Installed Estate **Fire Hydrants** (Connected to Borehole) And **Extinguishers**
49. Tinted Tempered Glass Curtain and Vertical Sliding **Windows with Burglar Proof**
50. **Appropriately Spaced Units** To Ensure Privacy



**FOSUA GARDENS**

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# ***ADDITIONAL FITTINGS & FINISHES***

## ***1. Kitchen***

- a. Premium Luxury Turkey-Finish Kitchen Island
- b. In-Built Premium Luxury Turkey-Finish Dishwasher

## ***2. Bathroom***

- a. Premium Luxury Turkey-Finish Double Bathroom Vanity Sink (For Master Bedroom)
- b. Premium Luxury Turkey-Finish Wall-Hung Vanities
- c. Thermostatic Shower Valves

## ***3. Furniture***

- a. Full Bedroom & Living Room Premium Luxury Turkey-Finish Furniture
- b. Premium Luxury Turkey-Finish Wall-Mounted TV Furniture Brackets (Living Room And Master Bedroom)
- c. Premium Luxury Turkey-Finish, Shelves, Curtains, Carpets, Art Works, Vases (In All Rooms & Living Room)
- d. Built-In Ironing Station

## ***4. Appliances***

- a. 2 Luxury UHD TV sets
- b. 2 Luxury Washing Machines
- c. In-Built Water Heaters Per Bathroom and Kitchen
- d. In-Built Inverter Tech Fridge

## ***5. Water***

- a. Additional Poly tank
- b. Unit UV Sterilizers (Post-Central Filtration)

## ***6. Structural***

- a. Reinforced & Extended Balcony Space (Over Entire Car Port)

## ***7. Solar Add-On***

- a. Smart 10kW Solar App Monitoring Interface

## ***8. Tech Add-Ons***

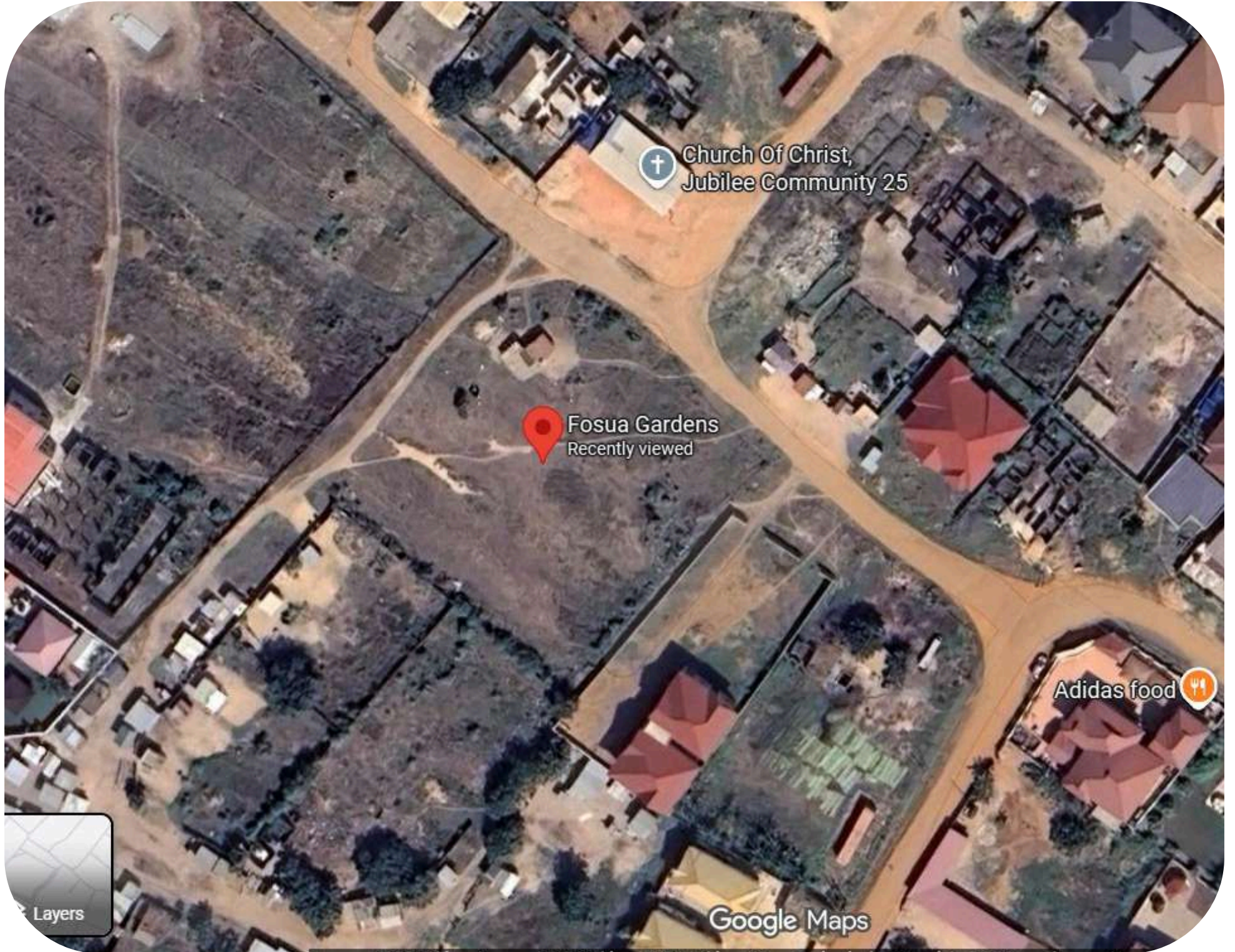
- a. Smart Fingerprint Lock



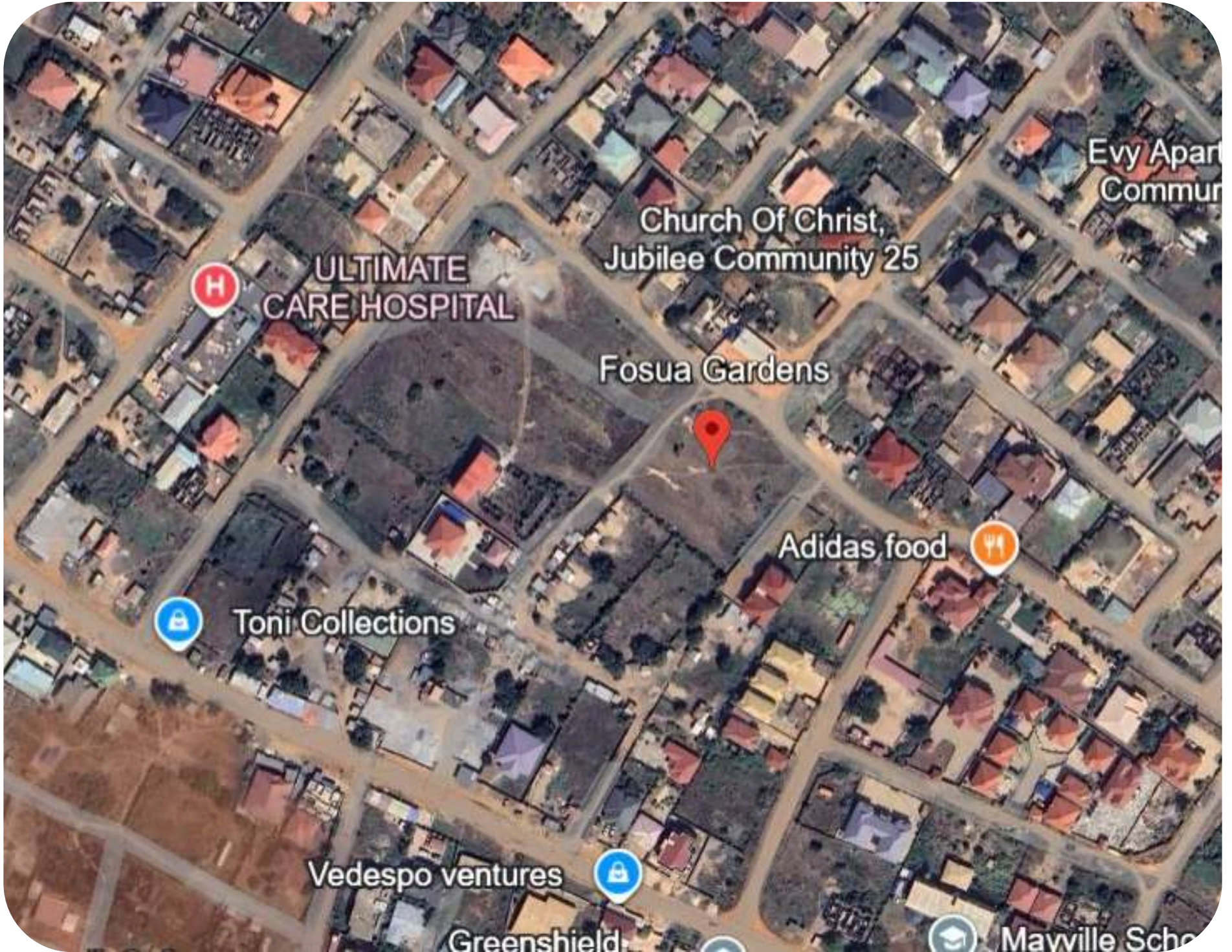
**TOTAL ADDITIONAL FITTINGS AND FURNISHINGS (1-8) = \$35,000**

NB: Buyer Modifications And Personalized Finishes Can Be Done At A Fee

# MAP OF THE SITE



# MAP OF THE SITE



## FOSUA GARDENS OFF-PLAN PAYMENT MODELS

### 1. FULL PAYMENT AT COMMENCEMENT OF CONSTRUCTION

-Full Payment At The Signing Of The Contract At 2% Discount.

### 2. FULL PAYMENT WITHIN 3 MONTHS OF CONSTRUCTION

-30% Payment At The Signing Of The Contract

-Then The Remainder (70%) At 3 Months Of Construction At Zero Interest.

### 3. FULL PAYMENT WITHIN 6 MONTHS OF CONSTRUCTION

-30% Payment At The Signing Of The Contract

-Then Another 35% At 3 Months Of Construction At 8% Interest

-Then The Remaining 35% At 6 Months Of Construction At 8% Interest.

### 4. FULL PAYMENT WITHIN 1 YEAR OF CONSTRUCTION

- 30% Payment At The Signing Of The Contract

-Then Equal Monthly Payments For 1 Year At 10% Interest.

### 5. FULL PAYMENT WITHIN 2 YEARS OF CONSTRUCTION

-30% Payment At The Signing Of The Contract

-Then Equal Monthly Payments For 2 years At 15% Interest.

### 6. PAYMENT BASED ON THE STAGES OF CONSTRUCTION COMPLETED

-30% Payment At The Signing Of The Contract

-Then Payments Of Various Installments At The Completion Of The Respective Stage Of Construction (***find attached on the subsequent pages***) at 15% interest.

## FULL PAYMENT WITHIN 1 YEAR OF CONSTRUCTION

### 2-Bedroom \$150,000

Upfront 30%:  $0.30 \times 150,000 = \$45,000$   
Remaining 70% =  $0.70 \times 150,000 = \$105,000$   
Add 10% interest on remaining:  $0.10 \times 105,000 = \$10,500$   
Remaining to pay over 11 months =  $\$115,500$   
Monthly =  $110,550 \div 11 \approx \$10,500/\text{month}$

## \$10,500/month

*For a year*

### 3-Bedroom \$190,000

Upfront 30%:  $0.30 \times 190,000 = \$57,000$   
Remaining 70% =  $0.70 \times 190,000 = \$133,000$   
Add 10% interest:  $0.10 \times 133,000 = \$13,300$   
Remaining to pay over 11 months =  $\$146,300$   
Monthly =  $146,300 \div 11 \approx \$13,300/\text{month}$

## \$13,300/month

*For a year*

## FULL PAYMENT WITHIN 2 YEARS OF CONSTRUCTION

### 2-Bedroom \$150,000

Upfront 30%:  $0.30 \times 150,000 = \$45,000$   
Remaining 70% =  $0.70 \times 150,000 = \$105,000$   
Add 15% interest on remaining:  $0.15 \times 105,000 = \$15,750$   
Remaining to pay over 23 months =  $\$120,750$   
Monthly =  $120,750 \div 23 \approx \$5,250/\text{month}$

## \$5,250/month

*For two years*

### 3-Bedroom \$190,000

Upfront 30%:  $0.30 \times 190,000 = \$57,000$   
Remaining 70% =  $0.70 \times 190,000 = \$133,000$   
Add 15% interest:  $0.15 \times 133,000 = \$19,950$   
Remaining to pay over 23 months =  $\$152,950$   
Monthly =  $152,950 \div 23 \approx \$6,650/\text{month}$

## \$6,650/month

*For two years*

## PAYMENT BASED ON THE STAGES OF CONSTRUCTION COMPLETED

### 2-Bedroom \$150,000

Upfront 30%:  $0.30 \times 150,000 = \$45,000$

Remaining 70% =  $0.70 \times 150,000 = \$105,000$

Add 15% interest on remaining:  $0.15 \times 105,000 = \$15,750$

Remaining to pay = \$120,750

### 3-Bedroom \$190,000

Upfront 30%:  $0.30 \times 190,000 = \$57,000$

Remaining 70% =  $0.70 \times 190,000 = \$133,000$

Add 15% interest:  $0.15 \times 133,000 = \$19,950$

Remaining to pay = \$152,950

Milestone/ Stage	%	2-Bedroom Payout	3-Bedroom Payout
Contract Signing	30%	\$45,000	\$57,000
Foundation	10%	\$17,250	\$21,850
Ground Floor	10%	\$17,250	\$21,850
Decking	10%	\$17,250	\$21,850
First Floor	10%	\$17,250	\$21,850
Roofing	10%	\$17,250	\$21,850
Finishes & Fittings	10%	\$17,250	\$21,850
Final Handover	10%	\$17,250	\$21,850



# OFF-PLAN PRICING ADVANTAGE

## The Investor's Advantage: Off-Plan vs. Completed

Unit Type	Off-Plan Launch Prices	Estimated Completed Market Value	Instant Equity Gain	Projected ROI (12-18 Months)
2-Bedroom Townhouse (Fully Off-Grid)	\$150,000	\$210,000-\$225,000	\$60,000+	33.3%+
3-Bedroom Townhouse (Fully Off-Grid)	\$190,000	\$295,000-\$315,000	\$105,000+	55.3%+

Secure your unit today with a minimum 30% deposit. By the time we roof your home, its market value will have already exceeded your purchase price. ***Don't wait to buy real estate; buy real estate and wait***



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# BENEFITS OF OUR OFF-GRID UNITS

Monthly Expense	Standard Townhouse (No Solar/Borehole)	Fosua Gardens	Monthly Savings
Electricity	\$250+ (running 3ACs)	\$0	\$250
Water	\$50	\$0	\$50
Total	\$300	\$0	\$300

**\$300 x 12 = \$3,600**

ANNUAL SAVINGS ON UTILITIES

*By buying here, you aren't just getting a luxury home; **you are getting yourself a \$3,600 yearly pay raise in saved utility costs.***



# INVESTOR BUY-TO-RENT ANALYSIS

Unit Type	Monthly Rent	Annual Rent	Gross Yield	Payback Period
2-Bedroom (Full Rent)	\$1,050	\$12,600	8.4%	11.9yrs
2-Bedroom (Airbnb-Expat Market)	\$1,500	\$18,000	12.0%	8.3yrs
3-Bedroom (Full Rent)	\$1,400	\$16,800	8.8%	11.3 yrs
3-Bedroom (Airbnb-Expat Market)	\$2,000	\$24,000	12.6%	7.9yrs

**Not only do you get yourself a home for a lifetime, but you also make back your investment in 8-12 years with excess onwards**



# **WHY SECURE YOUR HOME IN FOSUA GARDENS NOW!**

- 1. A Perfect Experience At An Affordable Price**
- 2. Home Features and Price You Won't Find Anywhere**
- 3. Off-Plan Discounted Prices**
- 4. Quiet and Family-Friendly Estate**
- 5. Strong Rental Demand In Tema (Allows You To Make Back Your Money And More )**
- 6. High Instant Capital Appreciation Potential At Completion (Profitable Venture For Investors Looking For Bulk Returns)**
- 7. Limited Units Available - Only 15 Homes**
- 8. Dedicated Estate Management Services with On-Site Estate Management Office**
- 9. One of Tema's Fastest Growing Communities**
- 10. Designed For Modern Living and Long-Term Comfort**
- 11. On-Site Optional Rental Management Services Available**
- 12. Flexible Off-Plan Payment Options**
- 13. Client-Preferred Customization Available At A Fee (Based on Requested Effects and Finishes)**
- 14. Price Increases After Every 5 Units Sold**
- 15. Early Buyer Best Price**



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ONLY 15 UNITS AVAILABLE!

**RUSH NOW!!**  
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