

# Customer Factsheet



THE VERON

**Assured Developers Ltd**

# Customer Factsheet

## The VERON Plan Prices

Type	Size	Price	Quantity
V 1 Bed	36sqm	.....	6
E 1 Bed	37sqm	.....	2
R 2 Bed	60sqm	.....	3
O 2 Bed	78sqm	.....	3
N 2 Bed	72sqm	.....	3

## The Commercial Space & Lease

Shop	Rental	(Minimum) 2 Years
25 sqm	\$14	\$8,400.00
121 sqm	\$14	\$40,656.00

## THE TEAM

**Estate Management Company**  
T.B.A

**Developer / Vendor**  
Assured Developers Limited  
Tel: 0545221221 / 0244335669

**Contractor**  
Premier Space Developers

**The Local Authority**  
Ayawaso West Municipal Assembly

## Nearby Landmarks

- Church (Perez Chapel International)
- Financial Institutions (Fidelity Bank, First Atlantic Bank, GCB Bank, OmniBSIC Bank)
- Business Institutions (BOST, NPA, NESTLE)

## Service Charge (Estimated)

- Security
- Communal cleaning and Maintenance
- Backup water & Gent-set
- Janitorial Service
- Laundry Room
- Gardening
- Refuse Collection
- Concierge Management
- CCTV Control
- Pool & Gym Management Apartments

## Ground Rent Per Year

Estimated .....

## Estimated Completion Dates

All building complete Q3 2023

# Customer Factsheet

## Purchase Procedure (Outright Sale)

### Reservation Fee

\$5,000 non-refundable fee payable on reservation

### 1st Installment

25% of agreed purchase price (less reservation fee) to be paid on exchange of contracts 30 days from the date of reservation.

### 2nd Installment

20% of agreed purchase price due 4 months from exchange of contracts

### 3rd Installment

15% of agreed purchase price due 8 months from exchange of contracts.

### 4th Installment

15% of agreed purchase price due 12 months from exchange of contracts.

### Completion & Handover

The remaining 25% of the purchase price is payable upon completion & handing over. Legal Processing & Assignment cost are for Buyer Account payable in cedi equivalent on prevailing Forex rate on day of payment.

### Purchase Procedure (Rent To Buy)

- Reservation Fee \$3,000
- Credit Check
- Proof of Income
- Security Deposit
- 1st Month Rent
- Contract of Sale
- Possession
- Monthly Rental till Final Payment

## Reservation Documentation

Please ensure that you bring the following documents with you to the marketing suite to secure your apartment at The Veron;

-National ID and a current utility bill or bank statement showing your name and home address (dated within the last 3 months)

-Payment by debit or credit card, cheque or cash.

### Bankers:

Guarantee Trust Bank

Account No. : 201121962220(USD).

Account No. : 2011219625110(GHC)

### Solicitor

Alcase Consultancy Ltd

#B629/4 Afadjato Street Mataheko, Accra

Tel: 0261943487

### Sales Reps.

Kobby Bartels (Head)

Tel: 0558550135 / 0262211222

Email: Kobbybartels@hotmail.com

Handymann Properties

David Charles

Tel: 0243964220

Email: handymannproperties@gmail.com