



TACAAN

BELLA VISTA

R E D E F I N I N G L U X U R Y

A MODERN RESIDENTIAL COMMUNITY DESIGNED WITH A FOCUS ON COMFORT

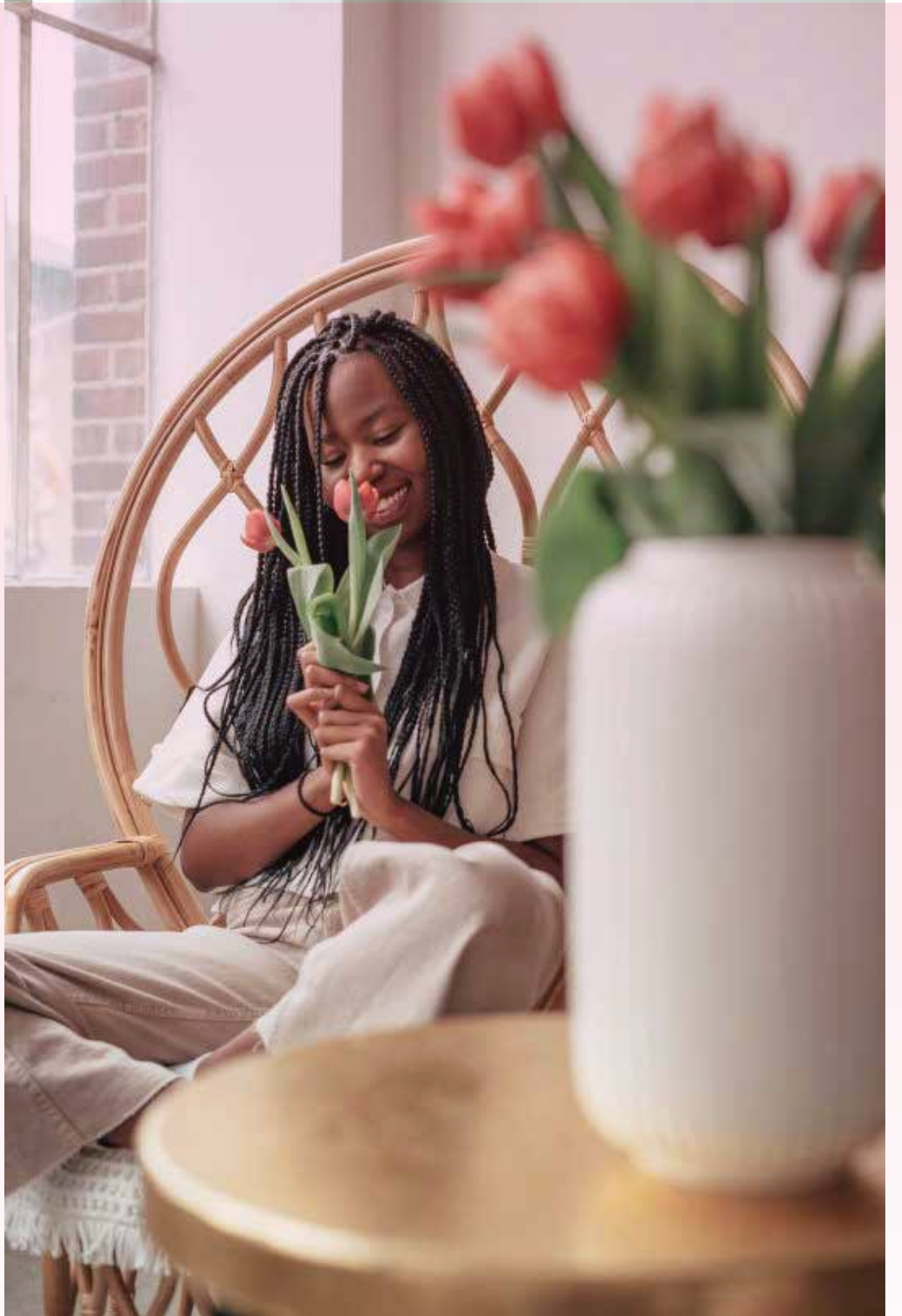
at Bella Vista!

Our expertly designed properties offer luxurious living spaces, modern amenities, and prime locations that cater to your every need. Whether you're searching for a cozy family home or a chic urban apartment, we have the ideal space for you. Experience the exceptional quality and personalized service that sets us apart. Let us help you find your dream home today!





SPACIOUS
MODERN
SECURE
COMFORTABLE
ACCESSIBLE



About Bella Vista

Bella Vista is a modern residential community featuring a collection of stylish, two-story homes with distinctive red roofs. The community is designed with a focus on comfort, aesthetics, and convenience, making it an ideal place for families and individuals seeking a serene living environment. The homes are arranged in a well-planned layout, with each unit offering ample space, private parking, and contemporary architectural design.

The community is gated, providing an added layer of security and privacy for residents. The entrance is marked by a prominent gate with the name "Bella Vista" displayed, welcoming residents and visitors alike. Inside the community, a beautifully landscaped area with a central fountain serves as a focal point, adding to the charm and tranquility of the neighborhood.

Bella Vista also features well-maintained roads, green spaces, and recreational areas, including a playground for children. The surrounding lush greenery enhances the overall ambiance, offering a peaceful retreat from the hustle and bustle of city life. With its combination of modern amenities, thoughtful design, and natural beauty, Bella Vista stands out as a desirable place to call home.

We are dedicated to creating environments where you can thrive. Our expertly designed properties not only provide beautiful spaces to live but also enhance your overall lifestyle. We believe that a well-crafted home can transform everyday living, bringing comfort, elegance, and joy into your life. Experience the difference with our thoughtfully planned communities and homes, where every detail is designed to elevate your living experience.



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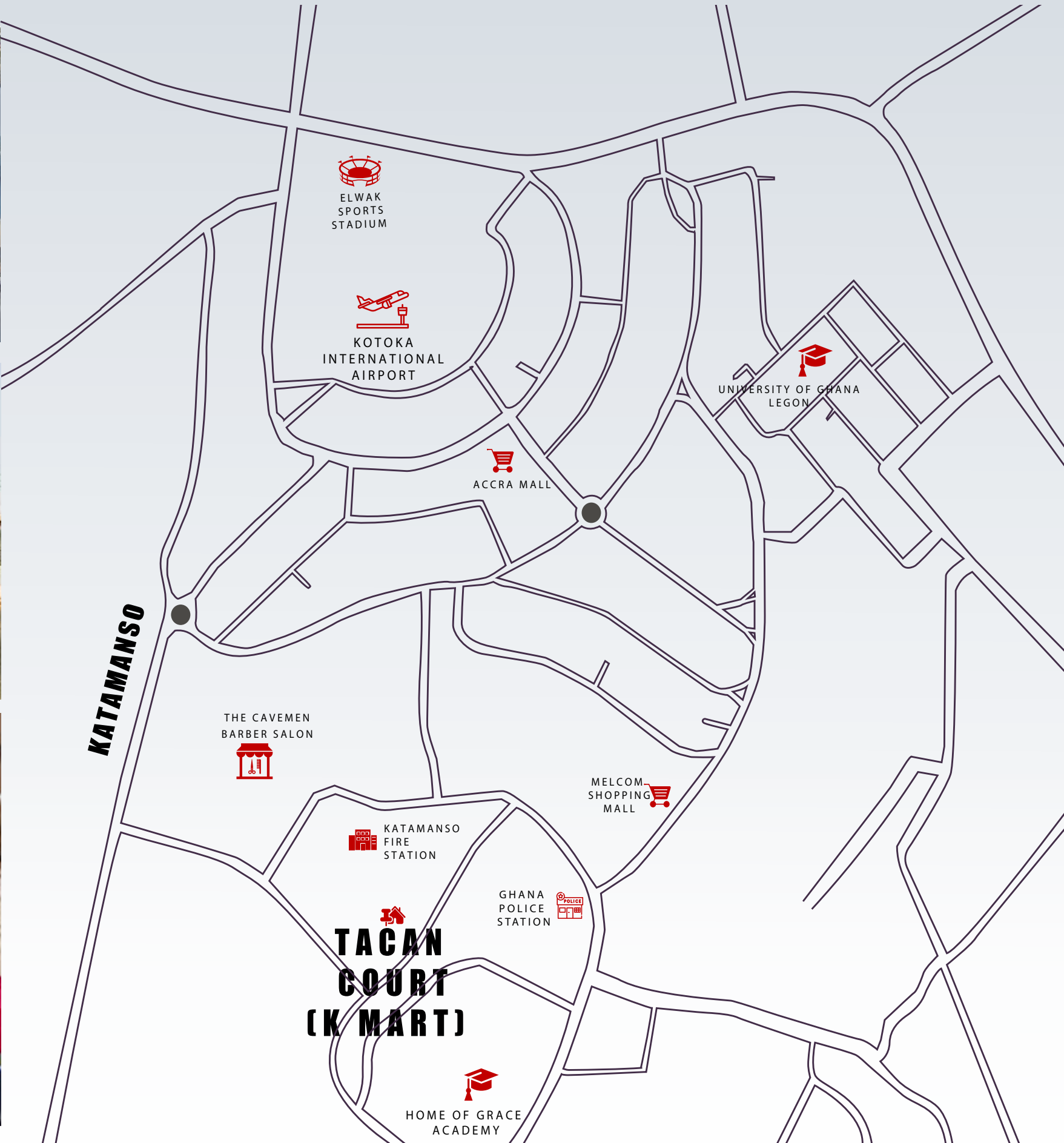
01.

About the Project









ABOUT THE PROJECT

Project Facts

PROPERTY TYPE

RESIDENTIAL

PLOT AREA

12949.9 SQ.M / 139,392 SQ.FT

DESCRIPTION

GATED COMMUNITY

NUMBER OF UNITS

A VILLA : 27 UNITS

R VILLA : 3 UNITS

M VILLA : 10 UNITS

TOTAL UNITS

RESIDENTIAL: 40 UNITS

SHOPS: 5

CLUB HOUSE: 1





ABOUT THE PROJECT

Amenities



Kid's Play Area



Swimming Pool



Club House



Shopping Mall



Gated Community



24/7 Security

All amenities are subject to change without notice at our sole discretion for any reason including aesthetic purposes.

Specifications

24/7 SECURITY



- Monitoring and managing entry and exit points to ensure only authorized individuals can enter the estate.
- Responding promptly to alarms, emergencies, and incidents, providing assistance and coordinating with emergency services if needed.
- Conducting regular patrols of the estate to detect and deter any suspicious activities or safety hazards.
- Verifying and documenting visitors' identities, ensuring they have legitimate reasons for entering the estate.

BATHROOMS



- Sanitary ware
- Shower glass enclosure
- Bathroom accessories (Stainless steel or black accessories)
- High quality WC and WB suites, duravit or similar
- Health faucets
- Ventilation in all bathrooms
- Bathroom tiles and porcelain

SWIMMING POOL



- Enhanced lighting and ambiance
- Comfortable loungers, umbrellas, and tables.

WINDOWS



- Aluminium double-glazed windows
- Windows are with fly mesh screens

ELECTRICALS



- Electrical air conditioner outlets inclusive of refrigerant piping
- Recessed lighting in all rooms
- Pendant lighting in living, dining, and kitchen areas
- Wall-mounted external lights for entrance and backyard
- TV points in rooms
- Telephone points in living and master-bedrooms
- Pre-wired dedicated wifi points
- Bronze switches and sockets
- Switches and dimmers

CEILING



- Dry and moisture resistant plasterboard painted ceiling.

DOORS & WARDROBES



- Heavy Metal Security Doors
- Sliding doors in porch areas
- Flush internal doors
- Built-in sliding wardrobes

COMMUNAL AND EXTERNAL AREAS



- Paved walkways
- Landscaped gardens
- Mini Shopping Mart
- Clubhouse
- Playground and Sports court

K MART SHOPPING MALL



- Pharmacy
- Mini Shopping Mart
- Boutique
- Salon
- Restaurant



02.

Design Details

The brand's design ethos seamlessly weaves together timeless elegance with modern innovation to form Binghatti Phoenix as an emblem of architectural ingenuity.









Finishes

SLEEK AESTHETICS & DURABLE

- INTERIOR FLOORING FINISHES
- ECO-FRIENDLY MATERIALS
- KITCHEN AND BATHROOM FINISHES
- WALL AND CEILING FINISHES

All finishes are subject to change without notice at our sole discretion for any reason including aesthetic purposes.



03.

Floor Plans

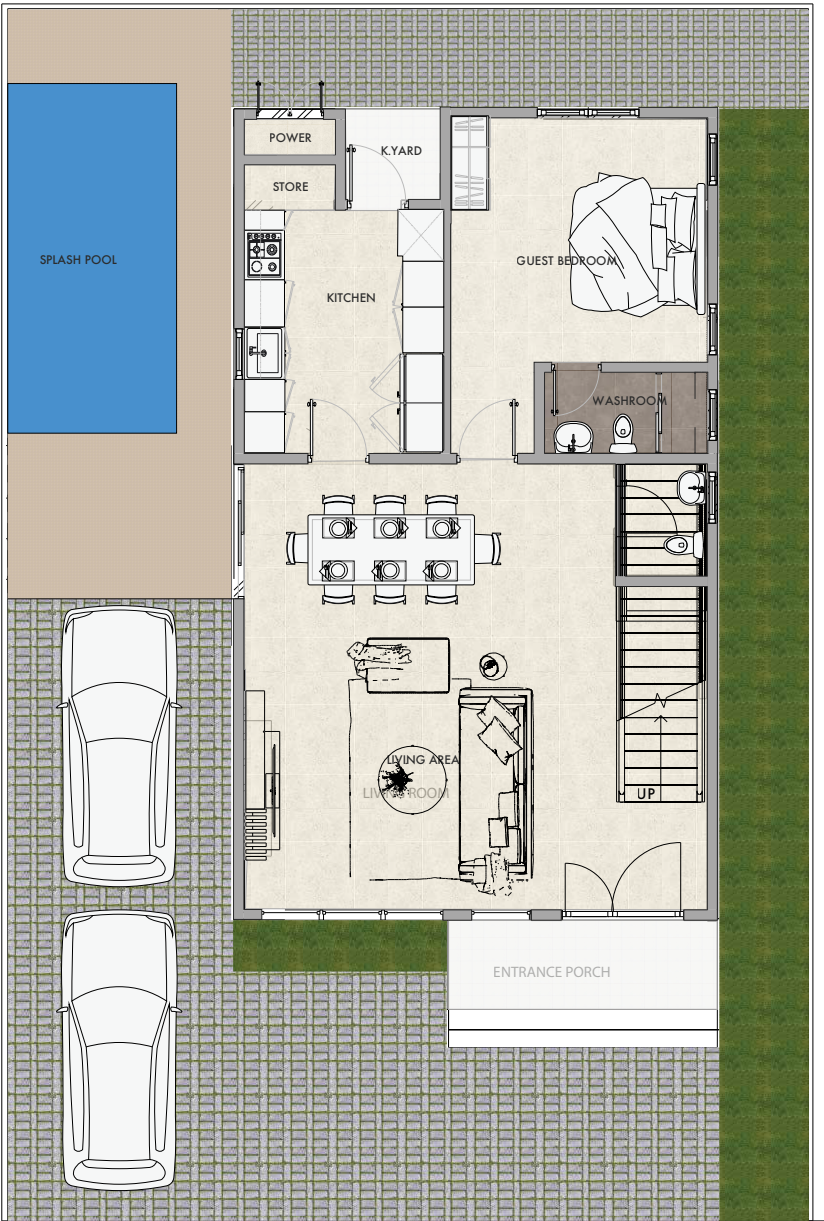
The hyper property features a diverse selection of meticulously crafted spaces including studios, one-bedroom, and two-bedroom units, designed to cater to its extensive array of clientele.



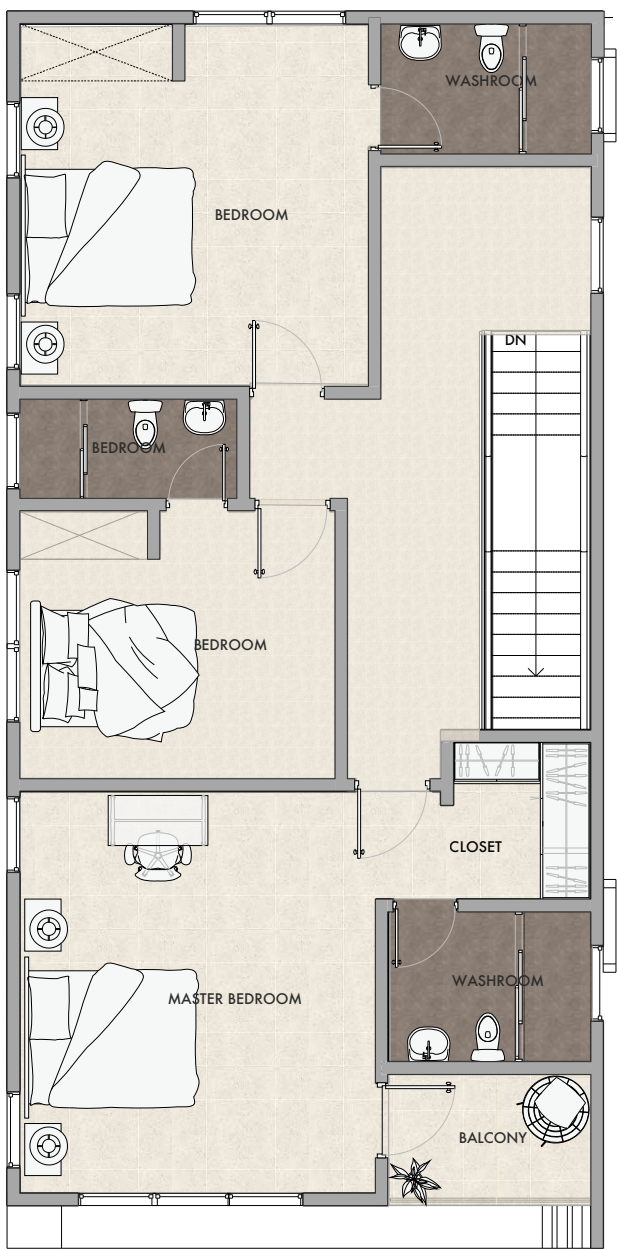
M VILLA

 4 BEDROOM  4 BATHROOM (ALL ENSUITE)  SWIMMING POOL

UNIT	AREA (SQFT)	AREA (SQM)
4 BED ROOM	904.00 SQFT	84.00 SQM
SUITE AREA	460.50 SQFT	43.0 SQM
PARKING	329.3 SQFT	30.6 SQM
BALCONY AREA	41.20 SQFT	3.83 SQM
ENTRANCE/TERRACE	56.83 SQFT	5.28 SQM
UTILITY AREA	169.85 SQFT	15.78 SQM
KITCHEN AREA	121.09 SQFT	11.25 SQM



GROUND FLOOR



FIRST FLOOR

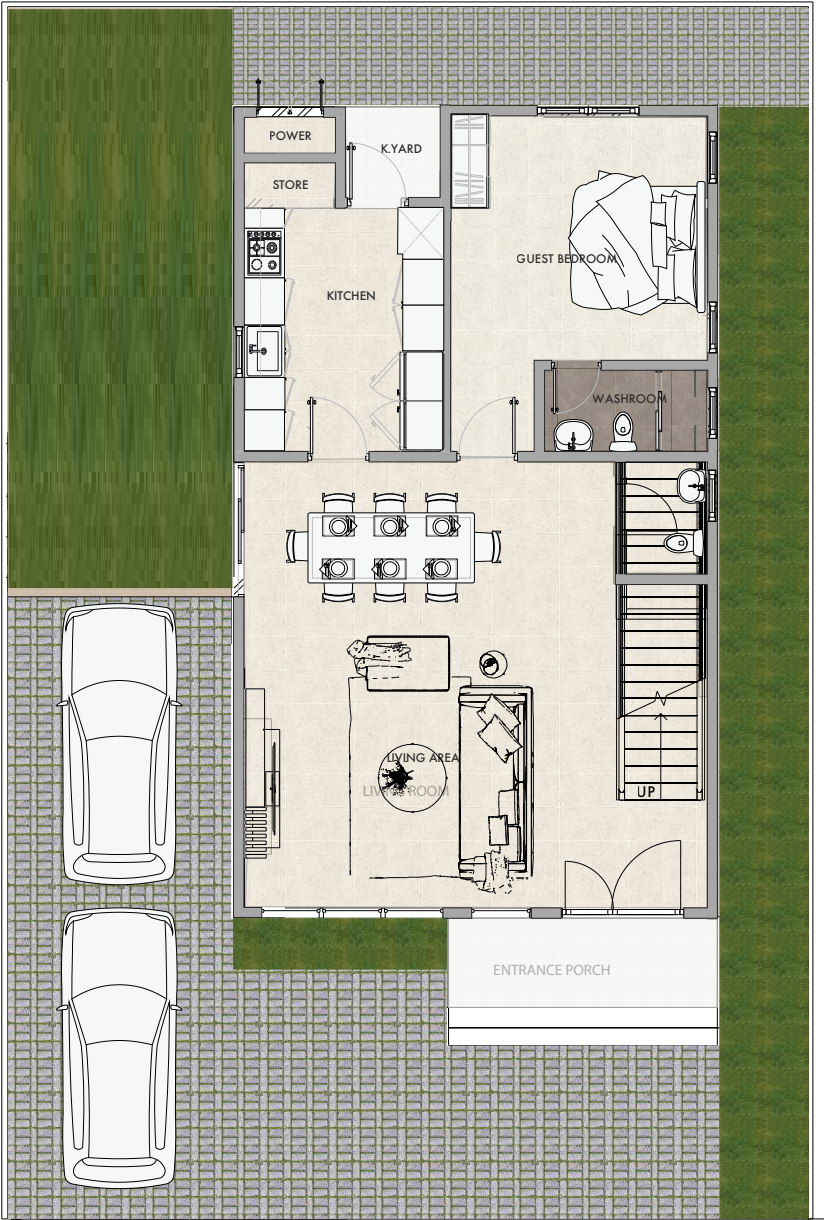
PROJECT		UNIT NUMBER	TOTAL BUILT AREA	TOTAL PLOT AREA
BELLA VISTA		MV-01	2122.32 SQFT	2,325 SQFT
TYPE	UNIT MODEL	BED ROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA
VILLA	4BR-MV (POOL)	4 BEDROOMS	980.37 SQFT	1141.94 SQFT

Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

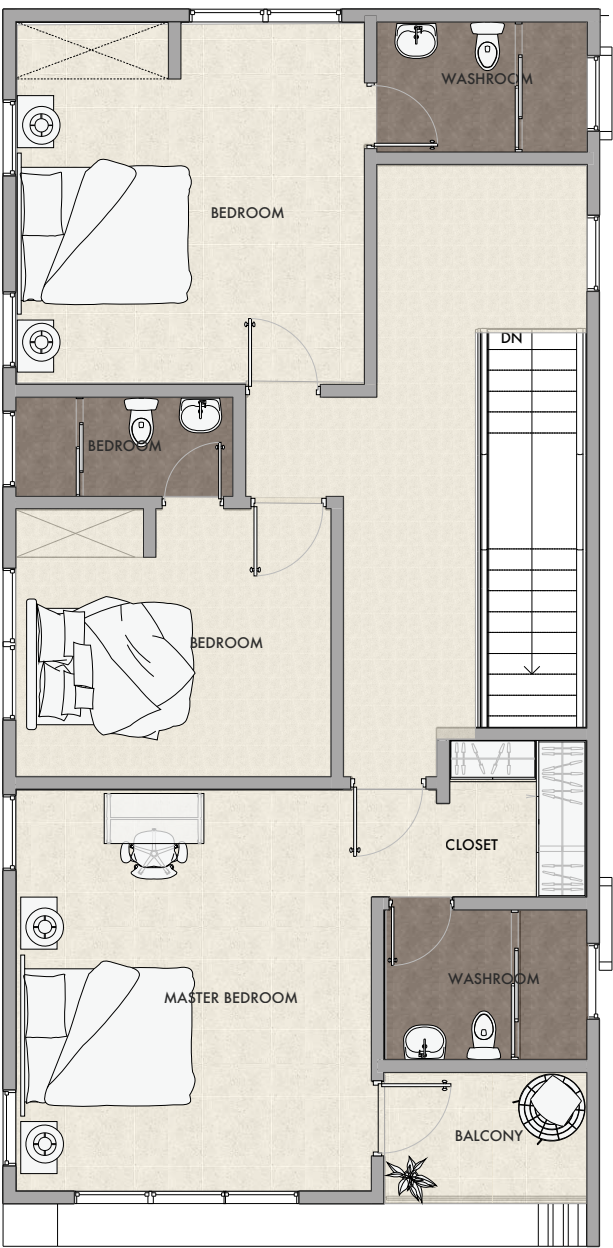
R VILLA

 4 BEDROOM  4 BATHROOM (ALL ENSUITE)  GARDEN

UNIT	AREA (SQFT)	AREA (SQM)
4 BED ROOM	904.00 SQFT	84.00 SQM
SUITE AREA	460.50 SQFT	43.0 SQM
PARKING	329.3 SQFT	30.6 SQM
BALCONY AREA	41.20 SQFT	3.83 SQM
ENTRANCE/TERRACE	56.83 SQFT	5.28 SQM
UTILITY AREA	169.85 SQFT	15.78 SQM
KITCHEN AREA	121.09 SQFT	11.25 SQM



GROUND FLOOR



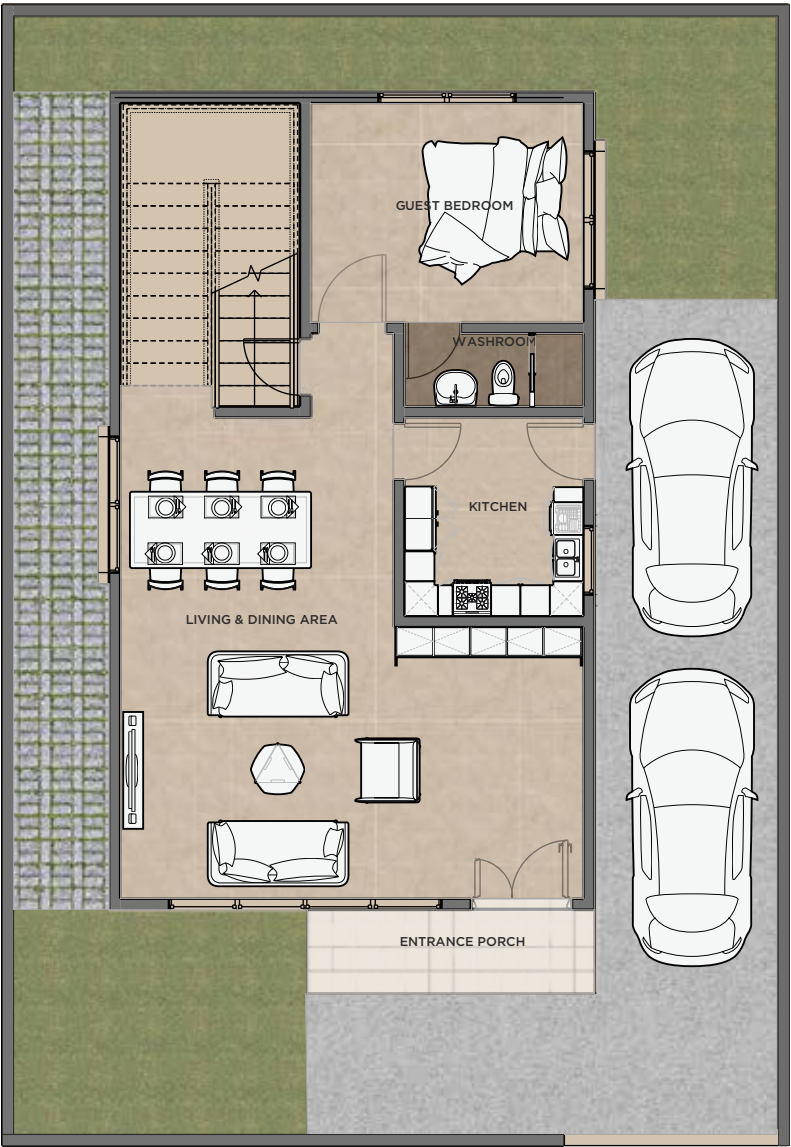
FIRST FLOOR

PROJECT		UNIT NUMBER	TOTAL BUILT AREA	TOTAL PLOT AREA
BELLA VISTA		RV-01	2122.32 SQFT	2,325 SQFT
TYPE	UNIT MODEL	BED ROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA
VILLA	4BR-RV (POOL)	4 BEDROOMS	980.37 SQFT	1141.94 SQFT

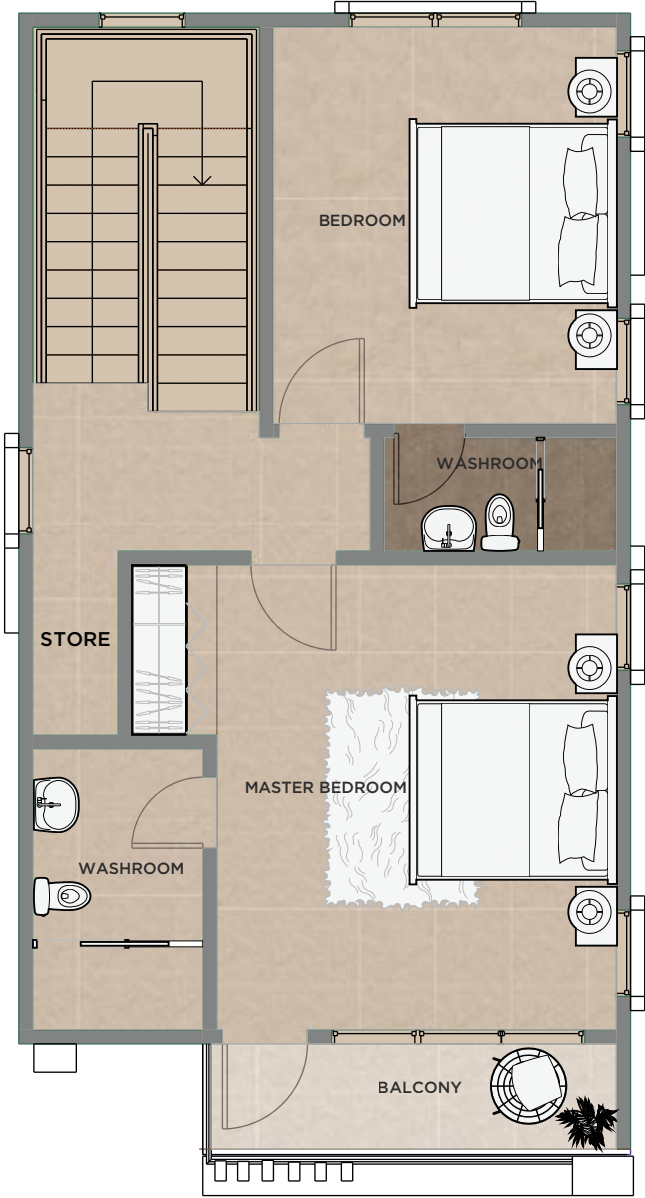
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A VILLA

 4 BEDROOM  4 BATHROOM (ALL ENSUITE)



GROUND FLOOR



FIRST FLOOR

UNIT	AREA (SQFT)	AREA (SQM)
3 BED ROOM	1619.86 SQFT	150.49 SQM
SUITE AREA	551.11 SQFT	51.20 SQM
PARKING	376.73 SQFT	35.00 SQM
BALCONY AREA	55.97 SQFT	5.2 SQM
ENTRANCE/TERRACE	46.73 SQFT	4.34 SQM
UTILITY AREA	70.50 SQFT	6.55 SQM
KITCHEN AREA	68.05 SQFT	6.32 SQM

PROJECT		UNIT NUMBER	TOTAL BUILT AREA	TOTAL PLOT AREA
BELLA VISTA		AV-01	1619.86 SQFT	1700.69 SQFT
TYPE	UNIT MODEL	BED ROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA
VILLA	3BR-AV (GARDEN)	3 BEDROOMS	705.02 SQFT	565.75 SQFT

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K-MART

SOM

GIFT SHOP

SALON

ELECTRONICS

RESTAURANT

PHARMACY



THE 11TH JUNE CLUB



BAR!

Better
Together



SCAN TO VISIT THE WEBSITE



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Bella Vista is open for visitors to view our unique Three
Bedroom villa's to find out more.

Located at East Legon Hills - Katamanso near the Ghana Fire Station

Open Monday–Friday, from 9am– 5pm and on Saturdays by appointment only.