



BELLA VISTA

redefining luxury

EAST LEGON HILLS – KATAMANSO

ECO-SEREN LUXURY VILLAS

MY LAND • MY VILLA • MY SKY

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 Us

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.



Architecture & Design











Floor Plans



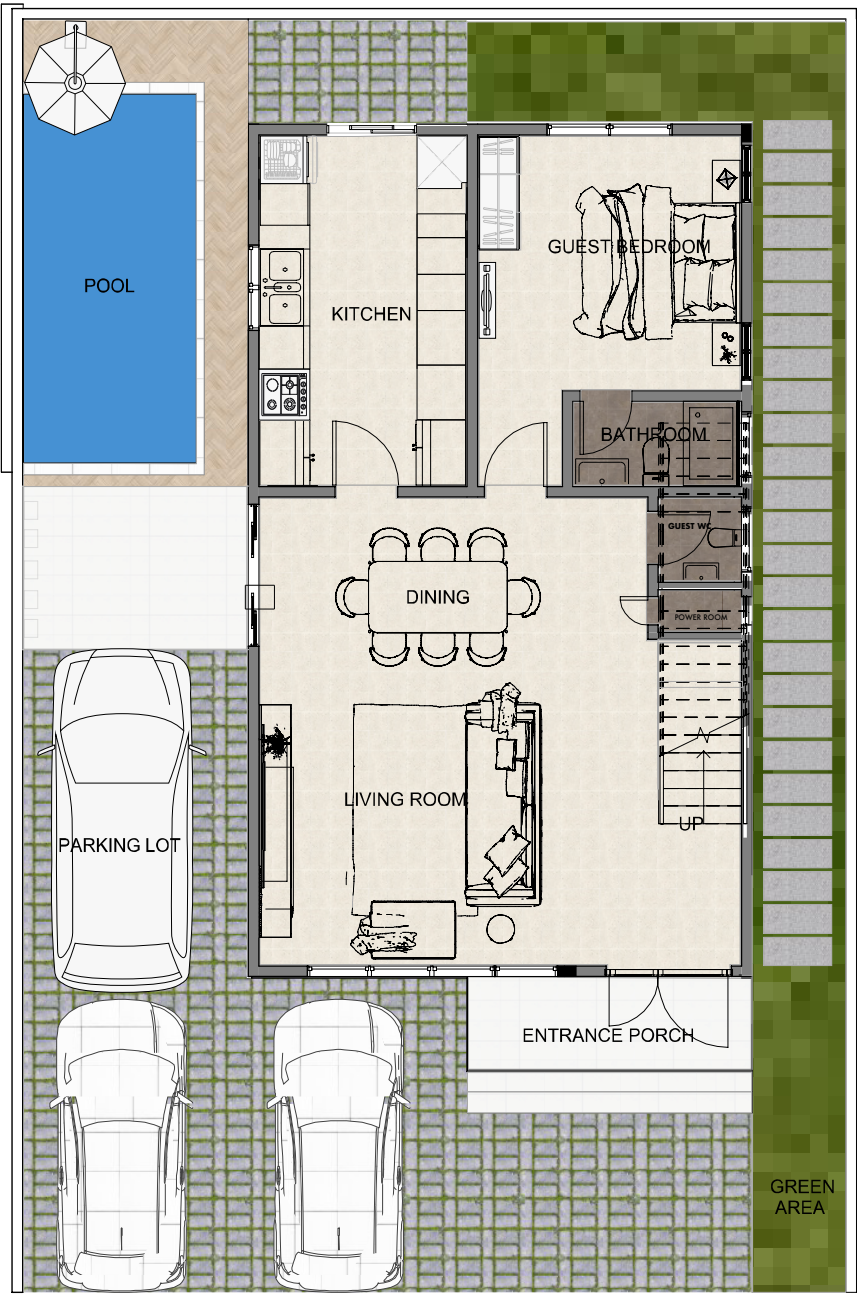
M VILLA

THIS EXQUISITE ESTATE VILLA, BOASTS OF A PRIVATE SWIMMING POOL, IDEAL FOR RELAXATION. A STYLISH BALCONY WITH GLASS RAILINGS PROVIDING BOTH PRIVACY AND DESIGN APPEAL. FAMILY ROOM FOR GATHERINGS AND CHERISHED MOMENTS, SPACIOUS HALL AND DINING SPACE. THE VILLA ALSO INCLUDES A CONVENIENT DRIVEWAY WITH AMPLE SPACE FOR CAR PARKING, SURROUNDED BY GREENERY.

M VILLA

4 BEDROOM 4 BATHROOM (ALL ENSUITE) SWIMMING POOL

UNIT	AREA (SQM)
4 BED ROOM	197.8 SQM
SUITE AREA	28.21 SQM
PARKING	43.32 SQM
BALCONY AREA	3.65 SQM
ENTRANCE/TERRACE	5.25 SQM
UTILITY AREA	6.83 SQM
KITCHEN AREA	14.36 SQM



GROUND FLOOR



FIRST FLOOR

PROJECT		UNIT NUMBER	TOTAL BUILT AREA	TOTAL PLOT AREA
THE BELLAVISSTA		MV-01	200.0 SQM	216.0 SQM
TYPE	UNIT MODEL	BED ROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA
VILLA	4BR-MV (POOL)	4 BEDROOMS	91.1 SQM	106.1 SQM











A VILLA

THE VILLA FEATURES A SLEEK TWO-STORY DESIGN WITH A MINIMALIST AESTHETIC, HIGHLIGHTED BY LARGE WINDOWS THAT FLOOD THE INTERIOR WITH NATURAL LIGHT. THE UPPER FLOOR BOASTS A STYLISH BALCONY WITH GLASS RAILINGS, PROVIDING BOTH PRIVACY AND DESIGN APPEAL. THE VILLA ALSO INCLUDES A CONVENIENT DRIVEWAY WITH AMPLE SPACE FOR CAR PARKING, SURROUNDED BY GREENERY.



A VILLA

3 BEDROOM 3 BATHROOM (ALL ENSUITE)

UNIT	AREA (SQM)
4 BED ROOM	150.66 SQM
SUITE AREA	29.98 SQM
PARKING	42.56 SQM
BALCONY AREA	5.1 SQM
ENTRANCE/TERRACE	3.25 SQM
UTILITY AREA	9.3 SQM
KITCHEN AREA	11.81 SQM



GROUND FLOOR



FIRST FLOOR

PROJECT		UNIT NUMBER	TOTAL BUILT AREA	TOTAL PLOT AREA
THE BELLAVISSTA		AV-01	150.0 SQM	158.0 SQM
TYPE	UNIT MODEL	BED ROOMS	GROUND FLOOR AREA	FIRST FLOOR AREA
VILLA	3BR-AV	3 BEDROOMS	72.5 SQM	78.2 SQM

Amenities & Specifications

AMENITIES

GENERAL



Gated



24/7 Security



Swimming Pool



Playground



Clubhouse



Audio/Video Door Entry System



Paved Walkways



Sun Filled Interiors



K MART Shopping Mart

NB:
Swimming pools are optional. A buyer has the option to choose an apartment with or without swimming pool



AMENITIES

SPECIFICATION

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.

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

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

CEILINGS



- 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

SWIMMING POOL



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

COMMUNAL AND EXTERNAL AREAS



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

WINDOWS



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

K MART SHOPPING MALL



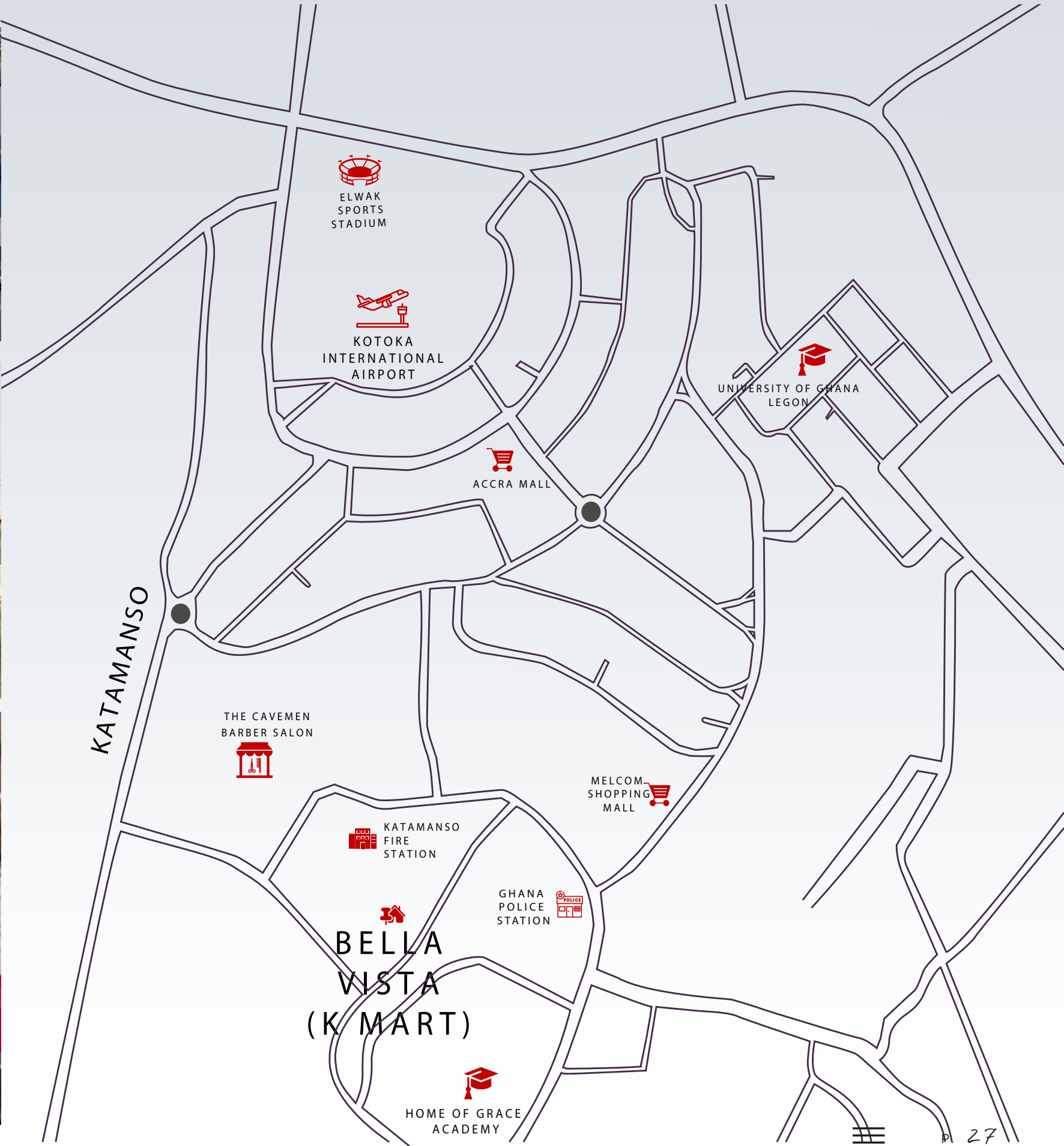
- Pharmacy
- Mini Shopping Mart
- Boutique
- Salon
- Restaurant



DIVE INTO ELEGANCE WITH OUR POOLSIDE VILLAS







The Master Plan



KUBER REALTY

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www.kuberealty.com

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.



KUBER REALTY.

MY LAND • MY VILLA • MY SKY

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