



# sanbra city<sup>®</sup>



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Ghana's Housing Deficit  
is a **2 Million**  
**residential units**  
opportunity.



## **Welcome To The Cascades, Accra's Newest Premium Community.**

Being phase one of the Sanbra City Development, The Cascades is a 30 acre gated community in Borteyman, Trasacco back gate that provides all the best possibilities in urban living only 15 minute's drive from the Kotoka Airport and next to the All African Games stadium.

Featuring spacious luxury 2-bedroom apartments, 4 bedroom semidetached villas and 5 bedroom detached villas in a modern gated estate with amenities such as a community centre with a pool and sports facilities, bicycle lanes, a grocery mart, shared works spaces, and a nursery, the Cascades ensures a safe and sound environment for your growing family.

Being Phase one of the Sanbra City Development, the Cascades give early buyers the opportunity to purchase a home at a highly competitive price and benefit from the increasing values of this premium development within the city.

With a focus on building sustainable communities, The Cascades is designed with not less than 30% of the community assigned as green zones containing parks, trees and walkways.

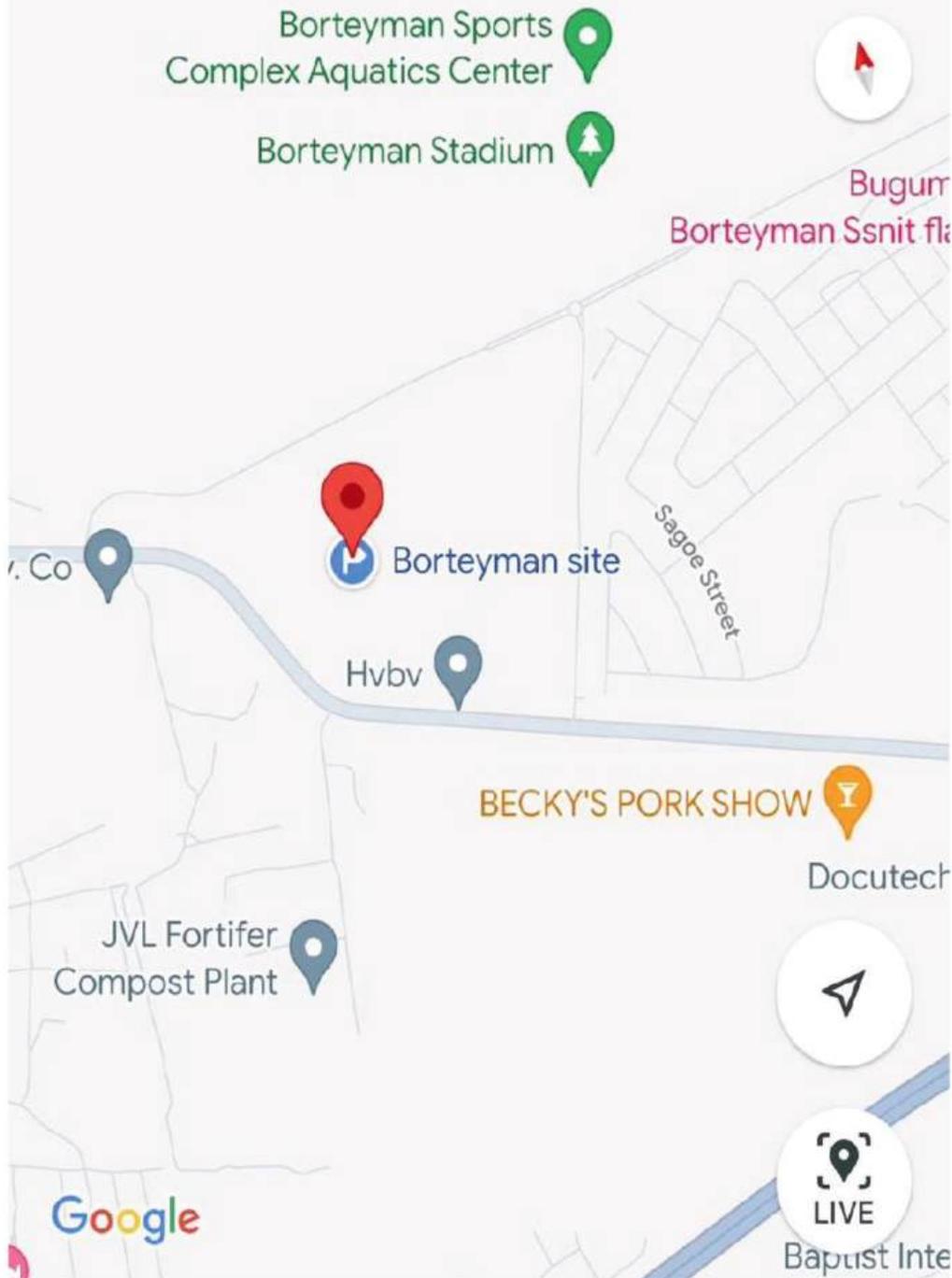
All common areas will also be powered by solar energy, with the provision of electric scooters and electric car charging stations within the community.

With flexible 18-month payment plans and mortgage partnerships with premier banks, book a unit today.

**Completion date 2027**



## Location



## Frequent Landmarks

Kotoka Int. Airport.....	15mins
American House.....	12mins
AnC Mall.....	10mins
Osu Oxford Street.....	25mins
Palace Mall Spintex.....	20mins
37 Military Hospital.....	20mins
Tema.....	15mins

## Kitchen

This spacious kitchen features ample counter space and plenty of storage. The layout is efficient and perfect for preparing meals and entertaining guests.

The kitchen is equipped with oven/stove, modern and in excellent condition.

Finished with high-quality materials, tile flooring, and cabinetry. The finishes are modern.

Features plenty of cabinet space, including deep drawers and shelves for storing pots, pans, and other kitchen essentials. There is also a pantry for additional storage.

Well-lit with recessed lighting and features natural light from a window. The lighting is bright and creates a welcoming atmosphere.

Modern design with a neutral color palette. The overall style is sleek and warm and inviting and perfect for both casual and formal gatherings.



# Living Area





## Bathroom

Full bathroom and feature a shower, sink, cabinet and toilet. The layout is spacious and can comfortably accommodate two people.

Boasts Modern fixtures and features, including a rainfall showerhead and heater. The shower is spacious and perfect for relaxing after a long day.

Finished with high-quality materials, including granite countertops, porcelain tile flooring, the finishes are sleek and add a touch of luxury to the space.

Well-lit with lighting and features natural light from a window. The ventilation system is quiet and helps prevent mold and mildew.

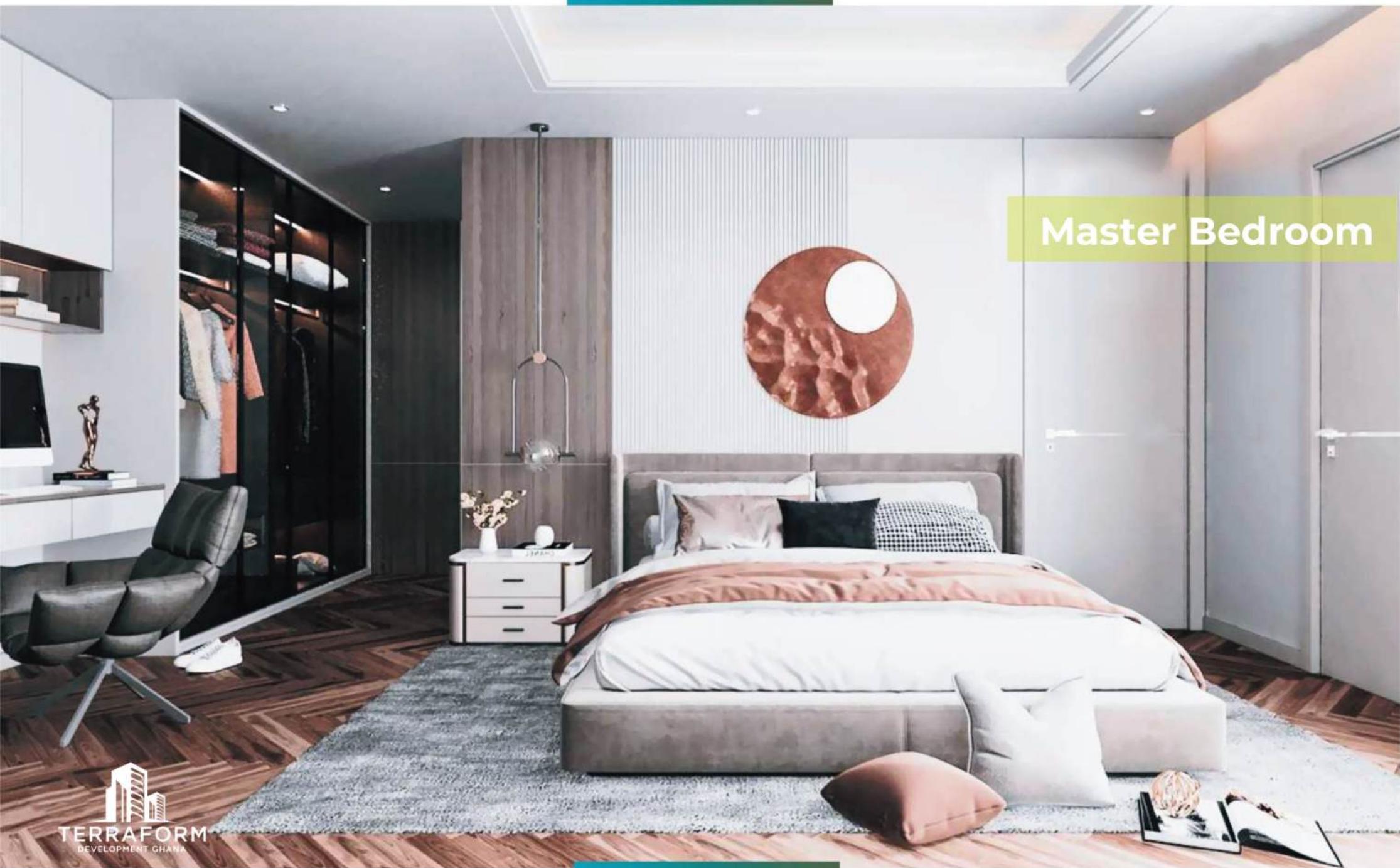
Minimalist design with a neutral color palette. The overall style is sleek and sophisticated and creates a peaceful oasis within the home.

Living Area

**FLEXIBLE PAYMENT  
PLANS AVAILABLE**

# Gym

## Master Bedroom







## Features

- ☐ 24/7 hr security
- ☐ Community centre space with a pool
- ☐ Grocery mart and shared workspaces
- ☐ Bicycle lanes
- ☐ Crèche
- ☐ Great drainage systems
- ☐ Constant reservoir water supply
- ☐ Secure compound electric fencing
- ☐ Gated community with parks
- ☐ Centrally controlled utilities
- ☐ Option to add pool to villas
- ☐ Option to add solar



Building a

**GREEN**

Residential Community

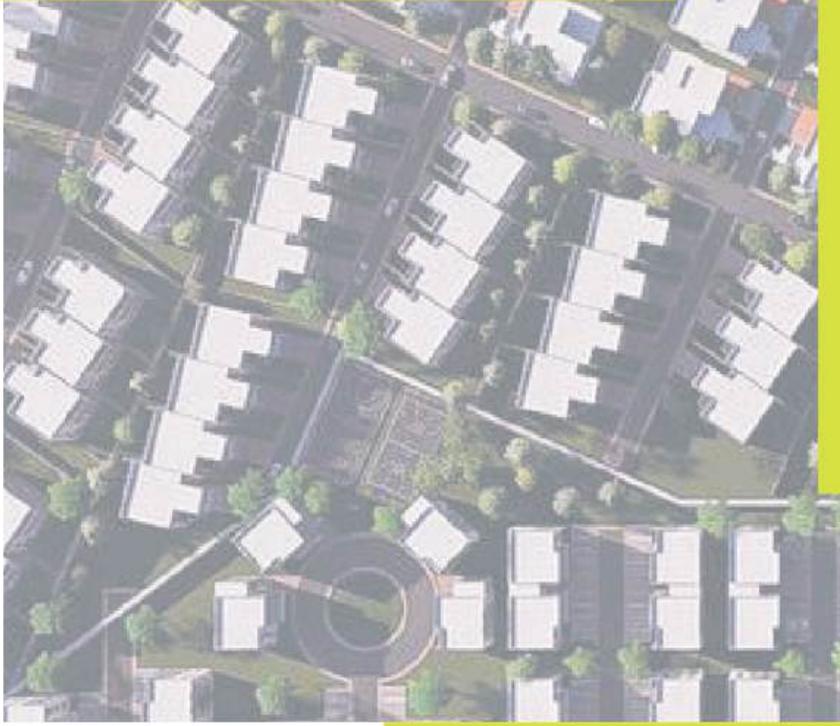
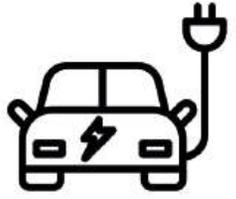
- **Bicycle Lanes**  
to support eco-friendly travel within Sanbra City.
- **Rooftop Garden**  
to facilitate small-scale household farming.
- **Eco-Park**  
for a space to commune and engage with nature.
- **Compost to Waste Systems**  
for a more circular economy within the estate.
- **Solar Energy**
- **Degradable Plastics**  
used in community supermarket.
- **Recycling all Plastic Waste**



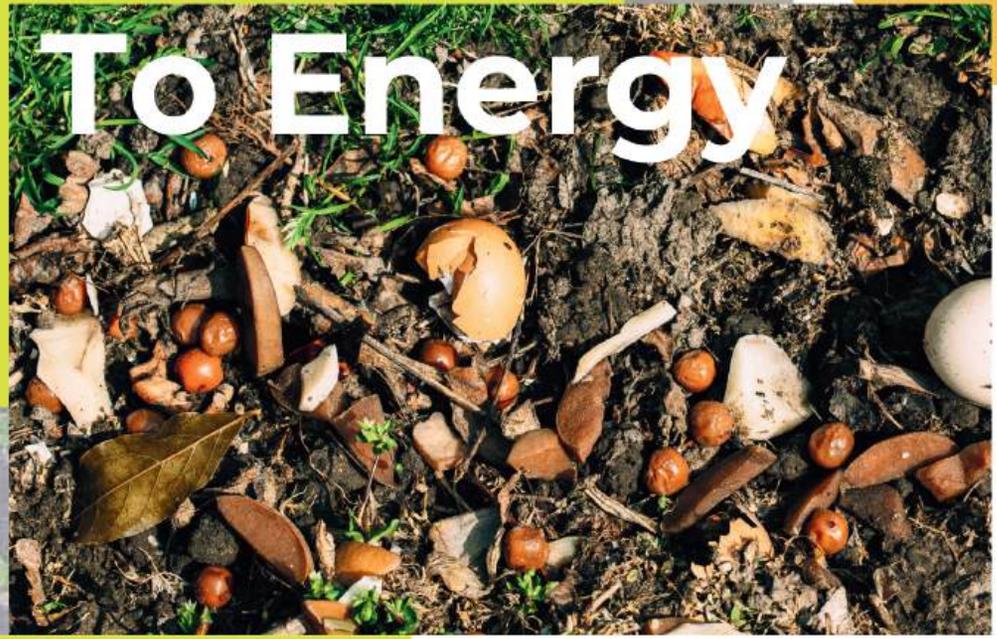
A purely  
**Solar**  
Residential Community



With  
**Electric**  
Car Charging Stations



Converting waste



To Energy

# A GREEN NEIGHBOURHOOD





## Our Green Philosophy

Sanbra City embodies a strong green philosophy focused on sustainability and eco-friendly living that aligns with Ghana's green agenda. Its green efforts contribute to a bigger personal goal towards a **50% reduction in expected carbon footprint by 2030**.

The development integrates bicycle lanes to promote eco-conscious transportation and rooftop gardens for small-scale household farming. Its Eco-Park fosters community engagement with nature, while the integration of composting systems encourage waste reduction for a circular economy.

Powered by solar energy, Sanbra City prioritizes renewable resources and employs biodegradable plastic bags in its supermarket, alongside robust recycling initiatives.

By committing to these practices, Sanbra City not only enhances residents' quality of life but also sets a standard for environmentally responsible urban development in Ghana.

An aerial photograph of a modern residential development. The buildings are multi-story, light-colored structures with flat roofs, arranged in a grid-like pattern around a central street. The street is lined with trees and has a few cars. The surrounding area is lush with greenery, including large trees and landscaped areas. The sky is blue with scattered white clouds. The overall scene is bright and clear, suggesting a sunny day.

**Journey to achieving a**  
**50% Reduction**  
**in Sanbra City's expected**  
**Carbon Footprint**



## THE CASCADES

**Start Date: August 2024**

**Location: Borteyman, Accra**

**Completion Date: October 2027**

**Total Number of Residential Units: 421**

**Total Number of Commercial Units: 24**

# Building Sanbra City

4 Phase, 3-year construction program.

Ph4 | 421 units

Ph3 | 250 units

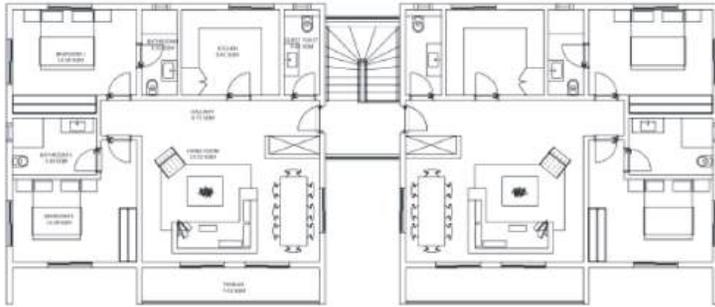
Ph2 | 120 units

Ph1 | 40 units





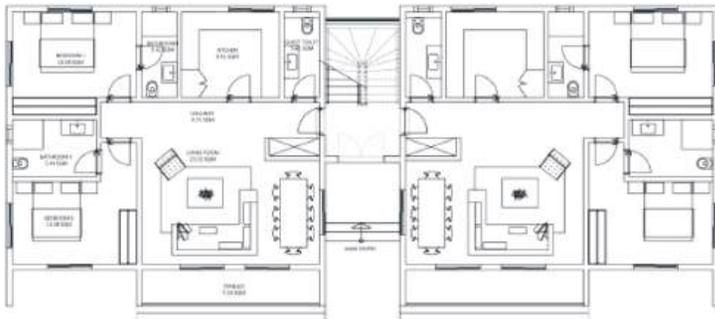
Our current prices for **2 bedroom apartment**, **4 bedroom semi- detached villa** and **5 bedroom detached villa** are listed with the floor plan on next page



TYPICAL FLOOR:  
 FLAT AREA: 103 SQM  
 TOTAL FLOOR AREA: 217 SQM

CASCADE HOUSING PROJECT /  
 APARTMENT BLOCK - 6 UNITS

TYPICAL FLOOR PLAN



GROUND FLOOR:  
 FLAT AREA: 105 SQM  
 BUILDING FOOT PRINT: 229 SQM

CASCADE HOUSING PROJECT /  
 APARTMENT BLOCK - 6 UNITS

GROUND FLOOR PLAN



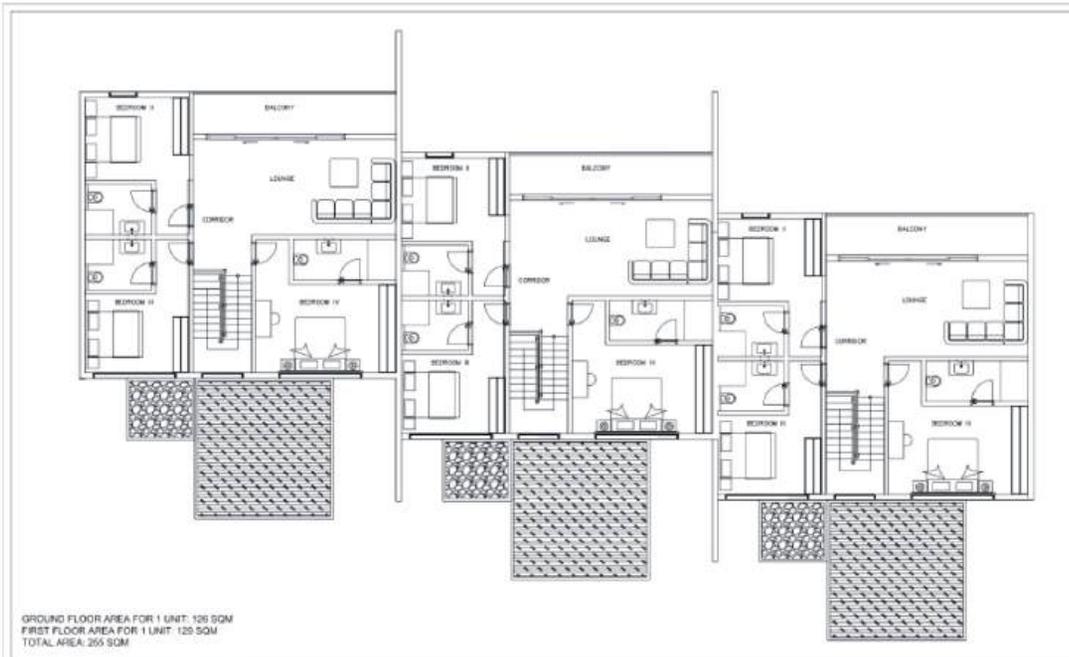
Price starting from

**2 Bedroom Apartment**  
**\$180,000**

GROUND FLOOR  
 FLAT AREA: **105 SQM**  
 BUILDING FOOT PRINT: **229 SQM**

**CASCADE HOUSING PROJECT/  
 APARTMENT BLOCK- 6 UNITS**





GROUND FLOOR AREA FOR 1 UNIT: 126 SQM  
 FIRST FLOOR AREA FOR 1 UNIT: 129 SQM  
 TOTAL AREA: 255 SQM

CASCADE HOUSING PROJECT  
 ROW HOUSES

FIRST FLOOR PLAN

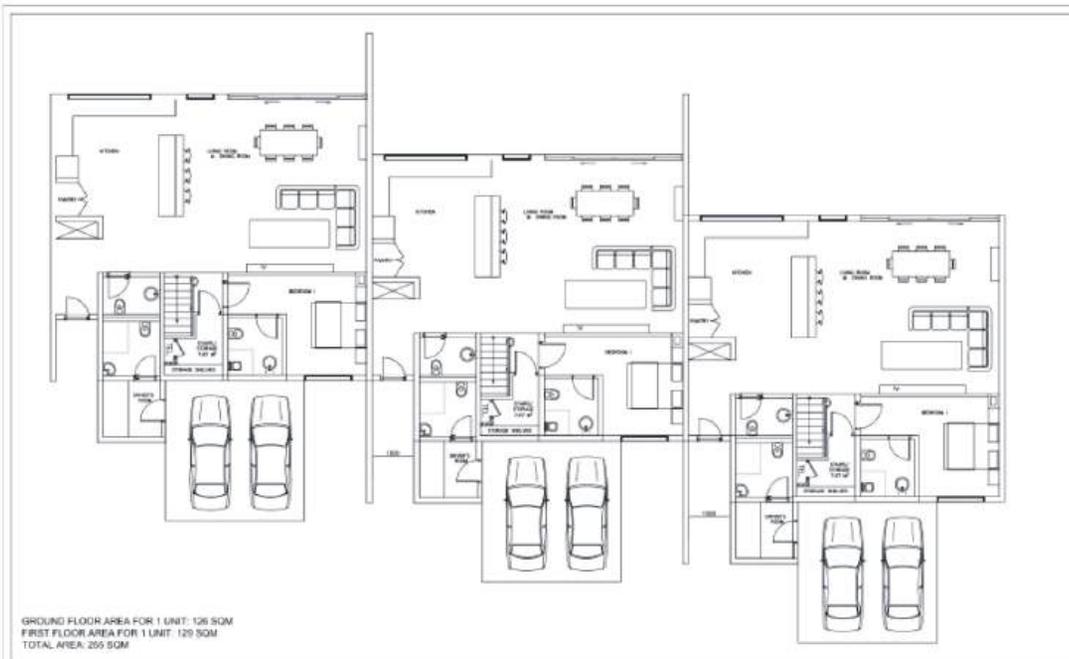


## 4 Bedroom Semi-detached villa

# \$275,000

GROUND FLOOR AREA FOR 1 UNIT: **126 SQM** FIRST FLOOR  
 AREA FOR 1 UNIT: **129 SQM**  
 TOTAL AREA: **255 SQM**

**CASCADE HOUSING PROJECT / ROW HOUSES**



GROUND FLOOR AREA FOR 1 UNIT: 126 SQM  
 FIRST FLOOR AREA FOR 1 UNIT: 129 SQM  
 TOTAL AREA: 255 SQM

CASCADE HOUSING PROJECT  
 ROW HOUSES

GROUND FLOOR PLAN



## 5 Bedroom Detached villa (optional private pool)

**\$450,000**

GROUND FLOOR: **162 SQM**  
 FIRST FLOOR: **180 SQM**  
 TOTAL AREA: **342 SQM**

**CASCADE HOUSING PROJECT/VILLAS**







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DEVELOPER



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