



GENIUS ABMENS  
REAL ESTATE

# Villa Hanof

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Welcome to  
**Villa Hanof**

A hidden gem waiting to be  
discovered.

Villa Hanof is not just a place to live, it is  
a community cradled by nature and  
modern architecture.



*Villa of Modern Living*

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**Villa Hanof**

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*Villa of Modern Living*

**Villa Hanof**

# Ultimate Comfort, security, and luxury.

Discover a haven where ultimate comfort, security, and luxury converge to create an exceptional living experience away from the city's rush. From state of the art developments that offer complete peace of mind to luxurious finishes that indulge the senses, every element works in harmony to deliver the lifestyle you deserve. Here, comfort isn't just a feature; it's woven into the very fabric of the property, creating spaces where you can truly relax, entertain, and thrive. This is where exceptional living begins.



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**Villa Hanof**

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**Villa Hanof**

# Your gateway to refined living.

Villa Hanof is where exceptional living begins. As a growing family, an individual seeking tranquillity, or an investor looking for long-term value, this estate offers an invitation to embrace a lifestyle defined by impeccable taste, quality, and distinction. Here, refined living isn't an aspiration; it's your daily reality.



**Villa Hanof**



**Villa Hanof**



**Villa Hanof**

# Designed Specifically With You In Mind.

At Villa Hanof, we don't just offer houses, we present homes that are thoughtfully designed to balance function with aesthetics and can stand the test of time.



**Villa Hanof**



**Villa Hanof**

Villa Hanof offers breathtaking views and a cool and refreshing environment.

# Location Advantage



The estate is conveniently located just a one minute drive and a six minutes walk from the Total filling station at Nsawam junction , ensuring easy access to major routes.

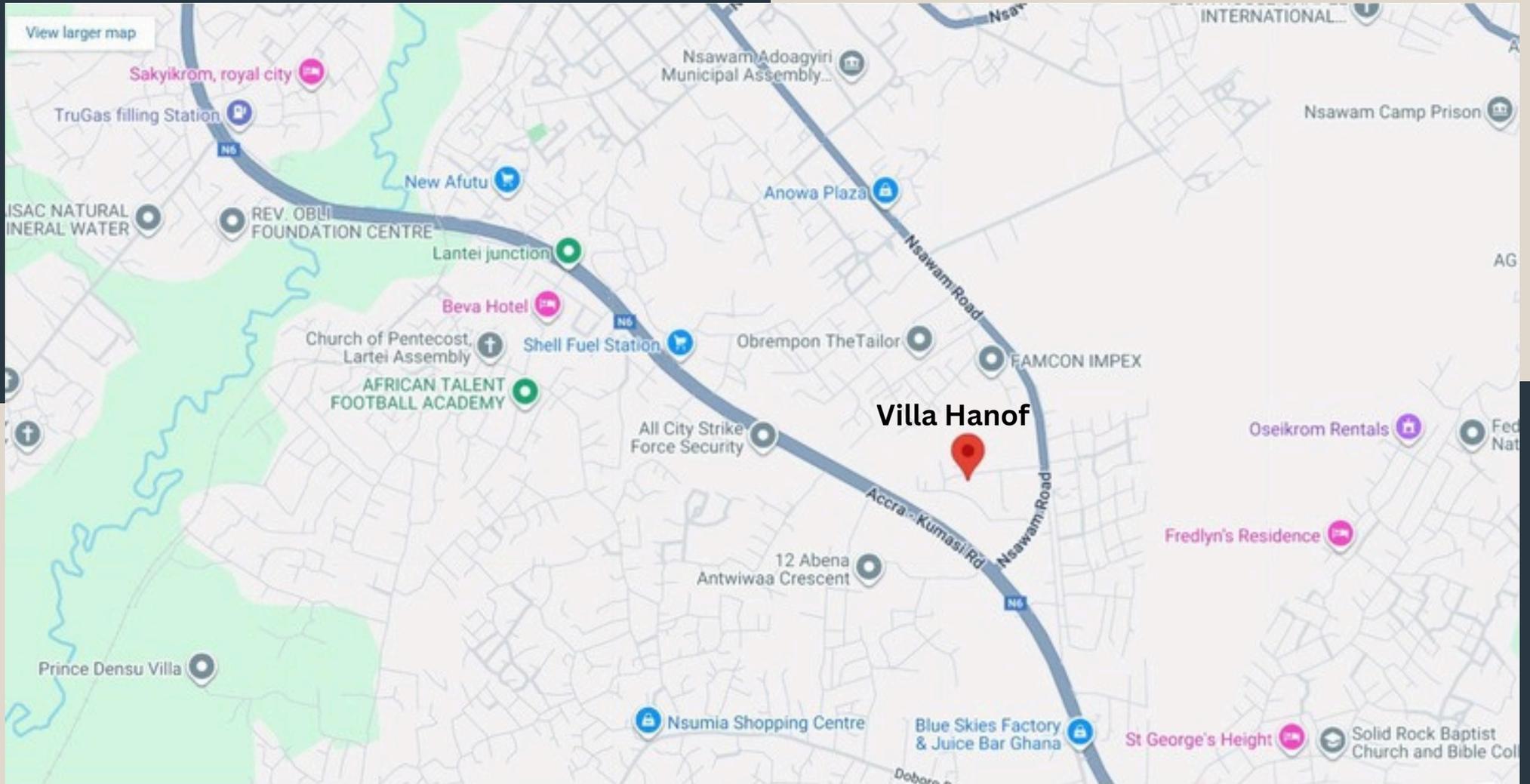
# Location Advantage



Nearby, you'll find a vibrant marketplace, a filling station, a pharmacy, and a restaurant for your daily needs and leisure.

With smoothly tarred roads leading directly to the estate, accessibility and convenience are guaranteed.

# Doboro – Nsawam Adoagyiri Municipal Assembly



**Villa Hanof**



**Villa Hanof**

Modern homes tailored  
for every life.



# 3- Bedroom Townhouse



- Spacious, elegant, and functional, the 3-bedroom home offers the perfect blend of comfort and convenience.
- Designed with a private garage, generous living areas, and contemporary finishes, it's ideal for young families and individuals seeking refined simplicity.

# FLOOR PLANS



**GROUND FLOOR PLAN**  
**BUILDING TYPE B**  
**(3 BEDROOM EXPANDABLE TOWNHOUSE)**



**FIRST FLOOR PLAN**  
**BUILDING TYPE B**  
**(3 BEDROOM EXPANDABLE TOWNHOUSE)**

# ROOF PLAN





***3- Bedroom***

**Villa Hanof**



***3- Bedroom***

**Villa Hanof**



**3- Bedroom**

**Villa Hanof**



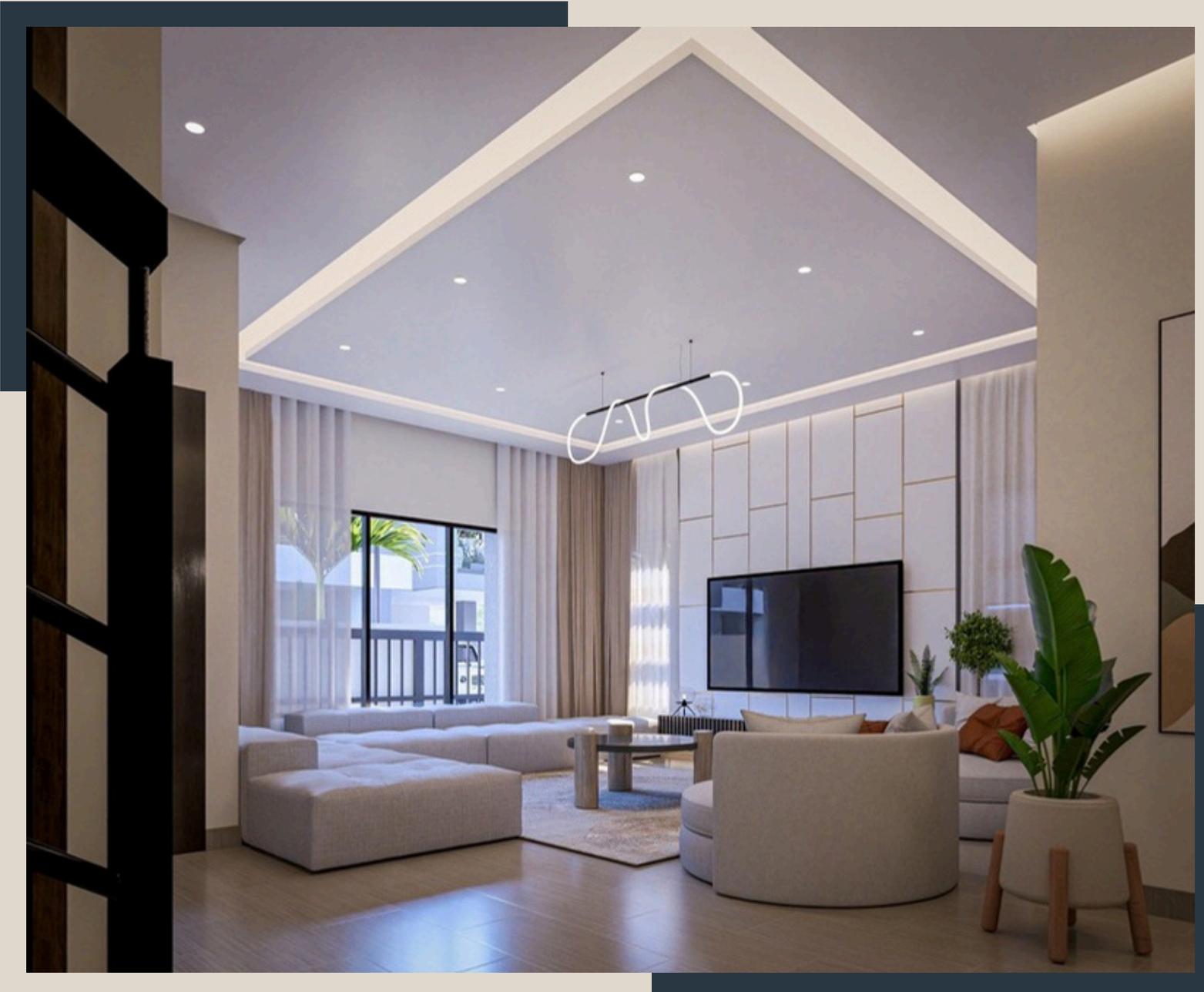
***3- Bedroom***

**Villa Hanof**



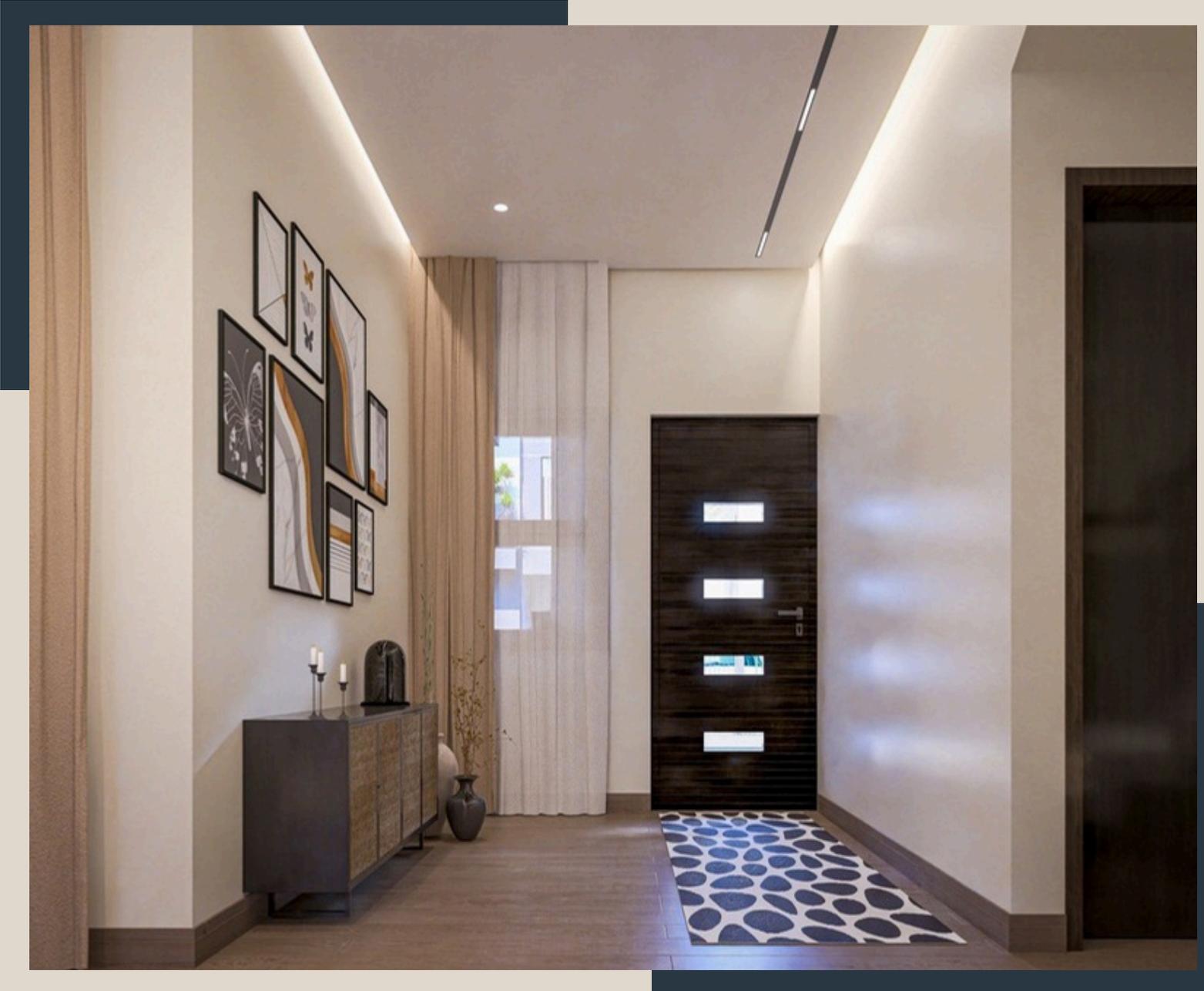
**3- Bedroom**

**Villa Hanof**



**3- Bedroom**

**Villa Hanof**



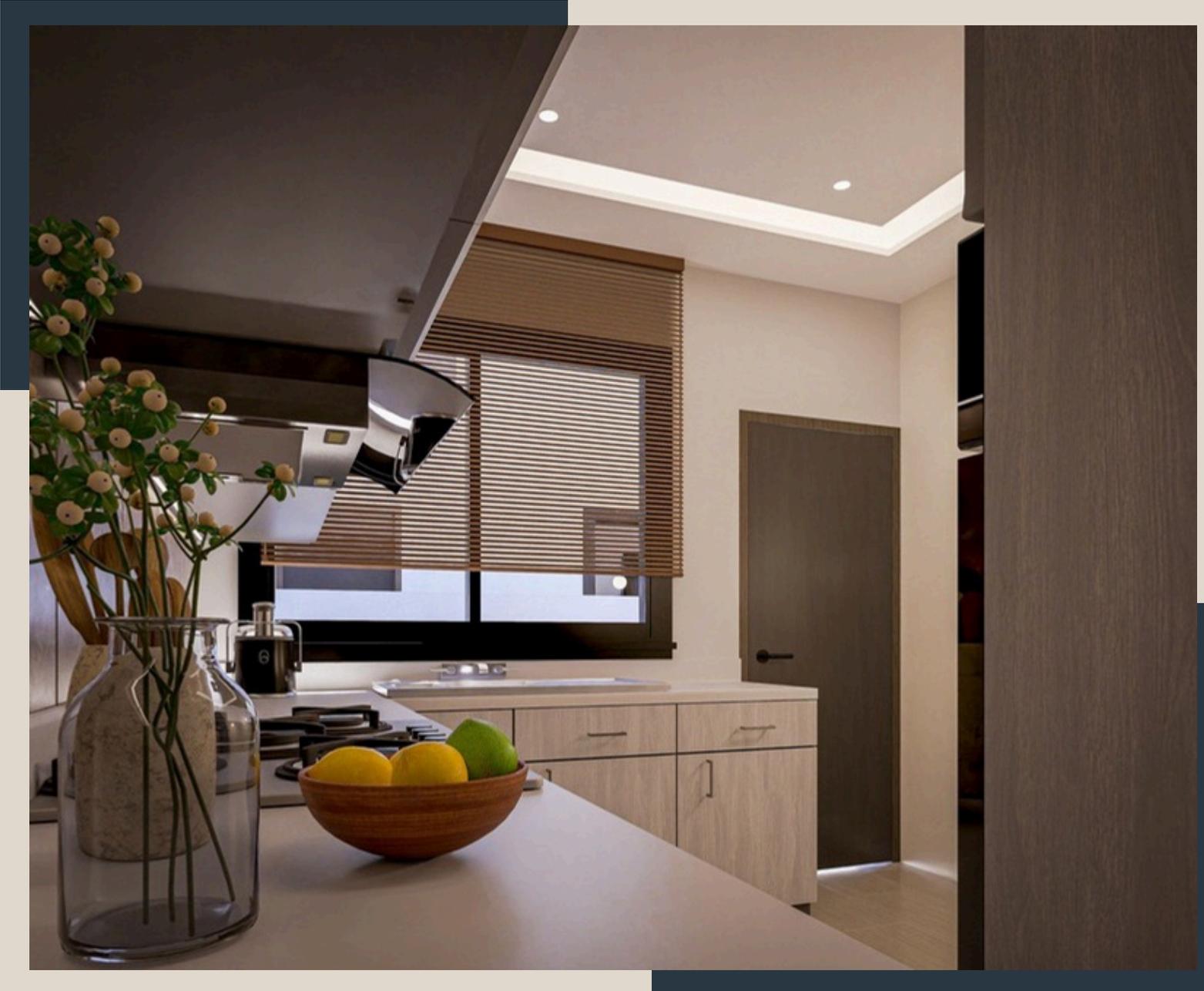
**3- Bedroom**

**Villa Hanof**



**3- Bedroom**

**Villa Hanof**



**3- Bedroom**

**Villa Hanof**

The 3-bedroom villas offer flexibility, allowing residents to convert the extra garage into a comfortable additional bedroom.

# 4- Bedroom Townhouse



- For those who desire more space and sophistication, the 4-bedroom executive home redefines modern luxury.
- With expansive interiors, en-suite bedrooms, and a grand master suite, it's crafted for those who appreciate the finer details in life.

# FLOOR PLANS



**GROUND FLOOR PLAN**  
**BUILDING TYPE A**  
**(4 BEDROOM TOWNHOUSE)**



**FIRST FLOOR PLAN**  
**BUILDING TYPE A**  
**(4 BEDROOM TOWNHOUSE)**

# FLOOR PLANS



**GROUND FLOOR PLAN**  
**BUILDING TYPE C**  
**(4 BEDROOM TOWNHOUSE)**



**FIRST FLOOR PLAN**  
**BUILDING TYPE C**  
**(4 BEDROOM TOWNHOUSE)**

# ROOF PLANS



# 4 Bedroom Type A



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**Villa Hanof**

# 4 Bedroom Type C



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**Villa Hanof**



**Villa Hanof**



**Villa Hanof**



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**Villa Hanof**

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**Villa Hanof**



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# The Estate Features



**24-hours  
manned  
security  
surveillance**

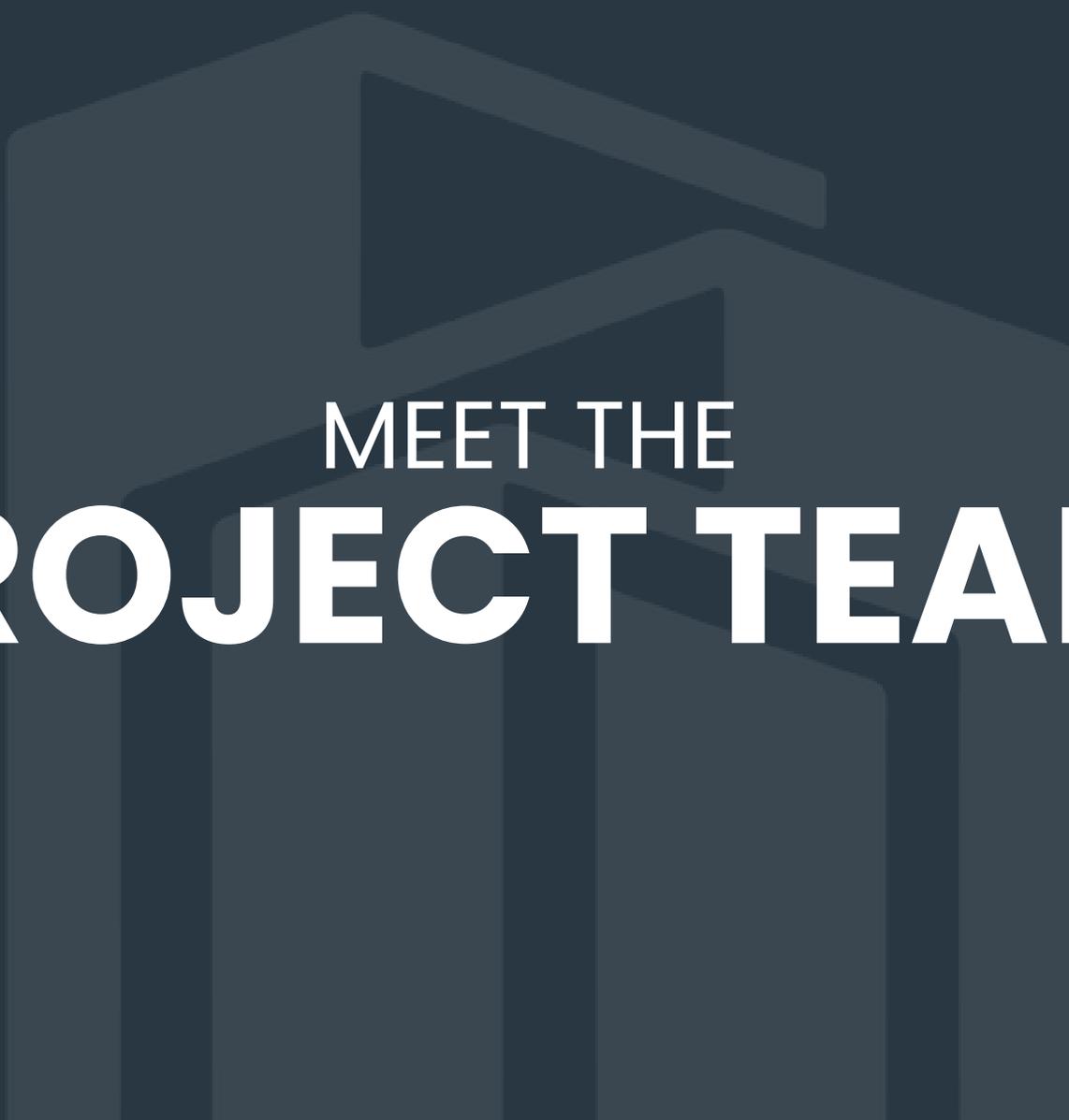


**Constant  
water and  
electricity  
supply**



**Onsite  
facility  
management.**

Owning a home at Villa Hanof is a smart investment in one of Ghana's most promising residential corridors.



MEET THE  
**PROJECT TEAM**

# ARCHITECT'S PROFILE

Emmanuel Jainie-Kwofie is a licensed architect (ARC) and a member of the Ghana Institute of Architects (GIA) with a wealth of experience in urban planning and large-scale commercial, residential, and institutional developments. He brings strong expertise in Building Information Modelling (BIM), statutory permitting, design coordination, and project quality assurance.

- He has contributed to several landmark projects in Ghana, including the **Bank of Ghana Headquarters**, where he played an oversight role over the contractors and consultants as a member of the Employer's rep.

He also participated in the design and coordination of a two-phase head office complex for the **National Pensions Regulatory Authority** and contributed to the design of a proposed **Ministry of Finance Campus**. Additionally, he led the design, coordination, and supervision of the **SU Tower Reception redesign**, served as the architect of record and the BIM manager for the engineering services and led major developments within **Adumuah Place (Appolonia City)**, working alongside global firms such as **Paragon Architects (SA)** and **Skidmore, Owings & Merrill (SOM-UK)**. His portfolio also includes supervisory and quality assurance roles in major projects, including the **Kumasi City Mall, Standard Chartered Bank Head Office, Ridge Hospital Redevelopment, and Accra Mall infrastructure upgrades**. Finally, he collaborated with multi-national consultants for the construction of a 3-block office park at **Capital Place (Airport Residential Area)**.

Known for his detail-driven approach, multidisciplinary collaboration, and commitment to structural integrity and design excellence, Emmanuel ensures that every project, including Villa Hanoff, meets the highest standards of precision, functionality, and long-term value.

# PROJECT MANAGER'S PROFILE

Lawrence Kingsley Abaidoo is a highly skilled and results-driven Civil Engineer with extensive experience in planning, designing, and executing large-scale civil and building projects across Ghana. He holds both a Bachelor of Science (BSc) and a Master of Science (MSc) degree in Civil Engineering, demonstrating a strong academic foundation combined with practical industry expertise.

With a proven track record in residential projects, commercial developments, institutional facilities, government infrastructure, and coastal engineering works, Lawrence brings technical excellence, leadership, and attention to detail to every project he undertakes. His work reflects a deep commitment to quality assurance, safety, sustainability, and timely project delivery.

## CORE AREAS OF EXPERTISE

- Civil & Structural Engineering
- Project Planning and Management
- Building Construction
- Infrastructure Development
- Coastal and Sea Defence Engineering
- Quality Control and Compliance

## SELECTED PROJECTS UNDERTAKEN

- **Seat of Government** – Flagstaff House
- **NHIA Office Complex** – Ashanti Region
- **Villanova Apartments**- Accra
- **Royal Golf Views Apartments**- Kumasi
- **Golden Bean Hotel** – Kumasi
- **Tallow Project**
- **JW Office Complex** – Kumasi
- **De Lorenzo TVET Schools** – Akumadan
- **ENI Project** – **Agricultural University**, Dormaa
- **Latter Day Saints Church Project** – Kasoa
- **Sea Defence Wall Project** – Keta

Lawrence is committed to delivering engineering solutions that meet international standards while addressing local needs. He values innovation, teamwork, and integrity, and continuously seeks to contribute to sustainable development and national growth through impactful infrastructure projects.

# PAYMENT PLAN

## **Bullet Payment:**

100% payment within a 30-day period  
5% discount applied

## **Instalment Payment:**

30% initial deposit  
Remaining 70% spread over 12 months (1 year)  
***Flexible mortgage payment option available***

*For more information contact the Sales Team*

# PAYMENT PLAN

- **Bullet Payment** (Best Value):  
Make a full 100% payment within 30 days and enjoy an exclusive 5% discount on your purchase.
- **Installment Payment:**  
Start with just a 30% initial deposit, then conveniently spread the remaining 70% over 12 months (1 year) — making ownership easy and stress-free.

*For more information contact the Sales Team*

# PAYMENT PLAN

## **Mortgage Payment Option:**

Take advantage of our flexible mortgage solutions, tailored to help you secure your investment with ease.

Mortgage system in Ghana, is a loan from a bank or mortgage institution to buy a property. The buyer pays an upfront deposit (usually 20–30%), and the bank finances the remaining amount. The loan is repaid monthly over an agreed period, typically 5–20 years, with interest. The property serves as collateral until the loan is fully paid. Additional costs such as legal, valuation, insurance, and service fees may apply.

*For more information contact the Sales Team*

# PAYMENT PLAN

## Mortgage Payment Process

### 1. Application & Pre-Approval

Begin your journey with a simple mortgage application and receive pre-approval through our trusted financial partners.

### 2. Property Selection & Offer

Choose your preferred property and secure it with an accepted offer.

*For more information contact the Sales Team*

# PAYMENT PLAN

## 3. Documentation & Verification

Submit required documents for assessment and final mortgage approval.

## 4. Approval & Offer Letter

Receive your mortgage offer outlining repayment terms, tenure, and interest rates

*For more information contact the Sales Team*

# PAYMENT PLAN

## 5. Disbursement & Ownership

Funds are disbursed, payments begin as scheduled, and you step confidently into ownership.

*For more information contact the Sales Team*



The perfect balance of lifestyle,  
comfort and value.



**Villa Hanof**



**Villa Hanof**

*Your dream home awaits at*  
*Villa Hanof*

Enquire Today



[info@geniusabmens.com](mailto:info@geniusabmens.com)

# CONTACT US

For Sales and Marketing call or whatsapp:

**+233(0) 540 7630 16**

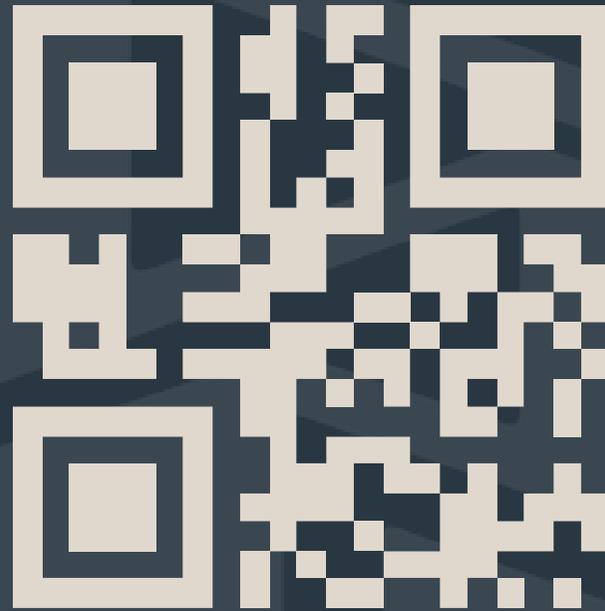
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