



HIGHCREST HOMES

- East Legon Hills -

A **GLORIAN PROPERTIES** Development

About Us

Beyond bricks and mortar, we design and build beautiful spaces for life's most cherished moments.

For over 10 years, Glorian Properties has been synonymous with excellence in Ghanaian property development. Driven by a passion for innovation and a commitment to impeccable quality, we weave dreams into reality, brick by brick. We are more than just builders; we are architects of cherished experiences, crafting homes that elevate lifestyles and forge lasting legacies.

We are proud to offer a unique blend of modern architecture, meticulous design, and premium amenities, all designed to elevate your everyday living.

Elevating lifestyles,
one brick at a time.



Our Promise

Beyond walls, a community blooms. Living at Highcrest Homes extends beyond your doorstep. Our gated community fosters a sense of belonging and connection. Here, neighbours become friends, children play freely in secure green spaces, and the clubhouse becomes an extension of your living room, hosting gatherings and fostering a vibrant community spirit.

Tranquility and Security, woven into your everyday life.

Our priority. Our 24-hour security ensures your family's safety, while the lush green spaces offer a sanctuary to unwind and reconnect with nature. Breathe deeply, let go of the day's worries, and embrace the tranquility that surrounds you.

More than just a home. Investing in a Highcrest Home is an investment in your future. It's a commitment to a life filled with comfort, convenience, and the joy of belonging. It's a place where you can raise your family, nurture your dreams, and create memories that will last a lifetime.







Block Plan



- CLUB HOUSE
- SECURITY POST/ GATEHOUSE
- 2-BEDROOM APARTMENTS (24 UNITS)
- 3-BEDROOM DUPLEX (12 NO.)
- 2-STOREY, 4-BEDROOM HOUSE (13 NO.)
- 3-STOREY, 4-BEDROOM HOUSE (20 NO.)
- GREENERY
- SERVICE OFFICE
- ROYAL PALM TREE
- AVENUE TREE

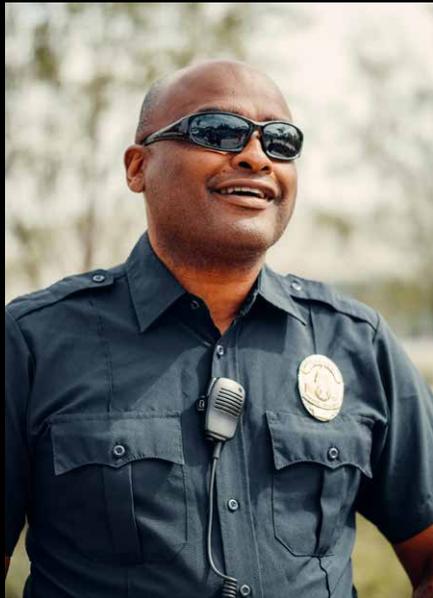
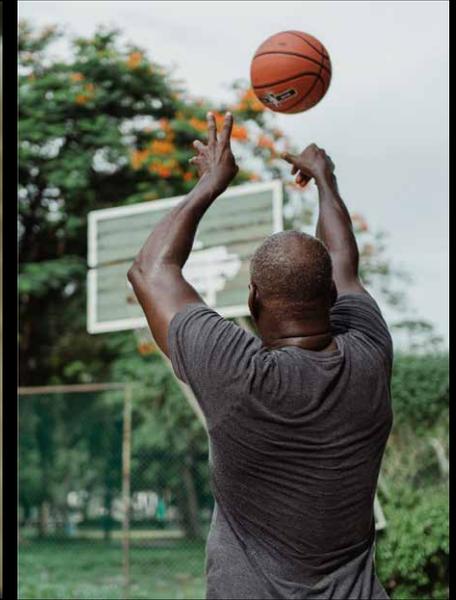






Amenities

The amenities at **Highcrest Homes** enhance your comfort, safety, social and healthy lifestyles while creating an enjoyable living experience. With round-the-clock security, recreational facilities, and communal spaces, you will love it here.



HASTINGS



HASTINGS

3-Bedroom Duplex

AREA | 172 M² | ~1800 FT²

Starting from
\$195,000

1. Balcony
2. Living Area
3. Dining Area
4. Visitors' Washroom
5. Storage
6. Pantry
7. Kitchen
8. Staff Washroom
9. Staff Quarters
10. Study/Office
11. Terrace
12. Master Bedroom
13. Master Washroom
14. Family Area
15. Laundry
16. Washroom
17. Bedroom (Ensuite)
18. Bedroom (Ensuite)
19. Washroom

GROUND FLOOR PLAN
 TOTAL FLOOR AREA 69 M²



* There is an option for a bigger kitchen without a servant's quarters.

FIRST FLOOR PLAN
 TOTAL FLOOR AREA 103 M²



HIGHBURY



HIGHBURY

4-Bedroom House

AREA | 262 M² | ~2800 FT²

Starting from
\$280,000

1. Guestroom
2. Washroom
3. Kitchen
4. Visitors' Washroom
5. Dining Area
6. Living Area
7. Car Port
8. Entrance Terrace
9. Master Bedroom
10. Terrace
11. Walk-in-Closet
12. Master Washroom
13. Washroom
14. Storage
15. Family Area
16. Terrace
17. Washroom
18. Bedroom (Ensuite)
19. Bedroom (Ensuite)

GROUND FLOOR PLAN
TOTAL FLOOR AREA 124 M²



FIRST FLOOR PLAN
TOTAL FLOOR AREA 138 M²



HAMILTON



HAMILTON

4-Bedroom House

AREA | 312 M² | ~3300 FT²

Starting from
\$330,000

1. Living Area
2. Dining Area
3. Terrace
4. Visitors' Washroom
5. Kitchen
6. Washroom
7. Guestroom (Ensuite)
8. Pantry
9. Washroom
10. Staff Quarters
11. Washroom
12. Bedroom (Ensuite)
13. Storage
14. Lobby
15. Walk-in-Closet
16. Master Washroom
17. Master Bedroom
18. Washroom
19. Bedroom (Ensuite)
20. Master Balcony

GROUND FLOOR PLAN
TOTAL FLOOR AREA 117 M²



FIRST FLOOR PLAN
TOTAL FLOOR AREA 112 M²



SECOND FLOOR PLAN
TOTAL FLOOR AREA 83 M²











HENLEY HEIGHTS



HENLEY HEIGHTS

2-Bedroom Apartments

AREA | 92 M² | ~900 FT²

Starting from
\$140,000

1. Master Bedroom
2. Master Washroom
3. Terrace
4. Kitchen
5. Bedroom
6. Washroom
7. Dining Area
8. Living Area
9. Visitors' Washroom
10. Entrance Lobby
11. Laundry

GROUND FLOOR PLAN
TOTAL FLOOR AREA 211 M²



FIRST FLOOR PLAN
TOTAL FLOOR AREA 216 M²





Comfort

Thoughtfully designed homes and amenities tailored for your ultimate convenience and relaxation. From serene green spaces to modern facilities, every detail ensures a lifestyle of ease and tranquility.

Community

A vibrant neighborhood designed to bring people together. Experience a true sense of belonging, where every shared space fosters connection and friendships flourish in a safe, secure environment.

Cradle

More than a place to live, it is a haven where your story begins. It is a sanctuary designed just for you, where dreams take shape and life finds its rhythm. Invest in a home you will be proud to call your own, that reflects your aspirations and safeguards cherished memories.

At **Highcrest Homes**, we believe in the power of community. That's why we've incorporated communal amenities to foster a sense of belonging among our residents.

Clubhouse

Our clubhouse is the heart of our community, a place where residents can gather for events, celebrations, or just a casual get-together. It is conveniently flanked by the multipurpose sports court, a gym, a swimming pool and a play area for children.

24-Hour Security

Your safety is our priority. Our 24-hour security ensures that you and your loved ones can live with peace of mind.

Green Areas

Our green areas are designed for relaxation and recreation, offering a tranquil retreat from the hustle and bustle of city life.





In close proximity to **Highcrest Homes** is a plethora of eateries, sports lounges, schools, places of worship, healthcare centres, pharmacies, banks, shopping centres, etc. including

- KFC - 8mins
- Melcom (Hampton Square) - 6mins
- Melcom (Nanakrom) - 8mins
- Swedish Ghana Medical Centre - 9mins
- LOD Medical & Fertility Centre - 7 mins
- Hydeson School - 4 mins
- Pizzaman Chickenman - 9 mins
- Mr Wu's Chinese Restaurant - 10mins

Building SMARTLY



GREEN WALL (FICUS PUMILA)

- A natural cooling & air-purifying solution

Transform your walls into a living, breathing ecosystem. The lush greenery of the Ficus Pumila plant not only adds a stunning visual appeal but also plays a crucial role in reducing the urban heat island effect, helping to keep your surroundings cooler. Plus, this fast-growing plant actively filters pollutants from the air, improving overall air quality and promoting a healthier, more refreshing atmosphere.



SOLAR WATER HEATER

- Free energy from the sun

Enjoy the luxury of hot water without the high electricity bills. Our advanced solar water heating system harnesses the sun's natural energy to provide a reliable, cost-effective solution for your daily needs.



RECYCLED COMPOSITE WOOD SLATS

- Durable, stylish & eco-friendly

Designed for longevity and sustainability, these composite wood slats are made from recycled materials, offering an environmentally responsible alternative to traditional wood. Their durable, weather-resistant properties make them ideal for outdoor use, while their smart design enhances ventilation, reducing heat buildup and keeping your space naturally cooler.



CONCRETE PAVERS WITH GRASS GROOVES

- Smart drainage, naturally beautiful

These innovative concrete pavers are designed with grass-filled grooves that allow rainwater to be absorbed into the ground naturally. This prevents flooding while keeping your outdoor areas looking fresh and green.



LARGE WINDOWS

- More light, less energy use

Embrace the beauty of natural daylight! Our thoughtfully designed large windows allow maximum sunlight to flood your living spaces, reducing your reliance on artificial lighting during the day. Beyond energy savings, they also enhance ventilation, allowing fresh air to circulate freely for a healthier and more comfortable indoor environment.



SKYLIGHTS

- A brighter, more inviting home

Our strategically placed skylights bring in ample daylight, enhancing interior brightness while reducing electricity consumption. Skylights create an airy, uplifting ambiance that makes your home feel more open and inviting.



SOLAR PANELS

- Clean energy for a sustainable future

Our high-efficiency solar system helps you drastically reduce energy costs while shrinking your carbon footprint. By choosing solar power, you're not just making a smart financial decision—you're also investing in a cleaner, more sustainable world for future generations.

Payment Plans

We give you room to explore a suitable payment schedule that offers flexibility over the agreed duration.

DISCOUNT POLICY (Cash Buyers)

50% Payment - 3% Discount

75% Payment - 4.5% Discount

100% Payment - 6% Discount

- * Reservation fee is non-refundable
- * Reservation entails signing the Reservation Form and the Sales & Purchase Agreement
- * Amounts quoted in United States Dollars (US \$) through this brochure are intended for indexing purposes. The equivalent amount in Ghana Cedis (GHS) will be applied using the prevailing rate at the time of purchase or reservation.

CASH BUYERS

Defined as paying up to 80% during the agreed term from purchase date.

MORTGAGE BUYERS

RESERVATION*

US \$5,000

INITIAL DEPOSIT

30%

FLOW STAGE

30%

ROOFING STAGE

20%

HANDING OVER

20%

RESERVATION*

US \$5,000

INITIAL DEPOSIT

- within 14 days of signing reservation form and Sales & Purchase Agreement

30%

HANDING OVER

Balance to be paid by Mortgage Provider.

Development Partners



B O N T E M P O



Discover

East Legon Hills: A location like no other.

East Legon Hills beckons with a promise of exceptional living. Discover a vibrant community in close proximity to schools, healthcare facilities, shopping centres, local amenities and so much more. Discover the vibrant pulse of the city here. Everything you need is literally near by. East Legon Hills is not just a place to live; it is an invitation to experience a harmonious blend of modern convenience and tranquility.

We invite you to make your home with us, in a community that is built on trust, quality, and a shared vision of home.

Welcome to **Highcrest Homes**. Welcome home.





Our mission is to create homes that are more than bricks and mortar: spaces where memories are made. We are proud to offer a unique blend of modern architecture, meticulous design, and premium amenities, all designed to elevate your everyday living.



Incept Architectural Consult

Incept Architectural Consult (IAC) is an award-winning architectural firm renowned for designing spaces that seamlessly blend functionality, sustainability, and elegance. Their work embodies a philosophy of creating environments that not only provide shelter but inspire the human spirit. Rooted in the belief that thoughtful design enhances life, **IAC** approaches each project with a commitment to innovation, environmental stewardship and client-centered solutions.

What truly distinguishes **IAC** is their extraordinary ability to listen with deep empathy—immersing themselves in the aspirations, dreams, and unique visions of their clients—and to design with deliberate intent. This client-led approach results in designs that are profoundly personal, embodying not only the desired functionality and aesthetic allure but also capturing and making tangible the emotions and essence that elevate each design into a masterpiece.

IAC's dedication to excellence is evident in their award-winning projects, including luxury residential projects like Glenshire Hills Estate, Swan and The Ark; innovative industrial facilities like the MainOne Data Centre and state-of-the-art office complex projects like Toyota Centre and Toyota Offices. By challenging conventional ideas and prioritising client satisfaction, **IAC** continues to redefine architectural standards in Ghana and beyond.

IAC has been instrumental in conceptualising and designing the formidable Highcest Homes estate in East Legon Hills which promises a refined blend of comfort, modern aesthetics, and sustainable living, ensuring a thriving and inspiring environment for residents.



FAQs

What types of homes are available?

We offer 3-bedroom duplexes, 3 and 4-bedroom detached houses, as well as 2-bedroom apartments.

Do you offer payment plans?

Yes, we offer flexible payment plans tailored to suit your needs. Contact us to discuss your options.

Is financing or a mortgage option available?

Yes, we have partnered with leading banks to provide mortgage options. Our team can assist you with the process.

Are there additional fees?

Yes, there are service charges for maintaining communal areas, as well as optional fees for customising your home. Our team will provide a breakdown of all costs.

What amenities are included in the community?

Our community features a swimming pool, gym, landscaped gardens, children's play area, 24/7 security, a clubhouse, and a multipurpose sports court.

Are the homes furnished?

Homes are delivered as semi-furnished, with high-quality finishes. Fully furnished options are available upon request.

Is there a homeowners' association (HOA)?

Yes, a homeowners' association will be established to manage community affairs and maintenance.

Can I customise my home?

Yes, we offer customisation options for finishes, layouts, and features, subject to certain terms and timelines. The exterior will remain unchanged for conformity.

Can I visit the site during construction?

Absolutely! We encourage prospective buyers to visit the site by booking an appointment with our sales team.

Is the project fully registered?

Yes, the project is fully registered, and all necessary permits and approvals have been obtained.

Are pets allowed?

Yes, pets are allowed, subject to community guidelines to ensure harmony among residents.

Do you offer property management services?

Yes, we provide optional property management services to assist with rentals, maintenance, and more.

What happens if I encounter issues after moving in?

We offer a post-completion warranty period to address any construction-related issues.

Can I rent out my property?

Yes, homeowners can rent out their properties. Our property management team can assist with finding tenants.



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Designed by **Incept Architectural Consult**

Disclaimer (Design & Construction): The 3D renders provided are artistic representations of the proposed real estate project and are intended to offer a close depiction of the final designs. While every effort has been made to ensure accuracy, slight modifications may occur during the development process. These adjustments will not significantly deviate from the original designs depicted. Specifications, materials, and layouts are subject to refinement as part of ongoing improvements. This disclaimer does not constitute a binding agreement, and prospective buyers are encouraged to verify details with the developer.

Disclaimer (Pricing): Prices quoted in USD are for indexing purposes. Prices are subject to change without prior notice due to market conditions, material costs, and design refinements; please confirm current pricing with our sales team.