



EDEN VILLA

THE DAWN OF
SUSTAINABLE LUXURY



Welcome





CHAPTER 1

THE SEEDLING

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The Future Beckons

INVESTING IN A GREENER FUTURE

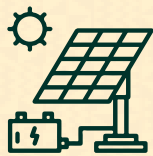


The world is changing, and the clamor for sustainable living has never been louder. As we stand at the cusp of a new era, the future beckons us towards a greener, more sustainable path.

Enter Eden Villa - a visionary model that is not just an eco-luxury home but a compelling statement of financial prosperity interwoven with sustainable living.

At Eden Villa, our architectural inspiration springs from the branching structure of trees, a symbol of growth, strength, and connection.

We blend this natural aesthetic with advanced technologies, such as:



Hybrid solar power systems



biogas solutions

to create living spaces that echo the harmony of their surroundings.

Investing in Eden Villa isn't merely a decision to own a beautiful home; it's a strategic move towards sustainable wealth preservation and financial freedom. Here, luxury and sustainability converge, offering you a unique opportunity to nurture the planet while enjoying the rewards of a prosperous lifestyle.



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Master Builders of Tomorrow

SMART CITY DEVELOPMENT GROUP



Smart City Development Group is a beacon of transformative change, illuminating the path to a sustainable future. Rooted in innovation, our group is pioneering the construction of smart cities in Ghana, rewriting the narrative of urban living with our unique approach.

OUR MISSION



is to create spaces that reflect the perfect amalgamation of luxury, sustainability, and state-of-the-art technology. Each Smart City is a testament to our commitment to fostering communities that thrive on the principles of green living. By leveraging cutting-edge IoT technology, we are redefining the quality of life, turning the ordinary into the extraordinary.

WITH SMART CITY DEVELOPMENT,

Group at the helm, the dream of a smarter, greener tomorrow is being brought to life today. We're not just building homes; we're crafting the future.



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Navigating the Financial Maze

LUXURY VS. SUSTAINABILITY



In the grand tapestry of real estate, a conundrum unfolds: the lure of luxury properties and the pursuit of a robust return on investment. The allure of opulence often comes tethered to exorbitant costs that may erode potential **ROI**, presenting a financial maze that investors often find challenging to navigate.

This is where the Eden Villa steps in, weaving the threads of luxury and sustainability into a tapestry that not only is eco-friendly but also financially rewarding. *Investing in Eden Villa isn't just about owning a luxurious property; it's about embracing a lifestyle that's sustainable and lucrative in the long run.*

By choosing Eden Villa, you're not just opting for a home; you're choosing a smarter investment strategy. Embrace the future of real estate that promises the best of both worlds - Luxury and Sustainability.



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Weighing the Costs: A Financial Comparison of Luxury and Sustainable Living

A comparative table illustrating the average costs and potential ROI of traditional luxury properties versus sustainable properties like Eden Villa.

Property Type	Acquisition Cost	Annual Maintenance Cost (3% – 4% of Property Value)	Potential Annual Rental Income	Estimated Property Value Appreciation
Traditional Luxury Property	\$500,000 to \$3,000,000	\$15,000 to \$120,000	\$30,000 to \$120,000	3% to 10%
Eden Villa (Sustainable Luxury Property)	\$1,500,000 to \$3,000,000	NIL (No. Service and Maintenance fee for 10 Years)	\$90,000 to \$ 200,000	8% to 14%



Compare cost and ROI: Eden Villa vs. U.S. luxury real estate.

Item	U.S. Luxury Real Estate	Eden Villa
Acquisition Cost	\$500,000 - \$3,000,000	\$850,000 - \$3,000,000
Property Tax (1.1% of property value)	\$5,500 - \$33,000	\$9,350 - \$33,000
Insurance (0.3% of property value)	\$1,500 - \$9,000	\$2,550 - \$9,000
Maintenance (3%-4% of property value)	\$15,000 - \$120,000	\$0 for 10 years
Utilities	Varies	Lower due to eco-friendly design
Potential Annual Rental Income	\$30,000 - \$120,000	\$90,000 - \$200,000
Estimated Property Value Appreciation	3% - 10%	8% - 14%
ROI (excluding appreciation)	2% - 8%	10% - 19%
ROI (excluding appreciation)	10 - 50 years	5 - 10 years



Compare cost and ROI: Eden Villa vs. high-profile European luxury real estate.

Item	Luxury Real Estate in High-Profile European Areas	Eden Villa
Acquisition Cost	\$1,000,000 - \$5,000,000	\$850,000 - \$3,000,000
Annual Maintenance Cost (including property taxes, insurance, etc.)	\$30,000 - \$200,000	NIL (No service and maintenance fee for 10 years)
Utility Costs	\$2,000 - \$10,000	Minimal (due to sustainable design and energy-efficient systems)
Potential Annual Rental Income	\$40,000 - \$200,000	\$90,000 - \$200,000
Estimated Property Value Appreciation	2% - 8%	8% - 14%
Estimated Return on Investment (ROI)	2% - 8% (Depends on the rental income and property appreciation)	8% - 14% (Higher rental income and no maintenance or utility costs increase ROI)
Time to Recover Investment	20 - 30 years	10 - 15 years



Welcome to the Future

THE EDEN VILLA ADVANTAGE



Welcome to Eden Villa, where luxury meets sustainability, presenting a paradigm shift in the world of real estate. As common concerns about hefty service charges and utility bills loom, Eden Villa sets itself apart by offering solutions that revolutionize the concept of ownership.

The Eden Villa stands as an investment that pays for itself. Contrasting with traditional luxury properties, Eden Villa eliminates annual maintenance costs for a whole decade, paving the way for substantial savings. Coupled with this, the potential annual rental income from an Eden Villa property outshines that of a traditional luxury property, ranging from \$90,000 to \$200,000.

Besides the immediate financial gains, long-term benefits are at the heart of Eden Villa's financial advantages. The projected property value appreciation for Eden Villa ranges between 8% to 14%, significantly higher than the 3% to 10% of traditional luxury properties. This way, Eden Villa serves as a smarter choice for wealth accumulation.



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Experience Eden
THE EDEN VILLA LIFESTYLE



Step into Eden Villa, your gateway to a luxurious, sustainable lifestyle. Each aspect of Eden Villa is meticulously designed, blending comfort, convenience, and eco-conscious living.



INFINITY POOL

Embrace tranquility in our stunning infinity pool. This isn't just a pool; it's your personal oasis where relaxation meets the horizon.

FIRE PIT AREA:

Gather around the fire pit, a warm spot for companionship and story-sharing under the stars.



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PORTABLE GREENHOUSE AREA:

Experience the therapeutic joy of gardening in your own portable greenhouse. It's more than a hobby; it's a sustainable way of living.

SMART HOME SOLUTIONS AND FIBER INTERNET:

Seamlessly integrated smart home solutions and high-speed fiber internet make your work-from-home and digital leisure effortless and enjoyable.



HYBRID SOLAR POWER SYSTEM:

With our hybrid solar power system, your home is powered by clean, renewable energy. This is luxury living with a conscience.



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BIOGAS SYSTEM AND SOLAR WATER HEATERS:

Cook using biogas produced on-site and enjoy the comfort provided by solar water heaters. These are small steps with significant environmental impacts.

RAINWATER CAPTURE AND ELECTRIC CARPORT CONNECTION:

Contributing to sustainability, our rainwater capture system aids garden irrigation, and our electric carport connection ensures your electric vehicle is always ready for the road.



ACCESSIBLE LIFT WITH SEAT:

An innovative feature of Eden Villa is the in-built lift with a seat, ensuring easy access to all floors, particularly for our older residents or those with mobility issues. Accessibility redefined, this is luxury that caters to everyone.



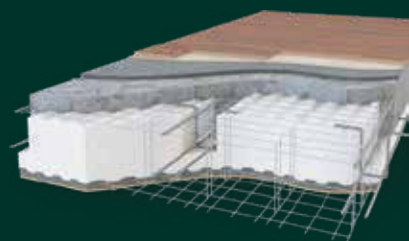
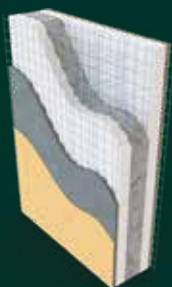
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Strength in Structure

EPS CONSTRUCTION



Eden Villa employs EPS (Expanded Polystyrene) construction, a revolutionary approach to creating durable, energy-efficient structures that contribute to long-term wealth preservation.

EPS construction delivers a host of benefits:

1. **Durability:** EPS structures withstand the tests of time and weather. They are impervious to rot, mold, and pests, promising longevity.
2. **Energy Efficiency:** The insulation properties of EPS significantly reduce energy consumption, leading to lower utility bills and a smaller carbon footprint.
3. **Wealth Preservation:** The superior durability and low maintenance of EPS construction contribute to maintaining and increasing the property's value over time.



EPS



Traditional Construction



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EPS vs. Traditional Construction: A Comparison

Aspect	EPS Construction	Traditional Construction
Durability	High (resistant to rot, mold, and pests)	Varies (susceptible to rot, mold, pests, and weather)
Energy Efficiency	High (excellent insulation properties)	Low (depends on insulation, often inadequate)
Maintenance Cost	Low (minimal maintenance required)	High (regular maintenance needed)
Long-term Wealth Preservation	High (maintains property value due to durability and low maintenance)	Varies (depends on maintenance and renovations)



Harmony by Design
A CLOSER LOOK AT EDEN VILLA



Eden Villa stands as a testament to the harmonious fusion of contemporary African aesthetics and green architecture, creating an environment that's not just a home, but a lifestyle experience. The design vision is centered around the seamless blending of indoor and outdoor spaces, enabling residents to connect with their surroundings.



1. Contemporary African Aesthetics: Eden Villa embraces its roots, featuring design elements inspired by Africa's rich cultural heritage. The design incorporates organic, fluid shapes, bold textures, and earthy colors, manifesting a unique architectural language that reflects the spirit of Africa.

EDEN VILLA

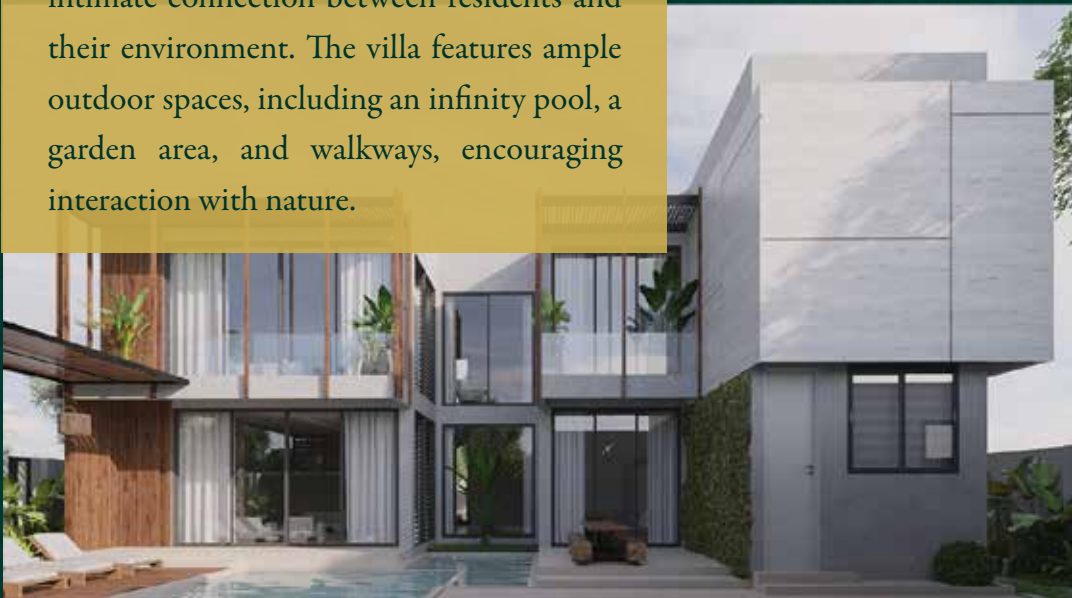
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2. Green Architecture: Sustainability lies at the heart of Eden Villa's design. The villa makes use of eco-friendly materials, energy-efficient systems, and a design that promotes natural ventilation and lighting, reducing its carbon footprint while enhancing livability.



3. Connection with Environment: With its tree-inspired layout, Eden Villa fosters an intimate connection between residents and their environment. The villa features ample outdoor spaces, including an infinity pool, a garden area, and walkways, encouraging interaction with nature.



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Planting Seeds of Change

THE FIRST TREE



"The First Tree" is not just a residential development project; it's a trailblazing initiative that sets a new standard for sustainable living and investment in West Africa. This pioneering project embodies the concept of growth – both for the residents who will call it home and for the broader movement towards a sustainable future.

1. Revolutionary Approach: The First Tree is the first of its kind, a groundbreaking venture that aims to reduce the cost of living by an incredible 80%. This remarkable reduction is achieved through a thoughtful blend of innovative green technologies and sustainable practices, all designed to lower utility and maintenance costs without compromising luxury or comfort.



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2. Growth Stages: Much like a tree, The First Tree development will grow and flourish over time. The project will be rolled out in stages, each phase bringing new amenities and features to the community. Residents will witness and be part of this growth, a tangible manifestation of their sustainable investment.



3. Sustainable Investment: Investing in The First Tree is not just about financial returns; it's about contributing to a sustainable future. Every investment in this project is a step towards a greener world, where luxury and sustainability coexist harmoniously.



A Prime Location
THE EDEN VILLA ENCLAVE



Welcome to the epitome of eco-luxury living. Set within a first-class serviced, gated community at Tema Community 23 Annex, behind East Legon Hills, Eden Villa is an oasis of tranquility amid the vibrant buzz of Accra. Despite its serene setting, Eden Villa is just a short drive away from the heart of the city, offering residents convenient access to major areas such as Accra Central, Osu, and Airport City.

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Experience the perfect blend of peace and accessibility at Eden Villa, a location that's not just a place to live, but a lifestyle to embrace. Immerse yourself in the lap of eco-luxury, while staying connected to the pulse of the city. Welcome to your new home at Eden Villa.



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Join the Revolution

LAUNCH AND COMPLETION DATE



LAUNCH DATE

June, 2023



COMPLETION DATE

June, 2025

The future is here, and it is time to step into it. We are thrilled to announce the launch of Eden Villa in June, 2023. This revolutionary project marks the dawn of a new era in sustainable luxury living, and we invite you to be a part of it.

1. Launch Date: The seeds of this sustainable revolution will be planted on June, 2023. On this day, we commence our journey towards creating a greener future, and we invite you to embark on this journey with us.

2. Completion Date: Our team is dedicated to crafting a luxurious and sustainable living experience for you, and we are committed to delivering the first 20 units of Eden Villa by June 2025. This milestone will signify the first steps towards a new way of living - one that harmoniously blends luxury, sustainability, and financial freedom.

3. Invest in Your Future: By investing in Eden Villa, you're not just securing a home; you're investing in a sustainable future and financial freedom. Join us in this revolution and make a statement - luxury and sustainability can coexist, and you can be a part of it.



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Shape Your Legacy

INVEST IN EDEN VILLA



Choosing where you live is more than a selection of bricks and mortar; it's an embodiment of your values, an expression of your lifestyle, and a testament to your legacy. Investing in Eden Villa isn't just about owning a property; it's about embracing a philosophy of sustainable luxury and being at the forefront of a revolution that harmonizes comfort, style, and respect for our planet.

1. A Commitment to Sustainability: By choosing Eden Villa, you're choosing to invest in a greener future. You're choosing a home built with EPS construction that saves energy, reduces environmental impact, and stands the test of time. You're opting for a lifestyle that values and respects our planet's resources, and in doing so, you're setting an example for future generations.

2. A Luxury Experience: Eden Villa offers a lifestyle that marries luxury with sustainability, providing an unrivaled living experience. Its state-of-the-art amenities, innovative smart home solutions, and thoughtful design that connects you with nature, all contribute to an ambiance of sophisticated tranquility. Eden Villa redefines luxury, proving that it can coexist with sustainable and responsible living.

3. Financial Freedom: With its commitment to reducing living costs by 80%, Eden Villa is an investment in financial freedom. The revolutionary model of eliminating service and maintenance charges for a decade, combined with an increased potential for property value appreciation, positions Eden Villa as not just a home, but a wise investment for your future.

Investing in Eden Villa is an opportunity to be a part of a movement, to lead the way in sustainable luxury living, and to shape a legacy that echoes your commitment to a greener future. This is more than a real estate investment; it's an investment in a sustainable future, in financial freedom, and in a legacy that matters. Join us in this revolution and shape your legacy with Eden Villa.

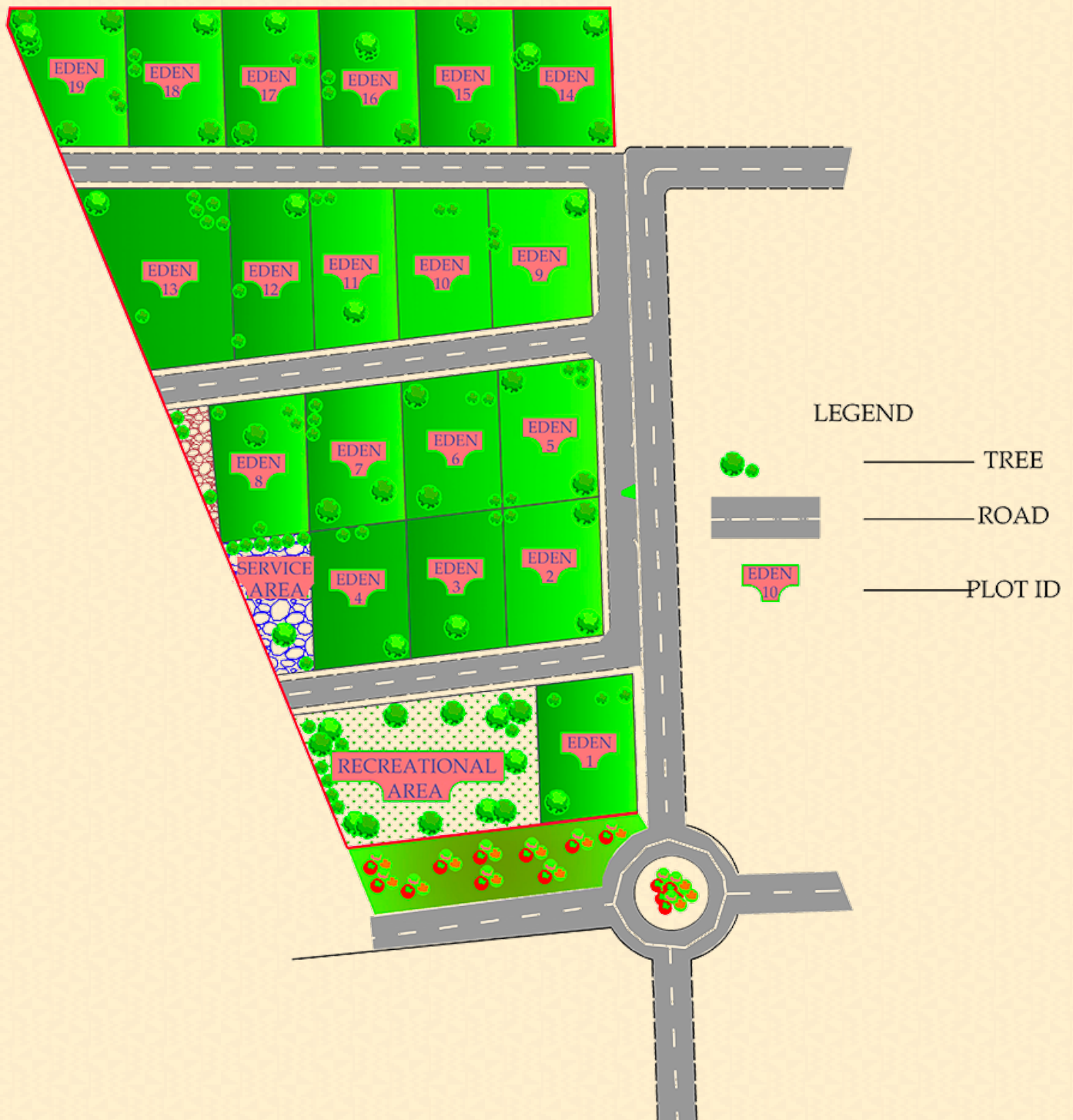


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Step into the Future

YOUR EDEN VILLA AWAITS



The future is now, and it's time for you to be a part of it. With Eden Villa, you are not just investing in a home, but in a sustainable, luxurious lifestyle that is in harmony with nature. Every aspect of Eden Villa has been meticulously designed to offer you a unique living experience that perfectly balances comfort, luxury, and sustainability.

Don't wait for tomorrow to embrace the future. Your Eden Villa is ready and waiting for you. Visit our website at ecowaveafrica.com to order your home today. Become a part of the green revolution and shape your legacy with Eden Villa. The future is here, and it's greener than you ever imagined.

Join us at Eden Villa, and let's shape a sustainable future together.

Order your home today at *www.ecowaveafrica.com*

Welcome to the future.
to Eden Villa.



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**BLOCK PLAN AND
GROUND FLOOR**



FIRST FLOOR



ROTATE CLOCKWISE



EDEN VILLA



SIDE VIEW



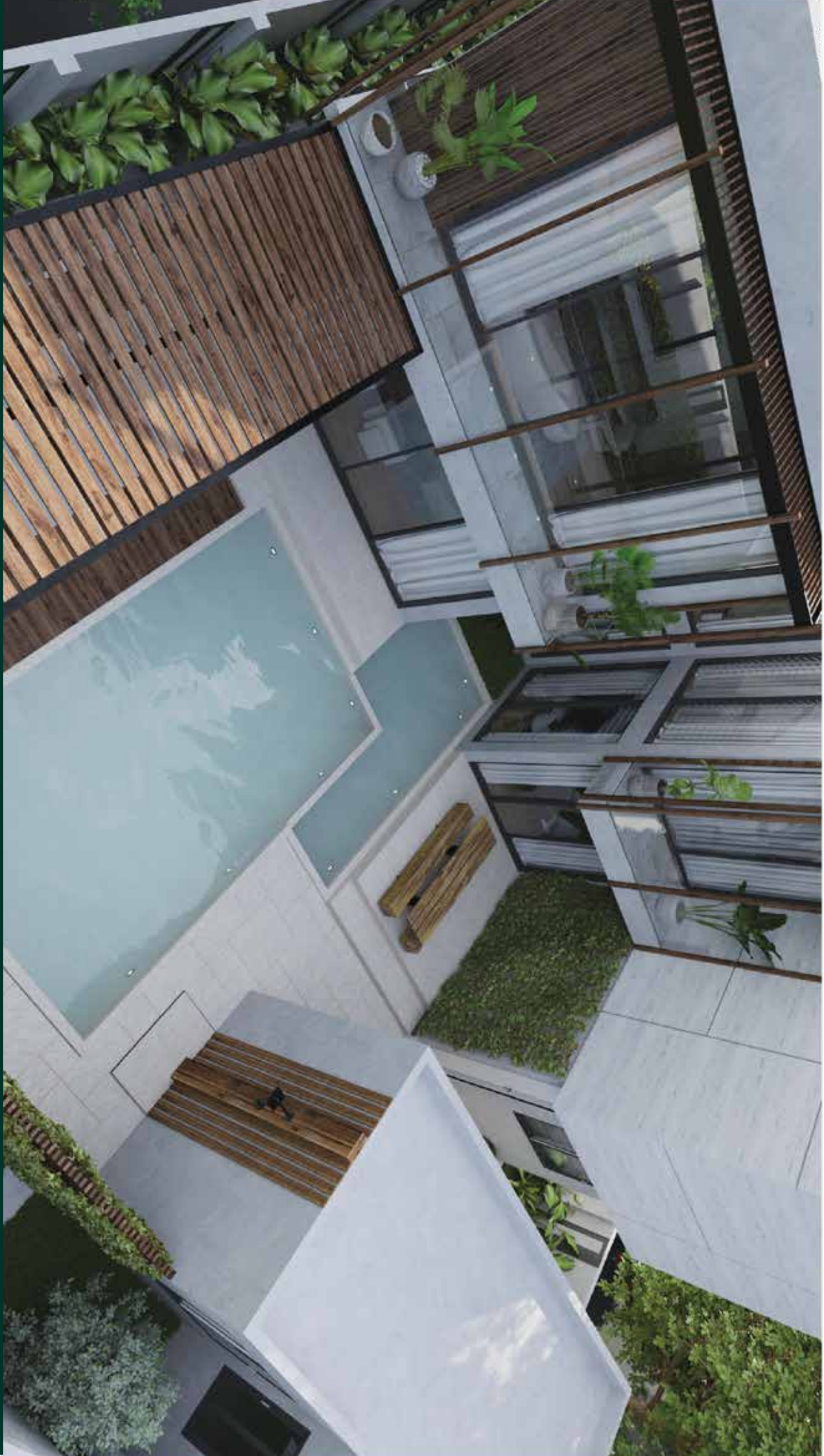
FRONT VIEW



END VIEW



FRONT FOUNTAIN AND SITTING AREA



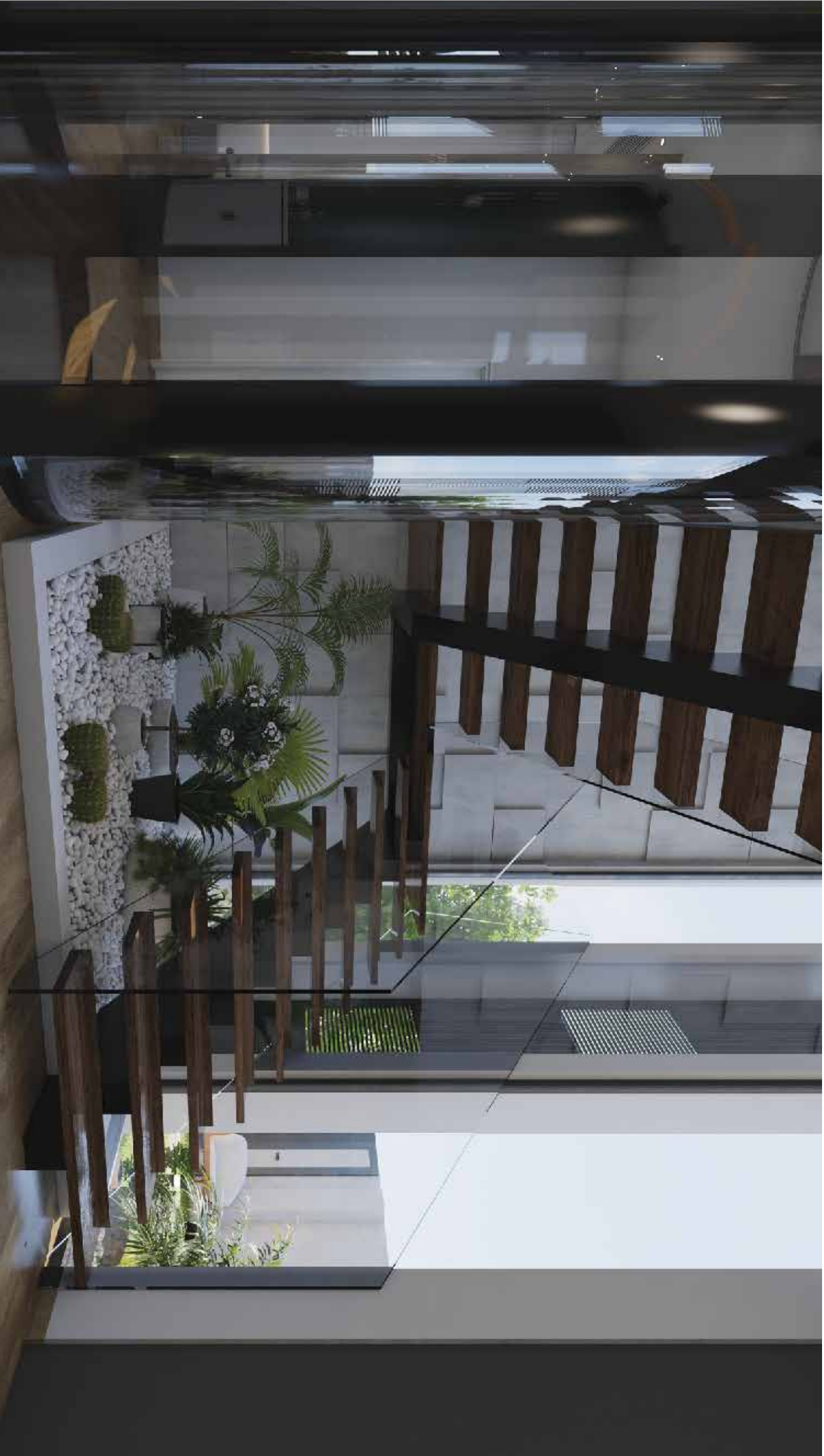
POOL AREA



FIRE PLACE / POOL DECKING



ENTRY FOYER



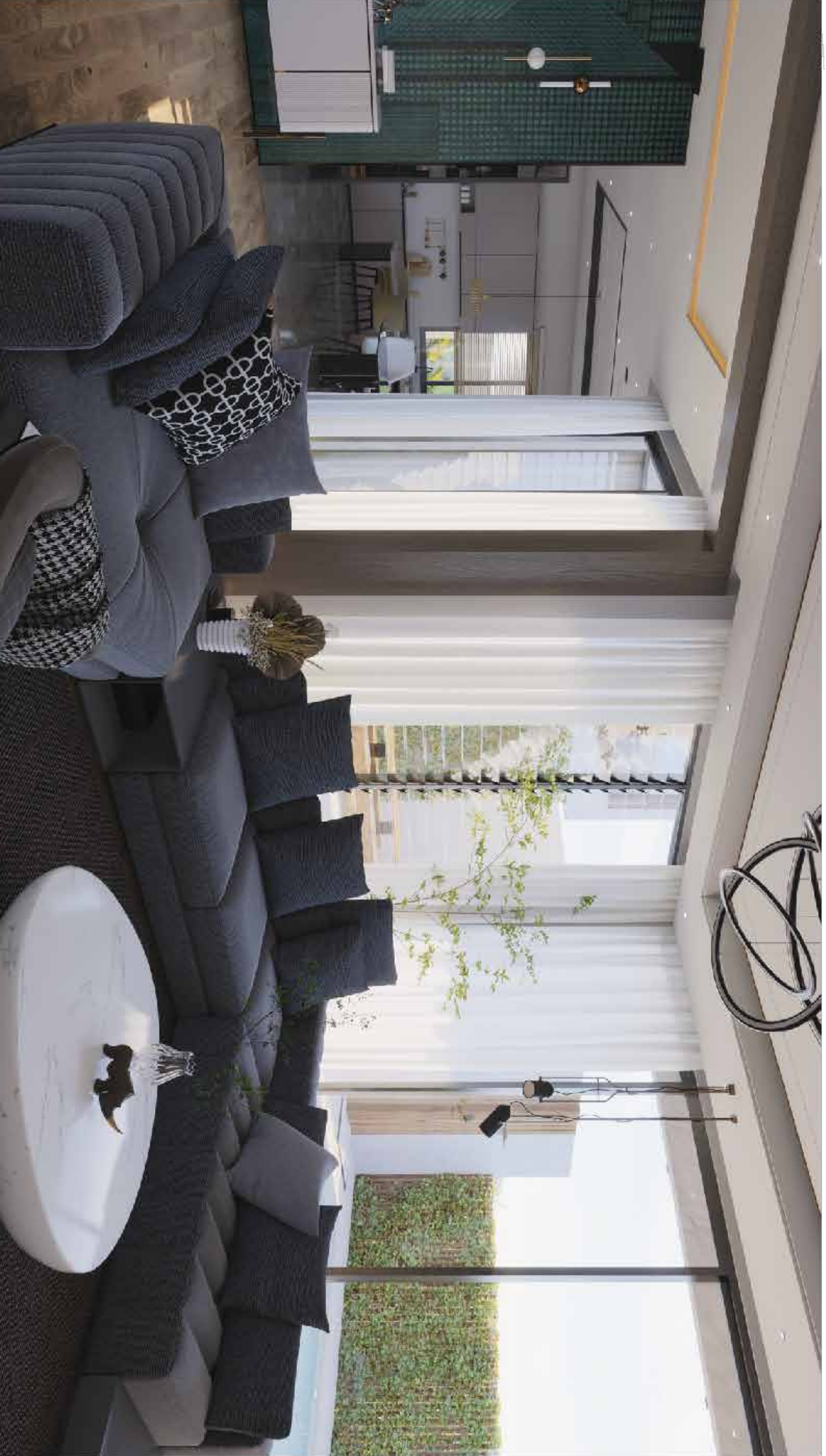
STAIR WAY AND ELEVATOR AREA

VISITORS WASHROOM





LIVING AREA



LIVING AREA



KITCHEN / DINING AREA



FAMILY AREA / KITCHENETTE



MASTER BEDROOM

Your access to
a new world of
opportunities

