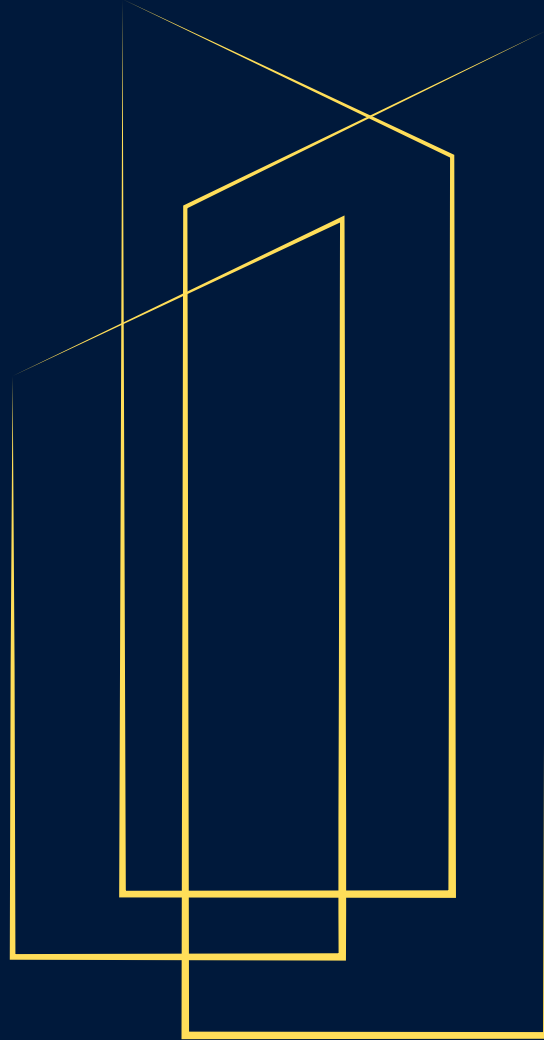


A DEVELOPMENT BY



A PROUD MEMBER OF ADOM GROUP



GRACE COURT

LUXURY LIVING



GRACE COURT LUXURY LIVING

Welcome to modern living, welcome to GRACE COURT.

A carefully designed 24 unit townhouse estate, with state of the art collection of amenities at the centre of the earth; Tema Community 25, an escape from the busy business district.

Uniquely, the court also features a generous swimming pool, a club house and well manicured lawns culminating into a piece of urban placemaking that offers a transitional condition between the bustle of urban life and the respite of the residences.

Living Room

Two modern designed living rooms, one on each floor.

The details of the Plaster of Paris ceiling creates a stunning living experience with modern lighting artefacts intertwining with textures.

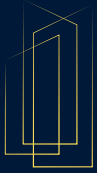




Kitchen

Modern designed kitchen with integrated appliances - Mini refrigerator, surface burner, mini microwave and electronic extractor.

Well crafted worktop to spice up your experience while cooking your favourite dishes, adding up to the flawless finish.



GRACE COURT
LUXURY LIVING

Bedrooms

All en-suite
Multiple power sockets
Fully tiled bedrooms

Bathrooms

Shower screen
Bespoke designed basins
with mirrors
Fully tiled bathrooms

Interior Finishes

Multiple power sockets
Fully tiled bedrooms
Fully tiled living room, dining
and kitchen
Premium aluminium sliding
windows and balusters

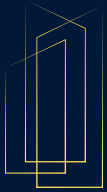




Amenities

- Community Swimming Pool
- Club House
- 24-hour security services
- Fibre-Optic cables for fast internet
- Gated Community
- Electric Wall Fencing
- CCTV to Common Area
- Facilities & Maintenance Office


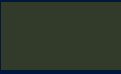


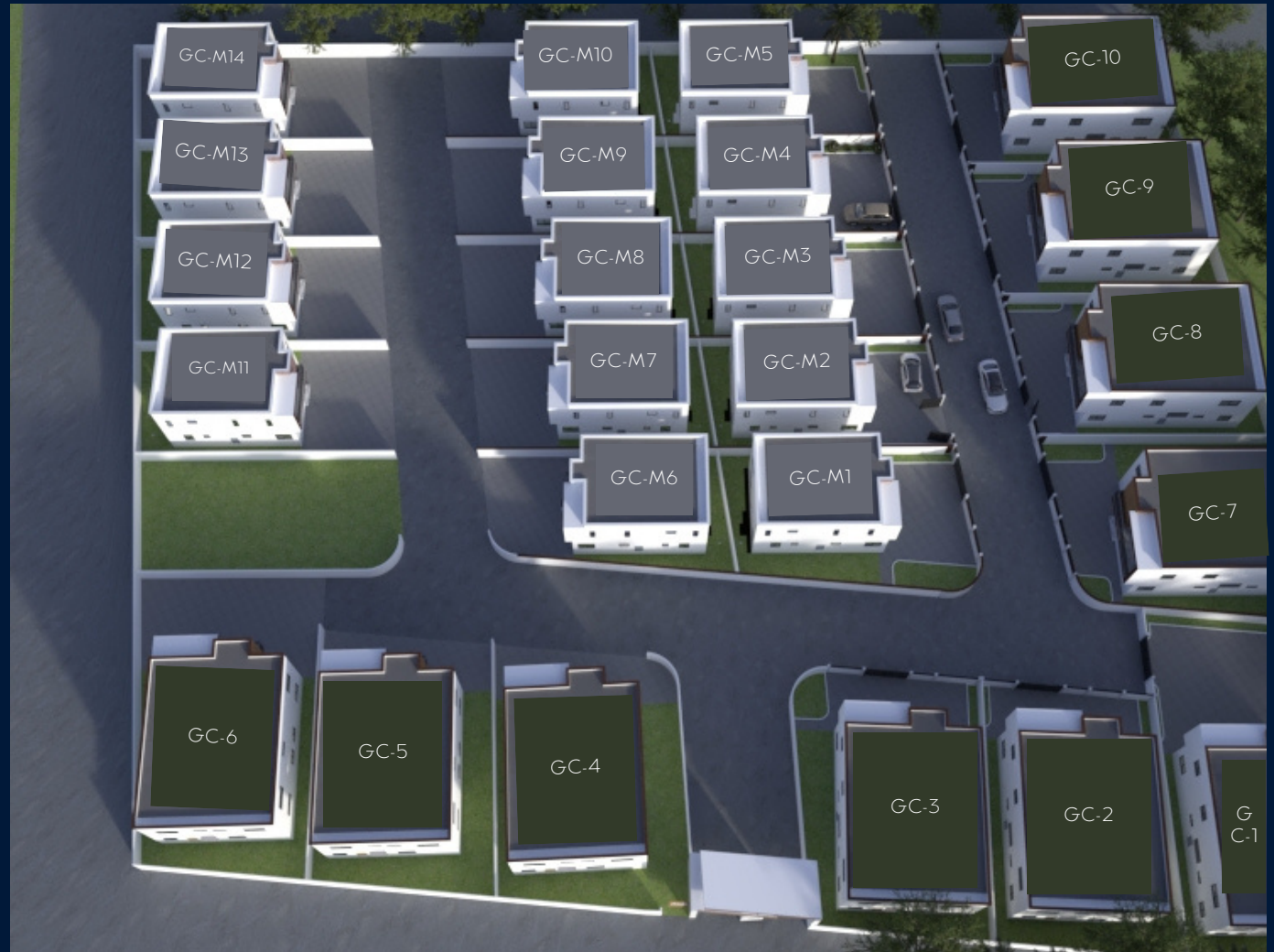


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Site Layout

PRICE

-  4 BEDROOM
\$140,000.00
-  5 BEDROOM
\$170,000.00



Floor Plans



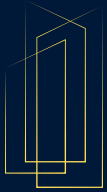
Ground Floor Plan = 93 sqm



First Floor Plan = 98 sqm

DISCLAIMER

Whilst every effort has been given to ensure that the information here is correct, this is to act specifically as a guide and ACE Heights Limited reserves the right to amend specifications as necessary and without notice.

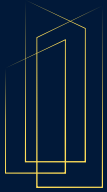


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Payment Plans

CASH PAYMENT PLAN RESERVATION FEE - USD 1,000

Plan A- Initial Pay USD 20,000	Installments Pay USD 10,000	Duration 12 months
Plan B- Initial Pay USD 20,000	Installments Pay USD 30,000	Duration 4 quarters
Plan A- Initial Pay USD 30,000	Installments Pay USD 10,000	Duration 14 months
Plan B- Initial Pay USD 30,000	Installments Pay USD 35,000	Duration 4 quarters

MORTGAGE PAYMENT PLAN RESERVATION FEE - USD 1,000

Plan A- Initial 40% Down payment	Installments 60% Bank Disbursement
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The information in this document is indicative and is intended to act as a guide only as the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliances sizes or items of furniture. The Grace Court is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact ACE Heights Limited to ascertain the availability of any particular property. All computer generated images are indicative only. Lifestyle photography images are indicative only as well.

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