



THE CASCADES



WELCOME TO THE CASCADES

Accra's Newest Premium Community

Welcome to Sanbra City, a real estate project spanning 300 acres, on the frontlines of black diasporan real estate investment in Ghana. The city's name, "Sanbra", derived from the Akan word "san bra" meaning "Return", is an invitation to make a sustainable and successful transition to the motherland. Sanbra City's premiere phase, The Cascades, promises 421 units and is strategically positioned within Ghana's nascent green residential building sector- serving as a benchmark to local competitors in the sector. Sanbra City, the return city, hopes to facilitate your smooth transition as you build long-term foundations in Ghana.





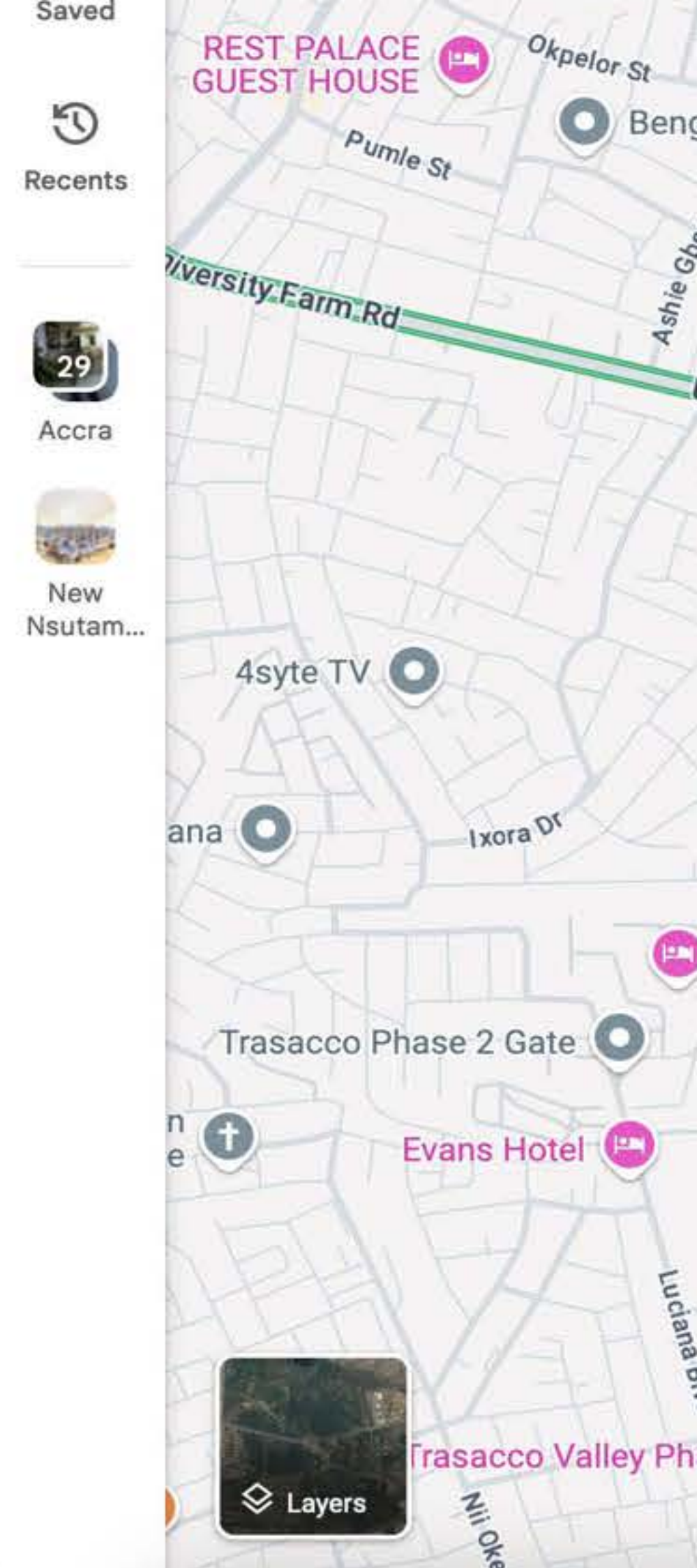
ABOUT US

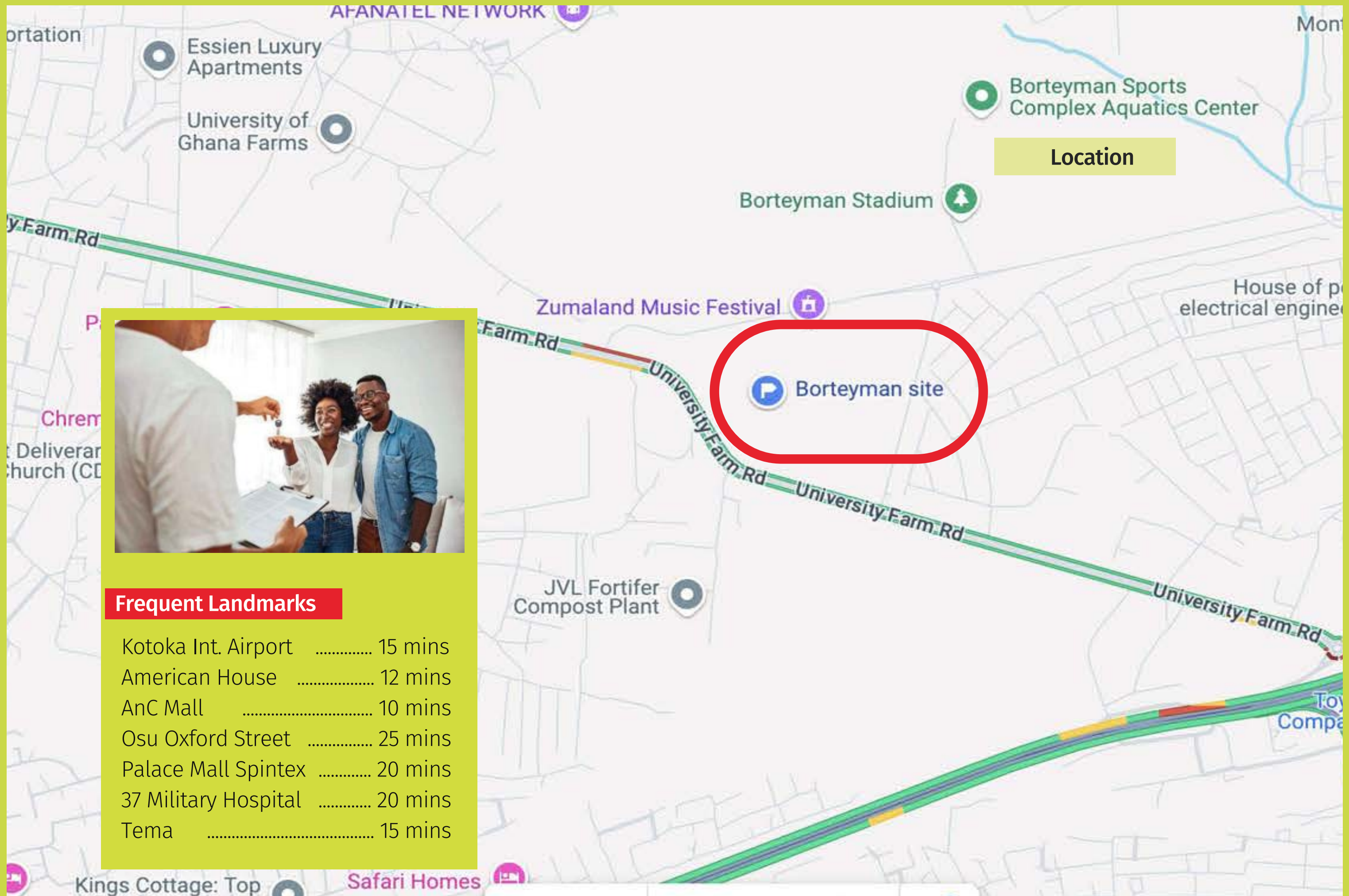
Being phase one of the Sanbra City Development, The Cascades is a 30 acre gated community in Borteyman, Trasacco back gate that provides all the best possibilities in urban living only 15 minute's drive from the Kotoka Airport and next to the All African Games stadium.

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.



The Cascades Cor
Sanbra City Devel





Frequent Landmarks

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

Building a
GREEN
Residential Community

Sanbra City is an eco-conscious, deluxe residential project. Designed around your comfort and well-being, it boasts an abundance of rich, green spaces and communal sporting facilities.

An aerial architectural rendering of the Sanbra City development. The image shows a dense grid of modern, multi-story residential buildings with light-colored facades and dark roofs. The buildings are interspersed with green spaces, trees, and pedestrian paths. A central feature is a circular swimming pool surrounded by a paved area. The overall layout is organized and sustainable, with greenery integrated throughout the urban design.

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

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.

- **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 Modern
Neighbourhood...*

With Equally Innovative Interiors

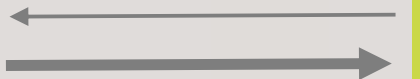
CASCADE APARTMENT BLOCKS

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

CASCADE Apartments



FLOOR PLANS



Master Bedroom



Master Bedroom (WR)



Bedroom



Living Area



Dining



Kitchen





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**



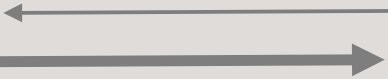
*A Modern
Neighbourhood...*

CASCADE ROW HOUSES

CASCADE ROW HOUSES



GROUND FLOOR

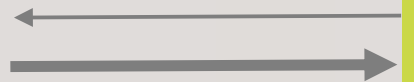


CASCADE ROW HOUSES



FLOOR PLANS

FIRST FLOOR



Master Bedroom

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 shower head and heater. The shower is spacious and perfect for relaxing after a long day.

Finished with high-quality materials, including granite counter tops, 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 mild and mildew.

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

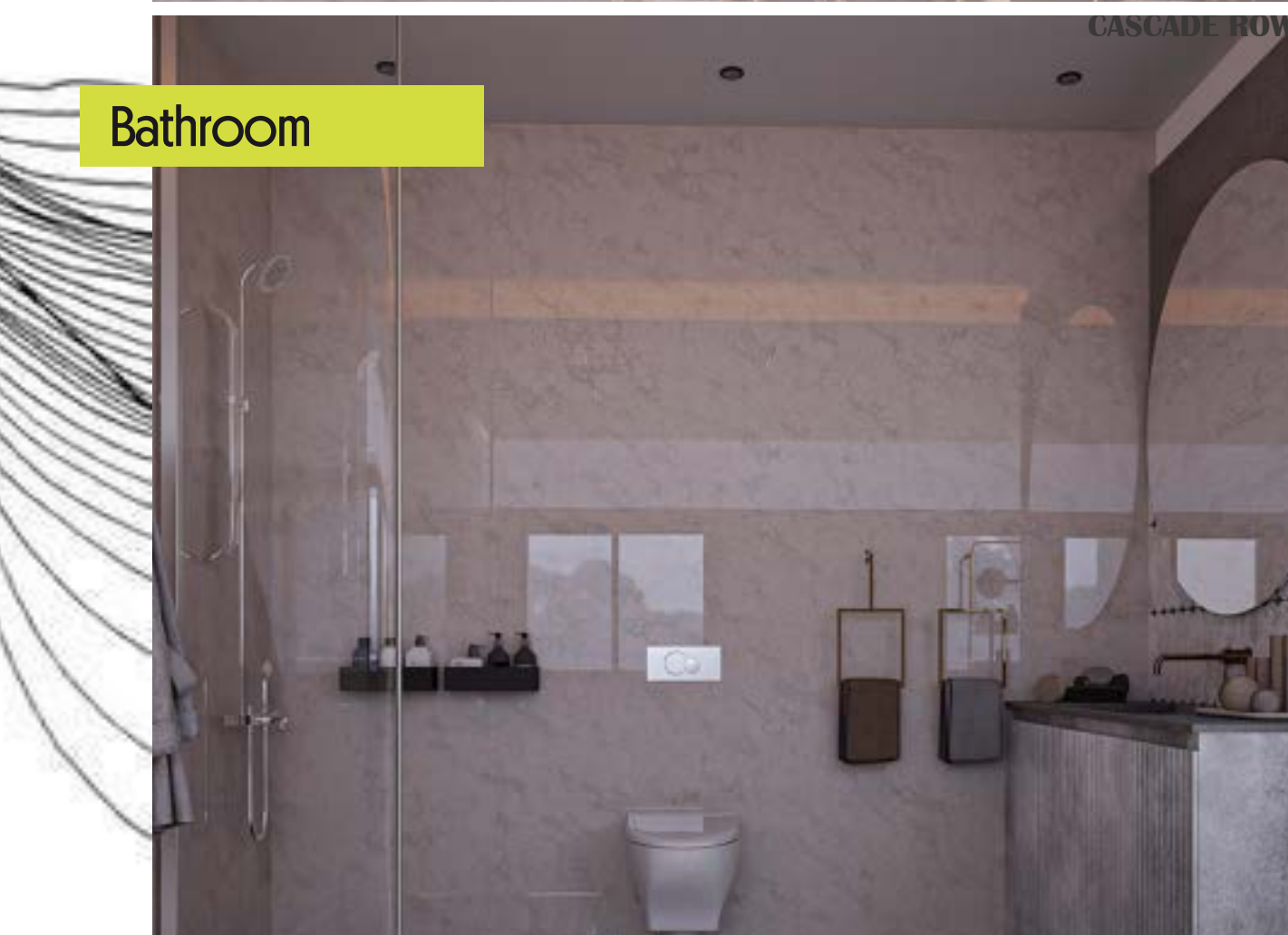
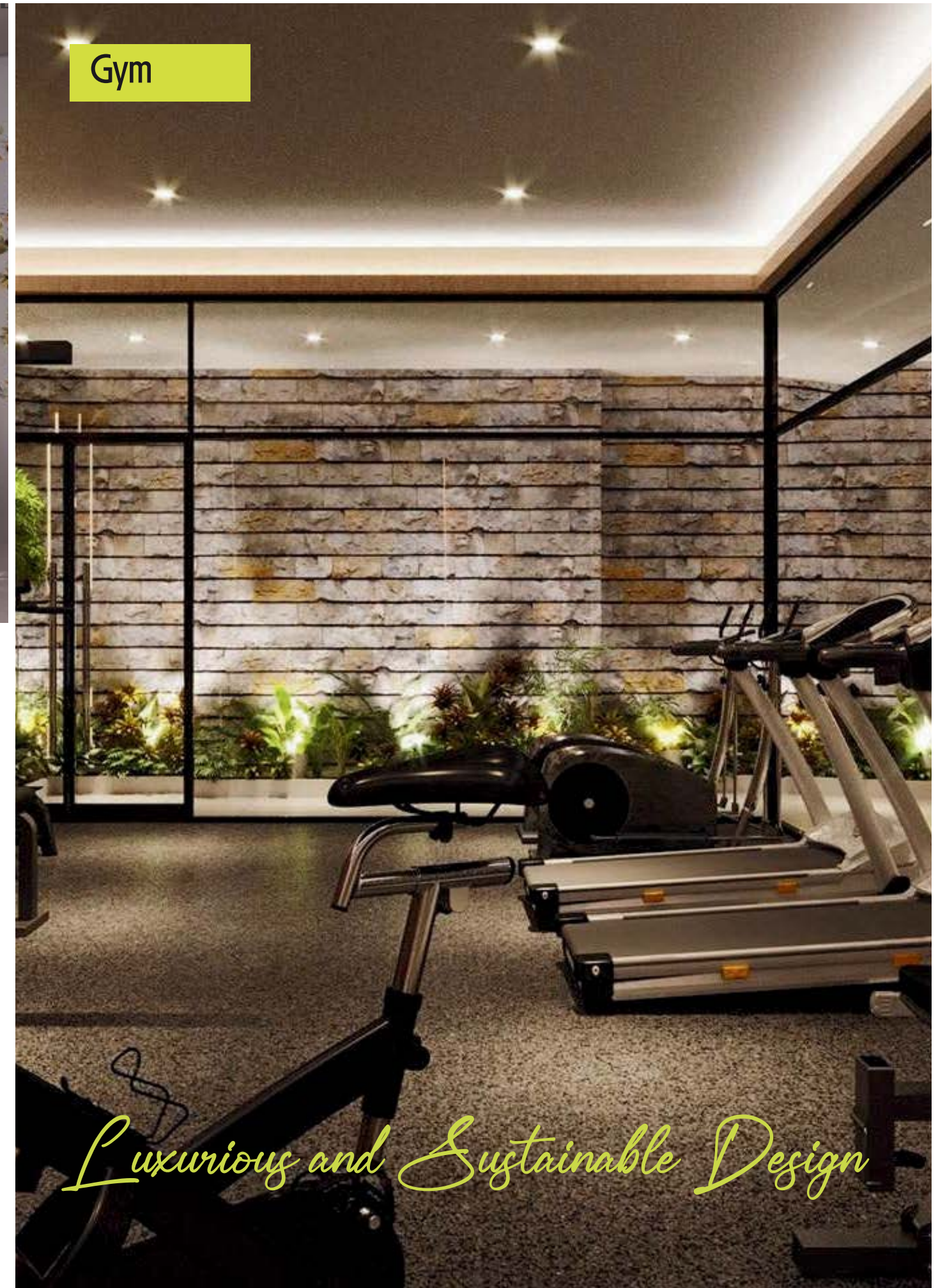
Flexible Payment Plans Available

Living Area & Dining



Family Area







2 Storey Building

Price starting from

4 Bedroom Semi-detached villa

\$275,000

GROUND FLOOR AREA FOR 1 UNIT:	126 SQM
FIRST FLOOR AREA FOR 1 UNIT:	129 SQM
THIRD FLOOR ROOFTOP AREA:	126 SQM
TOTAL AREA:	381 SQM

**CASCADE HOUSING
PROJECT / ROW HOUSES**

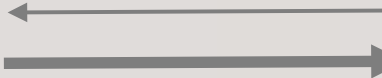


*A Modern
Neighbourhood...*

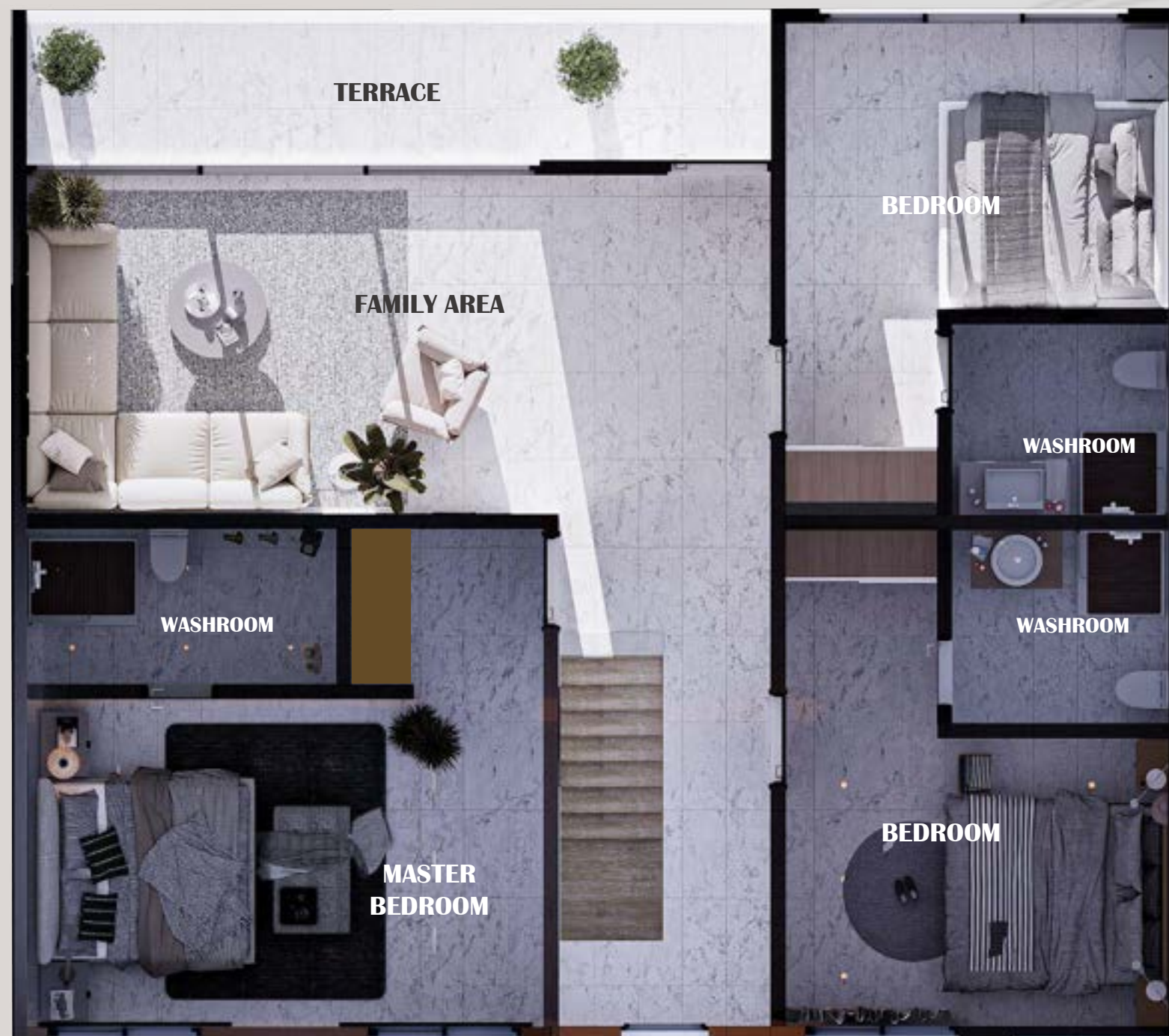
CASCADE VILLA



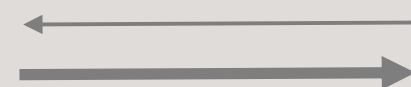
GROUND FLOOR



CASCADE VILLA



FIRST FLOOR



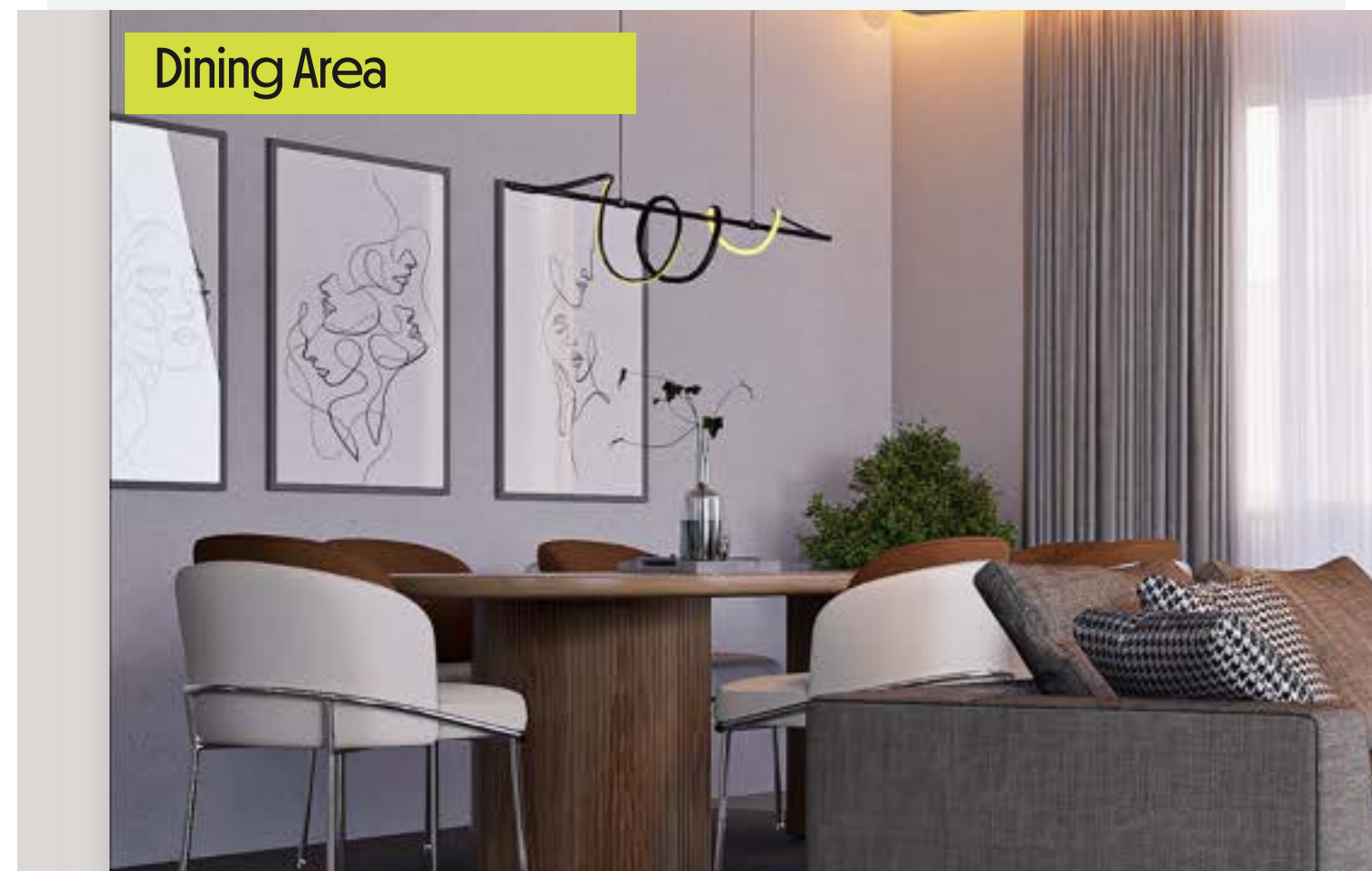
Master Bedroom



Living Area



Dining Area



Kitchen 1

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

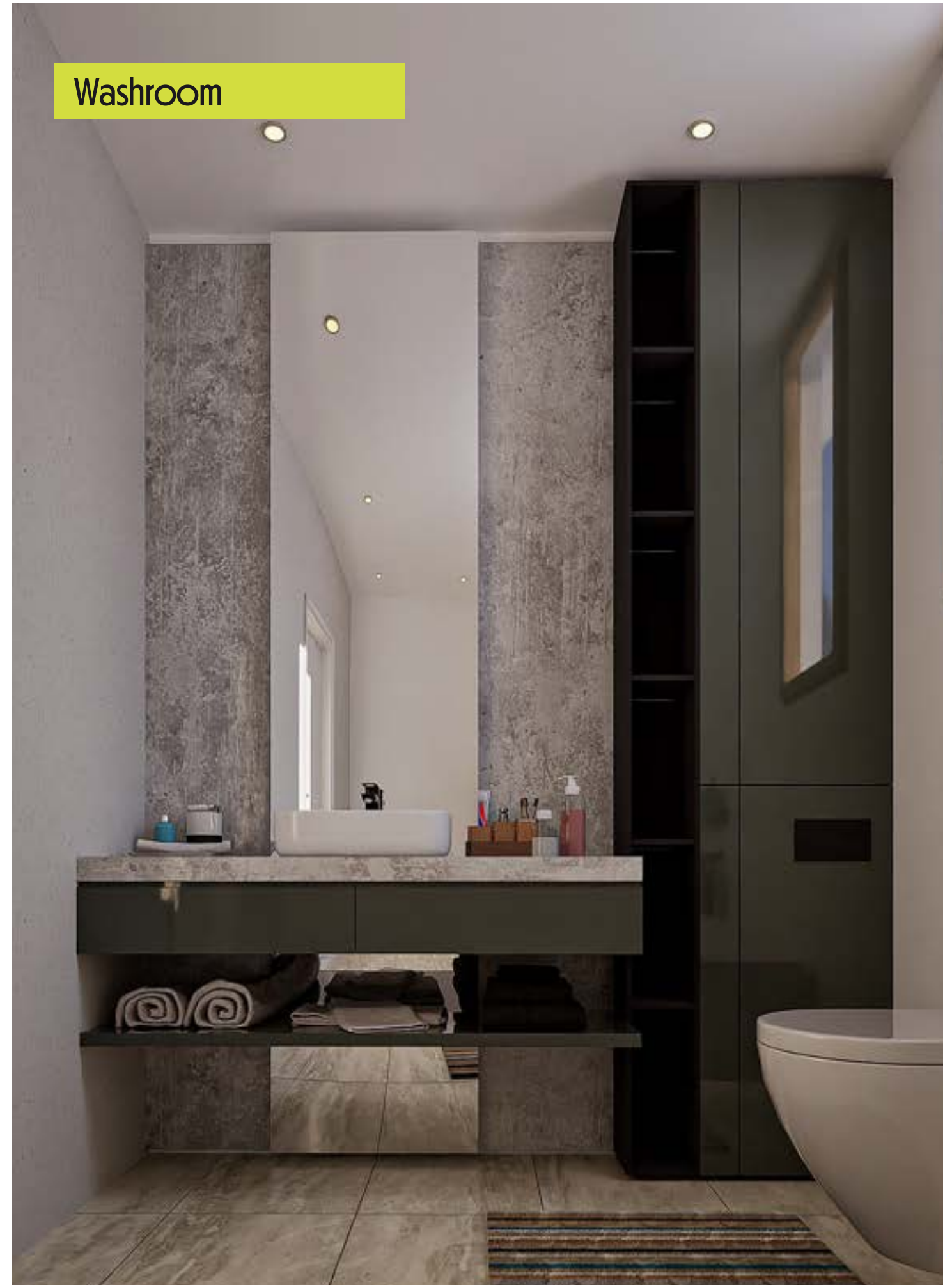
The kitchen is equipped with oven/stove, modern and in excellent condition. Finished with high-quality materials, tile flooring, and cabinetry. The finishes are modern.

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.

Kitchen 2

Washroom



Three Storey Building

Price starting from

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**

Construction has Began...

Start Date:

August 2024

Location:

Borteyman, Accra

Total Number of
Residential Units: **421**

Total Number of
Commercial Units: **24**

Completion Date:

May 2025





MASTERPLAN





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