

# Ambassador Ridge For Sale

## Ghana, Accra Metropolitan District, Accra

POA €

### QUICK SPEC

Year of Construction	2019
Bedrooms	5
Half Bathrooms	
Full Bathrooms	5
Interior Surface approx	912 m2 - 9,816 Sq.Ft
Exterior Surface approx	1,790 m2 - 19,267 Sq.Ft
Parking	4 Cars
Property Type	Estate

### TECHNICAL SPECIFICATIONS

Located In Accra, Ghana – The Site Enjoys Aged Trees And A Beautiful View Of The Cityscape. The Design Intent Was To Integrate The Interior And Exterior Spaces Using Soft Thresholds To Allow For A Seamless Flow And A Clear, Defined Connection To The Garden From All Areas Of The Home.

### PROPERTY FEATURES

#### BEDROOMS

- Total Bedrooms - 5

- Master Bedrooms -
- Suite -

#### BATHROOMS

- Total Bathrooms - 5

- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Steam Room
- Living Room
- Dining Room
- Library

• , Master Bedroom

## HEATING AND COOLING

- Cooling Features: Central A/C

• Heating Features: Central

## INTERIOR FEATURES

- The Design Was To Integrate The Interior And Exterior Spaces Using Soft Thresholds To Allow For A Seamless Flow And A Clear, Defined Connection

• To The Garden From All Areas 2  
• Fireplaces  
• Roman Tub  
• Volume Ceiling  
• Walk-in Closet

## EXTERIOR AND LOT FEATURES

- The Site Enjoys Aged Trees And A Beautiful View Of The Cityscape
- Built-In Grill
- Covered Balcony
- Covered Patio

• Open Balcony  
• Open Patio  
• Screened Patio  
• Garden Views  
• Pool Views

## POOL AND SPA

- Outdoor Pool

• Spa / Hot Tub

## LAND INFO

- Lot Size: 1,790 m2 - 19,267 Sq.Ft

## GARAGE AND PARKING

- Garage Spaces: 4 Cars
- Parking Spaces: 1

## BUILDING AND CONSTRUCTION

- Living: 912 m2 - 9,816 Sq.Ft
- Year Built: 2019
- Location :
- Topography : City

• Levels or Stories: 2  
• Structure Type: Estate  
• House Style:  
• Furnishing : Furnished  
• Materials - Concrete / Stones

## SCHOOL INFORMATION

The Ghanaian education system , is free and compulsory and lasts 11 years (age 4–15). It is divided into Kindergarten (two years), primary school (two modules of three years) and Junior High school (three years).

- Christian International School
- American International School Of Accra
- Ghana International School
- British International School accra
- Lincoln Community School

## AMENITIES AND COMMUNITY FEATURES

- There are no restrictions on foreigners buying property in Ghana. However, different kinds of land, some of which cannot be privately owned. There are four types of land in Ghana: Government Land, Vested Land, Customary/Stool Land, and Family/Private Land.
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## OTHERS

- City Views
- Gardens
- Hardwood Flooring
- Steam Room
- Terrace / Outdoor Space
- Stone

## ABOUT THE AREA

Ghana, a nation on West Africa's Gulf of Guinea, is known for diverse wildlife, old forts and secluded beaches, such as at Busua. Coastal towns Elmina and Cape Coast contain posubans (native shrines), colonial buildings and castles-turned-museums that serve as testimonials to the slave trade. North of Cape Coast, vast Kakum National Park has a treetop-canopy walkway over the rainforest.

The Accra Metropolitan District is one of the 254 Metropolitan, Municipal and Districts in Ghana, and among the 26 such districts in the Greater Accra Region with a population of 1,665,086 as of 2010. As of March 2018, it spans an area of approximately 60 km<sup>2</sup> (23 sq mi) and encompasses the Ablekuma South, Ashiedu Keteke, and Okaikoi South sub-metropolitan district councils

Accra is the capital of Ghana covering an area of 225.67 km<sup>2</sup> (87.13 sq mi) with an estimated urban population of 2.27 million. It is organized into 12 local government districts – 11 municipal districts and the Accra Metropolitan District, which is the only district within the capital to be granted city status. "Accra" usually refers to the Accra Metropolitan Area, which serves as the capital of Ghana, while the district which is within the jurisdiction of the Accra Metropolitan Assembly is distinguished from the rest of the capital as the "City of Accra