



ZIM VILLAS

BY ROBLE MARFIL

Exclusive 3- & 4-Bedroom Townhouses in the Heart of Tema Community 5

A Modern Home for Every Lifestyle

Welcome to Zim Villas, a private gated community where style, security and comfort come together. Our 3 and 4 bedroom townhouses are designed to suit the needs of families, professionals and investors alike. Step into spacious layouts, modern finishes and a peaceful setting in Tema Community 5. Whether you want a family retreat, a forever home or a smart investment, Zim Villas await you.





Style That Speaks for Itself

From the spacious driveways to the striking façades, every detail of Zim Villas reflects simple elegance and confidence. At sunrise or dusk, the homes stand out as modern, tranquil and truly distinctive.

Your Key to Comfort,
Style & Timeless Living

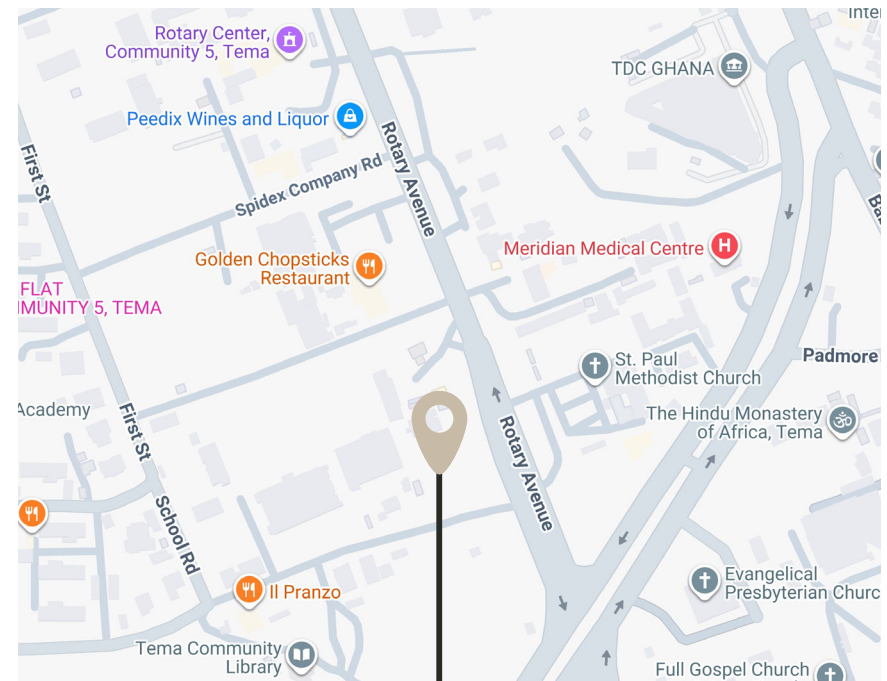




Nearby Wonders
Await, Soak up the
sun with stunning
beaches just
minutes away.

Live at the Heart of Convenience

Enjoy strategic proximity to everything that matters. From top schools and hospitals to vibrant shopping centres and key transportation links, Zim Villas places you at the centre of it all.



Airport

Kotoka International Airport – 26–35 minutes

Education

Tema International School – 14–20 minutes
SOS Hermann Gmeiner School – 7 minutes
Tema Parents Association School – 6 minutes

Healthcare

Tema General Hospital – 6–8 minutes
Narh-Bita Hospital – 5 minutes

Shopping

Tema Community 1 Centre – 6 minutes
Accra Mall – 22–28 minutes
Palace Mall – 20 – 24 minutes

Beaches

Titanic Beach – 16 minutes
Serenity Beach Resort – 16 –18 minutes

Security

Community 8 Police Station – 7–10 minutes

Zim Villas, Tema, Ghana



Designed for Your Comfort & Lifestyle

Every detail at Zim Villas is crafted to enhance your living experience:



Secure gated community
with 24/7 security



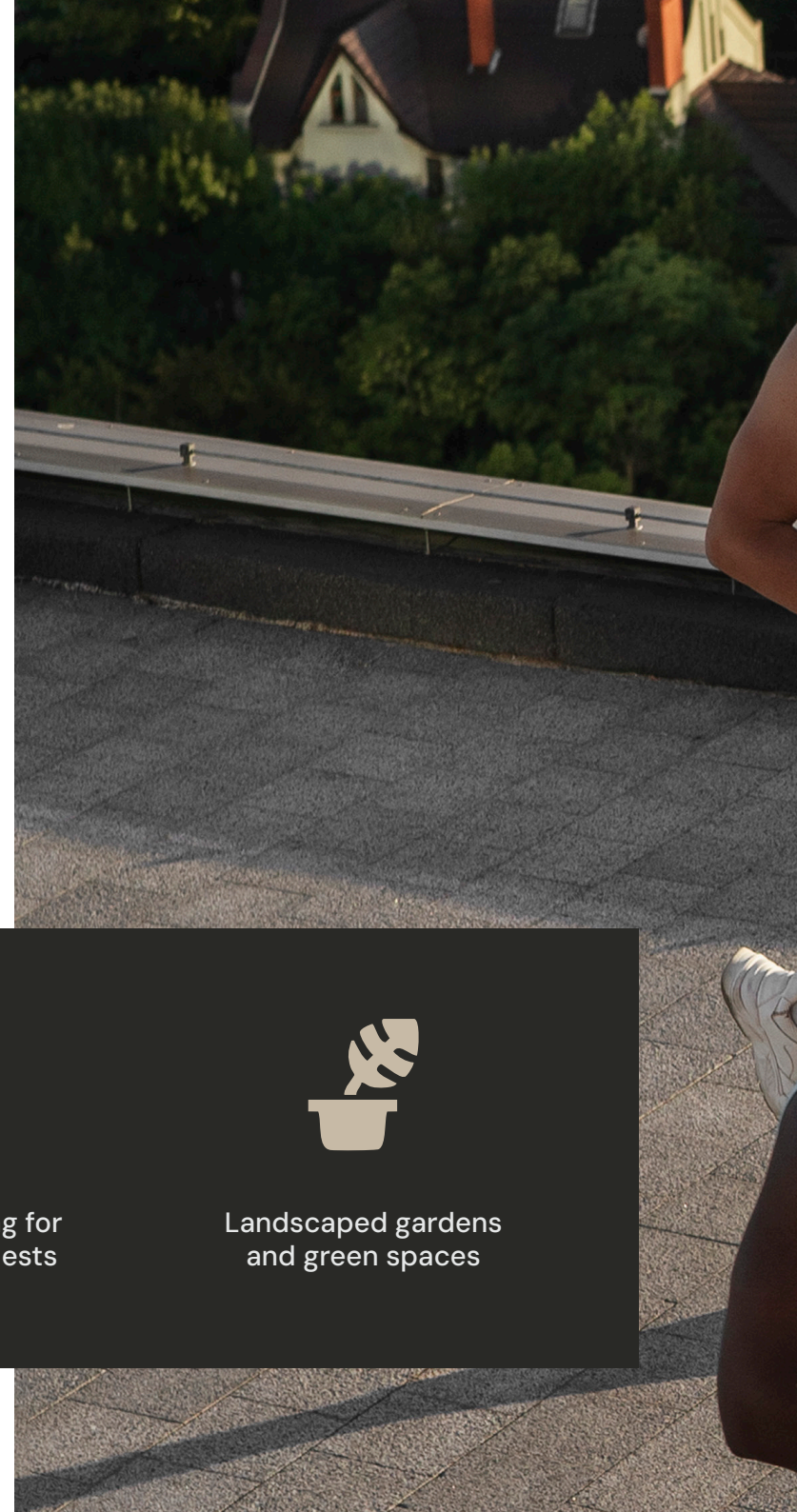
Spacious interiors
with modern finishes



Dedicated parking for
residents and guests



Landscaped gardens
and green spaces







Contemporary Homes with Timeless Appeal

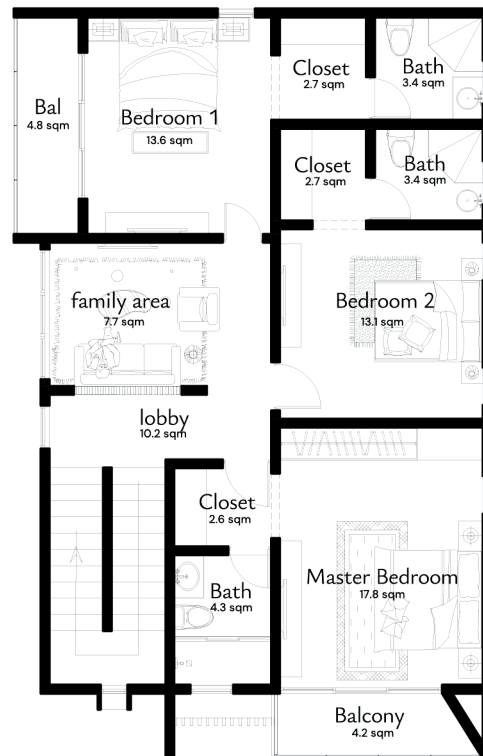
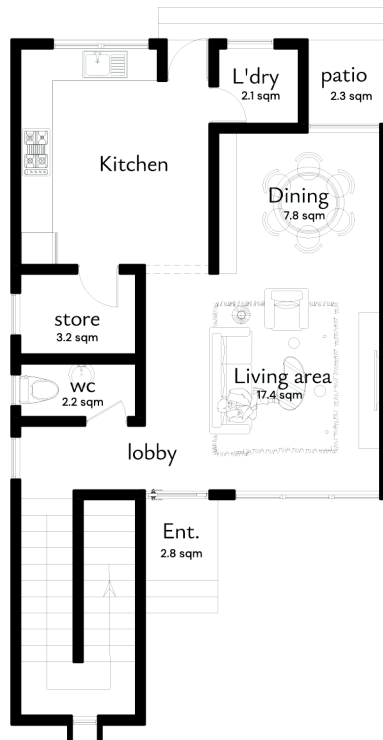
Choose from our spacious 3-bedroom or 4-bedroom layouts, each designed with your lifestyle in mind. Open-plan living, ample natural light, and elegant finishes make every Zim Villas home a statement in comfort and style.

Floor Plans

3 Bedroom

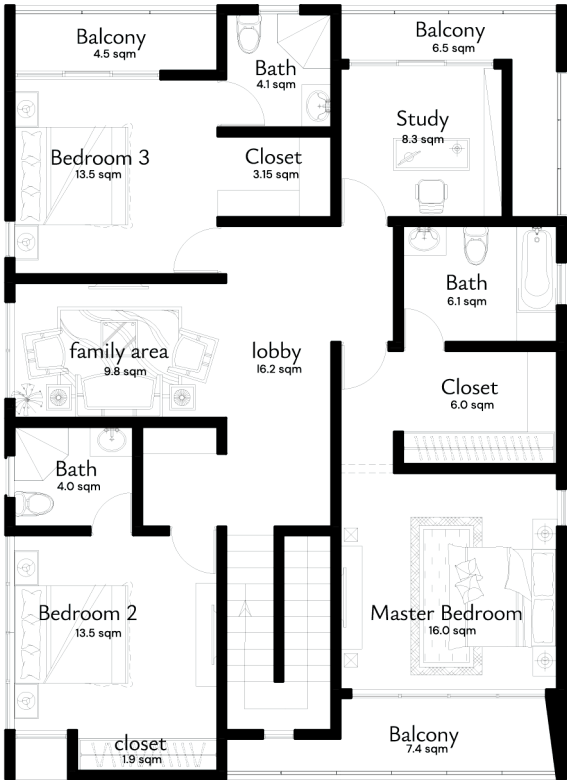
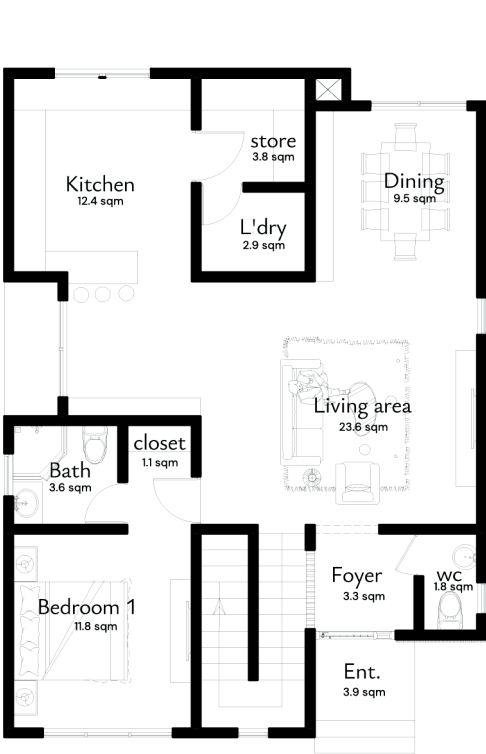
Lot area = 240 sqm

Plot size = 12m x 20m



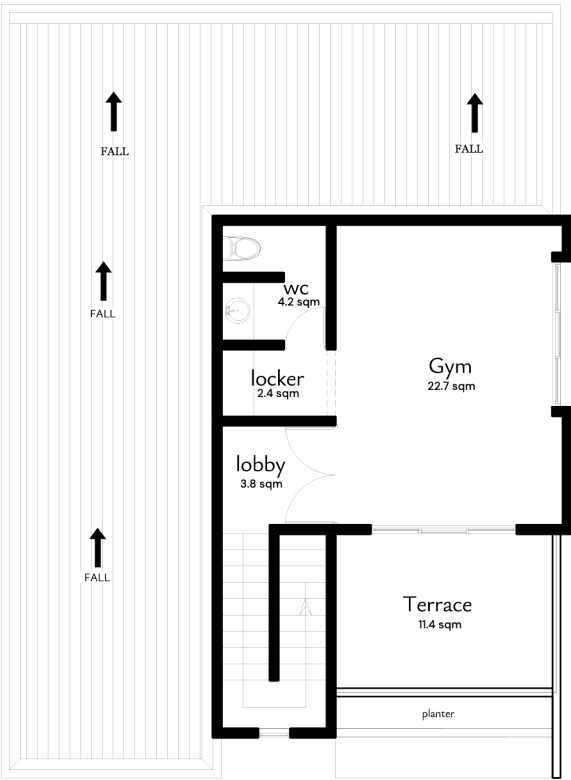
4 Bedroom

Lot area = 295.0 sqm
Plot size = 13.85m x 21.3m



Second Floor

Total area = 62.6 sqm



Bedroom

Where tranquility and timeless elegance converge. Every element is designed to evoke a deep sense of calm.

The layered natural textures to the refined colour story.







Living Area

The living area is a true heart of the home. It is warm, inviting and designed for everyday comfort. Soft tones, natural light and thoughtful details create a space where families can relax, share ideas or simply enjoy time together.

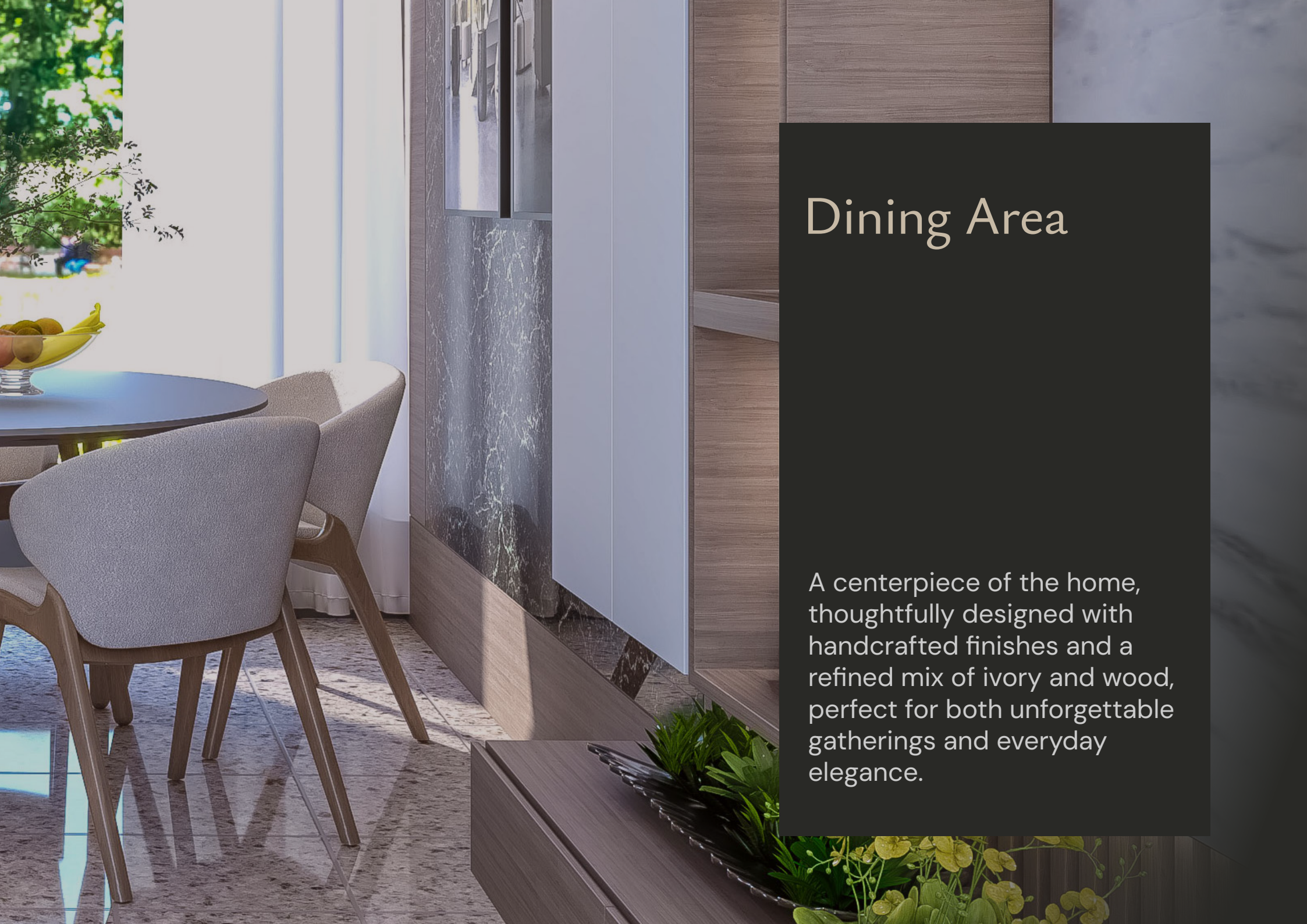
From morning prayers to evening gatherings of meaningful conversations, it is a place designed to accommodate you.



Light-filled living spaces made
for unwinding, entertaining,
and everything in between.



A modern dining setting,
ideal for intimate dinners
or lively gatherings.



Dining Area

A centerpiece of the home, thoughtfully designed with handcrafted finishes and a refined mix of ivory and wood, perfect for both unforgettable gatherings and everyday elegance.



Exterior

202



Pricing / Payment Plans



3-Bedroom Unit

STARTING
GHS 2.8 million



4-Bedroom Unit

STARTING
GHS 3.2 million

SELF FINANCE	PAYMENT METHOD	PLAN 1	PLAN 2	PLAN 3	PLAN 4
RESERVATION	DURATION	\$5,000	\$5,000	\$5,000	\$5,000
1ST INSTALLMENT	30 DAYS FROM RESERVATION	25%	15%	30%	40%
2ND INSTALLMENT	3 MONTHS FROM 1ST INSTALLMENT				
3RD INSTALLMENT	6 MONTHS FROM 1ST INSTALLMENT	25%	15%		
4TH INSTALLMENT	9 MONTHS FROM 1ST INSTALLMENT				
5TH INSTALLMENT	12 MONTHS FROM 1ST INSTALLMENT		15%	20%	10%
6TH INSTALLMENT	15 MONTHS FROM 1ST INSTALLMENT				
7TH INSTALLMENT	18 MONTHS FROM 1ST INSTALLMENT	15%	15%		
8TH INSTALLMENT	21 MONTHS FROM 1ST INSTALLMENT				
9TH INSTALLMENT	24 MONTHS FROM 1ST INSTALLMENT				
10TH INSTALLMENT	27 MONTHS FROM 1ST INSTALLMENT				
11TH INSTALLMENT	30 MONTHS FROM 1ST INSTALLMENT	15%	20%	30%	30%
12TH INSTALLMENT	33 MONTHS FROM 1ST INSTALLMENT				
13TH INSTALLMENT	36 MONTHS FROM 1ST INSTALLMENT				
UPON COMPLETION	UPON COMPLETION	20%	20%	20%	20%

About the Developer

At Roble Marfil, building is at the heart of what we do. We transform ideas into enduring spaces with precision, skill, and careful attention to detail. Our approach unites construction expertise with design insight to deliver projects that are both structurally sound and visually appealing.

For us, true luxury isn't only about appearance but also about creating environments that inspire, enrich daily life, and connect people with their surroundings.

Our team specializes in interior architecture, renovations, bespoke furnishings, and experiential design. We envision, design and bring to life residences, boutique hotels, corporate offices, and retail spaces that meet the needs of our clients and the era we find ourselves.

With you in mind and guided by craftsmanship, innovation, and sustainability, we oversee every detail from furniture design to finishing touches. Ensuring each project is distinctive, purposeful, and built to last.

Whether restoring heritage buildings, developing modern homes, or designing hospitality centers, our goal remains constant. Thus, to deliver spaces that reflect sophistication, affordability and enduring value.



Roble Marfil

Book a viewing today
to experience
Zim Villas firsthand.



+233 24 872 7882 / 20 809 7410
info@roblemarfil.com | www.roblemarfil.com

16 Neequaye Avenue, Accra, Ghana

P O Box LG 333 Legon

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