



Golden Roots
Properties · Ghana

CONFIDENTIAL PROFILE
ESTATE PROFILE · 2026 EDITION

A PREMIUM DIASPORA ISLAMIC COMMUNITY

UMMI SAEEDA *Village*

Estate Profile & Reservation Brief — Mankessim, Central Region



An aerial preview of the master-planned village · 2026

PRESENTED TO

Prospective Residents

Diaspora Reservation Programme

ISSUED BY

**Golden Roots
Properties**

Mankessim, Central Region · May 2026



A PERSONAL NOTE

An invitation to make *Ummi Saeeda Village* your home.



AN OPEN INVITATION

For Prospective Residents

Ummi Saeeda Village · Diaspora Programme

DOCUMENT REF
USV-2026-PROFILE

A note to our future residents,

Thank you for the interest you have shown in Golden Roots Properties. It is a privilege to walk you through Ummi Saeeda Village — a community we have carefully shaped to honour faith, family and the long memory of home.

This profile has been prepared as a single reference document for prospective residents. It answers, in one place, the questions most frequently raised by our diaspora clients: how the village is planned, what is being built, how plots are positioned within the master plan, and what life inside the gates will look and feel like once construction is complete.

The estate offers a range of plot positions — from the prime south-eastern frontage along Gate 01, to the quieter interior streets closer to the mosque axis and the community zone. The site plan enclosed within this document shows current availability so you can identify positions that align with your family's preferences for presence and privacy.

Should any detail require further clarification, our team will gladly arrange a private viewing or virtual walk-through at your convenience. We hope this profile begins to convey not only the value of the property, but the spirit of the place we are building.

Fareeda Anderson

Chief Executive Officer · Golden Roots Properties



i.

The Estate *at a glance.*



Ummi Saeeda Village is a fully integrated, master-planned luxury community designed for the modern diaspora family — rooted in Islamic identity, finished to international standards, and anchored in the heart of Ghana's Central Region.

Located in Mankessim, the estate brings together more than sixty private villas, a central mosque, a community plaza, sports and recreation facilities, and round-the-clock security inside a single gated boundary. Every street, every elevation, every shaded walkway has been considered.

LOCATION

Mankessim

Central Region · Ghana

TOTAL PLOTS

53 Units

Numbered 01 – 53

TYPOLGY

3 – 5 Bed

Luxury villas, optional smart-home

IDENTITY

**Islamic
Modern**

Contemporary African-Islamic design

“
A spiritually grounded, luxury-driven community — designed for peace, belonging, and legacy.

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01.

Master Planning *Concept.*

Ummi Saeeda Village is built on five quiet but uncompromising principles. They run through every street width, every plot orientation and every elevation we draw.

A fully integrated, master-planned community

Roads, drainage, utilities and every public space are designed together as one project — not patched together over time.

Walkable, pedestrian-friendly streets

Tree-lined boulevards and shaded walkways encourage neighbours to meet on foot. Cars are welcome — but they are not the protagonist.

Green integration throughout

Central parks, perimeter tree belts, decorative gardens and water features are written into the plan, not added at the end.

An Islamic architectural identity

Domes, arches, screens and proportion language drawn from Islamic tradition, married to a clean modern hand suited to diaspora living.

Privacy-focused residential zoning

Villa setbacks, perimeter walls and street geometry are tuned so each home feels secluded without feeling isolated.

Designed for legacy

The village is built to be inherited. Specifications, materials and infrastructure choices favour longevity over quick finish.

60+ RESIDENTIAL PLOTS	2 GATED ENTRANCES	24/7 SECURITY COVERAGE	100% MASTER-PLANNED
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What this means for residents.

You are not buying a plot inside a generic subdivision. You are buying into a community that has been thought about as a whole — its faith, its families, its evening walks, the way light falls across the boulevards, where children play, and where elders sit. Every decision, from the position of the mosque to the depth of the kerb, was made with that whole in mind.

- ✓ **One designer, one vision** — coherent streetscape across all 53 plots.
- ✓ **Civic spaces first** — mosque, plaza and parks anchored before homes.
- ✓ **Built for diaspora** — international finish standards, ready for absentee ownership.



SECTION · 02 — A WALK THROUGH THE VILLAGE

A first glance, in *six frames*.

Renders prepared from the approved architectural masters. Final landscaping and signage may vary slightly on completion.



01 · AERIAL · FULL ESTATE



02 · MAIN GATE



03 · VILLA STREETSCAPE



04 · SECONDARY GATE



05 · COMMUNITY PLAZA

03.

The Mosque, *spiritual heart of the village.*



Set on the village's elevated central axis, the mosque is more than a place of prayer — it is the architectural and spiritual landmark of Umami Saeeda Village, visible from the main entrance and woven into daily life.

- ✓ **Capacity for 150 – 300 worshippers** across two prayer halls.
- ✓ **Separate prayer areas** for men and women, with private access.
- ✓ **Full ablution (Wudu) facilities** on the lower level.
- ✓ **Islamic garden courtyard** for reflection and after-prayer gathering.
- ✓ **A minaret** as the visual identity of the estate.
- ✓ **Madrasa & lecture space** for community learning and Qur'anic study.

“

The mosque was sited first. The streets were drawn around it.

Because the mosque sits at the elevated centre of the master plan, every home in the village is within a short, shaded walk to prayer. The Islamic garden courtyard provides shade and seating for those who wish to remain after Salah, while the madrasa space is designed for evening Qur'an classes for the children of the village.

04.

The Residences *& their architecture.*

Sixty-plus private villas line the boulevards of the village. Each home is contemporary in finish, Islamic in spirit, and configured for the rhythms of an extended family.

- ✓ **Three to five bedroom luxury villas** — flexible plans for growing families.
- ✓ **Optional smart-home pre-wiring** — climate, security, lighting and access from a single tablet.
- ✓ **Contemporary African-Islamic design language** — clean massing, generous arches, screened balconies for privacy.
- ✓ **Parking for 2 – 3 vehicles** per villa, with shaded drop-off.
- ✓ **Optional servant or guest quarters** on selected configurations.
- ✓ **Private rear gardens** on every plot, with mature tree planting along the perimeter.

3 – 5	2 –	2
BEDROOMS	3	STOREYS (AVG.)
	CARS / PLOT	



05.

Amenities & *community life.*

A village is more than its homes. These are the spaces where neighbours become a community — every one of them inside the gate, walkable from your front door.



Central Mosque

150 – 300 worshippers · separate halls · madrasa.



Sports & Fitness

Multi-use court, jogging track, outdoor fitness stations.



Community Plaza

Convenience store, halal grocery, barbershop, salon.



Children's Playground

Rubber flooring · slides & swings · toddler zone · shaded seating.



Central Green Park

Tree-lined boulevards, water features, meditation garden.



Madrasa & School

On-site Islamic learning for the children of the village.



Community Hall

Weddings, naming ceremonies, lectures and Eid gatherings.



Guest Apartments

Short-stay units for visiting family — booked through estate office.



Co-working Space

High-speed internet · meeting rooms · for residents who work remotely.

06.

Security & *infrastructure.*

A premium estate is judged not on its façades but on what runs behind the walls — the water, the power, the watchful eyes. Ummi Saeeda Village has been engineered to international diaspora standards.

Security & access.

- ✓ **Two gated, controlled entrances** — separate IN and OUT lanes for traffic flow.
- ✓ **24 / 7 CCTV surveillance** with monitored perimeter coverage.
- ✓ **Manned security posts** at both gates and roving patrols inside the estate.
- ✓ **Full perimeter fencing** with screened tree belt.
- ✓ **Visitor logbook & pre-authorised entry** for guests, deliveries and contractors.

Estate infrastructure.

- ✓ **Borehole-fed water system** with treatment and storage on site.
- ✓ **Reliable electricity** with solar backup at common areas.
- ✓ **Underground drainage** — no exposed gutters, no flooding in the rains.
- ✓ **Organised waste management** with scheduled collection.
- ✓ **High-speed internet readiness** — fibre conduits laid to every plot.
- ✓ **Solar-powered street lighting** along every boulevard.



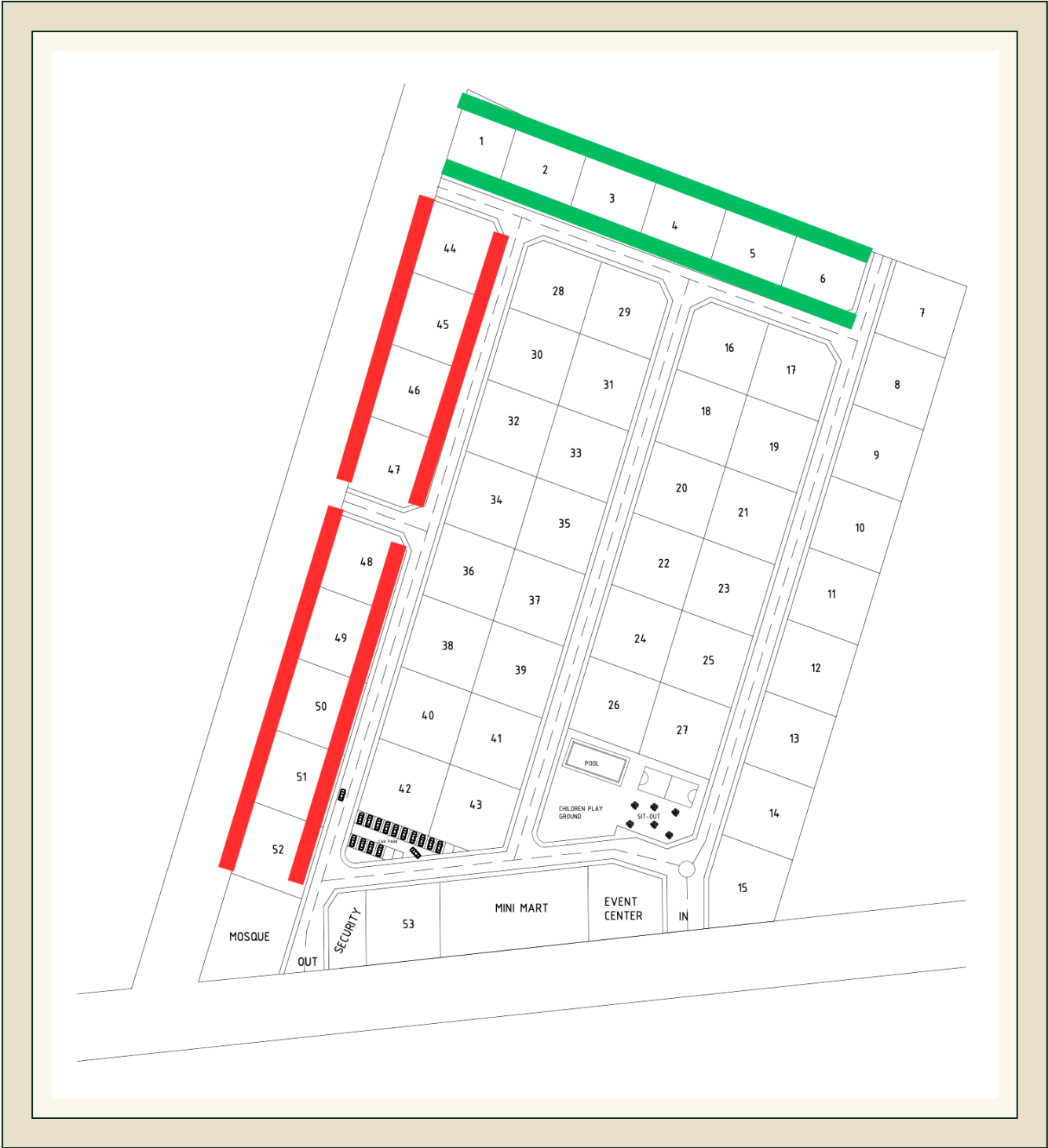


07.

Site Plan & *plot allocation.*

Below is the official master layout of Ummi Saeeda Village, with current allocation status. Featured, reserved, and available plots are clearly marked.

- Featured Plots**
Highlighted in green · prime frontage
- Already Reserved**
Marked in red · Plots 44 – 52
- Available**
Unmarked · All other numbered plots



PLOT AVAILABILITY



Plots are released on a first-reserved basis, with deposits formally securing land in your name.

Plots measure 80 × 80 ft and are released across the master plan. The south-eastern frontage along Gate 01 — with direct sight to the mosque axis and a short walk to the community plaza — remains among the most sought-after positions.



08.

Questions *frequently asked.*

A short reference of the questions our diaspora clients raise most often. Anything not covered here, our team will address directly.

Q1 Is the title to the land clean and registered?

Yes. The estate sits on land with documented title, and each plot is sold with a registered indenture in the buyer's name. We will guide your legal team through the documentation.

Q2 Do I buy land, or a finished villa?

Golden Roots primarily sells the **land**. You build the home of your choice using your preferred architect and contractor, within the village's architectural language. Our team accompanies you through the entire post-purchase process — documentation, contractor introductions, and on-site oversight where helpful.

Q3 What is the payment structure?

A **30% down payment** formally reserves your plot(s). The remaining balance follows an agreed schedule. Each plot measures **80 × 80 ft** and is priced at **USD 8,500**. Full payment is also accepted.

Q4 How is the estate managed once I move in?

An on-site Estate Management Office handles security, waste, landscaping, common-area maintenance and visitor access. A modest service charge funds this work.

Q5 I live abroad. Can I buy without flying in?

Yes. The full process — viewing, paperwork, payment and handover — can be completed remotely with verified video walk-throughs and a power of attorney where required.

Q6 What happens if I want to rent out my villa?

The estate supports both owner-occupied and rental holdings. Our office can assist with vetting tenants and managing turnover on your behalf.

Q7 How long is construction expected to take?

Construction is phased. Common facilities (mosque, gates, plaza, infrastructure) are prioritised; villas follow on a per-plot schedule once specifications are confirmed.

Q8 How much freedom do I have over the design of my villa?

You design and build the home of your choice. The estate maintains a shared architectural language (modern Islamic, two storeys, clean massing) so the streetscape stays coherent — but layouts, finishes, interiors and smart-home features are entirely yours.



09.

Reservation *summary.*

SAMPLE RESERVATION

Six-Plot *Family Reserve*

An illustrative reservation for six contiguous 80 × 80 ft plots on the prime south-eastern frontage of Ummi Saeeda Village. Real figures and positions are confirmed at the point of reservation.

Plot Numbers	01 – 06 (six plots)
Plot Size	80 × 80 ft each
Price per Plot	USD 8,500
Six-Plot Total	USD 51,000
Reservation Deposit	30 % · USD 15,300
Status	Illustrative
Estate Reference	USV-2026-PROFILE
Date Issued	May 2026

Land first. Building, on your terms.

Golden Roots Properties primarily sells the **land itself**. You are free to engage your own architect and contractor to build the home of your choice — within the architectural language of the village. Our team will assist you throughout the post-purchase process: documentation, site handover, contractor introductions, and progress oversight where helpful.

RESERVATION TERMS

30 % down secures your plot.

A 30 % deposit on the agreed price formally reserves the land in your name. The balance follows an agreed schedule. Each plot measures **80 × 80 ft** and is priced at **USD 8,500** — for a six-plot reserve, the deposit comes to **USD 15,300**.

Next steps.

STEP 01

Profile review

Read this profile carefully. Note any questions for our team.

STEP 02

Private viewing

Schedule an on-site or virtual walk-through of the plots.

STEP 03

Reservation deposit

A modest deposit formally secures your selected plots in your name.

STEP 04

Documentation & build

Indenture, payment schedule and construction kickoff for your villas.



The land, today.

A final word.

This is more than a property transaction. It is the beginning of a long relationship between your family and a community we are building stone by stone, prayer by prayer. We are honoured that you are considering Ummi Saeeda Village as part of your family's future, and we look forward to welcoming you home.

Fareeda Anderson
Chief Executive Officer · Golden Roots Properties · Mankessim, Ghana

UMMI SAEEDA VILLAGE · MANKESSIM

A home for *your family*, and the families that come after.

Built quietly. Built well. Built on values that travel — wherever in the world you live now, and wherever your children will one day return.



ESTATE

Ummi Saeeda Village

Mankessim, Central Region · Ghana

SALES & RESERVATIONS

**Golden Roots
Properties**

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REFERENCE

USV-2026-PROFILE

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