

# HOUSE LOTS &

# HOMES FOR SALE

ISSUE 14 - PRICE - FREE - FOR ONLINE SUBSCRIPTION VISIT [WWW.ELAINEVILLE.COM](http://WWW.ELAINEVILLE.COM)

OCTOBER  
2014

## Guide

ROADMAP INSIDE

Are you tired of the same old design and looking for something fresh?  
Look no further

## ELAINE VILLE

A Paradise in the making.....

### Infrastructure Work Update

Amenities will include a swimming pool, clubhouse and tennis court

## HOUSE AND HOUSE LOTS FOR SALE

by

 **ELAINEVILLE**  
HOUSING DEVELOPMENT

[WWW.ELAINEVILLE.COM](http://WWW.ELAINEVILLE.COM)

### PARADISE COURT TOWNHOUSES

*Town houses are arranged as seven No pavilion clusters in park-like set-things within a secured compound*

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# *Beautiful* GUYANA

Located on the mainland of South America, Guyanese culture is a unique blend of the influences of its six races of people, former colonisers, the English-speaking Caribbean and its resident Brazilian population. The name Guyana is an Amerindian word meaning "Land of many waters." Guyana offers a distinct tourism product consisting of vast open spaces, savannahs, pristine rainforests, mountains, rivers, waterfalls, bountiful wildlife, numerous species of flora and fauna, spectacular birdlife and most of all, the hospitality of the Guyanese people.

Our beautiful country is a tropical paradise that offers adventure, tranquillity, history, beauty, nature and an inimitable blend of warm and friendly people with the richness of many cultures.

Guyana is divided into three counties: Essequibo, Demerara and Berbice and four natural regions: The Low Coastal Plain (where much of the population resides), The Hilly Sand and Clay Region, The Forested Highlands and The Interior Savannahs. The Ten Administrative Regions are Region One: Barima-Waini; Region Two: Pomeroon-Supenaam; Region Three: Essequibo Islands- West Demerara; Region Four: Demerara-Mahaica; Region Five: Mahaica-Berbice; Region Six: East Berbice-Corentyne; Region Seven: Cuyuni-Mazaruni; Region Eight: Potaro-Siparuni; Region Nine: Upper Takutu-Upper Essequibo and Region Ten: Upper Demerara- Upper Berbice.

Our interior is an eco-tourist's dream with lush greenery, numerous rivers, creeks and waterways and several striking waterfalls including the highest single-drop waterfall in the world, the majestic Kaieteur Falls. It also boasts an abundance of wildlife that includes over 800 species of birds and over 1000 species of trees in the Savannahs.



Tel: 592-226-4226, 592-223-1473  
[www.elaineville.com](http://www.elaineville.com)

**ELAINEVILLE**  
HOUSING DEVELOPMENT



# HOUSE LOTS FOR SALE IN GUYANA



## ABOUT US

Elaine Ville is a luxurious housing development scheme built on 150 acres of virgin land in Providence, East Bank Demerara. It is considered one of the Caribbean's largest gated communities. Located about ten minutes from the capital city Georgetown, ten minutes from the Diamond Regional Hospital, 30 minutes from the Cheddi Jagan International Airport, four minutes from the Demerara Harbour Bridge, two minutes from the Providence Police Station, a four-star hotel and the Guyana National Stadium, several petrol stations are located within minutes of the scheme. Elaine Ville is an ideal community in which to raise a family, or to retire.

Elaine Ville is paradise in the making. It is a fenced, maximum security community with closed-circuit television monitoring at the entrance. Other features include cable television, and infrastructure such as a deep-dug concrete drainage system, concrete roads and solar-powered street lights, a community swimming pool and club house.

There are seven model houses to choose from. Affordable financing is available at Citizens Bank Guyana Limited.



**(592) 226-4226,**

Lot A190 Eping Avenue  
Bel Air Park, Georgetown

Phone: (592) 615-8810, (592) 668-3100



facebook.com/Elaine Ville Housing Development

Or visit our website: [www.elaineville.com](http://www.elaineville.com)



# ELAINE VILLE

• A Gated Community •

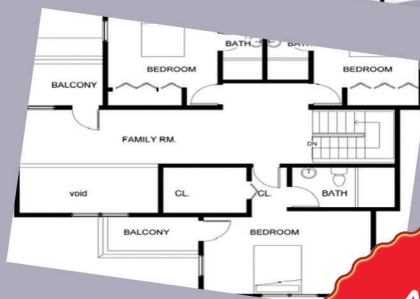
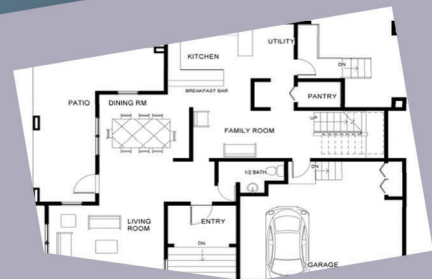


✓ 3 bedrooms ✓ 3 bathrooms  
✓ 1892 sf main floor ✓ Car garage

## Demerara Series, D01

- A formal approach and driveway
- Private patios.
- A two vehicle carport.
- 1892 sq. ft. main floor.
- 1191 sq. ft. upper floor
- 3 bedrooms
- 3 full baths
- 1 half bath
- A formal dining room
- A family room
- A living room
- The design also features a large kitchen, breakfast bar, pantry and utility / laundry room.

The design also features a partially double height living room, a large kitchen, breakfast bar, pantry and utility / laundry room. Material selections include:- roof lines and features:



As Low As  
**G\$48,000,000**

There will be an additional fee of 3%  
for construction management if required.



# DREAM HOUSE FOR YOUR FAMILY!



## Description

- 2788 Sq. Ft. main floor\1270 Sq.Ft upper floor
- 4 bedrooms\4 full baths & 1 half bath
- Live-in maids quarters/guest room
- A study / home office

## Rupununi Series - R01

Inspired by Guyana's sprawling Rupununi savannah, this 4058 sqft house sits on a 1/4 acre plot. The design also features a large double height living room, an elevated deck that overlooks the poolside. A large kitchen, formal dining area, breakfast bar, pantry and laundry room

## Infrastructure

- Concrete Drains
- Concrete Roads
- Permanent Solar Street Lights
- Community Swimming Pool & Club House and a tennis court



Starting Price at  
**G\$69,000,000**

*\*There will be an additional fee of 3% for construction management if required.*



**ELAINEVILLE**  
HOUSING DEVELOPMENT

Phone: 592-226-4226 & 592-223-1473

Lot A190 Eping Avenue Bel Air Park, Georgetown



Starting Price at  
**G\$43,000,000**

\*There will be an additional fee  
of 3% for construction  
management if required.



## Potaro Series - P03

### Features One

- 1500 sq. ft. of enclosed space, 3 bedrooms, 2 full baths
- kitchen, dining area and living room
- Pantry and laundry room.

### Materials

- External Walls : -  
6" Plastered and painted block-walls.
- Roof: - Pre-painted ribbed metal sheet.
- Floor Finishes: - A combination of thru body porcelain tiles and laminate timber flooring.
- Windows: -  
Aluminum framed casement windows



*Call Us Now!*

**(592) 226-4226,  
(592)-223-1473**





Starting Price at  
**G\$34,000,000**

*\*There will be an additional fee of 3% for construction management if required.*

## Features

- 763sq. ft. ground floor\943sq. ft. upper floor, 3 bedrooms, A family room, 2 full baths\1 half bath
- Living room, Kitchen, Dining area, Pantry and laundry room
- External Walls: - 6" Plastered and painted block-walls  
Pre-painted, Roof:-ribbed metal sheeting,  
Windows:-Aluminum framed casement windows



*Call Us Now!*

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Lot A190 Eping Avenue Bel Air Park, Georgetown. [www.elaineville.com](http://www.elaineville.com)

**ELAINEVILLE**  
HOUSING DEVELOPMENT





**Elaine Ville is a luxurious housing development scheme built on 150 acres of virgin land in Providence, East Bank Demerara. It is considered one of the Caribbean's largest gated communities.**

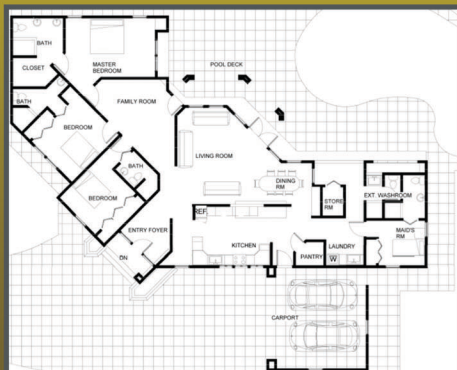


# Rupununi Series, R02

This model is a single-storey unit boasting 2800 sq ft of space. It is the second mode in the Rupununi range of large footprint houses built on a ¼ acre plot.

## Features

- A two vehicle carport
- 2669 sq. ft. main floor, 3 bedrooms\ 5 baths.
- Live-in maids quarters/guest room
- large kitchen,dining area, breakfast bar, pantry and laundry room



Starting Price at  
**G\$51,000,000**

*\*There will be an additional fee of 3% for construction management if required.*



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Lot A190 Eping Avenue Bel Air Park, Georgetown, Guyana

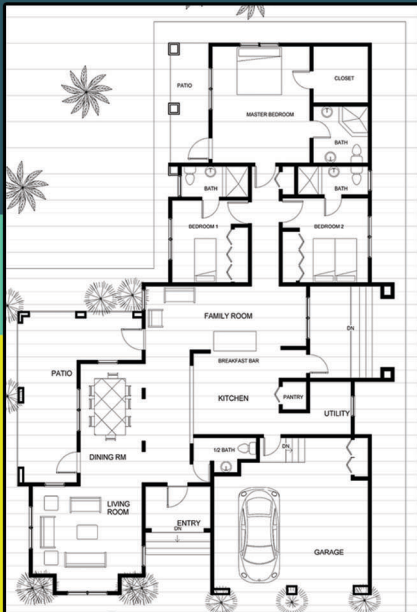
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# Building Your Dream House!

**ELAINEVILLE**  
HOUSING DEVELOPMENT

## Floor Plan



## Material Selections

- *External Walls:* - 6" Plastered and painted block-walls
- *Roof:* - Stone coated metal tiles.
- *Windows:* - "Abel Astralite" uPVC clad casement windows
- *Floor Finishes:* - A combination of thru body porcelain tiles and laminate timber flooring
- *Driveway Paving:* - Brick and concrete pavers

Starting Price at  
**G\$54,000,0**

*\*Building and 1/4 acre of land*

*\*There will be an additional fee of 3% for construction management if required.*



## Demerara Series, D02

*This model is a 3024 Sq.ft single story unit and the second of the Demerara range of large footprint houses requiring a 1/4 acre plot*

Beautiful home on mature lot with huge backyard. Completely remodelled by interior decorator. Spacious and modern main rooms.

- A formal approach and driveway
- Private patios
- A two vehicle carport
- 3 bedrooms/3 full baths
- A formal dining room, A family room and A living room
- The design also features a large kitchen, breakfast bar, pantry and utility / laundry room.

....and much much more!

Call us now for more details!

**592-226-4226/592-223-1473**

*\*Get the best price for your dream home*





# POTARO SERIES

STARTING AT  
G\$28,000,000



Elegant Property in Beautiful Guyana

## Features

- ✓ 3 bedrooms, 2 & 1/2 full bathset
- ✓ Kitchen
- ✓ A dining area
- ✓ A living room
- ✓ Pantry and laundry room.



The 1500 sqft SP3 is one of the three budget range "Potaro" models.

This compact 1500sf unit starter home is designed to sit on a traditional rectangular 7000sf house lot.

- Building and 7000sqft of land:
- There will be an additional fee of 3% for construction management if required.
- Once applying for mortgage, there will be a fee charge by the financial institution.
- The recommended banker is Citizens Bank Guyana Inc.





# Paradise Court Townhouses

✓ 3 BEDROOMS

✓ VISITOR PARKING

✓ 3 BATHROOMS

✓ CAR GARAGE

## About Our Townhouses

They are arranged as seven no-pavilion clusters in a park-like setting within a secure compound. Each building block contains six units, configured as two and three-storeyed structures featuring

### Material selections

- External walls: 6" plastered and painted block walls
- Roof: stone-coated metal tiles
- Windows: "Abel Astralite" timber clad casement windows
- Floor finishes: a combination of thru-body porcelain tiles and laminated timber flooring.

*The design also features a kitchen, formal dining area, breakfast bar, pantry and laundry room.*



TEL: (592) 226-4226/(592)-223-1473





• pure water supply &  
**ELECTRICITY**



• **Concrete  
Drains**



• **Concrete  
Roads**

- The fence for the Gated Community has begun.
- Concrete drains for Phase 1 & Phase 2 will be completed within 30 days.
- The water system in phase 1 and phase 2 will be operational in 60 days
- The infrastructure for Electricity in phase 1 and phase 2 will be operational within 60 days
- All roads are now completed up to sub base
- Some Purchasers have commenced construction.
- Construction of the five model houses listed below has begun.

# Infrastructure





# amenities

"The clubhouse is designed to complement the architecture of the homes at Elaine Ville,"

The Clubhouse at Elaine Ville Development will include a resort style swimming pool with marked lap-lanes and a separate shallow splash zone for kids. Lit tennis courts will be constructed adjacent to the Clubhouse.

These amenities offer residents numerous options to get together with their neighbours in keeping with the Guyanese lifestyle, as well as privacy for personal recreation/relaxation.



# Elaine Ville

Housing  
Development Inc

*A paradise in the making.*

Sitting on 150 acres of Caribbean's largest gated and secured community located in Providence, East Bank Demerara, Guyana.

## HOMES & HOUSE LOTS FOR SALE

**ORDER NOW**

1/4, 1/2 & 1 ACRE LOTS

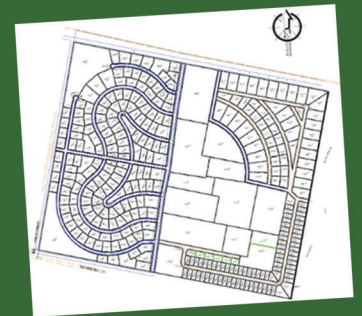
### PROPERTY FEATURES

- ✓ Club House
- ✓ Concrete drains & Roads
- ✓ Recreational Park
- ✓ Potable Water Supply
- ✓ Electricity

## BUILD YOUR DREAM HOME

### PROPERTY HIGHLIGHTS

- 30 minutes from The Cheddi Jagan International Airport.
- 2 minutes from gas stations and the Providence Police Station.
- 5 minutes from The Guyana National Stadium and Princess International Hotel, Casino,
- Minutes from The Demerara Harbour Bridge, shopping plazas, ATM machines, and supermarkets.



### MODEL HOMES



**CALL NOW**

+1 592-226-4226  
+1 592-231-1473

### GUYANA OFFICE

Lot A190 Eping Ave  
Bel Air Park, Georgetown,  
Guyana



[www.elaineville.com](http://www.elaineville.com)

### FINANCING AVAILABLE

**CITIZENS BANK GUYANA INC.**

201 CAMP & CHARLOTTE STREETS,  
GEORGETOWN, GUYANA.  
TEL: (592)-226-1705



[info@elaineville.com](mailto:info@elaineville.com)



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