

THE
PEDUASE
HAVEN



EXCLUSIVITY IN THE PRESIDENTIAL ENCLAVE

PEDUASE — ABURI — GHANA



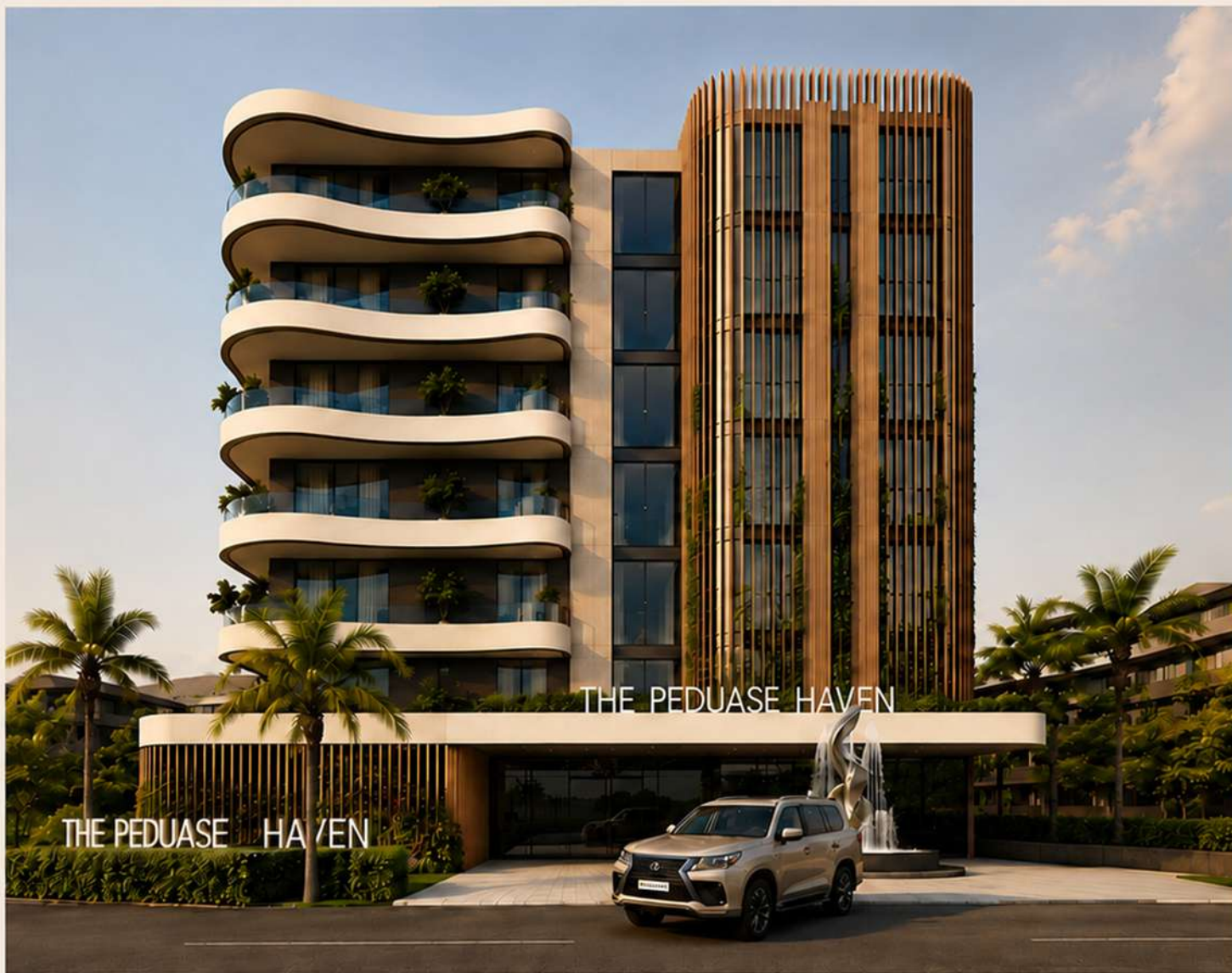
LEAVE THE CHAOS BELOW



At The Peduase Haven, life is elevated beyond the noise. A sanctuary where refined architecture meets natural serenity, crafted for those who value peace, purpose and timeless beauty

Here, tranquility isn't just a view ,
it's a way of life.





Elevated Living Above the City



PEDUASE - ABURI

At The Peduase Haven every detail is designed to offer a lifestyle above the ordinary.

Set within the serene Presidential Enclave of Peduase - Aburi, the development blends modern architecture, panoramic mountain views, and refined living spaces into a truly

exclusive residential experience.

CLOSE TO EVERYTHING

The Peduase Haven is strategically positioned in the serene enclave of Peduase–Aburi, offering effortless connectivity to key destinations across Accra and beyond. From business hubs to leisure escapes, everything you need is within easy reach—yet surrounded by the tranquility of nature.



PEDUASE VALLEY RESORT



ABURI GIRLS' SENIOR HIGH SCHOOL



GRACEWORLD CHURCH INTL KONKONURU, ABURI



BENDU VILLAGE RESORT



PAPAYE RECREATIONAL VILLAGE



HEPHZIBAH CHRISTIAN CENTRE



PEDUASE LODGE



THE TREE HOUSE B&&, ABURI



PEDUASE SHELL FILLING STATION



FIVE25 RESTAURANT



PROJECT SITE



RESTAURANT



FUEL STATION



ATTRACTION



EDUCATION



RELIGION



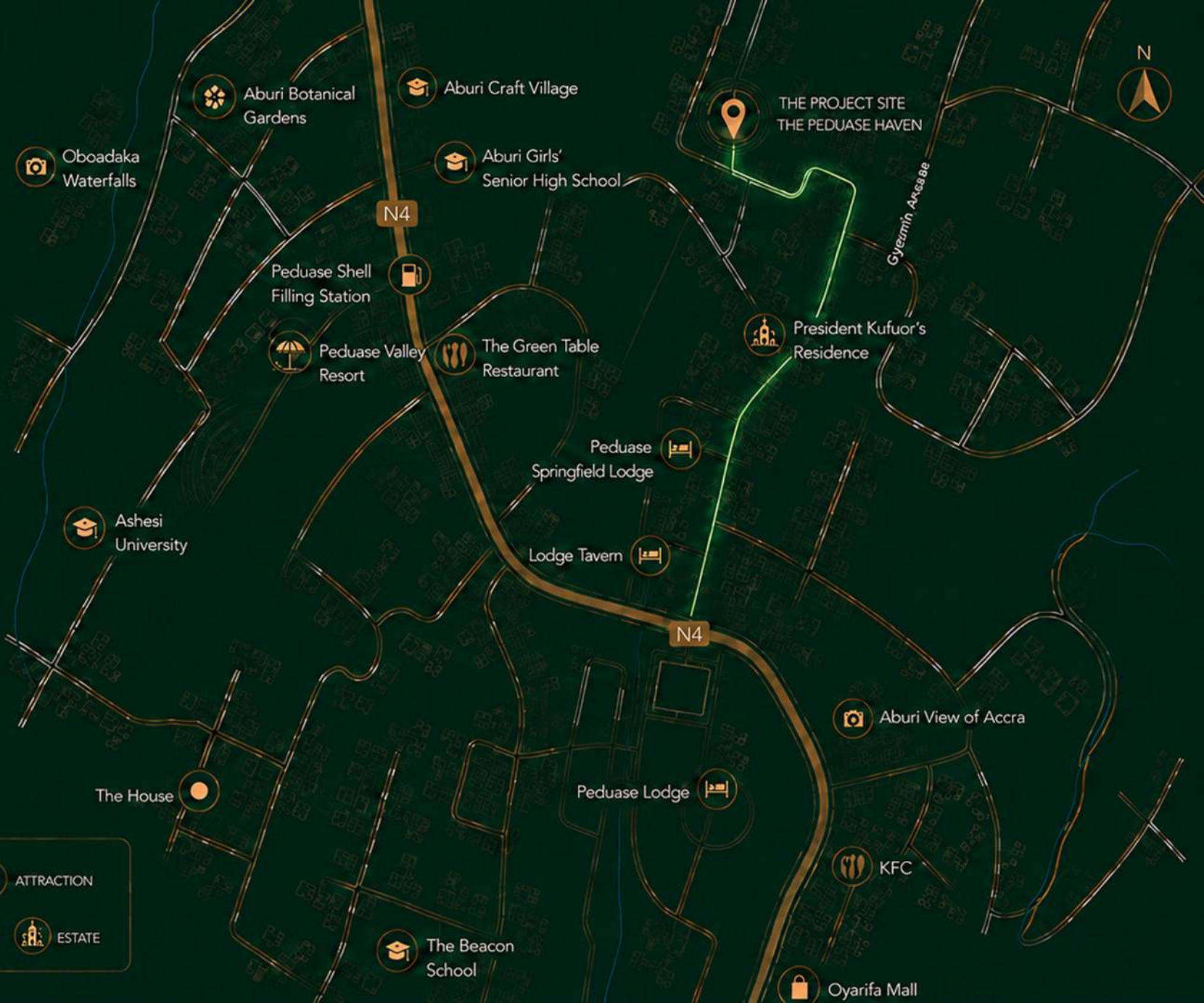
LODGING



RECREATION



ESTATE



LIVE ABOVE THE **NOISE.**
LIVE ABOVE THE **STRESS.**

THE PROJECT SITE
PEDUASE HAVEN







A NEIGHBOURHOOD
ASSOCIATED WITH

PRESTIGE,
SECURITY &
EXCLUSIVITY



LIVE ABOVE CONGESTION.
LIVE IN COMFORT



TRADE POLLUTION FOR FRESH AIR

Peduase offers something the city cannot — pure air, quiet surroundings, and a slower, more intentional way of living.

The Peduase Haven is your escape from the noise and congestion. A place where nature restores, comfort surrounds, and every breath brings clarity.

Live above congestion.
Live in comfort.



FACILITIES &
AMENITIES



Gated Community



24 Hour Security



Indoor & Outdoor
Kids Play Areas



State of The Art Gym



Skyline Restaurant



Skyline
Swimming Pool



Salon and a
Convenient Store



Multipurpose
Meeting Room



Basement
Parking

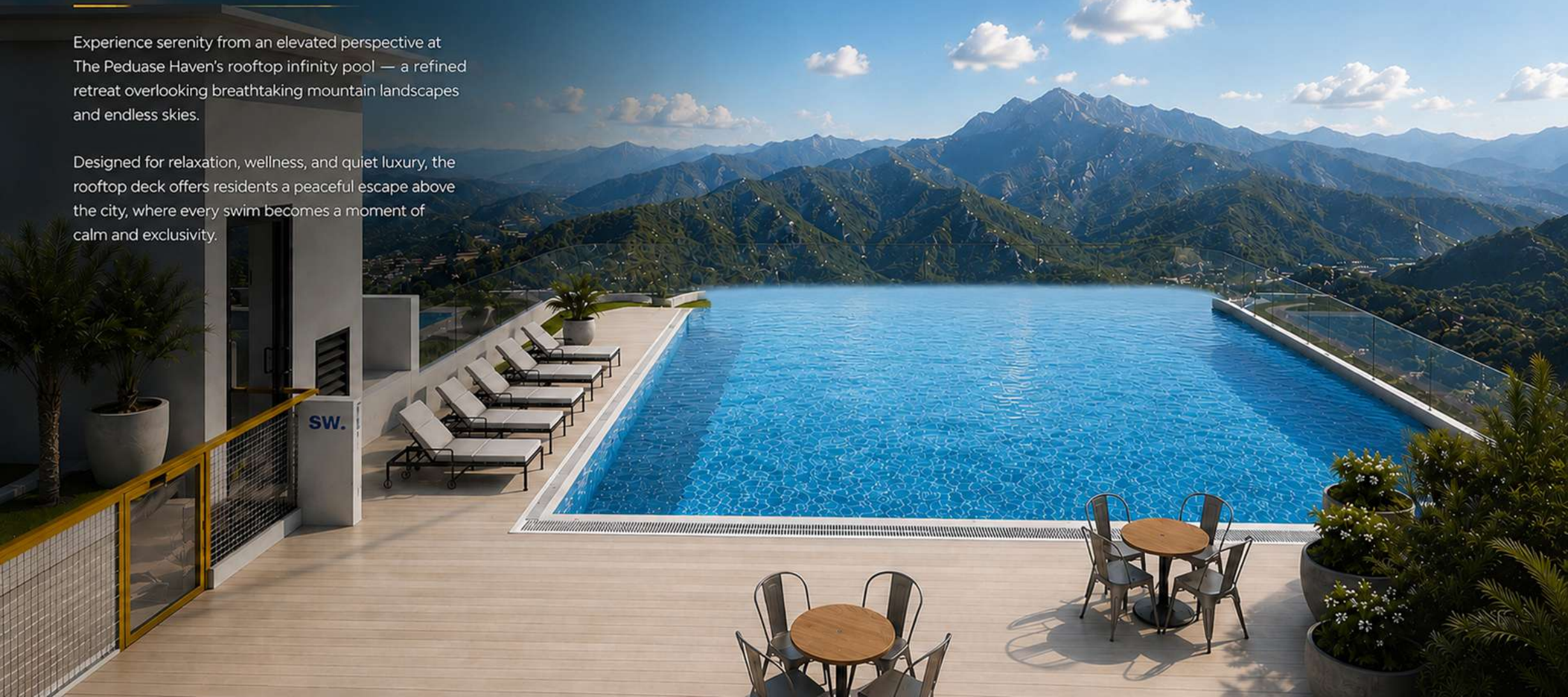


Skyline Infinity Pool

Swim Above the Mountains

Experience serenity from an elevated perspective at The Peduase Haven's rooftop infinity pool — a refined retreat overlooking breathtaking mountain landscapes and endless skies.

Designed for relaxation, wellness, and quiet luxury, the rooftop deck offers residents a peaceful escape above the city, where every swim becomes a moment of calm and exclusivity.



PLAY
LEARN
GROW

INDOOR KIDS PLAY AREA





SKYLINE RESTAURANT

An Address Defined by Influence and Exclusivity!

THE PEDUASE HAVEN





WAKE UP ABOVE THE CITY

The Peduase Haven comprises
a curated collection of residences
designed for elevated living.



Studio Apartment

Smart spaces. Effortless living.



1 Bedroom Apartment

Comfort made for everyday ease.



2 Bedroom Apartment

Room to grow, space to connect.



Penthouse

The pinnacle of luxury living.





STUDIO APARTMENT



SPACIOUS BEDROOM

UNIT TYPES

Carefully designed residences crafted for comfort, elegance, and elevated living within the serene Presidential Enclave of Peduase–Aburi.



STUDIO APARTMENT

35.8 sqm – 51.6 sqm



1 BEDROOM APARTMENT

58.9 sqm – 102.7 sqm



2 BEDROOM APARTMENT

122.0 sqm – 144.5 sqm



PENTHOUSE COLLECTION

116.1 sqm – 132.6 sqm



Elevation by design

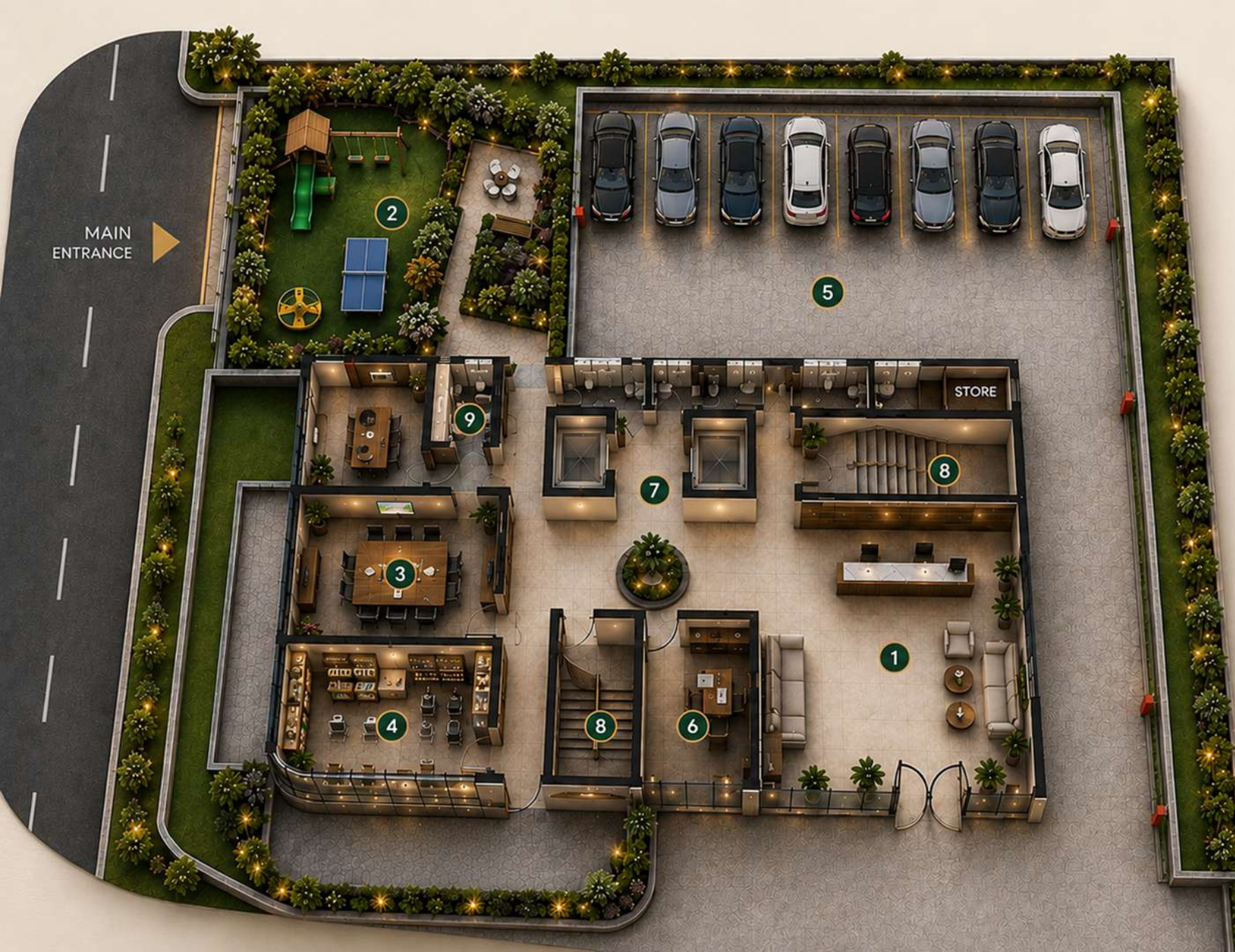
PENTHOUSE



FLOOR PLANS & UNIT TYPES

Designed Around the Way You Live

Thoughtfully crafted layouts that
balance comfort, flow, privacy,
and timeless modern living.



MAIN
ENTRANCE

GROUND FLOOR

AMENITIES MASTERPLAN

- 1  GRAND RECEPTION LOBBY
- 2  OUTDOOR PLAY AREA
- 3  MEETING & CONFERENCE ROOM
- 4  CONVENIENCE STORE & SALON
- 5  PARKING AREA
- 6  OFFICE SPACES
- 7  LIFT ACCESS
- 8  STAIRCASE ACCESS
- 9  STAFF FACILITIES
- 10  SECURE ENTRY EXPERIENCE

STUDIO APARTMENTS

Thoughtfully designed studio residences that combines comfort functionality, and efficiency.

Perfect for modern living or as a smart investment opportunity.

UNIQUE FEATURES

Open Plan Layout

Balcony

Planter

Washroom

STARTING FROM:

\$80K



S-A1

GROSS FLOOR
AREA : 48.4 SQM



S-A2

GROSS FLOOR
AREA : 47.1 SQM



S-A3

GROSS FLOOR
AREA : 51.6 SQM



BALCONY

Your private space to relax,
breathe, and take in the view.

STUDIO APARTMENTS

S-B1

GROSS FLOOR AREA : 42.0 SQM



S-B2

GROSS FLOOR AREA : 36.5 SQM



S-B3

GROSS FLOOR AREA : 35.8 SQM



APPEARS ON
2ND, 3RD, 4TH,
& 5TH FLOORS

STARTING FROM:

\$78K

UNIQUE FEATURES

Open Plan Layout

Balcony

Planter

Washroom

Breathe Better, Live Better.

Thoughtfully designed spaces with fresh air, natural light, and modern comforts to elevate your everyday living.



BREATHE DEEP.
LIVE WELL.



1 BEDROOM APARTMENTS

A modern 1 Bedroom apartment crafted for stylish and comfortable living featuring bright open spaces, elegant finishes and a seamless layout designed to maximise comfort, functionality, and relaxation.

UNIQUE FEATURES

Spacious Bedroom Layout

Scenic balcony views

Planter

Floor-to-ceiling windows

Modern luxury bathroom

2 Washrooms

STARTING FROM:

\$133k



An Elevated Address for Elevated Living.

Nestled within the serene hills of Peduase, every residence is thoughtfully crafted to blend modern sophistication with timeless comfort.

Expansive interiors, refined finishes, and breathtaking surroundings create a living experience designed for those who seek more than just a home — but a statement of prestige, peace, and possibility.

Wake up to panoramic mountain views, unwind in elegant spaces filled with natural light, and enjoy a lifestyle where luxury meets tranquility.

At The Peduase Haven, every detail is intentionally curated to elevate the way you live, invest, and belong.

1 BEDROOM APARTMENTS

1B-B1

GROSS FLOOR AREA : 75.4 SQM



1B-B2

GROSS FLOOR AREA : 58.9 SQM



1B-B3

GROSS FLOOR AREA : 83.8 SQM



APPEARS ON
2ND, 3RD, 4TH,
& 5TH FLOORS

STARTING FROM:
\$133k

UNIQUE FEATURES
Spacious Bedroom
Scenic balcony views
Planter
2 Washrooms

Premium Living with Exceptional Investment Potential



SPACIOUS BEDROOM

Designed for comfort
and relaxation



HIGH INVESTMENT VALUE

Prime location with strong
rental demand



PRIME LOCATION

Easy city access, close to
essentials



SMART INVESTMENT

Ideal for long-term growth
and returns

2 BEDROOM APARTMENTS

A stylish 2-bedroom apartment featuring spacious interiors, modern finishes, and comfort.

 Spacious Bedroom

 Balcony

 Planter

2 Washrooms

STARTING FROM:
\$253K



2B-A1

GROSS FLOOR AREA : 136.1 SQM



2B-A2

GROSS FLOOR AREA : 139.0 SQM



2 BEDROOM APARTMENTS

APPEARS ON

2ND, 3RD, 4TH,
& 5TH FLOORS



Scenic Mountain view



Spacious Bedroom



3 Washroom



Modern Kitchen



Balcony



Planter

STARTING FROM:

\$247K

2B-B1

GROSS FLOOR AREA : 144.5 SQM



2B-B2

GROSS FLOOR AREA : 122.0 SQM



FRESH
MOUNTAIN AIR.
EASY CITY ACCESS,
PENTHOUSE





PENTHOUSE

Thoughtfully Designed
Living Spaces



UNIT NO.
P-F1



FLOOR
6th Floor



SIZE
116.1 SQM



STARTING FROM
\$278K



THOUGHTFULLY
DESIGNED
SPACES



FUNCTIONAL
AND COMFORTABLE
LAYOUTS



PRIME
PENTHOUSE
ADDRESS



PENTHOUSE

Thoughtfully Designed
Living Spaces



UNIT NO.
P-F2



FLOOR
6th Floor



SIZE
132.6 SQM



STARTING FROM
\$278K



THOUGHTFULLY
DESIGNED
LAYOUT




FUNCTIONAL
AND COMFORTABLE
SPACES



PRIME
PENTHOUSE
ADDRESS

The Preferred
**High-Value
Escape**
from the City

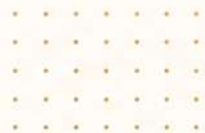


Experience elevated living in a serene mountain enclave designed for those seeking peace, prestige, and long-term value. Escape the congestion of the city and embrace a lifestyle defined by fresh air, refined architecture, privacy, and effortless comfort—just close enough to stay connected, yet far enough to truly unwind.



FLEXIBLE PAYMENT PLAN

Designed to make owning your dream home easier with flexible payment options that fit your lifestyle.



FLEXI 24



Reservation

\$5k



10% (Minimum) within 30 days



Spread the rest in equal installment in **24 months**



FLEXI 18



Reservation

\$5k



10% (Minimum) within 30 days



Spread the rest in equal installment in **18 months**



FLEXI 12



Reservation

\$5k



10% (Minimum) within 30 days



Spread the rest in equal installment in **12 months**



PRIME 6



Reservation

\$5k



70% (Minimum) within 30 days



Pay the rest **6 months** prior to project completion



SECURE

30%

RETURN ON
INVESTMENT

IN

GHANA'S

FASTEST GROWING COMMUNITY

THE ROI GOOD NEWS



FINANCIAL OVERVIEW









4-YEAR NET PROFIT PROJECTION

(\$150K INVESTMENT)



The projection assumes a short-term rental (Airbnb) strategy, which is the highest-performing model in 2026.



 TOTAL GROSS RENTAL INCOME (\$200/night @ 55% Occupancy)	\$160,000 (\$40k/yr avg)
 OPERATING EXPENSES (35-45%)	(\$64,000) (40% of Total Rental)
 NET RENTAL PROFIT (CASH)	\$96,000
 ESTIMATED VALUE APPRECIATION (4 YRS) (Peduase: 10-15% annually)	\$84,000 (14% annually)
 TOTAL NET GAIN (PROFIT + VALUE)	\$180,000
 PROJECTED ROI (4-YEAR TOTAL)	~120% for 4yrs

ABOUT THE DEVELOPER



Clients and investors can trust Villapark Properties to deliver with professionalism and expertise.

The company is led by a CEO with over **30 years** of experience across the **UK and Ghana**, with a strong background in construction, quantity surveying, project delivery and academia.

LEADERSHIP & EXPERIENCE

Villapark Properties is led by a highly accomplished CEO with more than **30 years** of international experience in the construction industry and academia. His expertise spans **construction consultancy, quantity surveying, commercial management, project delivery, higher education, and real estate development** across both the United Kingdom and Ghana.

PROFESSIONAL BACKGROUND

The CEO has contributed to a wide range of high-profile projects and academic initiatives, bringing a unique blend of technical expertise, strategic leadership, and academic insight to every development.

SELECTED FIRMS & PROJECT EXPERIENCE

- ✓ **M BARBISSOTTI & SONS**
Construction Contractors – Ghana
- ✓ **CUNNINGHAM LINDSEY**
Construction Consultancy – United Kingdom
- ✓ **COVENTRY UNIVERSITY**
Academia & Research – United Kingdom
- ✓ **WORLD BANK FUNDED GAMA PROJECT**
\$275 million World Bank funded Greater Accra Metropolitan Area Project
- ✓ **MAJOR CONSTRUCTION & DEVELOPMENT PROJECTS IN GHANA**
Across residential, commercial, infrastructure, and public-sector developments

OUR COMMITMENT

Supported by a team of seasoned industry professionals, Villapark Properties is built on deep industry expertise, professionalism, integrity, and a commitment to delivering lasting value.



VILLAPARK PROPERTIES LTD

COMFORT. ✦ LUXURY. ✦ HIGH RETURNS.



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