



celestia

Strategic Properties. Exceptional Value.

 **BROWN STONE**

Overview



BrownStone Construction Firm Ltd. is a premier Ghanaian real estate and infrastructure development company redefining modern luxury across the nation's most desirable locations. Each BrownStone project embodies architectural excellence, precision craftsmanship, and refined aesthetics — delivering developments that blend timeless design with lasting value and exceptional execution.

BrownStone is seeking **USD \$1.2 million** in investment to expand its real estate portfolio — a flagship residential project that set new standards in luxury, design excellence, and long-term profitability.

Market Trends



- ✓ **Diaspora Interest**
4 Properties are currently reserved for Diapora buyers
- ✓ **High Demand Location**
Waterfront properties at Akosombo don't stay on the market more than 6 months.
- ✓ **Priced to Sell**
highly competitive pricing within ideal buyer margins.
- ✓ **Mixed Use Investment**
Mixed-use properties that blend residential, work, and leisure appeal.

Concept

Celestia is an exclusive 8-townhome waterfront enclave at Senchi, designed to capture the essence of refined living along the Volta River. Each residence is a statement of architectural sophistication, combining contemporary elegance with breathtaking natural surroundings. Additionally, 8 chalets rental purposes provide the most exclusive atmosphere for holidays and the highly sought-after escape from Accra. Blending resort-style comfort, privacy, and timeless design, Celestia redefines luxury living outside the city — offering residents a rare fusion of tranquility, prestige, and enduring investment value.



Key Features

Location

- Location: Senchi, Akosombo, Asuogyaman District, Eastern Region

Property Type

- Property Type: 8 Townhouses, 3 Floors Each

Plot Size

- 4 Acres (Quadrilateral Plot)

Bedrooms

- 2 per home (3 bathrooms: 1 guest, 2 en suite)

Amenities

- Gym, Athletic Courts, Playground, Swimming Pool, Waterfront Access, Kayak included with purchase



Key Details

Completion

- December 2026

Build Pricing

- \$150,000 per unit

Sales Pricing

- \$250,000 per unit

Ownership

- Leasehold (99 years local /50 years renewable foreigners)

ROI

- High potential from sales, tourism, rentals, and commercial use





Investment Appeal

Celestia offers investors an exceptional opportunity to participate in a landmark waterfront development that combines architectural prestige, prime location, and enduring asset value. Positioned within Ghana's rapidly emerging luxury hospitality and residential corridor, it delivers high capital appreciation potential and strong rental performance driven by the area's growing tourism and executive retreat demand

Investor Benefits

This offering provides investors with a secured, high-performance real estate opportunity yielding 50% ROI. BrownStone's portfolio combines elegant design, superior engineering, and prime assets that command strong market demand. Investors benefit from a transparent structure, detailed performance reporting, and priority access to future landmark developments across Ghana's most dynamic growth corridors.



Exit Strategy & ROI



Investor funds are fully repayable, with a **41% return on investment**. Returns are secured by tangible real estate assets and disbursed through a structured, transparent payout schedule. Investors also have the option to convert returns into equity for long-term participation in future BrownStone developments.



Investment Highlights

🕒 Funding Required
\$1,200,000 USD

🕒 Use of Funds
\$150,000 USD Build Cost Per Unit

🕒 Investor Benefits
41% ROI





Conclusion

BrownStone Construction Firm Ltd. is elevating Ghana's real estate landscape with new standards of world-class developments that blend **exquisite architecture, timeless luxury, and unmatched investment potential** for the future of African excellence.

The **\$1.2 million investment** offers immediate participation in **high-value, quick-selling developments** and positions investors for scalable growth within a **reliable and experienced expansion portfolio**.

We believe the future of real estate lies in smart, sustainable, and community-focused development. Let's create lasting value together.

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