



GIVEONCourt

www.giveonapex.com



Why this wins

A home, a retreat and an asset class

Giveon Court converts the emotional pull of nature into a disciplined real estate investment story.

Welcome to Giveon Court

Giveon Court is not simply another housing development. It is a scarce lifestyle asset in a rising Ghanaian corridor: a gated 8-acre villa community sitting one minute from Safari Valley Eco Resort and an approximate 1.5-hour drive from Accra Mall, with premium off-plan pricing, self-sustaining utilities and a product mix built for both owner-occupation and short-stay income.



8
acres

Gated hillside
estate grounds



1 min
walk

From Safari
Valley Eco
Resort



\$10k
entry

Detached &
Semi detached
off-plan price



18 mo.
pay plan

...buyer...



Villa snapshot



ASSET

Gated villa estate on 8 acres



LOCATION

Adukrom–Dawu, Eastern Region;
one-minute walk to Safari Valley Eco Resort;
~1.5 hour drive from Accra Mall (to be confirmed)



PRODUCT

Detached and semi-detached villas
with private utilities, solar, borehole
and backyard farms



PRICING

Semi-detached off-plan: \$320,000;
detached off-plan: \$420,000
(Partly furnished)



CATALYST

Off-plan pricing before January
groundbreaking; prices subject to
increase in later phases



BUYER POOL

Diaspora owners, second-home buyers,
retreat investors, high-net-worth
Ghanaian families



The Safari Valley Adjacency

A location advantage that is difficult to replicate.



One-minute proximity to Safari Valley gives Giveon Court a clear narrative anchor: premium nature, leisure access, retreat demand and luxury outside Accra. In investor language, this is not just scenery; it is demanding proximity.



Destination spillover

Visitors who want private villa stays close to the resort.



Weekend economy

Accra and diaspora buyers seeking short-break homes.



Scarcity

Limited premium gated supply in an established eco-leisure corridor.



Brand halo

The resort acts as a location validator for the estate.

Getting There

Close enough to use, far enough to feel like an escape.



From **Accra Mall**, Giveon Court is an approximate 1.5-hour drive via **Aburi/Mampong** to **Adukrom–Dawu**



ACCRA MALL

ABURI /
MAMONG



ADUKROM – DAWU



Drive time

Approximately 1.5 hours from Accra Mall via Aburi/Mampong.



Diaspora accessibility

A familiar, driveable route for diaspora visitors arriving through Kotoka International Airport.



Airport connection

Positioned within comfortable reach of Kotoka International Airport for international buyers and guests.



Regional connectivity

Sits along the established Accra–Aburi–Mampong corridor, one of the region's most travelled routes.

Security You can see

Layered, visible security is central to the Giveon Court promise.



TWO-LEVEL PERIMETER FENCING

A double layer of estate boundary fencing around all 8 acres, restricting access beyond the main gatehouse.



GATED ACCESS & PATROLS

24/7 gated entry, CCTV coverage and regular estate patrols.



SMART ACCESS TECHNOLOGY

Smart locks, keyless entry and motion-activated lighting across villas and shared walkways.



VISITOR MANAGEMENT

Controlled visitor sign-in and monitoring at the main gatehouse.



SMART ESTATE-READY

Infrastructure designed to support smart-city-style security and utility upgrades over time.



Two Investable Villa Types

A simple product mix supports buyer segmentation and pricing clarity.



Detached Villa

4 bedrooms, private swimming pool, backyard farm, solar power, borehole water, water treatment plant and dedicated parking.

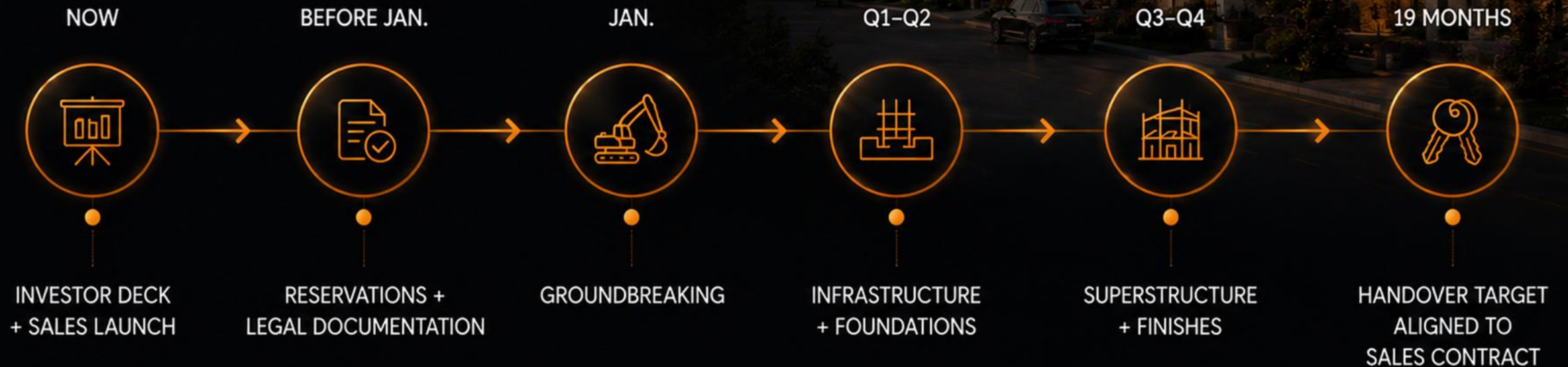


Semi-Detached Villa

Private shared-wall home with backyard farm, solar power, borehole water, water treatment plant and dedicated parking.

Development Roadmap

A clear, time-bound roadmap gives investors certainty on delivery.



A detailed construction programme, approvals tracker and monthly investor reporting schedule accompany this roadmap in the investor data room.

Buyer Payment Structure

Flexible payments improve absorption and widen the investable buyer pool.



Investor benefit: the structure provides reservation discipline while allowing buyers to match payments to construction progress and personal cash flow.

Buyer Protection Package

Giveon Court is structured to protect investor capital at every stage of delivery.



Land & title evidence

Site plan, title documentation, search report and conveyancing workflow.



Approvals

Building permits, environmental approvals and local authority confirmations.



Escrow / controls

Reservation account, milestone payments and clear refund/termination terms.



Construction QA

Named project manager, engineer sign-offs, defects liability and warranties.



Reporting

Monthly construction updates, photo/video progress and buyer dashboard.

Pricing Architecture

Off-plan pricing creates the first value window before grounding and phase escalation.



Semi-Detached

\$340,000

Starting price

\$320,000

Off-plan sales price



Detached Villa

\$450,000

Starting price

\$420,000

Off-plan sales price



Investor note: off-plan discount is the first embedded return mechanic. The larger value creation comes from delivery, location validation, phase price increases and rental/yield optionality.

Our Partners

Giveon Court is built on a foundation of trusted partners who bring construction expertise, project management and local market knowledge together in one estate.



ALPHA

CONSTRUCTION & ROOFING WORKS

Alpha Construction
& Roofing Works

Developer —
construction and civil works



Giveon Apex

Project management,
sales and estate management



Get in Touch

We'd love to tell you more about Giveon Court — whether you're considering a villa, exploring a partnership, or simply curious about the estate.



Adukrom–Dawu, Ghana — one minute walk from Safari Valley Eco Resort



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Developed by Alpha Construction & Roofing Works. Managed by Giveon Apex.

Giveon Court — Where Nature Meets Modern Living.

