



Ocean Green Beach Villas

Prampram, Ghana





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WELCOME

A high quality beach villa estate just out of Accra, with scenic sea view surrounded by coconut palm trees.

A closed compound with bespoke villa units in a well kept garden.

Drive over for a rejuvenating weekend's stay and you'll feel as if you are on holiday.

A great way to spend time with family and friends but also investment for good income returns.

A luxury villa estate and gated community for people of discerning taste, for own use and for income.



A WORD FROM THE INITIATOR



Woezo, Akwaaba and Welcome, I would like to introduce myself. I am Ben Gagba and I am the Developer and Land owner of this project. As a native Ghanaian living in Europe, it has always been my dream to create an environmentally sensitive beach housing and a luxury holiday estate in Ghana. I am very proud to say that this has now turned into reality.

This uniquely designed villas, set out in a serene environment and its utilization of energy saving eco friendly technologies is a prestige project of the Dutch government . Our goal to use renewable energy and eco utility technologies in a Ghanaian residential setting has inspired them to participate in this project as one of the major stakeholders.

We have extensive experience in building holiday parks in Europe

especially in France and would like to use this knowledge and expertise in our native country. We are building a high quality villa estate with a very natural taste. We use floor cooling for room climate control, solar energy for hot water, among others.

We are enabling an environment where guests can explore and appreciate the uniqueness of "The Ghana Green experience" by offering personalized, professional, efficient and attentive care and promoting the serenity of the tranquil atmosphere and location. Indeed a very green project in green surroundings. Come rejuvenate in the tropical garden on the Atlantic coast of Ghana.

Ben Gagba
Director GGCC



ENTIRE SHOTS OF RESIDENTIAL VILLAS AND WATER PARK



ABOUT OCEAN GREENB EACH VILLAS, PRAMPRAM

Less than an hour drive from Accra, overlooking the Atlantic Ocean on the beach, East of Kotoka International Airport, Tema Golf Club and Motorway is where Prampram and Ocean Green beach Villas are located.

In the vicinity are Shai Hills Game reserve, Central University, Polo Club, and many fishing communities including Ningo. It is a perfect weekend and holiday retreat -all year summer holiday spot in Ghana. It is less than 15 minutes drive from Ghana Black star Football facilities. Prampram is where the future airport of Ghana is planned. For current and future landmarks of Ghana, Prampram is a satellite city in making. Over 10 developers are active here, but Ocean Green Beach Villas is the only one developed at

the beach at this moment. Lying on the major highway from Togo, Benin and Nigeria to Ivory Coast, it has good connectivity to all major shopping malls and other business and recreational centres in Ghana, like Keta lagoon, Ada, Akosombo.

But the estate's own resources and location at the beach will keep you close to home and nature. It is always summer in Ghana. Come rejuvenate here. Have fun. Enjoy yourself at this Tropical garden developed at a Four star * level facing the beach.

For your asset growth, rental income and your own holidays and weekends please choose Ocean Green Beach Villas at Prampram.





Ocean Green Beach Villas

Prampram, Ghana

**OCEAN GREEN BEACH
HOMES COMPLETED.
SOLD AND OR BEING RENTED.**



OCEAN GREEN BEACH VILLAS, PRAMPRAM



**OCEAN GREEN BEACH
MAIN ENTRANCE**



OCEAN GREEN BEACH VILLAS, PRAMPRAM



OCEAN GREEN BEACH
MAIN ENTRANCE



OCEAN GREEN BEACH VILLAS, PRAMPRAM



**OCEAN GREEN BEACH
RESIDENTIAL VILLAS**



OCEAN GREEN BEACH VILLAS, PRAMPRAM



**OCEAN GREEN BEACH
AERIAL SHOT OF RESIDENTIAL VILLAS**



OCEAN GREEN BEACH VILLAS, PRAMPRAM



**OCEAN GREEN BEACH
AERIAL SHOT OF RESIDENTIAL VILLAS**





OCEAN GREEN BEACH VILLAS, PRAMPRAM



OCEAN GREEN BEACH VILLAS,
PRAMPRAM



OCEAN GREEN BEACH 1,2,3
AND 4 BEDROOMS RESIDENTIAL
VILLAS FOR SALE.





1 BEDROOM **SILVER VILLA**



One Bedroom Silver Villa

Experience the Serene environment at the executive Semi-detached One-bedroom Silver Villa, with a carport that parks a max. of two cars, one luxurious ensuite bedroom, spacious living and dining areas, built-in wardrobes, landscaping, and fitted bathrooms and kitchen.

Each unit is built on a plot area of a total of 180 square meters. The ground floor has a net floor area of **74** square meters and a gross floor area of **86** square meters. The first floor also has a net floor area of **34** square meters and a gross floor area of **50** square meters.



2 BEDROOM **PLATINUM VILLA**

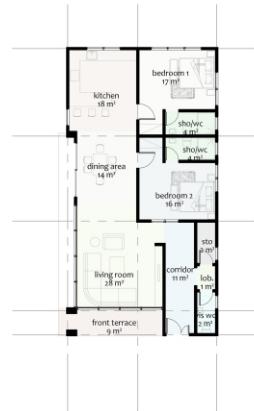
2
PLATINUM VILLA

Two-Bedroom Platinum Villa

This unit offers sophistication to suit all lifestyles. The Two-Bedroom Platinum Villa has abundant amenities such as a carport that parks a max. of two cars, external landscaping and a terrace, overlooking the swimming pool. This executive unit also has a large open plan living area, dining area, a fitted kitchen, and two spacious ensuite bedrooms.



Block Plan
Plot Area - 360 sqm



Ground Floor Plan

Total net floor area- 126 sqm
Total gross floor area - 147 sqm

This unit is built on a plot area of a total of 360 square meters. The ground floor has a net floor area of 126 square meters and a gross floor area of 147 square meters.





2 BEDROOM **BRONZE VILLA**



Total net floor area- 74 sqm
Total gross floor area- 86 sqm

Total net floor area- 65 sqm
Total gross floor area - 77 sqm

Two-Bedroom Bronze Villa

Experience the relaxing ambiance created within our executive Semi-detached two-bedroom bronze villa. This unit offers a carport that parks a max. of two cars, two luxurious ensuite bedrooms, spacious living and dining areas, built-in-wardrobes, landscaping, and fitted bathrooms and kitchen.

Each unit is built on a plot area of a total of 180 square meters. The ground floor has a net floor area of 74 square meters and a gross floor area of 86 square meters. The first floor also has a net floor area of 65 square meters and a gross floor area of 77 square meters.



OCEAN GREEN BEACH VILLAS, PRAMPRAM



OCEAN GREEN BEACH VILLAS, PRAMPRAM





3 BEDROOM **DIAMOND VILLA**



Three-Bedroom Diamond Villa

This incredible three-bedroom two storey unit offers luxurious living with features such as a carport that parks a max. of two cars, external landscaping, and a large terrace. This executive unit also has a spacious living and dining area, and a fitted kitchen, and a study on the Ground Floor. The First Floor has one spacious ensuite master bedroom and two secondary bedrooms.

This unit is built on a plot area of a total of 360 square meters. The ground floor has a net floor area of 156 square meters and a gross floor area of 186 square meters. The first floor also has a net floor area of 120 square meters and a gross floor area of 139 square meters.



OCEAN GREEN BEACH VILLAS, PRAMPRAM



3 BEDROOM PLATINUM VILLA



Three-Bedroom Platinum Villa

Experience the state-of-the-art features of the three-bedroom platinum villa, and enjoy a life of luxury. This unit is a two storey haven with a carport that parks a max. of three cars, external landscaping, and a terrace, overlooking the swimming pool. This executive unit also has a spacious living and dining area, and a fitted kitchen plus one servant's quarters on the ground floor, and three contemporary ensuite bedrooms, with a spacious family area and a study that opens unto a terrace on the first floor.

This unit is built on a plot area of a total of 360 square meters. The ground floor has a net floor area of 139 square meters and a gross floor area of 155 square meters. The first floor also has a net floor area of 107 square meters and a gross floor area of 137 square meters.



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3 BEDROOM **SILVER VILLA**



Ground Floor

Total net floor area- 109 sqm
Total gross floor area -122 sqm

First Floor

Total net floor area- 116 sqm
Total gross floor area-138 sqm

Three-Bedroom Silver Villa

This stunning executive unit comprises of a spacious lounge and a private living area, a fitted kitchen and a servant's quarters on the ground floor. This unit has three ensuite bedrooms and an upper terrace on the first floor. This unit is built on a plot area of a total of **360** square meters.

The ground floor has a net floor area of **109** square meters and a gross floor area of **122** square meters. The first floor also has a net floor area of **116** square meters and a gross floor area of **138** square meters.



OCEAN GREEN BEACH VILLAS, PRAMPRAM



4 BEDROOM **PLATINUM VILLA**



Four Bedroom Platinum Villa

Experience the Serene environment at our executive two storey Four Bedroom Platinum Villa. This unit comprises of 3 spacious and comfortable contemporary bedrooms and one ensuite master bedroom, a spacious living area, a fitted kitchen and a servant's quarters. This villa also has a carport that parks a max. of two cars, external landscaping, and a terrace, overlooking the swimming pool.

This unit is built on a plot area of a total of 360 square meters. The ground floor has a net floor area of 146 square meters and a gross floor area of 195 square meters. The first floor also has a net floor area of 131 square meters and a gross floor area of 153 square meters.



OCEAN GREEN BEACH VILLAS, PRAMPRAM





Prampram, Ghana

OCEAN GREEN BEACH
2 AND 3 BEDROOMS BEAUTIFUL
BEACH FRONT APARTMENTS
FOR SALE.

OCEAN GREEN BEACH VILLAS, PRAMPRAM





OCEAN GREEN BEACH VILLAS, PRAMPRAM





Prampram, Ghana

OCEAN GREEN BEACH RECREATIONAL DESTINATION DEVELOPMENT WITH WATER PARK.

OCEAN GREEN BEACH VILLAS, PRAMPRAM



AERIAL VIEW OF
THE WATER PARK



OCEAN GREEN BEACH VILLAS, PRAMPRAM



AERIAL VIEW OF
THE WATER PARK





ARE YOU INTERESTED TO KNOW MORE?

Please contact us via our visiting address:

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Or + 31 653 704 562 (NL)

Email info@gccnet.com

Web www.gaccnet.com

www.ogbvillas.com

You will receive an info package including unit prices and options

VILLA ESTATE ADDRESS

Beach Road 2, Prampram, Ghana

This location is indicated in Google Earth

REFERRALS

The renewable energy and eco utility technologies are co-funded in cooperation with the Government of the Netherlands.

Financing is handled through our Dutch bank ING



Government of the Netherlands

