



CASA-AD

A SLICE OF BALI

A DEVELOPMENT BY





CASA-AD

A Slice of Bali

DISCOVER CASA-AD, AN EXCLUSIVE GATED COMMUNITY THAT REDEFINES LUXURY LIVING WITH NATURE'S TRANQUILITY. DESIGNED FOR THOSE WHO APPRECIATE SOPHISTICATION AND REFINEMENT, CASA-AD OFFERS BREATHTAKING HOMES INSPIRED BY THE SERENE BEAUTY OF BALI, NESTLED IN THE COOL, LUSH LANDSCAPES OF ABURI.

2 & 3 BEDROOM CHALETs | 45 MINUTES FROM ACCRA |

TRANQUIL MOUNTAIN RETREAT







MASTER PLAN- CASA-AD

DIVERSIFY YOUR PORTFOLIO

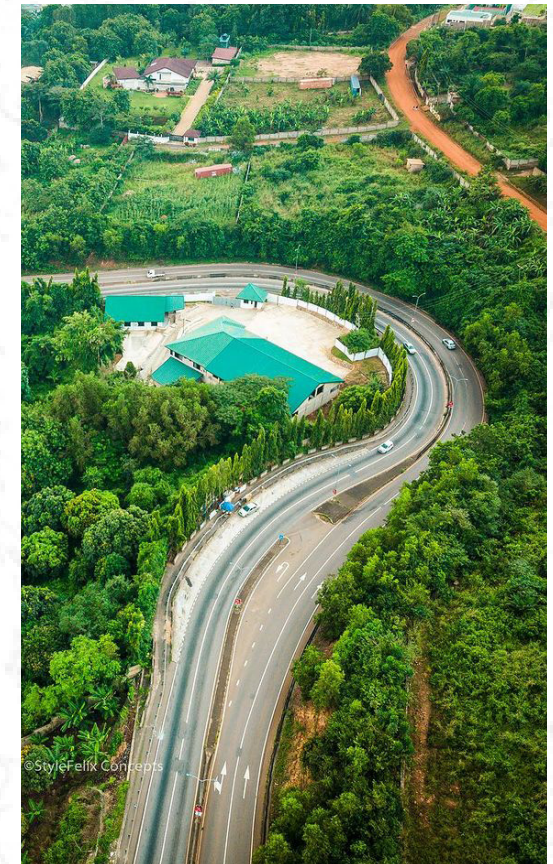
Aburi's prime location, just a 45-minute drive from Accra, seamlessly blends the calmness of nature with the convenience of city living.

Aburi's proximity to key areas such as Kotoka Airport, the University of Ghana, Accra Mall, hospitals, and educational institutions like Ashesi University makes it an ideal investment location.

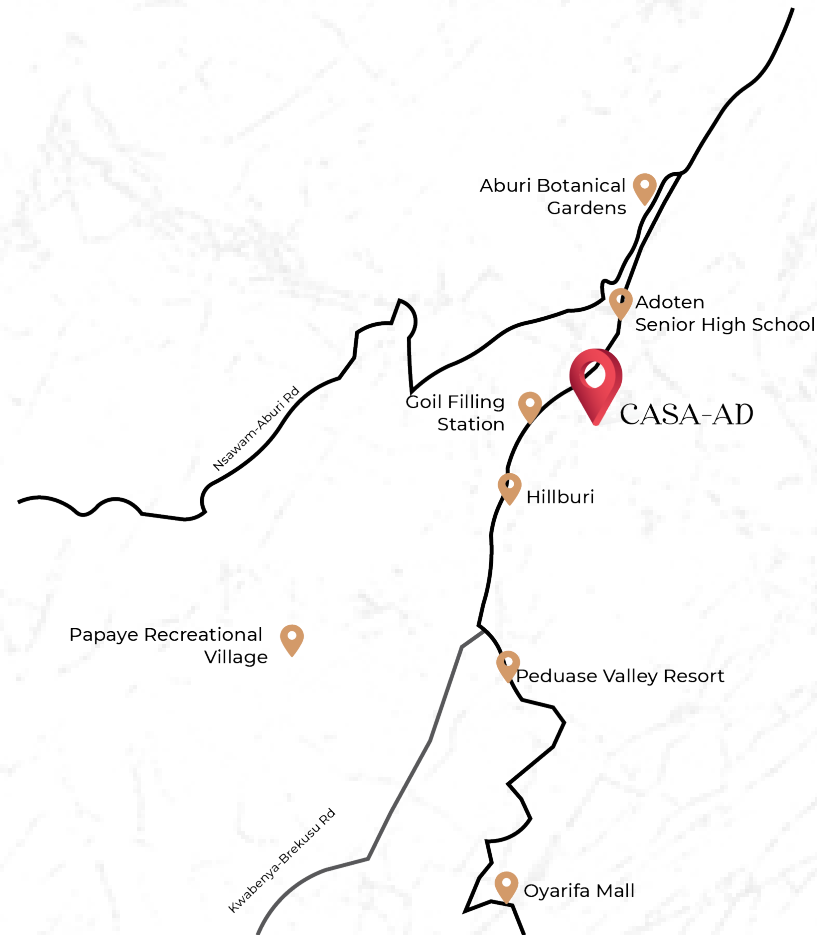
The town's cultural richness is a draw for those keen on preserving and experiencing authentic Ghanaian traditions.

Aburi boasts a cooler and more temperate climate, providing an escape from the hustle and bustle of Accra life. The serene atmosphere, characterized by refreshing breezes and lush greenery, makes it appealing to anyone desiring a tranquil living environment.

Casa -AD strategic positioning stands as a haven for both investors and enthusiasts of culture and nature. It represents untapped possibilities, ready for exploration and growth.



MAP OF CASA-AD (LOCATION)



Proximity to Key Locations

- Kotoka International Airport – 45 mins
- University of Ghana – 35 mins
- Ashesi University – 20 mins
- Oyarifa Mall – 10 mins
- Peduase Valley Resort & Spa – 10 mins
- Aburi Crafts Village & Botanical Gardens – 5 mins





PRIME LOCATION & LIFESTYLE BENEFITS

Aburi's prime location blends the best of nature with the convenience of city life. CASA-AD offers residents easy access to essential services, entertainment, and serene natural beauty.



Entertainment/Adventure:

Hike Adventure, Papaye Recreational Village,
Elinesis Water Park & Leisure Center, Aburi Crafts Village,
Adom Waterfalls, Aburi Botanical Gardens

Restaurants:

Beposo Wellness Resort, Hillburi, Peduase Valley,
Hometown Restaurant

Outdoor Activities:

We-Ape Mega Zipline & Adventure Park, TPR Quad
Biking Adventures, Ayi Menash Hiking Trails, Ghana Bike
and Hike Tours

Schools:

Beacon International School, Ashesi University,
Aburi Girls High School, St. Adelaide Schools, Brain Hill
International School(Aburi Campus)

Shopping:

Oyarifa Mall, Peduase Mall, Accra Mall



Healthcare:

Kom Presbyterian Clinic, The Royal Clinic, Tetteh Quarshie Hospital, UGMC

Banks & ATMs :

GCB ATM, Prudential Bank Ltd (Valley View Branch), Stanbic Bank, CBG Bank(Adenta Municipality)

Petroleum Station:

TotalEnergies Service Station, Shell Filling Station, Goil Energy

Law Enforcement:

Kitase Police Station, Aburi Police Station

Faith:

Wesley Methodist, Amanfro Presby Church, Assemblies of God Church, Ebenezer Presby Church







WELCOME HOME

CASA-AD presents two distinct chalet types, thoughtfully designed for modern living. Each home is meticulously crafted to blend functionality, elegance, and timeless appeal.





UNIT OPTIONS



Exquisite Residences Designed for Comfort & Style

Type 1

2 Bedroom Chalets

A modern retreat designed for comfort and style, the 2-Bedroom Chalet offers a perfect blend of luxury and tranquility.

With well-thought-out living spaces, this home provides an inviting atmosphere for relaxation and everyday living.

Ideal for individuals, couples, or small families looking for a serene yet sophisticated lifestyle.

Features:

- Open-plan living and dining area
- Modern kitchen with premium fittings
- En-suite master bedroom
- Private terrace with lush views
- Stylish finishes and ample natural light
- Private pool with option for ground floor or rooftop placement





Floor Plans

Area: 93m²

UNIT OPTIONS

Exquisite Residences Designed for Comfort & Style

Type 2

3 Bedroom Chalets

The 3-Bedroom Chalet boasts a generous layout that combines spaciousness with elegant design, making it an ideal choice for families or individuals seeking extra room.

The open-concept living area is perfect for entertaining, featuring high ceilings and large windows that frame picturesque views of the surrounding landscape.

This chalet provides a truly exceptional living experience that is both comfortable and inviting.

Features:

- Open-plan living and dining area
- Modern kitchen with premium fittings
- En-suite master bedroom
- Private terrace with lush views
- Stylish finishes and ample natural light
- Private pool with option for ground floor or rooftop placement



Ground Floor



First Floor



Floor Plans

Ground Floor: 97m²

First Floor: 109m²

Total Area: 206m²





A COMMUNITY CRAFTED FOR AN EXCEPTIONAL LIFESTYLE

Beyond your home, CASA-AD provides a rich living experience with exclusive amenities designed to promote wellness and relaxation.

- Outdoor Recreation Spaces – Walking trails, picnic areas, and green landscapes
- Private Swimming Pool – Enjoy a resort-style experience at your doorstep
- 24/7 Security & Gated Access – Peace of mind in a secured community







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DISCLAIMER

This document's information is indicative and is intended to act as a guide only, as the finished product may vary from the information provided. The particulars should not be relied upon as statements of facts or representations, and applicants must satisfy themselves by inspections or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes, or furniture items. Casa -AD is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Locus Estate to ascertain the availability of any particular property. All computer-generated images are indicative only. Lifestyle photography images are indicative only.



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