



LO COLINA

Symphony Of Nature

A Development by:

LOCUS
ESTATES



UNLEASHED OPULENCE.



AT THE PEAK OF EVERY ECOSYSTEM, LIVE THOSE WHO BREAK FREE FROM LIMITATIONS. THEY LIVE IN A WORLD WHERE OPULENCE IS UNLEASHED, AND SOPHISTICATION EXPRESSES ITSELF IN THE MOST EXTRAVAGANT WAYS. THAT WORLD HAS A NAME. ONE WHICH BLAZES NEW TRAILS THROUGH AREAS OF REFINEMENT, FLAMBOYANCE, AND STYLE.

IT IS CALLED **LO COLINA.**

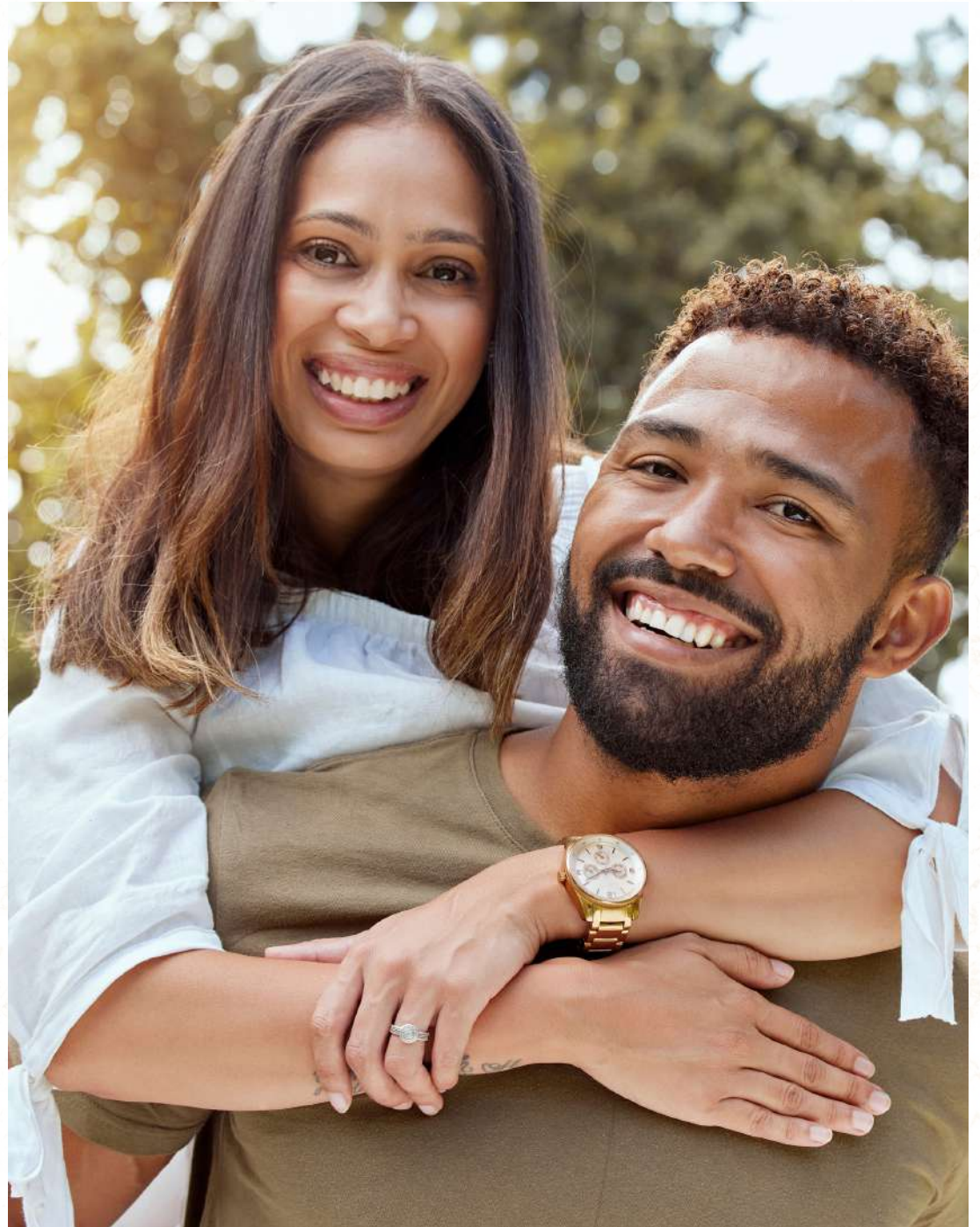
Welcome to **LO COLINA**

Lo Colina stands in the **HEART OF ABURI**, a development of contemporary villas and vacation homes designed for those who seek a life of luxury in a serene environment.

Tailored for family living and those who seek an escape from the city's noise, this development offers breathtaking views of Accra while remaining conveniently close to all the amenities both in Accra and Aburi.

Each residence at Lo Colina is equipped with elegant furnishings, surrounded by lush green spaces and features well-thought-out open-plan living spaces, giving you the freedom to personalize your home.

The perfect blend of luxury, nature, and accessibility, making Lo Colina a unique gem in Aburi.







VILLAS - 4 BED



VACATION HOMES - 4 BED

UNRIVALED LOCATION



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. Families benefit from nearby schools ensuring a smooth transition to a more comfortable lifestyle. Oyarifa Mall caters to residents' shopping needs, while the town's cultural richness is a draw for those keen on preserving and experiencing authentic Ghanaian traditions.

Lo Colina strategic positioning stands as a haven for both investors and enthusiasts of culture and nature. 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.

Lo Colina presents untapped possibilities, ready for exploration and growth.





CONVENIENCE, PROXIMITY & ACCESSIBILITY

ABURI

Entertainment/Adventure: Hike Adventure(2mins), Papaye Recreational Village(10mins), Elinesis Water Park & Leisure Center(15mins), Aburi Crafts Village(4mins), Adom Waterfalls(15mins).

Restaurant: Hilburi(2mins), Peduase Valley Resort(5mins).

Shopping: Oyarifa Mall(10min)

Schools: Beacon International School(10mins), Ashesi University(20mins)

Healthcare: Kom Presbyterian Clinic(5mins), The Royal Clinic(8 mins)

Law Enforcement: Kitase Police Station(5mins)

Faith: Wesley Methodist(4mins)

ATM: GCB Bank ATM(6mins)

Petroleum Station: TotalEnergies Service Station(2mins)

Outdoor Activities: 4WD, ATV & Off-Road, Biking, Hiking & Camping, Tours, Nature & Wildlife, Safaris.

CONVENIENCE, PROXIMITY & ACCESSIBILITY

ACCRA

Entertainment/Adventure: Legon Botanical Garden(30mins)
Nubuke Foundation (35mins), Gallery 1957 (45mins) The Noldor
Art Residency(40mins)

Beach: Labadi(50mins), Laboma (52mins), Sandbox(55mins)

Shopping: Accra Mall (35mins), Anc Mall(45mins),
Marina Mall(50mins)

Schools: University of Ghana(35mins), International
Community School(40mins), Al-Rayan International
School(40mins), Cornerstone International Academy(45mins)

Law Enforcement: Ayi Mensah Police Station(10mins)

Embassies & High Commissions: United States of America
(55mins), United Kingdom(55mins), Canada (55mins), China
(55mins), France (55mins)

Airport: Kotoka International Airport(45mins)

Healthcare: University of Ghana Medical Centre(25mins), 37
Military Hospital (35mins)

ABURI

Say yes to Nature.

Ghana is among the top ten tourist destinations in Africa because of its distinct tropical rainforest climate and wealth of natural resources. Backed by an ambitious 15-year tourism plan, Ghana aims to elevate its annual tourist influx to eight million by 2027. This reflects Ghana's ambition to leverage its heritage and scenic beauty for global tourism prominence.

Aburi, situated in the lush, mountainous Eastern Region of Ghana, offers the perfect environment to escape the hustle and bustle of the city and provides a safe sanctuary for people who want to spend time in the arms of nature. With an abundance of forests, fisheries, and unmatched tourism opportunities, Aburi is a top choice for real estate projects that meet the rising desire for peaceful retreats.

Aburi's appeal is not limited to its stunning scenery; it also offers the possibility of environmentally responsible and sustainable real estate development, resulting in a well-balanced combination of contemporary conveniences and the unspoiled splendour of the natural world.

With the growing demand for upscale getaways, Aburi captures the essence of a peaceful sanctuary within Ghana's vibrant tourism landscape.





AKWABA

To Your New Home

HILLTOP, VILLAS -4 BED

Designed for the discerning few

The captivating seamless fusion of California and Bali ambiance, creates an atmosphere that transcends the ordinary in Lo Colina Hilltop. The interiors boast luxurious finishes, and the use of high-quality materials is evident throughout. Picture floor-to-ceiling windows that not only transform your Hilltop home but also embrace the breathtaking mountainous views, bringing the outside in.

The outdoor amenities at Lo Colina Hilltop are nothing short of spectacular. An infinity-edge pool, sun lounge terrace, and a balcony with a sunken area redefine outdoor living. This more than half-an-acre estate, embraces security, and ensures a perfect balance of isolation to enhance interaction with the natural surroundings.

Features:



Infinity Pool



Garage



Sun Lounge
Terrace



Garden



Sunken Seats



Floor-to-Ceiling
Windows



Bar



Outdoor Terrace





VACATION HOMES -4 BED

An Idyllic Escape

The pinnacle of LoColina's opulence lies in its ultra-luxury vacation homes, where the ultimate lifestyle is lived. Each immaculately designed four-bedroom unit provides access to private rooftop swimming pools, complementing the ones on the terraces. The panorama unfolds before you, offering unprecedented views of both Accra on one side and the botanical delights of Aburi on the other.

Beyond the impeccable design, each unit is thoughtfully furnished to evoke the laid-back yet luxurious ambiance of California and the tranquility of Bali.

Features:



Infinity Pool (Accra View)



Garage

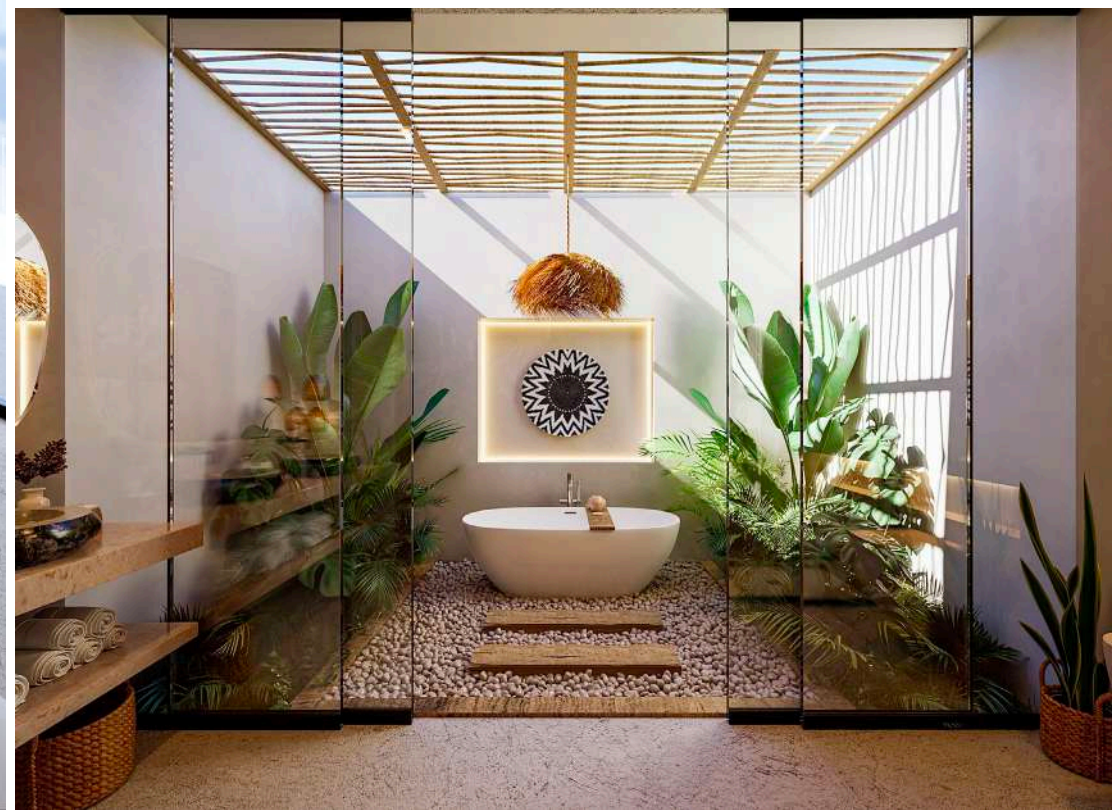


Sunken Seats (Accra View)



Outdoor Terrace





UNSEEN VIEWS



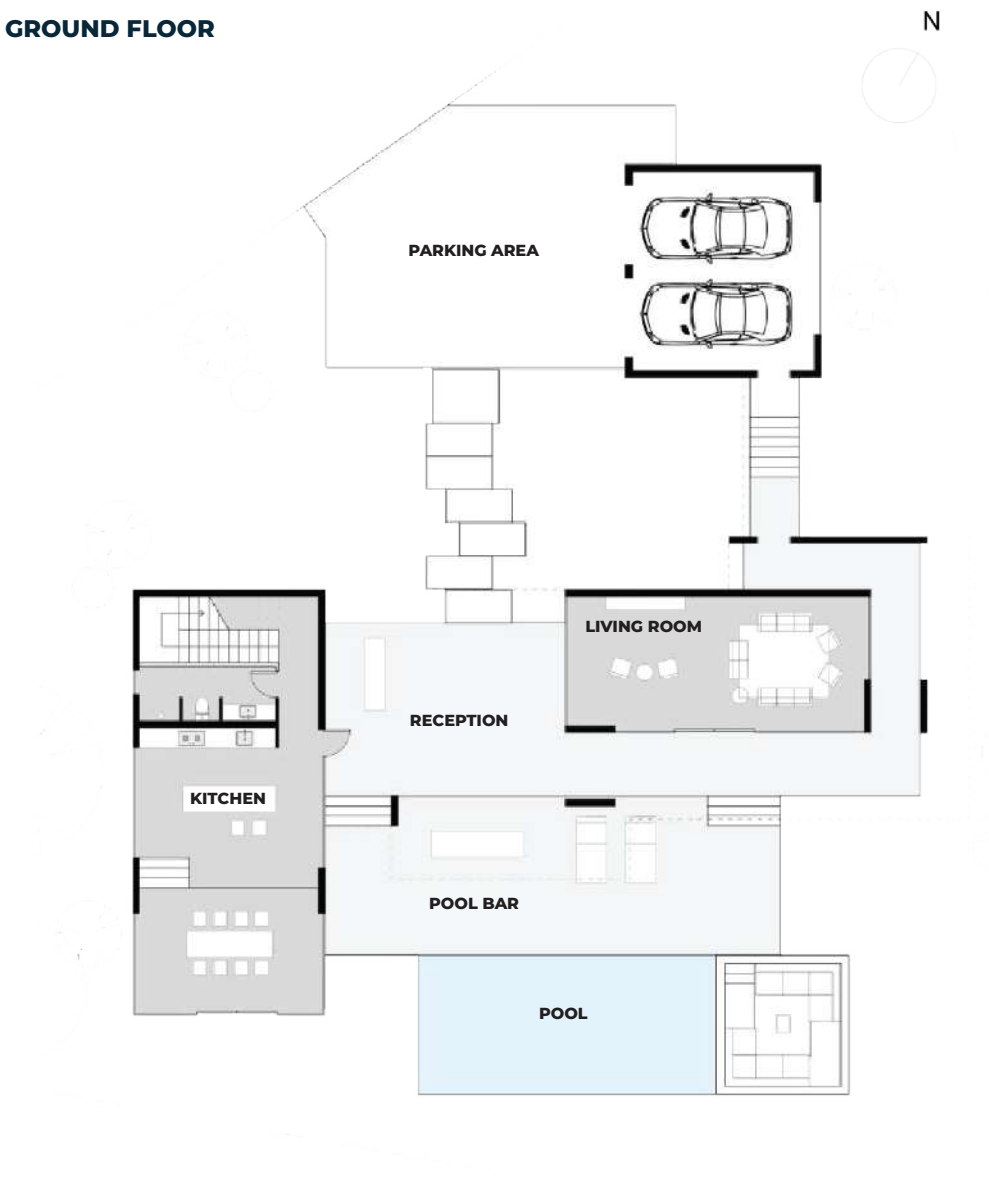
WHEN IT COMES TO DESCRIBING THE VIEWS FROM LO COLINA, BREATHTAKING IS AN UNDERSTATEMENT. THIS DEVELOPMENT PROVIDES NEVER-SEEN-BEFORE PANORAMAS OF ACCRA, BEAUTIFUL PATHWAYS WITH NATURE ON ONE SIDE, AND ON THE OTHER SIDE, YOU GET A WIDE, SCENIC VIEW OF ABURI, SHOWCASING BOTH CULTURE AND SERENITY.



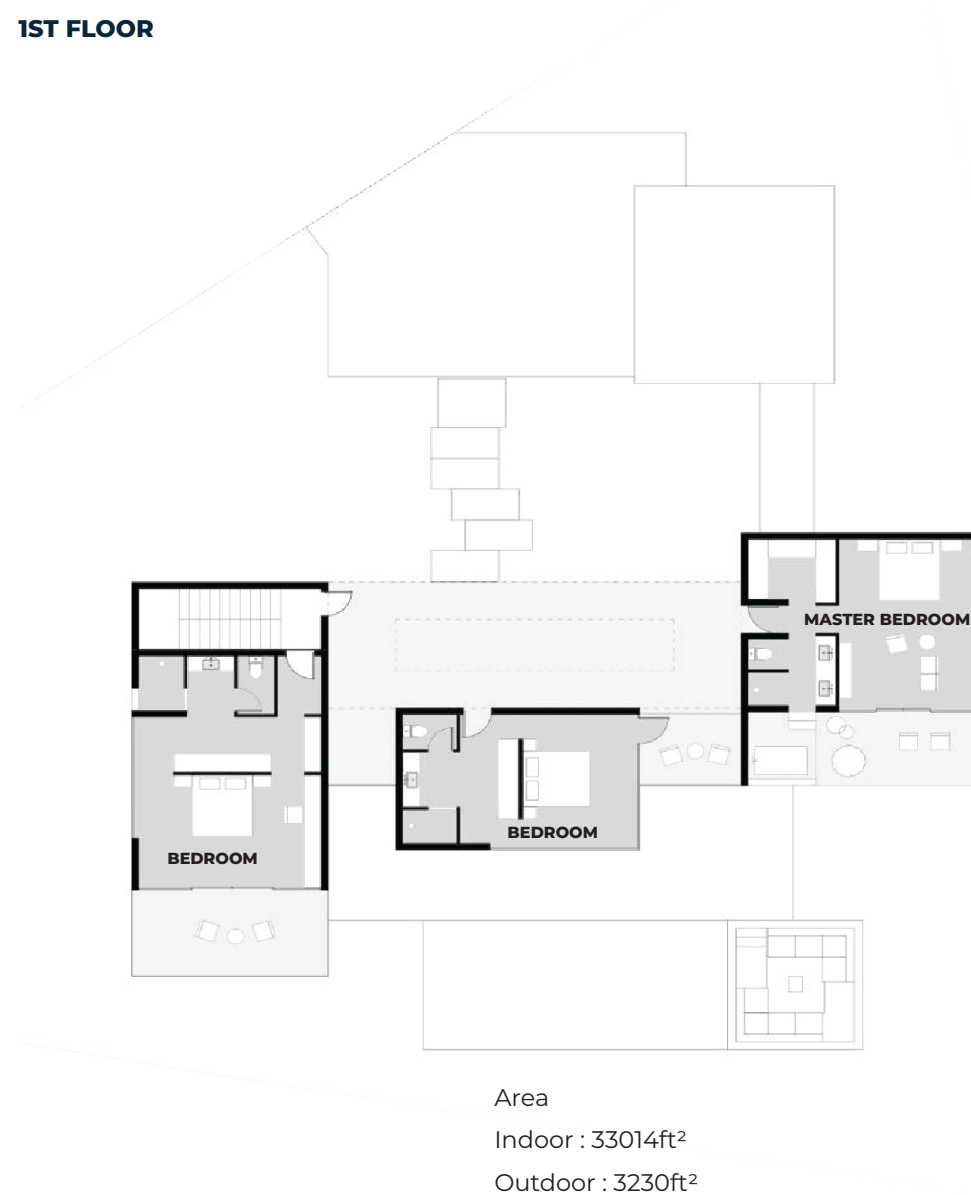
VILLA- FLOOR PLAN

GROUND FLOOR

N



1ST FLOOR

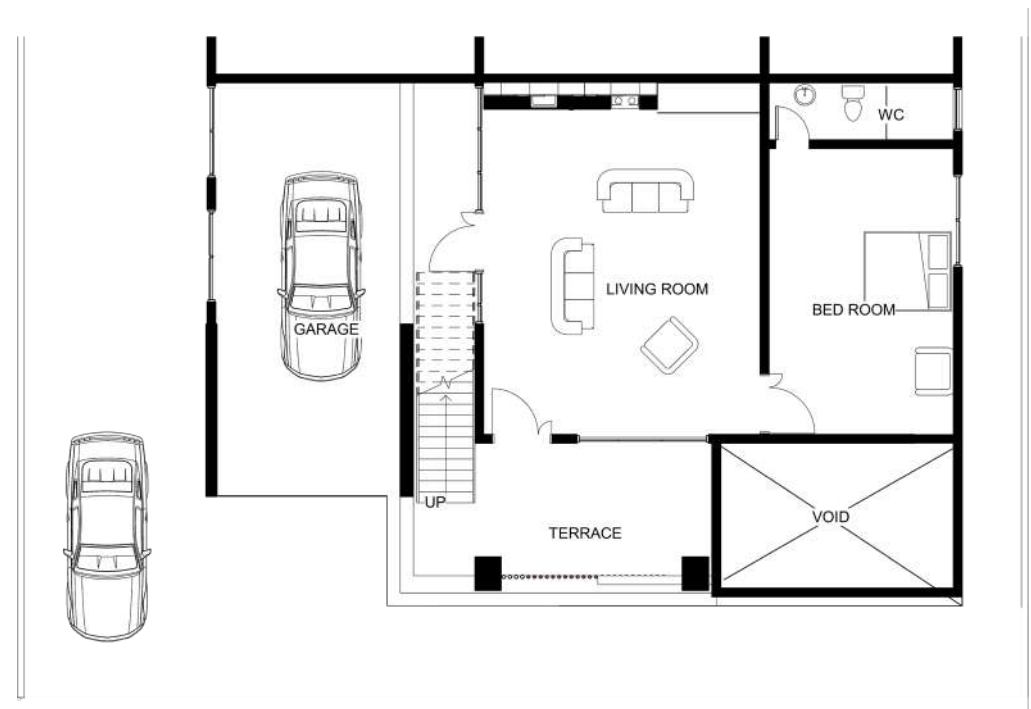


VACATION HOMES- FLOOR PLAN

GROUND FLOOR



BASEMENT



Area

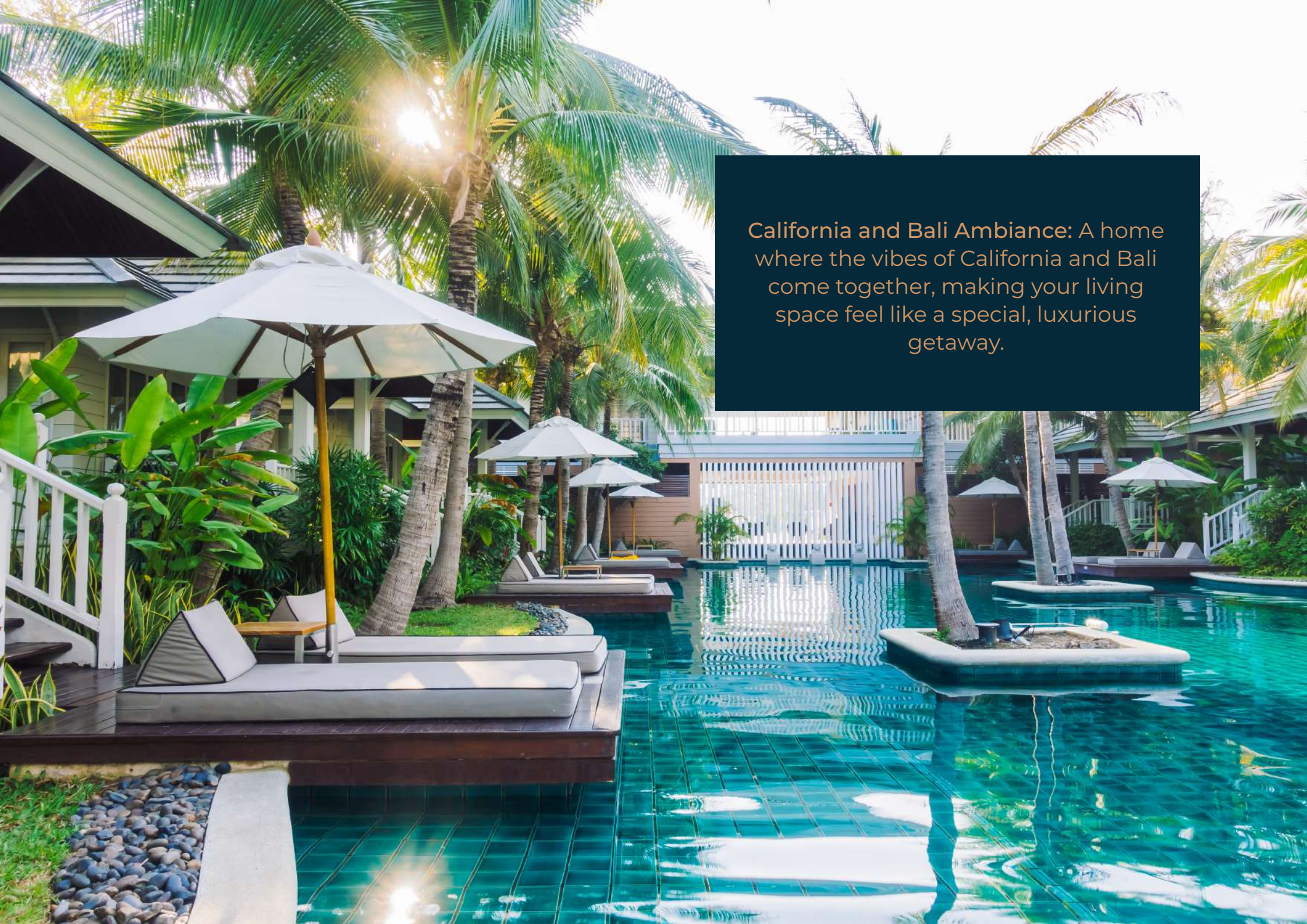
Indoor : 2034ft²

Outdoor : 3216ft²




WHY LO COLINA ?

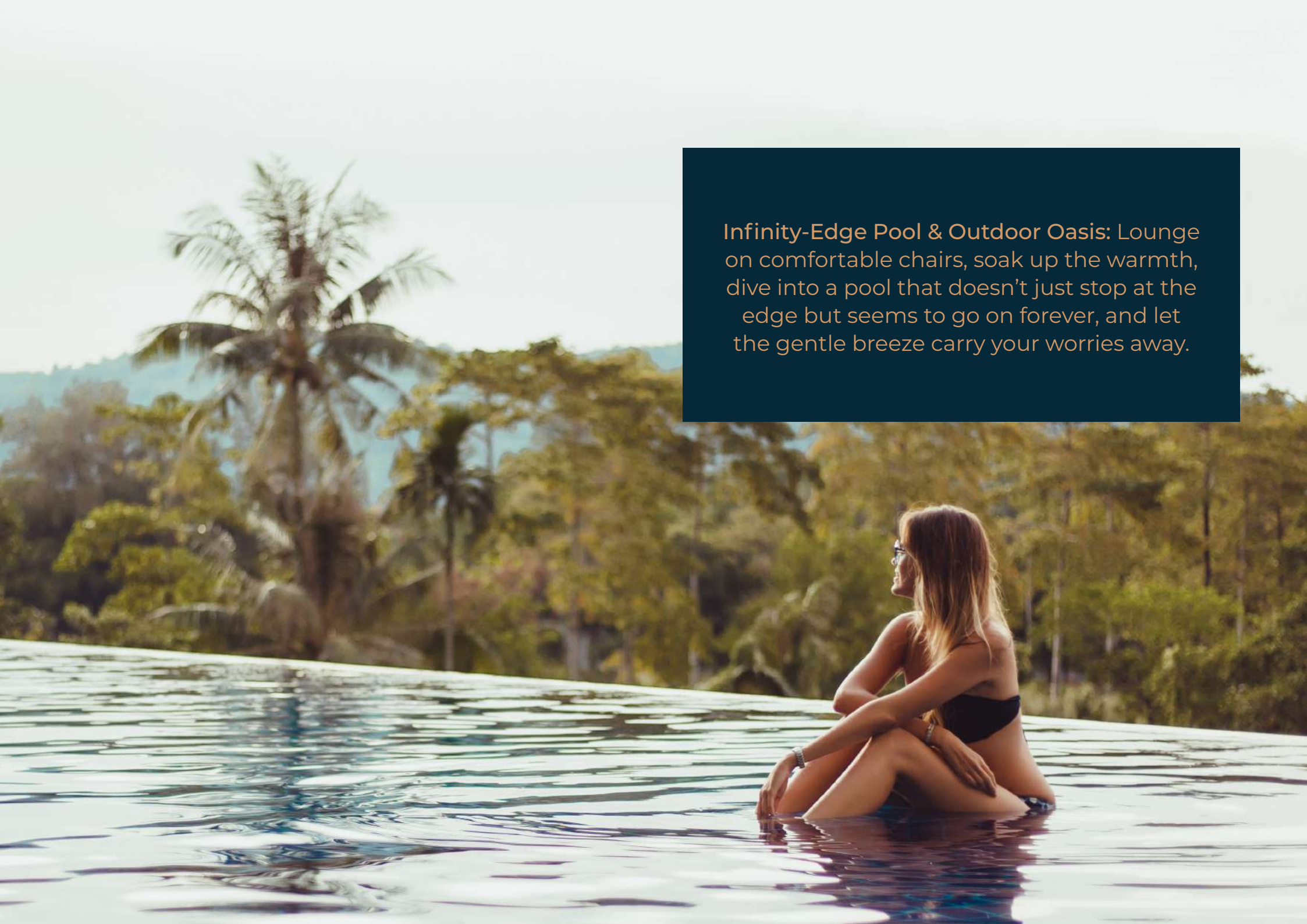
Lifestyle Services

A photograph of a tropical poolside area. In the foreground, a dark wooden deck holds a lounge chair with a grey cushion and a large white patio umbrella. The pool is filled with clear blue water, reflecting the sky and palm trees. Several other lounge chairs and umbrellas are visible further down the pool. The background is filled with tall palm trees and lush greenery. A white fence is visible on the right side. The overall atmosphere is serene and luxurious.

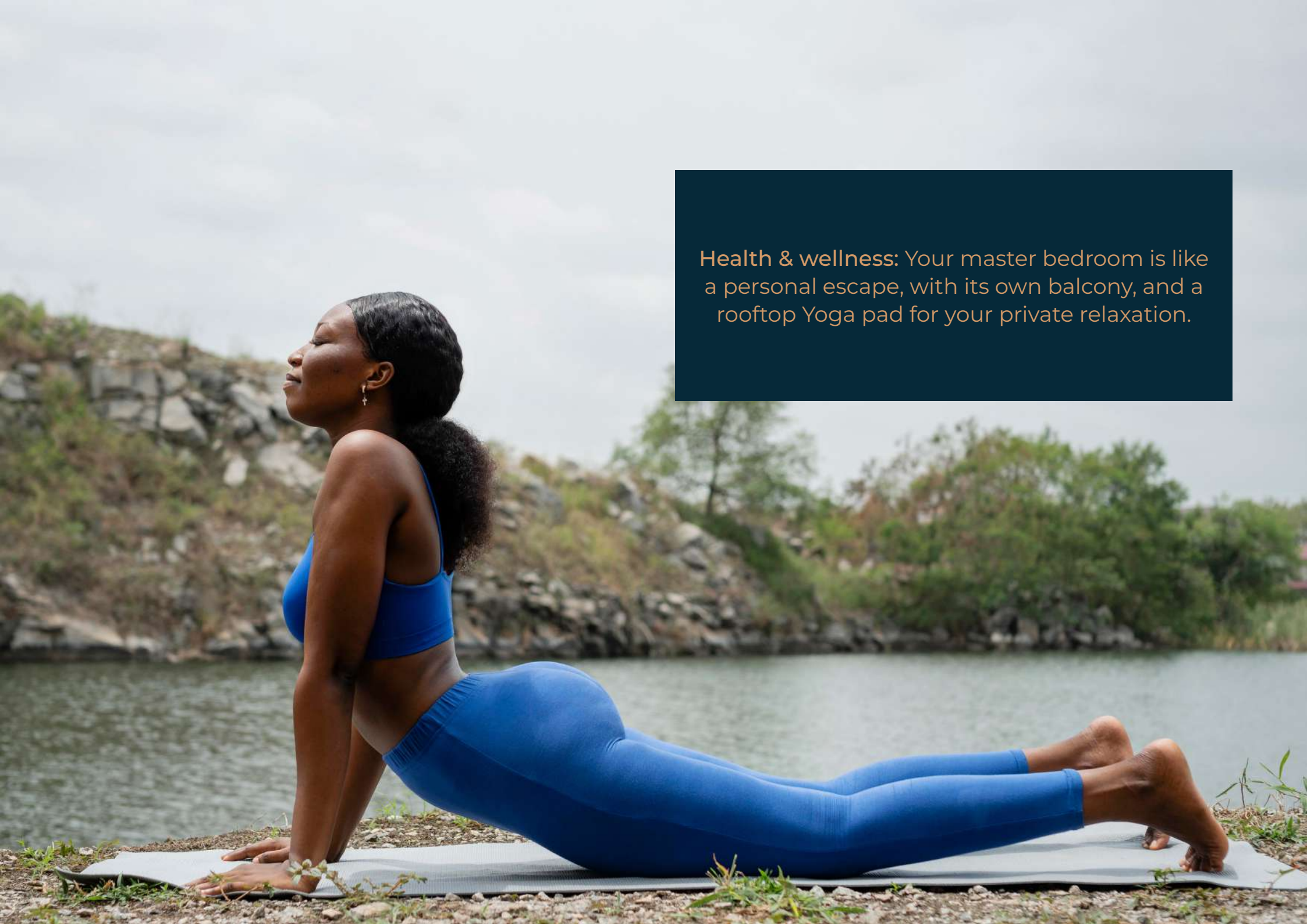
California and Bali Ambiance: A home where the vibes of California and Bali come together, making your living space feel like a special, luxurious getaway.

A wide-angle landscape photograph taken from a grassy hill. The foreground is filled with lush green grass and some small shrubs. In the middle ground, there's a dense line of green trees and bushes. Beyond that, a vast cityscape stretches across the horizon, with numerous buildings and houses visible. The sky is a clear, vibrant blue with scattered white clouds. A dark blue rectangular box is overlaid on the right side of the image, containing white text.

Scenic Views: Wake up to stunning views,
turning your everyday moments into
something extraordinary.

A woman with long blonde hair, wearing a black strapless swimsuit and glasses, is sitting in an infinity pool. She is looking out over a lush tropical landscape with palm trees and dense greenery under a bright sky. The pool's edge is visible in the foreground, and the water reflects the surrounding environment.

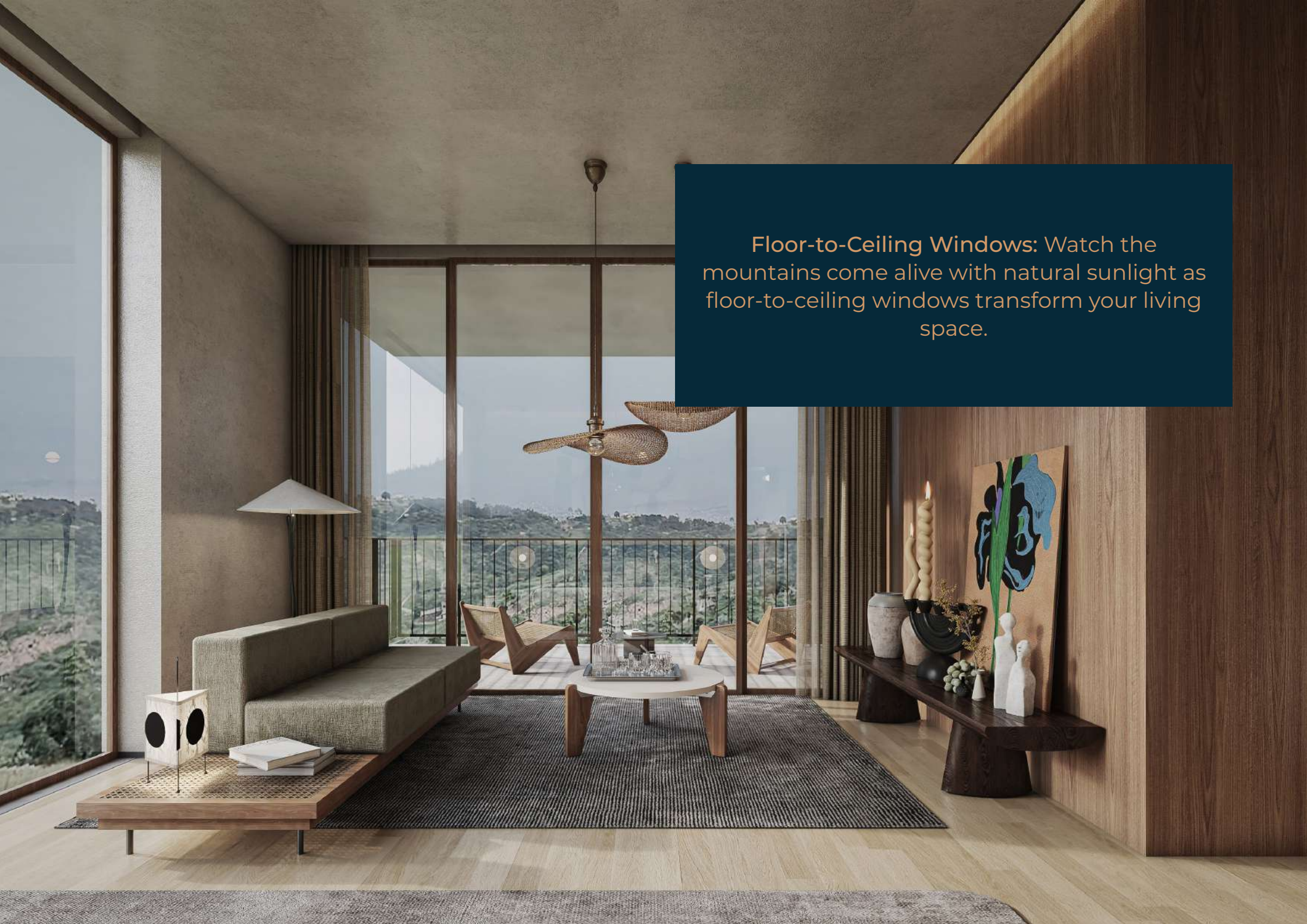
Infinity-Edge Pool & Outdoor Oasis: Lounge on comfortable chairs, soak up the warmth, dive into a pool that doesn't just stop at the edge but seems to go on forever, and let the gentle breeze carry your worries away.

A woman with dark skin and long dark hair is performing a cobra pose (Bhujangasana) on a grey yoga mat. She is wearing a blue sports bra and blue leggings. She is positioned on a rocky shore next to a body of water, with a rocky hillside in the background. The sky is overcast. A dark blue text box is overlaid on the right side of the image.

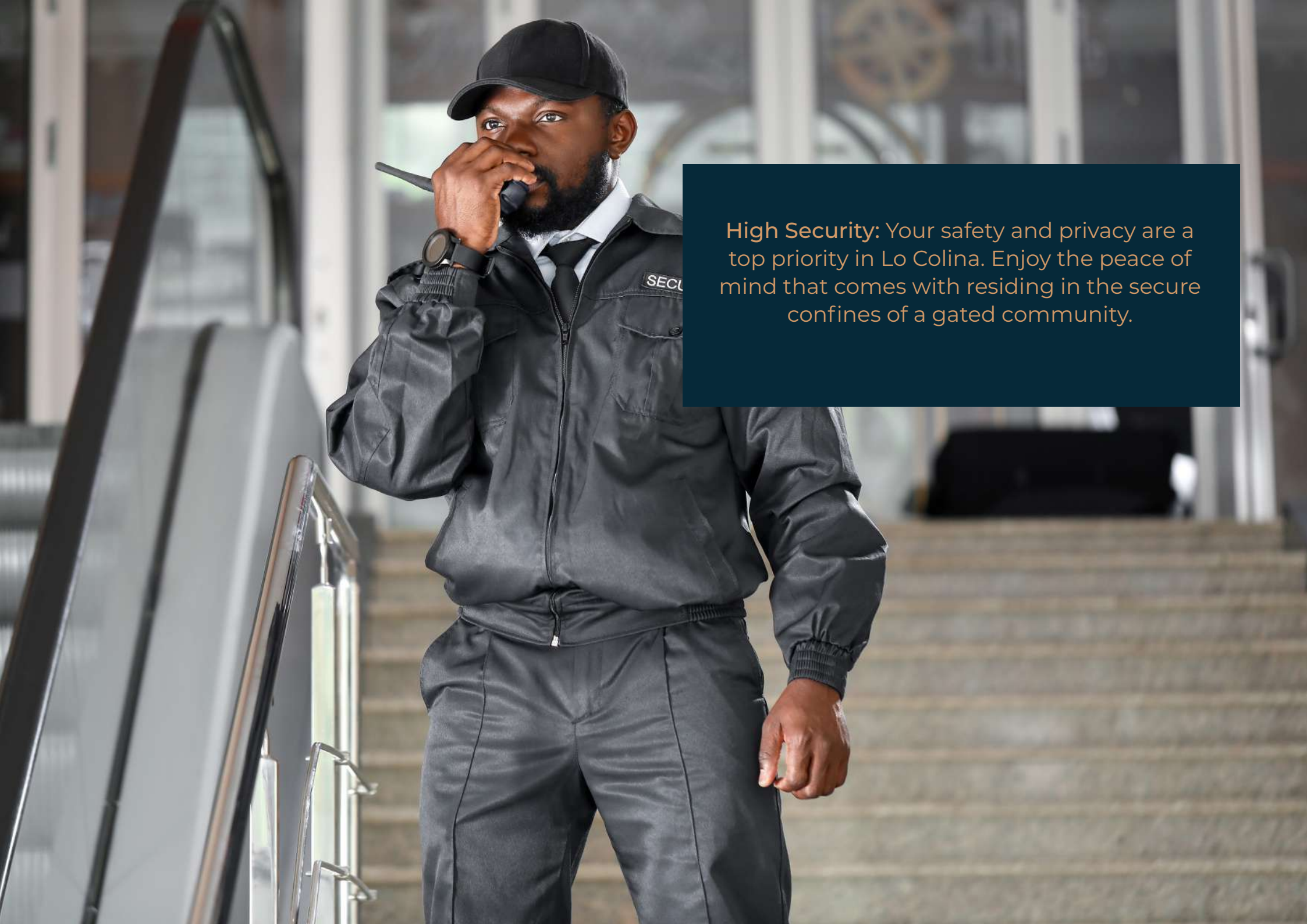
Health & wellness: Your master bedroom is like a personal escape, with its own balcony, and a rooftop Yoga pad for your private relaxation.

A modern open-plan kitchen and living area. The kitchen features dark wood cabinetry, a white countertop, and a large window with a view of a mountain range. A white island with a curved edge is in the center, topped with a bowl of bananas. Four wooden bar stools with white seats are tucked under the island. A large, woven, bell-shaped pendant light hangs over the island. In the background, there is a built-in oven and a wooden door. A potted plant sits on the floor near the door. The living area has a textured white wall and a wicker chair.

Gourmet Kitchen & Tasteful Living Spaces:
Your culinary creativity comes alive in the large
open-plan kitchen while you entertain guests
in the tastefully decorated living and dining
areas.

A modern living room with floor-to-ceiling windows overlooking a mountain landscape. The room features a low-profile sofa, a coffee table, and a side table. A large window on the right side of the room provides a view of the mountains. The interior is decorated with a mix of natural materials like wood and stone, and modern furniture. A dark blue text box is overlaid on the right side of the image.


Floor-to-Ceiling Windows: Watch the mountains come alive with natural sunlight as floor-to-ceiling windows transform your living space.



High Security: Your safety and privacy are a top priority in Lo Colina. Enjoy the peace of mind that comes with residing in the secure confines of a gated community.



Outdoor Activities: Lo Colina is a playground for adventures like off-road tours, biking, and hiking, all right at your doorstep.

A group of gazelles, likely topi, are in a savanna landscape. One gazelle is in the foreground, looking towards the camera. Behind it, another gazelle is partially visible. In the background, two more gazelles are standing near a body of water, and a fourth is lying down. The background is filled with lush green trees and foliage.

Nature & Wildlife: Get closer to nature that
lets you appreciate the beauty around
Lo Colina.



WHAT TO EXPECT

Living/ Dining Rooms

Bespoke-designed TV wall. Coffered Ceilings with Halo Lighting

Bedrooms

All Master Bedrooms have bespoke fabric bedhead panels—fitted wardrobes to all bedrooms with integrated lighting and contrasting interior shelving, hanging rail and internal drawers.

Kitchens

Individually designed kitchens with fluted glass cabinets

Under-mounted sink with designer tap

Wine Fridge

Integrated energy-saving appliances by Miele: full-height fridge/freezer, oven, induction hob, combination Microwave and /or steam oven

Dishwasher

20mm quartz stone worktop

Bathrooms and Ensuites

High-quality sanitary ware with taps and showers by Mëraki

Walk-in shower with raindrop shower panel and a jacuzzi bathtub.

Integrated TV screen provided in Master bathrooms (where applicable)

Vanity Units

Night light feature in all ensuite bathrooms

Matte and rustic tiles to shower/bath and vanity unit areas

Ventilation system





Lighting & Electricals

Smart energy-saving lighting system toggle socket & switch. TV points in all rooms

Cooling & Heating

All bedrooms, living/dining/kitchen areas have cooling systems and solar water heating systems.

Locks

Smart and cylindrical lock with door handle and stainless steel butterfly hinges

Doors & Ironmongery Internal Doors

Specially polished hardwood(main & internal doors). Maximum security fireproof metal doors(kitchen back door).

Internal walls & Doors

Entrance doors fitted with high stand and approved security locks internal doors and timber finished with a high-quality paint

Flooring

Italian porcelain and ceramic tile flooring laid in a contemporary pattern to all entrance halls and kitchen/living/dining areas. Bedroom floors are laid with high-quality tiles and carpet

Ceilings

The main living and bedrooms are approximately 3.5m. High and in secondary areas approximately 3.2m

Smoke & Heat Detection

Heat detectors are located in each kitchen and a fire alarm is in each home.

AV & Connectivity

Home automation systems

DLNA or airplay devices

Broadband internet services and HD cabling to the main television points

Integrated ceiling speakers are installed in the living room and master bedroom

Security & Assurance

24-hour security and a special surveillance system

24-hour concierge - personalized concierge overseen by a dedicated team

Fob access key for building entry

Building warranty cover

External Areas

Well-planned lush landscape garden

Infinity edge pool

Outdoor sunken seat



THE INVESTMENT OPPORTUNITY

Rental Property

- 16.5% average rental yield
- 12% Average rental appreciation
- 100% Return on investment in 4-5 years

"Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world".

- Franklin D. Roosevelt, U.S. President



FINANCING/PAYMENT PLANS

To secure any of our Villas or vacation homes, a mandatory deposit of **\$10,000** is required.
This will be deducted from the total cost of the property.

	6 MONTHS(cash)	12 MONTHS(cash)	MORTGAGE
Reservation Fee	40%	30%	\$10,000
1st Installment	2 Months (20%)	1st Quater (20%)	30%
2nd Installment	2 Months (20%)	2nd Quater (20%)	NIL
3rd Installment	2 Months (20%)	3rd Quater (20%)	NIL
4th Installment	-	Last Quater (10%)	NIL

MORTGAGE PARTNERS



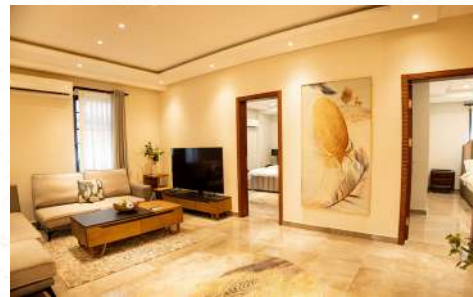
INTERIOR DESIGNER



Mëraki is currently one of the leading interior decorating companies in Ghana. And are connoisseurs of luxury, hospitality, and modernity.

What separates the company from others is it's sheer devotion to craft. From the smallest stitch to the largest sectional, Mëraki believes that every product delivered should contain impeccable quality and meticulous attention to detail.

PROJECTS:



DEVELOPER



Locus Estate, a premier real estate and lifestyle developer based in the heart of Accra, Ghana, has excelled in delivering diverse properties since its inception in 2017.

Our portfolio includes luxurious modern houses and apartments in prime locations, emphasizing quality living experiences through both off-plan and completed offerings which can provide you not a short-term home but an opportunity to invest in longevity and a permanent home.

Locus Estate is committed to corporate social responsibility, and our CEO leads initiatives for philanthropy, particularly through the Y. A Foundation. This foundation aims to create opportunities for the less privileged through education, enlightenment, and experiential learning to empower the future of Ghana.

OUR SERVICES:

- Real Estate Development
- Architectural Services
- Property Management Services
- Bespoke Property Development
- Real Estate Advisory
- Lifestyle Services

OUR PROJECTS:

- Ebellas
- Locus Drive I
- Locus Drive II
- Locus Place I
- Locus Vista
- White Oak
- Locus Groove
- East Villa
- CaroVille
- Dufie's
- Mo's Residence,Etc



LO COLINA

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. Locolina 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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