



DUFIES

EAST LEGON HILLS

LIVE GRAND, SPEND SMART!

A DEVELOPMENT BY



LOCUS  
ESTATES





# A New Standard of Living Begins Here !

Discover a home that elevates your lifestyle without stretching your budget. Dufies by Locus Estates invites you to step into a world where smart design, modern comfort, and affordable luxury come together effortlessly.

From the creators of Ebellas, this is your moment to own refined living in East Legon Hills.

Secure your unit now and live grand while spending smart.



Live Grand,  
Spend Smart!





From The Creators of Ebellas,  
A New Standard Begins.





DUFIES

GD



DUFIES

THE  
FUTURE



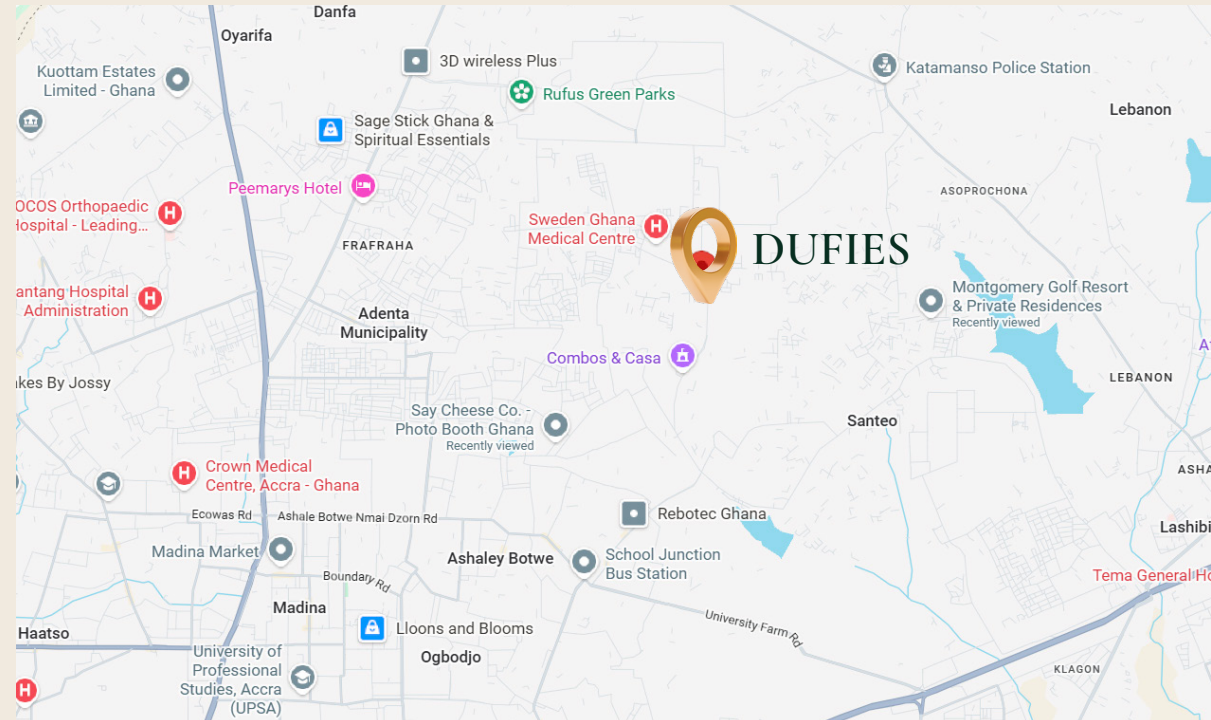
# THE LOCATION

East Legon Hills is one of Accra's rapidly emerging residential growth corridors, driven by urban expansion and improving road connectivity.

With ongoing infrastructure upgrades, buyers are positioning themselves in high-growth areas that offer strong long-term value.

Evolving into a structured, well-planned community, the area attracts young professionals, families, and diaspora investors. Its proximity to East Legon, Adjiriganor, Spintex, Borteyman, and the Airport corridor enhances both lifestyle convenience and investment appeal.

Positioned within Accra's eastward growth axis, East Legon Hills presents solid appreciation potential as development continues to consolidate.



SWEDEN GHANA MEDICAL CENTRE - 10 MIN



MALL - 30 MIN



GOLF COURSE - 10 MIN



KOTOKA INT. AIRPORT - 30 MIN



GALAXY INT. SCHOOL - 30 MIN



BORTEYMAN SPORTS COMPLEX - 10 MIN



BEACH - 30 MIN

## 5 MINUTES DRIVE FROM

**Entertainment/Adventure:** Antioch Lounge & Bar, Communication Hill Basketball Court, Fresh & Fit Gym, Lakeside Sports Complex, Rufus Green Park, Lakeside Marina Park

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**Shopping:** Melcom, BloomMart

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**Schools:** Legon Hills International School, Crosshill International school Complex

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**Restaurants:** KFC, Melo Cafe, Savoria Restaurant,

**Law Enforcement:** Lakeside Police Station

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**Faith:** Lakeside Baptist Church, The Makarios Church

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**Healthcare:** Sweden Ghana Medical Centre /Cancer Hospital (SGMC)

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## 10 MINUTES DRIVE FROM

**Entertainment/Adventure:** Ridgeview Gardens, Montgomery Golf Course, Borteyman Sports Complex, Ma'ati Spa

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**Schools:** Lakeside University, Canadian International School-New Campus, Metaschool AI, British International School

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**Faith:** ICGC Cedar Temple

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**Healthcare:** East Legon Hills Community Hospital

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DUFIES

WELCOME  
HOME

The Residence



**PROPERTY TYPE**

3 Bedroom Townhouse  
Gated Community

**AMENITIES**

Swimming Pool  
Clubhouse  
Backup Water & Electricity  
24 Hours Security

**LOCATION**

East Legon Hills

**PRICE**

\$150,000.00

**INFRASTRUCTURE**

Paved Internal Roads  
Street Lighting  
Landscaped Communal Areas

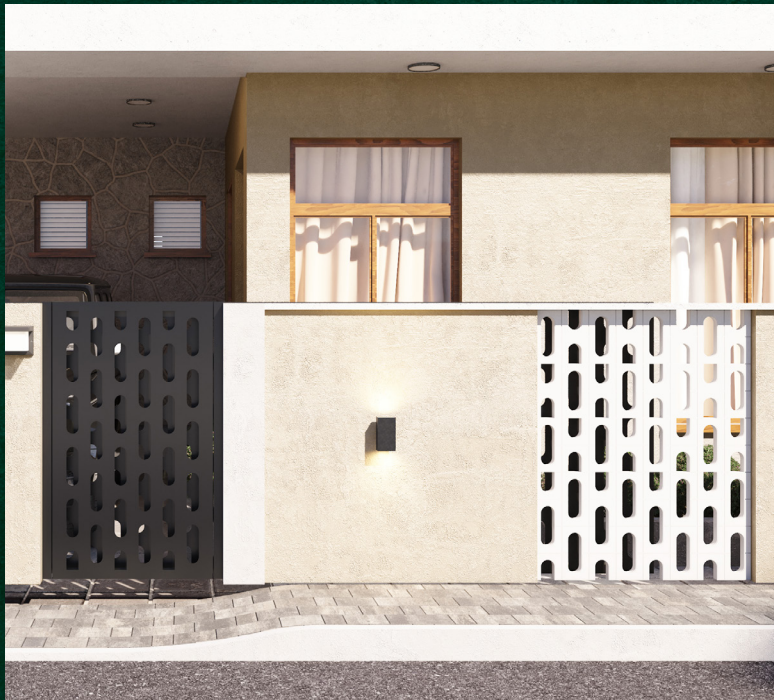
# THE RESIDENCE

Each Dufies home is a 3-bedroom bungalow-style townhouse thoughtfully designed for efficient, single-level living.

Built-Up Area: Approx. 100m<sup>2</sup>

Plot Size: 45ft x 55ft





# THE MASTERPLAN



## LEGEND

**A-** Main Entry/Exit   **B-** Security Post + Service Area   **C-** Car Park   **D-** Pool Area   **E-** Communal Area   **F-** Driveway



# THE FLOORPLAN

## LEGEND

- 1-** Living Room: 17m<sup>2</sup>
- 2-** Kitchen & Dining: 16m<sup>2</sup>
- 3-** Master Bedroom: 12m<sup>2</sup>
- 4-** Master Bathroom: 3m<sup>2</sup>
- 5-** Bedroom 2: 12m<sup>2</sup>
- 6-** Bathroom 2: 3m<sup>2</sup>
- 7-** Bedroom 3: 11m<sup>2</sup>
- 8-** Bathroom 3: 4m<sup>2</sup>
- 9-** Guest Washroom(WC): 2m<sup>2</sup>
- 10-** Compound /Parking: 20m<sup>2</sup>

**Total Floor Plan - 100m<sup>2</sup>**





# THE CLUBHOUSE

Designed for an elevated lifestyle, this secure gated community features a **private residents' pavilion** and a **multi-purpose lounge** perfect for gatherings, complemented by a **sparkling swimming pool**, an intimate poolside lounge, and serene outdoor seating areas for ultimate relaxation, while the dedicated children's play corner ensures fun for all ages.







DUFIES

WHY

DUFIES?







# COMPETITIVE ADVANTAGE

**A Locus Estates Signature:** Crafted by the same visionary team behind Ebellas in Cantonments.

**Maximize Value:** Exchange the price of a studio apartment in Airport for a 3-bedroom townhouse at Dufies.

**Prime East Legon Hills Location:** Enjoy peaceful living in a growing residential community, conveniently located within easy reach of Accra's main hub yet offering a serene escape from the city.

**Modern Living:** Most affordable homes compromise on space or design. Dufies doesn't! You're not settling; you're upgrading smartly!

**More space. More flexibility.  
Stronger long-term asset value.**

# AMENITIES & INFRASTRUCTURE

Beyond the home itself, Dufies delivers the stability of a planned estate; combining controlled access, reliable infrastructure, and a secure environment that supports both lifestyle comfort and long-term capital preservation.

## Community Amenities



Gated Estate with controlled access



24- Hour Security



Landscaped Communal Areas



Paved Internal Roads



Street Lighting



Dedicated Parking

## Essential Infrastructure



Backup Water Supply



Backup Power Provision



Proper Drainage Systems



Structured Utility Layout



# SECURITY

Dufies is a fully private, gated residential complex closed to the public, offering residents complete privacy and security.

The development features a perimeter alarm system, video intercom entrance control in every home, and is manned by 24-hour professional security, all within a secure and well-established area.









# THE INVESTMENT OPPORTUNITY

Average Rental Yield (Accra): **8% - 11%**

Estimated ROI Period: **2 - 3 Years\***

Estimates based on prevailing market conditions.



# FINANCING/PAYMENT

To secure any of our Town Houses or Villas, a mandatory deposit of **\$5,000** is required.  
This will be deducted from the total cost of the property.  
**We are able to offer alternative payment plans if required.**

1st Instalment

25% deposit upon the completion of the sales and purchase agreement.

2nd Instalment

25% deposit three months after the payment of the 1st instalment.

3rd Instalment

25% deposit three months after the payment of the 2nd Instalment.

4th Instalment

25% deposit upon completion of the property.

## MORTGAGE & INSURANCE PARTNERS



Stanbic Bank



First National Bank

FIDELITY  BANK

*Believe with us.*



DUFIES

WHAT TO  
EXPECT



## KITCHENS

Individually designed kitchens with fluted glass cabinets.

Under mounted sink with designer tap.

20mm quartz stone worktop.

Integrated energy-saving appliances: full-height fridge/freezer, oven, induction hob, combination microwave and/or steam oven.

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## BATHROOMS AND ENSUITES

High-quality sanitary ware with taps and showers by Meraki.

Full height wall tiling bathrooms.

Vanity Units

Night light feature in all en suite bathrooms.

Ventilation system.

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

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

Integrated TV screen provided in Master bathrooms  
(Where applicable)

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## COOLING & HEATING

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

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## WINDOWS & BALUSTRADES

Double-glazed aluminium windows with lockable fastener and hard net. Staircases & balconies with glass balustrades.



## **DOORS & IRONMONGERY INTERNAL DOORS**

Specially polished hardwood (main & internal doors).

Maximum security fireproof metal doors (kitchen back door).

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## **LOCKS**

Smart and cylindrical lock with the door handle and stainless-steel butterfly hinges.

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## **LIGHTING & ELECTRICALS**

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

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## **FLOORING**

Premium European terrazzo flooring, laid in a contemporary pattern, will be installed throughout all entrance halls and kitchen/living/dining areas.

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## **CEILINGS**

Main living and bedrooms are approximately 3.5m high and in secondary areas approximately 3.2m.

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## **LIVING/DINING ROOMS**

Bespoke-designed TV wall.

Coffered ceilings with halo lighting.

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## **BEDROOMS**

Bedrooms will be finished exclusively with Italian porcelain tiles, selected for their superior craftsmanship, timeless appeal, and durability.



# THE DEVELOPERS



Locus Estates, 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, offering both off-plan and completed properties. With Locus Estate, you're not just securing a short-term home—you're investing in long-term value and a permanent residence.

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:

- Casa-AD
- Dufies
- East Villa
- Ebellas
- Localina
- Locus Drive I
- Locus Drive II
- Locus Avenue
- Locus Place
- Locus Vista
- Mo's Residence
- White Oak, Etc



# INTERIOR DESIGNERS



Mëraki is currently one of the leading interior decorating companies in Ghana, known for its expertise in luxury, hospitality, and modernity.

What separates the company from others is its 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.





## 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. Dufies 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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