

Investment Proposal: Acquisition & Completion of La Beach Towers

Executive Summary

We propose acquiring and completing La Beach Towers, an 18-storey beachfront property in Accra, Ghana, strategically located near Labadi Beach. Originally designed as a luxury residential complex, this iconic project remains unfinished due to financial constraints. However, with Ghana's booming tourism and real estate market, this is a prime opportunity to transform La Beach Towers into the premier beachfront destination for luxury Airbnb rentals and high-end apartments.

Investment Opportunity & Market Potential

- Prime Location: Absolute beachfront with unmatched ocean views, minutes from Labadi Beach, 15 min from Kotoka International Airport.
- Ghana's Booming Airbnb & Luxury Rental Market: 15% annual growth in the short-term rental market.
- High Expatriate Demand: Targeting embassies, multinational corporations, and digital nomads.

Project Vision: The Ultimate Luxury Airbnb & Residential Experience

- Luxury Airbnb Suites (Floors 2-10): Designer apartments (\$200-\$500 per night).
- Executive Apartments for Sale & Lease (Floors 11-16): Rent (\$3,000 - \$7,000/month).
- Penthouse Collection (Floors 17-18): Ultra-luxury sky villas (\$800,000 - \$1.5M per unit).
- Exclusive Amenities: Rooftop infinity pool, spa, private beach access, restaurant, and coworking lounge.

Financials & Investment Structure

Estimated Total Investment: \$40M - \$50M

- Property Acquisition: \$10M - \$15M
- Completion & Renovation: \$20M - \$25M
- Interior Design & Furnishing: \$5M

- Marketing & Branding: \$2M

Projected Revenue Streams

- Airbnb Rentals: \$5M - \$7M annually
- Long-Term Leases: \$4M - \$6M annually
- Apartment Sales: \$20M - \$30M total
- Total Annual Revenue: \$30M - \$45M
- ROI: 20-30% annually, break-even in 3-5 years.

Investor Benefits & Exit Strategy

- Equity Partnership: Investors own shares in La Beach Towers.
- Joint Venture: Partnering with a hospitality brand for branding & management.
- Direct Ownership: Investors can buy floors or units for resale or rental.
- Exit Strategies: Sell to institutional investors, convert into REIT.

Next Steps & Call to Action

We are seeking strategic investors, developers, and financial partners.

Immediate Next Steps:

1. Investor Due Diligence & Property Acquisition Negotiations.
2. Finalizing Development Financing & Partnerships.
3. Relaunch Construction & Marketing of Pre-Sales.

Contact Us Today

Email: info@globalion.net

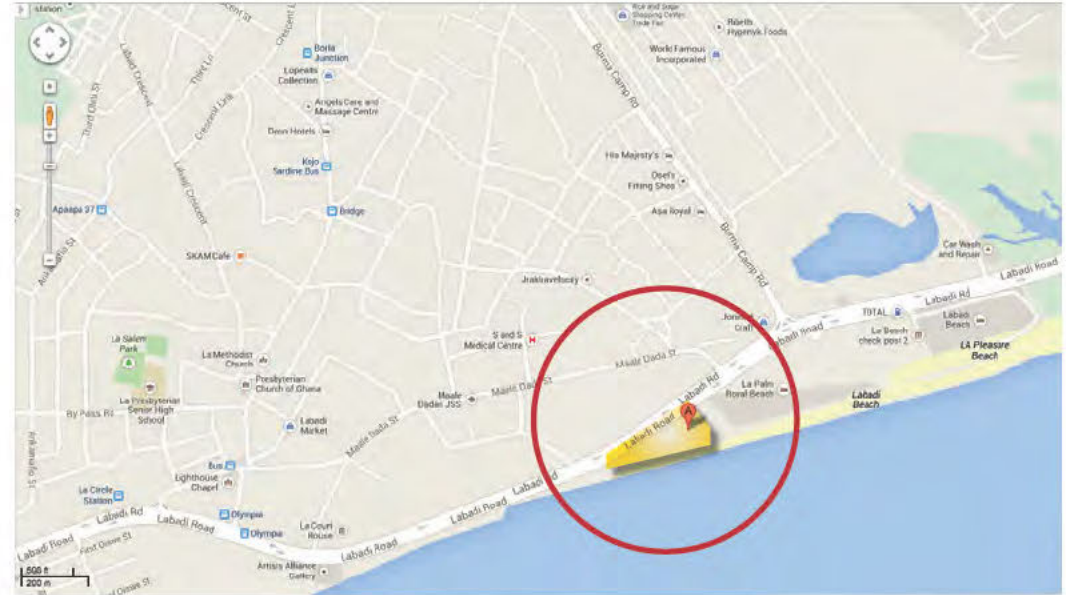
Contact Number +17026666690

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Conclusion

La Beach Towers presents an unparalleled opportunity to transform an abandoned landmark into a premier luxury destination. With Ghana's strong tourism sector and rising demand for premium Airbnb rentals, this project offers exceptional financial returns. We look forward to partnering with you.





Welcome to a beachfront living

on acres of land along the Atlantic Ocean,
Accra, Ghana and just minutes from the airport
and at the center of the city.





Stunning Sea Views



The source of good living...

A stylish waterfront apartment ideal for those who appreciate the finer things in life. Elegant rooms overlooking the ocean and Accra; a perfect choice for comfort.

Features and Amenities

- 3 Bedroom apartments with servants quarters with or without study.
- 4 Bedroom apartments with servants quarters, study and family room.
- 4 Bedroom sky villas with servants quarters, study, family room and entertainment/cinema room.
- Parking for over 300 vehicles.





Elegance

04.

See yourself renewed...

Inspired by the Atlantic ocean and Accra, this is a place where you can really let your life flow, stretch your legs and live life the way it was meant to be: water and land.

All units have:

- En-suite master bedrooms
- Fitted kitchens
- Air conditioners, washing machines, dryers.
- Broadband internet connectivity and cable TV.
- Access via lift and staircase
- 24hr security and concierge services
- 24hr generator and back-up water supply.
- Lounges that open out to balconies overlooking the ocean, gardens or the city.

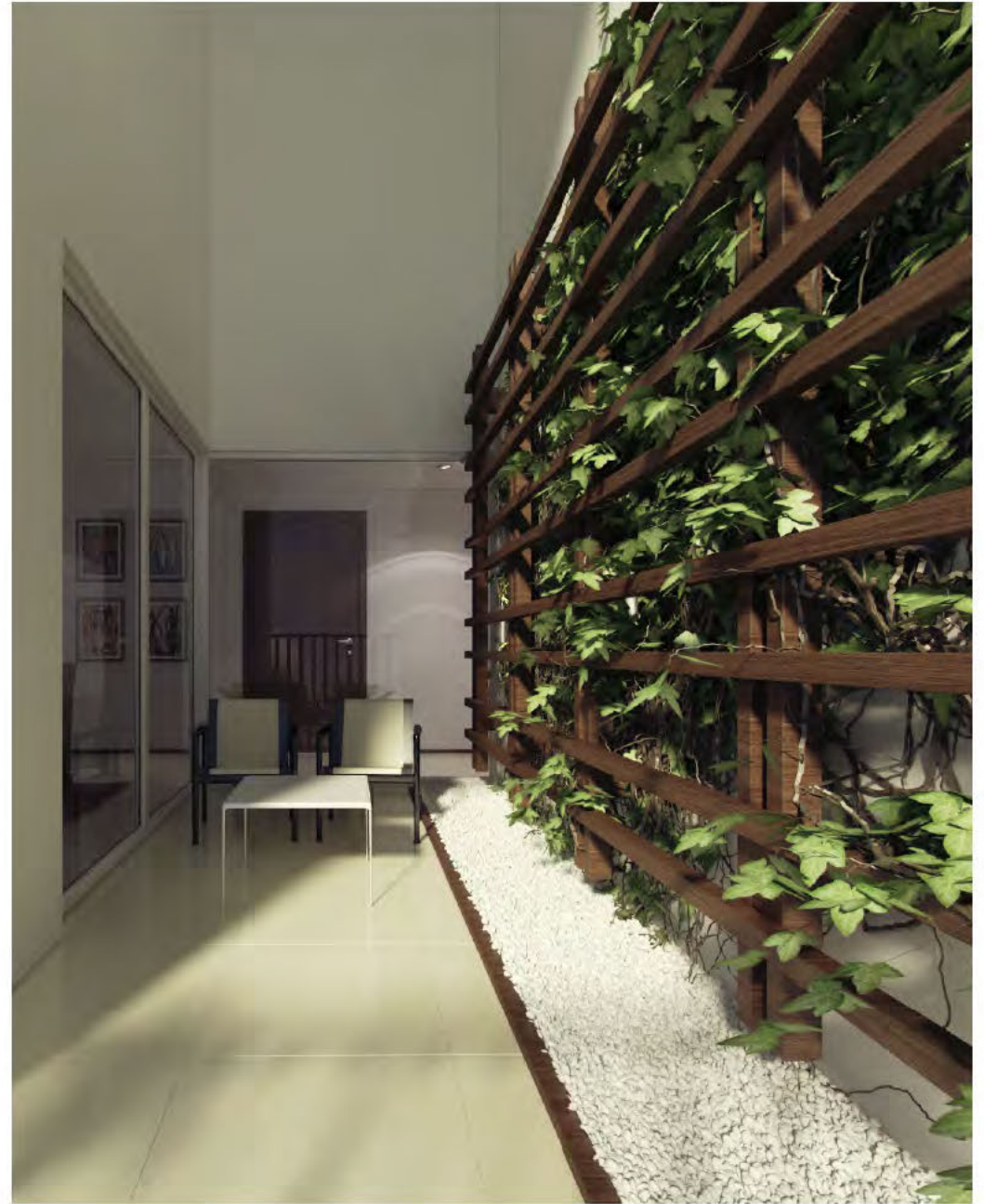




Comfort

A premium choice...

With contemporary charm and a stunning location, La Beach Towers represents a premium choice of home for the whole family.





Exquisite

Seaside family comfort ...

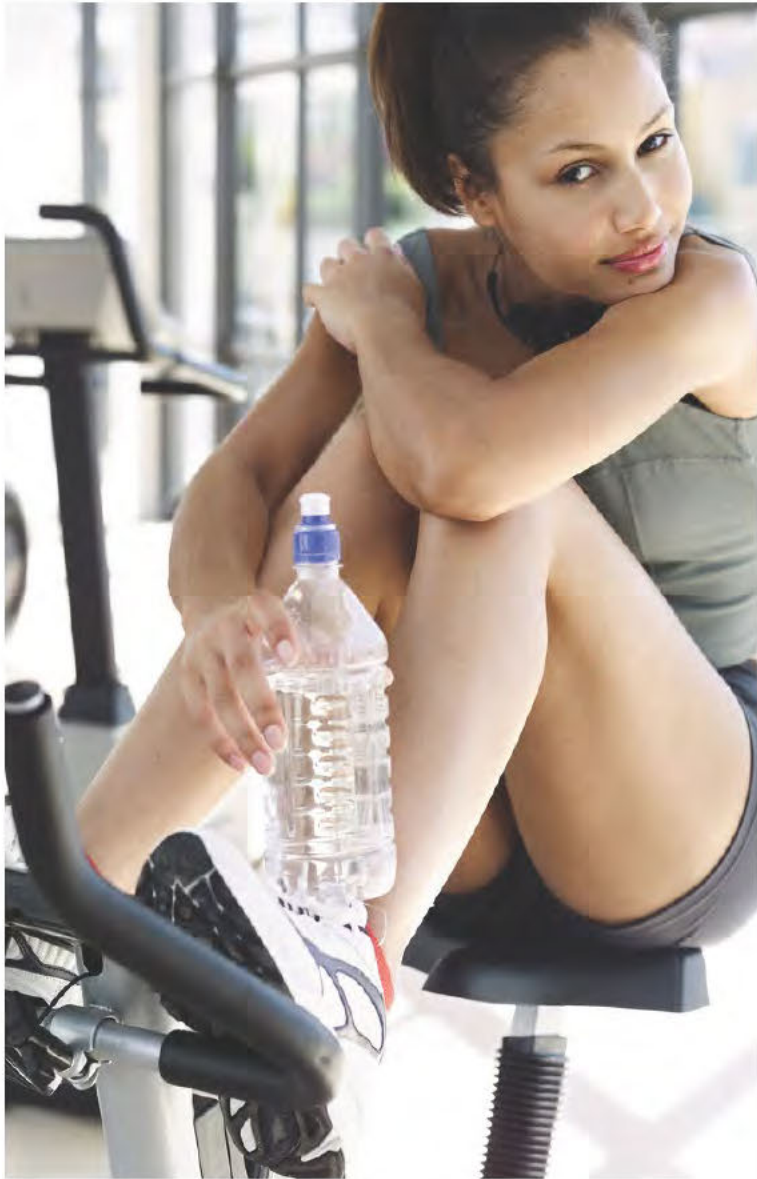
A full programme of sports, recreation and entertainment provide activities for all ages. Sandy beaches and an outdoor infinity pool offer cooling opportunities on hot sunny days.



Clubhouse amenities

- Gymnasium
- Steam room
- Café bar
- Infinity pool and toddlers pool
- Podium tennis and basketball courts
- Podium garden with dedicated walking track





Amusement

Penthouse - 16th Floor

Gross Floor Area - 414 sqm



Floor plan subject to change without notice

Penthouse - 17th Floor

Gross Floor Area - 414 sqm



Floor plan subject to change without notice

Sky Villa A - 16th Floor

Gross Floor Area - 241 sqm



Floor plan subject to change without notice

Sky Villa A - 17th Floor

Gross Floor Area - 196 sqm



Floor plan subject to change without notice

Sky Villa B - 16th Floor

Gross Floor Area - 241 sqm



Floor plan subject to change without notice

Sky Villa B - 17th Floor

Gross Floor Area - 196 sqm



Floor plan subject to change without notice

Unit Type A - Even Floor

Gross Floor Area - 209 sqm

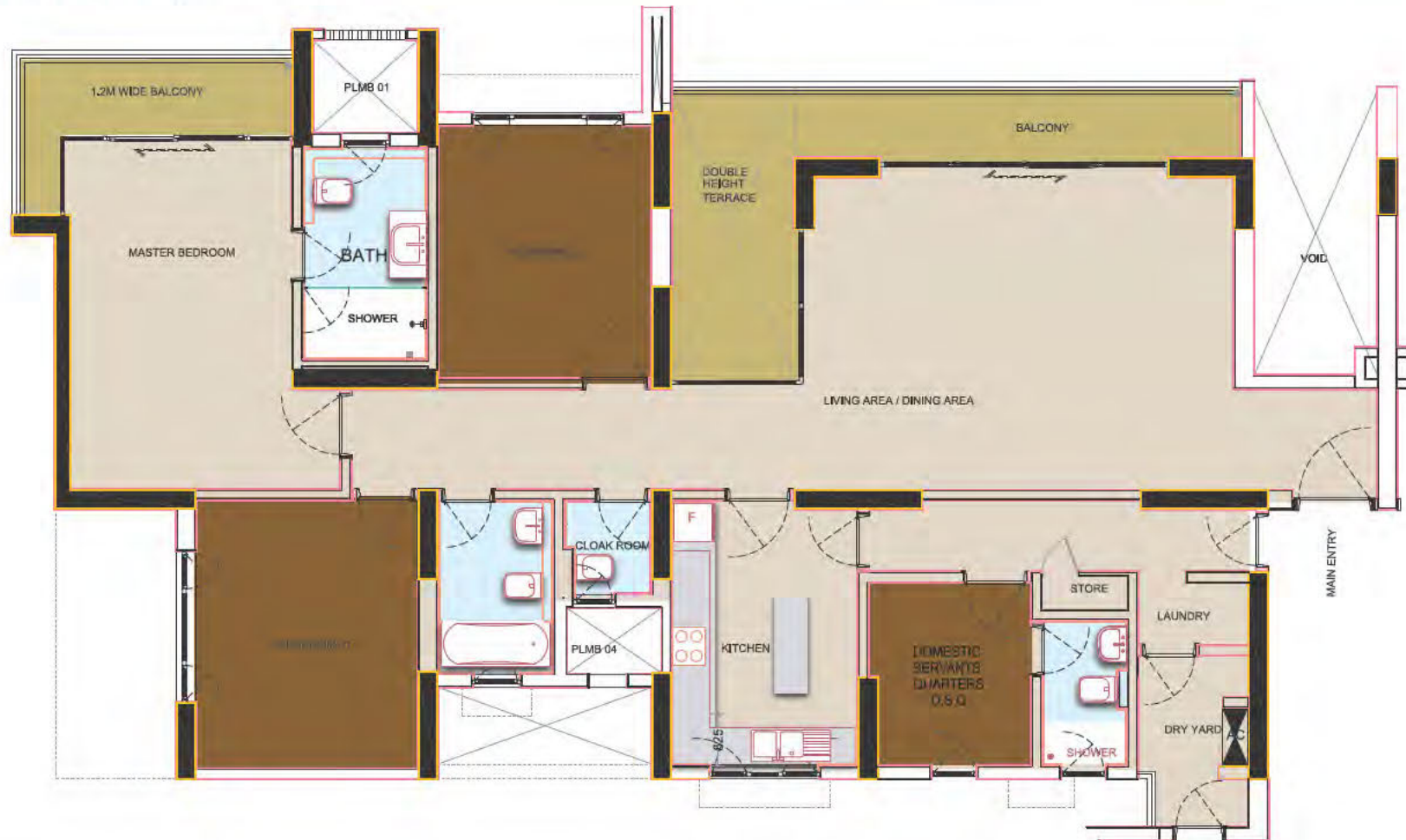


Floor plan subject to change without notice



Unit Type A - Odd Floor

Gross Floor Area - 209 sqm



Floor plan subject to change without notice

Unit Type B - Even Floor

Gross Floor Area - 232 sqm



Floor plan subject to change without notice

Unit Type B - Odd Floor

Gross Floor Area - 232 sqm



Floor plan subject to change without notice

Unit Type C - Even Floor

Gross Floor Area - 257 sqm



Floor plan subject to change without notice

Unit Type C - Odd Floor

Gross Floor Area - 257 sqm



Floor plan subject to change without notice

Unit Type D - Stilt Level

Gross Floor Area - 184 sqm



Floor plan subject to change without notice

Unit Type E - Stilt Level

Gross Floor Area - 200 sqm



Floor plan subject to change without notice





Beautiful landscaped gardens



LA BEACH TOWERS