

AFRIKATOWN GHANA

Residential & Development Brochure

OUR SERVICES

- Fully Serviced Community
- Planned Infrastructure
- Fully titled Real Estate
- Diaspora Support

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MANKESSIM, CENTRAL REGION
GHANA

AFRIKATOWN Residential Estate – Mankessim, Mfantseman Municipality, Central Region, Ghana

Project Overview

We proudly introduce a master-planned residential estate located in Mankessim, a fast-growing municipality in Ghana's Central Region and the traditional capital of the Fante Nation.

This modern development will be delivered in phases, beginning with fully serviced residential plots and expanding over time into a community-focused, sustainable estate designed for long-term living and investment.

The land is fully owned with title, and offered under a renewable lease, fully compliant with Ghanaian land and government policies.

Designed with Ghanaians, Africans across the continent, and the African diaspora worldwide in mind, this project offers an affordable, secure, and transparent pathway to land and home ownership.

Vision & Philosophy

This is more than land, this is a community-driven investment grounded in:

- Unity and Pan-Africanism
- Sustainable development
- Cultural connection
- Long-term economic empowerment
- Sustainable Construction Approach



Afrikatown development site

In response to Ghana's climate and environmental needs, the estate promotes alternative sustainable building technologies, including Interlocking Compressed Earth Blocks (ICEBs) technology.

These methods offer:

- Improved thermal performance
- Lower environmental impact
- Reduced long-term maintenance costs
- Blending modern innovation with traditional African building methods

Phase 1 – Residential Plots

- Fully serviced residential plots
- Home built on plot size: 80 ft × 100 ft
- Option to purchase adjoining plot

- Renewable lease
- Internal roads and drainage installed
- Recreational green park
- Live hedge fencing around plots for privacy and aesthetics
- Optional individual wall fencing (estate design guidelines apply)

Future Phases

- Expanded infrastructure
- Enhanced community amenities
- Long-term commercial and social facilities

Land Ownership Structure

Ownership Type

- Title deed (lease), ensuring secure transfer and buyer confidence

Lease Terms

- Renewable lease
- Fully compliant with Ghanaian land regulations
- Fast - track land documentation provided

Target Market

- African diaspora (Caribbean, USA, UK, Canada, Europe)
- Ghanaians (local and abroad)
- Africans from neighbouring countries and across the continent
- Long-term property investors
- Families seeking secure, modern living environments

Strategic Location – Why Mankessim

- Traditional capital of the Fante Nation
- Main road accessibility
- Approximately 7 minutes from District Police Headquarters
- Hospital with 24-hour Accident & Emergency
- Active participant in the Ghana Secondary Cities Support Programme (GSCSP) – World Bank funded.

Key Regional Developments:

New modern bus terminal

Mankessim Modern Market (planned 24/7 regional trade hub with up to 20,000 stores, hotels, hospital, police station, and ECOWAS trade centre)

Mfantseman Business Resource Centre (BRC) supporting SMEs & entrepreneurs

Major road upgrades:

- Winneba–Mankessim road
- Cape Coast–Takoradi coastal road
- Integration into the wider ECOWAS highway network
- Education (schools) several well-known institutions, including Mankessim Senior High School and Obama College



Community hospital

Tourism and lifestyle

- Two and a half hours from Accra, Ghana's capital city
- One hour from Cape Coast which houses Cape Coast Dungeon
- (a UNESCO-recognised site of the Transatlantic Slave Trade)
- The N1 corridor also gives quick access to other coastal towns and beaches around the Central Region.

Key Strengths of the AFRIKATOWN project

- Rooted in the spirit of Pan-Africanism (see our Project Vision & Criteria).
- Secure, titled land
- Renewable lease
- Affordable and sustainable housing
- Strong engagement with indigenous Ghanaian community
- Long-term commercial and economic growth potential
- Indigenous Ghanaian and Diaspora collaboration

FREQUENTLY ASKED QUESTIONS (FAQs)

1. Where exactly is the project located?

The project is located in Mankessim, Mfantseman Municipality, Central Region, Ghana, with direct access to the Accra–Cape Coast highway. It is 2 hours from Accra and one hour from Cape Coast.

2. Is the land litigation-free?

Yes. The seller has a registered title which is searchable at the Lands Commission. Documentation is available for inspection.

3. Who owns the land?

The land is own by Nana Kojo Ampah who is a chief and a director at Target Precision Africa Investments Limited a company registered in Ghana under number CS134800625 held for development.

Documentation is available for inspection.

4. What type of houses are being built?

The development focuses on modern, sustainable homes which are energy efficient.

The development will encourage sustainable construction using Interlocking Stabilised Soil Blocks (ISSB) and other eco-friendly materials.

However, it will also allow for conventional building methods of the purchaser's choice.

5. Can I use my own builders?

Yes, you can.

6. What makes the project “sustainable”?

- Low Carbon Footprint
- Climate-friendly construction
- Provision for solar and wind energy
- Focus on affordable housing

7. When will the project start?

The project is already underway and plots have already been allocated.

8. How much does this cost?

There is a reservation fee of USD \$5000 or Ghana cedi equivalent.

Payment plan option: First payment of USD \$1700 followed by \$3300 over 6 months for:

- A graded 80 x100 foot plot transferred into your name
- Properly planned access road
- Electricity access
- Mainline water supply
- Drainage systems
- Site waste management
- Internet access
- On-site warden & security
- Fast-tracked land documentation
- Access to bespoke architectural design options, allowing you to plan a home that suits your needs and budget in harmony with the overall estate vision.

FAQ

9. How much will it cost to build my home?

We are working with a very experienced Ghanaian building company. Estimated building costs are:

- One bed single storey – from USD \$30,000
- Two bed single storey – USD \$45,000
- Three bed single storey – USD \$60,000

Final house construction costs will depend on:

- House size and internal layout
- Architectural design and finishing selections

10. Is the reservation fee refundable?

You will have 14 days to change your mind for any reason after payment of the reservation fee. We will return your full reservation fee.

Thereafter the reservation fee is not refundable but your entitlements under it are transferable.

11. How do I make payment?

Payments can be made via:

- Bank transfer into the company's bank account which is in Ghana. Full bank account details will be provided including SWIFT/BIC code for international transfers.

12. How do I know my money is safe?

Your payments are handled through a structured and transparent process designed to promote accountability. All reservation and purchase payments are made directly into the company account, not to individuals. Transactions are properly receipted, recorded, and maintained.

In addition, buyers are provided with clear documentation, defined payment stages, and regular project updates. While all property developments carry some level of risk, this project is structured to ensure funds are traceable, processes are open to review, and buyers are kept informed at every stage.

Buyers are also encouraged to seek independent legal advice before committing.

13. What happens if construction is delayed?

Construction timelines are phased. In the event of delays, buyers are kept informed with regular updates.

14. Can I stop paying if my circumstances change?

Yes. Buyers may pause their building project for up to 12 months for any reason. During this time work will not continue, no monies already paid will be refundable.

15. Can I resell my house or plot for a profit?

Yes. Buyers may resell. However, this project is designed to be a residential development. Therefore, to uphold the integrity of the project no reselling can occur in the first 12 months of acquiring your plot.

16. What proof of ownership will I be given?

You will be given a Deed of Ownership which operates like a lease. This can be registered at the Lands Commission. See our helpful guide below on buying land in Ghana.

We recommend you get your own independent legal advice to satisfy yourself with the terms of ownership.

17. Are utilities included?

The development makes provision for:

- Electricity connection
- Water supply
- Internet access
- Internal access roads

18. Can I customise my house?

Yes. You can design your house as you wish.

19. Who manages the development on the ground?

The project is managed by a Target Precision Africa Investments Limited a company registered in Ghana under number CS134800625 in collaboration with Rachel Okello a UK based solicitor.

20. Can I visit the site before deciding?

Yes absolutely. While many buyers choose to secure land or homes without visiting in person, we strongly encourage prospective buyers to visit the site before making a final commitment wherever possible. Visiting allows you to see the location, surrounding area, and development firsthand, ask questions on the ground, and make a more informed decision. Site visits can be arranged in advance, and we are happy to support buyers who wish to plan a visit before proceeding. You can call us to arrange this on Ghana +233242181064 or UK +447851834779 or send us an email at info@africahomeland.com

21. Why should I trust this project?

- a. The project is delivered through a properly registered Ghanaian company operating under Ghanaian law, with clearly identified directors and formal corporate governance.
- b. Independent professional oversight bridges Ghana and the diaspora. The project benefits from professional oversight across jurisdictions, including a UK-based solicitor involved in project facilitation and diaspora engagement. While not acting in a legal advisory capacity, the involvement of a regulated professional reinforces standards of transparency, ethics, and accountability expected by international buyers.
- c. Clear documentation and open, reviewable processes
Buyers are supported with clear documentation and transparent, reviewable processes rather than informal assurances. This includes access to land documentation, approved site planning information, and properly recorded reservation and sales processes that can be independently confirmed, helping to reduce the risks often associated with cross-border property purchases.

22. What is the next step if I wish to move forward to secure my space?

- Email or visit our office by appointment for a reservation form
- You will also receive a request to make payment of the reservation fee
- We will then arrange allocation of your plot.

AFRIKATOWN PROJECT

A Homeland for the Global African Diaspora

Location: Mankessim, Mfantseman Municipality, Central Region, Ghana

Developer: Precision Africa Investments Ltd

Mandate: Coalition of Chiefs and People of the Central Region

Inspiration: Africatown, Mobile, Alabama, USA

Project Vision

AFRIKATOWN is a 1,000-acre, master-planned historic and cultural community in Mankessim, Ghana. Inspired by the original Africatown in Mobile, Alabama—established by Cudjoe Kazoola Lewis and fellow Clotilda survivors—

AFRIKATOWN

serves as a vibrant homeland for the global African Diaspora. It is a sacred space for return, healing, investment, and the co-creation of a renewed Africa.

Every 40 days, a Libation Ceremony will honour:

- Ancestors of the Middle Passage,
- Those who resisted enslavement,
- Pan-African leaders who have transitioned to the Ancestors,
- African descendants lost to racism, systemic oppression, and discrimination—

all in alignment with the sacred Akan calendar cycle.

Guiding Quotes:

- “Africa for Africans—both home and abroad.” — Marcus Garvey
- “May those who seek light find here.” — Nana Obokese Ampah I

Mission Statement

To establish a self-sustaining historic community that welcomes Diaspora Africans back home, honours their legacy, and fosters unity, investment, and visionary development.

Key Components

1. The Return Gateway

A monumental heritage center named for Cudjoe Kazoola Lewis, chronicling the African Diaspora's journey.

2. Diaspora Residential Enclaves

Eco-villas and culturally inspired homes designed for families of African descent worldwide.

3. Cultural & Healing Sanctuaries

Wellness centers, traditional medicine gardens, and sacred spaces for cultural expression and spiritual renewal.

4. Innovation & Enterprise Zone

A business and tech hub empowering Diaspora entrepreneurship and Pan-African economic development.

5. Sankofa Education Complex

A Pan-African learning institution focused on history, leadership, and sustainability.

6. Green Infrastructure & Agro-Culture Belt

Community farms, food cooperatives, and renewable energy systems rooted in regenerative land practices.

Land Acquisition Criteria

To ensure alignment with AFRIKATOWN's core values, all land acquisition will follow these guiding principles:

1. Diaspora Eligibility

Priority given to individuals and families of African descent living outside the continent seeking reconnection and return.

2. Purpose-Driven Use

Land must be used in ways that align with the project's mission—residential, cultural, educational, agricultural, or enterprise development that benefits the community.

3. Community Integration

Landholders must participate in orientation programs on Ghanaian customs, local governance, and AFRIKATOWN's cultural values.

4. Shared Stewardship Model

All land is acquired through a co-stewardship framework that respects traditional ownership, with long-term leaseholds managed by the AFRIKATOWN Council.

5. Development Commitments

Buyers must submit a development plan in alignment with the community's sustainability and design standards.

6. Contribution to the Vision

Landholders are encouraged to contribute to community initiatives— education, agriculture, cultural preservation—through volunteerism, financial support, or mentorship.

Cultural & Historic Anchors

- Monument Park honouring the 32 founders of Africatown
- Annual AFRIKATOWN Homecoming Festival
- Ancestral Tree Grove symbolizing reconnection with the land
- 40-Day Libation Ceremony aligned with Akan traditions

Governance & Community Engagement

- AFRIKATOWN Council: A body blending traditional authority, Diaspora representation, and local participation
- Emphasis on shared ownership, participatory development, and local skills training

Impact Goals

- Reconnect 10,000 Diaspora families with ancestral land within 10 years
- Create over 5,000 sustainable jobs
- Establish a replicable model for heritage-led development and Diaspora reintegration

AfCFTA & AFRIKATOWN: Africa Without Borders

AFRIKATOWN supports the African Continental Free Trade Area (AfCFTA) by removing spiritual and economic barriers to return. Its business and

education zones align with AfCFTA protocols, enabling Diaspora-led enterprises and fostering a Pan-African identity.

- AFRIKATOWN is the soul
- AfCFTA is the system

Together, they enable a borderless, united Africa.

Alignment with AU Agenda 2063

AFRIKATOWN fulfils several aspirations of the African Union's Agenda 2063:

- Aspiration 2: Pan-Africanism & Political Unity
- Aspiration 5: Strong Cultural Identity & Shared Heritage
- Aspiration 6: People-driven Development
- Aspiration 7: Integration of the African Diaspora & Global Influence.

National Vision & The Black Star Experience

AFRIKATOWN embodies Ghana's role as the Black Star of Africa—a global beacon of heritage, hospitality, and homecoming. It reflects the Pan-African legacy of President John Dramani Mahama and Ghana's continued commitment to Diaspora engagement.

Leadership & Governance

1. Nana Obokese Ampah I

Apagyahen of the Asebu Traditional Area

Founder / Board Chairman of the Afrikatown Project

- Cultural and spiritual guide, ensuring historical authenticity and Afrocentric values.

2. Hon. Obed A. Quansah

CEO, Target Precision Africa Investments Ltd

- Oversees project execution, financing, and international outreach.

3. Rachel Okello

A UK Solicitor & AFRIKATOWN Project Partner

□ Represents the interests of landholders, promoting transparent communication and accountability. Oversees Diaspora engagement initiatives.

Together, they form a leadership triad rooted in traditional wisdom, cultural integrity, and strategic development.

Conclusion

AFRIKATOWN is more than a real estate development—it is a sacred return, a healing initiative, and a renaissance of Pan-African unity. It is a living village for the global African Diaspora—rooted in ancestral memory, growing through collective vision, and flourishing with purpose.

“The child who is not embraced by the village will burn it down to feel its warmth.”

AFRIKATOWN is that village—rebuilt, with open arms.

Buying Land in Ghana: A Practical Guide

For many people —whether living in the diaspora, on the continent, or in Ghana itself—owning land in Ghana represents more than an investment. It is about security, legacy, and connection.

At the same time, land acquisition in Ghana requires care. Multiple ownership claims, informal sales, and incomplete documentation have led to disputes that can be avoided with the right approach.

This guide sets out a clear, practical pathway to buying land in Ghana responsibly, whether you are purchasing from abroad or locally.

1. Know the Different Types of Land in Ghana

Before buying land, it is essential to understand how land ownership works in Ghana. The process you follow depends largely on the type of land involved.

a. Stool or Traditional Land

This land is held by chiefs and traditional authorities on behalf of the community. Buyers do not purchase the land outright; instead, they acquire a leasehold interest, usually for a defined number of years. Proper customary consent is essential. This means that all recognised traditional authorities or family heads with lawful customary rights over the land have been informed and agreed to the transaction.

b. Government or State Land

State land is managed by the government through the Lands Commission. Acquiring such land requires compliance with statutory procedures and official approval from the relevant authorities.

c. Family Land

Family land belongs collectively to a recognised family. Any sale or lease requires the knowledge and consent of all the family members.

d. Private Land

Private land, such as the land for our project, is owned by an individual or corporate entity with the legal authority to sell or lease it. Even so, documentation must be carefully verified before any transaction is completed.

Understanding which category the land falls under helps determine the correct legal steps you must follow to secure your ownership rights.

2. Carry Out a Search at the Lands Commission

A land search is crucial. Conducting a search at the Lands Commission helps to confirm:

- Who the recognised owner is
- Whether the land has been registered
- Whether there are existing claims, disputes, or restrictions

For customary or family land, additional checks may be carried out at the Customary Land Secretariat, and where necessary, at the Court Registry to confirm there are no ongoing legal cases affecting the land.

3. Confirm Ownership and the Seller's Authority

One of the most common mistakes buyers make is assuming that the person offering land for sale has the authority to do so.

To protect yourself:

- Ask to see original land documents
- Verify the identity of the seller
- Confirm that the seller has legal authority to transact
- Where applicable, meet all relevant family members or traditional representatives

Engaging an independent professional to review documents before payment is strongly recommended.

4. Ensure Proper Documentation: Indenture and Site Plan

Once ownership is confirmed, the transaction should be supported by proper documentation.

Key documents include:

- An Indenture (Deed of Assignment) setting out the terms of the transaction
- A Site Plan showing the exact boundaries and size of the land

The site plan should be prepared by a licensed surveyor and authenticated to ensure the land corresponds with recognised boundaries.

5. Register the Land to Secure Your Interest

Registration is what gives legal weight to your acquisition. Without registration, ownership can be challenged.

The registration process typically involves:

1. Submitting the indenture and site plan
2. Paying statutory processing fees
3. Boundary verification by the Lands Commission
4. Grant of a Land Title Certificate or registered interest

Registration is a core part of protecting your investment.

6. Pay Statutory Fees and Charges

Land transactions in Ghana attract statutory payments, which may include:

- Stamp Duty payable to the Ghana Revenue Authority
- Ground Rent, particularly for leasehold interests
- Registration fees charged by the Lands Commission

7. Obtain the Necessary Approvals

In order to build, you must obtain a building permit from the relevant municipal or district assembly. This is your permission to build and ensures that the development complies with all statutory regulations.

Building without approval can result in enforcement action or demolition. We have seen properties being demolished by authorities for failure to comply with building regulations years after the property has been built.

By following due process and seeking appropriate professional support, buyers can obtain land with confidence and secure a lasting asset for themselves and future generations.

This article is provided for general information purposes only and does not constitute legal advice.

Land law and property transactions in Ghana can be complex and fact-specific. Buyers are encouraged to seek independent legal advice from a qualified professional who practises law in Ghana before entering into any land or property transaction. Nothing in this article should be relied upon as a substitute for such advice.