

EXPOSÉ: AKWAABA-BEACH GUEST-HOUSE AND BEACH RESORT

A beautiful Guesthouse and Beach-Resort by the sea

Up for sale is a very beautiful Guesthouse with Mediterranean flair and a wonderful view of the sea, set in a quiet, idyllic location.

The Guesthouse was built taking into account traditional Ghanaian building architecture. This oasis of relaxation, peace and quiet harmony is situated directly on the Atlantic Ocean and is surrounded by a well tended garden resplendent with coconut palms and other tropical plants. The hotel complex consists of three main buildings. Regular maintenance and renovation work have ensured that the hotel is fully functional and in an excellent condition.

Hotel description

The main house has five guestrooms on the ground floor; the second building has one guestroom and a penthouse. Further, there is an apartment with two rooms and a small kitchen. The guestrooms have been divided into the following categories: 3 Standard-Rooms without air-conditioning, 2 Executive-Rooms and 1 De-Lux-Room with air-conditioning, one Penthouse-Studio with air-conditioning. An extra 2-roomed apartment with kitchen and bathroom is also available. Guests have the use of a restaurant and a large roof-terrace with a splendid view of the sea. A roofed veranda and seven sun-screened seating areas in the garden as well as shady umbrellas on the private beach invite the visitor to relax and take time out in a beautiful environment.

Telephone and Broadband Wireless Internet Access is available. The hotel is connected to the public electricity and water system; a modern water-well, solar energy and a diesel electricity generator guarantee supplies in time of shortages.

Akwaaba-Beach Resort is only 30 minutes from Accra's city-centre where you will find shopping-centers, traditional markets, banks, clinics, restaurants, night-clubs and cafés. It is only a 30 minute drive from Ghana's International Airport. The location offers visitors an ideal starting point for sight-seeing trips all over the country.

The chance to acquire a well cared-for, well run hotel

The premises for sale and includes all buildings, equipment and furnishings (with the exception of furniture and paintings privately owned by the management).

It is **THE** chance to acquire a well-known and successfully managed guest-house and beach-resort along with all fixtures as well as the guest pool of regular guests who have stayed faithful to the establishment over the years.

Akwaaba-Beach Guesthouse and Beach-Resort is listed in all renowned Travel-Guides and has its own Website in English and German (www.akwaaba-beach.de) over which reservations can be made. It enjoys a very good reputation and has been cited as one of the most popular hotels in Accra (see www.tripadvisor.com).

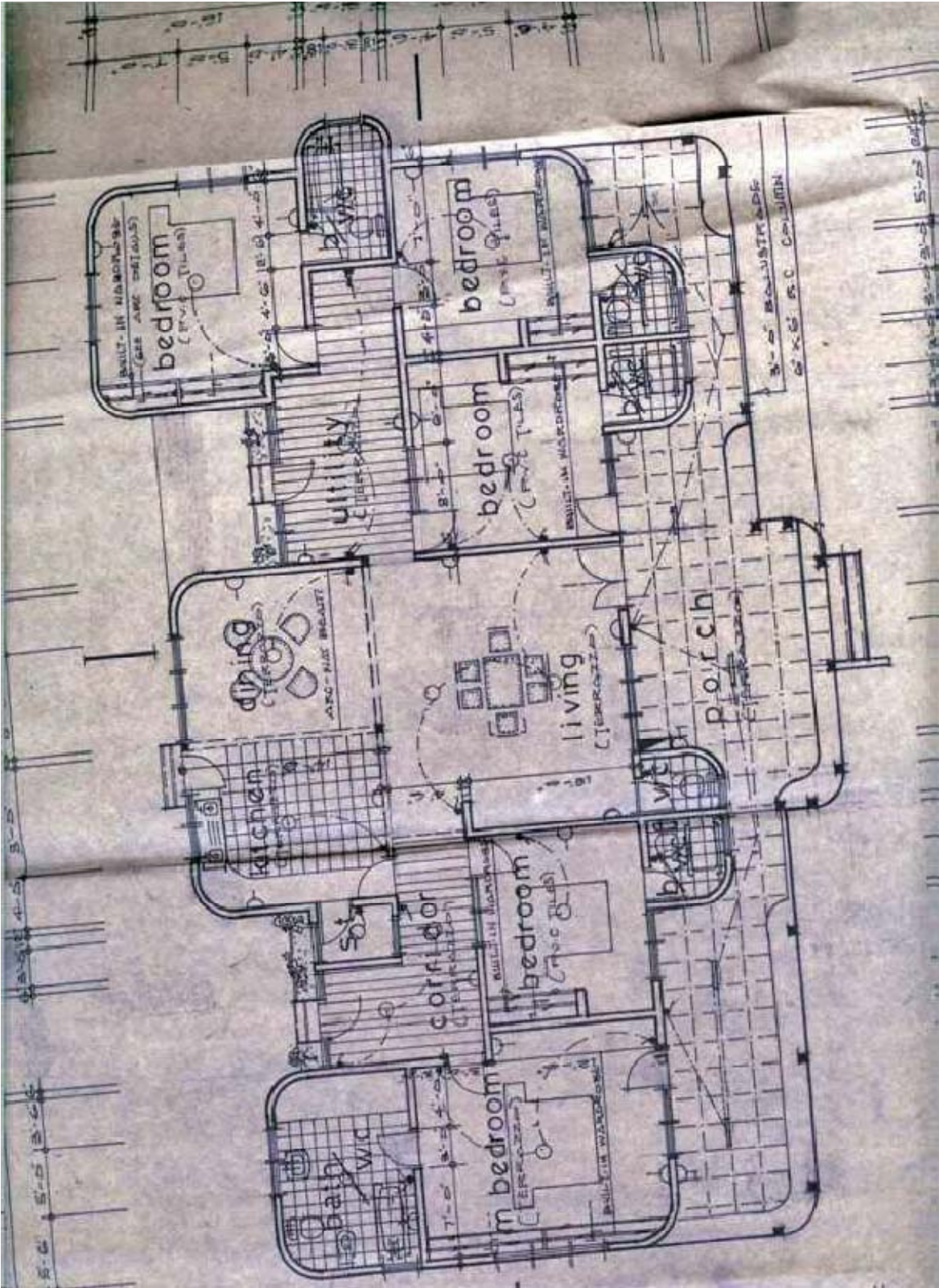
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Price	: € 690.000,-
Floor space (living-area)	: Total ca. 440 m ²
Plot size (land area)	: ca. 3.460 m ²
Beach	: ca. 650 m ²
Condition	: The hotel is in excellent condition
Equipment	: Kitchen, 5 airconditioners
Description	: 3 main buildings, garage, parking-lot, shop, garten, beach- front, roof-terrace, veranda, sea-view, 30 min drive from capital Accra
Technical	: Broad-Band Internet-Access, telephone, solar energy, generator, 5 airconditioners, 4 waterpumps, all in excellent condition. Web-Site in English and German
No. of rooms	: 11
Bathrooms	: 8 plus 1 guest WC
Bedrooms	: 9
Availability	Immediately or as buyer requires.

See next pages for architectural plan of buildings and location of Teshie-Nungua on map of Ghana.

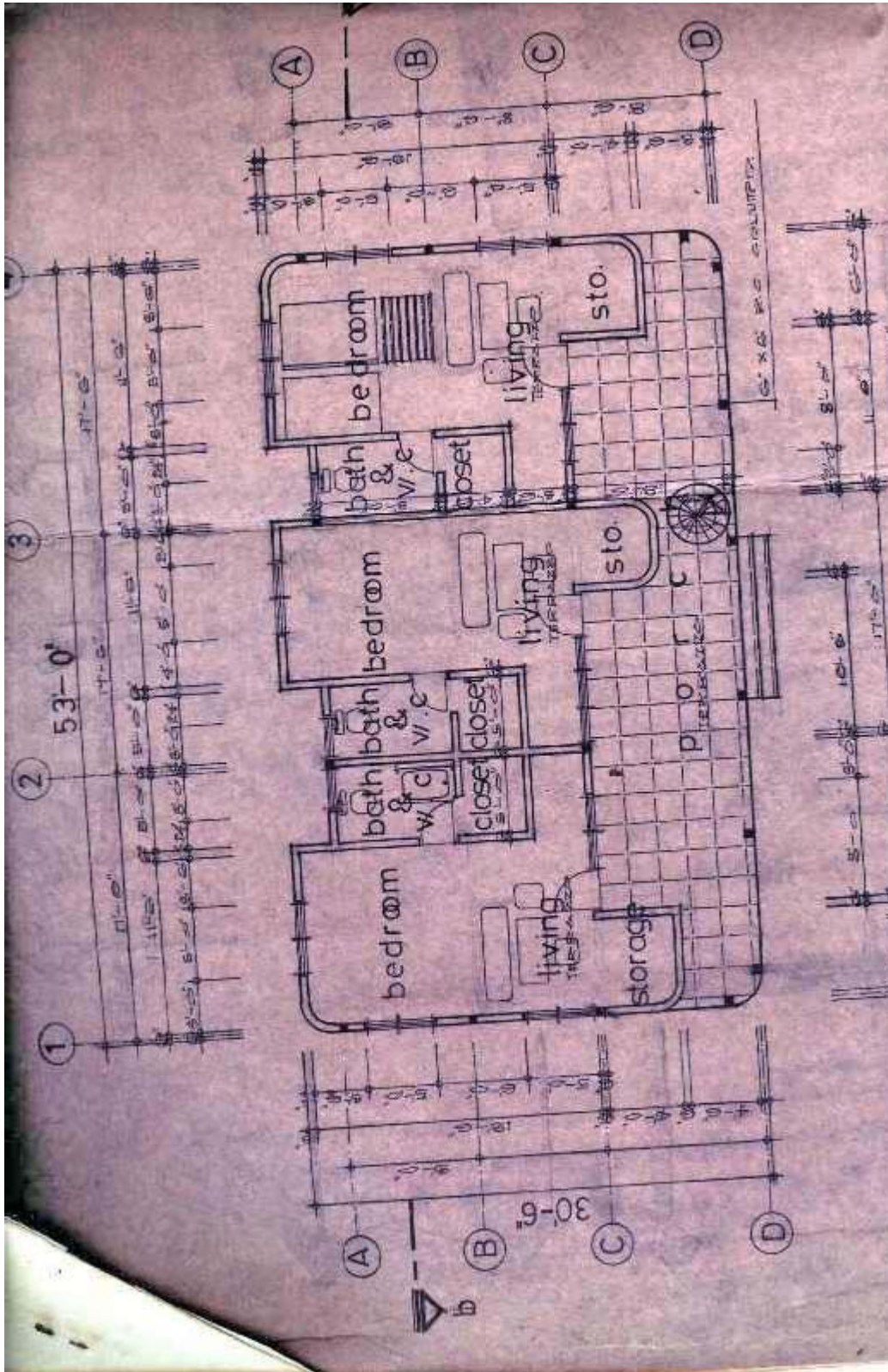
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Building-Plan (Ground floor, main house)



EXPOSÉ: AKWAABA-BEACH GUEST-HOUSE AND BEACH RESORT

Building Plan (Side-house)



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Location: Teshie-Nungua, Accra, Ghana



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