



| INVESTMENT

PRIVATE PROSPECTUS

Volta Vista

Eight A-frame residences behind two gates on the Akatsi corridor — Volta Region, Ghana.

OPEN INVESTMENT · WEEKLY BUILD PHOTOGRAPHY

PRICING ON APPLICATION

A NOTE FROM THE DEVELOPER

We build for buyers who are far away — and rightly careful.

Volta Vista began with a simple observation: the homes we admired along this stretch of the Volta Region were never built quite the way we would build for ourselves. So we set out to develop our own — designed by us, financed under our name, built under our supervision, and sold by us directly. **Toivo Investment is a principal developer.**

Nothing here is intermediated.

The estate is deliberately small: eight residences, two gates, a shared court, and the kind of decisions — marble underfoot, a roofline you can read from the road — that only make sense when your own name stands behind every unit.

Because most of our buyers live abroad, everything in this document is arranged around distance and diligence: independent counsel before you sign, deposits held in escrow, photographs from site every week, and a build calendar that respects the region's rains rather than pretending they do not exist.

If Volta Vista is for you, we would rather you reach that conclusion slowly, with good advice, and in writing.

Toivo Investment

ACCRA · SAN DIEGO · EST. 2019

CONTENTS

01	The estate	03
02	The residence	05
03	Choose your outdoor	07
04	The grounds	09
05	Interiors	10
06	How the investment works	12
07	The developer	13

AT A GLANCE

- Eight gated A-frame residences
- Three bedrooms · three bathrooms
- Ground-floor living, mezzanine above
- Private pool or courtyard garden — your choice
- 50-year renewable leasehold, Lands Commission registered
- Weekly build photography for reserved buyers

01 THE ESTATE

Two quiet rows, one shared street.

Eight A-frame residences face each other across a single planted avenue — a compound scaled like a private village, walled, gated at both ends, and unmistakable from the road.

The A-frame is an honest shape for this climate: a steep terracotta roof that sheds the rains, deep glazing under the gable for light, and a white masonry base that stays cool through the afternoon. Repeated eight times along the avenue, it gives the estate a rhythm you notice before you can say why.

Each residence stands inside its own walled forecourt, so the estate reads as a collection of private houses rather than a row of plots. Between them: the shared court, the gatehouses, and planting chosen to flower most of the year — flamboyant, bougainvillea, palms.

THE AVENUE Looking down the shared street between the two rows.

Development render



WHERE IT SITS

The Akatsi corridor, between the river and the coast.

~18 MIN

Sogakofe Beach Resort

Riverside resort on the lower Volta.

~18 MIN

Holy Trinity Spa & Health Farm

Wellness retreat, moments from the resort.

~35 MIN

Ada

Estuary town and beaches, down the coast.

Sogakofe Beach Resort and the Holy Trinity Spa sit near one another on the river — one unhurried drive reaches both.

Volta Vista sits on the Akatsi corridor in Ghana's Volta Region — far enough from Accra's density to feel like a retreat, close enough to the river towns for an easy weekend rhythm of resort, spa, and estuary coast.

It is a corridor the diaspora already knows: the drive out is familiar, the towns are established, and the pleasures nearby are the settled kind rather than the speculative kind.



ARRIVAL The entrance gatehouse, signed Volta Vista Estate.

SETTING

Walled estate on a planted corridor plot

ACCESS

Two gatehouses — entrance and exit

REGION

Volta Region, Ghana

TENURE

50-year renewable leasehold

02 THE RESIDENCE

One volume, lived on two levels.

A single-volume A-frame: ground-floor living with a mezzanine tucked under the roof, three bedrooms and three bathrooms on a footprint of roughly forty-five feet square.

The section is the whole idea. Instead of stacking a second storey, the steep roof itself becomes the upper room — a mezzanine loft open to the living space below, reached by an open stair, lit by a raked skylight cut into the pitch.

Below, the main volume holds the living and dining rooms, the kitchen, and the bedroom suites. Ceilings run high where the gable allows; glazing fills the triangular ends so the house is bright without a single overhead fight against the sun.

THE GABLE END Full-height glazing under the terracotta pitch.

Development render



INSIDE THE A-FRAME

i. The ground floor

Living, dining, and kitchen run together as one generous social floor, with the bedroom suites arranged off it. Marble finishes carry through the wet areas and principal surfaces, and a smart-home system — lighting, climate, and locks — is fitted as standard, controllable from anywhere. Useful, when your house is seven time zones from your week.

ii. The mezzanine

Above, a mezzanine loft sits tucked under the A-frame roof — open to the volume below, behind a glass balustrade. Owners treat it as the house's second sitting room: a study, a library, a place to put the view to work. A raked skylight follows the pitch, so the top of the house is also its brightest room.

3 BEDROOMS	3 BATHROOMS	~45 × 45 ft FOOTPRINT
Marble FINISHES THROUGHOUT	Smart home LIGHTING · CLIMATE · LOCKS	G + M GROUND FLOOR & MEZZANINE

THE MEZZANINE Looking across the loft level, under the pitch.

Development render



03 CHOOSE YOUR OUTDOOR

No two owners want the same afternoon. Each residence is completed to its buyer's preference — a private pool, or a landscaped courtyard garden — declared at reservation, built by us.



Water

OPTION ONE · THE POOL

A private pool set into the walled forecourt, stepped and lit for evening swims, with the gable glowing behind it at dusk. The forecourt wall keeps it entirely yours — no shared deck, no schedule, no neighbours doing lengths at seven.

OPTION TWO The same walled forecourt, planted instead of tiled.

Development render



Garden

OPTION TWO · THE COURTYARD

A lawned courtyard garden in place of the pool: loungers on timber decking, flowering trees against the boundary wall, stepping stones to the side entrance. Lower upkeep, softer mornings — the choice of owners who would rather hear birds than filtration.

Neither is the deluxe version of the other — they are two temperaments for the same house. Only the forecourt changes.

04 THE GROUNDS

Kept, walled, and easy to leave.

The estate runs on a few deliberate luxuries. A full tennis court shared by eight households, which is to say: almost always free. A perimeter wall around the whole compound and a second wall around each forecourt. Planting chosen for this climate — flamboyant, bougainvillea, palms — that flowers most of the year.

And two gates — you arrive through one and leave by the other, so the avenue never doubles as a turning yard. It is a small piece of planning you feel every single day you are here.



THE FORECOURTS Walled outdoor rooms, seen from above the second row.

Development render

SHARED COURT

Full tennis court within the walls

SECURITY

Gated at both ends · walled perimeter

LANDSCAPING

Flowering planting along the avenue and walls

THE AVENUE

One planted street, no through traffic

05 INTERIORS

The social floor.



LIVING Double-height sitting room under the mezzanine rail.

Development render



DINING Marble-topped table for eight, timber-panelled wall.



KITCHEN Stone worktops and splashback, dark joinery.

The private rooms.



PRINCIPAL SUITE Slatted timber wall, full-height glazing to the garden.

Development render



FOYER The open stair to the mezzanine, behind smoked glass.



BATHROOM Marble on every surface; backlit mirror, walk-in shower.

06

HOW THE INVESTMENT WORKS

Slow paperwork, fast photographs.

01

The introduction

Every purchase starts with a conversation — in Accra, in San Diego, or on a call. Pricing is shared then, as part of the introduction; it is not published, here or anywhere.

02

Independent review

Before anything is signed, your own counsel reviews the documentation. The tenure is a 50-year renewable leasehold, registered with the Lands Commission of Ghana.

03

Reservation & structured payments

Payments are staged across the build rather than taken up front. Deposits are held in escrow with Access Bank and Stanbic Bank — not in the developer's operating account.

04

The build, in your inbox

Reserved buyers receive weekly construction photography from site — the same record we use ourselves, unedited, including the slow weeks.

05

Handover — and after

On handover, owners may place the residence in the estate's managed short-let pool, or simply keep the keys.

SITE STATUS

Past two-thirds built

STRUCTURE AND ROOFLINE UP
ACROSS THE ESTATE

The build calendar respects the Volta Region's rains: when the season interrupts safe building, we hold the programme rather than pour and finish through weather that compromises the work.

Progress is shown, not promised. Reserved buyers receive the weekly photographic record throughout — the same record we use ourselves, including the slow weeks.

Pricing on application

Unit pricing and payment schedules are shared as part of the introduction, not published. Ask us directly — you will be speaking with the developer, because there is no one else to speak to.

07 THE DEVELOPER

*“We build and sell our own projects. **Nothing is intermediated** — when you buy at Volta Vista, you transact directly with the people who chose the roof tiles.”*

Toivo Investment is a **principal developer**, registered with the Ghana Investment Promotion Centre since 2019 and working between Accra and San Diego. We are not an agency and we do not sell anyone else's buildings: every project we offer is one we conceived, financed, and built ourselves.

That structure is not a slogan; it is the buyer's protection. There is no intermediary's margin in the price, no third party's promises to reconcile, and no one between your questions and the people responsible for the answers.

We stay deliberately small — a compact team led by its principals, doing one estate properly at a time. Volta Vista is our current build; you will find its weekly photographic record, and everything else we are prepared to say in public, at **toivoo.com**.

What we are not prepared to do is publish prices, inflate timelines, or promise returns. Those conversations happen directly, in writing, with independent advice on your side of the table.

REGISTERED

GIPC-registered developer since 2019

ESCROW

Deposits held at Access Bank & Stanbic Bank

TENURE

50-year renewable leasehold, Lands Commission

COUNSEL

Independent legal review before signing

OFFICES

Accra, Ghana · San Diego, USA





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toivoo.com/properties/volta-vista-akatsi

This document is marketing material and does not constitute an offer. Residences at Volta Vista are sold on a 50-year renewable leasehold registered with the Lands Commission of Ghana, subject to contract and independent legal review. Toivo Investment is the principal developer and seller of Volta Vista; no broker or agent is involved in the sale. Imagery shows development renders of the completed estate. Pricing on application — shared as part of the introduction, not published. © 2026 Toivo Investment.