

A photograph of a beach scene. The left side of the image shows turquoise blue water with small white waves. The right side shows a light-colored sandy beach. The two images are joined at a vertical seam in the center, with a visible white line where they meet.

Life slows down at  
The Paralia, and it's  
a beautiful thing.

[www.theparalia.com](http://www.theparalia.com)

.....”**Everyone** dreams of owning or renting a private beach house — until reality hands them a 20-square-meter ‘sea-view’ hotel room with tight neighbors, crowded hallways & shared areas and dormitory-like partitions.

That’s where **TheParalia** flips the script: Your own exclusive all round glass beachfront villas with private pools, lush gardens, personal chef service, Private beach, Unimpeded sea views from all areas in Villa, Private front & back yard gardens, Private cleaner/butler, Private chef, Private kitchen, 24hr security, Private Saxophonist, Private Spa, Private horse riding, etc.

Just you, no nosy neighbors. Spoiling you with the comfort of private home infused with the elegance of resort living — A luxury that feels like home, not a **hotel brochure**”.....

The logo for TheParalia features the word "the" in a smaller, italicized blue font above the word "Paralia" in a large, bold, blue, cursive script. A thick, diagonal teal line starts from the bottom left and sweeps upwards to the right, crossing under the "P" and "a" of "Paralia".

*the*  
**Paralia**

# OVERVIEW

- Business Name:
  - Property: theParalia (Greek word for beach)
  - A project under: SamBogenfels Company Limited
- Concept:
  - 360 all glass private villas at the beach/river fronts
  - Each Villa - Private amenities (pool, kitchen, front/back gardens, chef)
- Locations (Ghana):
  - Beach Front – Ampeni, Elmina (location for this project)
  - River Front - Ada Island (location for future expansion)
- Planned:
  - Start with Ampeni – Elmina location
  - 15 Villas planned (3, 2 & 1 bedrooms)
  - 1st x 3 bed Villa operating since June'24 (14 Villas more pending))
- Target Group:
  - Medium-High class Ghanaians & Expats
- Trial Operations overview (1<sup>st</sup> Villa operating):
  - Average 91% Occupancy rate with current limited resources/marketing
  - Location already has 4 hotels (2km enclave) & known for beach retreats
  - 15 days of Tripple bookings received in most months.

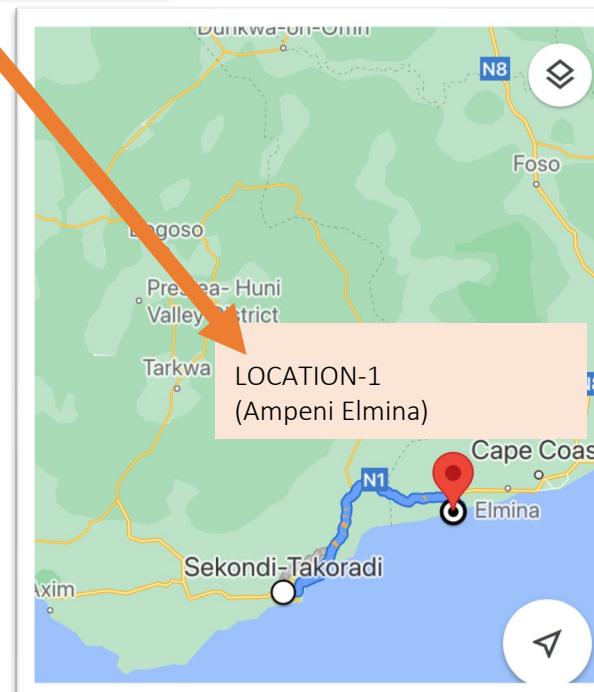
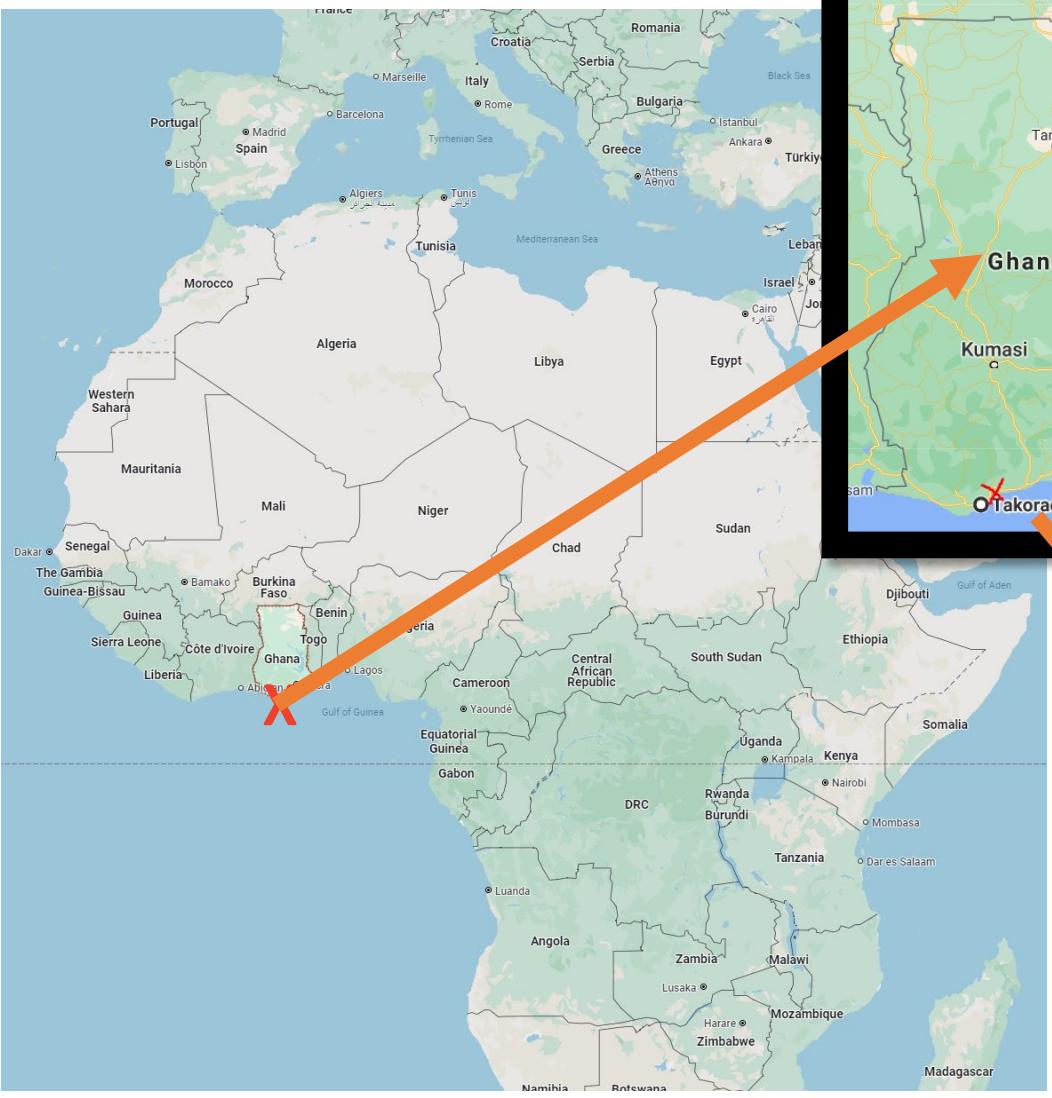
## Notes:

-Unlike other projects, this has already been tested to demonstrate feasibility.

*the*  
**Paralia**

YOUR  
SECLUDED  
COASTAL  
HAVEN





# MAPS - LOCATIONS (GHANA)

## Location 1 – Ampeni, Elmina, GHANA:

- ❖ Most popular tourist destination in Ghana (World heritage site, Elmina castle, etc)
- ❖ 4.4acre Beach Front Property
- ❖ 63km from Takoradi airport (Ghana's Oil & Gas City)
- ❖ 176km from Accra airport (Ghana's capital city)

## Location 2 - Ada Island, GHANA:

- ❖ Most popular River front destination in Ghana
- ❖ 1 Acre River front property
- ❖ 2 mins boat ride from Aqua Safari (A popular resort)
- ❖ 103km from Accra (Capital city)
- ❖ 83km from Tema (Main harbor city)

### Notes:

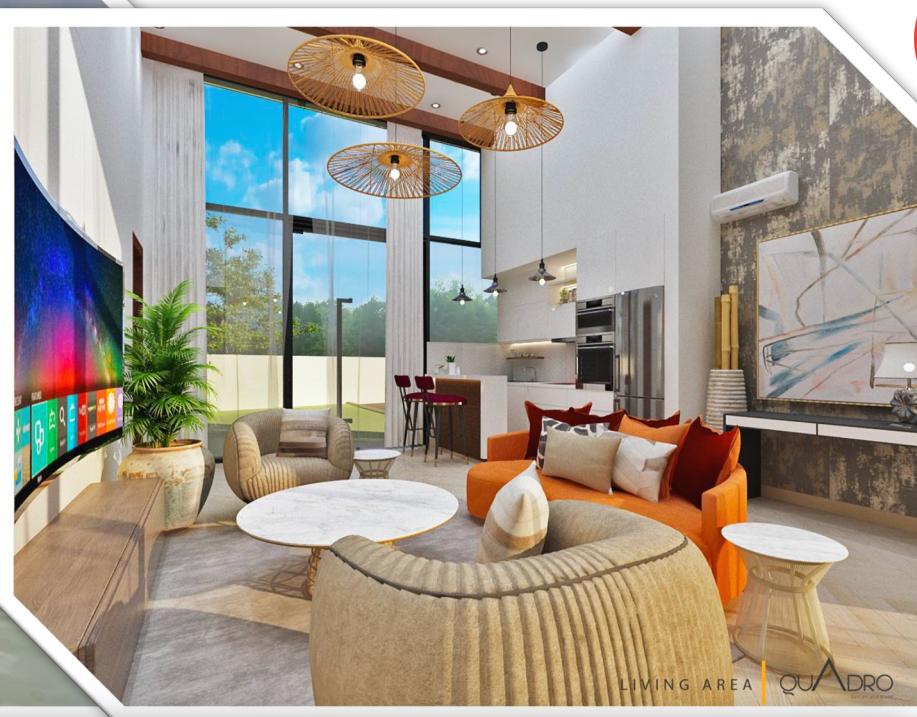
-This project situated at location 1.



# BEACH VILLAS - 3D DESIGN



Sea View/ Beach Front



LIVING AREA | QUADRO

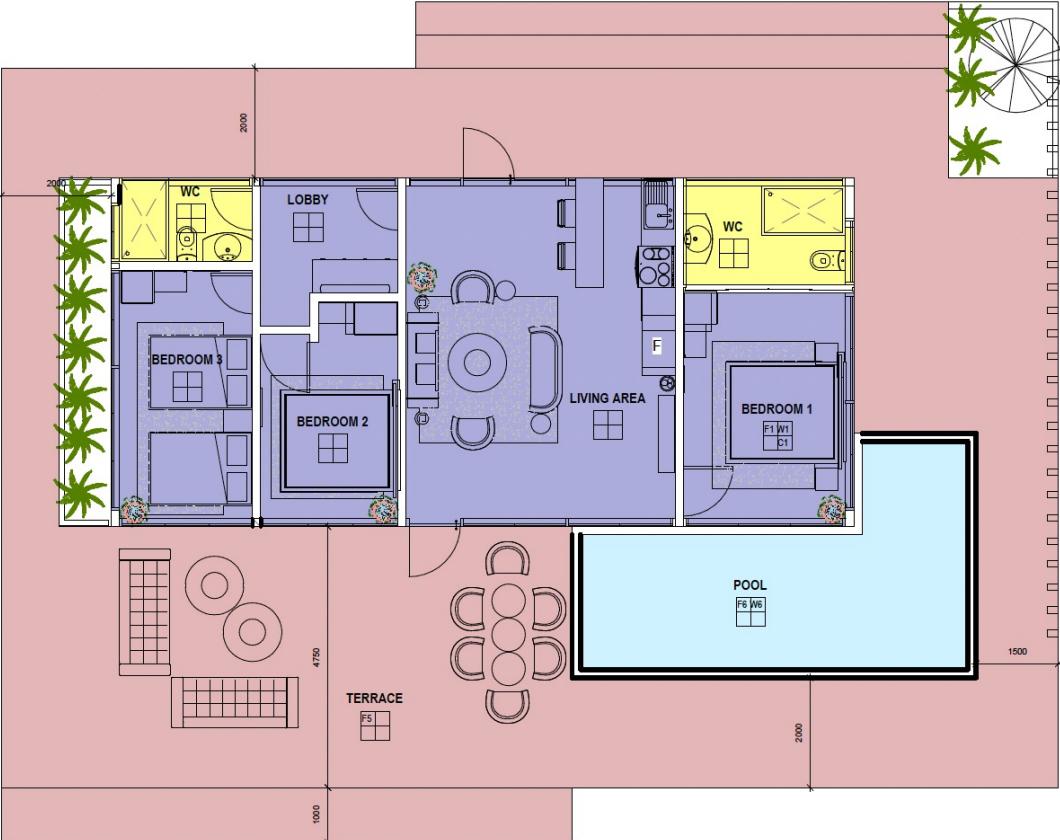


- Start Trial with location 1 (theParalia):
  - ❖ Ampeni – Elmina, Ghana
- Number of Villas:
  - ❖ Start with 1 and scale up to 15
  - ❖ Each to have private amenities
- Target Group:
  - ❖ Medium to High class Ghanaians
  - ❖ Expats

## Notes:

-Picture shows Initial 3D architectural design for the 15Villas

# PLAN DESIGN

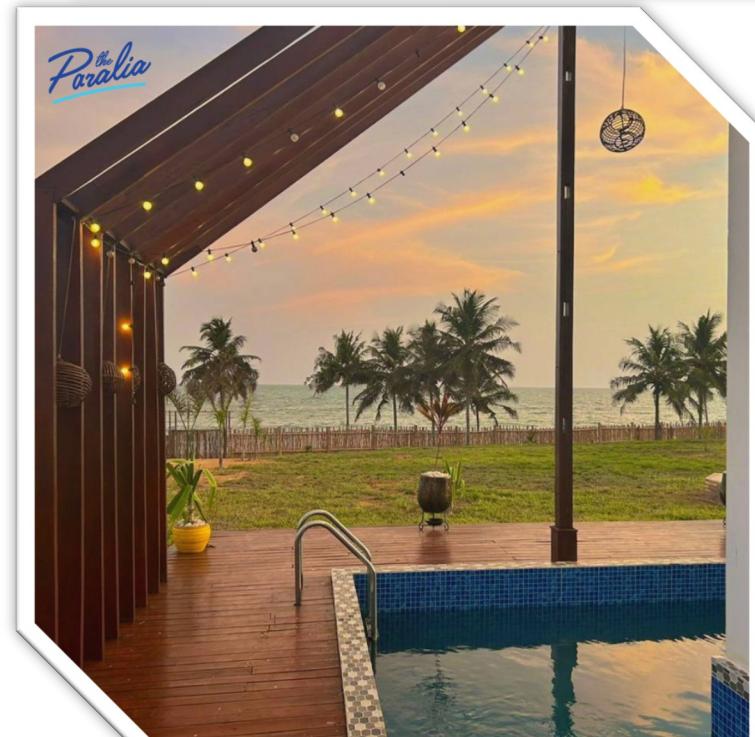
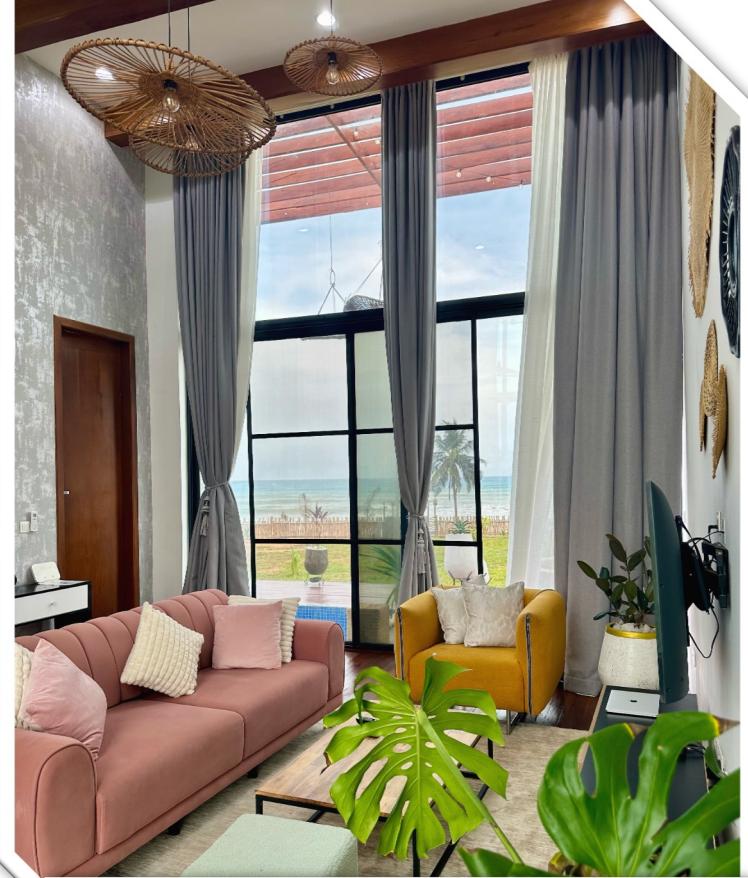
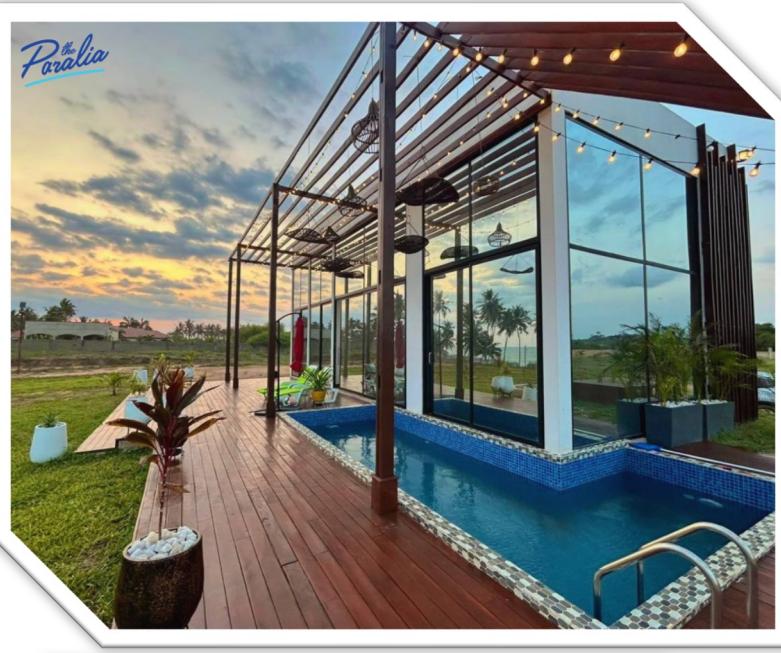


1 FLOOR FINISH  
1 : 75



PROJECT PROPOSED	
PARALIA BEACH CABIN	
TITLE FLOOR FINISH	
DRAWN R.D.	CHECKED A.A.
DATE	PROJECT NO.
SCALE	REV. NO.
	SHEET NO.

- 3 bedroom Plan details (**399 sq m**)
  - ❖ 1st Master bedroom & Bathroom
  - ❖ Living Area with Open Kitchen
  - ❖ Lobby
  - ❖ 2nd Bedroom
  - ❖ 3rd Bedroom
  - ❖ 2nd Bathroom to be shared by 2 bedrooms
  - ❖ Family size Pool
  - ❖ Front & backyard gardens
- 2 bedroom Plan details (**380 sq m**)
  - ❖ 1st Master bedroom & Bathroom
  - ❖ Living Area with Open Kitchen
  - ❖ Lobby
  - ❖ 2nd Bedroom and Bathroom
  - ❖ Family size Pool
  - ❖ Front & backyard gardens
- 1 bedroom Plan details (**360 sq m**)
  - ❖ 1st Master bedroom & Bathroom
  - ❖ Living Area with Open Kitchen
  - ❖ Lobby
  - ❖ Family size Pool
  - ❖ Front & backyard gardens

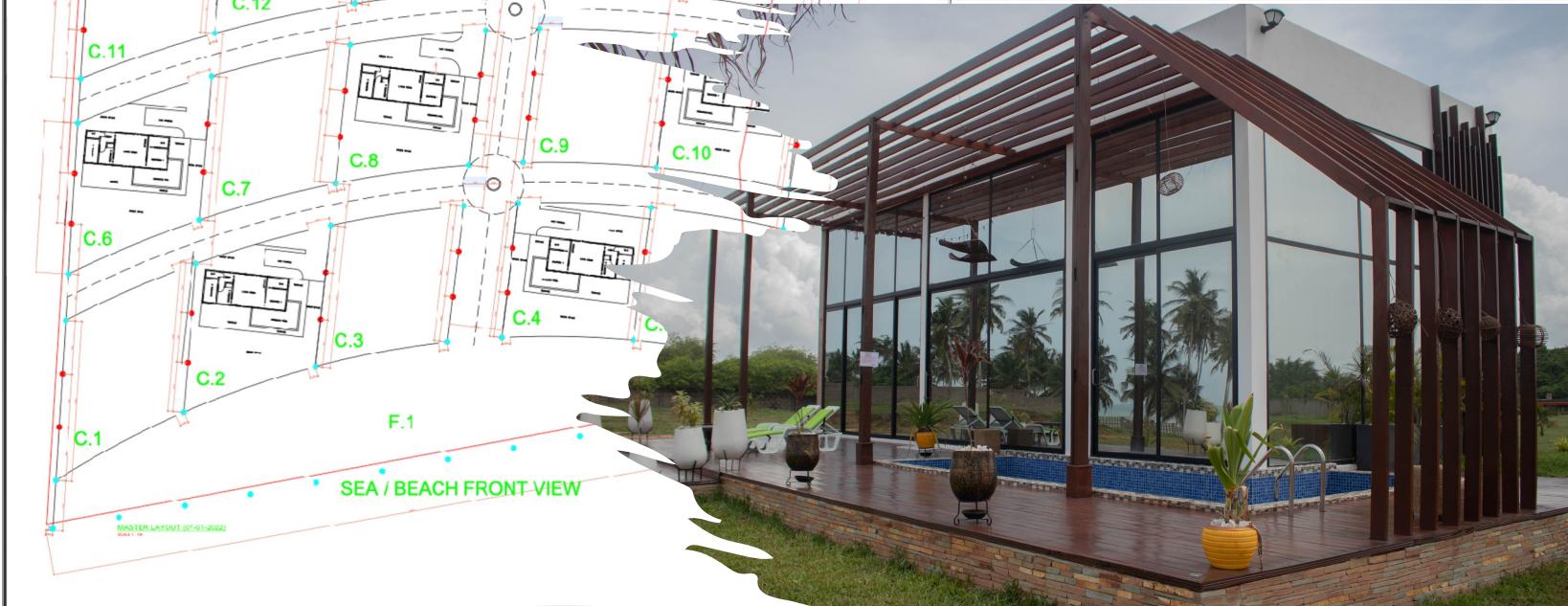
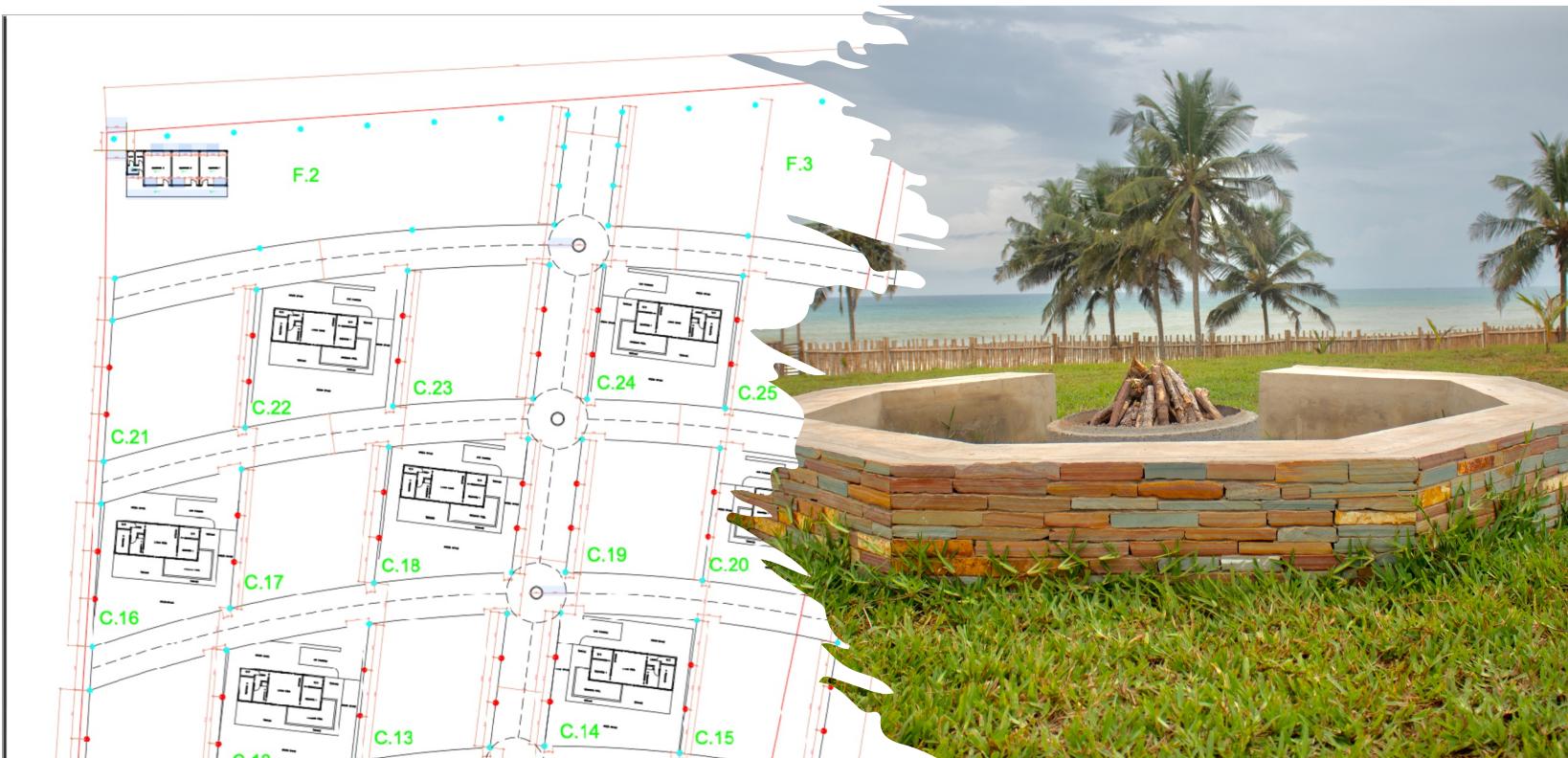


## AS BUILT PICTURES & AMENITIES LIST

- Private Pool
- Private kitchen, Private Chef,
- Private Butler & Masseuse
- Private Front Garden & Terraces
- Private Back yard Garden/Terraces
- Private beach front access
- Private outdoor living area
- Private fire side
- Private Pergola hut
- Private Children play area
- Parking Space
- Private Saxophonist

### Notes:

- Each Villa to have above amenities
- 1st X 3 bedroom built & operating
- Link to Insta promo Videos



- 4.4 ACRE BEACH FRONT LAND
- 25 PLOTS (21m x 19m each)
- 6 ROWS & 5 COLUMNS
- Phase 1: Build 15 Villas (1 built)
- Phase 2: Potential increase to 25 Villas

**Notes:**

-Villa C8 currently built & operating test phase

## • MASTER PLAN

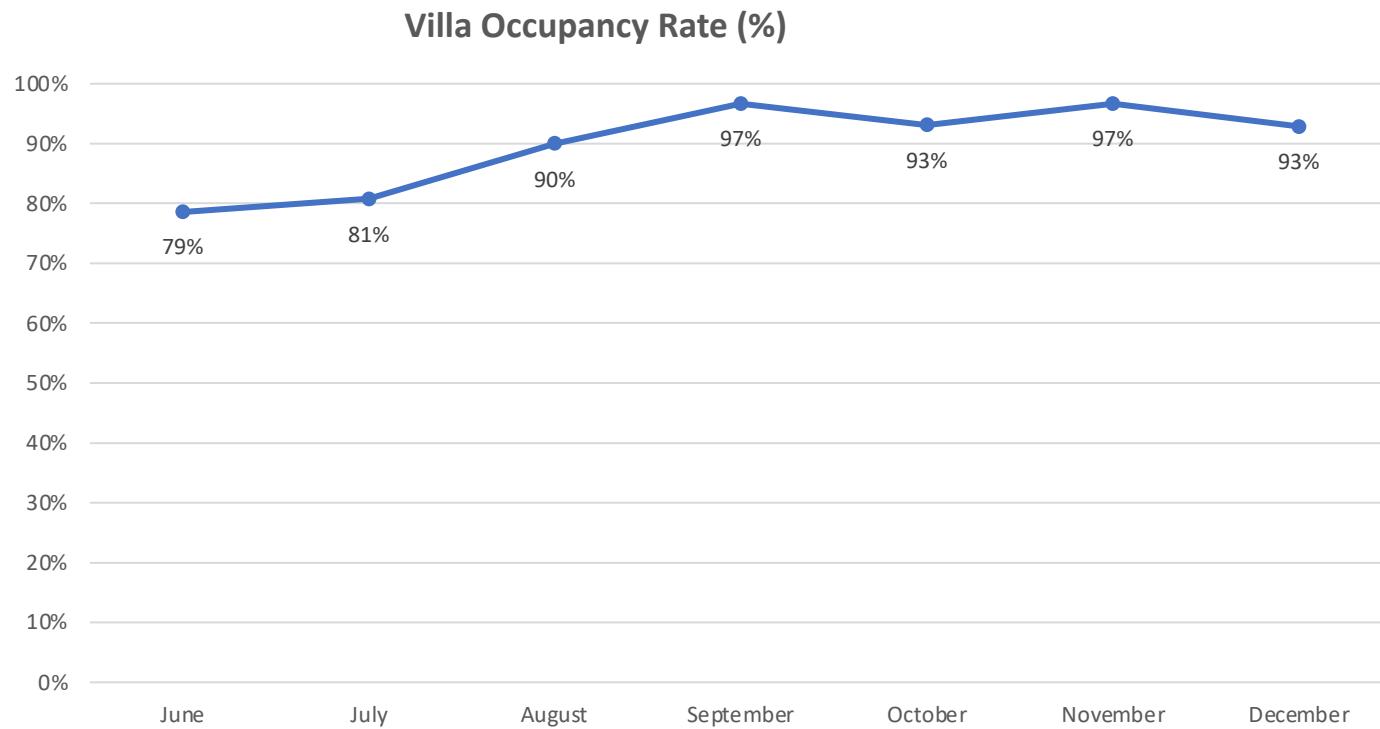


- **2024 Trial Operations overview (1st 3bedroom Villa):**

- ❖ 1<sup>st</sup> 3bedroom Villa completed April '24. Trial operations commenced June '24.
- ❖ Average **91% Occupancy rate** with current limited resources/marketing
- ❖ Location already has 4 hotels (2km enclave) so it's known for beach retreats
- ❖ Min 15 days of Tipple bookings received since July (client requesting dates that have already been booked). If 2 additional Villas existed, they would also be 50% occupied.



## OPERATIONS TRIAL NOTES



### NOTES:

-1st X 3 bedroom built & operating (trials)

-Media handles

\*Facebook: @theparalia

\*linkedin: @theparalia

\*Instagram: @theparalia

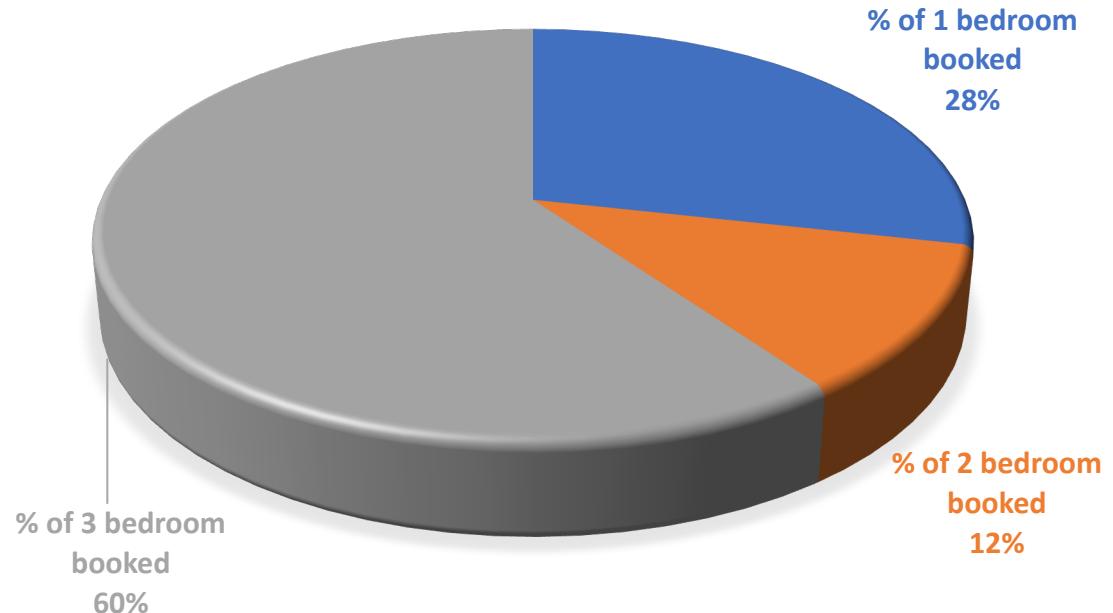
\*Twitter: @theparalia

\*Airbnb: @theparalia

- 2024 Trial Operations overview:

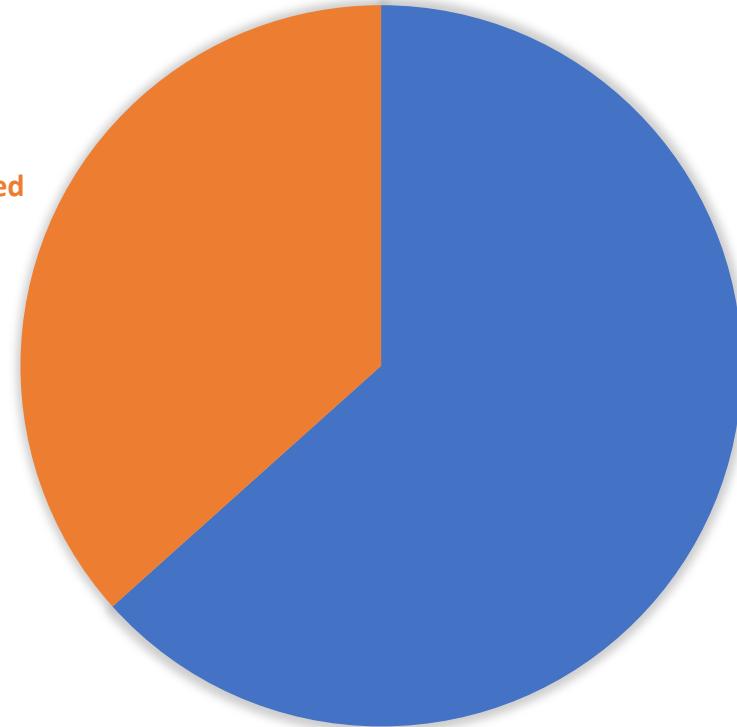


**TYPES OF ROOMS BOOKED (%)**



**DEMOGRAPHICS (%)**

% of Non-  
Nationals booked  
37%



% of Ghanaians  
booked  
63%

**Paralia**

**withlovefromghana** 26m  
@theparalia is a beautiful, cozy, serene villa with a private pool & beach. A little off the track & unmarked. We had a short overnight self-catering stay. Also checking out accommodation for guests. Lovely staff, the guys washed our car at 06.30 & we were served fresh coconuts. Amazing set up. Maybe we'll opt for a massage with @maatispagh next visit 🌴🌴☀️

**Reply**

**theparalia** 4s  
@withlovefromghana alright you caught us! That's so us! hahah and yes please, do opt for the massage next time you visit 😊

**Reply**

**CLIENT REVIEW**

## The Paralia's reviews

“...Absolutely amazing location. It's like your own paradise. We enjoyed the stay so much and the support services are excellent!...

**Mohammed**  
April 2024

**ESTIMONIAL**

**Johnesta, Huntersville, NC**  
September 2024

The Paralia was the most beautiful place I have ever stayed in Ghana. I would recommend to everyone able to stay. It was excellent from the bonfire to the beautiful breakfasts on the beach. The pool was refreshing and I felt pampered the entire time. I look forward to staying there again when I come back. Medase Pa

**Response from Abraham**  
September

Yen nso yeda wo a  
you for the recom  
great pleasure ho  
We cannot wait to  
See you soon!



**From guests · 4**

**Simon, Abidjan, Côte d'Ivoire**  
July 2024

We spend a wonderful Family time at Abraham's. This was the perfect beach front villa for our 3 days escape. Abraham and his onsite team were very helpful and made our trip memorable.

**Response from Abraham**  
July 2024

It was a great pleasure having you stay at The Paralia, Simon. We are already looking forward to hosting you again and the family again! Looking forward to further recommendations from you.

# GUEST FEEDBACK ON TRIAL (1st 3bed Villa)

- Feedback through Airbnb & booking guests.
- Check Instagram page

*Yen nso* **theparalia**



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*the*  
**Paralia**

# YOUR SECLUDED COASTAL HAVEN

