



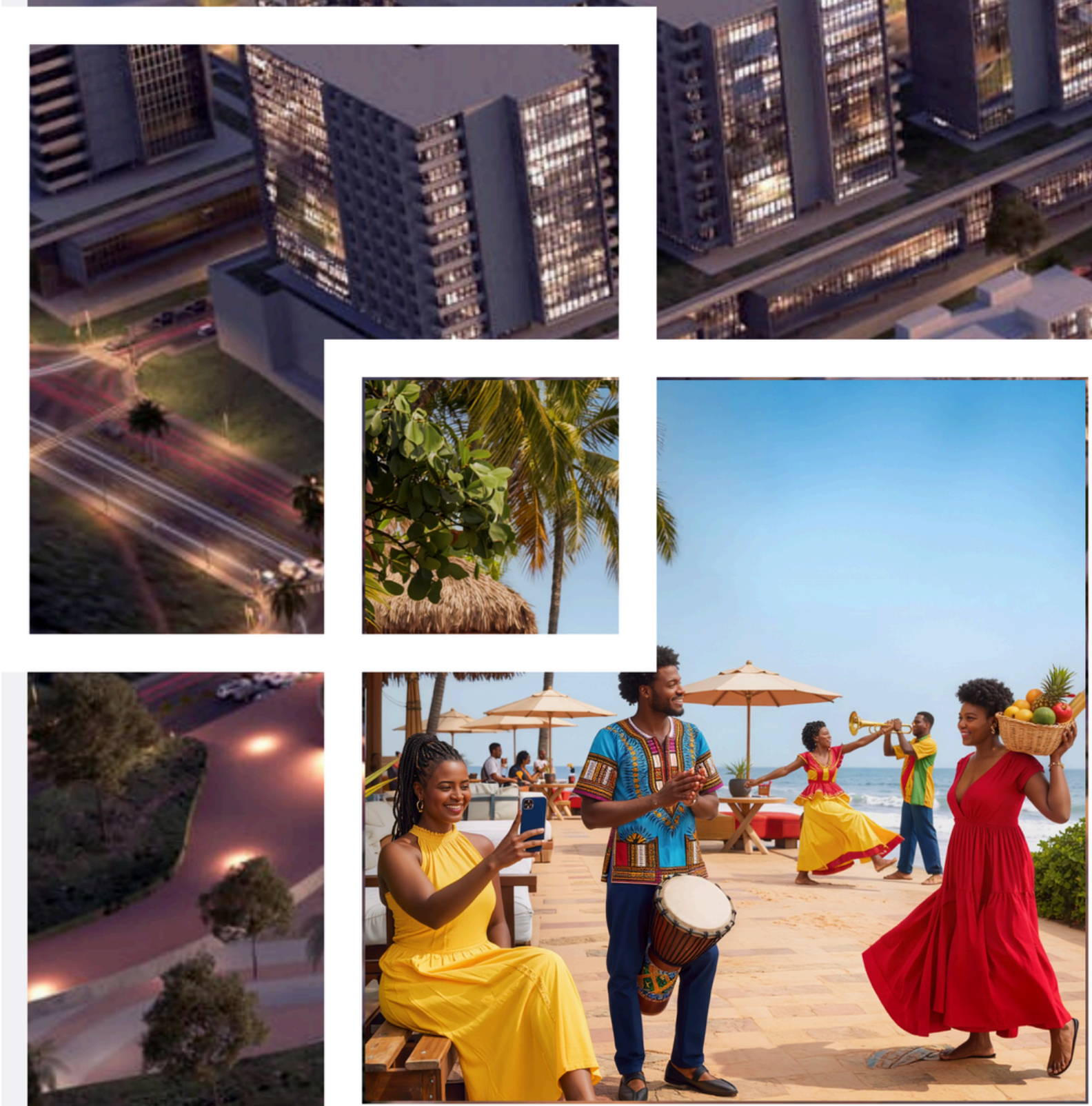
Marine Drive Tourism Investment Project





ACCRA'S COASTLINE REIMAGINED

www.marinedrivegh.com





Introduction

The project is a national legacy initiative being developed by the Ministry of Tourism, Culture and Creative Arts under the Marine Drive Tourism Investment Project strategically positioned along Accra's coastline.

It is transforming under-utilized land into a vibrant hub for business, leisure, and culture, redefining Ghana's capital as one of Africa's premier destinations.

Inspired by Dr. Kwame Nkrumah's vision for Accra's beachfront, the project integrates historic landmarks such as Osu Castle, Black Star Square, Kwame Nkrumah Mausoleum, and Asomdwe Park.

Designed as a Smart City precinct for work, life, and leisure, it is anchored by Independence Park, the Freedom Flame, Osu Pier, and the Marine Promenade.

The Ghana Advantage

- ✓ Stable Democracy: Peaceful transitions of power and strong institutions.
- ✓ Growing Economy: Sustained GDP growth of 5-6% annually.
- ✓ Rising Middle Class: Expanding demand for leisure, retail, and hospitality.
- ✓ Tourism Leadership: Campaigns like Year of Return and Beyond the Return have positioned Ghana globally.



Project Vision

Transform prime coastal real estate into a mixed-use district blending:

- ✓ Luxury hotels and convention centers
- ✓ Cultural landmarks and heritage monuments
- ✓ Retail and leisure destinations
- ✓ Financial and Commercial hub
- ✓ Eco-friendly Smart City designs

This vision will boost tourism, create jobs, stimulate economic growth, and deliver long-term investor value.



THE BEATING HEART OF AFRICA

5MILLION+

6%

\$85B

Population of Accra

Avg. Growth Rate

GDP

One of Africa's fastest growing cities and leading hub for business, culture, and tourism in West Africa.

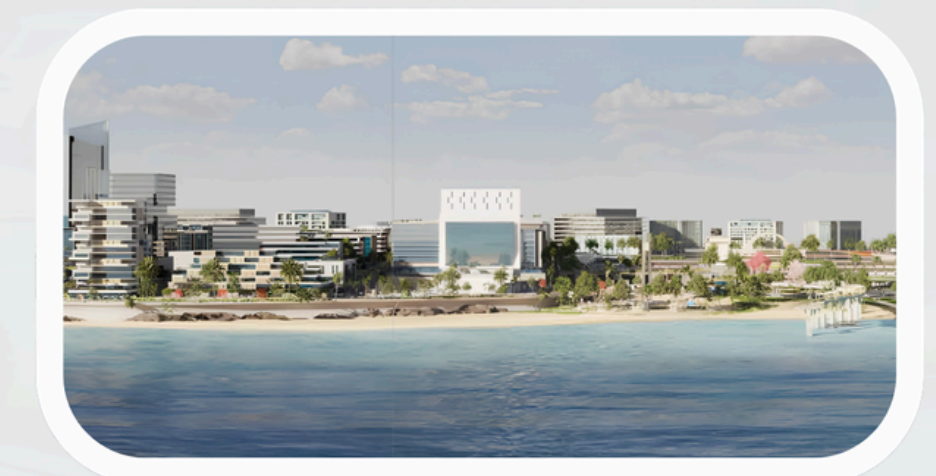
Made up of significant investments in infrastructure, technology, and real estate.

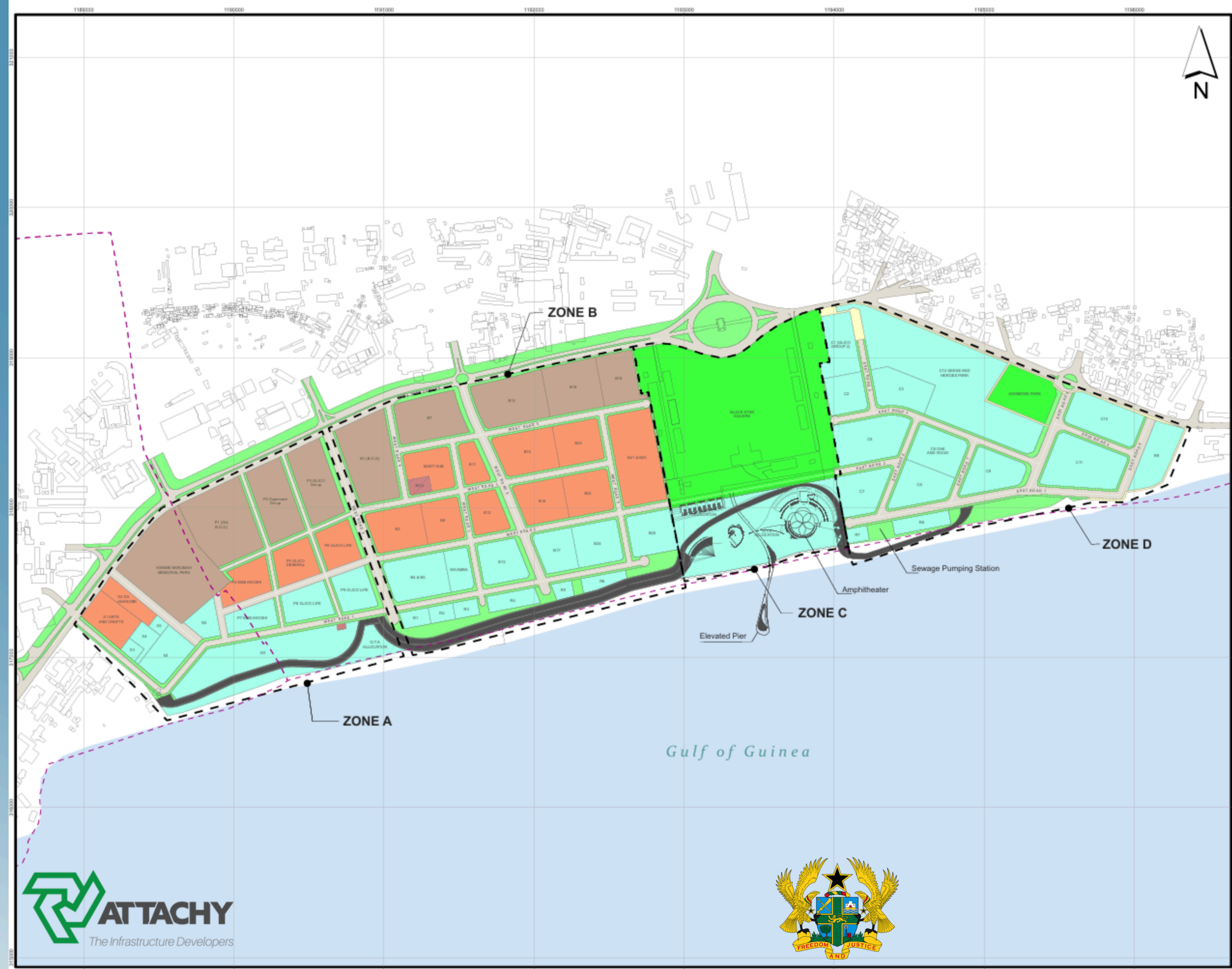
The country's economy has been growing steadily, driven by sectors such as agriculture, mining, oil and gas, and services.

Zoning

Each zone has been carefully allocated to ensure balanced growth and predictable investor returns:

- ✓ Hospitality Zone: Luxury hotels and convention centers overlooking the Gulf of Guinea.
- ✓ Cultural Zone: Art galleries, amphitheatre, heritage monuments.
- ✓ Commercial Zone: Retail centres, restaurants, entertainment venues.
- ✓ Green & Recreational Zone: Parks, promenades, sports facilities.
- ✓ Smart Infrastructure Zone: Transport hubs, utilities, eco-friendly systems.





- Legend**
- Building
 - District Boundary
 - Project Boundary
- Height Zoning (meters)**
- Up to 30 storey (max 120m)
 - 9-20 storey (40.5 - 90m)
 - 4-8 storey (15-30m)
- Boardwalk
Carriageway
Open Space (Urban Lawns)
Public Space (Recreational Facilities)
Walkway
Utility
- SETBACKS**
- Minimum of 4 storey
Frontage - Minimum of 15 feet setback
Back - Minimum of 12 feet setback
Sides - Minimum of 12 feet setback
 - Minimum of 9 storey
Frontage - Minimum of 20 feet setback
Back - Minimum of 15 feet setback
Sides - Minimum of 15 feet setback
 - Maximum of 30 storey
Frontage - Minimum of 20 feet setback
Back - Minimum of 15 feet setback
Sides - Minimum of 15 feet setback
- NB:**
Notwithstanding the above, security and other concerns may apply to certain locations. Pre-Consultation with Physical Planning Department of the Assembly is advised.

Scale: 1:2,500
Coordinate System: Accra_Ghana_Grid
Projection: Transverse Mercator
Linear Unit: Foot

REGION : GREATER ACCRA

DISTRICTS: ACCRA METROPOLITAN ASSEMBLY
P. O. BOX GP 385
ACCRA CENTRAL
R72, Independence Avenue, Kibisa Garden, Accra Central
Digital Address: GH-242-6627

KORLE KLOTTEY MUNICIPAL ASSEMBLY
P. O. Box AD 4, ADABRAKA
Digital Address: GH-103-4548

PLAN NAME : MARINE DRIVE DEVELOPMENT AREA ZONING SCHEME

PLAN NO :

APPROVAL DATE :

CHAIRMAN :

SIGNATURE :

SECRETARY :

SIGNATURE :

CLIENT : MINISTRY OF TOURISM, CULTURE AND CREATIVE ARTS
P. O. BOX 4386,
ACCRA, GHANA
Digital Address: GH-042-2899

PREPARED BY: LAND USE AND SPATIAL PLANNING AUTHORITY (LUSPA) HEAD OFFICE
P. O. BOX M61
MINISTRIES - ACCRA
Block D, Sector Drive, Ministries - Accra, Opposite Ministry of Employment and Labour Relations
DRAFTED BY: P.L.N. ELVIS MENSAH

Accra Marine drive Zoning



Catalyst Projects

- ✓ Independence Park: Memorial garden, amphitheatre, sports facilities (Cultural & Recreational Zone).
- ✓ Osu Pier: Elevated walkway with art installations and panoramic views (Coastal Leisure Zone).
- ✓ Freedom Flame: Eternal beacon of hope (Civic & Heritage Zone).
- ✓ Marine Promenade: 3km landscaped public space with retail and leisure (Coastal Leisure Zone).





Hotels & Convention Centers

- ✓ International brands and boutique resorts in the Hospitality Zone.
- ✓ State-of-the-art convention centers near the Commercial Zone.
- ✓ Designed to attract global conferences, trade fairs, and corporate retreats.
- ✓ ROI potential supported by Ghana's rising tourism arrivals.



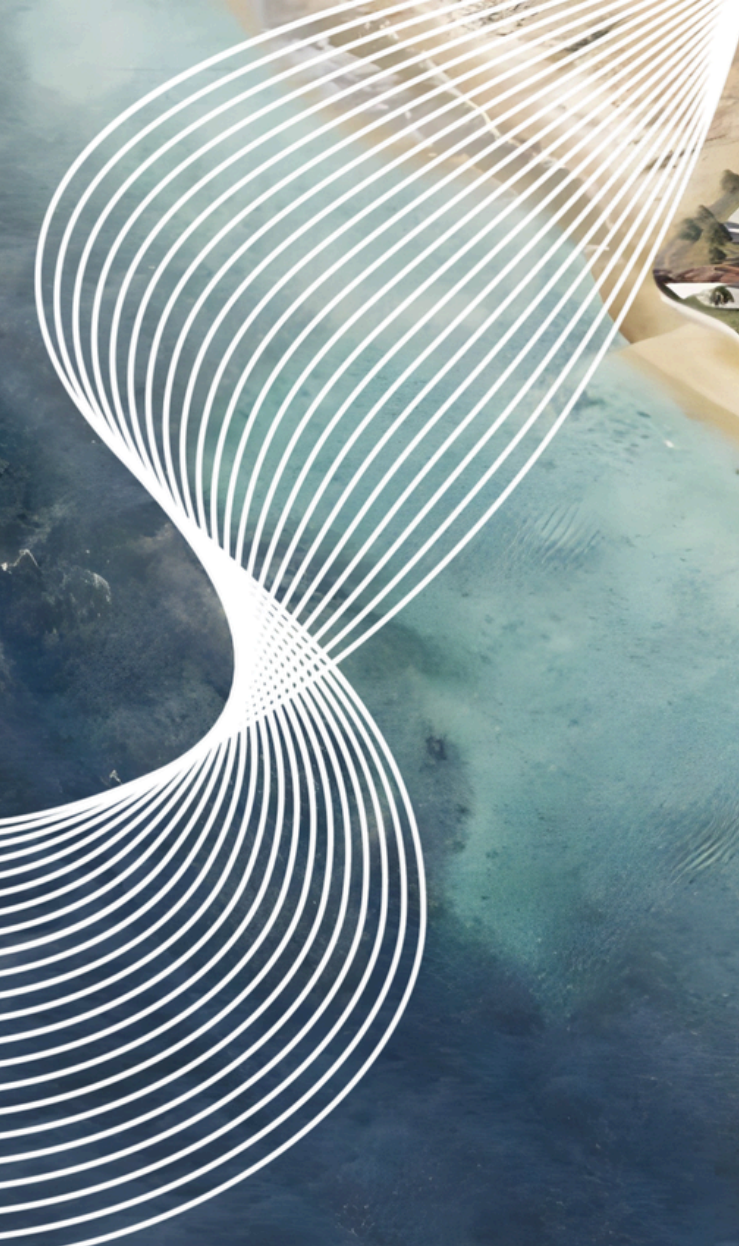
Investor Proposition

- ✓ High ROI: Hospitality, retail, and convention centers.
- ✓ Secure Partnerships: Public-private framework ensures stability.
- ✓ Global Appeal: Africa's premier coastal development.
- ✓ Zoning Clarity: Investors can visualize exact plots and functions.
- ✓ Long-Term Growth: Anchored in Ghana's economic trajectory and tourism boom.



Sustainability

- ✓ Smart City design principles across all zones.
- ✓ Circular economy systems in the Smart Infrastructure Zone.
- ✓ Sea wall protection in the Coastal Protection Zone.
- ✓ Energy-efficient buildings and eco-friendly materials.



VICTORIABORG

GOLD COAST CITY

ACCRA'S FUTURE STARTS HERE





Key Actors



AMDEL

- Attachy Construction Limited - Anchor Developer
- Ministry of Tourism, Culture & Creative Arts - Oversight Ministry
- AMDEL is a Special Purpose Vehicle led by the Ministry, GTA, GTDC and Attachy as the private sector participant

About Attachy

Attachy Construction Limited is a leading Ghanaian-owned infrastructure and development company, driving flagship projects that shape Ghana's real estate and tourism landscape.

As anchor developer of the Marine Drive Tourism Investment Project, Attachy showcases innovation, sustainability, and diaspora engagement at the heart of Ghana's growth story.



- Infrastructure Development: Roads, large-scale urban and coastal projects, and mixed-use developments.
- Real Estate & Housing: Premium residential and commercial properties built to international standards.
- Project Management: Seamless delivery from design to execution, ensuring efficiency and quality.
- Diaspora Investment Facilitation: Connecting Ghanaian opportunities with global investors, especially across the UK and Europe.

Attachy works closely with the Ministry of Tourism, Culture & Creative Arts, the Ghana Tourism Authority, and the Ghana Tourism Development Company, reinforcing its role as a trusted partner in Ghana's tourism and infrastructure ecosystem.

The Company's mission is to deliver innovative, high-impact projects that strengthen Ghana's infrastructure, attract diaspora capital, and create lasting socio-economic value.





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MARINE DRIVE TOURISM INVESTMENT PROJECT

