



THE BARRACKS

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THE BARRACKS

“One goal of The Barracks Ghana is to create a community who work in collective unison.”

The Barracks isn't just a bricks and mortar project to us — it is a network of people; diaspora and locals who:

- Share a common purpose and strength
- Collaborate on ideas, break bread and progress
- Support each other's growth
- Align their efforts toward shared success

“Collective unison” represents synergy: individual talents coming together so the whole is stronger than the sum of its parts.

The Akan saying says: “Praye, se woyi baako a na ebu; wokabomu a emmu.”

Akan translation: When you remove one broomstick it breaks but when you put them together they do not break.

English translation: In Unity lies strength.....

Welcome to The Barracks Ghana

Nestled in the heart of East Legon at American House junction off Adjiringanor Road, The Barracks Ghana is a premier gated apartment court brought to you by Diaspora Homes Ghana Limited. Designed with both local Ghanaians and the Diaspora in mind, we provide secure, modern, and convenient living spaces that reflect a fusion of contemporary aesthetics and rich Ghanaian heritage.

OUR MISSION:

To create thoughtfully designed, secure, and accessible living spaces that honor our Ghanaian roots while providing a welcoming home for both locals and members of the Diaspora. We strive to blend comfort, quality, and community into each of our spaces, helping our residents feel right at home in Ghana.





Why "The Barracks"?

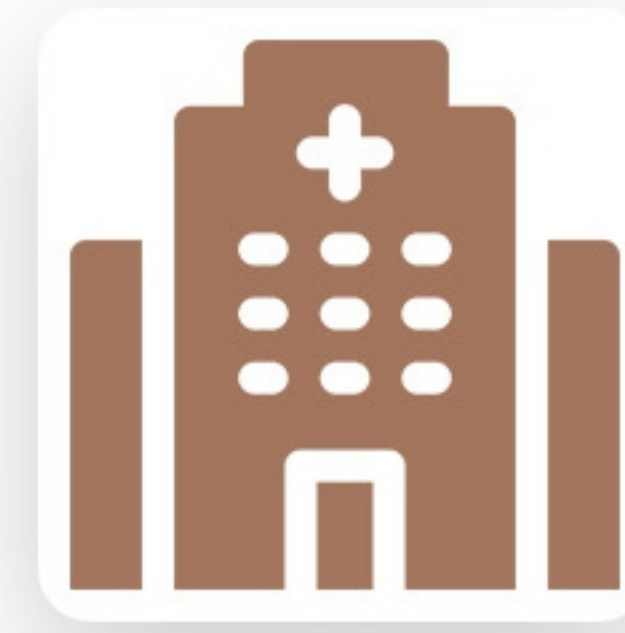
The name "Barracks" pays homage to our family patriarch, whose formative years were shaped by his time living and working in various barracks around the world. Inspired by his cherished memories, we chose to honor his legacy by naming our development "The Barracks," symbolizing a strong sense of community, security, and belonging.



The Ideal Location

East Legon has long been recognized as one of Accra's most desirable residential and commercial areas. Known for its upscale gated communities, thriving business hubs, and vibrant social scene, East Legon offers the perfect balance between work and leisure.

Families are drawn to the area for its high concentration of top international schools, safe playgrounds, and family-friendly amenities. Young professionals find it an ideal place for networking, with an abundance of cafés catering to remote workers and entrepreneurs. From world-class restaurants to premium shopping malls, nightlife, and fitness centers, East Legon is a lifestyle destination of choice.



The Barracks Ghana is strategically positioned to offer its residents easy access to essential services and entertainment:

- **1 minute** to American House Junction
- **3 minutes** to American House Mall
- **10 minutes** to A&C Mall
- **15 minutes** to international schools
- **20 minutes** to the N1 Motorway
- **20 minutes** to Kotoka International Airport
- **35 minutes** to Labadi Beach
- **10 minutes** to Yeboah Health Hospital & East Legon Police Station

Apartment Design & Features

At the Barracks Ghana, we take pride in offering 1- bedroom, 2-bedrooms, 2- bathroom apartment that seamlessly blend modern design with cultural authenticity. Our architectural style incorporates Ghanaian Adinkra symbols, particulate “Hwemudua”, which signifies accuracy, quality and perfection.

Each unit boasts a spacious layout designed to enhance comfort and functionality. Our fully fitted kitchens, elegantly designed bathrooms, and ample storage spaces are crafted with the homeowner in mind. The apartment also features smart home technology, including biometric access, high-speed fibre internet and 24/7 security for total peace of mind.

Bedrooms



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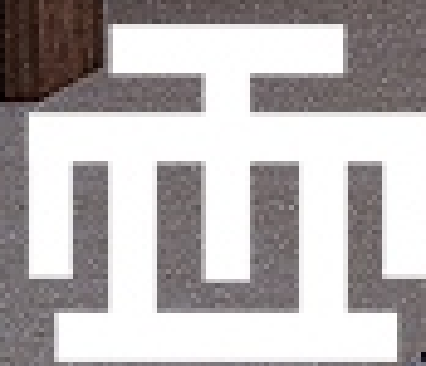


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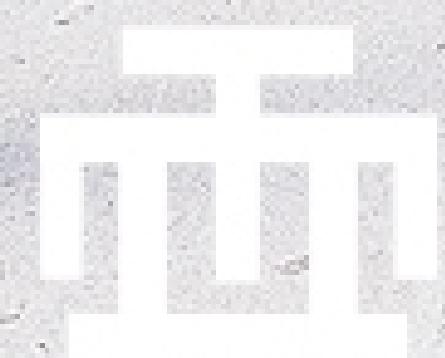


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Bathrooms



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Kitchen



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Livingroom



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Apartment Highlights



Secure gated complex with biometric access and CCTV surveillance



Elegant, fully fitted modern kitchens



Smart home features with fibre internet and DSTV



Spacious living and dining areas with built-in storage



Bedrooms with en-suite bathrooms and ample closet space



Rooftop terrace with grill



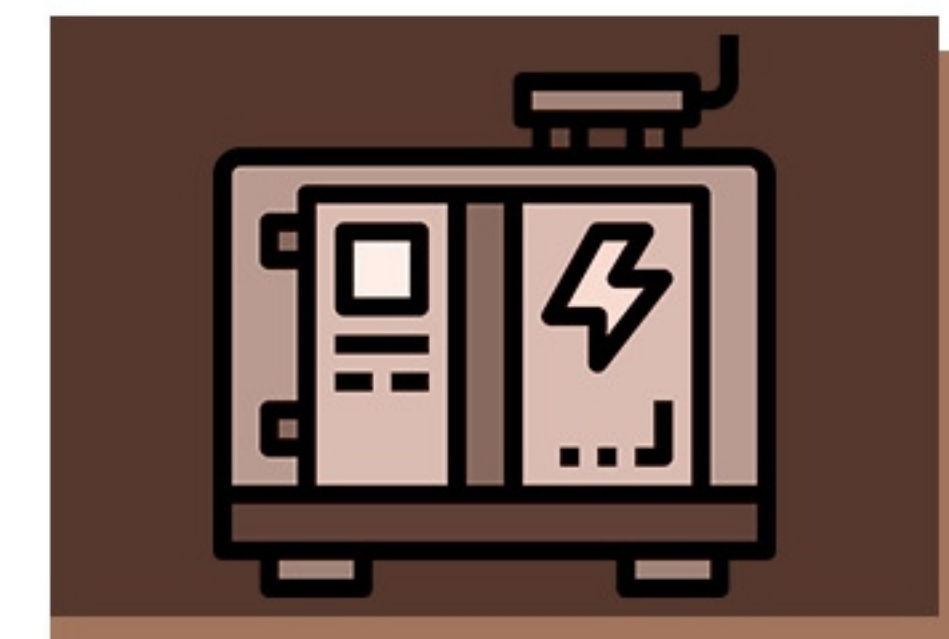
High-end bathroom fittings with glass-screen shower areas



Borehole and water storage system



24/7 security personnel and automatic gates



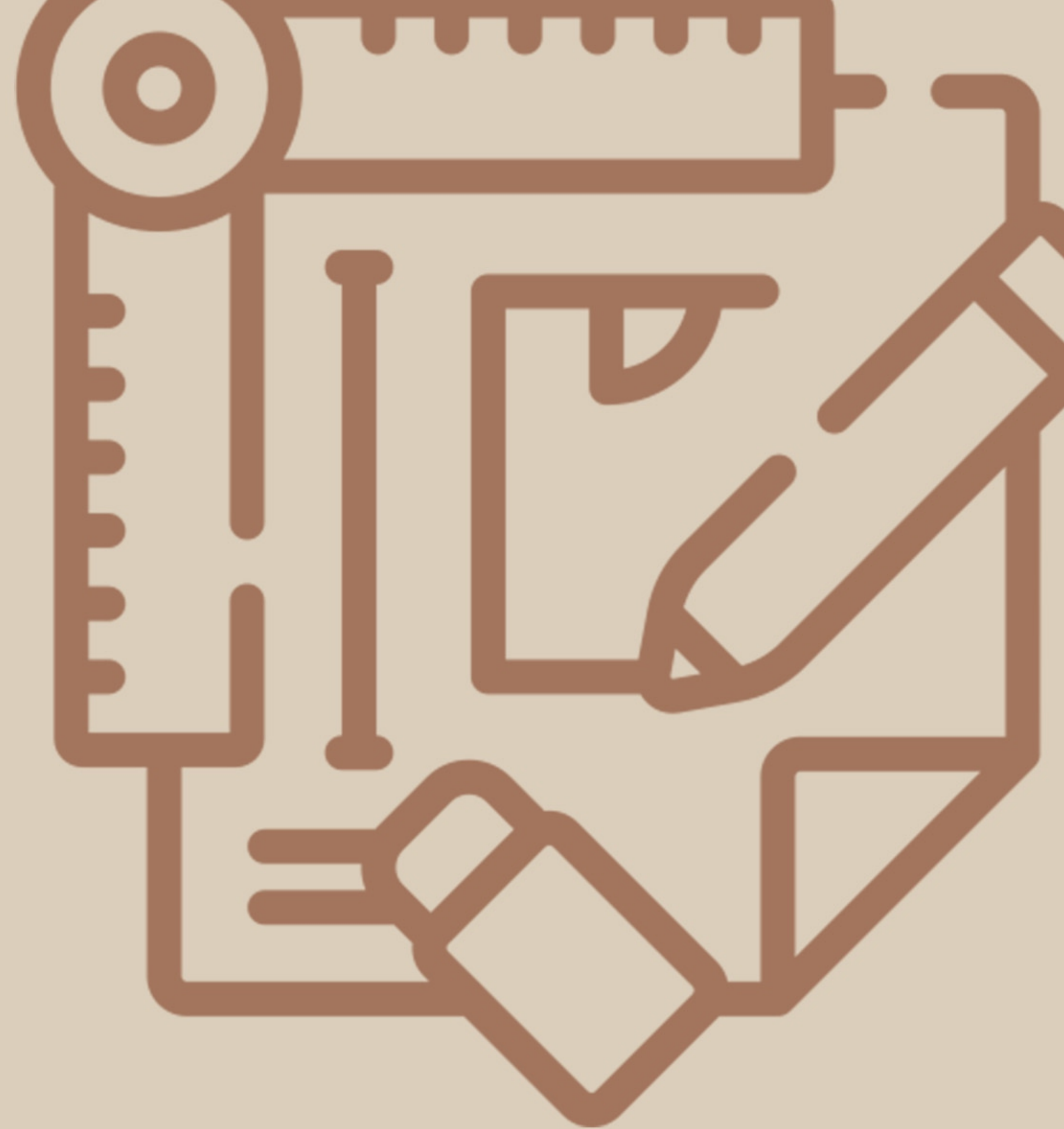
Dedicated generator for the entire complex

Floor Plan Offerings

- Studio Apartment
- One Bedroom Apartment
- Two Bedroom Apartment

NB:

- TV CALLS ARE OPTIONAL ITEMS.
- APPLIANCES, KITCHEN, CABINETS, ALL FIXTURES IN BATHROOMS ARE STANDARD.



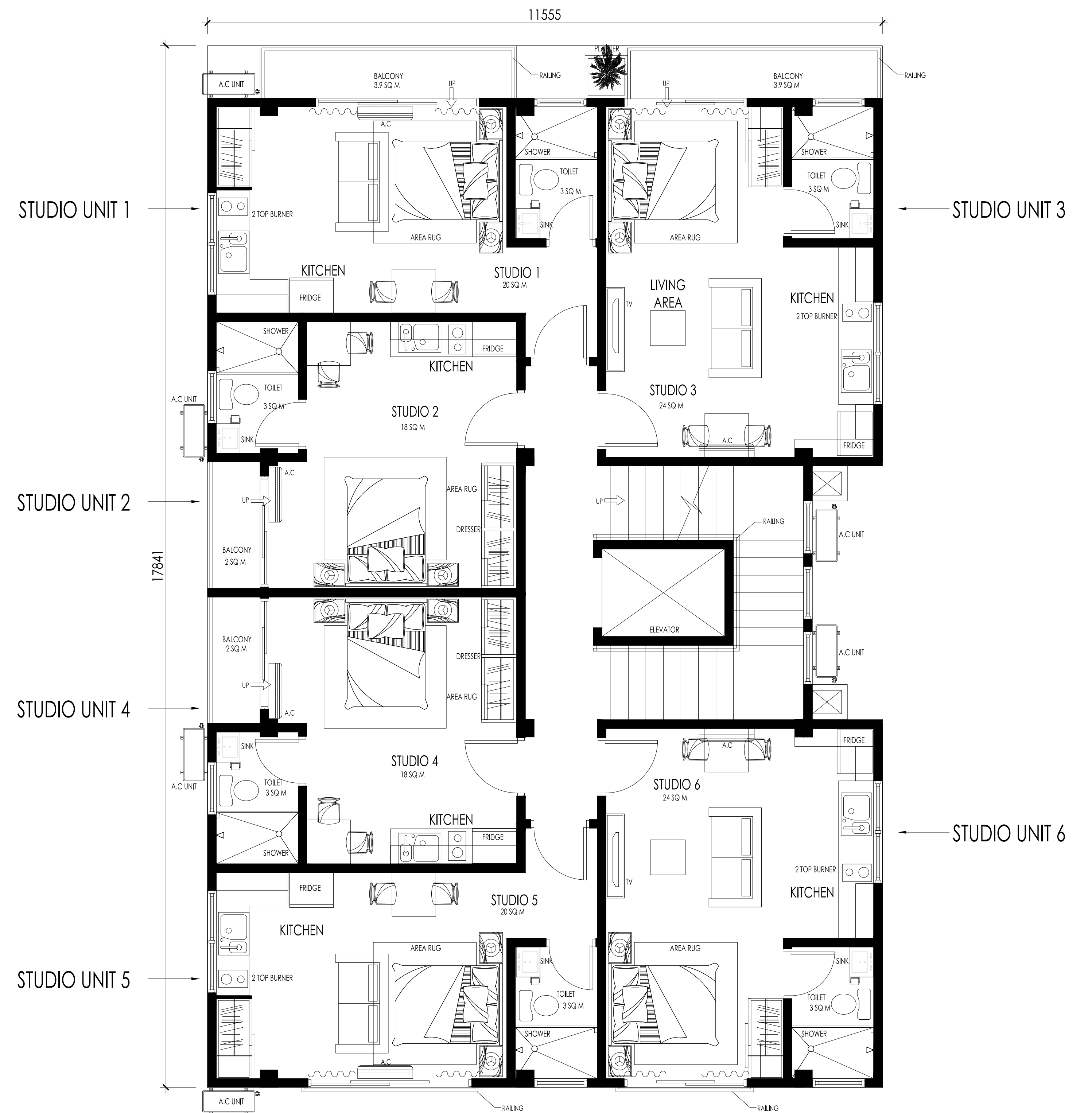
Studio Apartment Option

Starting at

\$108k

1,053,253 GH

(All prices are tax inclusive)



TYPICAL FLOOR PLAN (STUDIO OPTION)

One (1) Bedroom Apartment Option

Starting at

\$144k

1,597,706 GHC

(All prices are tax inclusive)



TYPICAL FLOOR PLAN (1 BEDROOM OPTION)

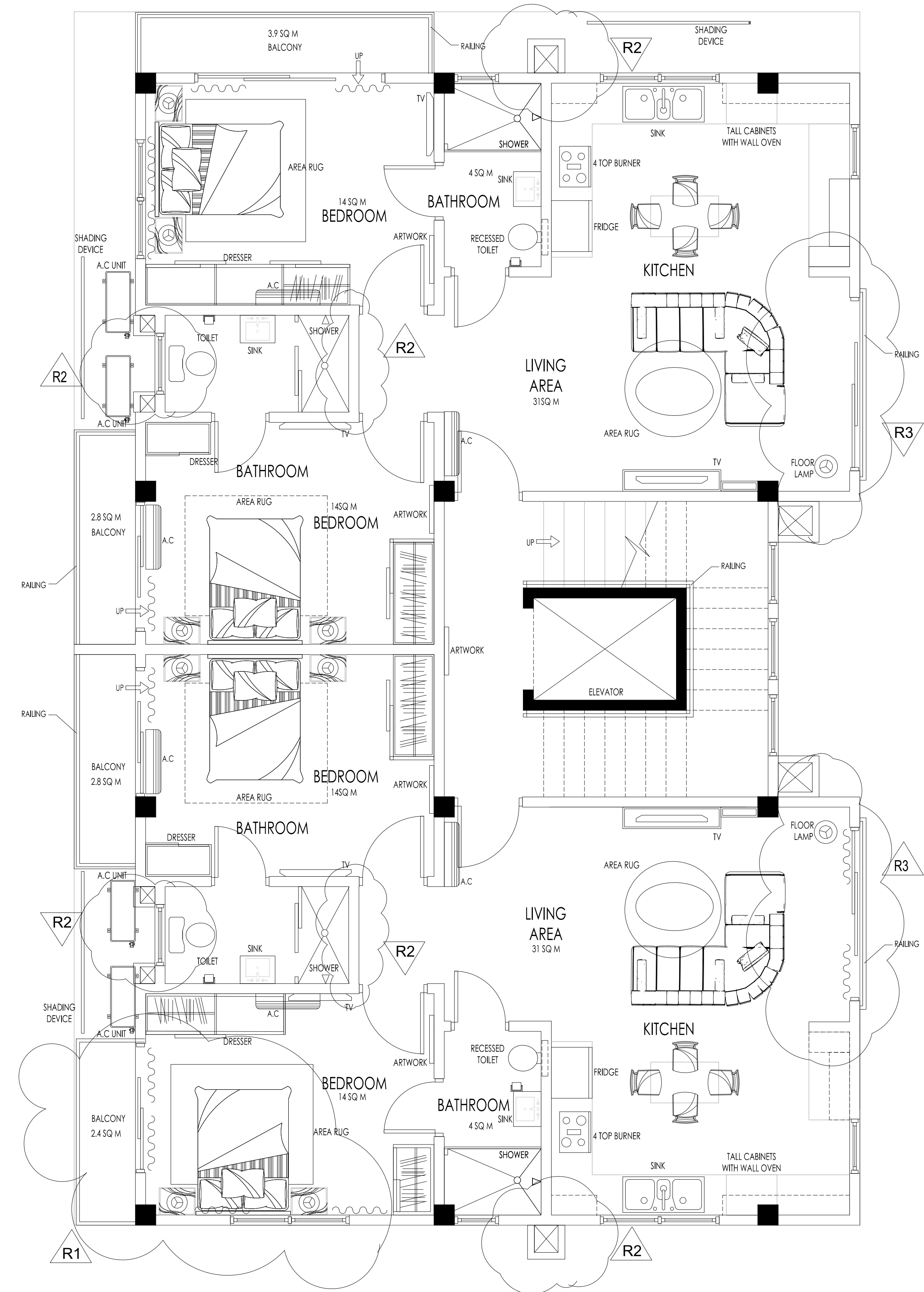
Two (2) Bedroom Apartment Option

Starting at

\$240k

2,663,589 GHC

(All prices are tax inclusive)



Investment & Pricing

- Phase 1 Pricing
- Cash Payment Plan
- Mortgage Options



Investment & Pricing

The Barracks Ghana presents a prime real estate investment opportunity with flexible payment options to suit a variety of buyers.

Phase 3 Pricing:

- Studio apartment
- Discounts available based on selected payment plans

**Starting at
\$108,000**

- 1-bedroom,
1-bathroom apartment
- Discounts available based on selected payment plans

**Starting at
\$144,000**

- 2-bedroom, 2-bathroom
apartment (80sqm.)
- Discounts available based on selected payment plans

**Starting at
\$240,000**

To ensure affordability and accessibility, we offer multiple financing options, including cash purchases, Ghana-based mortgages, and international buyers payment plans.

***Price Subject to change in Subsequent Phases**

Payment Plans

Cash Purchase Plan

1. Pay a commitment fee per your sales contract of USD \$5,000.00 to reserve a unit.
2. Per your contract, your First Payment is due in 20-30 days. This equals to about 18% of your full balance due. Both payments secure your unit.
3. **The remaining balance, (Plus VAT and applicable taxes in Ghana) can be paid (a) monthly, (b) quarterly, or as a (c) Lump sum which each client selects and is then, placed in their sales contract, spread over 18 months.** (Balance due notices are then send per the clients payment schedule by our accountants)
4. Mortgage costs are slightly higher. (Please let us know if you are interested in a mortgage)

Payment Plans

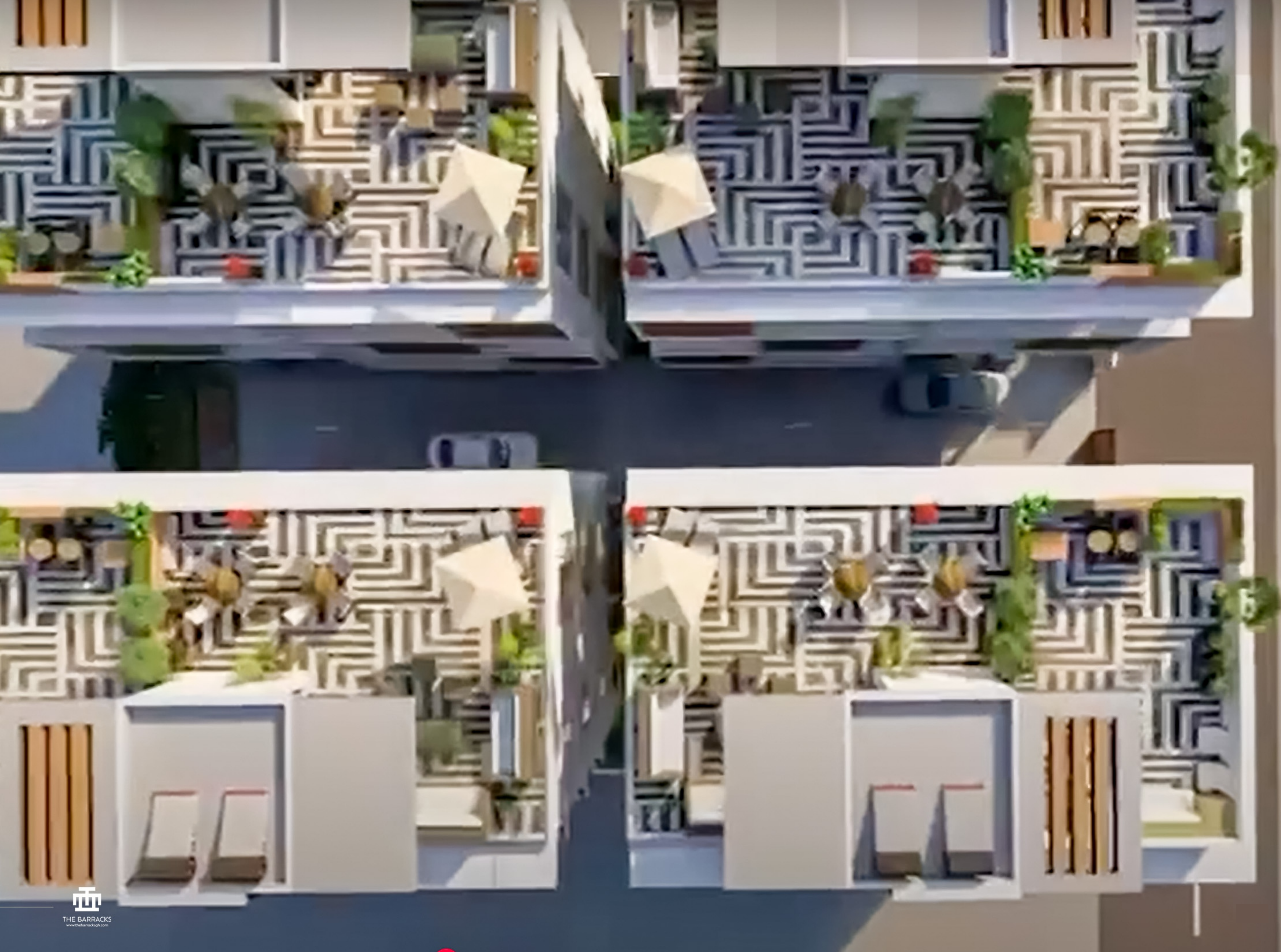
Mortgage Options

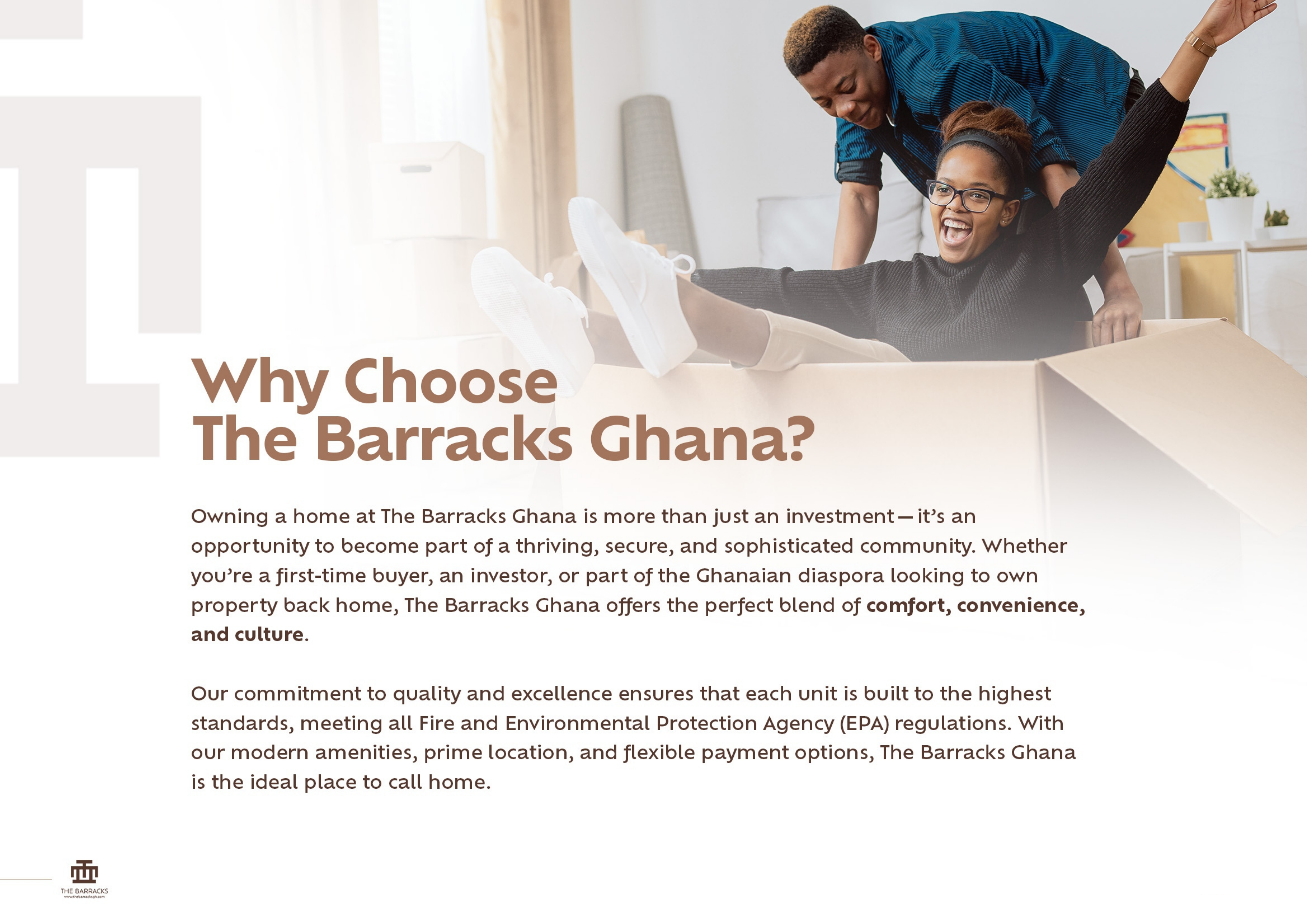
Are through our banking partners -

Mortgage costs are slightly higher

1. Pay a commitment fee per your sales contract of USD \$5000.00 to reserve a unit.
2. Per your sales contract, your First Payment is due in 20-30 days. This equals to about 18% of your full balance due.
3. *The remaining balance, (Plus VAT and applicable taxes in Ghana) will be paid by the mortgage bank of choice,

'Banks will spread your payments per the Barracks 18 month payment schedule, then retain the last payment until keys are handed over'*





Why Choose The Barracks Ghana?

Owning a home at The Barracks Ghana is more than just an investment — it's an opportunity to become part of a thriving, secure, and sophisticated community. Whether you're a first-time buyer, an investor, or part of the Ghanaian diaspora looking to own property back home, The Barracks Ghana offers the perfect blend of **comfort, convenience, and culture.**

Our commitment to quality and excellence ensures that each unit is built to the highest standards, meeting all Fire and Environmental Protection Agency (EPA) regulations. With our modern amenities, prime location, and flexible payment options, The Barracks Ghana is the ideal place to call home.



Get in Touch

We're here to answer any questions and assist you in making The Barracks Ghana your new home. Contact us today to book a viewing or learn more about our payment plans.

📍 Location: East Legon, American House Junction, Adjiringanor Road

☎ Phone: **055 087 6747**

✉ Email: **sales@thebarracksgh.com**

🌐 Website: **www.thebarracksgh.com**

📷 Instagram: **[@thebarracksgh](https://www.instagram.com/thebarracksgh)**

Join us at The Barracks Ghana — where heritage meets modern living.

