



THE SHIAH

Six Private Pool Residences
Tse Addo, Accra
By Crown Lusso Ltd



A PRIVATE ENCLAVE OF SIX

The SHIAH is a limited collection of six architecturally defined townhouses.

No shared
amenities.

No high-density
planning.

No
compromise.

Each residence stands independently - complete with its own private pool and controlled privacy.

ONLY SIX WILL EVER EXIST



THE RESIDENCES



Each home offers:

Three Ensuite Bedrooms

Contemporary German
Kitchen Fittings

Premium Italian Tile Finishes

Guest Washroom

Walk-In Closets

Premium Italian Tile Finishes

Private Outdoor
Entertainment Deck

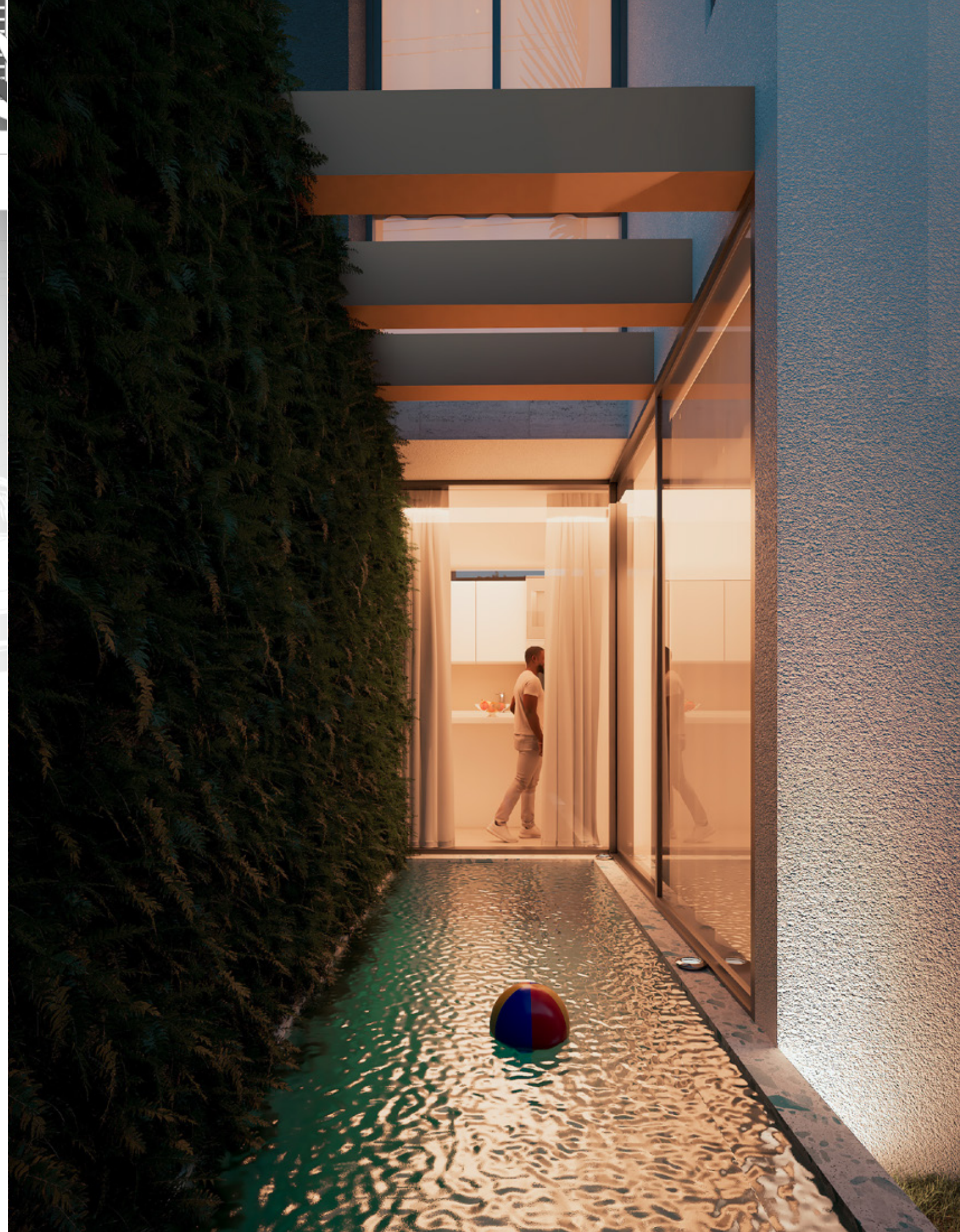
Private Swimming Pool

Double-Height Living Area

Private Outdoor
Entertainment Deck

Maid's Quarters

Dedicated Parking



UNIT 1

Unit 1 unites refined modern form with purposeful function through clean geometric volumes, layered textures, and carefully screened glazing. This is where modern design is combined with exclusivity, comfort, and a strong connection to nature.





UNIT 2

This unit is conceived as a compact vertical mass articulated through recessed planes and a screened façade. It is sought to evoke a sense of elegance, tranquility, and premium luxury.

UNIT 3

Unit 3 is expressed as a composition of vertically aligned volumes, emphasizing height and hierarchy on a narrow frontage.





INTEGRATED LIVING

Each residence includes:

Smart Home
Automation



Solar Integration
(Hybrid-Ready)



Backup Generator



Borehole
Water Supply



CCTV & Perimeter
Security Provision



EV Charging
Provision



**Foundational standards,
not optional upgrades.**



LOCATION



Tse Addo

Positioned between Cantonments, Airport, Labadi, and Osu.
An address defined by accessibility and residential discretion.



PRICING

Investment Allocation

From \$450,000

Initial release applies to **first confirmed reservations only**.
Subsequent allocations subject to adjustment.

Six residences only.

STRUCTURED PAYMENT

Structured Commitment Framework

\$5,000 Reservation

30%
Contract
Execution

30%
Substructure
Completion

20%
Roofing Stage

20%
Completion &
Handover

Projected Delivery

12 – 18 Months

Estimated completion

Disciplined sequencing.
Controlled development scale.

DEVELOPER



Crown Lusso Ltd

A property development and asset management firm focused on controlled-scale residential and hospitality assets within Accra's premium corridors.

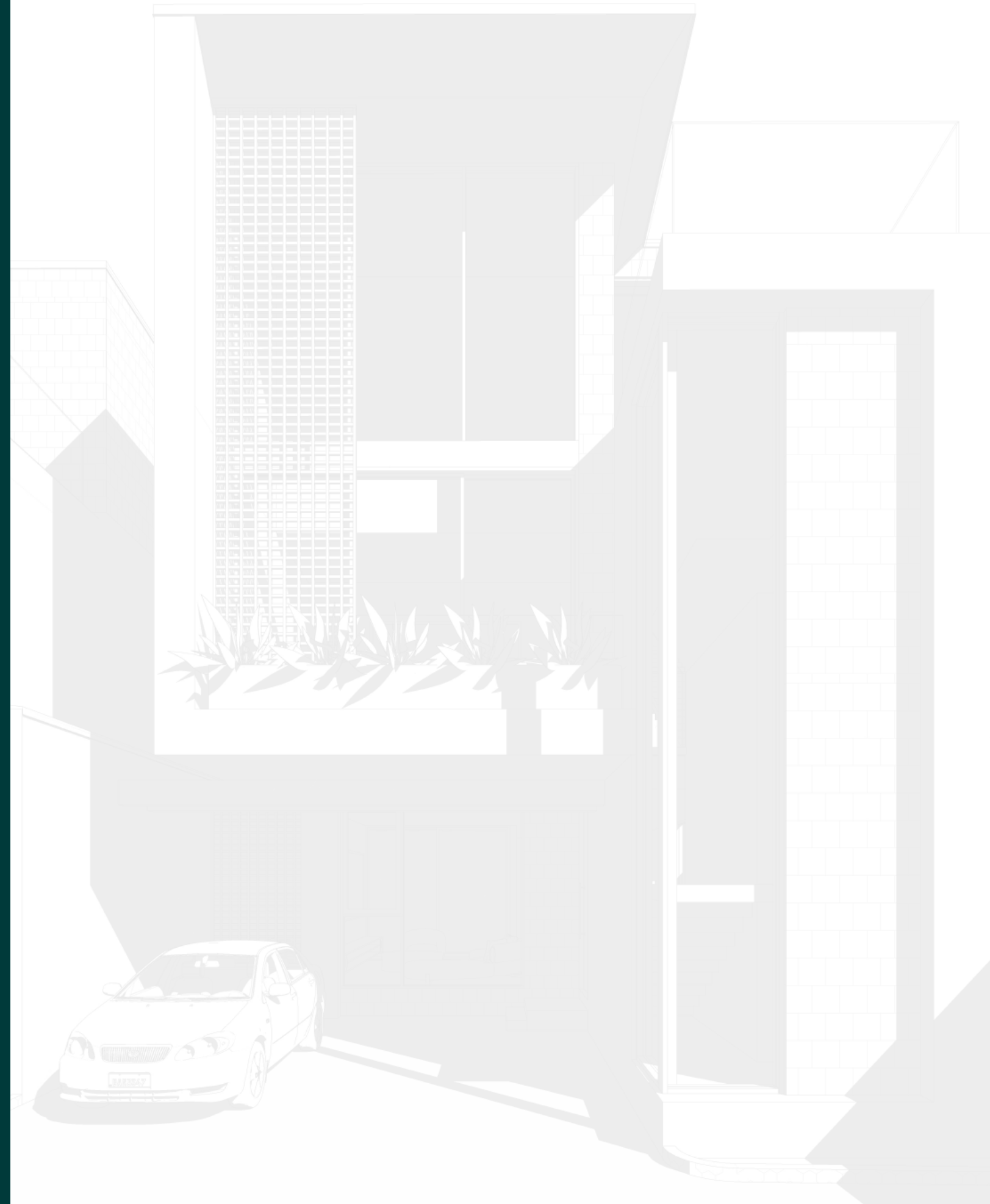
The SHIAH reflects a commitment to:

Low-density planning.

Architectural clarity.

Capital-conscious development.

Long-term asset positioning.



THE SHIAH

PRIVATE. LIMITED. DEFINED.

For Private Viewing & Allocation:
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