

The Return Monument, design visualisation

A 150-ACRE KNOWLEDGE VILLAGE ON GHANA'S CENTRAL REGION COAST

Where the Door of No Return becomes a door of return.

From the shore where Africa lost its people, a place that builds them: a 150-acre knowledge district on the coast of Elmina, Ghana, built around education, to develop the people and institutions that will lead the continent's next chapter.

THE IDEA

For nearly four centuries, people left this shore and did not come back. This is where they return.

The Elmina Village is an education-led community at Ayensudo, minutes from Elmina Castle and its Door of No Return. It begins with a school, adds the skills, enterprise and hospitality that a working town needs, and gives the diaspora a reason, and a place, to come home.

150	15	2028
ACRES IN THE VILLAGE	PROGRAMMED COMPONENTS	THE ELMINA SCHOOL OPENS



A residential promenade in the Village, design visualisation

01 · LEARN

A Cambridge boarding school and a trades campus form the engine of the Village.

02 · WORK

Hospitality, conference, research, digital services, screen and print create skilled jobs.

03 · LIVE

Homes, heritage and civic life make it a place to stay, not only to visit.

THE MASTERPLAN

One axis, from the highway to the sea.

Fifteen components sit along a tree-lined boulevard that runs from the N1 coastal highway to the Return Monument, facing the Atlantic. Uses that need the highway front onto it; learning, living and heritage step down toward the coast, with the existing tree cover kept and extended.



Draft Village masterplan, October 2026. Indicative and subject to change.

HIGHWAY FRONTAGE

Medical facility, commercial centre with fuel and EV charging, civic services.

ENTERPRISE

Hotel, conference, technology hub, digital services and printing.

LEARNING AND LIVING

The Elmina School, the trades campus, residences and hostels.

HERITAGE COAST

Museum and botanical garden, ending at the Return Monument.



The Elmina School, design visualisation

01 · LEARN

Education is the engine, not a tenant.

The Elmina School

A co-educational Cambridge IGCSE and A-Level boarding school for West Africa's most able students, enriched by Pan-African studies, enterprise and leadership. Every graduate reaches B2 in both English and French. It is the founding institution of the Village and opens in September 2028.

TVET and Skills Campus

A dual-model trades campus that trains the people who build and run the Village: construction, solar and electrical, welding and fabrication, automotive, hospitality and digital skills, with placements across the Village's own employers.





Design visualisations

02 · WORK

Enterprise that keeps talent here.



Ketsina Hotel, Conference and Culinary School

A boutique premium hotel of 80 to 100 keys with conference facilities and a live-kitchen culinary school.



MICE Properties

Venues for diaspora summits, heritage conferences, academic events and exhibitions.



Technology Hub and Research Centre

Research laboratories and incubation for ventures from the school, the trades campus and the university catchment of Cape Coast.



Digital Services and Business Process Hub

Around 3,000 bilingual workstations running across shifts, developed on a pre-lease basis.



Acting School and Studio

A screen and stage school with soundstages, studios and a backlot.



Elmina Printing Facility

Printing and publishing for the school, institutions and regional publishers.

All images are design visualisations.

03 · LIVE

A place to stay, not only to visit.



Village Residences

Flats, semi-detached townhomes and detached homes in timber, stone, red brick and glass, beside the heritage quarter.



Elmina Hostels

Short-stay rooms for interns, trainees, visiting families and heritage travellers.



Museum, Botanical Garden and Eco Park

A museum of this coast inside a working botanical garden: conservatory, ponds, canopy walk and trails.



The Return Monument

The civic space at the end of the Return Axis, oriented toward the Atlantic.



Medical Facility

Hospital, laboratory and pharmacy at the west gate, with direct access from the N1.



Civic services and commerce

Police, fire, power, water and telecoms for the whole Village, and an N1 rest stop with EV fast charging in front of a community shopping centre.

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WHY ELMINA

On the coast where the story began, and on the corridor where it continues.

The site sits at Ayensudo on the Accra to Cape Coast to Takoradi highway, part of the Abidjan to Lagos coastal corridor. Elmina Castle is ten minutes away; the University of Cape Coast and its 80,000 students, twenty.

FROM THE VILLAGE	TIME
Elmina Castle	~10 min by road
Cape Coast and UCC	~20 min by road
Takoradi	~30 min by road
Accra, Kotoka International	~2.5 h by road
Abidjan	~45 min by air
Lagos	~1 h by air

HERITAGE

A UNESCO World Heritage site on the doorstep, and a story that matters to every African family abroad.

REGION

Within reach of Ghana, Nigeria and Côte d'Ivoire first, then Senegal: Anglophone and Francophone West Africa together.

TALENT

Central Region has one of Ghana's highest literacy rates, and a university town twenty minutes away.

A village built around a school, so that the first thing a returning family finds is a future.



Village Residences, design visualisation

BUILD, FUND OR JOIN THE VILLAGE

Start with what you bring.

CAPITAL PARTNERS | OPERATORS AND DEVELOPERS | FAMILIES | DIASPORA AND RETURNEES | PUBLIC AND DEVELOPMENT PARTNERS

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