

COMPANY PROFILE · 2026

Pablo Global *Properties*

Your gateway to elite real estate in Dubai & Ghana

Curated residences. Cross-border expertise. One trusted desk.

Ghana +233 50 303 3723 **UAE** +971 56 839 8797 hello@pabloglobalproperties.com

The firm at a *glance*.

PROFILE

Company	Pablo Global Properties
Founder & CEO	Charles Kwadwo Tuffour
Headquarters	Accra, Ghana · Dubai, UAE
Focus	Cross-border real estate advisory

Business

- ◆ Premium property curation & investment guidance
- ◆ Buying & selling advisory across two markets
- ◆ Cross-border transaction facilitation
- ◆ Investor relations & wealth positioning for African capital

GROUP PROFILE

Markets	Dubai, UAE & Accra, Ghana
Model	Commission-based advisory
Clients	HNW individuals, diaspora, family offices

Business areas

- ◆ Premium residential investment opportunities in Dubai
- ◆ Luxury property curation across Dubai & Ghana
- ◆ African diaspora wealth positioning
- ◆ High-net-worth client advisory & concierge

*"Wealth deserves an address. **We find it.**"*



FOUNDER & CHIEF EXECUTIVE OFFICER

Charles Kwadwo Tuffour

Charles founded Pablo Global Properties to give rising African wealth what it lacked: a single trusted gateway into international real estate. With deep relationships across Accra's developer community and Dubai's brokerage network, he leads every strategic acquisition personally.

He oversees the vetting of every listing and partner, ensuring only the highest-quality opportunities reach clients — advising high-net-worth individuals, public figures and diaspora families across two continents. His approach combines institutional rigour with personalised service.

"Our clients aren't buying property. They're buying certainty in markets they can't watch every day."

A boutique advisory, built *deliberately*.

2023	Founded as a boutique advisory connecting African high-net-worth individuals with premium property in Dubai and Ghana. First developer and agent relationships established.	2024.06	Ghana base opened in Accra. First listings secured in Cantonments, Airport Residential and East Legon; local developer relationships built.
2024.01	Formal Dubai partnerships. First curated client portfolio launched for diaspora investors seeking global diversification.	2024.12	Momentum. Significant transaction volume across both markets; team and advisory board expanded; recognised as a trusted gateway for African capital.
2025.06	Portfolio expansion. Strategic partnerships with luxury networks and developers; Dubai Marina, Business Bay and Uptown Dubai projects added; market intelligence launched.	2026.01	Repositioning. "Your gateway to elite real estate" — expanded service offering and deeper cross-border capability.
2026.03	Today. A leading cross-border advisor for African capital: 100+ HNW clients across two markets, founder-led, with dedicated investment desks in Dubai and Accra.	Next	Deepening the Ellington relationship, widening the Ghana network, and building the technology platform behind the desk.

Direct lines to *tier-one developers*.

- ◆ **Ellington Properties** — Dubai's leading design-led developer, and the anchor of our Dubai portfolio: Mercer House, Hamilton House, Hillmont, Everly Place, Ocean House, the Meriva Collection and more.
- ◆ **Additional tier-one developers** sourced on brief across Downtown, Business Bay, Palm Jumeirah, JVC, MBR City and Dubai Islands.
- ◆ **Legal, escrow & title partners** ensuring DLD-registered, RERA-supervised transactions.

PARTNERSHIP BENEFITS

- Access to exclusive, off-market allocations
- Preferential pricing for qualified buyers
- Early sight of launches before public release
- Direct developer relationships for negotiation power



UPTOWN · JLT

Mercer House

From AED 8.0M

Studios to penthouses



MBR CITY

Everly Place

From AED 1.9M

Lagoon-front



DUBAI ISLANDS

Meriva Collection

From AED 2.7M

Beachfront launch

A verified network across *prime Accra*.

- ◆ **Accra-based developers & owners** across the capital's prime neighbourhoods, each with verified reputation and track record.
- ◆ **Lands Commission title verification** and independent legal review on every listing — before any deposit moves.
- ◆ **Legal compliance partners** for clean, registered, enforceable transactions.

NEIGHBOURHOOD FOCUS

- Cantonments — established luxury
- Airport Residential — executive villas
- East Legon — growth corridor
- Trasacco Valley — premium gated estate
- Labone — dollar-rent apartments
- Aburi Hills — hillside retreats



ACCRA

Cantonments

From \$560K

Urban sophistication



ACCRA

East Legon

From \$420K

Investor hub



ACCRA

Trasacco Valley

From \$1.35M

Premium estate

— KEY ACHIEVEMENTS

Milestones that *matter*.

100+

Clients

High-net-worth individuals across Africa and the diaspora.

2

Markets

Dubai and Accra, each with a dedicated investment desk.

\$M+

Transaction Volume

Millions in facilitated real estate acquisitions across both markets.



Developer Partnerships

Direct relationships with tier-one developers, led by Ellington.

16+

Curated Listings

Vetted residences across Dubai and prime Accra neighbourhoods.

High

Client Retention

Strong satisfaction and referral rate among HNW clients.

— COMPETITIVE ADVANTAGES

Why discerning buyers *choose us*.

01

Curated Selection

Vetted properties only — never mediocre listings.
Every property reflects our standard.

02

Cross-Border Expertise

Seamless Dubai + Ghana transactions. One advisor
covers both markets.

03

Trust & Transparency

Clear fees, verified documents, honest advice. No
surprises, no middlemen.

04

Personalised Service

Dedicated support from first consultation through
closing and beyond.

05

Market Intelligence

Data-driven insights, proprietary research and
private briefings.

06

Discretion Assured

Private viewings, confidential negotiation and quiet
completion.

An Ellington address for *every budget.*



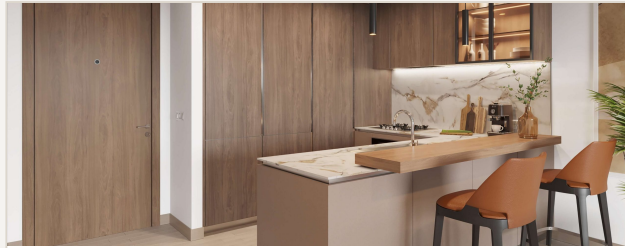
UPTOWN · JLT

Mercer House

From AED 8.0M

Studios – 4-bed penthouses

NOW SELLING



JVC

Hamilton House

From AED 560K

Design-led studios

BEST VALUE



JVC

Hillmont Residences

From AED 730K

Studios – 3-bed

HIGH YIELD



MBR CITY

Everly Place

From AED 1.9M

Lagoon-front 1–3 bed

NOW SELLING



DUBAI ISLANDS

The Meriva Collection

From AED 2.7M

Beachfront · 6–8% yield

NEW LAUNCH



PALM JUMEIRAH

Ocean House

Price on application

Beachfront penthouses

EXCLUSIVE



UPTOWN · JUMEIRAH LAKE TOWERS · ELLINGTON

Mercer House

DUBAI — MERCER HOUSE

From AED 8.0M ≈ \$2.18M · Handover 2027

Studio-4

BEDS

Freehold

TENURE

3,400+

SQ FT (PH)

- ◆ Twin towers on a landscaped podium
- ◆ Beach-style pool, spa with snow room
- ◆ Indoor multi-sport court, retail promenade
- ◆ Two metro stations, minutes to the Marina
- ◆ Golden Visa eligible

WHY BUY

Ellington's flagship Uptown address — a trophy residence that is also a genuinely liquid, dollar-pegged asset in established freehold JLT.

Book a viewing → /booking

+971 56 839 8797



JUMEIRAH VILLAGE CIRCLE · ELLINGTON

Hamilton House

DUBAI — HAMILTON HOUSE

From AED 560K ≈ \$152K · lowest Ellington entry

Studio-3

BEDS

Freehold

TENURE

400+

SQ FT

- ◆ Family-friendly JVC community
- ◆ Pool, gym, courtyards, co-working lounges
- ◆ Among the city's strongest short-let yields
- ◆ Contemporary Ellington interiors
- ◆ Freehold — all nationalities

WHY BUY

The most affordable entry into the Ellington portfolio — strong rental yields in an established community, ideal for a first Dubai acquisition.

Book a viewing → /booking

+971 56 839 8797



JUMEIRAH VILLAGE CIRCLE · ELLINGTON

Hillmont Residences

DUBAI — HILLMONT RESIDENCES

From AED 730K ≈ \$199K · studios

Studio-3

BEDS

Freehold

TENURE

450+

SQ FT

- ◆ Bright, light-filled interiors & city views
- ◆ Pool, gym, landscaped terraces
- ◆ One of Dubai's most rentable communities
- ◆ Modern Ellington finishes
- ◆ Strong appreciation potential

WHY BUY

Modern design at competitive pricing in a high-yield community — a dependable income asset and portfolio builder.

Book a viewing → /booking

+971 56 839 8797



BUKADRA · MBR CITY · ELLINGTON

Everly Place

DUBAI — EVERLY PLACE

From AED 1.9M ≈ \$517K · lagoon-front

1–3

BEDS

Freehold

TENURE

750+

SQ FT

- ◆ Direct crystal-lagoon frontage
- ◆ 209-residence low-rise, 1–3 bed + study
- ◆ Lagoon beaches, pools & promenades
- ◆ Minutes to Downtown Dubai & Burj Khalifa
- ◆ Golden Visa eligible

WHY BUY

A freehold, dollar-pegged one-bedroom on the water from under AED 2M — a natural step up and a strong all-round hold.

Book a viewing → /booking

+971 56 839 8797



DUBAI ISLANDS · ELLINGTON

The Meriva Collection

DUBAI — THE MERIVA COLLECTION

From AED 2.7M ≈ \$735K · beachfront · 6–8% yield

1–4

BEDS

Freehold

TENURE

850+

SQ FT

- ◆ Beachfront community on Island B
- ◆ Private beaches, uninterrupted sea views
- ◆ On-site Ellington hotel & resort amenities
- ◆ 1–4 bed & Signature Penthouses (~903 units)
- ◆ Launched Jan 2026 · handover from 2030

WHY BUY

Ellington's headline 2026 launch — resort living as an asset class, with projected 6–8% yields and early-mover pricing.

Book a viewing → /booking

+971 56 839 8797

Investment-ready across *prime Accra*.



ACCRA

Cantonments

From \$560K

Urban sophistication



ACCRA

Airport Residential

From \$850K

Modern convenience



ACCRA

East Legon

From \$420K

Growing investor hub

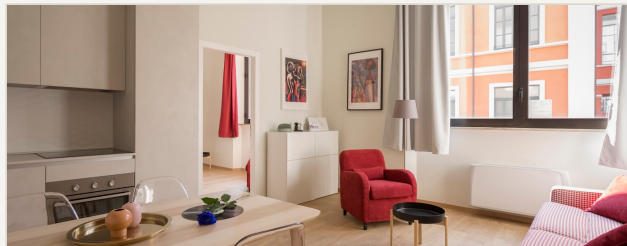


ACCRA

Trasacco Valley

From \$1.35M

Premium community



ACCRA

Labone

From \$245K

~8% yield



EASTERN REGION

Aburi Hills

From \$390K

Serene investment

Ghana portfolio shown for illustration; current listings on pabloglobalproperties.com. Contact the desk for off-market opportunities.



CANTONMENTS · ACCRA

Urban Sophistication

GHANA — CANTONMENTS

From \$560K Townhouses & apartments

3+

BEDS

6–9%

YIELD

Gated

COMMUNITY

- ◆ Accra's embassy district — strongest dollar rents/sqm
- ◆ Secured enclaves, roof terraces, city views
- ◆ Communal pool, gym & 24-hour security
- ◆ Embassy & multinational tenancy demand

INVESTMENT THESIS

A dependable income asset that doubles as a family base — the address diaspora owners ask us for most. Stable, established, consistently appreciating.

Current listings on request

+233 50 303 3723



AIRPORT RESIDENTIAL · ACCRA

Modern Convenience

GHANA — AIRPORT RESIDENTIAL

From \$850K Executive villas · freehold

4+

BEDS

Blue-chip

VALUE

5 min

TO KOTOKA

- ◆ Address of record for executives & diplomats
- ◆ Walled, gated compounds with pools
- ◆ Full standby power & borehole water
- ◆ Holds dollar value through every cycle

INVESTMENT THESIS

The bluest of blue-chip Accra residential — modern infrastructure, growing family market, strong long-term appreciation.

Current listings on request

+233 50 303 3723



EAST LEGON • ACCRA

Growing Investor Hub
GHANA — EAST LEGON

From \$420K Registered title

4 BEDS	8–12% YIELD	High GROWTH
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- ◆ Neighbourhood of choice for rising professionals
- ◆ International-school belt, open-plan living
- ◆ Registered, verified title
- ◆ Strongest capital-growth corridor in the city

INVESTMENT THESIS

Emerging-hub status with the highest growth potential in Accra — appreciating values, strong rental demand, real value opportunity.

Current listings on request

+233 50 303 3723



TRASACCO VALLEY · ACCRA

Premium Community

GHANA — TRASACCO VALLEY

From \$1.35M Gated & exclusive

5 BEDS	6–10% YIELD	24h SECURITY
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- ◆ The estate that defined modern Accra luxury
- ◆ Signature palm-boulevard plots
- ◆ Resort-scale pool & pavilion
- ◆ Estate-wide security, four-car garage

INVESTMENT THESIS

Exclusivity and security in a premium gated community where resale demand consistently outpaces supply.

Current listings on request

+233 50 303 3723



ABURI · EASTERN REGION

Serene Investment

GHANA — ABURI HILLS

PABLOGLOBALPROPERTIES.COM

From \$390K 45 min from Accra

3

BEDS

5–8%

YIELD

Hillside

VIEWS

- ♦ Panoramic views over the forested valley
- ♦ Infinity-edge plunge pools & verandas
- ♦ Solar backup & borehole water
- ♦ Fast-growing weekend-home market

INVESTMENT THESIS

Unique lifestyle positioning and scenic value — a retreat to enjoy now and a land bank for the decade ahead.

Current listings on request

+233 50 303 3723

How we support your *acquisition*.

1 • Initial Consultation

Online or video consultation, a detailed needs and budget assessment, curated recommendations tailored to your goals, and a guaranteed 24-hour response.

2 • On-Ground Support

Dedicated local guides in Dubai and Accra, coordinated viewings and neighbourhood tours, logistics (transport, lodging, meetings), and real market education.

3 • Closing & Beyond

Full transaction support and documentation, legal & financial due diligence, negotiation and execution, plus post-purchase management coordination and ongoing advisory.

From discovery *to keys*.

01

Consultation

Understand your goals, budget, timeline and objectives.

02

Curated Search

Exclusive listings and off-market opportunities matched to your brief.

03

Due Diligence

Title verification, legal review, developer checks, financial analysis.

04

Negotiation

Expert terms, price optimisation, discreet handling.

05

Closing

Escrow, documentation, transfer of funds, key handover.

*Institutional rigour, personalised service — **certainty** in markets you can't watch every day.*

Capital-efficient *structures*.

Phase 1 · Down payment

10–20% plus registration fees to secure the allocation, with government processing.

Phase 2 · During construction

Progress-based instalments aligned to construction milestones — capital-efficient, spread over the build.

Phase 3 · On handover

Remaining balance on completion, with the option to arrange post-completion financing or a mortgage.

Benefits: planned cash flow, reduced upfront burden vs. full payment, customised plans for qualified buyers.

Fee type	Amount	Notes
Brokerage advisory	2–3%	Professional services & market access
Government registration	4% (DLD, Dubai)	Regulatory; varies by region
Legal & due diligence	Fixed / %	Contract, title, risk review
Transfer / escrow / wire	0.5–3%	By method & institution
VAT (where applicable)	5% on certain fees	Jurisdiction-specific

Full transparency on all costs upfront — no hidden fees. Figures indicative; confirmed per transaction.

— CLIENT SUCCESS STORIES

Trusted by high-net-worth *investors*.

"From online consultation in Accra to keys in Dubai Marina, everything was seamless. I never felt uncertain about buying in a market I couldn't see. Charles and the team made international real estate feel local."

PRIVATE INVESTOR · ACCRA, GHANA

"They verified title, developer credentials, even rental history — then negotiated terms I couldn't reach alone. This is trust in action. I have a partner I can call anytime across two time zones."

DIASPORA PORTFOLIO INVESTOR · LONDON, UK

"Discretion mattered to me. Viewings were private, paperwork quiet, results speak for themselves. Professional, thoughtful, results-oriented. I've already referred three family members."

FAMILY OFFICE · KUMASI, GHANA

"The market research they provided changed how I think about African real estate. Not just a brokerage — they're educators and advisors first."

PORTFOLIO MANAGER · JOHANNESBURG, SOUTH AFRICA

Data-driven *decisions.*

Dubai

AED 1,759/sqft

+12.5% YOY (Q1 2026)

AED 286B sales across 79,229 deals in H1 2026. Gross yields ~6–9%; JVC up to ~8.5%. A maturing market where value growth leads volume.

Ghana

7–12%

PRIME ACCRA GROSS YIELDS

Dollar-denominated prime rents; steady capital growth with sharper gains on the East Legon and Aburi corridors, driven by diaspora demand.

Comparative

60/40

A TYPICAL FIRST ALLOCATION

Dubai as the dollar-pegged anchor; Ghana as the growth engine — weighted to your timeline, goals and risk profile.

Figures are indicative and forward-looking statements are estimates, not guarantees. Sources: Dubai Land Department data and market analysis, 2026.

Market intelligence, *written down.*



MARKET INSIGHTS

Why Dubai? Inside the World's Most Magnetic Property Market

8 MIN READ



INVESTMENT TIPS

The Top 5 Investment Zones in Accra Right Now

9 MIN READ



COMPARISON

Dubai vs. Ghana: Where Should You Invest in 2026?

11 MIN READ

Fresh analysis publishes on the **Insights** desk at pabloglobalproperties.com — plus a live feed from Instagram, TikTok and Facebook.

— BEGIN YOUR ACQUISITION

One trusted desk for *two markets*.

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GET IN TOUCH

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Monday – Saturday, 9:00 – 19:00 GMT

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