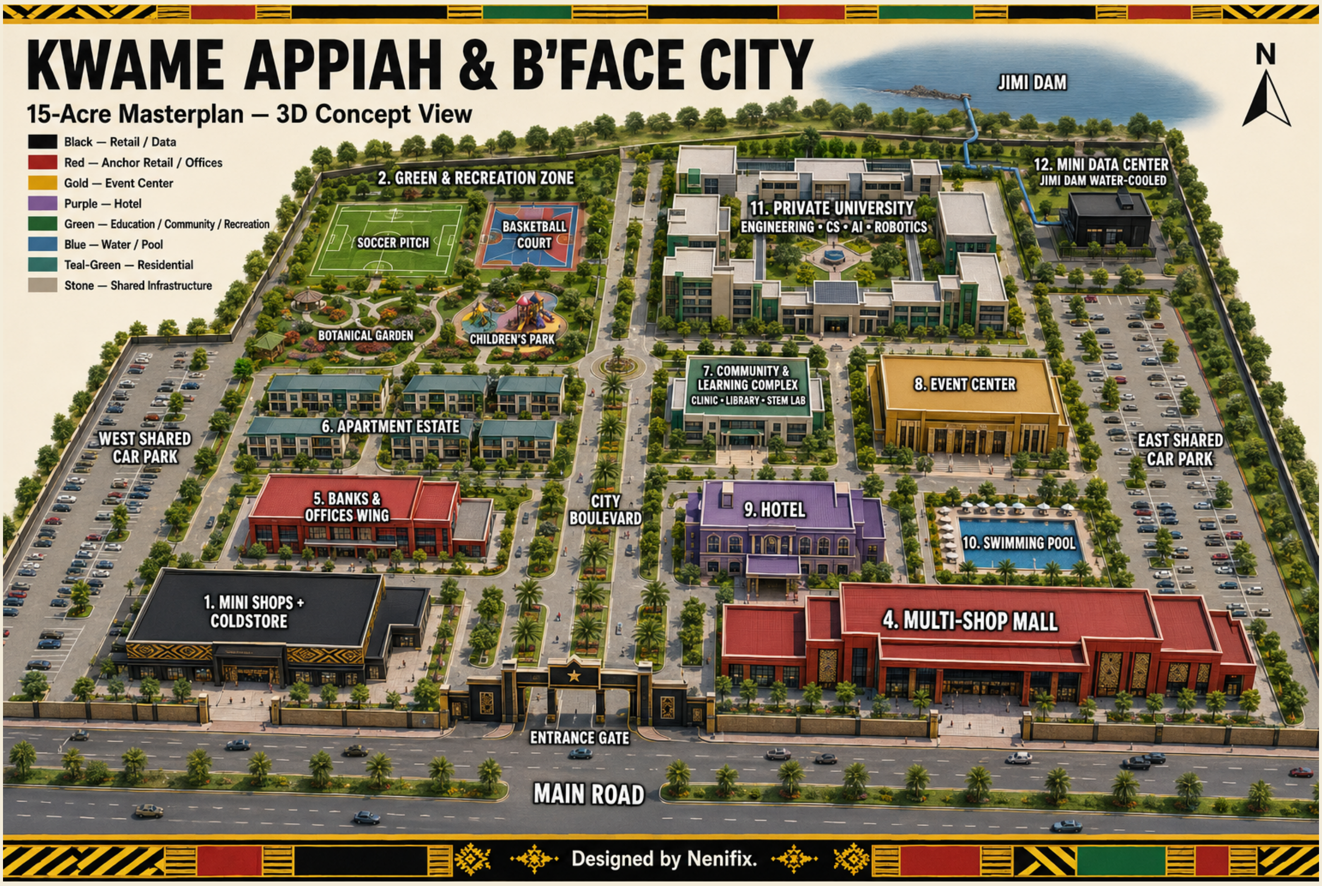
MASTER PROJECT PROPOSAL · 2026

KWAME APPIAH & B'FACE AI CITY

A proposed AI-powered mixed-use destination for Akrofuom, near Obuasi, Ghana



VISION TO BE BUILT BY
Kwame Appiah & B'Face AI City

CONCEPT & MASTERPLAN
Nenifix

SITE
15 acres / 60,703 sqm

INVESTMENT MEMORANDUM

An invitation to shape a new economic landmark

Kwame Appiah & B'Face AI City is a proposed 15-acre mixed-use development at the entrance of Akrofuom near Obuasi. The vision connects income-generating property, community services, specialised technology education and digital infrastructure within one masterplanned destination.

The proposition

The city is designed as a mutually reinforcing system. Retail and events generate activity; apartments and hospitality extend dwell time; learning and technology create talent; shared parking, recreation and connectivity support the whole place.

The opportunity

Partners may explore project-level participation or selected components, subject to independent feasibility, valuation, legal review, approvals and agreed commercial structures. Priority conversations include real estate capital, development, construction, hospitality, retail, education, telecommunications, energy, data infrastructure and institutional partnerships.

The discipline

This document is a concept-stage master proposal, not a securities offering, valuation, forecast or guarantee of returns. All investment decisions require independent due diligence. Claims such as “first AI city” or “first AI university” must be independently verified before public or contractual use.

> “A connected district where property, intelligence and opportunity reinforce one another.”

01 · THE PLACE

Why Akrofuom, why the Obuasi region

The proposed site sits on main-road frontage at the entrance of Akrofuom, close to the police station and Jimi Dam, with proximity to the Obuasi economic area. This location creates the potential to serve residents, mine-sector professionals, students, families, travellers, enterprises and surrounding communities.

Strategic rationale

- A visible gateway location capable of establishing a strong destination identity.
- A mixed-use offer that can diversify commercial activity beyond dependence on one industry.
- Access to a regional market with demand for retail, accommodation, events, services and future-focused skills.
- A platform for local supplier participation and small-business growth.

Ghana’s wider investment case

GIPC presents Ghana as a gateway for regional and continental markets and highlights property development as an investment sector. The World Bank identifies digital adoption, advanced skills, connectivity and higher-productivity firms as important routes to better jobs. KB City brings these themes together at district scale.

Location claims, boundaries, access, utilities and proximity statements must be confirmed through survey, title review and technical due diligence.

60,703 square metres, deliberately allocated

The current concept distributes the site across commercial anchors, shared infrastructure, recreation, living, hospitality, community facilities, learning and digital capacity.

Zone	sqm	Share
Mini shops + coldstore	4,000	6.6%
Green & recreation	10,600	17.5%
Shared car park	10,000	16.5%
Multi-shop mall	4,000	6.6%
Banks & offices	1,800	3.0%
Apartment estate	3,000	4.9%
Community & learning	1,600	2.6%
Event centre	4,000	6.6%
Hotel	1,000	1.6%
Swimming pool	1,200	2.0%
Technology university	7,000	11.5%
Mini data centre	1,000	1.6%
Boulevard/landscape/reserve	11,503	18.9%
TOTAL	**60,703**	**100%**

Allocations are concept-stage footprints and must be reconciled with survey data, setbacks, circulation, engineering, fire access, utilities, environmental requirements and planning approvals.

Twelve components, four value engines

PLACE & FOOTFALL

Mini shops, mall, event centre, recreation and pool create reasons to visit throughout the day and week.

LIVING & HOSPITALITY

Apartments and hotel convert activity into longer stays, recurring demand and a resident community.

TALENT & COMMUNITY

The proposed university, clinic, library and STEM lab connect skills, health and social value.

DIGITAL & OPERATIONS

Connectivity, AI-enabled management and a mini data centre can support efficient, secure and measurable operations.

Potential AI applications

- Privacy-governed security, access control and visitor guidance.
- Parking coordination, utility monitoring and predictive maintenance.
- Digital learning, telemedicine and facilities management.
- Environmental sensing and authorised operational dashboards.

Technology selections will follow needs assessment, cybersecurity design, data-protection review and life-cycle cost analysis.

04 · DELIVERY ROADMAP

De-risk first. Build in investable stages.

A disciplined pathway should align enabling infrastructure, demand, approvals and capital. The following sequence is a strategic framework and will be refined by the professional team.

Stage	Priority	Purpose
0 · Validate	Title, survey, feasibility, ESIA, market study, concept design	Convert vision into an investable evidence base
1 · Activate	Mini shops/coldstore, access, initial utilities, green space	Generate early activity and local participation
2 · Anchor	Parking, mall, banks/offices	Establish commercial gravity and services
3 · Dwell	Apartments, event centre, hotel, pool	Grow recurring use and destination demand
4 · Innovate	Community complex, university, connectivity	Build talent and community infrastructure
5 · Scale	Mini data centre and advanced smart systems	Add resilient digital capacity after feasibility

Stage gates

- Each stage advances only when land, approvals, design, demand and financing thresholds are met.
- Component companies, leases, concessions, joint ventures or direct development can be evaluated.
- Independent cost planning and procurement protect scope, quality and capital efficiency.

A practical contribution to Ghana’s development

The project is proposed as private investment with public value. Its national contribution will depend on local procurement, responsible delivery and measurable outcomes.

Employment and enterprise

- Construction, operations, teaching, technology, healthcare, hospitality, retail and facilities roles.
- Supplier opportunities for Ghanaian SMEs across materials, services, food, transport, maintenance and production.

Skills and technology transfer

- Industry-linked engineering, computer science, AI and robotics education, subject to accreditation.
- Structured training in international technology and operating partnerships.

Digital inclusion and productivity

- Managed public connectivity for learning, enterprise, payments and access to services.
- A practical environment for local firms to adopt digital tools and participate in new value chains.

Investment and place branding

- A visible destination that can broaden international perception of investment opportunities outside Accra.
- Potential to demonstrate mixed-use, technology-enabled development in a secondary-city context.

What success can mean for Obuasi and Akrofuom

The city should strengthen—not displace—the surrounding economy. A community-benefit and local-content plan will convert design intentions into commitments, responsibilities and measurable indicators.

Intended outcomes

- More customers and routes to market for local traders, farmers, artisans and service providers.
- New education, STEM, library, clinic, recreation and internet access.
- Expanded accommodation, meeting and event capacity for the wider Obuasi region.
- Public-realm improvements, managed landscaping and a stronger gateway identity.
- Economic diversification and stronger links between mining, technology, education and entrepreneurship.

Recommended community commitments

- Publish local hiring, apprenticeship and supplier-development targets after baseline studies.
- Establish a structured stakeholder forum and accessible grievance mechanism.
- Protect water, traffic safety, privacy, cultural identity and community access through audited plans.
- Report outcomes annually using agreed jobs, procurement, skills, access and environmental indicators.

Different partners, aligned around one destination

Capital partners

Equity, debt, blended finance, project-level or component-level participation.

Development partners

Master developer, specialist developers, architects, engineers, contractors and cost managers.

Operating partners

Retail, hotel, events, healthcare, residential and facilities-management expertise.

Knowledge partners

Accredited academic institutions, research organisations, labs and skills programmes.

Technology partners

Telecommunications, cloud, AI, cybersecurity, data-centre, energy and smart infrastructure.

Public institutions

Planning, roads, utilities, investment facilitation, education, environment and local government.

International engagement

The project welcomes dialogue with credible investors and operators from Ghana, the UAE, Qatar, the wider Middle East, India, China and other markets. Cross-border arrangements must comply with Ghanaian company, investment, tax, land, foreign-exchange, labour, technology-transfer and sector rules.

Evidence required before capital commitment

LAND & LEGAL

Title search, boundary survey, ownership authority, encumbrances, site access and transaction structure.

MARKET & COMMERCIAL

Demand, competitors, absorption, rents, pricing, operator interest, phasing and sensitivity analysis.

DESIGN & COST

Measured survey, concept validation, engineering, utilities, traffic, QS estimate, programme and procurement.

ENVIRONMENT & SOCIAL

Screening/ESIA, water, drainage, biodiversity, energy, waste, resettlement risk and engagement.

REGULATORY

Planning, building, fire, environmental, water, data protection, health, education and operating licences.

FINANCE & GOVERNANCE

Capital stack, SPV, controls, reporting, audit, insurance, FX, tax and exit/hold strategy.

09 · RISK & MITIGATION

Manage the hard questions early

Risk	Principal response
Land/title	Independent legal due diligence and cadastral survey before commitments.
Demand/phasing	Market study, pre-leasing/operator validation and stage-gated capital.
Cost/FX	QS cost plan, contingencies, procurement strategy and currency sensitivities.
Approvals	Regulatory matrix, accountable owners and no premature operating claims.
University	Accreditation pathway and qualified academic partners before enrolment.
Jimi Dam/water	No implementation without engineering, environmental and lawful water-use approvals.
Technology/privacy	Security-by-design, data minimisation, consent and independent controls.
Community/ESG	Early engagement, grievance process, local-content plan and monitored safeguards.
Delivery/governance	Experienced team, SPV controls, independent reporting and stage gates.

A city that earns trust over time

Responsible delivery is integral to investor value and social licence. Final targets will be based on technical baselines and recognised reporting practices.

Environmental intent

- Climate-responsive design, shade, efficient systems and renewable-energy assessment.
- Stormwater, water efficiency, closed-loop options and zero unapproved abstraction.
- Construction waste, operational recycling and responsible materials planning.

Social intent

- Safe access, universal design, community amenities and transparent engagement.
- Local employment, apprenticeships, supplier development and safeguards for workers.

Governance intent

- Clear project SPV, board responsibilities, procurement rules and conflicts policy.
- Independent technical, financial and ESG reporting proportionate to each stage.
- Privacy, cybersecurity and ethical AI controls for every connected service.

Suggested impact dashboard

Jobs and apprenticeships · local procurement · women/youth participation · training hours · public connectivity use · community-service access · energy and water intensity · waste diversion · safety incidents · grievances resolved.

11 · NENIFIX

Concept, masterplan and brand engineering

Nenifix is a Ghanaian innovation consultancy established in 2012. It combines intelligence, technology, production, brand engineering and commercial thinking to move organisations from evidence to execution.

Six integrated capabilities

- Research & Insights - market intelligence, feasibility and evidence.
- AI & Digital Systems - practical strategy, automation and fit-for-purpose tools.
- STEM & Innovation - robotics learning, technical capacity and product concepts.
- Printing & Brand Production - physical production from concept to finish.
- Business Development - strategy, positioning and investability support.
- Brand Engineering - first-principles strategy, design and systems thinking.

Role in the project

Nenifix originated the concept and masterplan positioning presented here. Delivery will require a multidisciplinary consortium of land, legal, finance, planning, architecture, engineering, environmental, academic, technology, construction and operating specialists.

Contact

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From vision to investment case

1. Confirm mandate and land readiness

Complete title, boundary, access and authority checks; establish the sponsor vehicle and decision rights.

2. Commission the evidence package

Market and financial feasibility, stakeholder baseline, surveys, environmental screening, utilities and traffic studies.

3. Appoint the professional team

Lead architect, planners, engineers, QS, legal, tax, investment, ESG and operator advisers.

4. Structure priority components

Refine phasing, capex, operating model, procurement and appropriate capital structures.

5. Run a controlled partner process

Issue an NDA, data-room index, expression-of-interest brief and transparent evaluation criteria.

Invitation

Investors, operators, public institutions and technical partners are invited to enter an initial confidential dialogue with Nenifix to test strategic fit and define the next evidence required.

PROJECT	LOCATION	ENQUIRIES
Kwame Appiah & B'Face AI City	Akrofuom, near Obuasi, Ghana	info@nenifix.com

SOURCES & IMPORTANT NOTICE

Reference basis

Project sources

- Kwame Appiah & B'Face City README, masterplan v12 brief and concept image, supplied project workspace, 2026.
- Nenifix website, company positioning, capabilities and contact information, accessed 29 August 2026: https://nenifix.com/

External context

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- Ghana Investment Promotion Centre, Investor Guide: https://gipc.gov.gh/investor-guide/
- World Bank, “The Key to Creating More Jobs in Ghana: Driving Technological Transformation of MSMEs”, 24 Nov 2021: https://www.worldbank.org/en/news/feature/2021/11/24/the-key-to-creating-more-jobs-in-ghana-driving-technological-transformation-of-micro-small-and-medium-sized-enterprises
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Notice

This concept-stage document is for discussion only. It is not an offer, solicitation, prospectus, appraisal, feasibility study or representation that approvals, financing, demand, costs, programme, returns or stated benefits will be achieved. Illustrations are conceptual. Recipients must undertake independent legal, commercial, technical, tax, environmental and financial due diligence and obtain professional advice. Any investment will be governed only by executed definitive agreements.

Prepared as a master project proposal for stakeholder and investor engagement. Concept and masterplan by Nenifix.