Our homes are affordable, comfortable and sustainable. We offer a fast and flexible building technology. Easy Homes are produced in factories and have a high quality. We help you build your dream home!
Our models

One Bedroom Studio.
32 sqm

One Bedroom Urban.
46 sqm

Two Bedroom Urban.
46 sqm

Three Bedroom Urban.
60 sqm

Two Bedroom Comfort.
92 sqm

Two Bedroom Space.
80 sqm

Three / Four Bedroom Space.
114 sqm
## Prices Ghana

<table>
<thead>
<tr>
<th>Type</th>
<th>Size.</th>
<th>Bedrooms</th>
<th>Promo Price.</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>One bedroom studio</td>
<td>32 sqm</td>
<td>1</td>
<td>USD 12,800 (GHS 160,000)</td>
<td></td>
</tr>
<tr>
<td>One bedroom urban</td>
<td>46 sqm</td>
<td>1</td>
<td>USD 16,500 (GHS 206,250)</td>
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<tr>
<td>Two bedroom urban</td>
<td>46 sqm</td>
<td>2</td>
<td>USD 19,100 (GHS 238,750)</td>
<td></td>
</tr>
<tr>
<td>Three bedroom urban</td>
<td>60 sqm</td>
<td>3</td>
<td>USD 26,000 (GHS 325,000)</td>
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</tr>
<tr>
<td>Two bedroom comfort</td>
<td>92 sqm</td>
<td>2</td>
<td>USD 42,500 (GHS 531,250)</td>
<td></td>
</tr>
<tr>
<td>Two bedroom space</td>
<td>80 sqm</td>
<td>2</td>
<td>USD 33,500 (GHS 418,750)</td>
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</tr>
<tr>
<td>Three bedroom space</td>
<td>114 sqm</td>
<td>3</td>
<td>USD 49,000 (GHS 612,500)</td>
<td></td>
</tr>
<tr>
<td>Four bedroom space</td>
<td>114 sqm</td>
<td>4</td>
<td>USD 49,000 (GHS 618,750)</td>
<td></td>
</tr>
</tbody>
</table>

Prices are including VAT. Other local taxes may apply. Prices are for the shell home. See details on the pricing page. Price in USD prevails. Prices are for locations up to a 2 hours truck drive away from the workshop. See site and location criteria page. Size indicates roof footprint in sqm.
We can build your home in:

- Ghana.
- Mozambique.
- Tanzania.
- Uganda.
- Kenya.

* Prices for Ghana are not applicable to other countries.
One Bedroom Studio.
Name. One Bedroom Studio  
Floor. 25 sqm (net)  
Roof. 32 sqm (gross)  
Rooms. One bedroom  
Price. See price page

Description. This space efficient studio offers a home for singles and starters. The design has been optimised for costs while it can fit all the basic amenities for an urban couple.
North Elevation

West Elevation

South Elevation

East Elevation
One Bedroom Urban.
**Name.** One Bedroom Urban  
**Floor.** 37 sqm (net)  
**Roof.** 46 sqm (gross)  
**Rooms.** One bedroom  
**Price.** See price page  

**Description.**  
This space efficient one bedroom home offers a home for singles and starters. The design has been optimised for costs while it can fit all the basic amenities for an urban couple.
Two Bedroom Urban.
**Name.** Two Bedroom Urban

**Floor.** 37 sqm (net)

**Roof.** 46 sqm (gross)

**Rooms.** Two bedrooms

**Price.** See price page

**Description.**
This space efficient two bedroom home offers a home for singles and starters. The design has been optimised for costs while it has all the basic amenities for an urban couple.
Three Bedroom Urban.
Name. Three Bedroom Urban
Floor. 49 sqm (net)
Roof. 60 sqm (gross)
Rooms. Three bedrooms
Price. See price page

Description.
This compact three bedroom home is medium family home that can fit a family of up to six people.
Two Bedroom Comfort.
Name. Two Bedroom Comfort
Floor. 75 sqm (net)
Roof. 92 sqm (gross)
Rooms. Two bedrooms
Price. See price page

Description.
This spacious two bedroom home has a comfortable set up with a large kitchen area, living room and veranda. The master bedroom has an ensuite bathroom.
Two Bedroom Space.
(incremental)
Name. Two Bedroom Space
Floor. 64 sqm
Roof. 80 sqm
Rooms. Two bedrooms
Price. See price page

Description.
This two bedroom incremental home has a comfortable set up with kitchen, living and veranda. The design is made in a smart way so that it can expand incrementally into three or four bedrooms later.
Three Bedroom Space.
(incremental)
Name. Three Bedroom Space
Floor. 95 sqm (net)
Roof. 114 sqm (gross)
Rooms. Three bedrooms
Price. See price page

Description.
This three bedroom home has a comfortable set up with dedicated kitchen space, living room, veranda and an ensuite bedroom. A sustainable affordable home for big families.
Four Bedroom Space.
Name. Four Bedroom Space
Floor. 95 sqm (net)
Roof. 114 sqm (gross)
Rooms. Four bedrooms
Price. See price page

Description.
This four bedroom home has a comfortable set up with kitchen, living and veranda. A sustainable affordable home for big families.
Included in price.
The listed price is for the shell home. This includes:

1. Technical design and project management cost.
2. Foundation blocks, including plotting and placing the blocks on site.
3. Core structure (floor, walls, partitions, ceiling, roof).
4. Roof sheets (box profile gauge 28 - in any available colour).
5. Window frames (alu slides or louvres with mosquito nets and burglar bars).
6. Front doors (with lock) and interior doors (including frames, grips and hinges).
7. Transport of all materials to the site (for max 2 hour truck drive from the workshop).
8. White painted inner walls and doors.
9. White lacquered or varnished facade.
11. All labour required for above activities.

Anything not listed above is not included in the shell home listed prices.
Price information

Not included in price.
Anything that is not specifically mentioned as included in the previous page is not included. See the options page for options that we offer. The following costs are not included in the shell home price.

1. No land.
2. No ground works or site works.
3. No compound walls or landscaping.
4. No septic tank.
5. No rain gutter, down pipes, rainwater collection tank.
6. No sanitation or tiling.
7. No plumbing.
8. No electricity.
9. No solar home system.
10. No kitchen.
11. No furniture.
The standard finishings include:

- **Electricity** (distribution, wiring, sockets, switches, light points);
- **Plumbing** (sewerage and water pipes including fittings, but no sanitary furniture);
- **Cement boards** as tiling substrate in bathroom (tiles not included); and
- **Rain gutter** with downpipe and ground drain.

This standard package is offered at the following prices (depending on the model):

- **One bedroom studio** USD 2,000 (GHS 25,000)
- **One bedroom urban** USD 2,500 (GHS 31,250)
- **Two bedroom urban** USD 2,500 (GHS 31,250)
- **Three bedroom urban** USD 2,750 (GHS 34,375)
- **Two bedroom comfort** USD 4,500 (GHS 40,625)
- **Two bedroom space** USD 3,250 (GHS 62,500)
- **Three bedroom space** USD 5,000 (GHS 62,500)
- **Four bedroom space** USD 5,000 (GHS 56,250)

Prices including VAT. We highly recommend people to choose this finishings package. People who do their own finishings are responsible in case of any damages due to poor quality finishes. Easy Housing can not be held responsible for any damage in such case.
Additional Options

Easy Housing offers the following additional options:

- **Burglar bars** USD 115 (GHS 1,500) per window
- **Veranda** (additional sqm) USD 135 (GHS 1,800) per additional sqm
- **Pergola** USD 60 (GHS 800) per sqm

Prices including VAT. No other options can be chosen. Options will be specified in the quotation.
Location requirements

Site requirement.
Easy Housing builds homes around Accra. For other locations we quote upon request if we can deliver there. Additional charges may apply.
The site should have ample space to accommodate the selected home.
There should be at least 1 metre of space around the home.
The buyer has the legal rights to use the land and put an Easy Home on there.
The buyer has to take care of any legal requirements like permits.
The site does not slope more than 5 degrees.
The site is clean and accessible.
The site is accessible by truck. The access road is at least 3 metres wide.
A truck should be able to reach within 50 metres of the location.
Road conditions are adequate for a truck to reach.
The buyer takes care of any siteworks like levelling, putting sand, landscaping, etc.
For some soil conditions the buyer may need to bring sand to stabilise (like on swampy/clay soil).
Easy Housing will do a non refundable site check to see if the site requirements are met.
Reach out for more information and quotations:

info@easyhousing.org
www.easyhousing.org/ghana
WA: +31 6 23914998
Background information
Sustainable.
Circular.
Zero carbon.
Climate resilient.
Biobased.
Local sourcing.

Social.
Healthy homes.
Happy families.
Local jobs.
Cultural integration.
Affordable.

Scalable.
Prefab fabrication.
Fast construction.
Building partnerships.
Engineered quality.
Digitalisation.
Easy Homes have a long lifespan and engineered quality. Timber homes can easily last over 100 years when properly maintained.

**Termite resistant.**
We use treated timber which is permanently termite and insect resistant.

**Hurricane proof.**
Easy Homes are engineered to withstand hurricanes up to category 4.

**Flood resilient.**
The elevated ground floor makes our homes resilient to floods.

**Fire safe.**
Our walls have fire safe cladding. Timber structures are hard to set on fire.

**Healthy and comfortable.**
Wooden homes have a positive impact on air quality and living comfort.
Team

9 nationalities.

Founders.

Wolf Bierens
Niels van den Berge
Brian Onenchan
Patricia Rukud’de
Marlene Salia
Alberto Cumerlato
Maxwel Marcus
Mariam Manju

Architecture and Project Management.

Engineering.

Business development & Sales.

Zani Gichuki
Gorret Womugisa
Evaline Alum
Mikkel Jensen
Kim Laane
Ernest Kwarteng
Takudzwa Madzingira
Corry Kobutiti
Brian Kulubya
Scalable and fast prefabrication.
Local building partners.
Zero carbon and circular economy.
Positive impact on 16 SDGs.
Climate resilient designs.
Durable engineered quality.
Relocation and incremental building.
Long lifespan (100+ yrs) with treated timber.
Solar systems and rainwater tanks (option).
Impact dashboard

Easy Housing measures its impact using the following indicators. On average, each home we build creates the following impact.

- **CO2 reduction**: 25 ton CO2
- **Happy inhabitants**: 5 people
- **Jobs created**: 20 jobs
- **Forest protected**: Over 0.5 hectare
- **Value creation**: $85,000
Easy Homes are built with sustainably sourced timber, produced by local forestry companies. This way, Easy Housing creates local demand for sustainable timber, promoting sustainable forestry which increases forest cover.

Our sustainable forestry partners (FSC certified):

- **LevasFlor.** Mozambique.
- **Green Resources.** Uganda, Kenya & Tanzania.
- **Xylogi.** Ghana.

Our efforts to promote sustainable forestry have been recognised by:

- Sustainable Forest Economy Challenge (WEF).
- MIT Solve (cohort 2022).
- ClimAccelerator (Climate-KIC EU)
- Climate Smart Forest Economy Program.
- Good Energies Foundation.
- Built By Nature.
- Footprints Africa Case Study.
We work together with:

Global Centre On Adaptation.
African Union for Housing Finance (AUHF).
Climate KIC (EU).
Netherlands Enterprise Agency.
Climate Smart Forest Economy.
Good Energies Foundation.
Built By Nature.
Engineers Without Borders.
Green Home Transformations.
Fairventures Worldwide.
Green Resources.
Levasflor.

Recognition:

AUHF – Most sustainable housing developer 2023
NUTIP – Newcomer of the Year Uganda 2023
CSFEP – Breakthrough Initiative 2021
MIT Solve – Climate Cohort 2022
Climate-KIC (EU) – ClimAccelerator Participant 2022
WEF Uplink – Sustainable Forest Economy Top Innovator 2023
Built By Nature – Carbon Monetisation Cohort 2023
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