



A D E L A I D E  
**VISTA**  
ANNIVERSARY EDITION



# ADELAIDE VISTA

Adjiringanor Road, East Legon, Accra

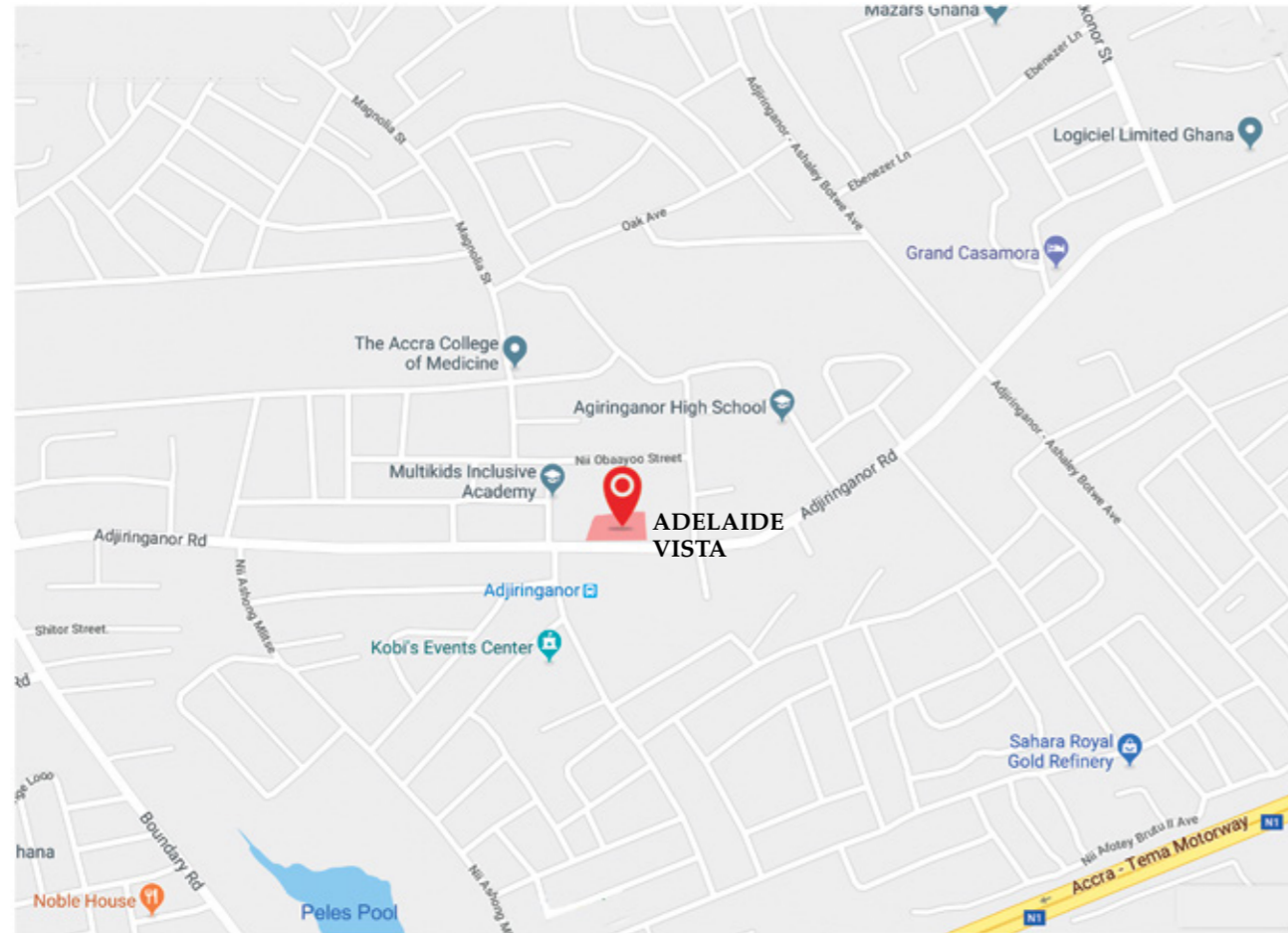
*Breath-taking houses. Security and Serenity.*

We are extremely proud to present the incredible Adelaide Vista, the second astounding project we are embarking on to mark a decade of ground-breaking property projects.

Made up of 8 gorgeously designed 3 bedroom semi- detached houses, this gated, secure and well-planned community is characterized by elegant living in view-oriented open spaces that create a perfect synergy of indoor and outdoor living.

With stunning lawns and well blended foliage, this splendid integration of beautiful architecture and landscaped layout makes Adelaide Vista a unique residential destination in East Legon.

An unbeatable location, street-defining architecture and terrific use of space and light, make this an ideal haven for small families looking for the perfect residence that satisfies all aesthetic and quality requirements needed in a fulfilling, outstanding home.



LOCATION MAP



## SERENITY AND SATISFACTION GUARANTEED

Packed with world class amenities and top-of-the-line accessories, Adelaide Vista provides the ideal, tranquil home you cannot wait to come to at the end of a busy day.

Your choice of any of these 8 magnificent and distinctive three bedroom homes with stylish interiors and striking exteriors will provide you with delightful kitchens, luxurious master bedroom suites and well-executed living rooms and bedrooms. Each thoughtfully designed home also provides parking for at least 2 cars.



## A DEVELOPMENT THAT TICKS ALL YOUR BOXES

From restful gardens and terraces to a delightful use of finishing materials, these amazing homes carry that signature of luxury and functionality that Imperial Homes has become synonymous with for a torch-bearing decade.



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## DESIGNED AND BUILT FOR YOUR MAXIMUM DELIGHT

Each attentively crafted unit will come with the following features:

- Three Bedrooms
- Three En Suite Bathrooms
- Landscaping
- Fully fitted kitchens
- Built-in Wardrobes
- A convenient location with swift links to the city center



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\*Images displayed are indicative of the style only and the finished product may differ



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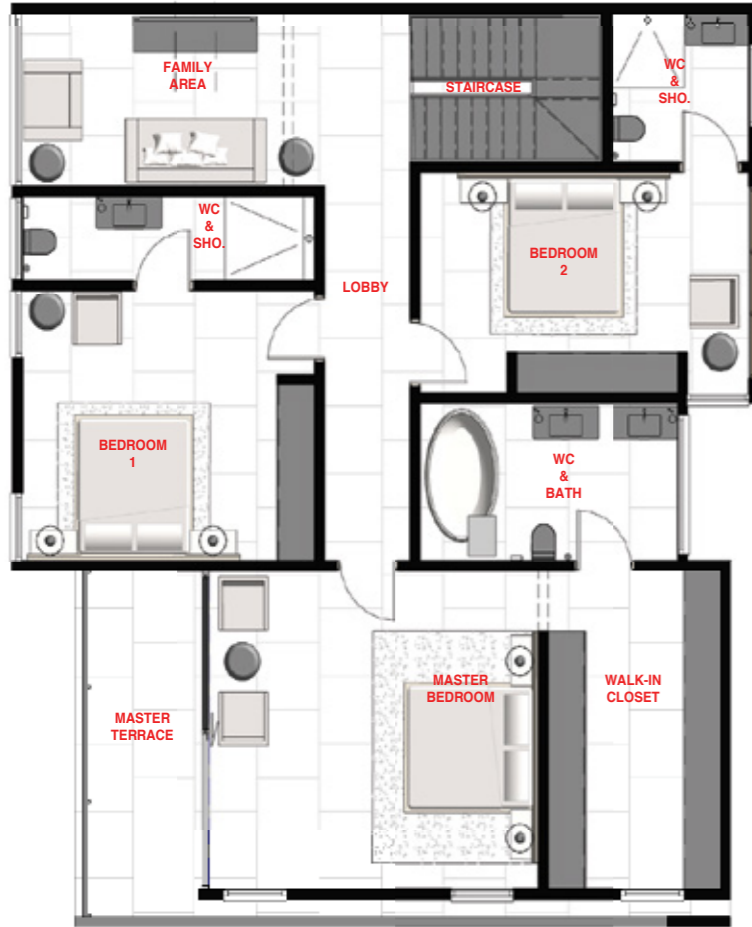


# FLOOR PLANS



**GROUND FLOOR PLAN**

SPACE	AREA (m <sup>2</sup> )
Entrance Terrace	7
Living Area	30
Dining	14
Carport	29
Staircase	7
Guest WC	3
Kitchen	16
Store	1
Staff Bunker	5
Staff WC & Sho.	2
<b>FLOOR AREA</b>	<b>114 m<sup>2</sup></b>



### FIRST FLOOR PLAN

SPACE	AREA(m <sup>2</sup> )
Family Area	12
Staircase	7
Bedroom 1	19
Bathroom 1	6
Bedroom 2	17
Bathroom 2	5
Master Bedroom	25
Master Walk-in Closet	13
Master Terrace	12
Master Bathroom	10
Lobby	12
<b>FLOOR AREA</b>	<b>138m<sup>2</sup></b>
<b>TOTAL FLOOR AREA</b>	<b>252m<sup>2</sup></b>

## STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each of the properties.

### KITCHENS

Howdens Clerkenwell Gloss Slate Grey type fitted kitchen units with corain worktop

### RANGE OF APPLIANCES:

- Lamona stainless steel multi-function fan oven.
- Lamona professional burner gas hob.
- Lamona stainless and glass chimney extractor.
- Lamona ullswater 1.5 bowl sink.
- Lamona chrome laveno single lever taps.

### BATHROOMS

White sanitary ware with water conservation features.  
 Full height wall tiling around the bath to main bathroom.  
 Full height wall tiling around shower enclosure to en-suite and cloakroom (where applicable).  
 Optional shower enclosures to en-suites Bath with Chrome pillar taps.  
 Extractor fan to main bathrooms (where applicable).

### HEATING & COOLING

Nasco split individual air-condition units.  
 Ariston water heating systems to all bathrooms.

### WINDOWS

Single-glazed aluminum windows with lockable fastener and mosquito proof netting (where required).

### DOORS & IRONMONGERY

#### INTERNAL DOORS

Industrial Veneer -flush doors with groove 7

#### EXTERNAL DOORS

M & T hard wood external doors.

### LOCKS

Cylindrical locks with door handles and stainless steel butterfly hinges.

## LIGHTING & ELECTRICAL

- Deta slim line white socket switches
- TV Points in all Rooms
- Strategically located Telephone point to all rooms
- Smoke detectors with battery back up in kitchen
- Energy efficient lighting to selected rooms

## FLOORING

Ceramic Tiles

## COMMUNAL & EXTERNAL AREAS

- Paved walkways.
- Staircases with metal balustrades.
- Landscaped gardens.

## OPTIONAL EXTRAS AT ADDITIONAL COST

### Kitchens

A choice of two upgrade packs including integrated appliances upgrade oven, hob and chimney hood and many more items are available. Granite work tops, solid wood 40mm and upgrade kitchen tap. Upgrade kitchen front doors, freestanding appliance pack including American fridge/freezer, dishwasher and washer/dryer.

### Flooring

Various types of flooring are available including carpets, laminate flooring, Travertine porcelain tiles, vinyl, wood, marble and granite.

### Wardrobes

Built-in sliding wardrobes in a choice of different colours and designs to specific bedrooms

### Miscellaneous Items

- External taps to front or rear of each property (dependant on kitchen's location).
- Upgrade ironmongery.
- Upgrading sockets and switches (to chrome plated).
- Upgrade internal doors to half glazed doors or fully glazed doors.
- Blinds & Curtains.

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## DEVELOPMENT PARTNERS



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