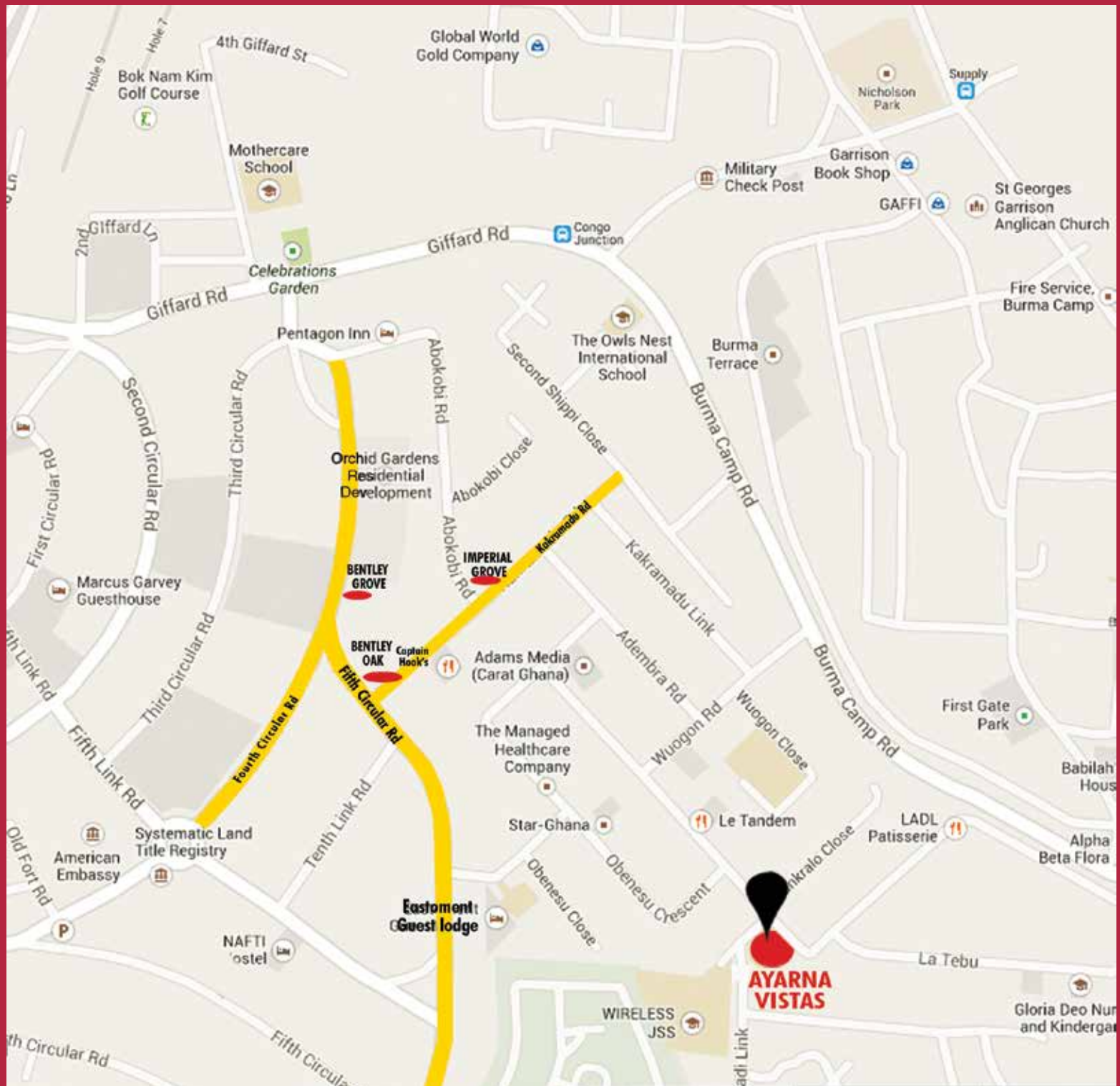


AYARNA VISTAS





AYARNA VISTAS

136. Mankralo Close, East Cantonments, Accra.

Ayarna Vistas is a masterpiece. It is a superb enclave of different, amazing homes which set a frontier for private, multi-style luxury homes in small gated settings.

Its' amazing line-up features: 2 Units of lovely 4-bedroom, three-storey homes with 2 staff bunkers and swimming pools; 5 Units of 3-bedroom, three-storey homes with 1 staff bunker; 1 Unit of a 4 bedroom, three-storey home with a staff bunker; and 4 Units of 3 bedroom lovely Combo homes atop of which sit 2 breathtaking 3-Bedroom Penthouses.

It is supported up by IHL's back up electricity and water supply and its tested management and maintenance team.



DEVELOPMENT LAYOUT



TYPE A

4 bedroom house
with a 2 bedroom
staff bunker



TYPE A



TYPE A (484M²) NO. 8 & 9

FOYER	18M ²
LIVING ROOM	26M ²
DINING	18M ²
SERVERY	8M ²
KITCHEN	20M ²
STORE	8M ²
LOBBY	4M ²
GUEST BEDROOM	25M ²
GUEST BATHROOM	8M ²
GUEST CLOSET	4M ²
STAFF BUNKER 1	10M ²
STAFF BUNKER 2	8M ²
STAFF SHOWER	9M ²
GUEST WC	4M ²
SWIMMING POOL	30M ²
TOTAL	200M²

GROUND FLOOR PLAN

TYPE A



FIRST FLOOR PLAN

NO. 8 & 9

BEDROOM 2	44M ²
BATHROOM 2	8M ²
BEDROOM 3 (MASTER)	45M ²
BATHROOM 3	8M ²
CLOSET 3	6M ²
FAMILY AREA	25M ²
TERRACE	36M ²
TOTAL	172M²

TYPE A



SECOND FLOOR PLAN

NO. 8 & 9

BEDROOM 3	25M ²
BATHROOM 3	8M ²
CLOSET 3	8M ²
LIBRARY	2M ²
TERRACE	69M ²

TOTAL 112M²



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

TYPE B

3 bedroom house
with a staff bunker



TYPE B



TYPE B (233M²)

NO. 10, 11, 12, 13 & 14

LIVING ROOM	25M ²
DINING	19M ²
KITCHEN	12M ²
STORE	3M ²
STAFF BUNKER	7M ²
STAFF SHOWER	5M ²
GUEST WC	6M ²
TERRACE	9M ²
TOTAL	86M²

GROUND FLOOR PLAN

TYPE B



NO. 10, 11, 12, 13 & 14

BEDROOM 1	20M ²
BATHROOM 1	5M ²
CLOSET 1	7M ²
BEDROOM 2 (MASTER)	27M ²
BATHROOM 2	10M ²
CLOSET 2	10M ²
TERRACE	6M ²
TOTAL	85M²

FIRST FLOOR PLAN

TYPE B



NO. 10, 11, 12, 13 & 14

BEDROOM 3	22M ²
BATHROOM 3	5M ²
CLOSET 3	6M ²
STUDY	9M ²
TERRACE	20M ²
TOTAL	62M²

SECOND FLOOR PLAN



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

TYPE C

4 bedroom house
with a staff bunker



TYPE C



TYPE C (372M²)

NO. 7

LIVING ROOM	32M ²
DINING	10M ²
KITCHEN	17M ²
STORE	3M ²
BEDROOM 1	30M ²
CLOSET 1	6M ²
GUEST WC	6M ²
SWIMMING POOL	20M ²
TERRACE	50M ²

TOTAL 174M²

GROUND FLOOR PLAN

TYPE C



NO. 7

BEDROOM 2	30M ²
BATHROOM 2	6M ²
CLOSET 2	6M ²
BEDROOM 3(MASTER)	35M ²
BATHROOM 3	10M ²
CLOSET 3	6M ²
TERRACE	10M ²

TOTAL 103M²

FIRST FLOOR PLAN

TYPE C



SECOND FLOOR PLAN

NO. 7

BEDROOM 4	30M ²
BATHROOM 4	6M ²
CLOSET 4	5M ²
STUDY	6M ²
GYM	13M ²
TERRACE	35M ²
TOTAL	95M²

TYPE D

3 bedroom Combo
and Penthouse



TYPE D



GROUND FLOOR PLAN

TYPE D (288M²)

NO. 1, 2, 3 & 4

LIVING ROOM	32M ²
DINING	15M ²
KITCHEN	17M ²
STORE	3M ²
GUEST WC	7M ²
STAFF BUNKER	13M ²
STAFF SHOWER	5M ²
TERRACE	4M ²
TOTAL	96M²

TYPE D

NO. 1, 2, 3 & 4

BEDROOM 1 (MASTER)	28M ²
BATHROOM	6M ²
CLOSET 1	7M ²
BEDROOM 2	17M ²
BATHROOM 2	6M ²
CLOSET 2	5M ²
BEDROOM 3	17M ²
BATHROOM 3	6M ²
TERRACE	4M ²
TOTAL	96M²



FIRST FLOOR PLAN

NO. 1, 2, 3 & 4

BEDROOM 1 (MASTER)	28M ²
BATHROOM	6M ²
CLOSET 1	7M ²
BEDROOM 2	17M ²
BATHROOM 2	6M ²
CLOSET 2	5M ²
BEDROOM 3	17M ²
BATHROOM 3	6M ²
TERRACE	4M ²
TOTAL	96M²

FIRST FLOOR PLAN

TYPE E



SECOND FLOOR PLAN

TYPE E (PENTHOUSE)

NO. 5 & 6

BEDROOM 1 (MASTER)	30M2
BATHROOM	1 6M2
CLOSET 1	4M2
BEDROOM 2	14M2
BATHROOM 2	5M2
BEDROOM 3	21M2
BATHROOM 3	5M2
LIVING ROOM	39M2
DINING	21M2
KITCHEN	19M2
STORE	3M2
GUEST WC	5M2
TERRACE	36M2
TOTAL	218M2

STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each of each property

KITCHENS

Howdens Glendevon type fitted kitchen units with laminated worktops from a choice of the selected range:

Jamocha Granite;

Oak effect;

Walnut block;

Travertine granite; and

Black mirror chip

RANGE OF APPLIANCES:

Lamona stainless steel multi-function fan oven

Lamona professional 4 burner gas hob

Lamona stainless and glass chimney extractor

Lamona ullswater 1.5 bowl sink

Lamona chrome laveno single lever tabs

Ref: www.howdens.com

BATHROOMS

Duravit 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)

Ref: www.watercomfort.com.gh

HEATING & COOLING

Whirlpool/Samsung 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 4

Industrial Veneer -flush doors with groove 4-with louver for bathroom

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 sockets switches
TV Points in all Rooms
Strategically located Telephone point to all rooms
Smoke detectors with battery back up in all rooms
Energy efficient lighting to selected rooms

FLOORING

Travertine Tiles, Honed Classic Dark, Mina
and Light Picasso Travertine

Ref: www.mekmar.com

COMMUNAL & EXTERNAL AREAS

Paved walk ways
Staircases with metal balustrades
Landscaped gardens
Backup generator
Pressurized water supply from borehole/reservoir

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, ceramic and porcelain tiles, vinyl, wood, marble and granite

Wardrobes

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

Miscellaneous items

External taps to front or rear of each property (dependant on kitchens 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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