

**BENTLEY
GROVE**
TOWN HOUSES



BENTLEY GROVE

Town Houses

5th Circular Road, East Cantonments-Accra

Bentley Grove is a stunning residential enclave of 6 carefully thought out, contemporary home designs in a secure, truly exclusive and private Eden. Nestled in the calm of Cantonments, Accra's leafiest neighbourhood, each of these remarkable homes with its private garden and car-parking space in a lovely setting make the Grove a very special development.

Set snugly on some of Accra's most sought after and ideally located real estate, each of Bentley Grove's unique, elegant house types are positioned to accord this exquisite, small, plush neighbourhood a restrained, breathtaking and alluringly private character.

Imperial Homes' abiding mantra; 'Luxury: Our Hallmark' permeates this oasis as each spacious home is built and beautifully finished and fitted inside and out to the highest standards. Each timeless home design will reflect its owners' personal preferences, tastes and lifestyle.

A large swimming pool and bar area give residents added recreational space.

A sophisticated water supply system, back-up electricity generators, trained 24 hour security, professional housekeepers and a strong maintenance unit, ensure stress free living while en-suite domestic staff rooms offer live-in staff support.

The Bentley Grove; truly exclusive homes....

Idyllic Setting





Beautifully finished inside and out



TYPE I



TYPE 2

Timeless Designs in an Exquisite Private Neighbourhood



TYPE 3



TYPE 4

Chic and Contemporary



TYPE 5



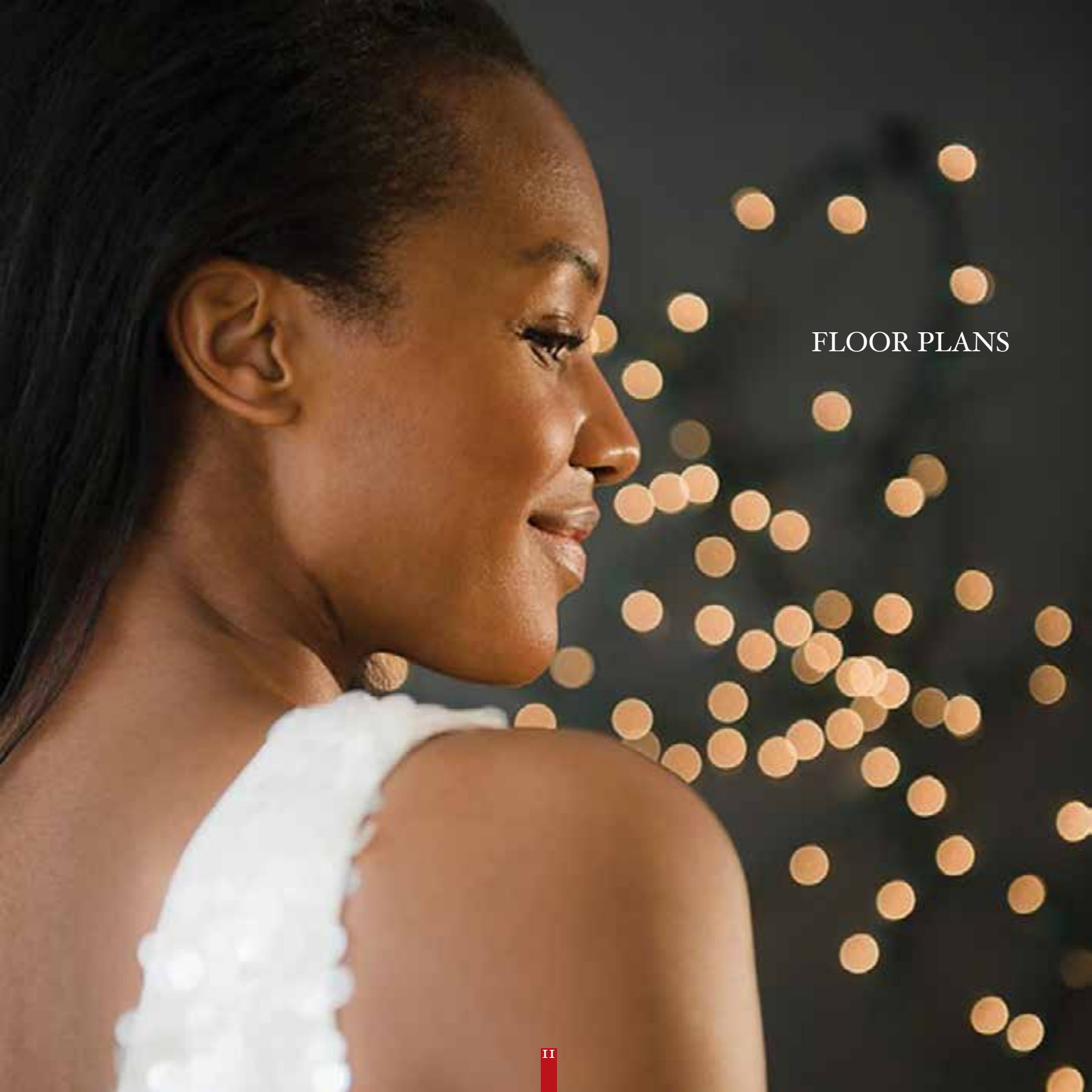
TYPE 6



WEBSTER
UNIVERSITY

5th Circular Road, Carroms-Accra

WEBSTER
UNIVERSITY



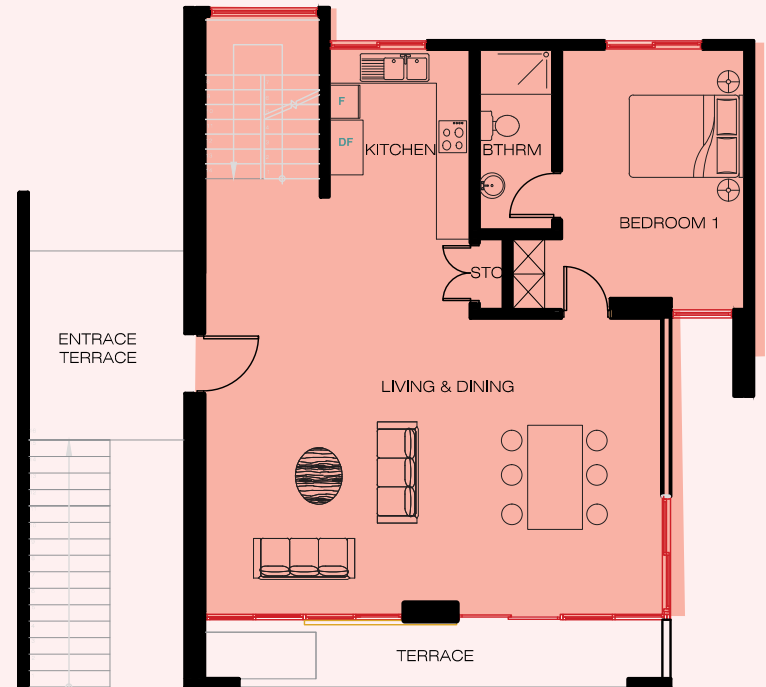
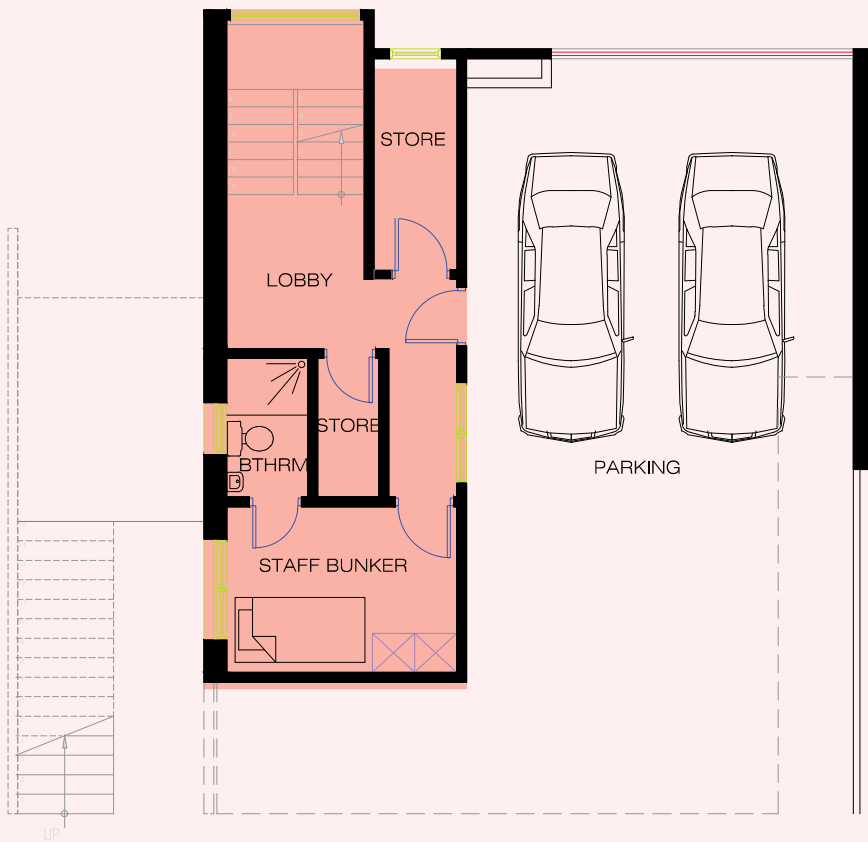
FLOOR PLANS

STAFF BUNKER	9 M ²
BTHRM	3 M ²
STORE	4 M ²
STORE	2 M ²
LOBBY	12 M ²
PARKING	38 M ²
CIRCULATION	14 M ²

GROUND FLOOR
82 SQM

BEDROOM	17 M ²
BATHROOM	5 M ²
LIVING & DINING	50 M ²
KITCHEN	13 M ²
STORE	0.5 M ²
TERRACE	10 M ²
CIRCULATION	36.5 M ²

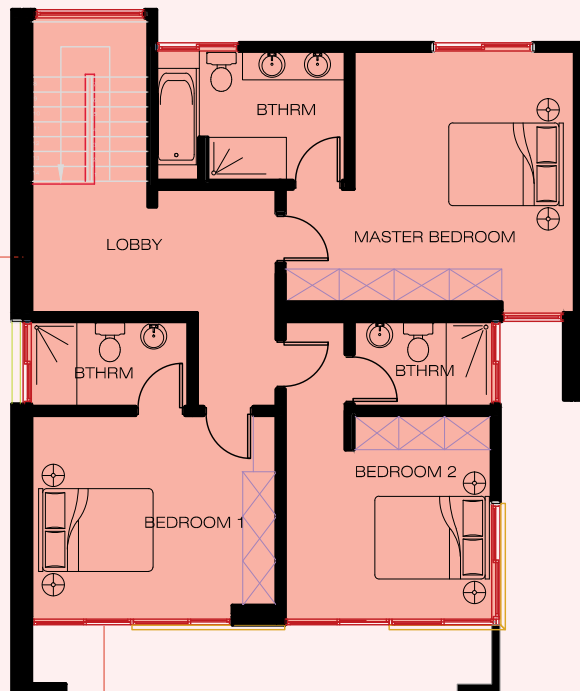
FIRST FLOOR
132 SQM



TYPE ONE

BEDROOM 1	16 M ²
BEDROOM 2	16 M ²
MASTER BEDROOM	21 M ²
BATHROOM	8 M ²
BATHROOM	4.4 M ²
BATHROOM	4 M ²
LOBBY	13 M ²
TERRACE	10 M ²
CIRCULATION	11.6 M ²

**SECOND FLOOR
104 SQM**



TOTAL AREA 310 SQM



TYPE ONE

TRIPLEX A

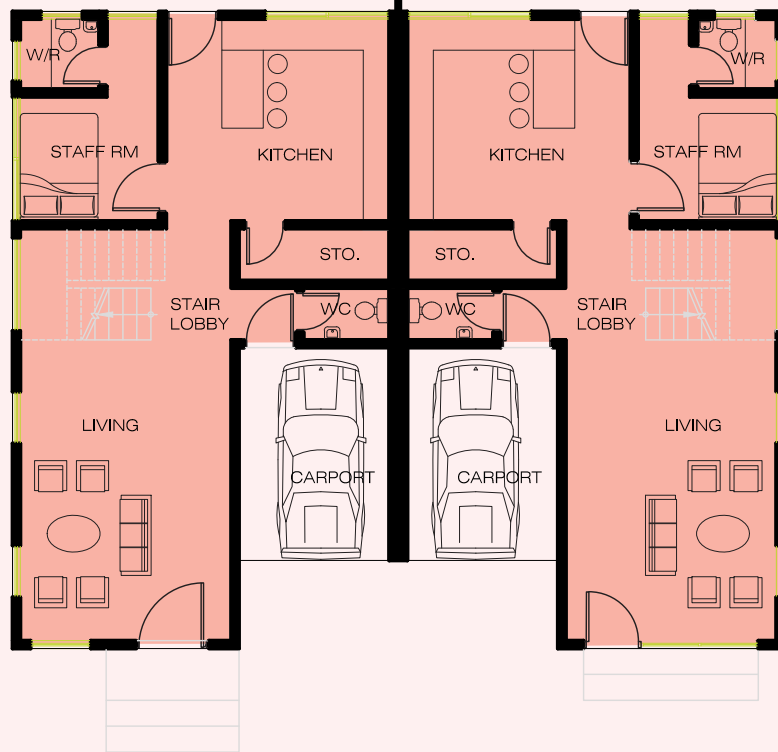
STAFF ROOM	8 M ²
LIVING	24 M ²
KITCHEN	17 M ²
W/R	2 M ²
W C	1.7 M ²
STORE	5 M ²
CARPORT	12 M ²
CIRCULATION	16.3 M ²

GROUND FLOOR
86 M²

TRIPLEX B

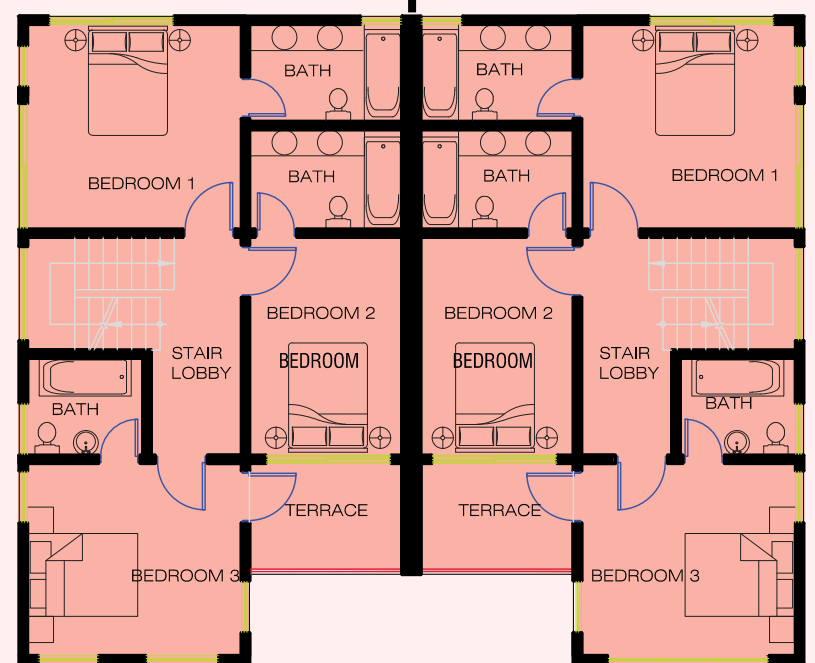
STAFF ROOM	8 M ²
LIVING	24 M ²
KITCHEN	17 M ²
W/R	2 M ²
W C	1.7 M ²
STORE	5 M ²
CARPORT	12 M ²
CIRCULATION	16.3 M ²

GROUND FLOOR
86 M²

**TRIPLEX A**

BEDROOM 1	16 M ²
BEDROOM 2	12 M ²
BEDROOM 3	15 M ²
BATH	5.4 M ²
BATH	5.5 M ²
BATH	4 M ²
TERRACE	6 M ²
CIRCULATION	22.1 M ²

FIRST FLOOR
86 M²

**TRIPLEX B**

BEDROOM 1	16 M ²
BEDROOM 2	12 M ²
BEDROOM 3	15 M ²
BATH	5.4 M ²
BATH	5.5 M ²
BATH	4 M ²
TERRACE	6 M ²
CIRCULATION	22.1 M ²

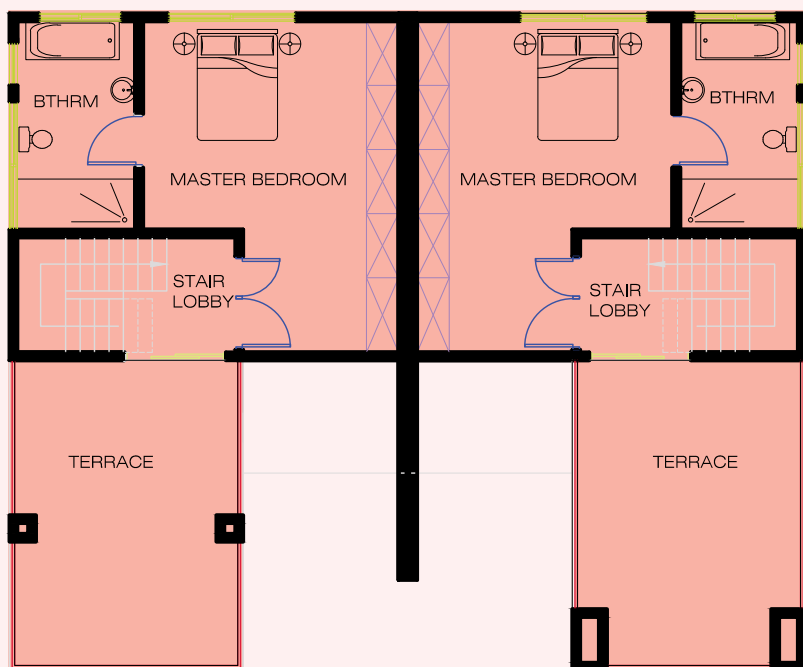
FIRST FLOOR
86 M²

TYPE TWO

TRIPLEX A

MASTER BEDROOM	25 M ²
BATHROOM	8.5 M ²
TERRACE	23 M ²
CIRCULATION	17.5 M ²

SECOND FLOOR
74 M²



TOTAL AREA
TRIPLEX A 274 M²

TRIPLEX B

MASTER BEDROOM	25 M ²
BATHROOM	8.5 M ²
TERRACE	23 M ²
CIRCULATION	17.5 M ²

SECOND FLOOR
74 M²

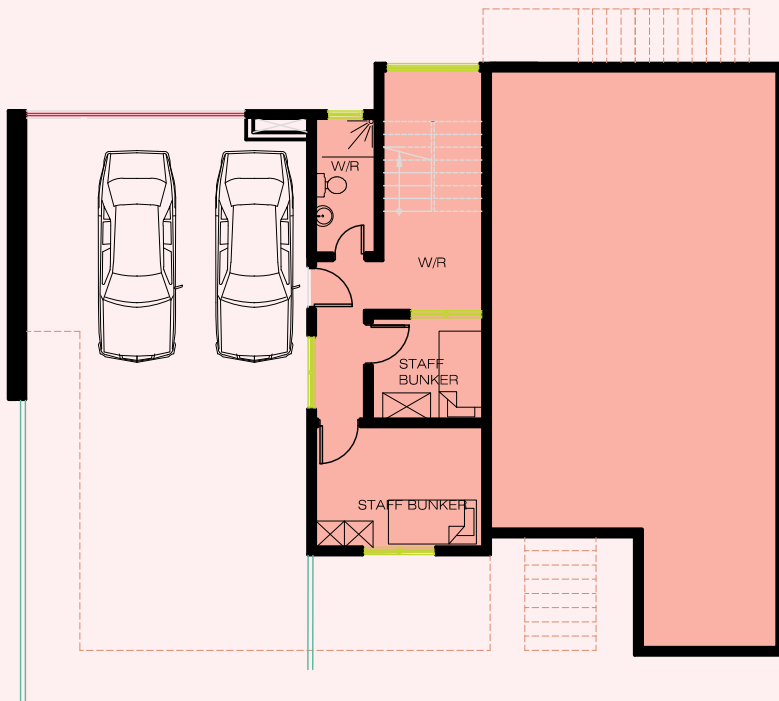


TOTAL AREA
TRIPLEX B 274 M²

TYPE TWO

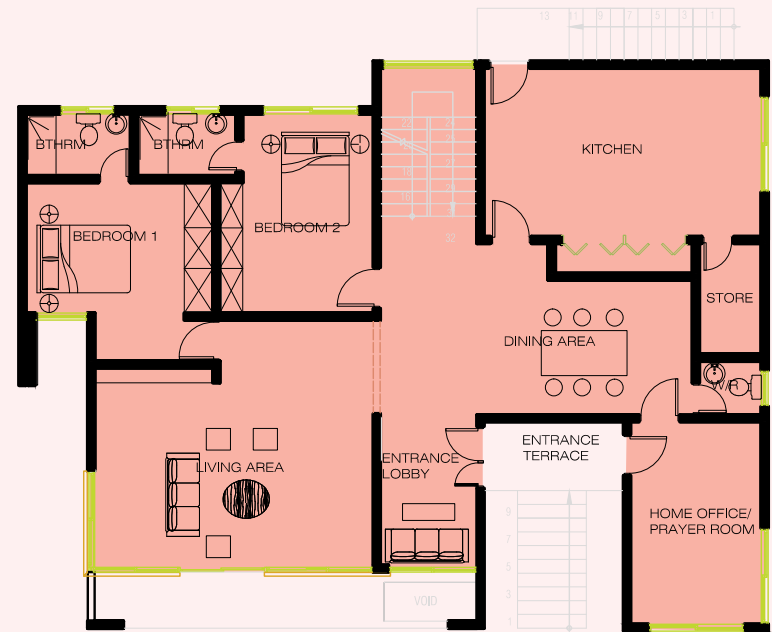
STAFF BUNKER	9 M ²
BTHRM	3 M ²
STORE	4 M ²
STORE	2 M ²
LOBBY	12 M ²
PARKING	38 M ²
CIRCULATION	14 M ²

BASEMENT
82 SQM



BEDROOM	14 M ²
BEDROOM	14 M ²
BATHROOM	3 M ²
BATHROOM	3 M ²
KITCHEN	25 M ²
DINING AREA	24 M ²
LIVING AREA	30 M ²
HOME OFFICE/PRAYER RM	13 M ²
STORE	3.3 M ²
ENTRANCE TERRACE	5 M ²
CIRCULATION	41.7M ²

GROUND FLOOR
176 SQM



TYPE THREE

BEDROOM 4	20 M ²
MASTER BEDROOM	30 M ²
BATHROOM	7 M ²
BATHROOM	7 M ²
FAMILY AREA	17 M ²
STORE	5 M ²
CLOSET	4 M ²
GYM	14 M ²
CIRCULATION	26 M ²

**FIRST FLOOR
130 SQM**



TOTAL AREA 397 SQM



TYPE THREE

TRIPLEX A

KITCHEN	14 M ²
LIVING & DINING	62 M ²
G.WC	1.7 M ²
STORE	2 M ²
STORE	2 M ²
STORE	1.7 M ²
TERRACE	12 M ²
CIRCULATION	7.6M ²

TRIPLEX B

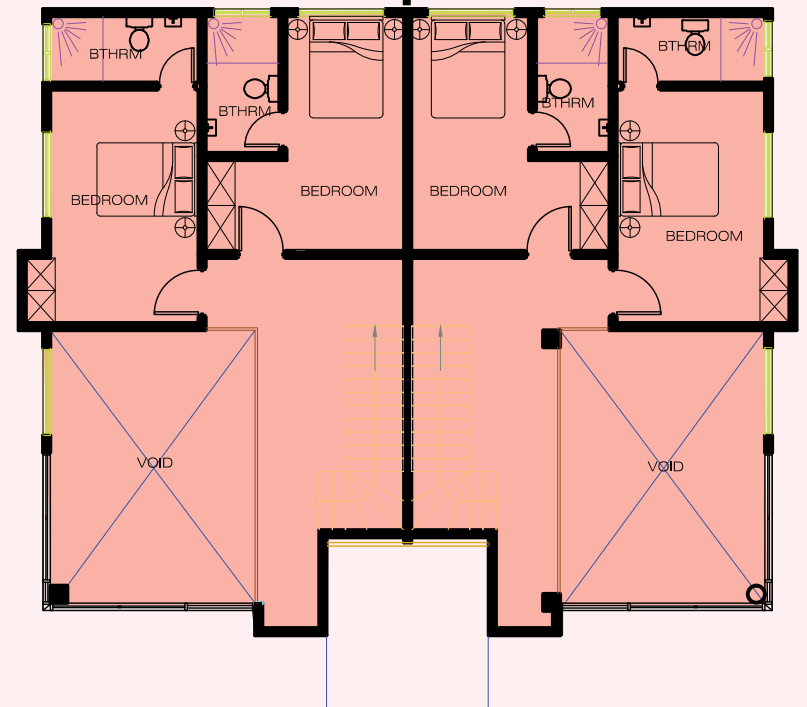
BEDROOM	13 M ²
BATH	4 M ²
KITCHEN	14 M ²
LIVING & DINING	46 M ²
TERRACE	7 M ²
CIRCULATION	19M ²

TRIPLEX A

BEDROOM	15 M ²
BEDROOM	15 M ²
BATHROOM	4 M ²
BATHROOM	4 M ²
VOID	23M ²
CIRCULATION	30M ²

TRIPLEX B

BEDROOM	15 M ²
BEDROOM	15 M ²
BATHROOM	4 M ²
BATHROOM	4 M ²
VOID	23M ²
CIRCULATION	30M ²

**GROUND FLOOR
103 SQM****GROUND FLOOR
103 SQM****FIRST FLOOR
91 SQM****FIRST FLOOR
91 SQM****TYPE FOUR**

TRIPLEX A

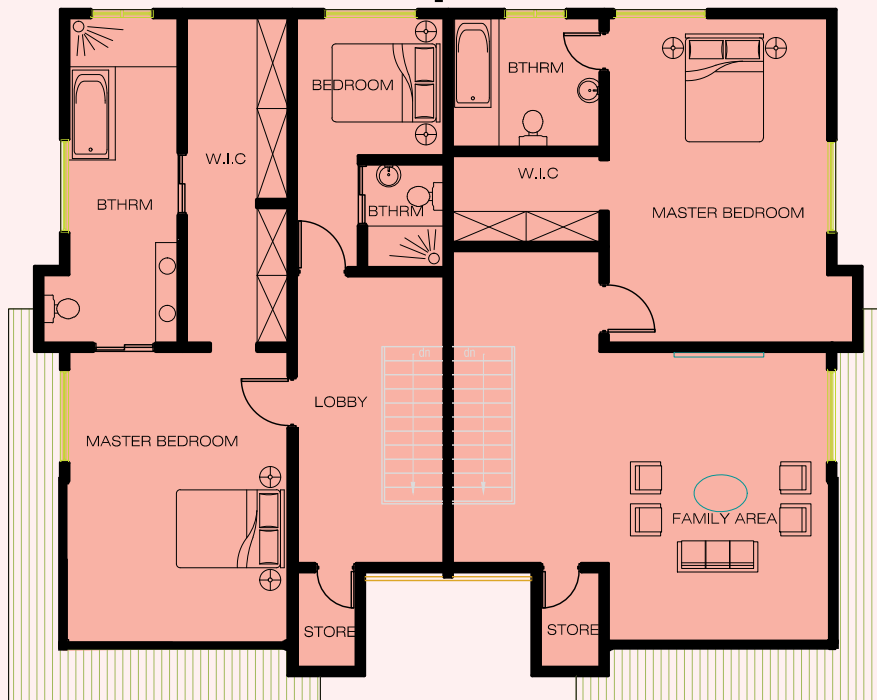
MASTER BEDROOM	24 M ²
BEDROOM	10 M ²
BATHROOM	14 M ²
BATHROOM	3 M ²
W.I.C	12 M ²
STORE	2 M ²
TERRACE	12 M ²
CIRCULATION	26 M ²

SECOND FLOOR
103 SQM

TRIPLEX B

MASTER BEDROOM	27 M ²
BATHROOM	7 M ²
FAMILY AREA	24 M ²
STORE	2 M ²
W.I.C	5 M ²
TERRACE	12 M ²
CIRCULATION	26 M ²

SECOND FLOOR
103 SQM



TOTAL AREA 298 SQM

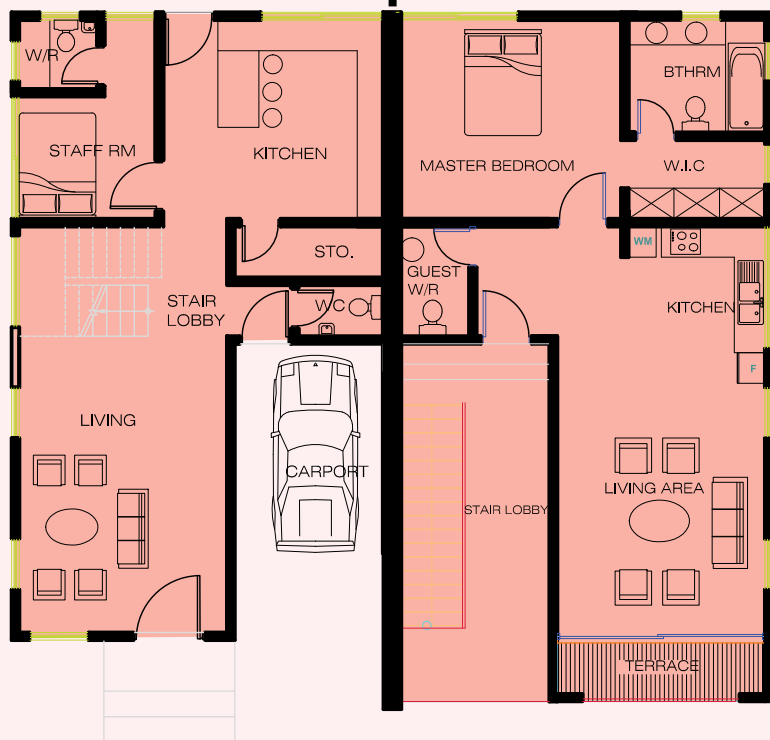


TYPE FOUR

TRIPLEX A

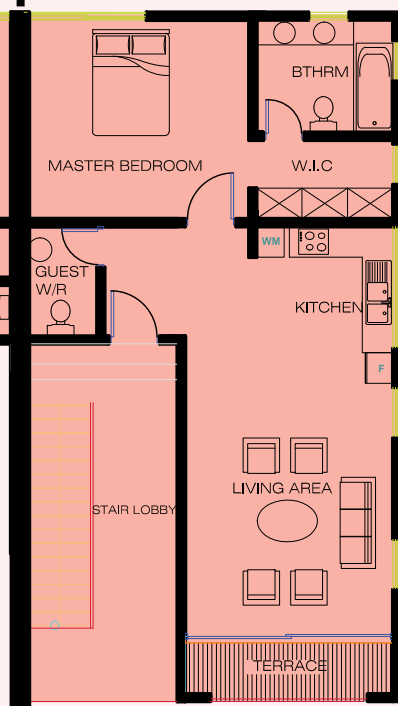
STAFF ROOM	8 M ²
LIVING	24 M ²
KITCHEN	17 M ²
W/R	2 M ²
W C	1.7 M ²
STORE	5 M ²
CARPORT	12 M ²
CIRCULATION	16.8M ²

GROUND FLOOR
86.5 SQM

**FLAT 8A**

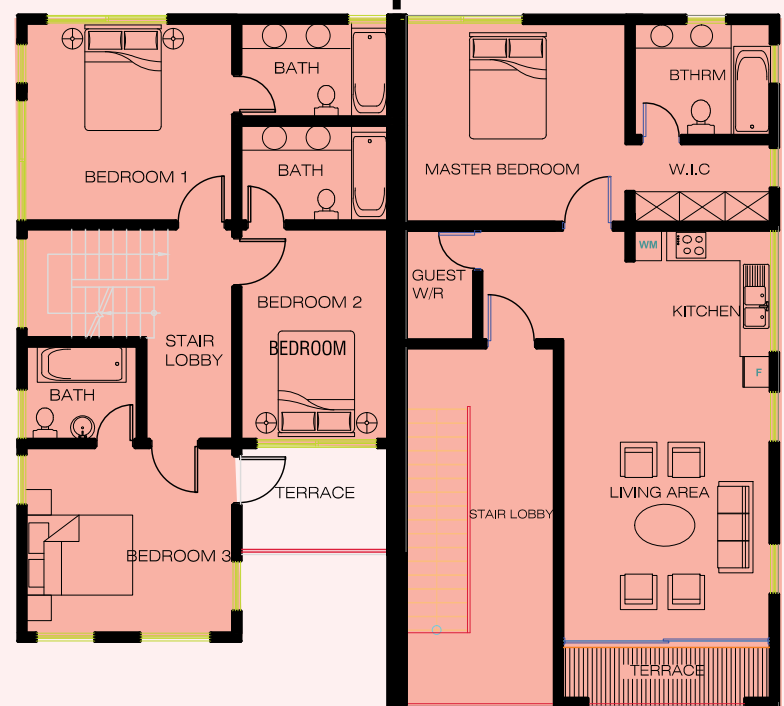
MASTER BEDROOM	17 M ²
BATHROOM	6 M ²
GUEST W/R	3 M ²
KITCHEN	5 M ²
LIVING AREA	36 M ²
WIC	4 M ²
TERRACE	4 M ²
CIRCULATION	25 M ²

TOTAL FLOOR
100 SQM

**TRIPLEX A**

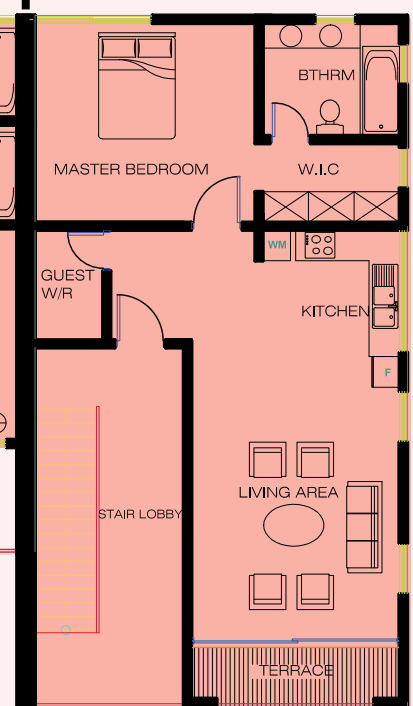
BEDROOM 1	16 M ²
BEDROOM 2	12 M ²
BEDROOM 3	15 M ²
BATH	5.4 M ²
BATH	5.5 M ²
BATH	4 M ²
TERRACE	6 M ²
CIRCULATION	22M ²

FIRST FLOOR
86.5 SQM

**FLAT 8B**

MASTER BEDROOM	17 M ²
BATHROOM	6 M ²
GUEST W/R	3 M ²
KITCHEN	5 M ²
LIVING AREA	36 M ²
WIC	4 M ²
TERRACE	4 M ²
CIRCULATION	25 M ²

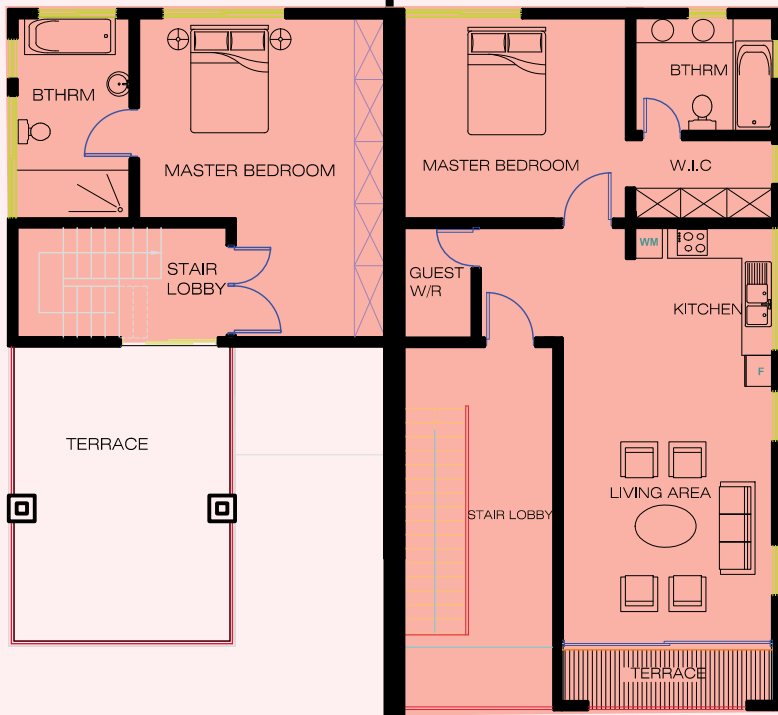
TOTAL FLOOR
100 SQM

**TYPE FIVE**

TRIPLEX A

MASTER BEDROOM	25 M ²
BATHROOM	8.5 M ²
TERRACE	23 M ²
CIRCULATION	30.5 M ²

SECOND FLOOR
86.5 SQM



FLAT 8C

MASTER BEDROOM	17 M ²
BATHROOM	6 M ²
GUEST W/R	3 M ²
KITCHEN	5 M ²
LIVING AREA	36 M ²
WIC	4 M ²
TERRACE	4 M ²
CIRCULATION	33 M ²

TOTAL FLOOR
108 SQM

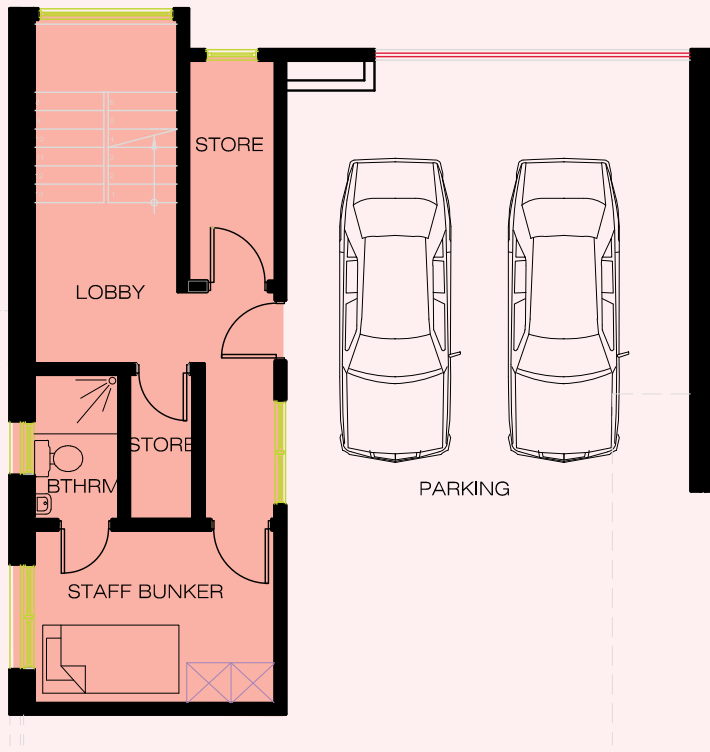


TOTAL AREA 246 SQM

TYPE FIVE

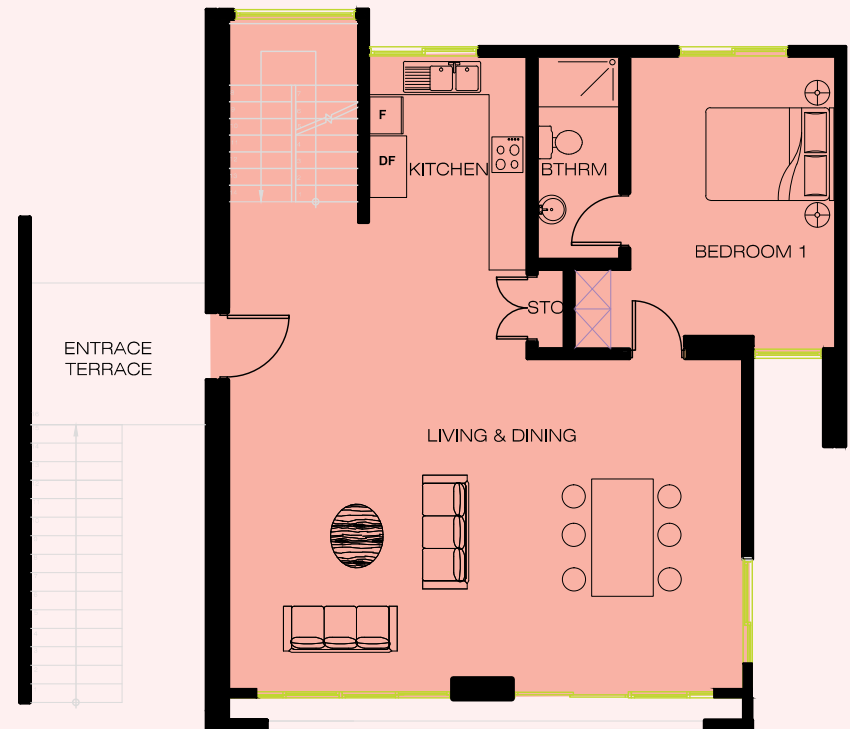
STAFF BUNKER	9 M ²
BTHRM	3 M ²
STORE	4 M ²
STORE	2 M ²
LOBBY	12 M ²
PARKING	38 M ²
CIRCULATION	14 M ²

FIRST FLOOR
82 SQM



BEDROOM	17 M ²
BATHROOM	5 M ²
LIVING & DINING	50 M ²
KITCHEN	13 M ²
STORE	0.5 M ²
TERRACE	10 M ²
CIRCULATION	19.5 M ²

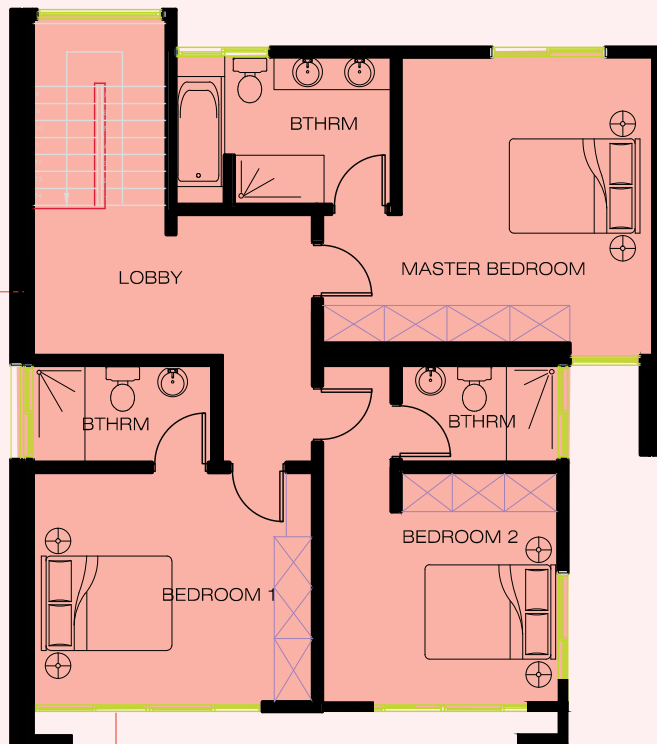
FIRST FLOOR
115 SQM



TYPE SIX

BEDROOM 1	16 M ²
BEDROOM 2	16 M ²
MASTER BEDROOM	21 M ²
BATHROOM	8 M ²
BATHROOM	4.4 M ²
BATHROOM	4 M ²
LOBBY	13 M ²
TERRACE	10 M ²
CIRCULATION	11.6 M ²

**SECOND FLOOR
104 SQM**



TOTAL AREA 301 SQM



TYPE SIX





STANDARD FITTINGS AND SPECIFICATIONS

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

KITCHENS

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

Jamocho 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

Half 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

Nasco/Mc Quay/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

Type 1 - Dordogne Oak Internal Doors with dark finishes

Type 2 - Primed Dordogne Oak Internal Doors

Type 3 - 4Panel oak shaker Internal Doors with dark satin finisher

Type 4 - Primed 4 Panel Shaker Internal Doors

Type 5 - Maine oak Internal Doors with dark stain finishes

Type 6 - Burford single Panel oak Doors with dark stain finishes

EXTERNAL DOORS

Type 1 - 4 Panel M & T hardwood External Doors

Type 1 - Regant M & T Hardwood External Doors

LOCKS

Lugano Satin Nickel Locks for all internal rooms

Orta stain Nickel locks for all external doors

Ref: www.howdens.com

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

Berge Marble 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
Swimming pool

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 House
(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

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



DEVELOPMENT PARTNERS

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