

**IMPERIAL
GROVE**



IMPERIAL GROVE

No.7 Kakramadu Road, East Cantonments

Imperial Grove is testament to Imperial Homes' flair for creating harmonious residential enclaves tailored for all family types. It is a remarkable development of 12 lovingly designed 2 and 3 bedroom apartments of different exquisite layouts. With Imperial Homes' devotion to fine detailing and finishes evident, residents of Imperial Grove will enjoy living in a quiet and truly blissful setting.

Tucked in the quiet and safety of East Cantonments, Accra and within a short drive of the airport, most malls, banks and good schools, the location of Imperial Grove ensures easy access to most parts of Accra.

Its lush gardens and swimming-pool area afford the perfect backdrop for entertaining and leisure whilst Imperial Homes' tested, efficient, management and maintenance teams ensure that everything functions as it should.

Great Terrace Views





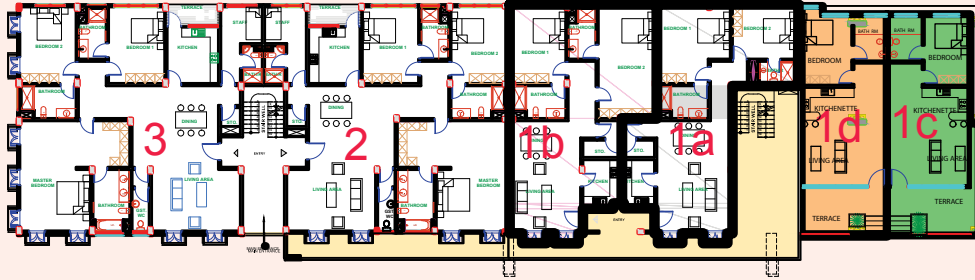




Calm, Serene Oasis





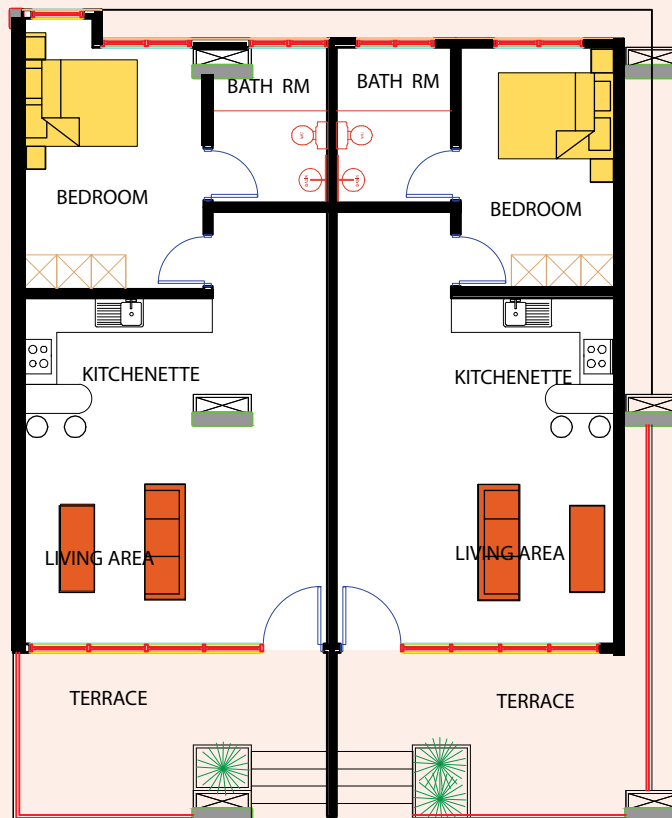


GROUND FLOOR PLAN

APARTMENT 1D

BEDROOM	14M ²
BATH	5M ²
KITCHEN	7M ²
LIVING & DINING	20M ²
TERRACE	15M ²
CIRCULATION	13M ²

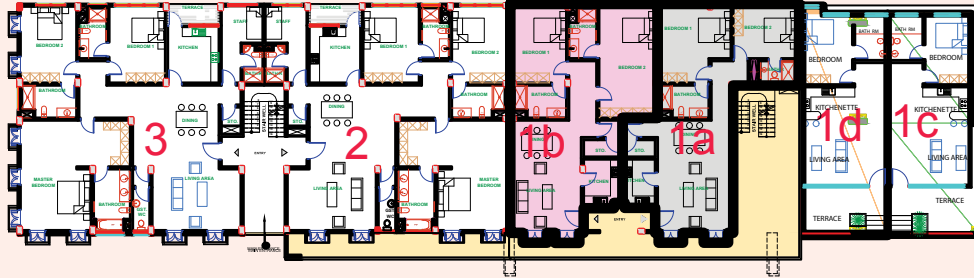
TOTAL 74M²



APARTMENT 1C

BEDROOM	11M ²
BATH	5M ²
KITCHEN	6M ²
LIVING & DINING	18M ²
TERRACE	19M ²
CIRCULATION	15M ²

TOTAL 74M²



GROUND FLOOR PLAN

APARTMENT 1B

BEDROOM 1	19m ²
BATH	6m ²
BEDROOM 2	12m ²
BATH	3m ²
KITCHEN	6m ²
STORE	3m ²
LIVING & DINING	31m ²
TERRACE	2m ²
CIRCULATION	18m ²

TOTAL 100 m²



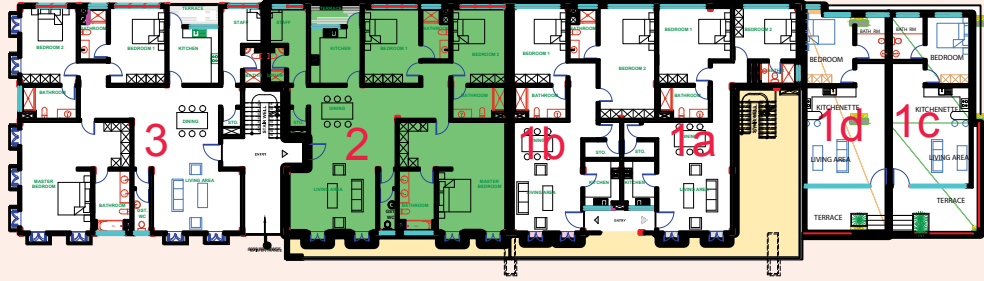
APARTMENT 1A

BEDROOM 1	19m ²
BATH	6m ²
BEDROOM 2	12m ²
BATH	3m ²
KITCHEN	6m ²
STORE	3m ²
LIVING & DINING	31m ²
TERRACE	2m ²
CIRCULATION	18m ²

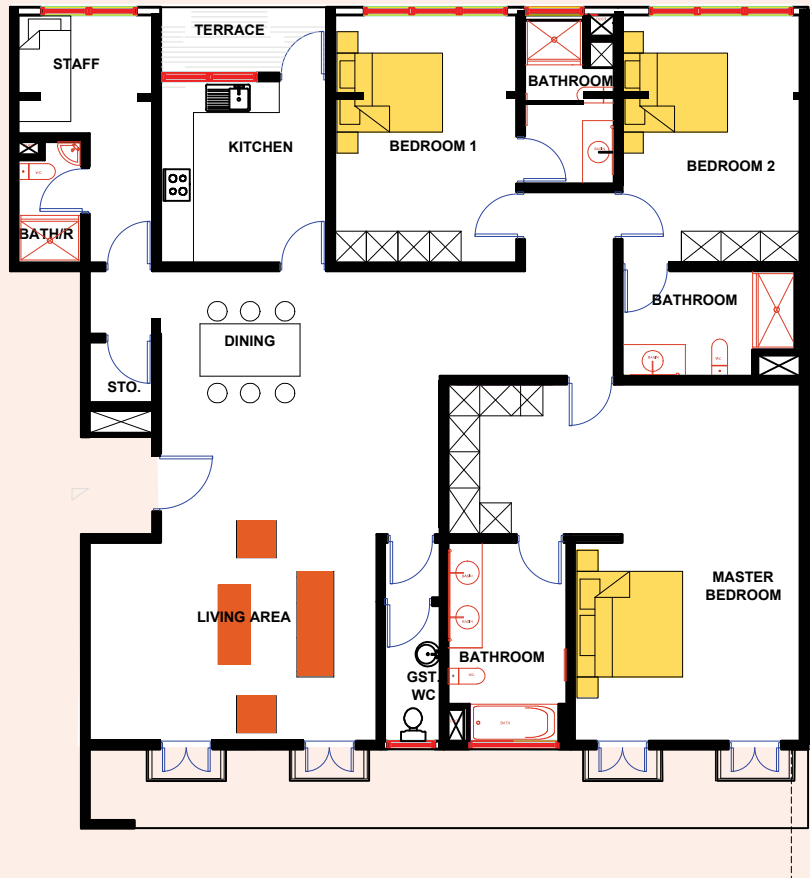
TOTAL 100 m²

Lavishly Fitted Rooms





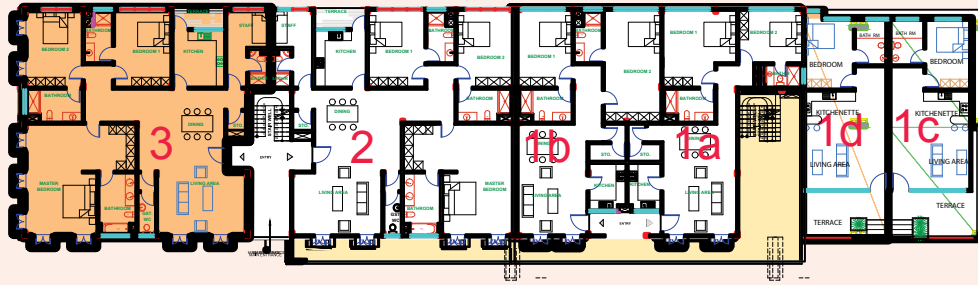
GROUND FLOOR PLAN



APARTMENT 2

MASTER BEDROOM	36m ²
BATH	8m ²
BEDROOM 1	16m ²
BATH	6m ²
BEDROOM 2	24m ²
BATH	7m ²
KITCHEN	11m ²
STORE	2m ²
GUEST TOILET	4m ²
LIVING & DINING	48m ²
TERRACE	8m ²
STAFF ROOM	9m ²
BATH	3m ²
CIRCULATION	18m ²

TOTAL 200 m²



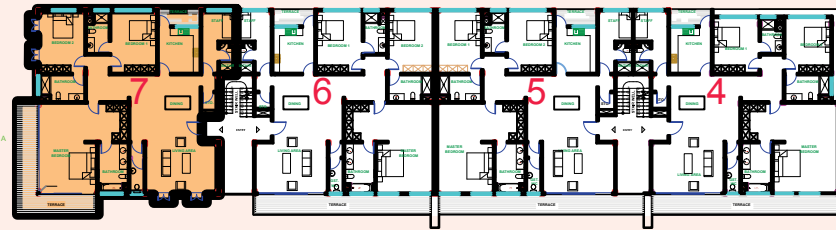
GROUND FLOOR PLAN



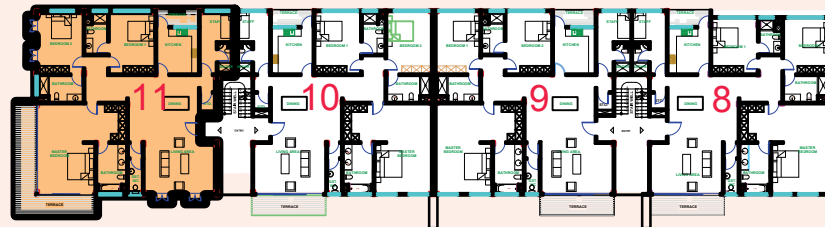
APARTMENT 3

MASTER BEDROOM	36m ²
BATH	8m ²
BEDROOM 1	16m ²
BATH	6m ²
BEDROOM 2	24m ²
BATH	7m ²
KITCHEN	11m ²
STORE	2m ²
GUEST TOILET	4m ²
LIVING & DINING	48m ²
TERRACE	17m ²
STAFF ROOM	9m ²
BATH	3m ²
CIRCULATION	18m ²

TOTAL 210 m²



FIRST FLOOR PLAN



SECOND FLOOR PLAN



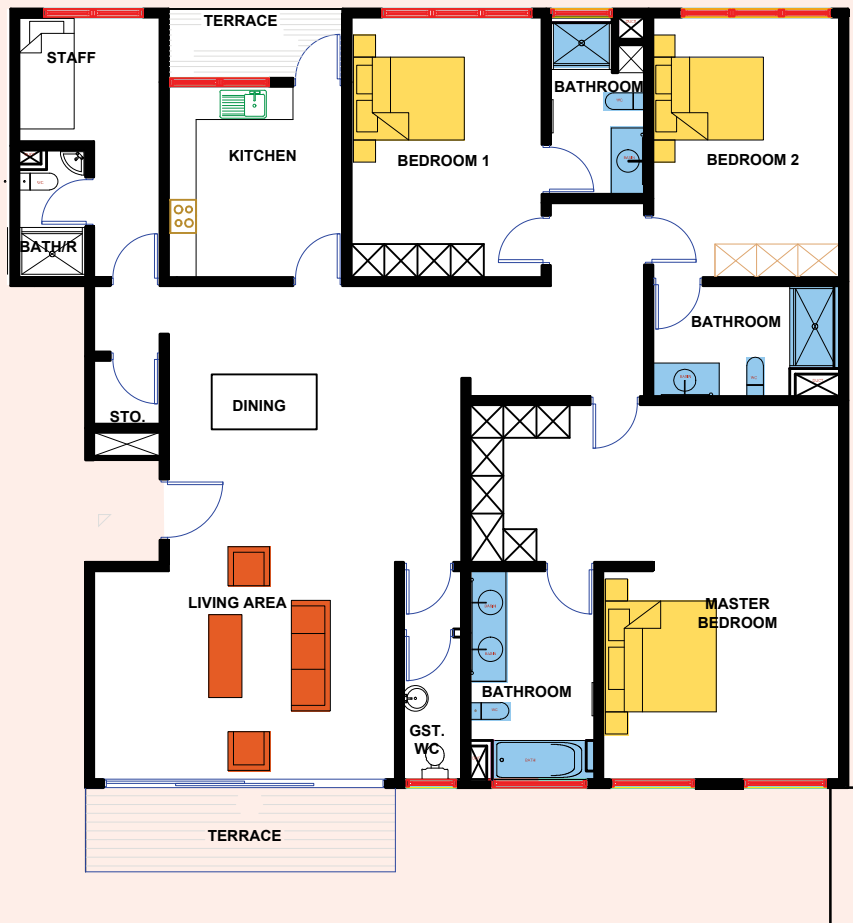
APARTMENT 7 & 11

MASTER BEDROOM	36m ²
BATH	8m ²
BEDROOM 1	16m ²
BATH	6m ²
BEDROOM 2	24m ²
BATH	7m ²
KITCHEN	11m ²
STORE	2m ²
GUEST TOILET	4m ²
LIVING & DINING	48m ²
TERRACE	30m ²
STAFF ROOM	9m ²
BATH	3 m ²
CIRCULATION	18m ²

TOTAL 222 m²



SECOND FLOOR PLAN



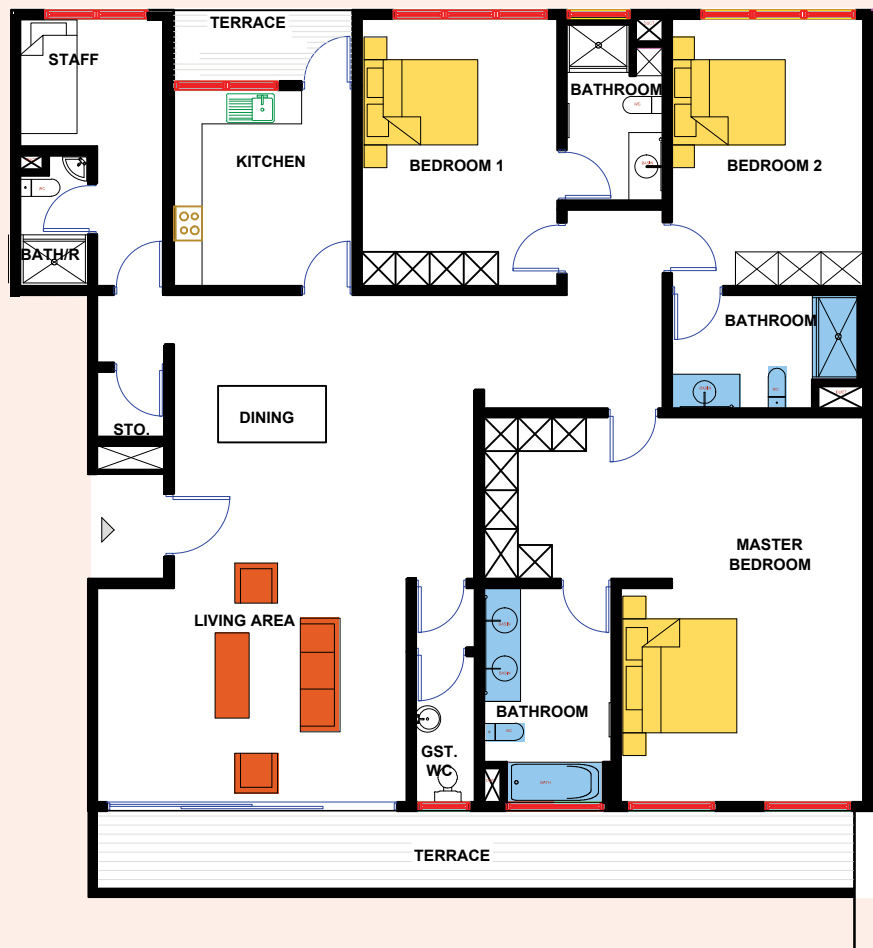
APARTMENT 8,9,10

MASTER BEDROOM	36m ²
BATH	8m ²
BEDROOM 1	16m ²
BATH	6m ²
BEDROOM 2	24m ²
BATH	7m ²
KITCHEN	11m ²
STORE	2m ²
GUEST TOILET	4m ²
LIVING & DINING	48m ²
TERRACE	14m ²
STAFF ROOM	9m ²
BATH	3m ²
CIRCULATION	18m ²

TOTAL 206 m²



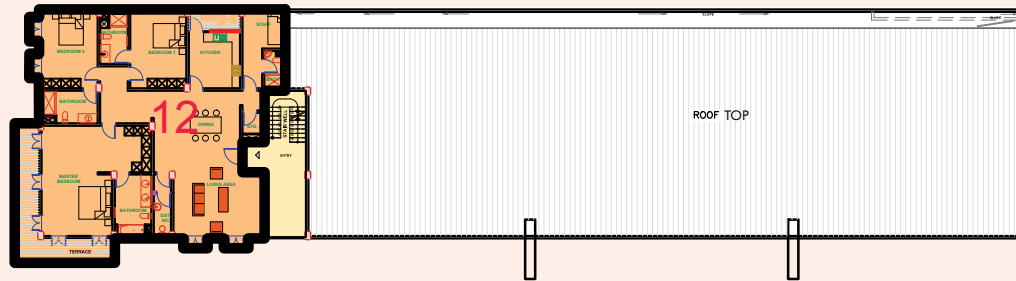
FIRST FLOOR PLAN



APARTMENT 4,5,6

MASTER BEDROOM	36m ²
BATH	8m ²
BEDROOM 1	16m ²
BATH	6m ²
BEDROOM 2	24m ²
BATH	7m ²
KITCHEN	11m ²
STORE	2m ²
GUEST TOILET	4m ²
LIVING & DINING	48m ²
TERRACE	25m ²
STAFF ROOM	9m ²
BATH	3m ²
CIRCULATION	18m ²

TOTAL 219 m²



THIRD FLOOR PLAN
(PENT HOUSE)



APARTMENT 12

MASTER BEDROOM	36m ²
BATH	8m ²
BEDROOM 1	16m ²
BATH	6m ²
BEDROOM 2	24m ²
BATH	7m ²
KITCHEN	11m ²
STORE	2m ²
GUEST TOILET	4m ²
LIVING & DINING	48m ²
TERRACE	26m ²
STAFF ROOM	9m ²
BATH	3m ²
CIRCULATION	18m ²

TOTAL 222 m²

STANDARD FITTINGS AND SPECIFICATIONS

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

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

WINDOWS

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

DOORS & IRONMONGERY

INTERNAL DOORS

- Type 1-** Dordogne Oak Internal Door with dark finishes
- Type 2-** Primed Dordogne Oak Internal Doors
- Type 3-** 4Panel oak shaker Internal Door 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 hard wood 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

Data 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

Honed Classic Dark, Mina and Light Picasso
Travertine

Ref: www.mekmar.com

DOOR ENTRY SYSTEM

Audio entry phone linked to each apartment

COMMUNAL & EXTERNAL AREAS

Tiled communal entrance and hallways
Staircases with metal balustrades
Communal bin stores to apartments
One (1) dedicated car parking space per unit
Elevator to all floors
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 carpet, laminate flooring, ceramic 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 Apartment
(dependant on kitchens location)
Upgrade ironmongery
Upgrading sockets and switches (to chrome plated)
Upgrade internal doors to half glazed doors or fully glazed doors
Extra car parking space
Blinds & Curtains

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



DEVELOPMENT PARTNERS

ARCHXENUS

 A1 Construction & Pavements


HOWDENS
JANNEY CO.
WHOLESALE WARE HOUSES

 **MEKMAR**
MARBLE & TRAVERTINE

 ISLIKER ISLIKER

 Water Comfort
DURAVIT

 **CORRECT**
PLUMBING & ENGINEERING SERVICES LTD.

ELECTROLAND
GHANA LIMITED

WOODGROUP

 **FAME**
AFRICA

 multiplay

 **Emerge**
LIMITED

GHANA

No.6 Sir Arku Korsah Road

Airport Residential Area -Accra

P.O. Box 7451 Accra North

Tel:+233 (0) 577 664 599/ 577 665 560/

573 899 899/ 302 731 033

Email: info@imperialhomesghana.com

www.imperialhomesghana.com

UK

124 Baker Street - London

W1U 6TY United Kingdom

Tel: 02077 540 364