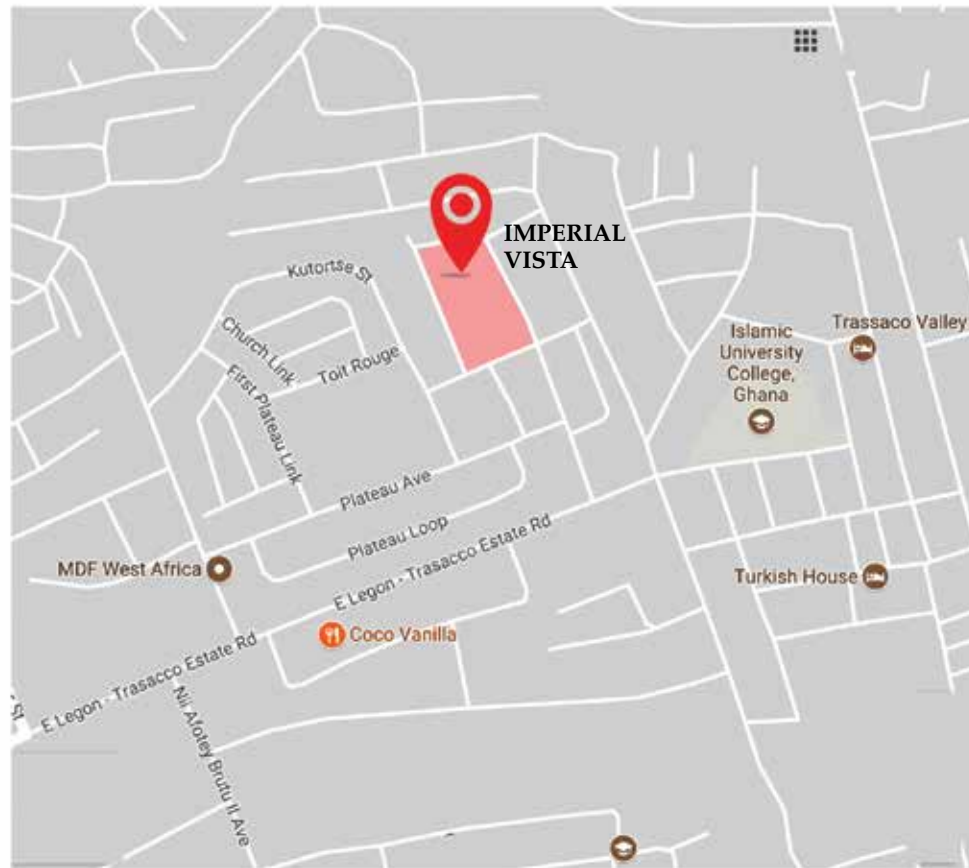




IMPERIAL
VISTA
ANNIVERSARY EDITION



LOCATION MAP

IMPERIAL VISTA

NTHC Estate -Adjiriganor, East Legon -Accra

To celebrate 10 impactful years of setting standards and redefining luxury accommodation in Ghana, Imperial Homes is coming up with a stunning, befitting residential masterpiece – Imperial Vista. Situated in one of Accra’s most prestigious residential areas and nestled between beautiful stretches of green spaces, Imperial Vista is a remarkable Imperial Homes development that takes comfort and peace-of-mind to new levels for its residents.

This collection of 24 exceptionally designed, detached family homes, boasts fantastic use of space and light with intelligent layouts and a convenient home office, allowing for the adaptability required to meet the changing needs of your family.

If you are searching for a beautifully exquisite new home in the most ideal city surroundings, convenient access to abundant amenities, swift links to the centre of the capital, and a friendly community in which to raise a family, Imperial Homes has created your ideal home at Imperial Vista.



EXCEPTIONAL DESIGN INSIDE AND OUT

Relax with the knowledge that your new home at Imperial Vista is built to the highest standards with a premium interior specification and the exceptional quality you can expect from Imperial Homes.

Choose from 24 unique four bedroom Homes, all offering individual interior styles that includes high-quality kitchens with integrated appliances from trusted brands and sumptuous master bedroom suites with private dressing rooms and en suite bathrooms, creating a superior standard of luxury living throughout.

This spectacular development enjoys a beautiful setting where trees complement private gardens and each home provides parking for at least two cars.

PROPERTY TYPES

- | | |
|-----------------|------------------|
| 1 The Emmerson | 13 The Emmerson |
| 2 The Emmerson | 14 The Emmerson |
| 3 The Emmerson | 15 The Emmerson |
| 4 The Emmerson | 16 The Moorcroft |
| 5 The Emmerson | 17 The Emmerson |
| 6 The Emmerson | 18 The Emmerson |
| 7 The Emmerson | 19 The Moorcroft |
| 8 The Moorcroft | 20 The Moorcroft |
| 9 The Moorcroft | 21 The Emmerson |
| 10 The Emmerson | 22 The Emmerson |
| 11 The Emmerson | 23 The Emmerson |
| 12 The Emmerson | 24 The Emmerson |

THE EMMERSON





A SENSE OF PEACE, QUALITY AND SPACE

From the moment you enter a new Imperial Homes property, you will experience the care and attention that goes into crafting homes with such grandeur.

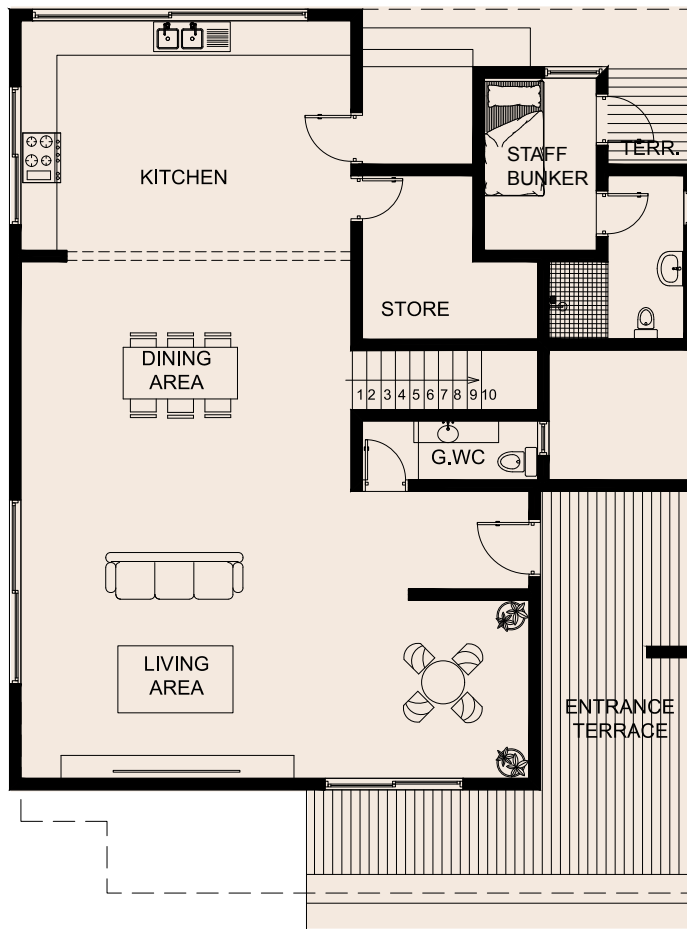
With generous room sizes, open plan living that flows effortlessly from one area to another and the use of the finest materials and fixtures, your new home works in perfect harmony with your luxurious lifestyle.

With Imperial Homes properties, you get complete peace of mind as we are the only housing group to offer an extended one-year warranty on fixtures and fittings in your new home. This unique warranty is in addition to the two year structural guarantee from us, ensuring that you can buy from us with total confidence!



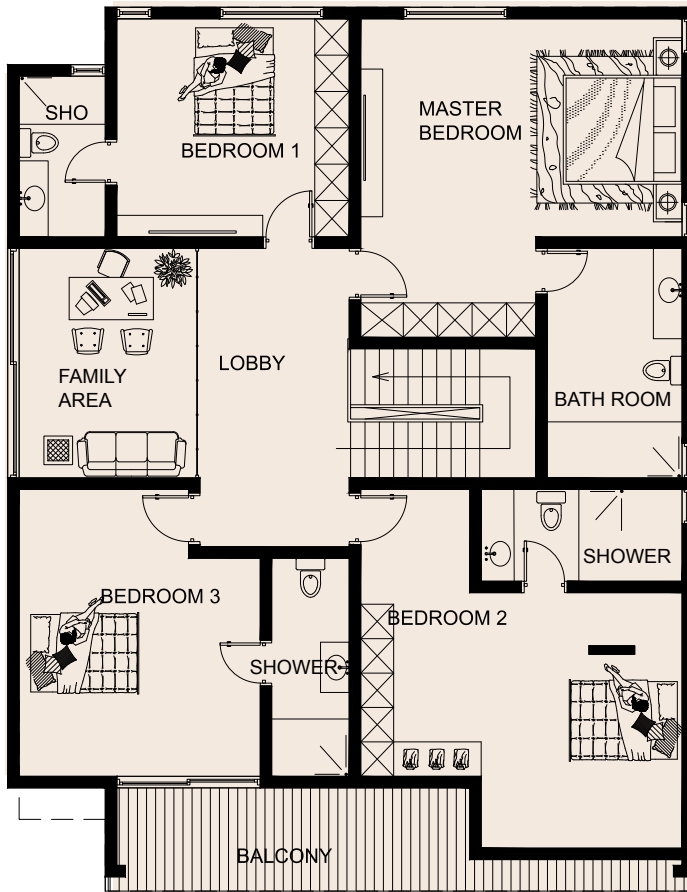


THE EMMERSON FLOOR PLANS



GROUND FLOOR PLAN

| <u>SPACE</u> | <u>AREA (m²)</u> |
|-------------------|-----------------------------|
| Guest WC | 3 |
| Living Area | 44 |
| Dining Area | 23 |
| Store | 7 |
| Kitchen | 24 |
| Staff Bunker | 6 |
| Staff Shower | 5 |
| Entrance Terrace | 24 |
| Staircase | 3 |
| Terrace | 3 |
| Kitchen Terrace | 3 |
| FLOOR AREA | 146m² |



FIRST FLOOR PLAN

| <u>SPACE</u> | <u>AREA (m²)</u> |
|-------------------------|-----------------------------|
| Family Area/Lobby | 26 |
| Shower 1 | 4 |
| Bedroom 1 | 15 |
| Balcony | 13 |
| Staircase | 7 |
| Master Bedroom | 27 |
| Master Bathroom | 9 |
| Bedroom 2 | 26 |
| Shower 2 | 6 |
| Bedroom 3 | 20 |
| Shower 3 | 5 |
| FLOOR AREA | 158m² |
| TOTAL FLOOR AREA | 304m² |

THE MOORCROFT









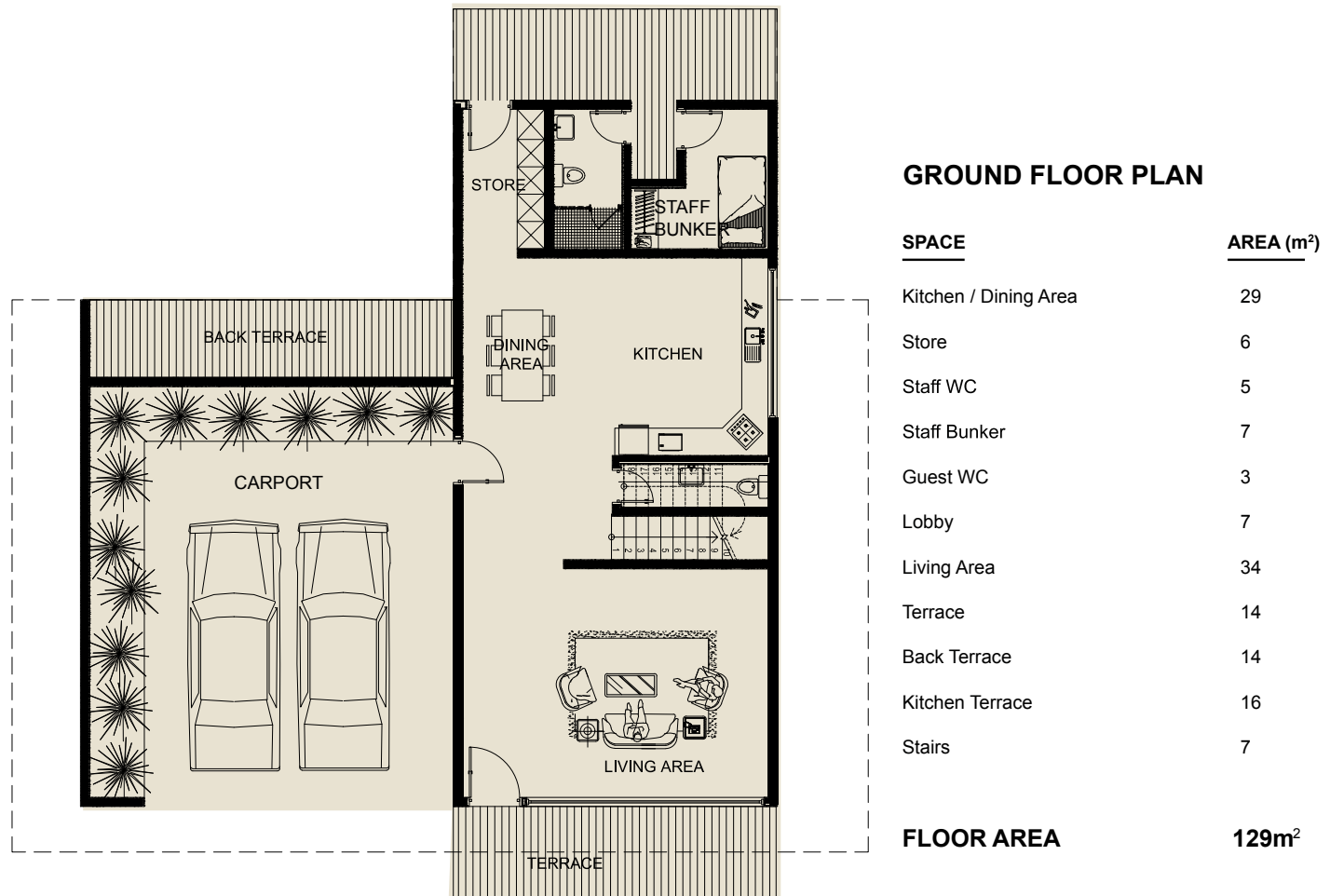


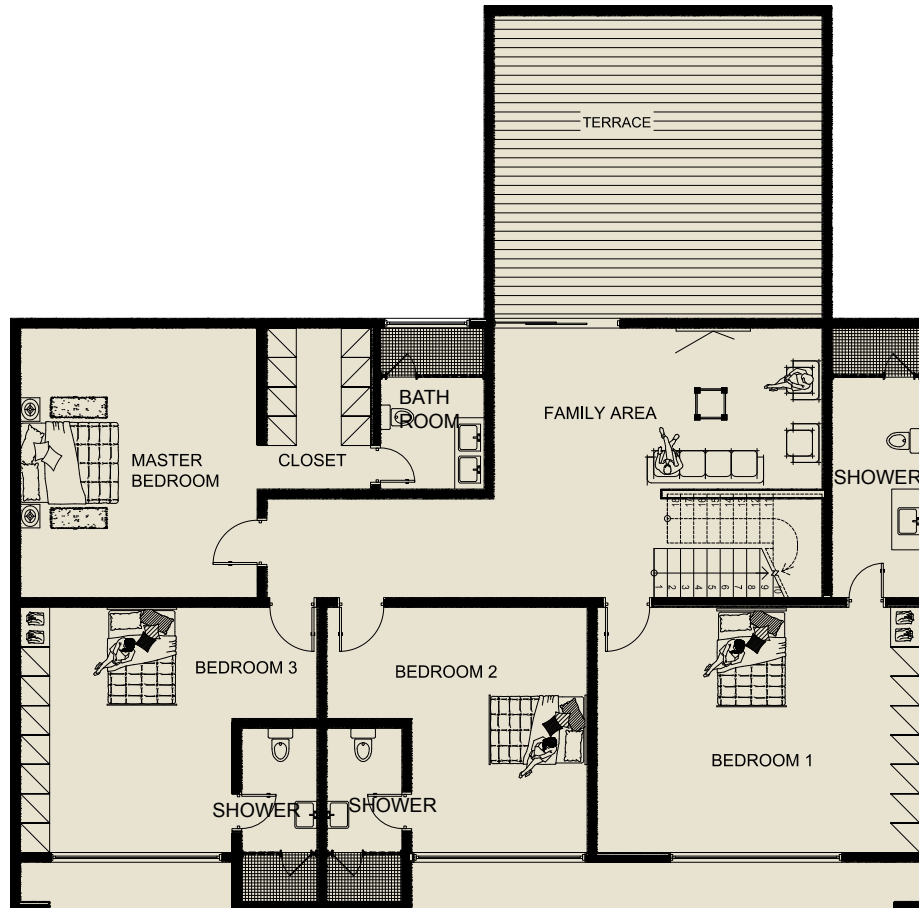




| HOUSE NO. | DESCRIPTION | LAND SIZE(m²) | HOUSE SIZE(m²) |
|------------------|---|---------------------------------|----------------------------------|
| 1 | 4 Bedroom Detached House + Staff Bunker | 620 | 304 |
| 2 | 4 Bedroom Detached House + Staff Bunker | 558 | 304 |
| 3 | 4 Bedroom Detached House + Staff Bunker | 470 | 304 |
| 4 | 4 Bedroom Detached House + Staff Bunker | 470 | 304 |
| 5 | 4 Bedroom Detached House + Staff Bunker | 585 | 304 |
| 6 | 4 Bedroom Detached House + Staff Bunker | 460 | 304 |
| 7 | 4 Bedroom Detached House + Staff Bunker | 425 | 304 |
| 8 | 4 Bedroom Detached House + Staff Bunker | 730 | 360 |
| 9 | 4 Bedroom Detached House + Staff Bunker | 885 | 360 |
| 10 | 4 Bedroom Detached House + Staff Bunker | 530 | 304 |
| 11 | 4 Bedroom Detached House + Staff Bunker | 550 | 304 |
| 12 | 4 Bedroom Detached House + Staff Bunker | 575 | 304 |
| 13 | 4 Bedroom Detached House + Staff Bunker | 590 | 304 |
| 14 | 4 Bedroom Detached House + Staff Bunker | 610 | 304 |
| 15 | 4 Bedroom Detached House + Staff Bunker | 680 | 304 |
| 16 | 4 Bedroom Detached House + Staff Bunker | 620 | 360 |
| 17 | 4 Bedroom Detached House + Staff Bunker | 585 | 304 |
| 18 | 4 Bedroom Detached House + Staff Bunker | 770 | 304 |
| 19 | 4 Bedroom Detached House + Staff Bunker | 1125 | 360 |
| 20 | 4 Bedroom Detached House + Staff Bunker | 598 | 360 |
| 21 | 4 Bedroom Detached House + Staff Bunker | 465 | 304 |
| 22 | 4 Bedroom Detached House + Staff Bunker | 460 | 304 |
| 23 | 4 Bedroom Detached House + Staff Bunker | 450 | 304 |
| 24 | 4 Bedroom Detached House + Staff Bunker | 400 | 304 |

THE MOORCROFT FLOOR PLANS





FIRST FLOOR PLAN

| <u>SPACE</u> | <u>AREA (m²)</u> |
|-------------------------|-----------------------------|
| Master Bedroom | 27 |
| Master closet | 7 |
| Master Shower | 7 |
| Family area | 24 |
| Bedroom 1 | 33 |
| Shower 1 | 10 |
| Bedroom 2 | 22 |
| Shower 2 | 5 |
| Bedroom 3 | 26 |
| Shower 3 | 5 |
| Lobby | 16 |
| Staircase | 7 |
| Terrace | 41 |
| FLOOR AREA | 231m² |
| TOTAL FLOOR AREA | 360m² |







STANDARD SPECIFICATIONS

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

Ref: www.howdens.com

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.

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

DEVELOPMENT PARTNERS

| | |
|---|--|
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