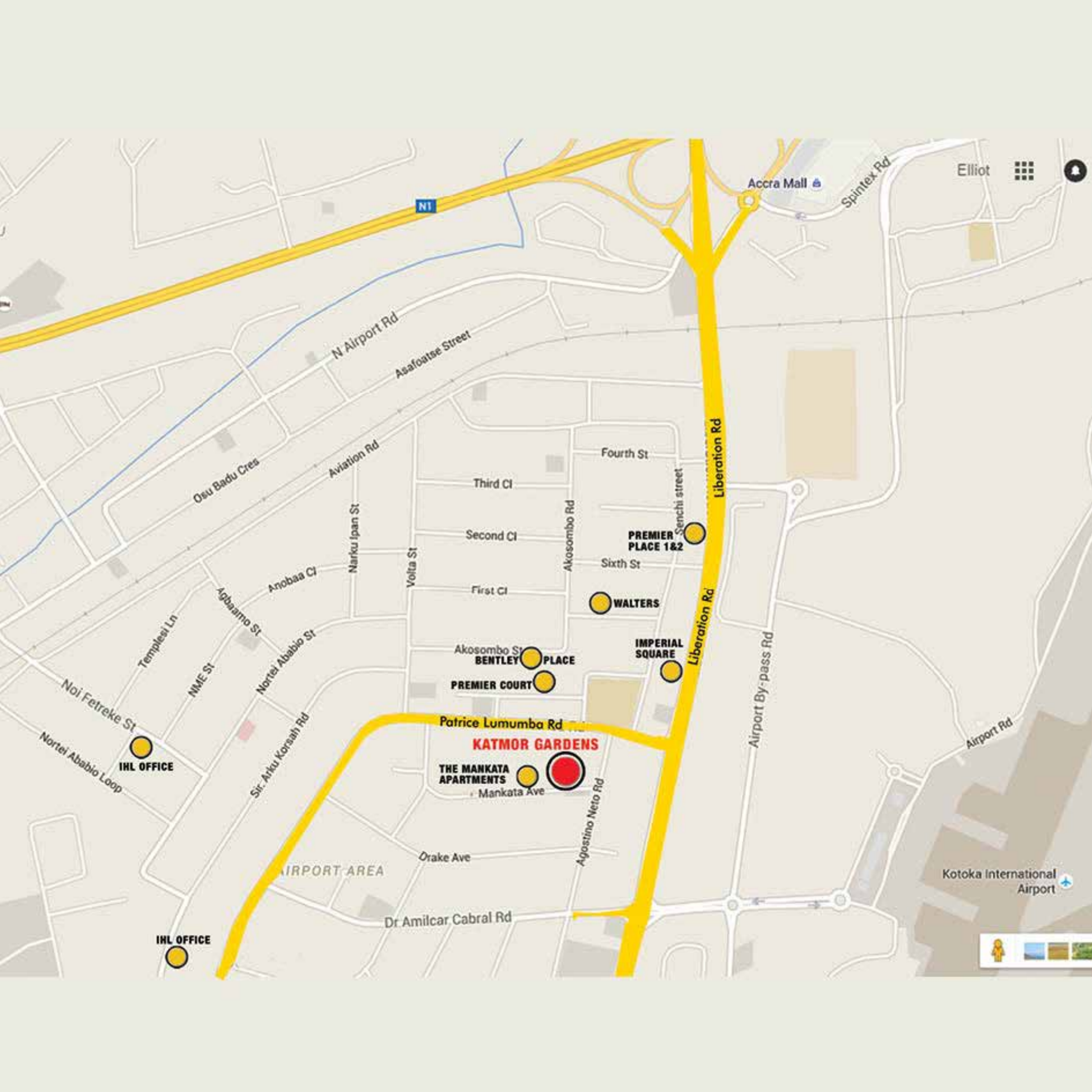


BLACK EDITION



KATMOR
GARDENS



N1

Accra Mall

Spintex Rd

Elliot

N Airport Rd

Asafoatsse Street

Osu Badu Crea

Aviation Rd

Fourth St

Third Cl

Second Cl

PREMIER PLACE 1&2

WALTERS

IMPERIAL SQUARE

First Cl

AKOSOMBO ST BENTLEY PLACE

PREMIER COURT

Templest Ln

Agbaamo St

Anobaa Cl

Narku Ipan St

Volta St

Akosombo Rd

Liberation Rd

Airport By-pass Rd

Airport Rd

Noi Fetreke St

NME ST

Nortei Ababio St

IHL OFFICE

Patrice Lumumba Rd

KATMOR GARDENS

THE MANKATA APARTMENTS

Mankata Ave

Agostino Neto Rd

Drake Ave

AIRPORT AREA

Dr Amilcar Cabral Rd

Kotoka International Airport

IHL OFFICE



KATMOR GARDENS

NO. 7 MANKATA AVENUE,
AIRPORT RESIDENTIAL AREA-ACCRA

Katmor Gardens is a worthy and complementary neighbor for The Mankata Apartments, Imperial Homes' street defining 15 apartment development which was sold off-plan.

Its modern design featuring a dramatic cantilevered roof which shades large glass fenestration to 19 varying, spacious and elegant homes made up of: eight units of 3-bedroom apartments, four units of 3-bedroom duplex homes, three units of 1-bedroom apartments, two units of 3-Bedroom penthouse apartments, one unit of 3-bedroom duplex penthouse and one unit of 1-bedroom duplex penthouse. This exciting range of different type homes in different sizes across their specific types make Katmor Gardens irresistible to the home buyer and prospective resident.

This superb, exclusive multi home development with its impeccable build and finish, manicured gardens, beautiful swimming pool and a gym is fitted with every conceivable modern home accessory and feature, and is further proof of Imperial Homes' relentless quest for perfection.

Katmor Gardens is situated on a serene road in Accra's most prestigious neighbourhood, the Airport Residential Area, five minutes from the Airport, most embassies banks and malls.













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



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KATMOR GARDENS



BLOCK PLAN



GROUND FLOOR PLAN



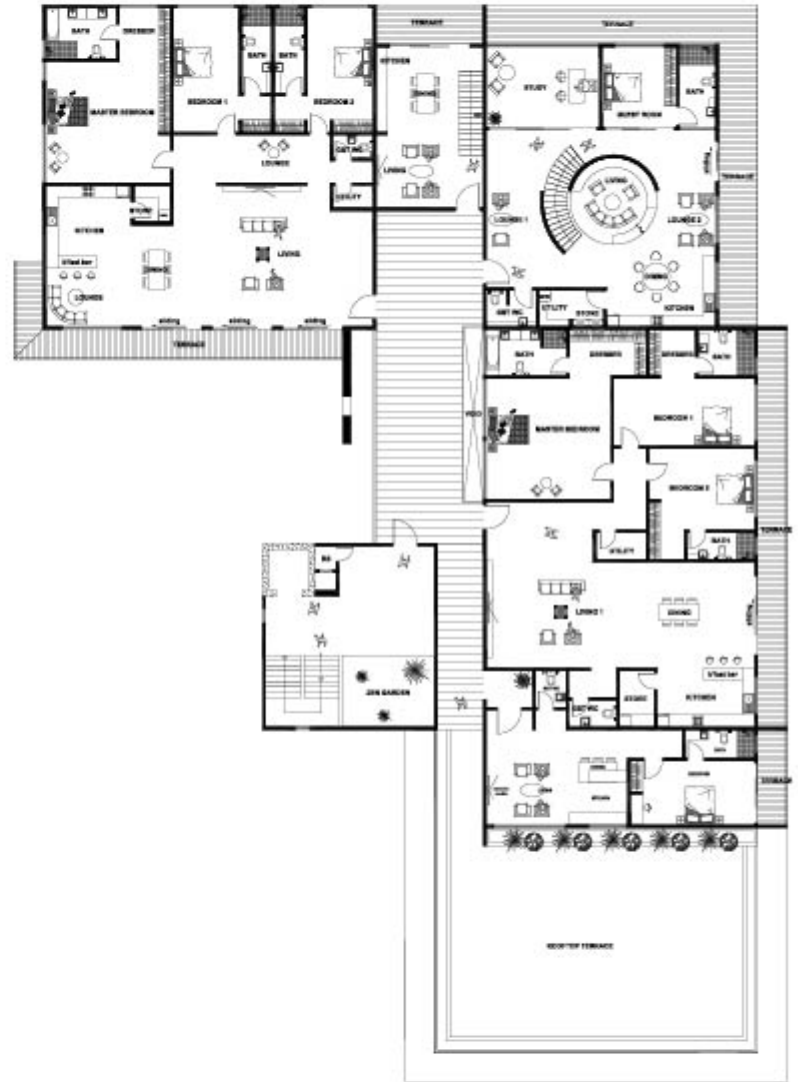
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN

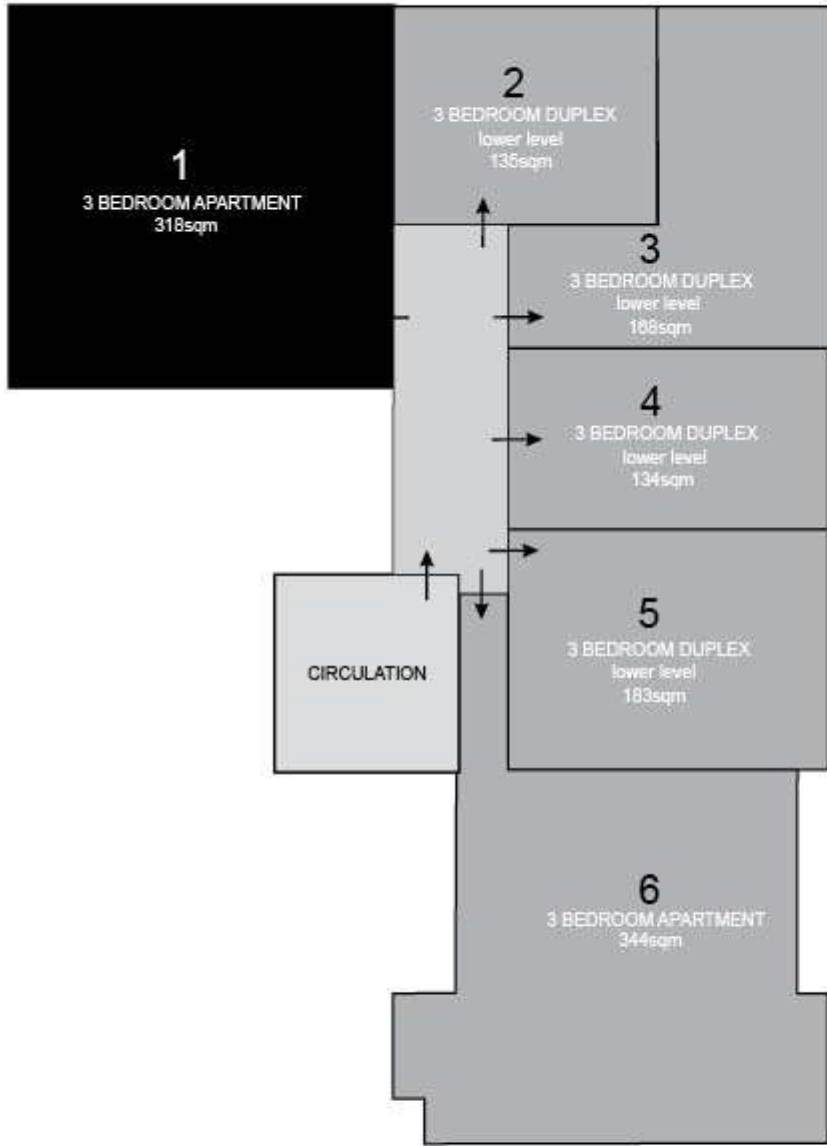


ROOF PLAN

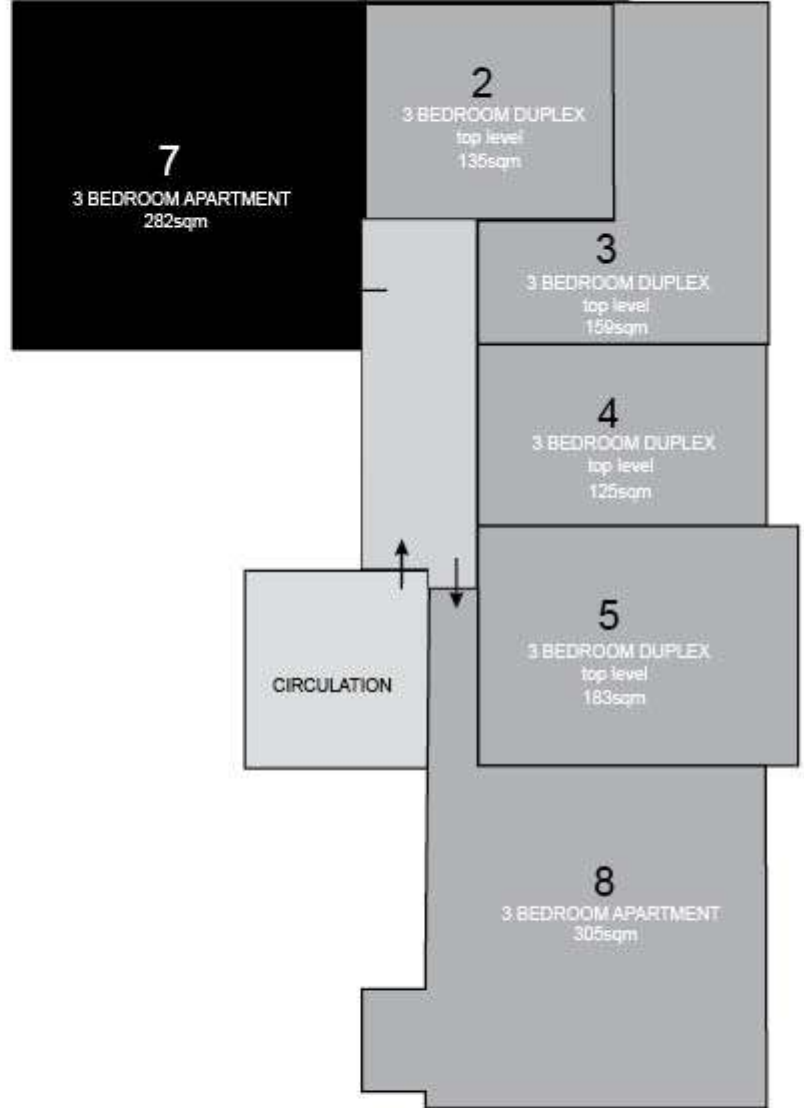
KATMOR GARDENS



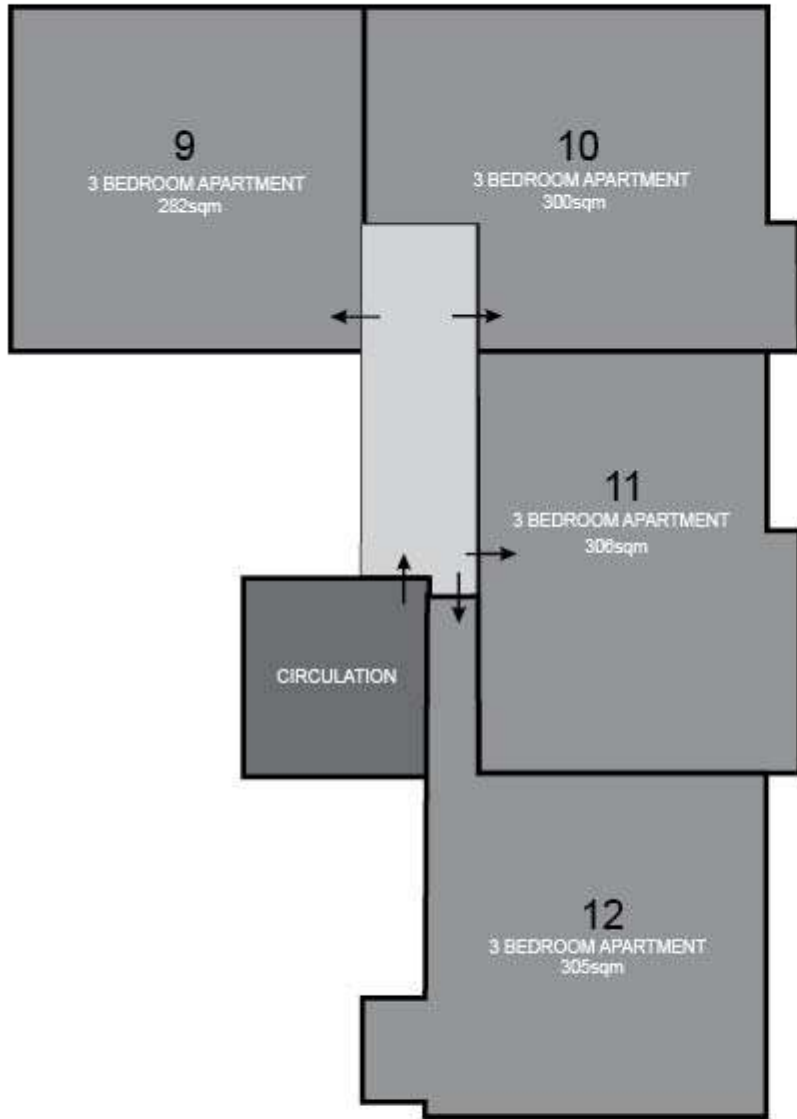
GROUND FLOOR LEVEL



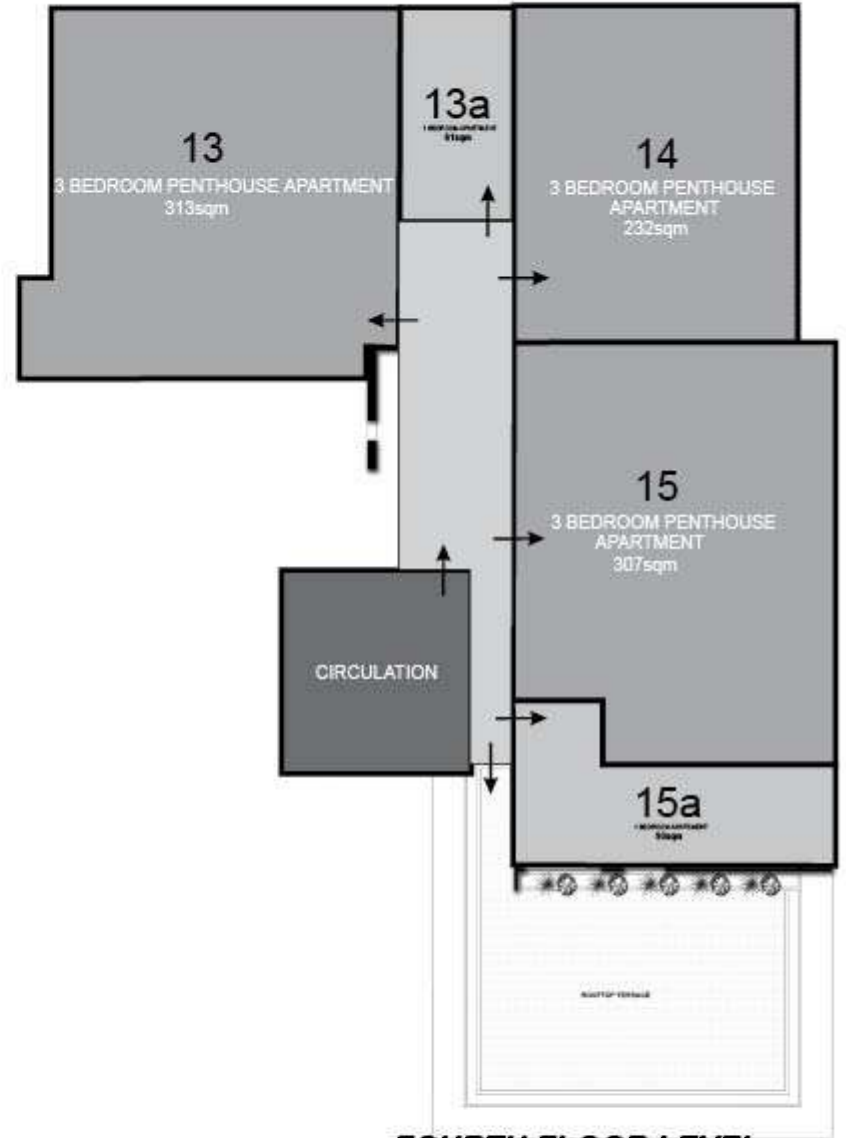
FIRST FLOOR LEVEL



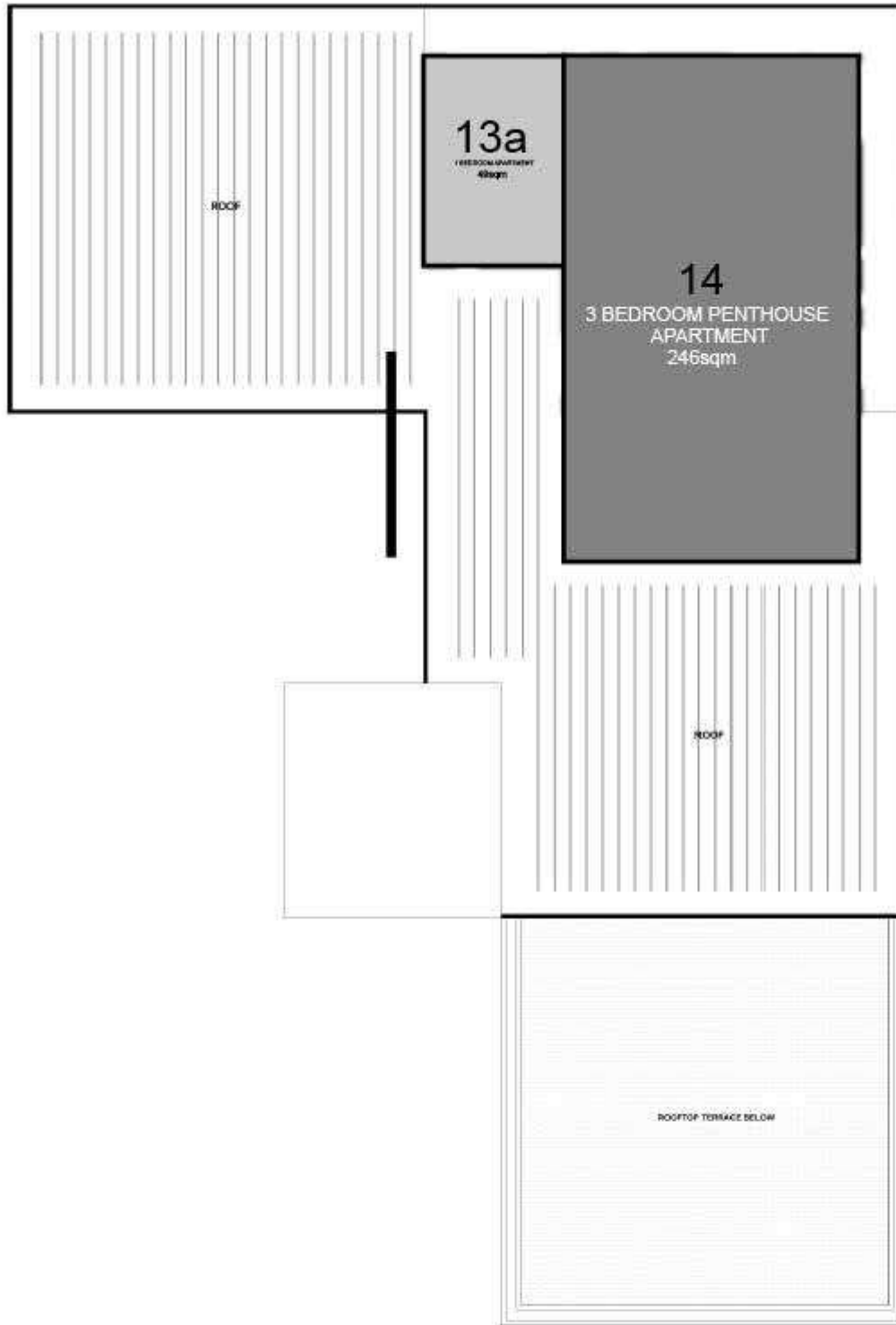
SECOND FLOOR LEVEL



THIRD FLOOR LEVEL



FOURTH FLOOR LEVEL



ROOF LEVEL

APARTMENT 1a

ground floor : 1 bedroom



Living	14sqm
Dining / kitchen	12sqm
Bedroom	16sqm
Bath	4sqm
Total	50sqm



APARTMENT 1b

ground floor : 1 bedroom



Living	16sqm
Dining	11sqm
Kitchen	6sqm
Bedroom	12sqm
Bath	4sqm
Total	61sqm



APARTMENT 1

1st floor : 3 bedroom

Living	68sqm
Dining	16sqm
Kitchen	18sqm
Store	4sqm
Lounge	26sqm
Master bedroom	21sqm
Master dresser	10sqm
Master bath	9sqm
Bedroom 1	26sqm
Bath 1	6sqm
Bedroom 2	27sqm
Bath 2	6sqm
Guest wc	3sqm
Utility	4sqm
Terrace	30sqm
Total	318sqm



APARTMENT 2 (duplex)

1st floor : 3 bedroom

living	27sqm
dining	18sqm
kitchen	11sqm
store	3sqm
lounge	14sqm
master bedroom	21qm
master dresser	6sqm
master bath	8sqm
bedroom 1	18sqm
bath 1	4sqm
bedroom 2	18sqm
bath 2	4sqm
guest wc	3sqm
utility	4sqm
terrace	22sqm
total	270sqm



APARTMENT 3 (duplex)

1st floor : 3 bedroom

Living	42sqm
Dining	12sqm
Kitchen	11sqm
Store / utility	6sqm
Lounge	14sqm
Master bedroom	23sqm
Master dresser	6sqm
Master bath	7sqm
Bedroom 1	17sqm
Bath 1	6sqm
Bedroom 2	27sqm
Bath 2	4sqm
Guest wo	4sqm
Terrace	20sqm
Total	327sqm



APARTMENT 4 (duplex)

1st floor : 3 bedroom

Living	23sqm
Dining	12sqm
Kitchen	13sqm
Store	3sqm
Lounge	18sqm
Master bedroom	16sqm
Master dresser	9sqm
Master bath	7sqm
Bedroom 1	16sqm
Bath 1	6sqm
Bedroom 2	19sqm
Bath 2	4sqm
Guest wo	2sqm
Utility	2sqm
Terrace	18sqm
Total	259sqm



APARTMENT 5 (duplex)

1st floor : 3 bedroom

Living	36sqm
Dining	16sqm
Kitchen	14sqm
Store	8sqm
Lounge	14sqm
Master bedroom	26sqm
Master dresser	7sqm
Master bath	8sqm
Bedroom 1	22sqm
Bath 1	6sqm
Bedroom 2	22sqm
Bath 2	6sqm
Guest wc	4sqm
Utility	4sqm
Terrace	80sqm
Total	388sqm



LOWER LEVEL



TOP LEVEL

APARTMENT 6

1st floor : 3 bedroom

Living	36sqm
Dining	19sqm
Kitchen	24sqm
Store	4sqm
Lounge	16sqm
Master bedroom	20sqm
Master dresser	9sqm
Master bath	9sqm
Bedroom 1	29sqm
Bath 1	6sqm
Bedroom 2	29sqm
Bath 2	6sqm
Guest wc	4sqm
Terrace	47sqm
Total	344sqm



APARTMENT 7

2nd floor : 3 bedroom

Living	44sqm
Dining	19sqm
Kitchen	18sqm
Store	4sqm
Lounge	9sqm
Master bedroom	21sqm
Master dresser	11sqm
Master bath	9sqm
Bedroom 1	26sqm
Bath 1	6sqm
Bedroom 2	27sqm
Bath 2	6sqm
Guest wc	3sqm
Utility	4sqm
Terrace	16sqm
Total	282sqm



APARTMENT 8

2nd floor : 3 bedroom

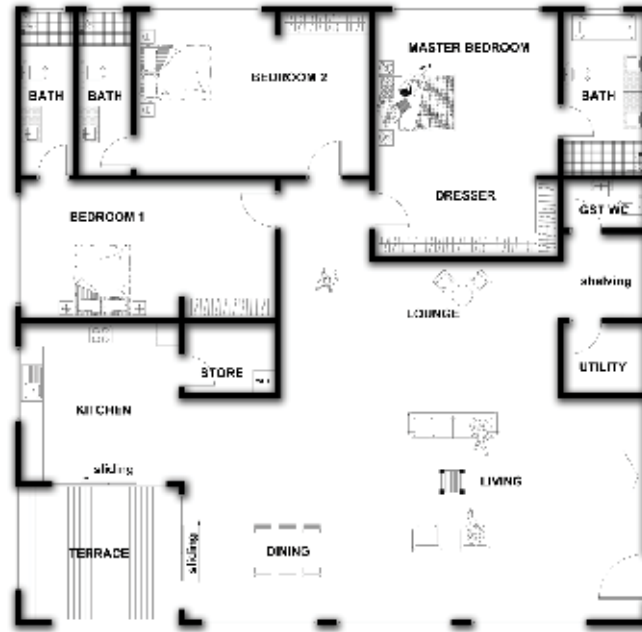
Living	36sqm
Dining	19sqm
Kitchen	24sqm
Store	4sqm
Lounge	15sqm
Master bedroom	20sqm
Master dresser	9sqm
Master bath	9sqm
Bedroom 1	29sqm
Bath 1	6sqm
Bedroom 2	29sqm
Bath 2	6sqm
Guest wc	4sqm
Terrace	7sqm
Total	305sqm



APARTMENT 9

3rd floor : 3 bedroom

Living	44sqm
Dining	19sqm
Kitchen	18sqm
Store	4sqm
Lounge	9sqm
Master bedroom	21sqm
Master dresser	11sqm
Master bath	9sqm
Bedroom 1	25sqm
Bath 1	6sqm
Bedroom 2	27sqm
Bath 2	6sqm
Guest wc	3sqm
Utility	4sqm
Terrace	16sqm
Total	282sqm



APARTMENT 10

3rd floor : 3 bedroom

Living	51sqm
Dining	18sqm
Kitchen	16sqm
Store	7sqm
Lounge	13sqm
Master bedroom	31sqm
Master dresser	9sqm
Master bath	7sqm
Bedroom 1	27sqm
Bath 1	5sqm
Bedroom 2	23sqm
Bath 2	6sqm
Guest wc	3sqm
Utility	7sqm
Terrace	20sqm
Total	300sqm



APARTMENT 11

3rd floor : 3 bedroom

Living	37sqm
Dining	24sqm
Kitchen	14sqm
Store	4sqm
Lounge	9sqm
Master bedroom	29sqm
Master dresser	17sqm
Master bath	9sqm
Bedroom 1	29sqm
Bath 1	8sqm
Bedroom 2	17sqm
Bath 2	6sqm
Guest wo	4sqm
Utility	8sqm
Terrace	40sqm
Total	306sqm



APARTMENT 12

3rd floor : 3 bedroom

Living	36sqm
Dining	19sqm
Kitchen	24sqm
Store	4sqm
Lounge	16sqm
Master bedroom	20sqm
Master dresser	9sqm
Master bath	9sqm
Bedroom 1	29sqm
Bath 1	6sqm
Bedroom 2	29sqm
Bath 2	6sqm
Guest wo	4sqm
Terrace	7sqm
Total	305sqm



APARTMENT 13

4th floor : 3 bedroom

Living	48sqm
Dining	16sqm
Kitchen	18sqm
Store	3sqm
Lounge	24sqm
Master bedroom	30sqm
Master dresser	16sqm
Master bath	9sqm
Bedroom 1	24sqm
Bath 1	7sqm
Bedroom 2	24sqm
Bath 2	7sqm
Guest wc	2sqm
Utility	2sqm
Terrace	30sqm
Total	313sqm



APARTMENT 13a (duplex)

4th floor : 1 bedroom

Living	16sqm
Dining / kitchen	20sqm
Bedroom	24sqm
Dresser	8sqm
Bath	6sqm
Terrace	11sqm
Total	110sqm



LOWER LEVEL



TOP LEVEL

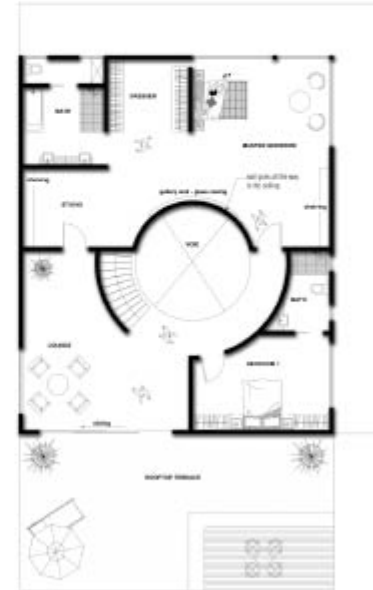
APARTMENT 14 (duplex)

4th floor : 3 bedroom

Living	17sqm
Lounge	23sqm
Dining / kitchen	21sqm
Store / utility	6sqm
Study	24sqm
Master bedroom	36sqm
Master dresser	10sqm
Master bath	13sqm
Studio	12sqm
Guest bedroom	16sqm
Guest bath	8sqm
Bedroom 1	17sqm
Bath 1	6sqm
Upstairs lounge	20sqm
Roof top terrace	72sqm
Terrace	67sqm
Total	478sqm



LOWER LEVEL



TOP LEVEL

APARTMENT 15

4th floor : 3 bedroom

Living	40sqm
Dining	20sqm
Kitchen	16sqm
Store	6sqm
Master bedroom	39sqm
Master dresser	9sqm
Master bath	10sqm
Bedroom 1	31sqm
Bath 1	7sqm
Bedroom 2	26sqm
Bath 2	6sqm
Guest wc	3sqm
Utility	3sqm
Terrace	30sqm
Total	307sqm



APARTMENT 15a

4th floor : 1 bedroom



Living	21sqm
Dining / kitchen	10sqm
Kitchen	16sqm
Bedroom	21sqm
Bath	6sqm
Guest wc	3sqm
Terrace	7sqm
Total	93sqm



OUTSTANDING *specifications*

KITCHENS (TYPE1)

- Schmidt Kitchens are designed with state of the art German precision engineering, and French flair.
- The components consist of high density fibreboard, spray painted with 5 coats of lacquer and assembled utilising premium grade BLUM hinges and accessories.
- High quality drawers for improved and easy accessible storage, with non-slip mats, full extension and soft close runners as standard.
- All Schmidt units are just as beautiful on the inside as on the outside with flawless design, thanks to concealed drawer hinges, glass sides and invisible wall brackets.
- Schmidt Kitchens will stand the test of time, with a 10-year warranty on units and a 25-year warranty on all hinges, pull-out drawers and wall brackets.
- Moreover, the kitchens have been enhanced with Bosch appliances, with a 2 -year warranty and Italian Quartz/ Corian worktops.

KITCHENS (TYPE2)

Howdens Glendevon Type fitted kitchen units with Corian worktop and upgrade kitchen tap Upgrade kitchen front doors freestanding appliance pack including American fridge/freezer, dishwasher and washer/dryer

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

LAUNDRY

- Bosch Washer/ Dryer
- Fitted work surface, with space for ironing, folding and storage racks above Washer/ Dryer
- Stainless steel sink and chrome mixer tap

BATHROOMS

- Free-standing Kaldewei floating bath with floor mounted Duravit polished chrome single lever mixer/shower mixer (master en suite only)
- Bespoke his and hers vanity unit with stone top, under-mounted Duravit basin, storage drawer and Hans Grohe wall mounted basin mixer (master en suite only)
- Polished chrome Hans Grohe concealed thermostatic mixer/diverter, rain-dance overhead shower arm and complete hand-shower set in all bathrooms
- Walk-in shower area with glass shower wall
- White Duravit wall mounted WC with chrome dual flush plate, concealed cistern and soft closing seat and cover
- Linen closets with downlights
- Wiring for future television provided above bath
- Combination of travertine floor tiles and matt mosaic travertine flooring to shower area

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Feature ceiling with indirect lighting to living area
- LED glow lights at stairs
- Recessed LED downlights throughout, with pendants to feature in Dining Area (Where applicable)
- Automatic motion sensory lighting in all areas
- Pre-wired for 4 Zone integrated audio system and HD Distribution system for Living Area, kitchen, Master Bedroom and Master En-suite
- Dimming/Scene lighting controls to all lighting circuits within living room and all bedrooms
- Television points to living areas, family areas and bedrooms (Sky+/terrestrial)
- Telephone points provided to living areas, kitchens, family areas, and all bedrooms
- Wi-Fi to cover each house. Dedicated data points provided to Living Area, Bedrooms and Home Office
- Satin chrome switches, sockets and electrical outlets

HEATING & COOLING

- Samsung cooling provided throughout the house; fully air-conditioned rooms
- ECObasic-Solar-Cylinder water Heating system
- Smoke detectors with battery back up in all rooms




INTERIOR FINISHES

- Travertine and Marble flooring throughout the house
- Crown Pure Brilliant White Paint
- Wardrobes consisting of walnut and either solid walnut or spray lacquer doors with discrete pull handles and soft closing internal door hinges in all bedrooms
- LED TV in bedrooms, Family Area and Living Room
- Elevator
- Industrial Veneer - flush door with groove 4
- Industrial Veneer - flush door with groove 4-with louver for bathroom

GENERAL

- Audio/Video door entry system
- CCTV
- Gated Development
- Paved communal walkways
- Pressurised water supply from borehole
- Swimming Pool
- Gym with Life Fitness Gym Equipment

DEVELOPMENT PARTNERS



GHANA

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