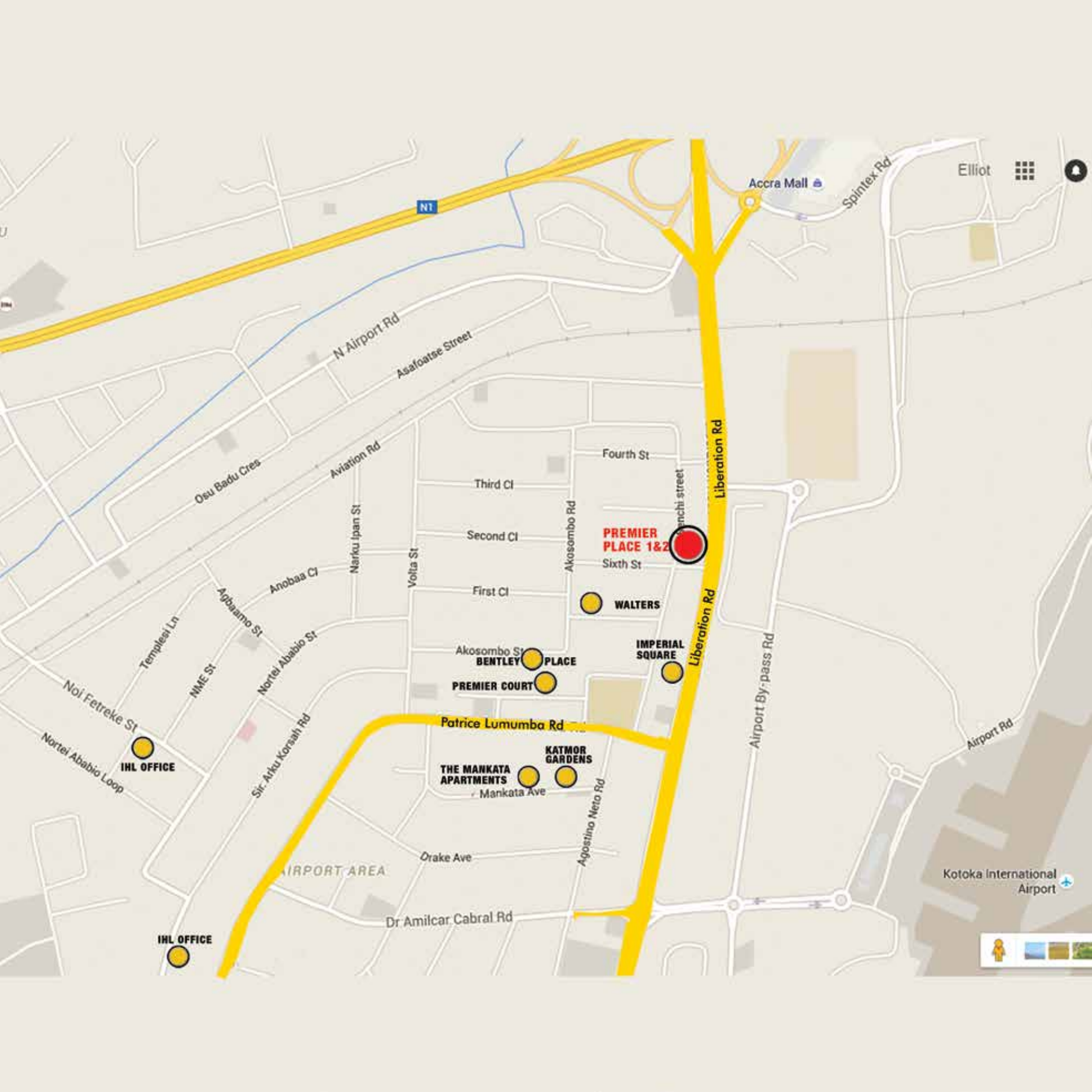


**PREMIER
PLACE II**

 **IMPERIAL**
HOMES
A Signature of Luxury



N1

Accra Mall

Spintex Rd

Elliot

N Airport Rd

Asafoatsse Street

Osu Badu Cres

Aviation Rd

Fourth St

Third Cl

Second Cl

Sixth St

First Cl

WALTERS

IMPERIAL SQUARE

BENTLEY PLACE

PREMIER COURT

Patrice Lumumba Rd

THE MANKATA APARTMENTS

KATMOR GARDENS

Mankata Ave

IHL OFFICE

IHL OFFICE

AIRPORT AREA

Drake Ave

Dr Amilcar Cabral Rd

Airport By-pass Rd

Airport Rd

Kotoka International Airport



PREMIER PLACE II Apartments

21 Senchi Street, Airport Residential Area, Accra

Premier Place II is an elegant, worthy complement to Premier Place I. A contemporary, timeless, superbly executed design of spacious two and three bedroom luxury apartments and exclusive penthouses built to the highest standards, Premier Place II guarantees its residents relaxed, lavish, contemporary urban living.

Premier Place II is an unstintingly plush and well fitted development with private recessed terraces and roof top terraces which give residents beautiful views of its lush gardens, exquisite swimming pool area and Accra's skyline.

Located in Accra's serene Airport Residential Area, it is nestled away from the city's bustle but is within 5 minutes of Accra's new business district, embassies, major hotels, restaurants, shops, malls, and the airport.

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 in some of the apartment types offer live-in staff support.



Sophisticated, Contemporary Living



Great All Round Views









Welcome to Premier Place II...







1ST - 4TH TYPICAL FLOOR PLAN

- 1st Floor
- 2nd Floor
- 3rd Floor
- 4th Floor



5TH FLOOR PLAN



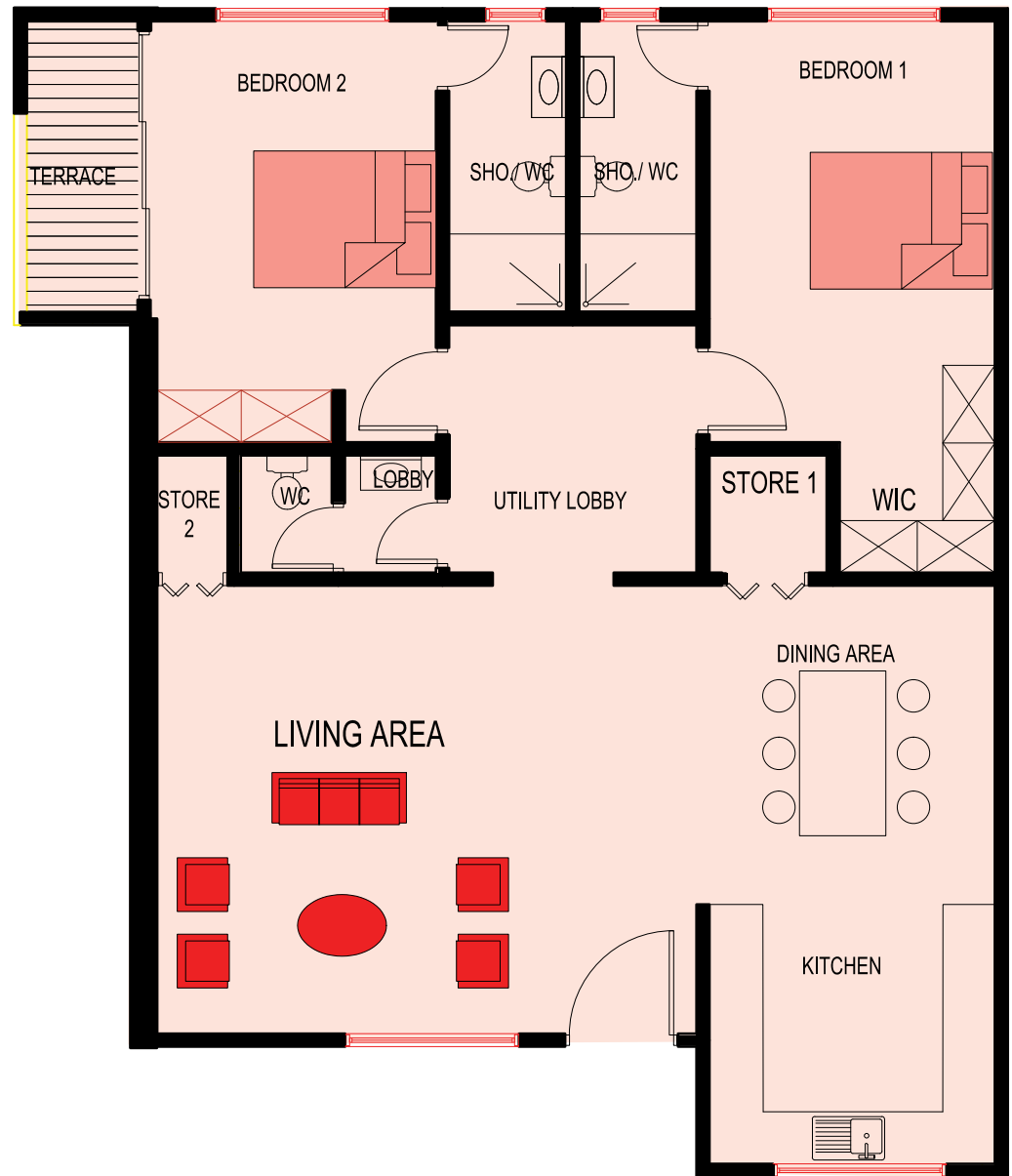
6TH FLOOR PLAN





TYPE 1A
2 BEDROOM
FLAT: 25,4,11,14,21
TOTAL AREA 128sqm

BEDROOM1	20M ²
WC/SHO.1	6M ²
TERRACE	5M ²
BEDROOM2	17M ²
WC/SHO.2	6M ²
WC	4M ²
UTILITY LOBBY	9M ²
STORE1	3M ²
STORE2	2M ²
KITCHEN	10M ²
LIVING AREA	34M ²
DINING AREA	12M ²



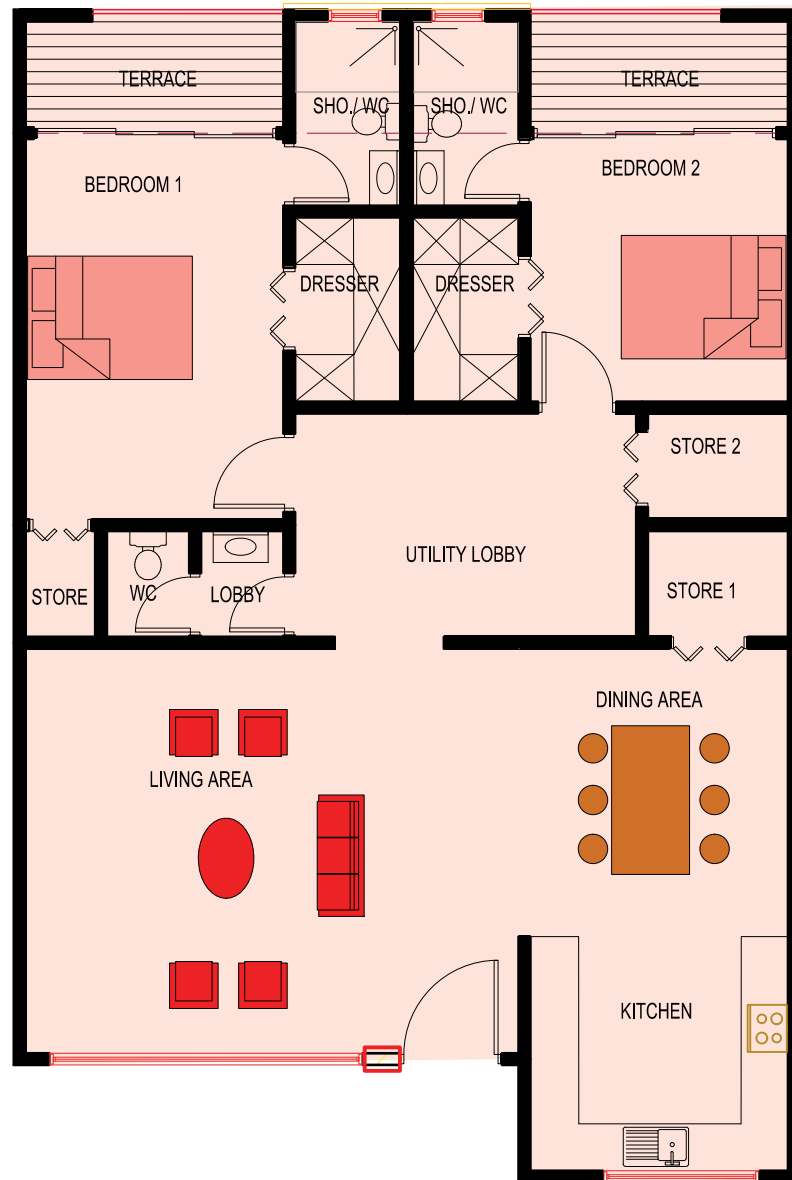
TYPE 1B
2 BEDROOM
FLAT: 27,6,9,16,19
TOTAL AREA 128sqm

BEDROOM1	20M ²
WC/SHO.1	6M ²
TERRACE	5M ²
BEDROOM2	17M ²
WC/SHO.2	6M ²
WC	4M ²
UTILITY LOBBY	9M ²
STORE1	3M ²
STORE2	2M ²
KITCHEN	10M ²
LIVING AREA	34M ²
DINING AREA	12M ²



TYPE 2
2 BEDROOM
FLAT: 26, 5,10,15,20
TOTAL AREA 140sqm

BEDROOM1	19M ²
WC/SHO.1	4M ²
DRESSER 1	4M ²
TERRACE 1	5M ²
BEDROOM2	13M ²
WC/SHO.2	4M ²
DRESSER 2	4M ²
TERRACE 2	5M ²
WC	4M ²
UTILITY LOBBY	14M ²
STORE1	3M ²
STORE 2	3M ²
STORE 3	2M ²
KITCHEN	10M ²
LIVING AREA	34M ²
DINING AREA	12M ²



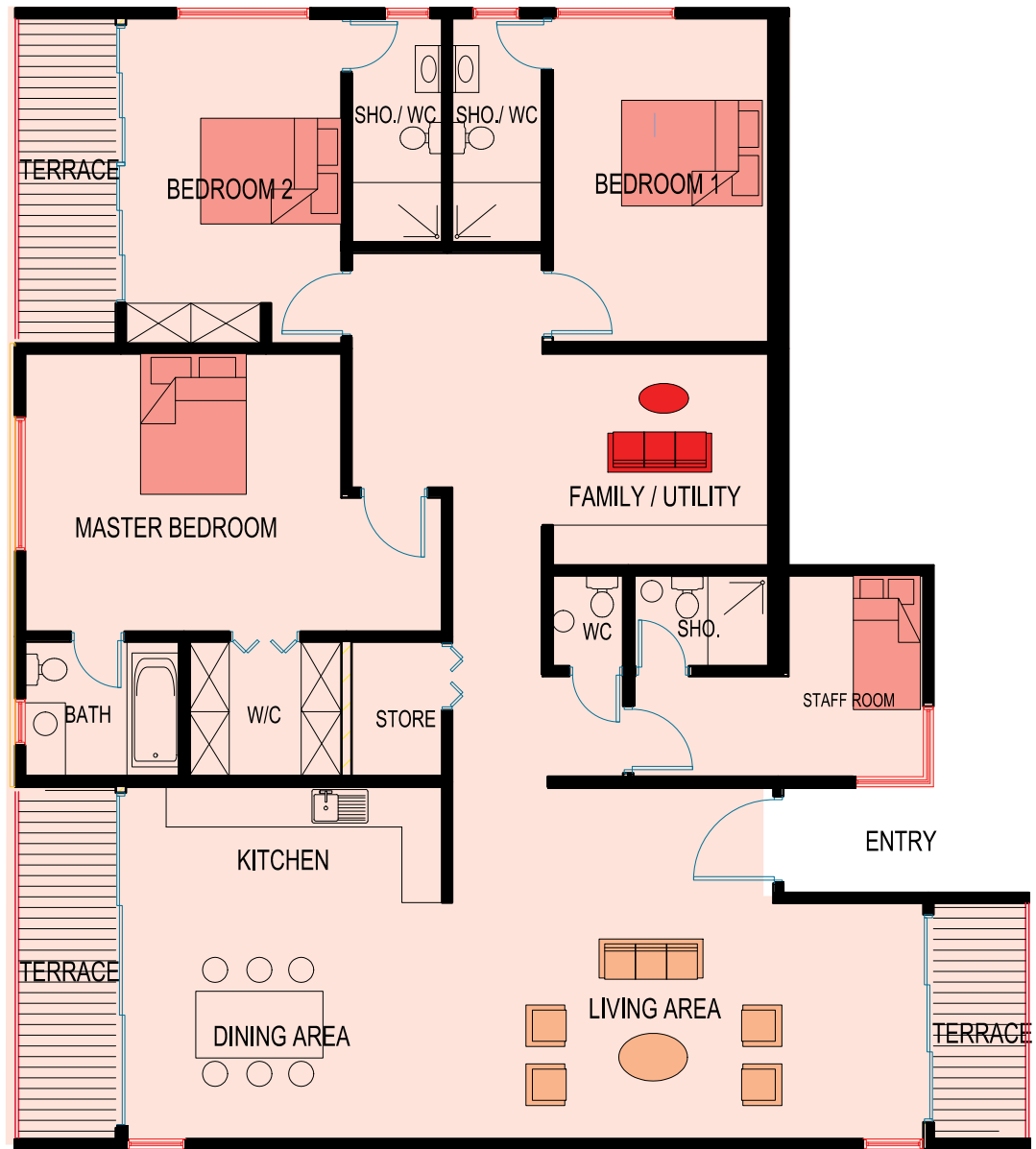
TYPE 3A

3 BEDROOM

FLAT: 2,3,12,13,22

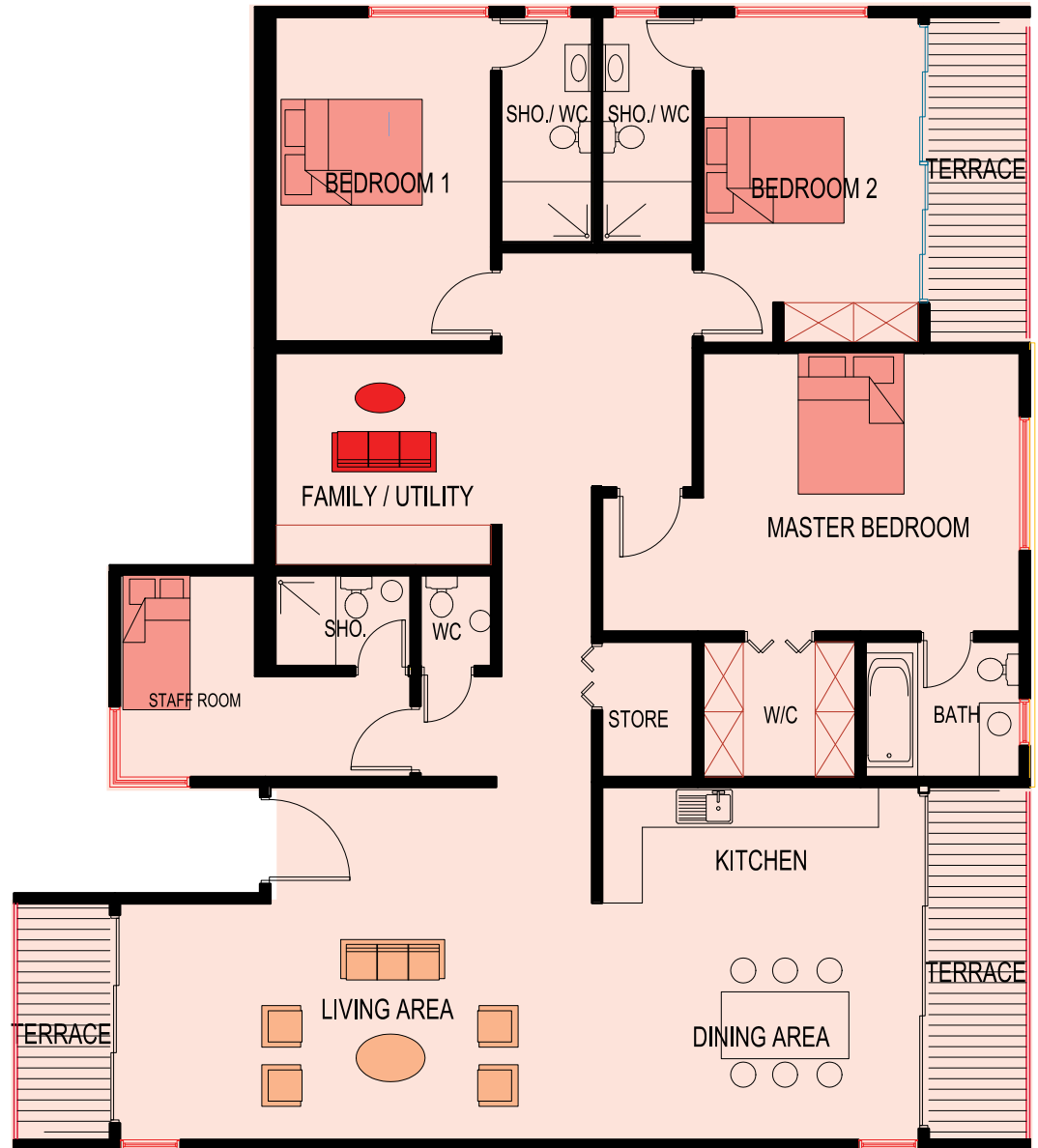
TOTAL AREA 215sqm

BEDROOM1	18M ²
WC/SHO.1	6M ²
BEDROOM2	17M ²
WC/SHO.2	6M ²
TERRACE	8M ²
WC	4M ²
FAMILY /UTILITY	22M ²
MASTER BEDROOM	25M ²
BATH	6M ²
WIC	6M ²
LIVING AREA	42M ²
DINING AREA	17M ²
KITCHEN	8M ²
TERRACE	8M ²
TERRACE	5M ²
STAFF ROOM	11M ²
WC/SHO.	4M ²
WC	2M ²



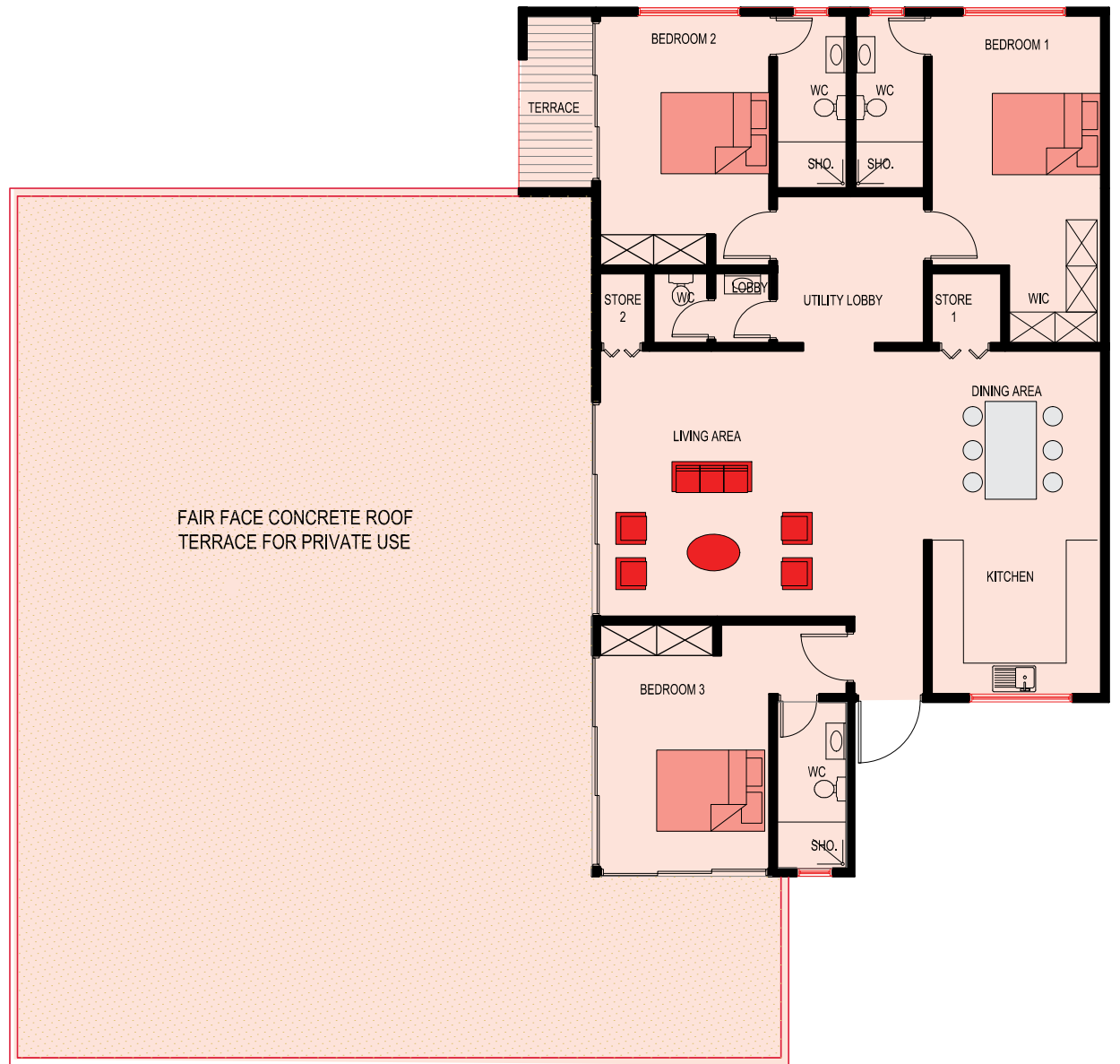
TYPE 3B
3 BEDROOM
FLAT: 1,7,8,17,18
TOTAL AREA 215sqm

BEDROOM1	18M ²
WC/SHO.1	6M ²
BEDROOM2	17M ²
WC/SHO.2	6M ²
TERRACE	8M ²
WC	4M ²
FAMILY /UTILITY	22M ²
MASTER BEDROOM	25M ²
BATH	6M ²
WIC	6M ²
LIVING AREA	42M ²
DINING AREA	17M ²
KITCHEN	8M ²
TERRACE	8M ²
TERRACE	5M ²
STAFF ROOM	11M ²
WC/SHO.	4M ²
WC	2M ²



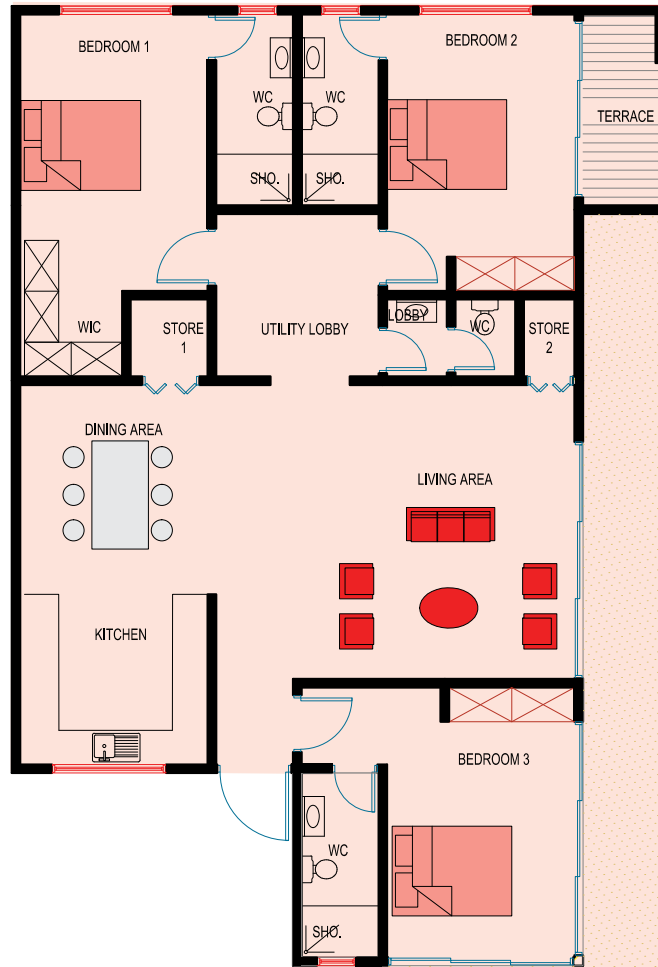
TYPE 4A
3 BEDROOM
FLAT: 23
TOTAL AREA 361sqm

BEDROOM1	20M ²
WC/SHO.1	6M ²
BEDROOM2	18M ²
WC/SHO.2	6M ²
BEDROOM3	20M ²
WC/SHO.2	6M ²
WC	4M ²
UTILITY LOBBY	10M ²
STORE1	3M ²
STORE 2	2M ²
KITCHEN	11M ²
LIVING AREA	36M ²
DINING AREA	13M ²
TERRACE	6M ²
ROOF TERRACE	200M ²



TYPE 4B
 3 BEDROOM
 FLAT: 24
 TOTAL AREA **361**sqm

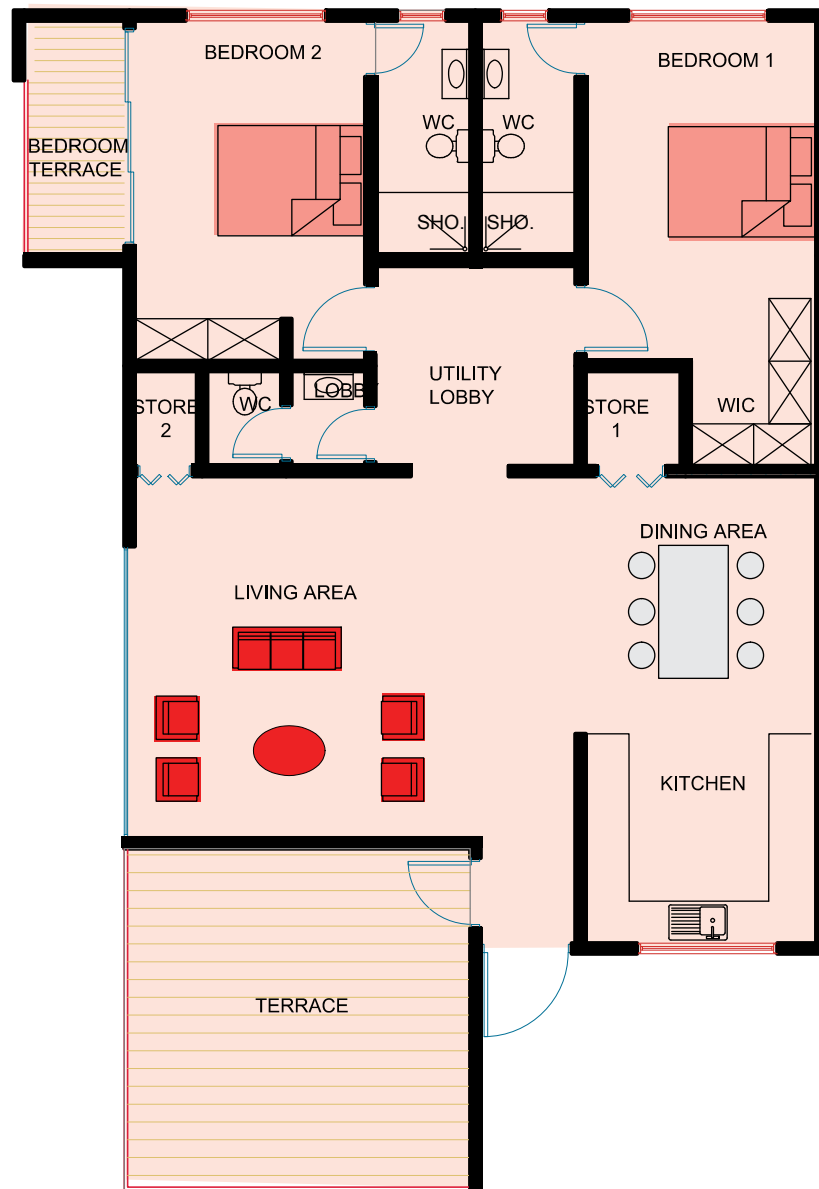
BEDROOM1	20M ²
WC/SHO.1	6M ²
BEDROOM2	18M ²
WC/SHO.2	6M ²
BEDROOM3	20M ²
WC/SHO.2	6M ²
WC	4M ²
UTILITY LOBBY	10M ²
STORE1	3M ²
STORE 2	2M ²
KITCHEN	11M ²
LIVING AREA	36M ²
DINING AREA	13M ²
TERRACE	6M ²
ROOF TERRACE	200M ²



FAIR FACE CONCRETE ROOF
 TERRACE FOR PRIVATE USE

TYPE 5A
2 BEDROOM
FLAT: 29
TOTAL AREA 161sqm

BEDROOM 1	20M ²
WC/SHOWER	6M ²
BEDROOM 2	18M ²
WC/SHOWER	6M ²
TERRACE	20M ²
WC/SHOWER	6M ²
WC	4M ²
UTILITY LOBBY	10M ²
STORE 1	3M ²
STORE 2	2M ²
KITCHEN	11M ²
LIVING AREA	36M ²
DINING AREA	13M ²
TERRACE	6M ²



TYPE 5B
2 BEDROOM
FLAT: 30
TOTAL AREA 161sqm

BEDROOM 1	20M ²
WC/SHOWER	6M ²
BEDROOM 2	18M ²
WC/SHOWER	6M ²
TERRACE	20M ²
WC/SHOWER	6M ²
WC	4M ²
UTILITY LOBBY	10M ²
STORE 1	3M ²
STORE 2	2M ²
KITCHEN	11M ²
LIVING AREA	36M ²
DINING AREA	13M ²
TERRACE	6M ²









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

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

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

Ref: www.woodgrup.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 carpets, laminate flooring, ceramic and porcelain tiles, vinyl, wood, marble and granite

Wardrobes

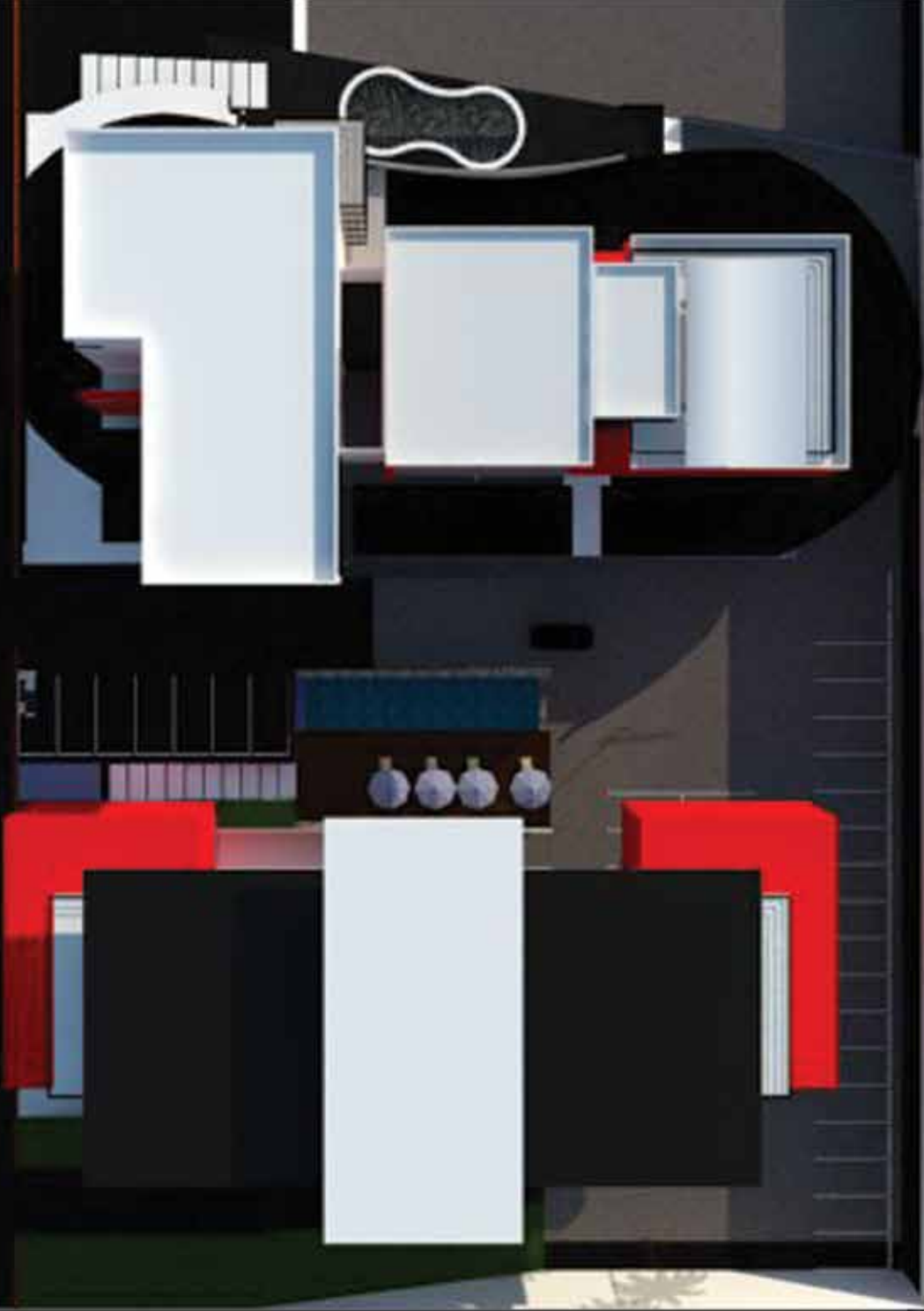
Built-in sliding wardrobes in a choice of different colors and designs to specific bedrooms

Miscellaneous items

External taps to front or rear of 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

Senchi Street



Liberation Road

DEVELOPMENT PARTNERS

ARCHXENUS

ENQC


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JOINERY CO.
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 **DURAVIT**

 **uniBank**

ELECTROLAND
GHANA LIMITED

 **PRIME ATTORNEYS**

 **multiplay**


FAME
AFRICA

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PROPERTY

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empower



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