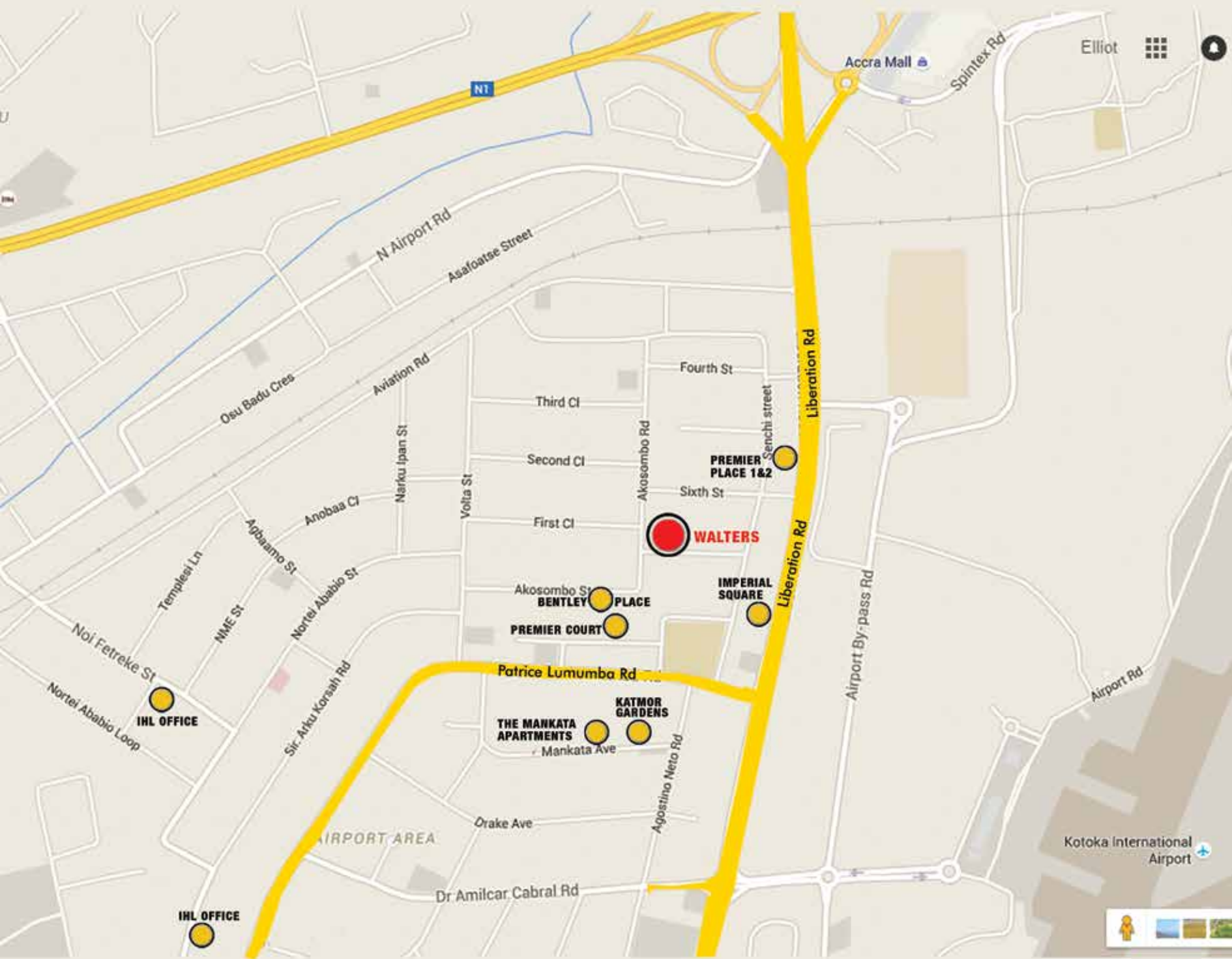


**WALTERS**

 **IMPERIAL**  
HOMES  
*A Signature of Luxury*



# WALTERS

No.2 Dr. Paul A. Acquah Road, (former Densu Link)  
Airport Residential Area, Accra

A remarkable residential development of 11 units of lavishly furnished and fitted homes made up of: 2 units 3-bedroom duplex homes with a staff bunker, 4 units 2-bedroom duplex homes with a staff bunker, 1 unit 3-bedroom Penthouse, 2 units 2-bedroom penthouse and 2 units 1-bedroom penthouse.

Walters is a well executed home development that bears Imperial Homes acclaimed signature of luxury.

Located in Accra's foremost residential area, which assures residents the best in contemporary urban living, It is nestled away from the city's bustle but lies within 5 minutes of Accra's new business district, embassies, major hotels, restaurants, shops, malls, and the airport.

Imperial Home's poised maintenance teams ensures 24 hrs security and back up electricity and water supply, ensuring stress free living for residents.







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Block Plan

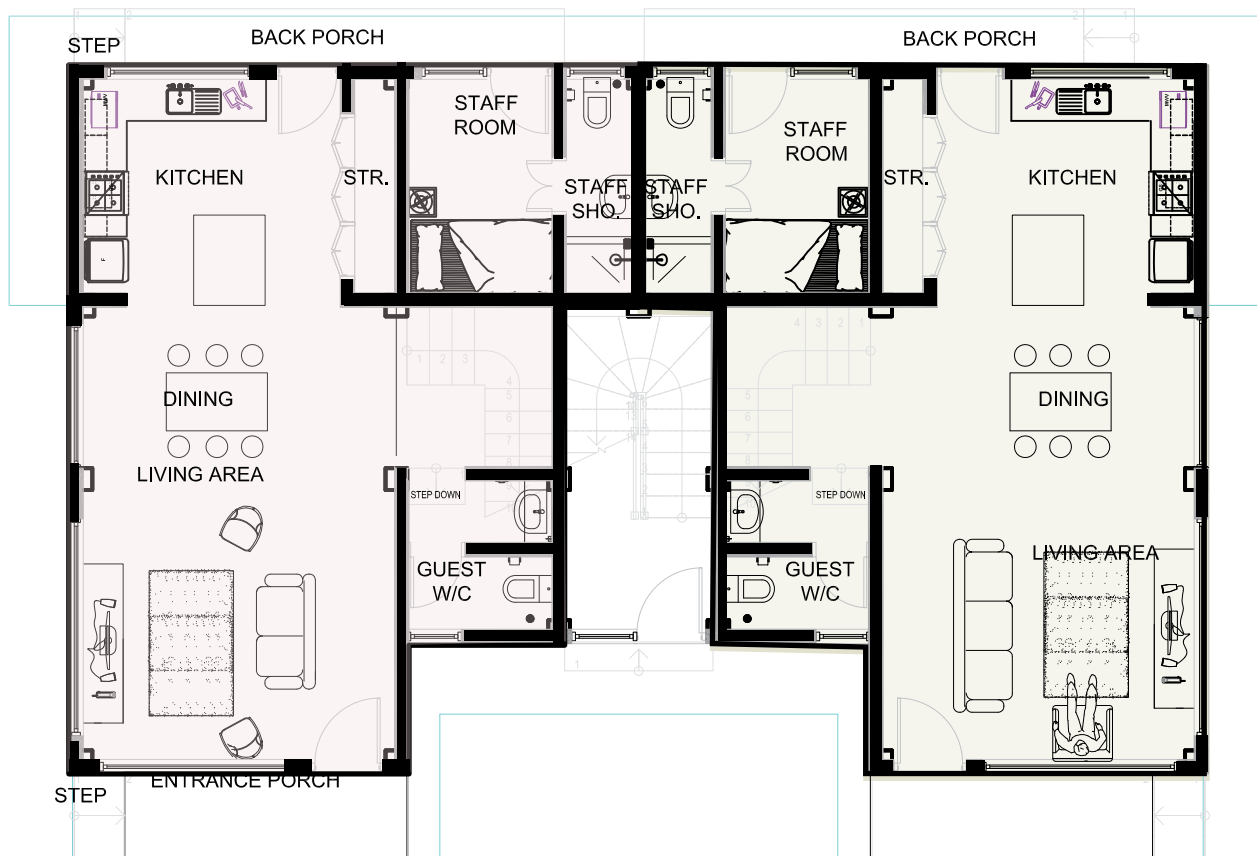




## Duplex 1,2,4 & 5 Floor Plans

Name	Area sqm
LIVING AREA	31.7m <sup>2</sup>
KITCHEN	15m <sup>2</sup>
STORE	1.6m <sup>2</sup>
LOBBY	1.7m <sup>2</sup>
GUEST W/C	2.0m <sup>2</sup>
STAFF ROOM	5.8m <sup>2</sup>
STAFF SHOWER	2.7m <sup>2</sup>
<b>TOTAL</b>	<b>60.5m<sup>2</sup></b>

Name	Area sqm
LIVING AREA	31.7m <sup>2</sup>
KITCHEN	15m <sup>2</sup>
STORE	1.6m <sup>2</sup>
LOBBY	1.7m <sup>2</sup>
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STAFF SHOWER	2.7m <sup>2</sup>
<b>TOTAL</b>	<b>60.5m<sup>2</sup></b>

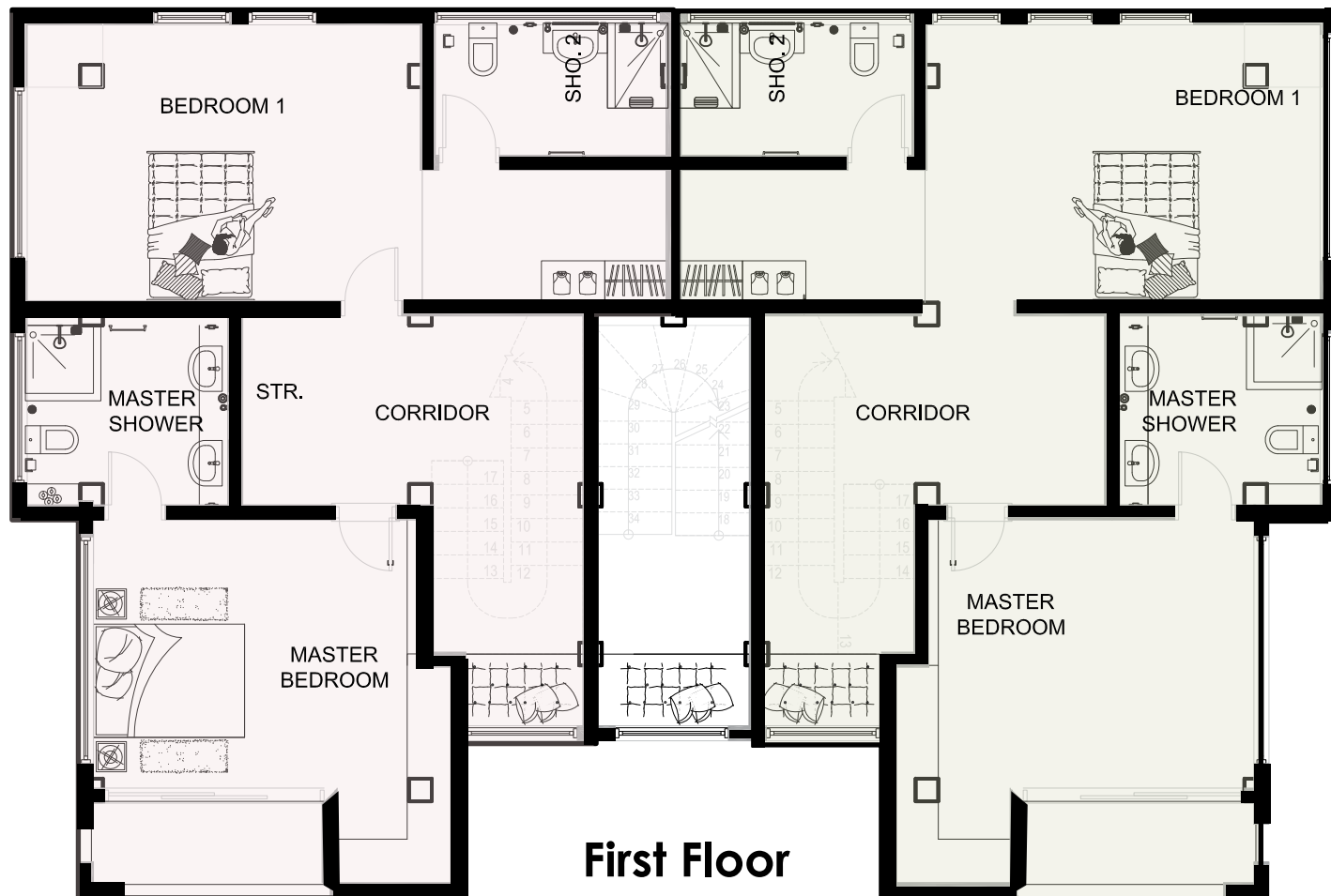


**Ground Floor**

## Duplex 1,2,4 & 5 Floor Plans

Name	Area sqm
CORRIDOR/STR	16.6m <sup>2</sup>
MASTER BEDROOM	22m <sup>2</sup>
TERRACE	3.2m <sup>2</sup>
MASTER SHOWER	6.8m <sup>2</sup>
BEDROOM 1	18m <sup>2</sup>
CLOSET	5.6m <sup>2</sup>
SHOWER	5.3m <sup>2</sup>
<b>TOTAL</b>	<b>77.5m<sup>2</sup></b>

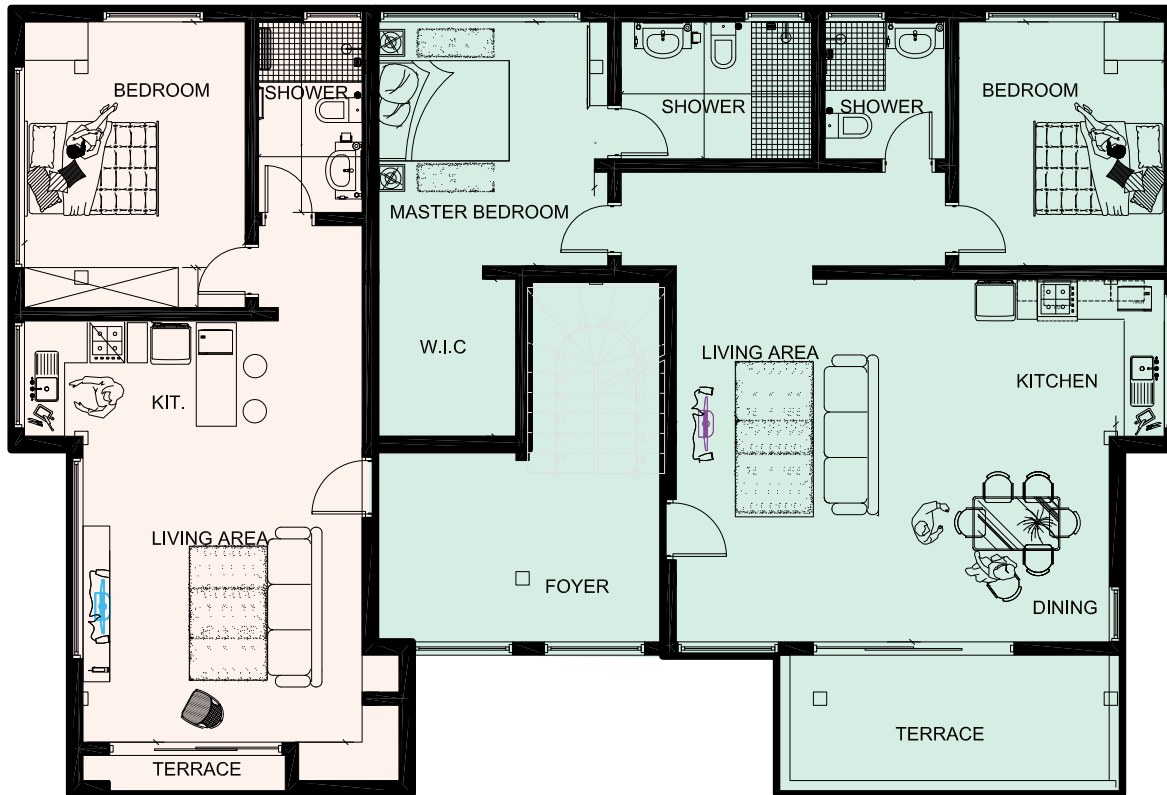
Name	Area sqm
CORRIDOR/STR	16.6m <sup>2</sup>
MASTER BEDROOM	22m <sup>2</sup>
TERRACE	3.2m <sup>2</sup>
MASTER SHOWER	6.8m <sup>2</sup>
BEDROOM 1	18m <sup>2</sup>
CLOSET	5.6m <sup>2</sup>
SHOWER	5.3m <sup>2</sup>
<b>TOTAL</b>	<b>77.5m<sup>2</sup></b>



**First Floor**



## 3A, 3B, 6A & 6B Floor Plans



**ONE BEDROOM**  
**60 M<sup>2</sup>**

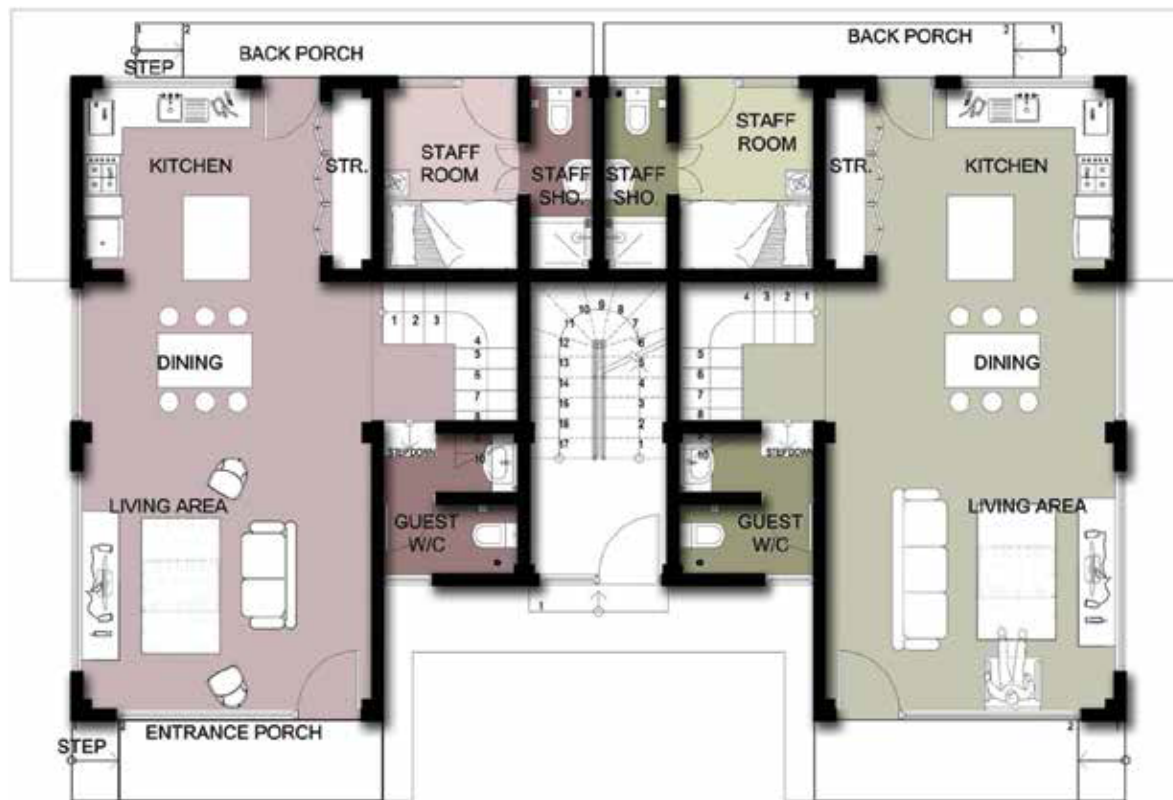
**TWO BEDROOM**  
**100 M<sup>2</sup>**

**Second Floor**  
**Penthouse**

## Duplex 7 & 8 Floor Plans

Name	Area sqm
LIVING AREA	18m <sup>2</sup>
DINING	9m <sup>2</sup>
KITCHEN	10m <sup>2</sup>
STORE	2m <sup>2</sup>
STAIR WELL	5m <sup>2</sup>
LOBBY	2m <sup>2</sup>
GUEST W/C	2m <sup>2</sup>
STAFF ROOM	5m <sup>2</sup>
STAFF SHOWER	3m <sup>2</sup>
<b>Total</b>	<b>56m<sup>2</sup></b>

Name	Area sqm
LIVING AREA	18m <sup>2</sup>
DINING	9m <sup>2</sup>
KITCHEN	10m <sup>2</sup>
STORE	2m <sup>2</sup>
STAIR WELL	5m <sup>2</sup>
LOBBY	2m <sup>2</sup>
GUEST W/C	2m <sup>2</sup>
STAFF ROOM	5m <sup>2</sup>
STAFF SHOWER	3m <sup>2</sup>
<b>Total</b>	<b>56m<sup>2</sup></b>



**Ground Floor**

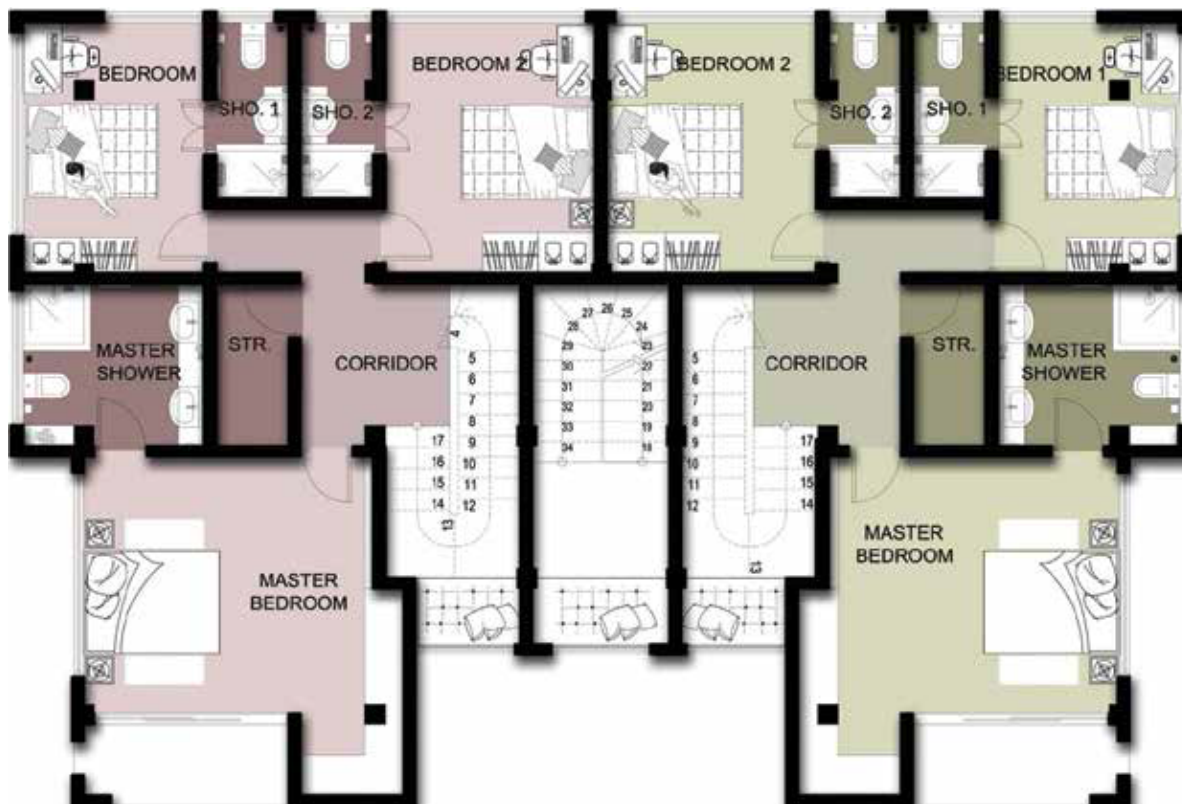
## Duplex 7 & 8 Floor Plans

Name	Area sqm
CORRIDOR	7m <sup>2</sup>
STORE	3m <sup>2</sup>
MASTER BEDROOM	19m <sup>2</sup>
TERRACE	3m <sup>2</sup>
MASTER SHOWER	6m <sup>2</sup>
BEDROOM	10m <sup>2</sup>
SHOWER	3m <sup>2</sup>
SHOWER	3m <sup>2</sup>
BEDROOM	12m <sup>2</sup>

**66m<sup>2</sup>**

Name	Area sqm
CORRIDOR	7m <sup>2</sup>
STORE	3m <sup>2</sup>
MASTER BEDROOM	19m <sup>2</sup>
TERRACE	3m <sup>2</sup>
MASTER SHOWER	6m <sup>2</sup>
BEDROOM	10m <sup>2</sup>
SHOWER	3m <sup>2</sup>
SHOWER	3m <sup>2</sup>
BEDROOM	12m <sup>2</sup>

**66m<sup>2</sup>**



**First Floor**



## Penthouse 9 Floor Plan



Name	Area sqm
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STAIR WELL	11m <sup>2</sup>
LIVING AREA	28m <sup>2</sup>
TERRACE	14m <sup>2</sup>
DINING	5m <sup>2</sup>
KITCHEN	12m <sup>2</sup>
STORE	2m <sup>2</sup>
LOBBY	3m <sup>2</sup>
STORE	1m <sup>2</sup>
GUEST W/C	3m <sup>2</sup>
STAFF ROOM	5m <sup>2</sup>
STAFF SHOWER	2m <sup>2</sup>
UTILITY AREA	15m <sup>2</sup>
STORE	3m <sup>2</sup>
MASTER BEDROOM	20m <sup>2</sup>
TERRACE	3m <sup>2</sup>
BEDROOM	10m <sup>2</sup>
MASTER SHOWER	6m <sup>2</sup>
SHOWER	3m <sup>2</sup>
SHOWER	3m <sup>2</sup>
BEDROOM	12m <sup>2</sup>

**161m<sup>2</sup>**

## Second Floor



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# STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each property.

## KITCHENS

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

- Jamocha Granite.
- Oak effect.
- Walnut block.
- Travertine granite.
- Black mirror chip.

## 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 tabs.

## BATHROOMS

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).

## 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

- Type 1** - Dordogne Oak Internal Doors with dark finishes.
- Type 2** - Primed Dordogne Oak Internal Doors.
- Type 3** - 4 Panel 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.

## 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

Honed Classic Dark, Mina and Light Picasso Travertine.

## COMMUNAL & EXTERNAL AREAS

- Paved walk ways.
- Staircases with metal balustrades.
- Landscaped gardens.
- Backup generator.
- Pressurized water supply from borehole/reservoir.

## 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 colours and designs to specific bedrooms.

### **Miscellaneous Items**

- External taps to front or rear of each property (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.

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# DEVELOPMENT PARTNERS



**GHANA**

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