

**WATSON
PLACE**

 **IMPERIAL**
HOMES
A Signature of Luxury



WATSON PLACE

NO. 8 WATSON'S AVENUE, ADABRAKA, ACCRA

Watson's Place is a stunning residential development in the heart of Accra. It's beautifully finished in stone and glass.

It is a carefully executed assortment of 2 Units of exquisite 3 bedroom apartments, 2 Units of elegant 2 bedroom apartments and a 1 bedroom duplex home on a small residential plot in the heart of Accra, and finished to Imperial Homes trademark high standards.

Located in Adabraka one of Accra's built up suburbs, it is proof of Imperial Homes' ability to conceive and tailor world-class solutions for its diverse clientele.

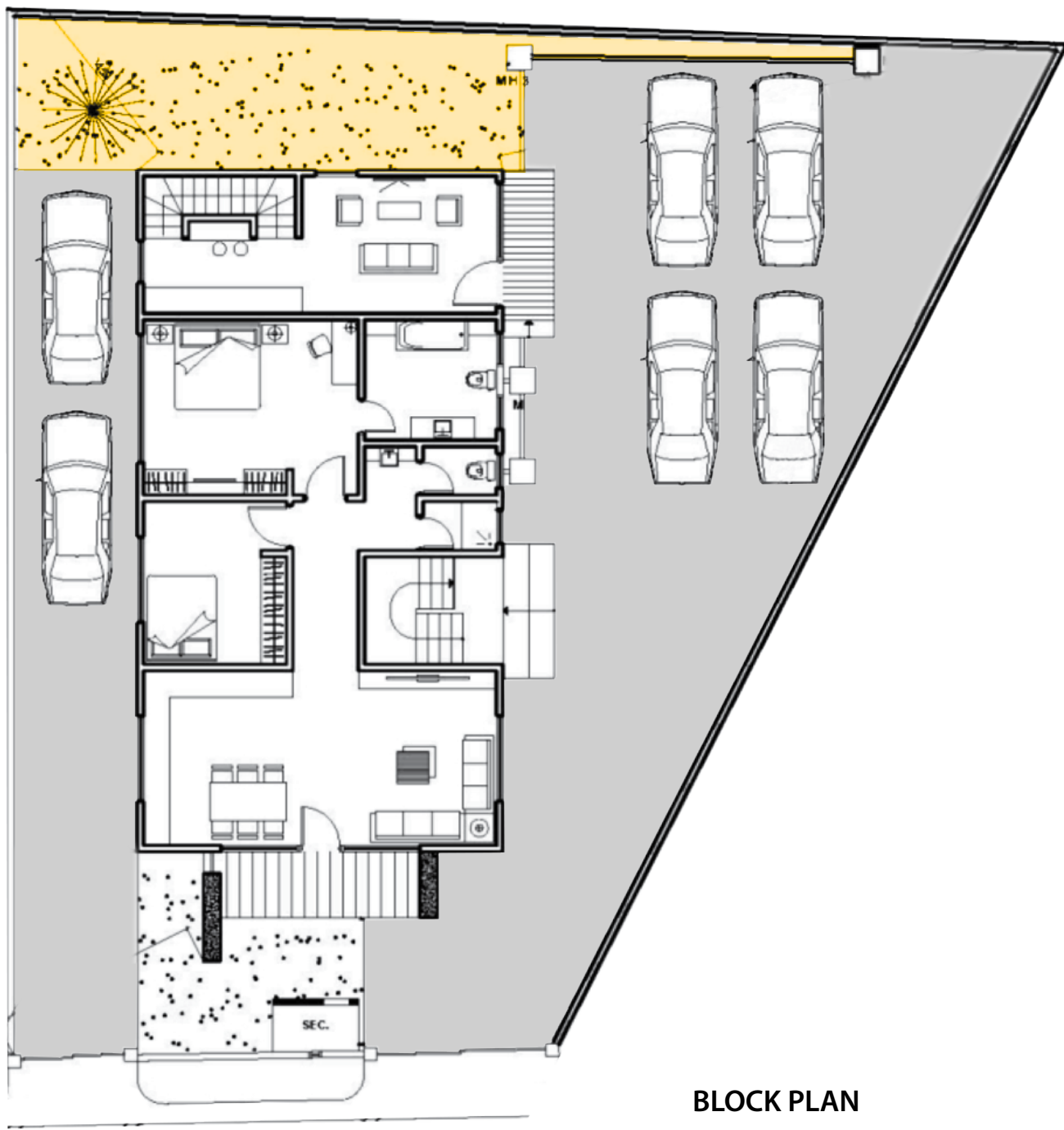
Watson's Place is an irresistible in-city home, which sets a benchmark for new in-city residential developments.











BLOCK PLAN



GROUND FLOOR PLAN

UNIT 1
2 BEDROOM

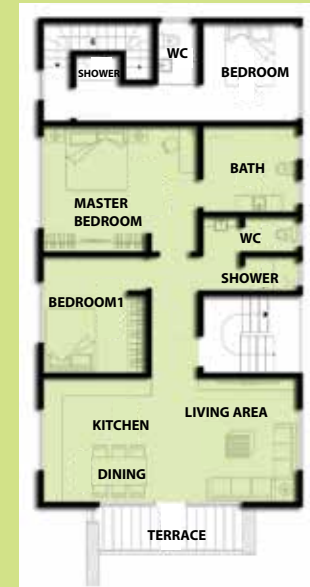


LOCATION	AREA
LIVING	19M ²
DINING / KITCHEN	14M ²
MASTER BEDROOM	20M ²
MASTER BATH	9M ²
BEDROOM 1	13M ²
WC/ SHOWER	7M ²
TERRACE	7M ²
TOTAL	107M ²

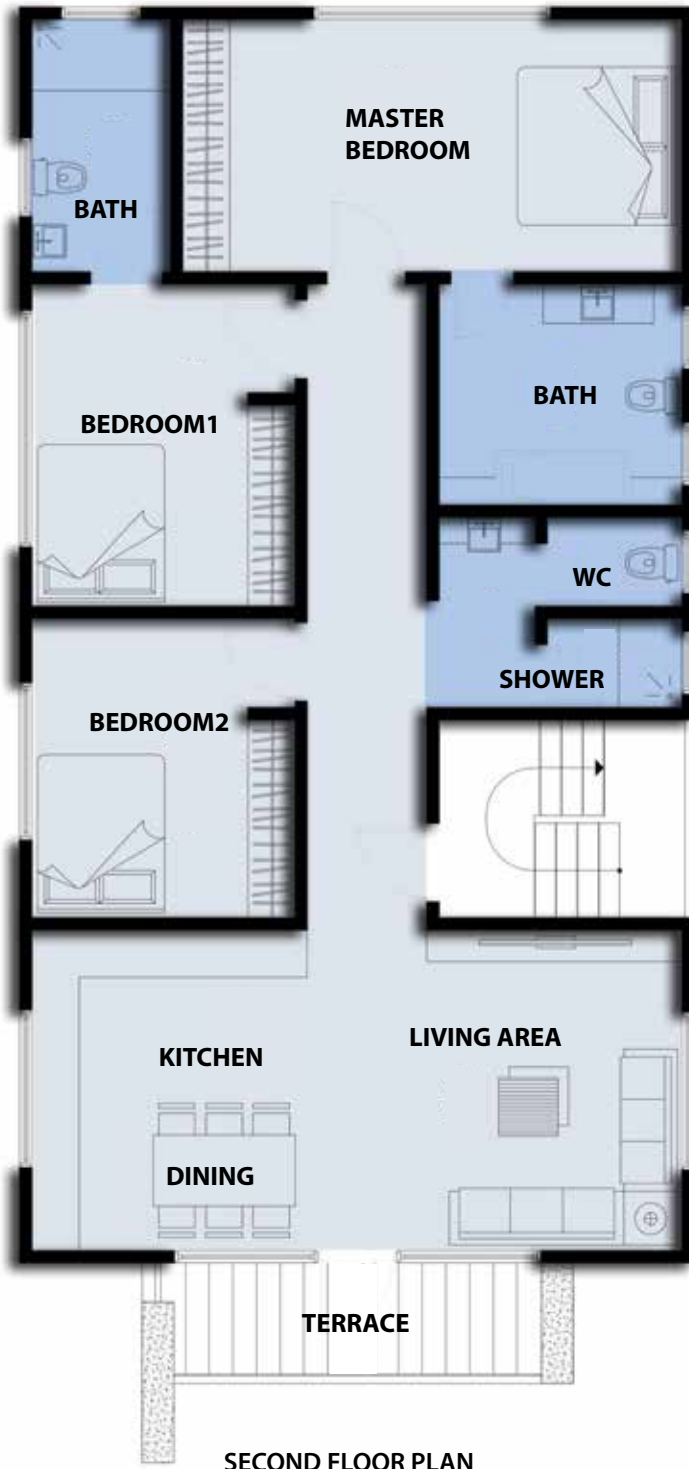


FIRST FLOOR PLAN

UNIT 2
2 BEDROOM



LOCATION	AREA
LIVING	19M ²
DINING / KITCHEN	14M ²
MASTER BEDROOM	20M ²
MASTER BATH	9M ²
BEDROOM 1	13M ²
WC/ SHOWER	7M ²
TERRACE	7M ²
TOTAL	107M²

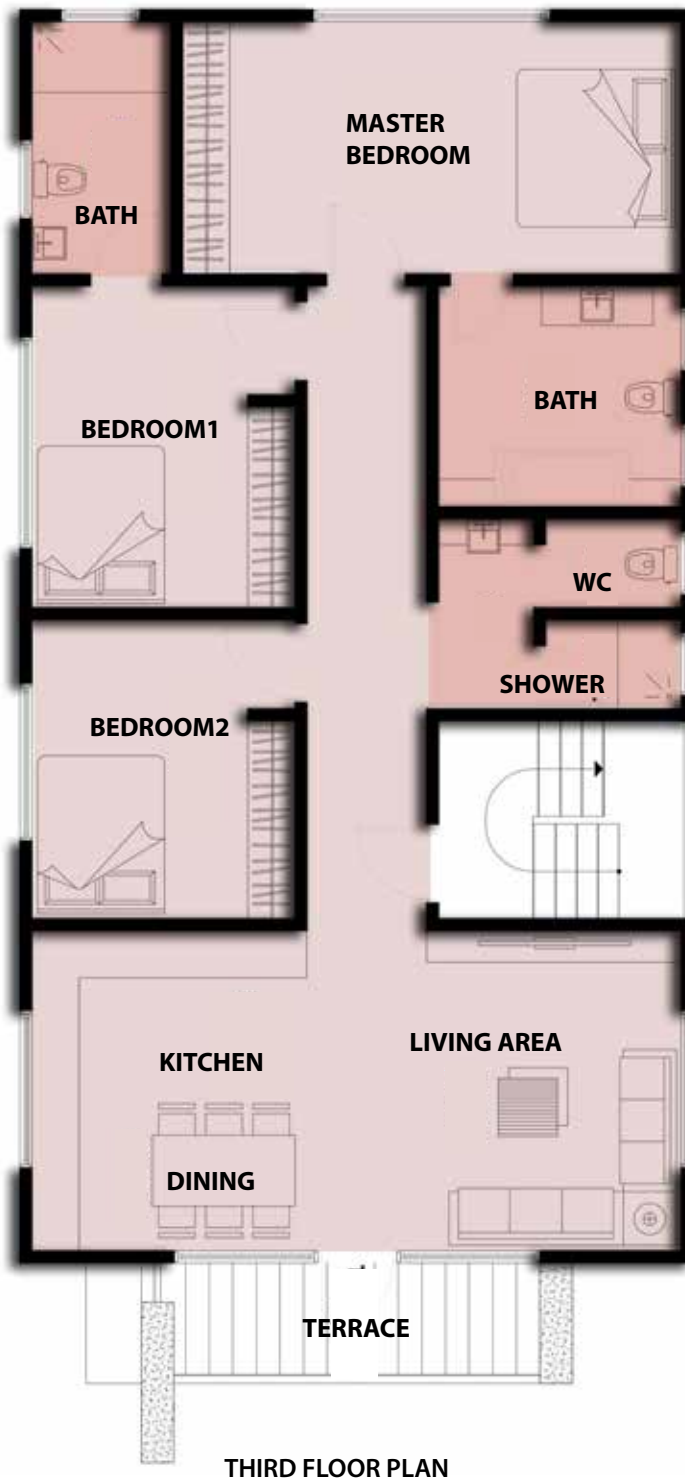


**UNIT 3
3 BEDROOM**



LOCATION

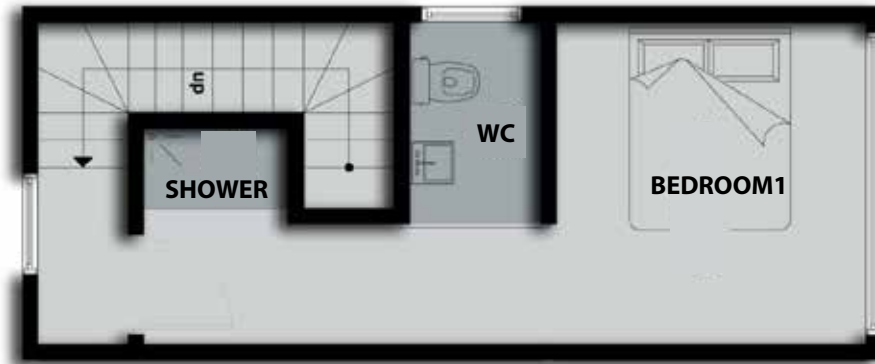
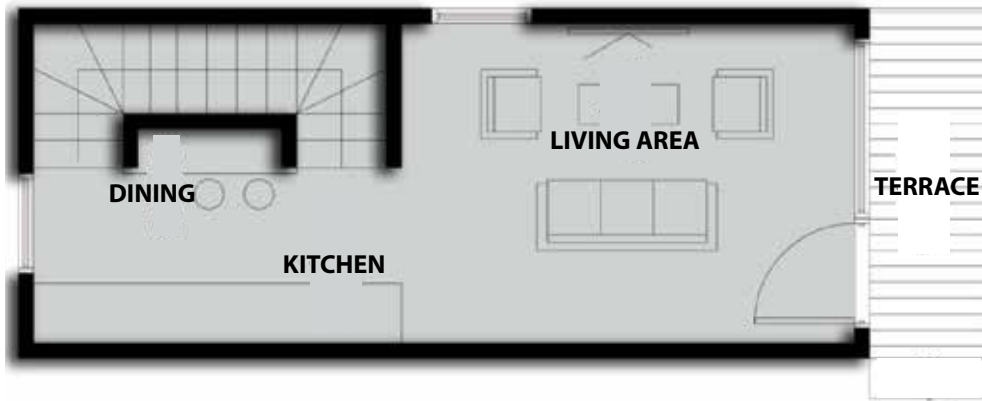
LIVING	19M ²
DINING / KITCHEN	14M ²
MASTER BEDROOM	20M ²
MASTER BATH	9M ²
BEDROOM 1	14M ²
BATH	6M ²
BEDROOM 2	13M ²
WC/SHOWER	7M ²
TERRACE	7M ²
TOTAL	136M²



**UNIT 4
3 BEDROOM**



LOCATION	AREA
LIVING	19M ²
DINING / KITCHEN	14M ²
MASTER BEDROOM	20M ²
MASTER BATH	9M ²
BEDROOM 1	14M ²
BATH	6M ²
BEDROOM 2	13M ²
WC/SHOWER	7M ²
TERRACE	7M ²
TOTAL	136M²



1 BEDROOM DUPLEX



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOCATION	AREA
LIVING	14M ²
DINING / KITCHEN	7M ²
BEDROOM	15M ²
SHOWER	1M ²
WC	3M ²
TERRACE	4M ²
TOTAL	64M ²



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





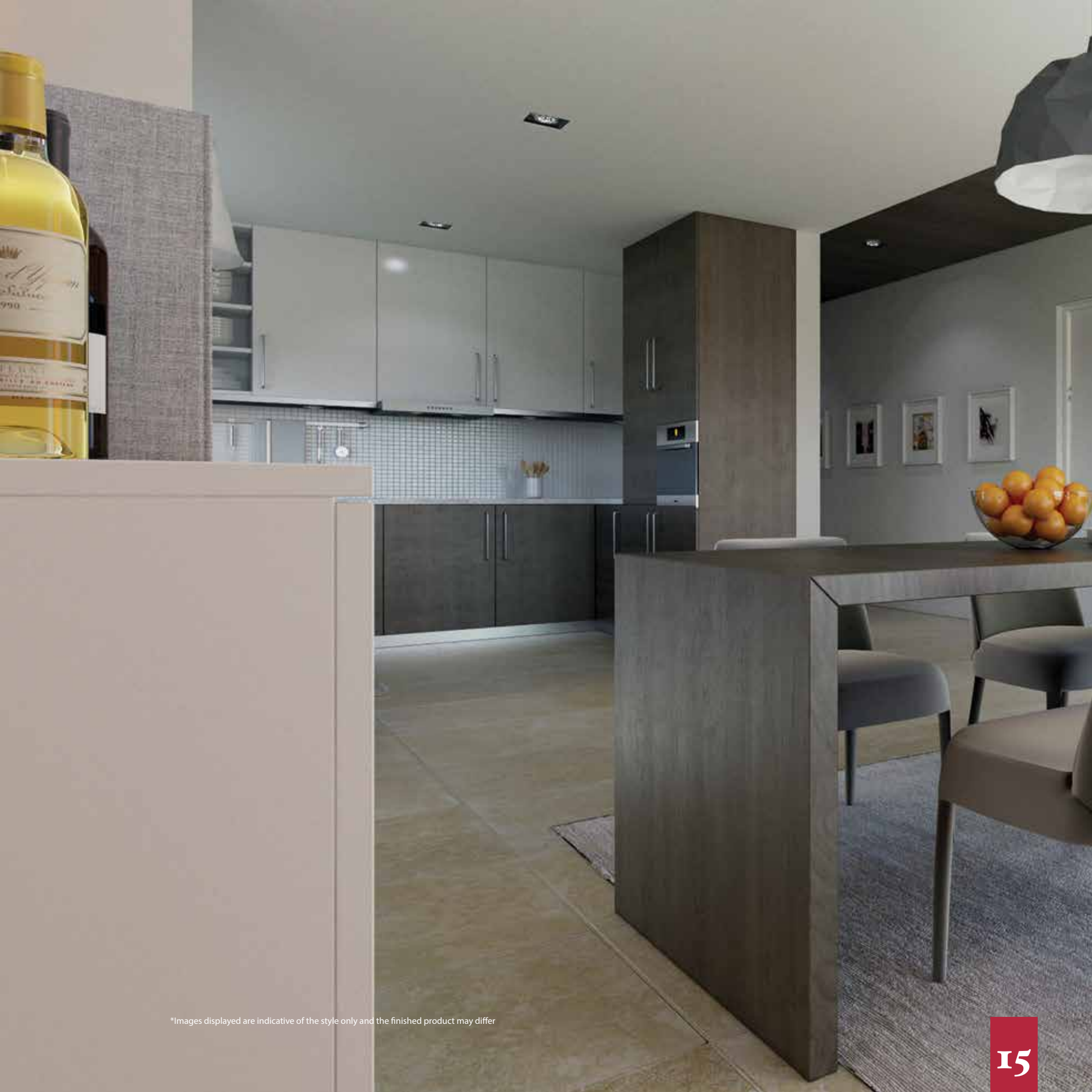
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STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each property

KITCHENS

Howdens Saponetta 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

Whirlpool 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- 4Panel 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

Ref: www.howdens.com

LIGHTING & ELECTRICAL

Data slim line white sockets switches
TV Points in all Rooms of Apartments
Strategically located Telephone point to all rooms
Smoke detectors with battery back up in all rooms
Energy efficient lighting to selected rooms

FLOORING

Classic Ceramic Tiles

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 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 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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GHANA

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