



ASH GROVE

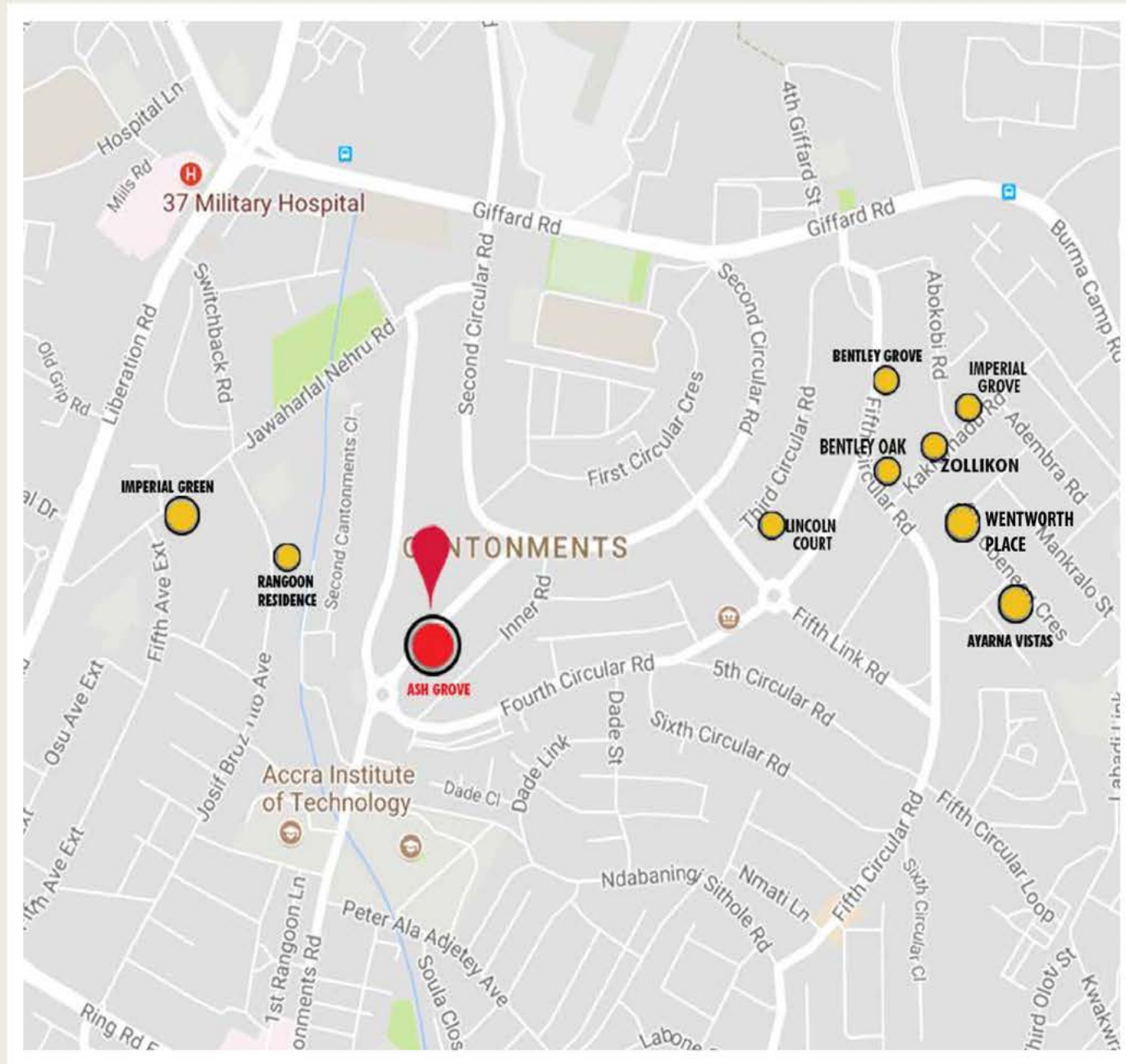
RESIDENCE

Cantonments Road, Cantonments, Accra



ASH GROVE
RESIDENCE

DISCOVER THE
ULTIMATE LUXURY
LIVING



LOCATION MAP

ASH GROVE

RESIDENCE

Cantonments Road, Cantonments, Accra

A MAGNIFICENT AND SPLENDIDLY DESIGNED RESIDENTIAL LIVING SPACE IN AN EXCLUSIVE NEIGHBOURHOOD LOCATED AT CANTONMENTS IN THE ACCRA, GHANA

It's a warm Akwaaba to Your New Dream Home!

Set along the Cantonments Road, arguably the prime location Accra boasts of, this 6-bedroom masterpiece is a stunning masterpiece of beautifully crafted natural wood elements, durable tempered glass, aesthetically placed nature's flora, immense space, luxurious finishing - the luxury hallmark of Imperial Homes.

The exquisite design, grandeur and lavishness is a poignant representation to its name - Ash Grove Residence - the simplistic elegance of modern-style living.

A must-have property at Cantonments, Accra; in fact the black star of Africa, Ghana!

CONNECTED

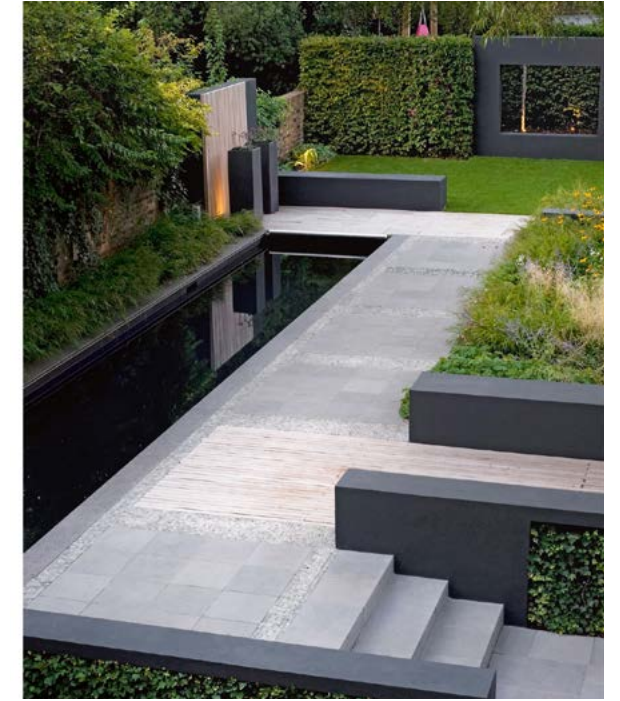
to the capital & beyond



Ash Grove is the Apex of Aspirational Living; the results of excellent craftsmanship

With the signature of luxury being the hallmark of Imperial Homes, Ash Grove challenged us to bring aspirations to life in a simply breathtaking combination of style, class and grandeur. We set ourselves up to “create a matchless singular home which is the most complete and exceptional package we have ever crafted in 11 award winning years of luxury property leadership”.

Not only did we put together the best of the best in our team – the most innovative architects, the best interior and landscape designers, the top engineers and craftsmen – to simple meet your every need but also our ultimate goal is to fashion this elite project that will leave you, our exclusive client, perpetually amazed.



AN EXCLUSIVE SETTING





The Best Example of a Life Well Lived; The Best of the Best!

Ash Grove is a symphony of luxury design: state-of-the-art modernized kitchen with a large storage room; elegant ensuite bathrooms with modern amenities imaginable; striking dining room set for timeless memories; a spacious gym and other facilities; this is truly the home of your dreams yet to be dreamt.

And oh, the amazingly comfortable décor with floor-to-ceiling glass and lavish drapes inculcates natural light for freshness as well as maximum privacy.

Perfection is not complete without carefully selected luxurious furniture, fittings and recessed LED downlights. This attest to an aesthetic masterpiece orchestrated for your indulgence, pride and peace.

ABUNDANT AMENITIES

- 6 bedrooms with ensuite bathrooms
- 3 staff quarters & 4 living rooms
- Study/ home office
- Dining
- Indoor & Out kitchen
- 5 car garage & 3 visitors parking
- Pool
- Gymnasium
- Lift
- Incredible living rooms
- Smart technology
- Solar water system



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





GT - 500 - 20 GH



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

CUTTING EDGE
DESIGN



**DESIGNED TO
IMPRESS**

**BUILT TO
LAST**



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





Spectacular Combo of Space & Light

This detailed oriented architecture of the 6-bedroom residence cleverly marries form and function: expansive open-plans and refreshingly roomy living areas that are filled with natural light, are perfectly designed for your lifestyle.

Incredibly engineered designer kitchen, complete with a range of integrated world class appliances. The bathrooms are also luxurious and fitted with top of the line Hansgrohe accessories.

The master suite are well apportioned private sanctuary, with his and hers closets as well as bespoke his and hers vanity units with stone top for the breathtaking finished bathrooms.

Working from home has been thought of for modern living and the design has inculcated a functional home office. To complete the dream is a stylish swimming pool, pool terrace space, entry lobby, a gym and a box room plus a separate staff quarters accommodation for domestic staff.

Keeping your priceless possessions safe is a vast parking space for parking at least 5 cars comfortably.

Ash Grove Residence is fully equipped with CCTV to provide 24-hour security surveillance.



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

GROUND FLOOR

GROUND FLOOR AREA

SPACE	AREA(m ²)
Car Park	35
Entrance Terrace	21
Entry Foyer+Stairs+Lift Areas	54
Utilities Closet	1.5
Powder Room	7
Living Room 01	47
Living Room 02 + Dining	70
Study Room	18
Kitchen	41
Storage	6
TOTAL	301m²

BOYS QUARTER

SPACE	AREA(m ²)
Entrance Terrace	3
Bedroom 01	12
Bedroom 02	12
Kitchen	11
Shower	3
WC	3
TOTAL	44m²

SWIMMING POOL

SPACE	AREA(m ²)
Swimming Pool Terrace	160
Swimming Pool	100
TOTAL	260m²



FIRST FLOOR



FIRST FLOOR AREA

SPACE	AREA(m ²)
Foyer+Stairs+Lift Areas	40
Living room	39
Bedroom 01	45
Bathroom 01	9
Bedroom 02	41
Bathroom 02	18
Bedroom 03	45
Walk-in-closet	8
Bathroom 03	8
Bedroom 04	22
Bathroom 04	5
Gym	70
Gym Hall + Stairs Area	32
TOTAL	382m²

SECOND FLOOR



SECOND FLOOR AREA

SPACE	AREA(m ²)
Stairs + Lift Area	17
Living Room	52
Bedroom 05	29
Bathroom 05	8
Master Suite	43
Master Walk-in-closet	30
Master Bathroom	15
TOTAL	194m²

MAIN BUILDING GRAND TOTAL 877m²

An Unsurpassed Location for an Unrivalled Residential living

Conveniences Galore

This incredibly prime and well-developed location is a sought-after suburb of Accra and provides the most convenient access to essential amenities.

Kotoka International Airport is just a few minutes away. Airport City has a great mix of elegant cafes and restaurants, banks, car dealerships and a host of businesses that are conveniently just 5 – 10 minutes drive away. Thus, any business meeting or lunches can be held conveniently nearby.

Want to network over polo or golf? The Accra Polo Club and the Achimota Golf Club are just 10 – 15 minutes away also.

Other places in close proximity include hotels, supermarkets, police stations, fire stations and medical facilities. First class and international schools are also abundantly located within reach – Ghana International School and several others.





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



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



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





Your Peace of Mind is Assured

The relaxing ambiance of this majestic home is an important component of this development. The interior is a display of the amazing signature of luxury. Beautiful gardens, landscaped grounds and decorative lighting on the exterior help provide a sense of relaxation and are a delight to behold.

Gated, secured and serene with an atmosphere of tranquility. This is a lavish home in a prestigious neighbourhood housing for the affluent and elite, the perfection for the accomplished individual and his or her family. The family has the opportunity to stay healthy in the home gym or take walks or jog in this safe and tranquil neighbourhood.

Your peace of mind is guaranteed with this exceptional luxury home in a prestigious location and exclusive neighbourhood, which offers relaxing ambience inside and out, top notch 24-hour CCTV and security personnel assured. Additionally, standby power, water and other amenities are guaranteed.

OUTSTANDING
Specifications
Ash Grove Residence

Combining craftsmanship and luxury, this matchless home benefits from Imperial Homes' peerless level of design and specification

KITCHEN

- 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.
- The components consist of high density fibreboard, spray painted with 5 coats of lacquer and assembled utilizing premium grade BLUM hinges and accessories.
- Undermounted stainless steel sink
- Siemens stainless steel oven
- Siemens 5-zone glass gas hob
- Miele integrated microwave
- Siemens integrated larder fridge and freezer
- Miele integrated dishwasher
- Essentials undercounter wine chiller
- Under unit wall lights and sockets
- Freestanding Miele washing machine and tumble dryer

BATHROOM

- 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 over head 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 push plate, concealed cistern and soft closing seat and cover
- Wiring for future television provided above bath
- Combination of travertine floor tiles and matt mosaic travertine flooring to shower area

HEATING & COOLING

- Daikin/Nasco/Samsung split individual air-condition units
- Ariston water heating systems to all bathrooms and kitchen

ELECTRICAL & LIGHTING

- Feature ceiling with indirect lighting to living area
- Recessed LED downlights throughout, with pendants to feature in Dining Area (Where applicable)
- Television points to living areas, family areas and bedrooms
- Telephone points provided to living areas, kitchens, family areas, and all bedrooms
- Wi-Fi to cover the house. Dedicated data points provided to Living Area, Bedrooms and Home Office
- Satin chrome switches, sockets and electrical outlets














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
- Study/Home Office
- Industrial Veneer - flush door with groove 7
- Home Gym with life fitness equipment
- Battery backup smoke detectors in all rooms
- Schuco k3 panoramic design sliding systems with solar control low emission glass for lighting optimization, solar heat reduction and energy efficiency
- Schuco DCS security system with mapped locking and smart recognition on entrance doors
- Furnishing by Alexander James Interior Design

GENERAL

- Audio/Video door entry system
- Gated
- Paved walkways
- Private Swimming Pool (optional)
- Landscaped front garden and turf to rear gardens
- Car port
- External tap to the rear of the house
- External double socket to rear of house

DEVELOPMENT PARTNERS

Email Us On
info@imperialhomesghana.com



GHANA

No.6 Sir Arku Korsah Road
Airport Residential Area-Accra
P.O.Box 7451 Accra North
P: +233 (0) 302 731034 / 573 899899
P: +233 (0) 507 901635
Toll Free: +233 (0)277 277010
info@imperialhomesghana.com

UNITED KINGDOM

3rd Floor Baker Street
London, W1U 6TU
P: 00442077540364

USA

P: +1667 228 7256
www.imperialhomesghana.com