



# ASTON LOFTS

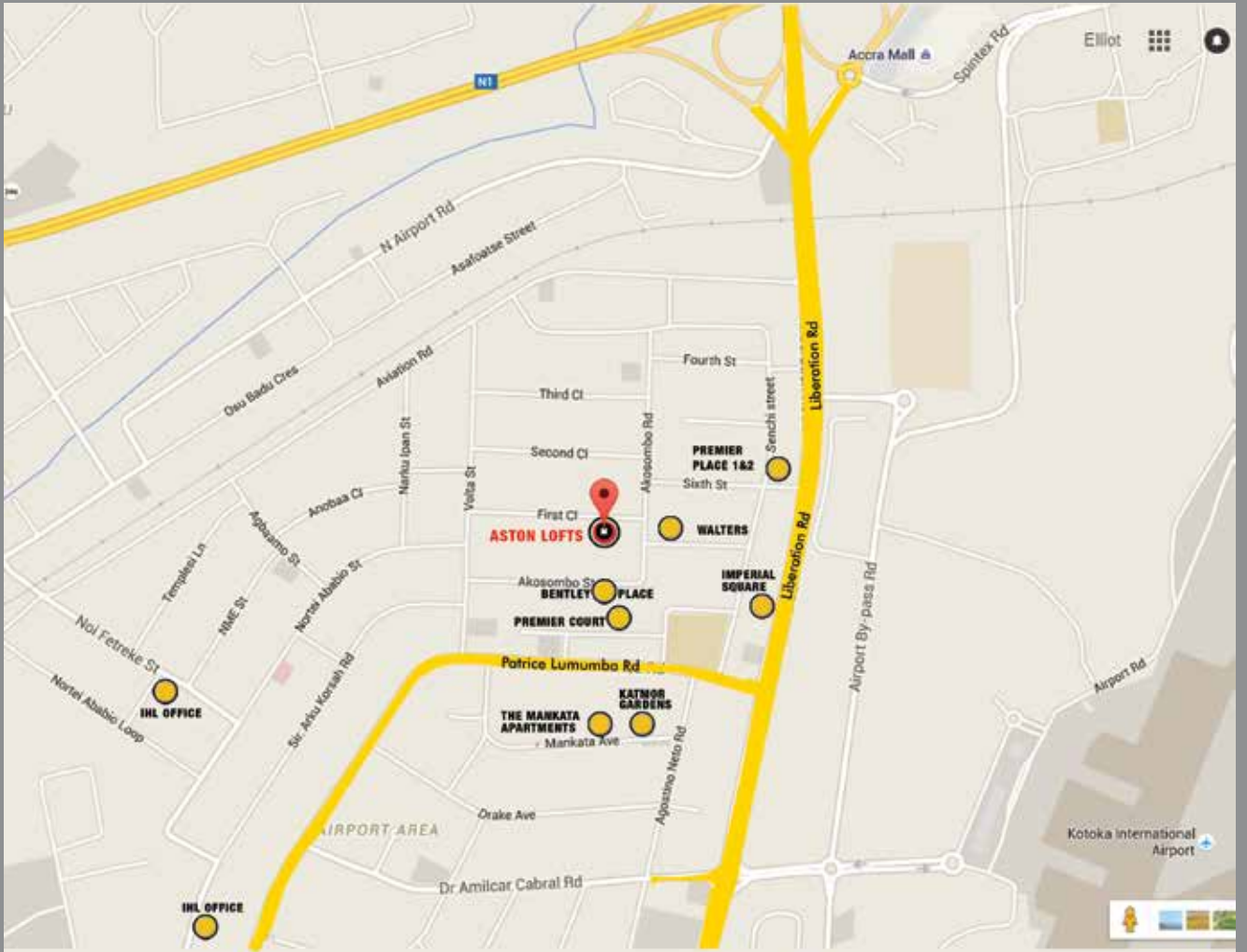
19 Densu Close (1st Close)  
Airport Residential Area - Accra

# **ASTON LOFTS**

19 Densu Close (1st Close) Airport Residential Area - Accra

Ideally located in the heart of the plush and prestigious Airport Residential Area of Accra. Aston Lofts offer you a combination of world-class modern architecture and close proximity to essential retail and entertainment facilities like the Accra Mall, the new Koala shopping center, African Regent Hotel, Golden Tulip Hotel and Fiesta Royale Hotel, with the provision of a well equipped gym, swimming pool, and serene landscaping, to compliment your contemporary lifestyle.

Aston Lofts include 1 & 2 bedroom apartment and 2-bedroom duplex, which offer you the modern luxury that will deliver your modern lifestyle.



LOCATION MAP





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





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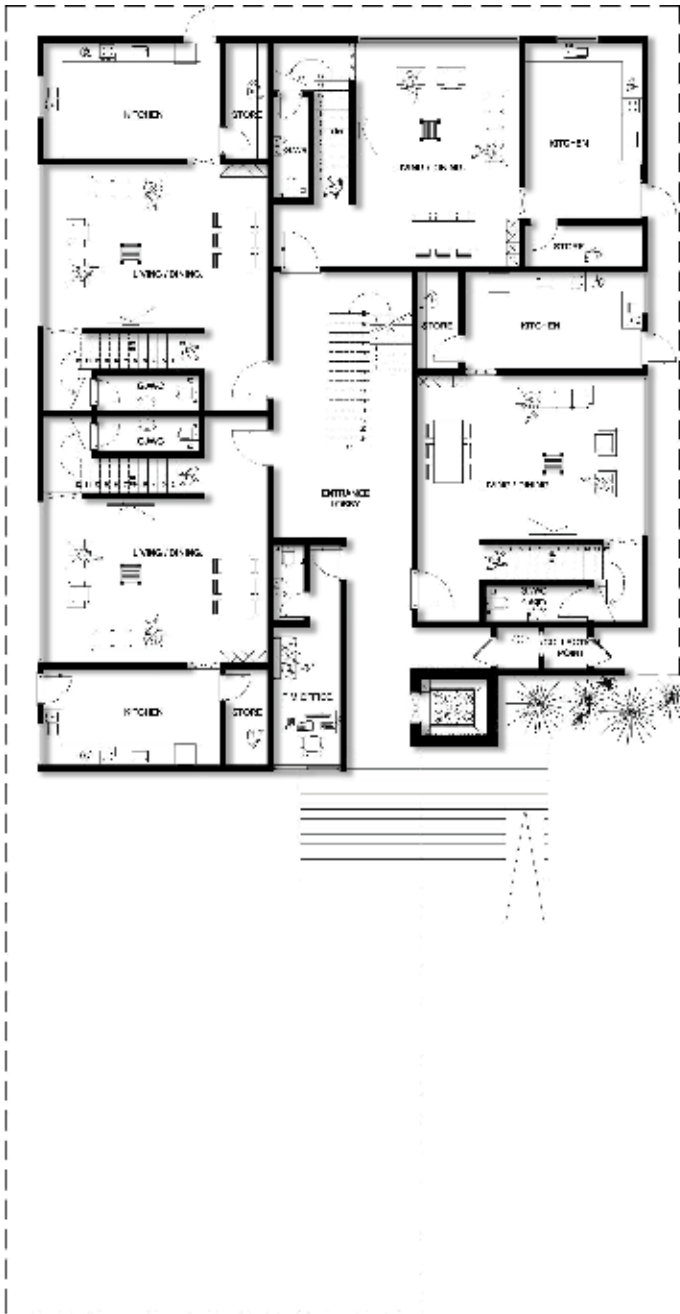
A Premium Residence



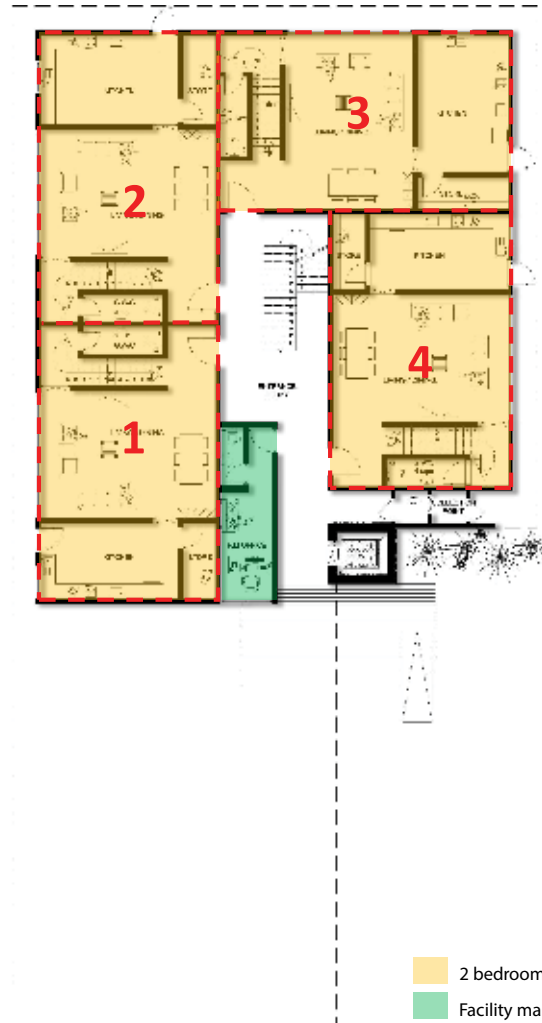
Road

development layout



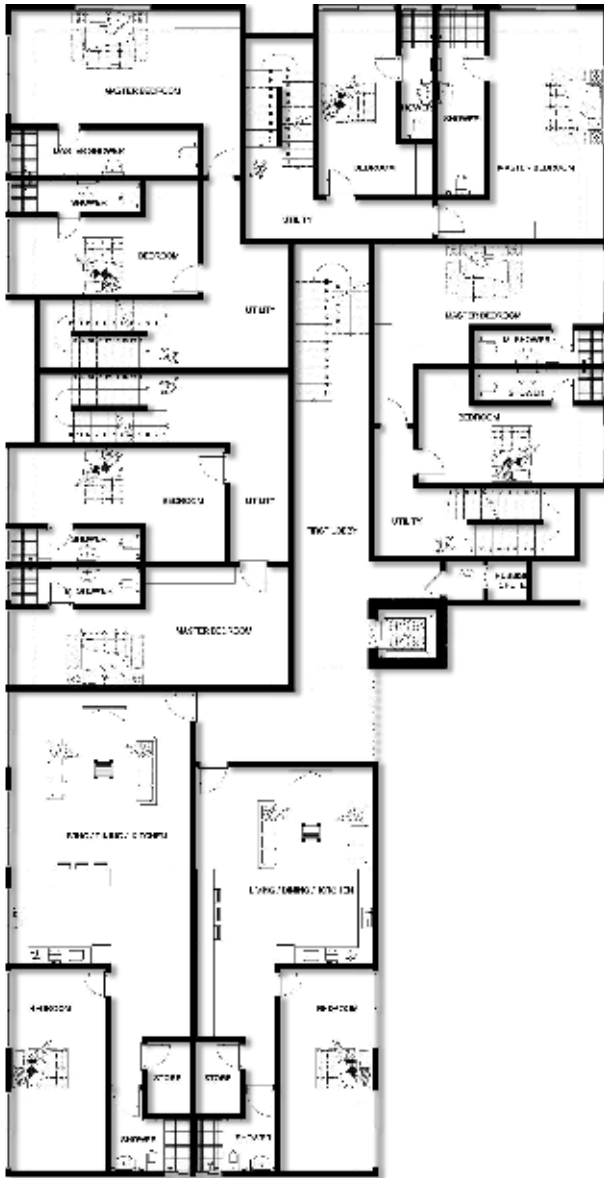


ground floor plan

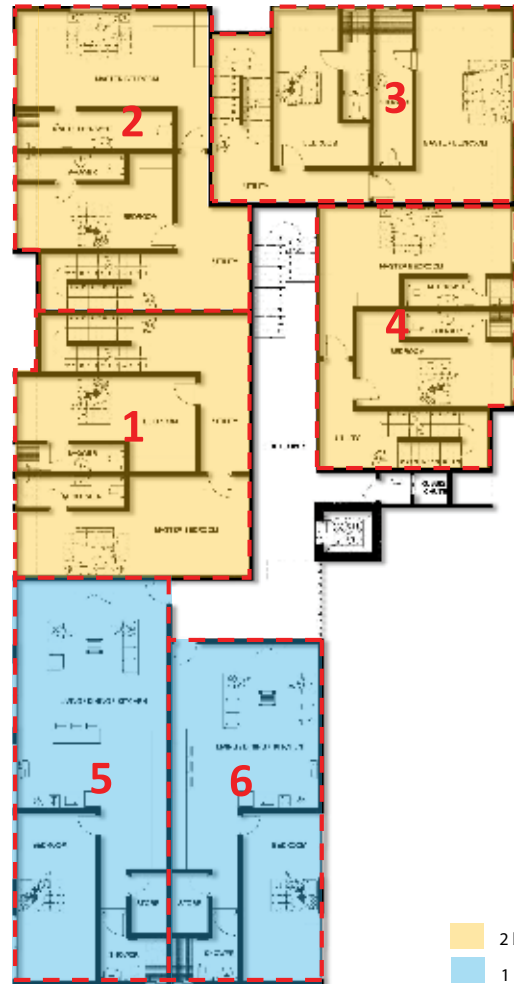


ground floor layout

- 2 bedroom duplex
- Facility manager's office



first floor plan



first floor layout

- 2 bedroom duplex
- 1 bedroom





second & third floor plan



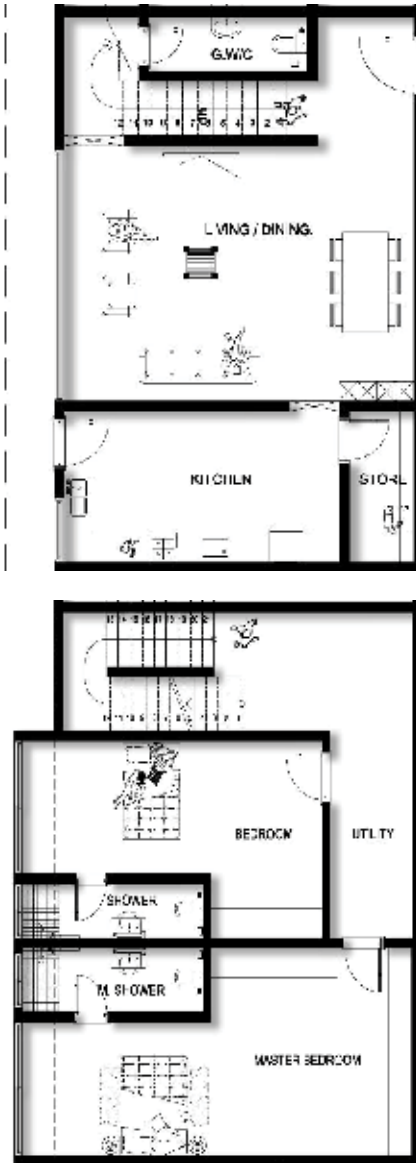
second floor layout

- 2 bedroom duplex
- 1 bedroom



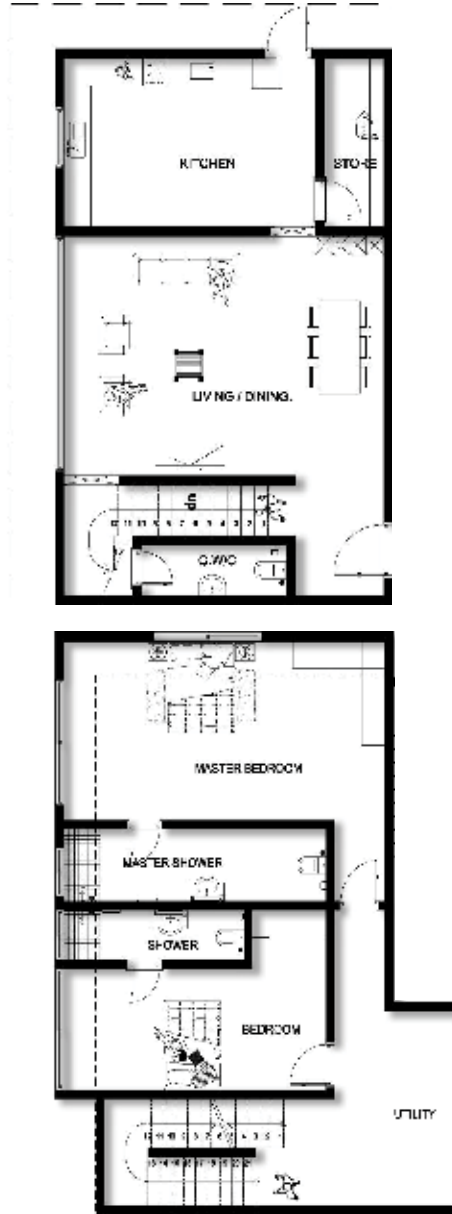
third floor layout

SPACE	AREA (m <sup>2</sup> )
Living / dining	41
Kitchen	17
Store	4
Guest WC	4
Utility	13
Bedroom	23
Shower	5
Master bedroom	33
Master shower	6
<b>TOTAL</b>	<b>146</b>

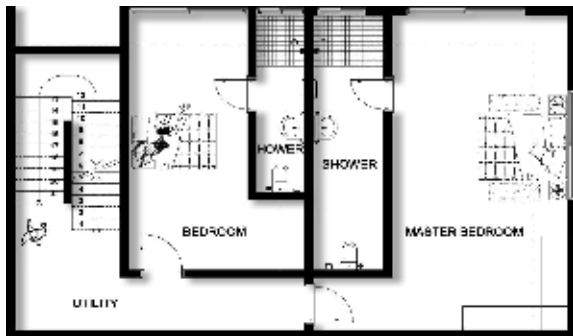
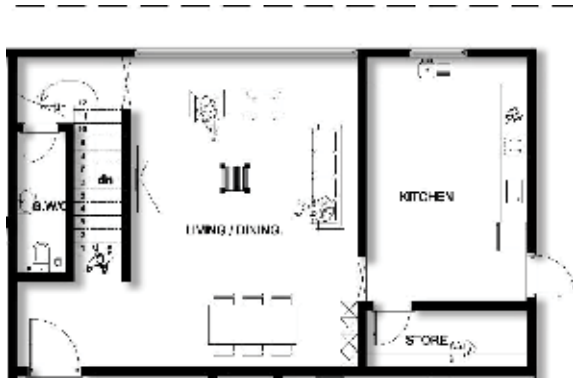


**apartment 1**  
 ( 2 bedroom duplex )  
 1<sup>st</sup> & 2<sup>nd</sup> floor

SPACE	AREA (m <sup>2</sup> )
Living / dining	41
Kitchen	20
Store	4
Guest WC	4
Utility	13
Bedroom	20
Shower	5
Master bedroom	35
Master shower	10
<b>TOTAL</b>	<b>152</b>



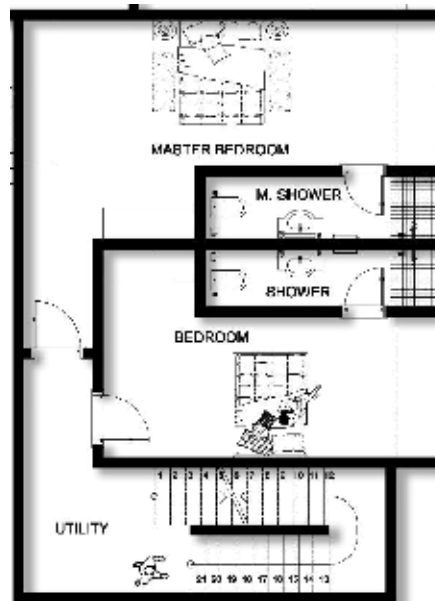
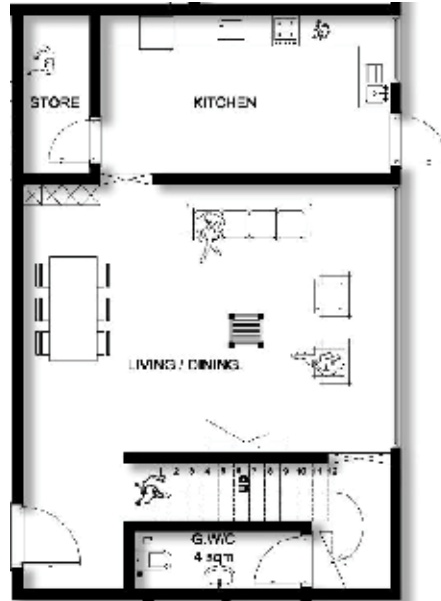
apartment 2  
 ( 2 bedroom duplex )  
 1<sup>st</sup> & 2<sup>nd</sup> floor



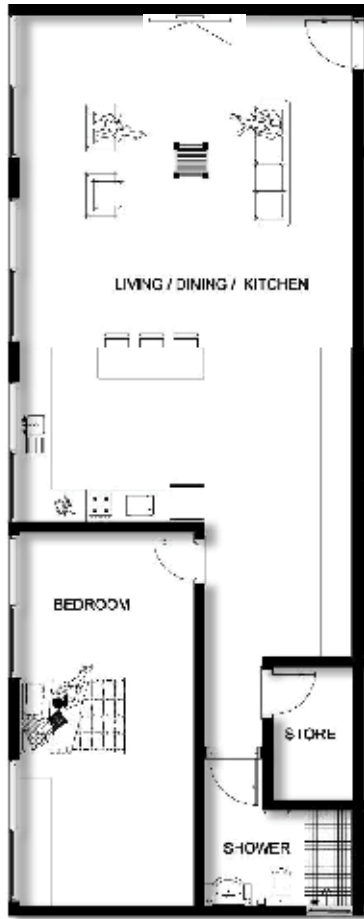
SPACE	AREA (m <sup>2</sup> )
Living / dining	41
Kitchen	20
Store	4
Guest WC	4
Utility	11
Bedroom	20
Shower	5
Master bedroom	35
Master shower	10
<b>TOTAL</b>	<b>150</b>

apartment 3  
 (2 bedroom duplex)  
 1<sup>st</sup> & 2<sup>nd</sup> floor

SPACE	AREA (m <sup>2</sup> )
Living / dining	41
Kitchen	17
Store	4
Guest WC	4
Utility	9
Bedroom	20
Shower	5
Master bedroom	30
Master shower	6
<b>TOTAL</b>	<b>136</b>

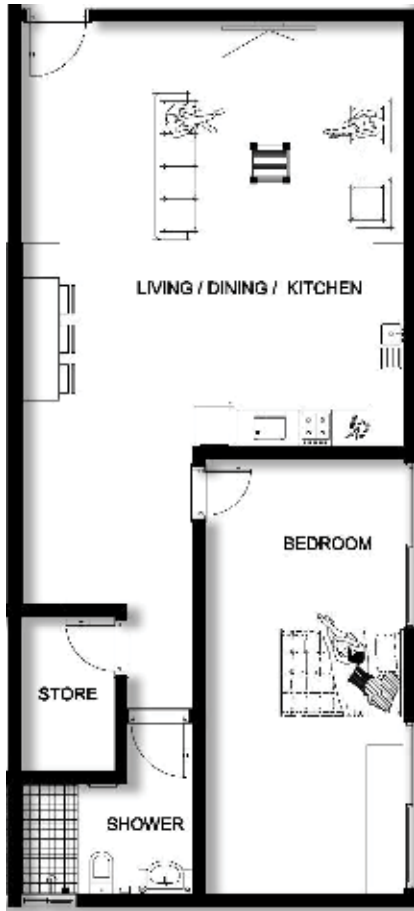


apartment 4  
 ( 2 bedroom duplex )  
 1<sup>st</sup> & 2<sup>nd</sup> floor



Space	Area (m <sup>2</sup> )
Living / Dining / Kitchen	70
Store	4
Shower	6
Bedroom	23
<b>Total</b>	<b>103</b>

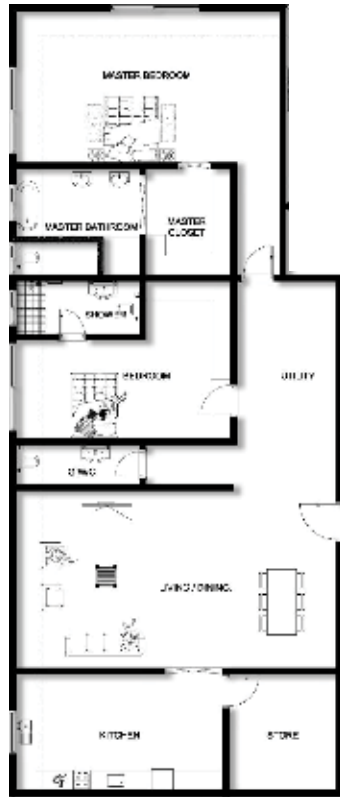
apartment 5,9,13  
 ( 1 bedroom apartment )  
 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor



Space	Area (m <sup>2</sup> )
Living / Dining / Kitchen	52
Store	4
Bedroom	23
Shower	6
<b>Total</b>	<b>85</b>

apartment 6,10,14  
 ( 1 bedroom apartment )  
 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor





Space	AREA (m <sup>2</sup> )
Living / dining	52
Kitchen	22
Store	11
Guest WC	5
Utility	19
Master bedroom	41
Master bathroom	12
Master closet	8
Bedroom	24
Shower	6
<b>Total</b>	<b>200</b>

apartment 7 & 11  
 ( 2 bedroom apartment )  
 2<sup>nd</sup> & 3<sup>rd</sup> floor



SPACE	AREA (m <sup>2</sup> )
Living / dining	47
Kitchen	22
Store	6
Guest WC	4
Utility	12
Master bedroom	39
Master bathroom	12
Master closet	8
Bedroom	19
Shower	5
<b>TOTAL</b>	<b>174</b>

apartment 8 & 12  
 ( 2 bedroom apartment )  
 2<sup>nd</sup> & 3<sup>rd</sup> floor

# STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each property.

## KITCHENS

Howdens Glendevon Type fitted kitchen units with Corian worktop and freestanding appliance pack including American fridge/freezer, dishwasher and washer machine.

## 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 2** - 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

- 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.

## WARDROBES

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

## COMMUNAL & EXTERNAL AREAS

- Paved walk ways.
- Staircases with metal balustrades.
- Landscaped gardens.
- Backup generator.
- Pressurized water supply from borehole/reservoir.
- Swimming pool
- Elevator to all floors

## OPTIONAL EXTRAS AT ADDITIONAL COST

### **Flooring**

Various types of flooring are available including carpets, laminate flooring, ceramic and porcelain tiles, vinyl, wood, marble and granite.

### **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.

# DEVELOPMENT PARTNERS

ARCHXENUS





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