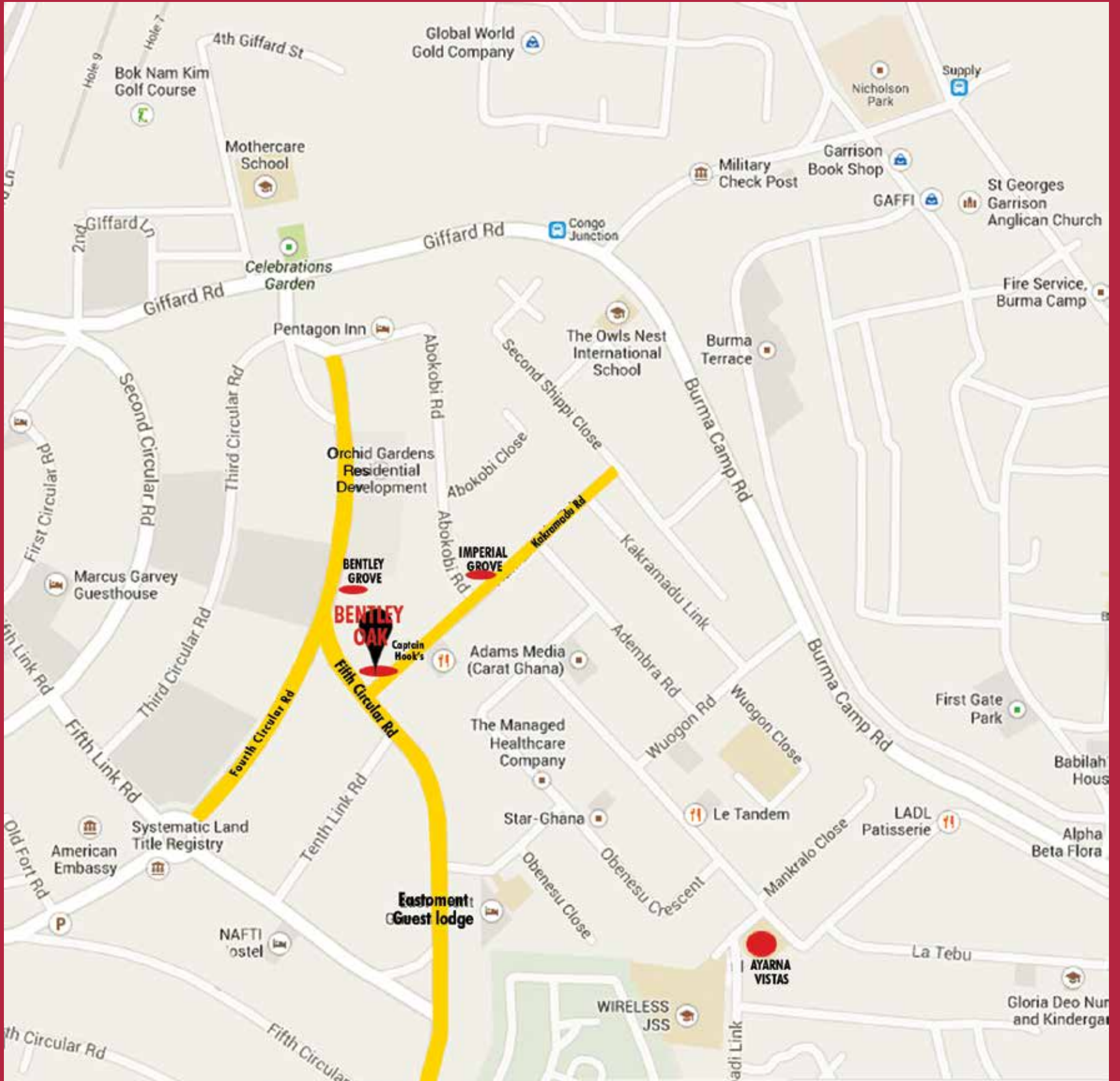


BENTLEY OAK

 **IMPERIAL**
HOMES
A Signature of Luxury



BENTLEY OAK

Plot No.2 Kakramadu Road, East Cantonments, Accra.

Bentley Oak is an exclusive residential enclave of 4 Units of beautifully designed and well appointed 3-bedroom duplex homes with staff bunkers and 2 Units of 3-bedroom, spacious, lavishly finished and appointed luxury Penthouses.

Tucked in the serenity and safety of East Cantonments, Accra, and within easy reach of the airport, most shopping malls, banks, hotels and good schools, Bentley Oak is the die-for residential address.

Its lush gardens afford the perfect backdrop for entertaining and leisure, whilst Imperial Homes' electricity and water back-up systems and tested management and maintenance teams ensure that everything functions as it should.









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



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GROUND FLOOR PLAN



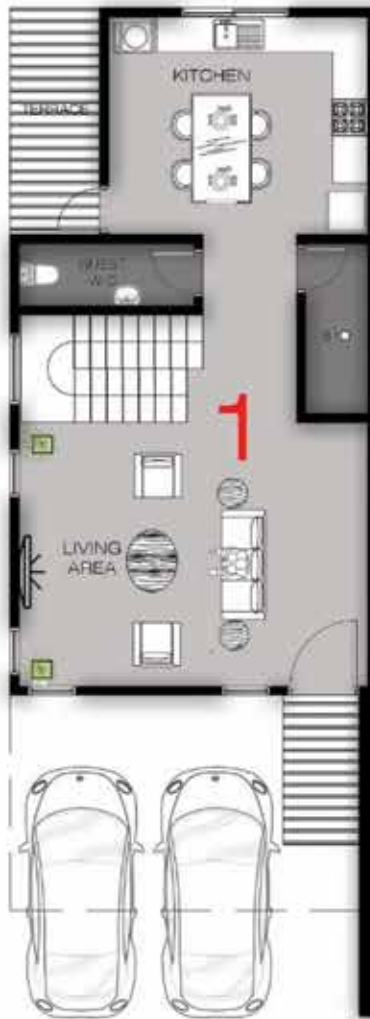
FIRST FLOOR PLAN



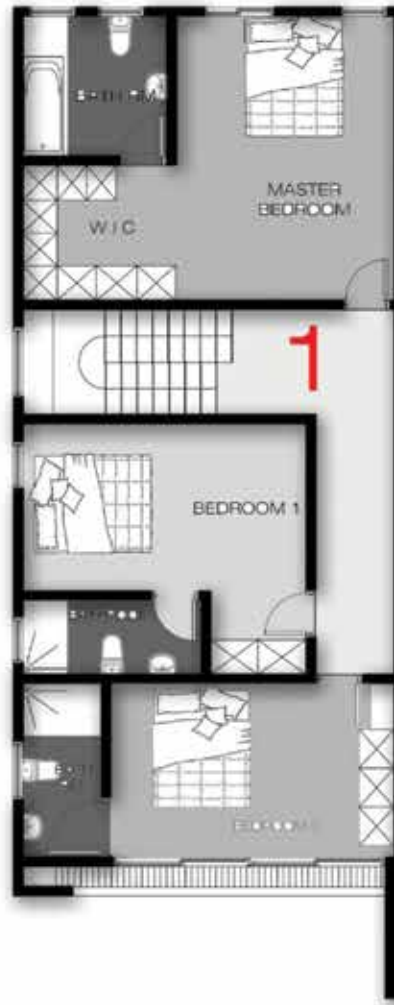
SECOND FLOOR PLAN



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



GROUND FLOOR



FIRST FLOOR

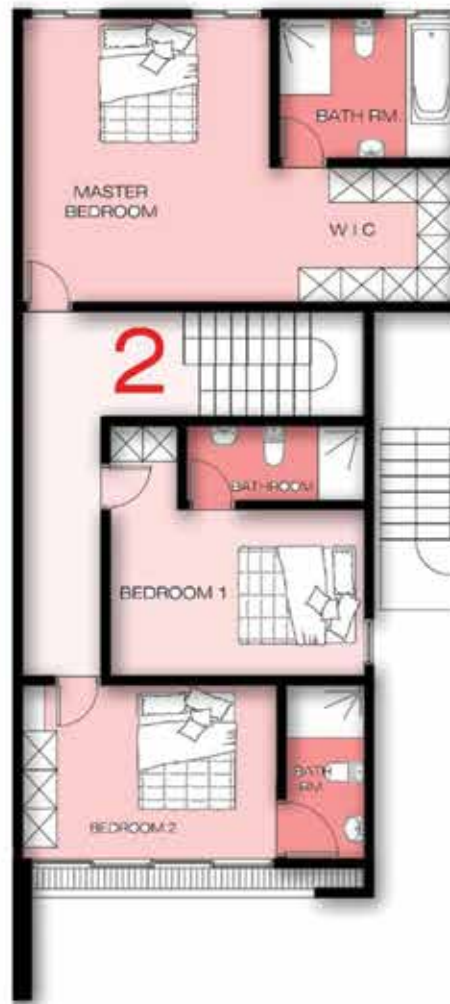
DUPLEX 1

MASTER BEDROOM	24m ²
BATH	6m ²
BEDROOM 1	16m ²
BATH	4m ²
BEDROOM 2	14m ²
BATH	4m ²
KITCHEN & DINING	16m ²
KITCHEN TERRACE	6 m ²
STORE	3 m ²
GUEST TOILET	4m ²
LIVING AREA	37m ²
TERRACE	3 m ²
PARKING	32m ²
CIRCULATION	33m ²

TOTAL 202 m²



GROUND FLOOR



FIRST FLOOR

DUPLEX 2

MASTER BEDROOM	24m ²
BATH	6m ²
BEDROOM 1	16m ²
BATH	4m ²
BEDROOM 2	14m ²
BATH	4m ²
KITCHEN & DINING	23m ²
KITCHEN TERRACE	6m ²
STORE	4 m ²
GUEST TOILET	6m ²
LIVING	30m ²
TERRACE	3 m ²
PARKING	32m ²
CIRCULATION	30m ²

TOTAL 202 m²



GROUND FLOOR



FIRST FLOOR

DUPLEX 3

MASTER BEDROOM	24m ²
BATH	6m ²
BEDROOM 1	16m ²
BATH	4m ²
BEDROOM 2	14m ²
BATH	4m ²
KITCHEN & DINING	23m ²
KITCHEN TERRACE	6m ²
STORE	4 m ²
GUEST TOILET	6m ²
LIVING	30m ²
TERRACE	3 m ²
PARKING	32m ²
CIRCULATION	30m ²

TOTAL 202 m²



GROUND FLOOR



FIRST FLOOR

DUPLEX 4

MASTER BEDROOM	24m ²
BATH	6m ²
BEDROOM 1	16m ²
BATH	4m ²
BEDROOM 2	14m ²
BATH	4m ²
KITCHEN & DINING	16m ²
KITCHEN TERRACE	6 m ²
STORE	3 m ²
GUEST TOILET	4m ²
LIVING AREA	37m ²
TERRACE	3 m ²
PARKING	32m ²
CIRCULATION	33m ²

TOTAL 202 m²



SECOND FLOOR PLAN

APARTMENTS 5

MASTER BEDROOM	24m ²
BATH	6m ²
BEDROOM 1	11m ²
BATH	4m ²
BEDROOM 2	14m ²
BATH	4m ²
KITCHEN & DINING	18m ²
LIVING AREA	47m ²
TERRACE	35 m ²
CIRCULATION	33m ²

TOTAL 195 m²



SECOND FLOOR PLAN

APARTMENTS 6

MASTER BEDROOM	24m ²
BATH	6m ²
BEDROOM 1	11m ²
BATH	4m ²
BEDROOM 2	14m ²
BATH	4m ²
KITCHEN & DINING	18m ²
LIVING AREA	47m ²
TERRACE	35 m ²
CIRCULATION	33m ²

TOTAL 195 m²



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STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each property

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

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- 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

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

Berge Marble Tiles, Honed Classic Dark, Mina and Light Picasso Travertine

Ref: www.mekmar.com

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 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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DEVELOPMENT PARTNERS

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