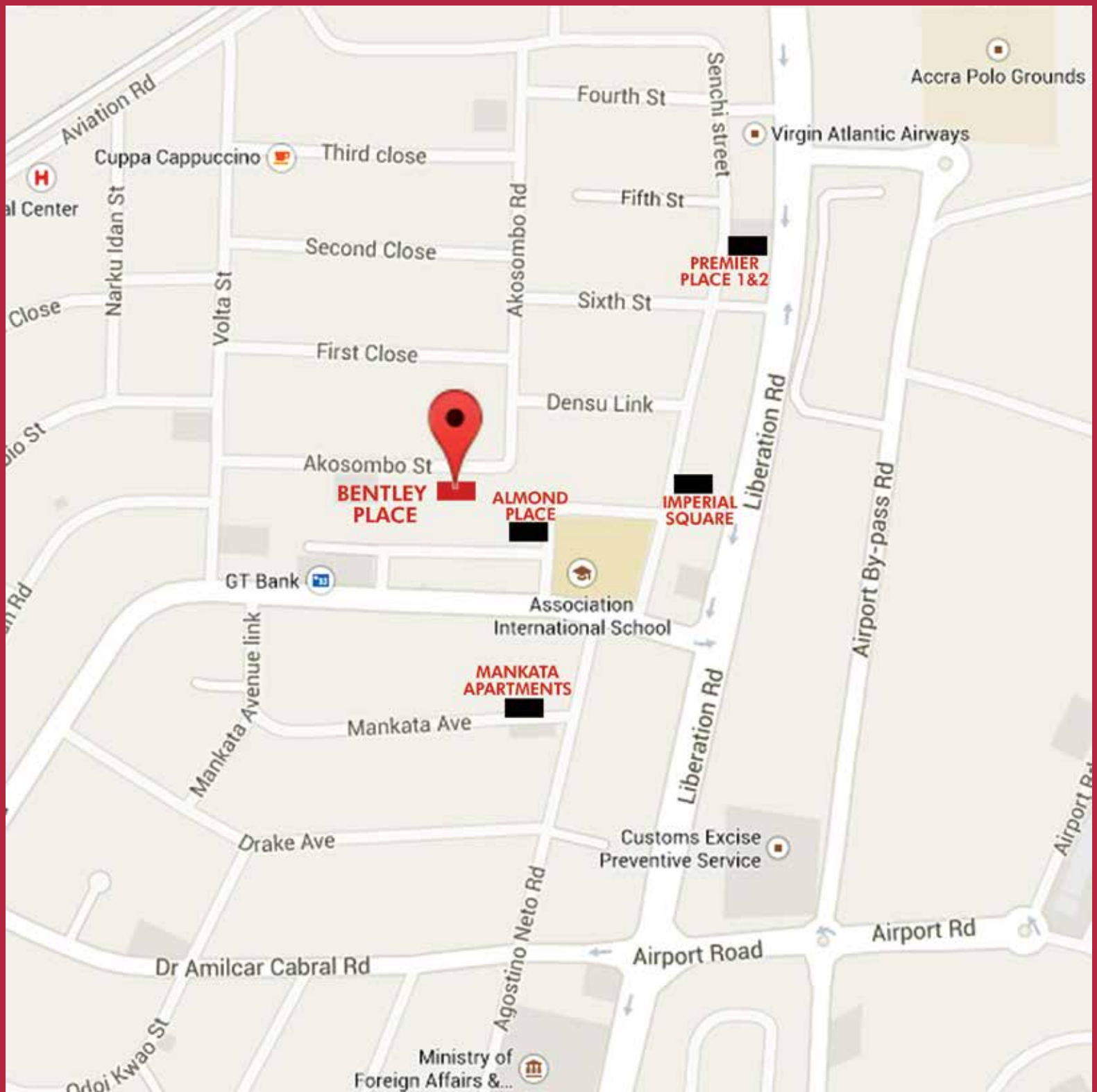


**BENTLEY  
PLACE**

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



# BENTLEY PLACE TOWN HOUSES

14. Akosombo Street, Airport Residential Area, Accra.

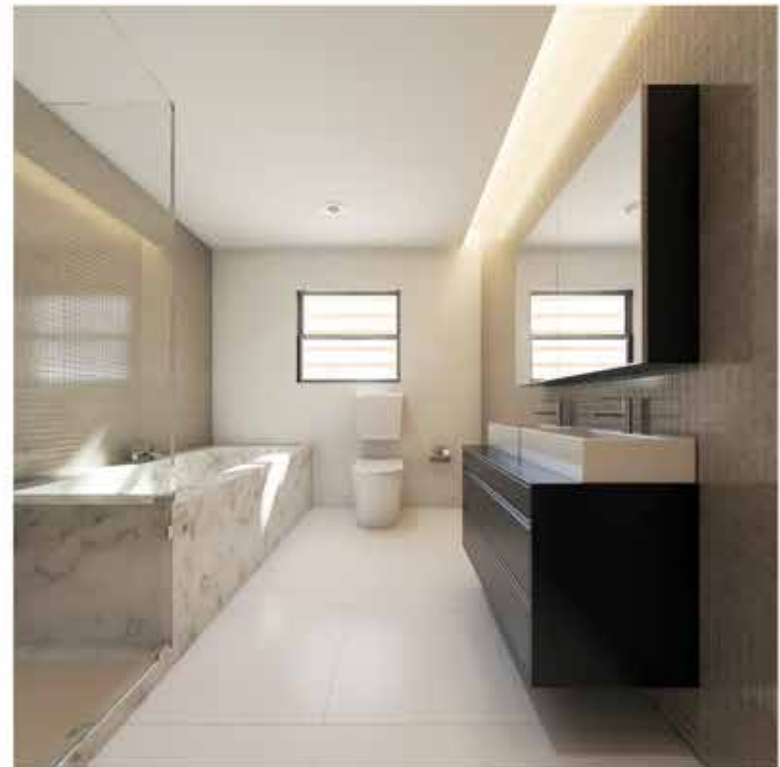
A remarkable residential development of 2 Units of lavishly finished and fitted 4 bedroom town houses with 2 staff bunkers, 4 lovely Units of 4-bedroom duplex homes with a staff bunker each on top of which are 2 Units of stunning, luxuriously appointed 4 bedroom penthouses with a staff bunker each.

Bentley Place is a well executed multi-style home development in Accra's foremost residential area which assures its 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 Homes back up electricity and water supply, 24 hr security and tested maintenance teams ensure stress free living while en-suite domestic staff rooms ensure live-in staff support.






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






 **TYPE A - TOWN HOUSE**  
UNITS 4 & 5

**TYPE B1 & 2 - DUPLEX/PENTHOUSE**  
UNIT

 UNITS 6 & 7 DUPLEX  
UNIT 8 PENTHOUSE

 UNITS 1 & 2 DUPLEX  
UNIT 3 PENTHOUSE

DEVELOPMENT LAYOUT



BLOCK PLAN

AKOSOMBO STREET



# TYPE A



SPACE	FLOOR AREA
LIVING + DINING	51M <sup>2</sup>
KITCHEN + STORE	23M <sup>2</sup>
FRONT TERRACE	20M <sup>2</sup>
BACK TERRACE	12M <sup>2</sup>
GUEST WASHROOM	3M <sup>2</sup>
LOBBY	2M <sup>2</sup>
STAFF BUNKER 1	7M <sup>2</sup>
STAFF BUNKER 2	7M <sup>2</sup>
WASHROOM	2M <sup>2</sup>
SHOWER	2M <sup>2</sup>
<b>TOTAL</b>	<b>117M<sup>2</sup></b>

GROUND FLOOR PLAN

# TYPE A



SPACE	FLOOR AREA
BEDROOM1	19M <sup>2</sup>
BEDROOM2	22M <sup>2</sup>
BATHROOM1	5M <sup>2</sup>
BATHROOM2	5M <sup>2</sup>
CLOSET1	5M <sup>2</sup>
CLOSET2	5M <sup>2</sup>
FAMILY AREA	22M <sup>2</sup>
GYM	12M <sup>2</sup>
TERRACE	17M <sup>2</sup>
CIRCULATION	8M <sup>2</sup>
<b>TOTAL</b>	<b>120M<sup>2</sup></b>

FIRST FLOOR PLAN

# TYPE A



SPACE	FLOOR AREA
MASTER BEDROOM	19M <sup>2</sup>
MASTER BATHROOM	22M <sup>2</sup>
WALK-IN-CLOSET	5M <sup>2</sup>
BEDROOM 3	5M <sup>2</sup>
BATHROOM 3	5M <sup>2</sup>
ROOF TERRACE	17M <sup>2</sup>
CIRCULATION	8M <sup>2</sup>
<b>TOTAL</b>	<b>124M<sup>2</sup></b>

SECOND FLOOR PLAN





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



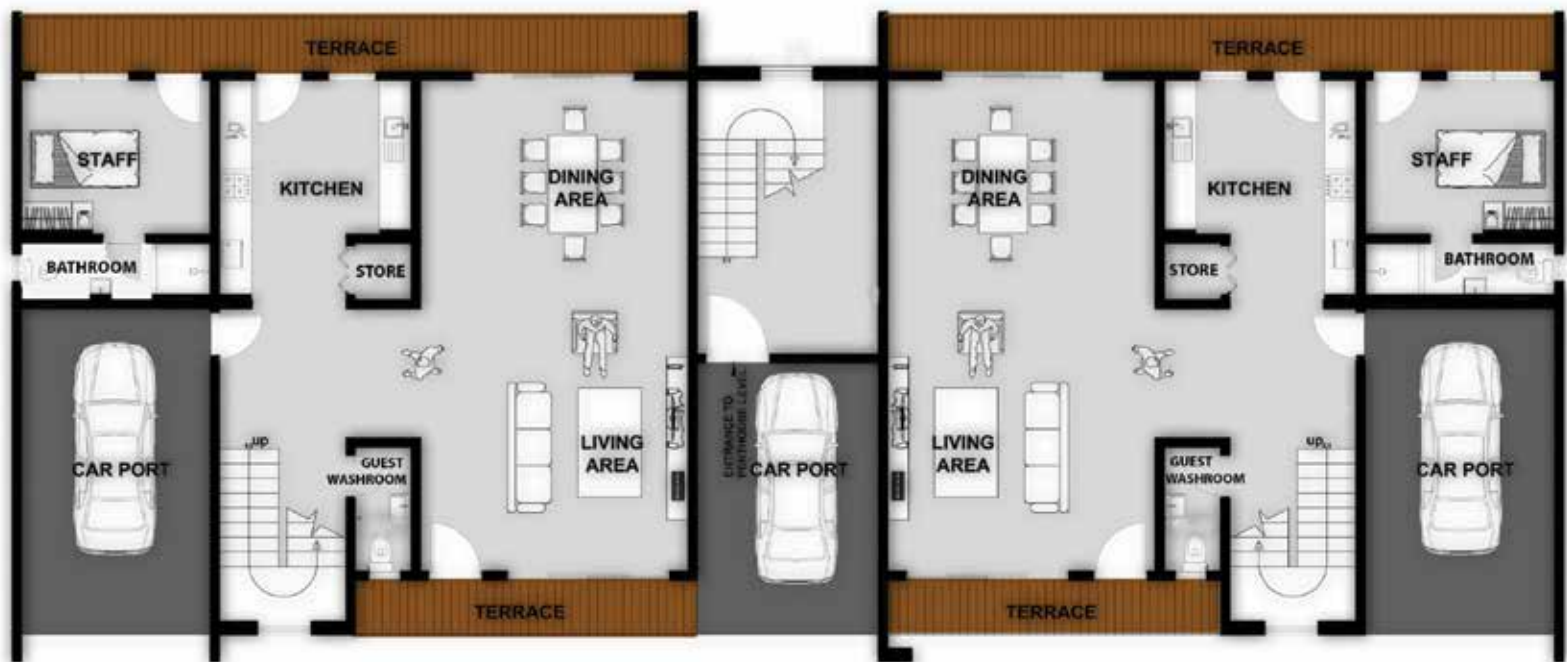
\*Images displayed are indicative of the style only and the finished product may differ



SPACE	FLOOR AREA (266.5M <sup>2</sup> )
LIVING + DINING	49M <sup>2</sup>
KITCHEN + STORE	15.5M <sup>2</sup>
FRONT TERRACE	6.24M <sup>2</sup>
BACK TERRACE	12M <sup>2</sup>
STAFF ROOM	11.5M <sup>2</sup>
STAFF BATHROOM	4.75M <sup>2</sup>
GUEST WASHROOM	3.5M <sup>2</sup>
CAR PORT	22M <sup>2</sup>
TOTAL	124.5M <sup>2</sup>

## TYPE B 1&2

SPACE	FLOOR AREA (266.5M <sup>2</sup> )
LIVING + DINING	49M <sup>2</sup>
KITCHEN + STORE	15.5M <sup>2</sup>
FRONT TERRACE	6.24M <sup>2</sup>
BACK TERRACE	12M <sup>2</sup>
STAFF ROOM	11.5M <sup>2</sup>
STAFF BATHROOM	4.75M <sup>2</sup>
GUEST WASHROOM	3.5M <sup>2</sup>
CAR PORT	22M <sup>2</sup>
TOTAL	124.5M <sup>2</sup>



GROUND FLOOR LEVEL DUPLEX

GROUND FLOOR LEVEL DUPLEX



SPACE	FLOOR AREA
BEDROOM 1	12.5M <sup>2</sup>
BATHROOM 1	4.25M <sup>2</sup>
BEDROOM 2	15M <sup>2</sup>
BATHROOM 2	4.25M <sup>2</sup>
BEDROOM 3	18M <sup>2</sup>
BATHROOM 3	14M <sup>2</sup>
MASTER SUITE	30M <sup>2</sup>
MASTER BATHROOM	14M <sup>2</sup>
CIRCULATION	30M <sup>2</sup>
<b>TOTAL</b>	<b>142M<sup>2</sup></b>

## TYPE B 1&2

SPACE	FLOOR AREA
BEDROOM 1	12.5M <sup>2</sup>
BATHROOM 1	4.25M <sup>2</sup>
BEDROOM 2	15M <sup>2</sup>
BATHROOM 2	4.25M <sup>2</sup>
BEDROOM 3	18M <sup>2</sup>
BATHROOM 3	14M <sup>2</sup>
MASTER SUITE	30M <sup>2</sup>
MASTER BATHROOM	14M <sup>2</sup>
CIRCULATION	30M <sup>2</sup>
<b>TOTAL</b>	<b>142M<sup>2</sup></b>



FIRST FLOOR LEVEL DUPLEX

FIRST FLOOR LEVEL DUPLEX

SPACE	FLOOR AREA (303.5M <sup>2</sup> )
LIVING + DINING	75.5M <sup>2</sup>
KITCHEN	14.5M <sup>2</sup>
STORE	8M <sup>2</sup>
GUEST WASHROOM	4M <sup>2</sup>
UTILITY	3.25M <sup>2</sup>
BEDROOM 1	12.75M <sup>2</sup>
BATHROOM 1	5.5M <sup>2</sup>
BEDROOM 2	11M <sup>2</sup>
BATHROOM 2	8M <sup>2</sup>
BEDROOM 3	18M <sup>2</sup>
BATHROOM 3	14M <sup>2</sup>
MASTER SUITE	30M <sup>2</sup>
MASTER BATHROOM	7M <sup>2</sup>
WALK-IN-CLOSET	7M <sup>2</sup>
ROOF TERRACE	59.5M <sup>2</sup>
CIRCULATION	25M <sup>2</sup>

## TYPE (PENTHOUSE)



SECOND FLOOR LEVEL (PENTHOUSE)



\*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

# 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](http://www.howdens.com)**

## BATHROOMS

Duravit white sanitary ware with water conservation features

Full 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](http://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](http://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

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

**Ref:** [www.mekmar.com](http://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

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

# DEVELOPMENT PARTNERS

ARCHXENUS



**GHANA**

No.6 Sir Arku Korsah Road

Airport Residential Area -Accra

P.O. Box 7451 Accra North

Tel:+233 (0) 577 664 599/ 577 665 560/

573 899 899/ 302 731 033

Email: [info@imperialhomesghana.com](mailto:info@imperialhomesghana.com)

[www.imperialhomesghana.com](http://www.imperialhomesghana.com)

**UK**

124 Baker Street - London

W1U 6TY United Kingdom

Tel: 02077 540 364