

DANZIGER
APARTMENTS

 **IMPERIAL**
HOMES
A Signature of Luxury

DANZIGER APARTMENTS

Plot 502 Ojeine Street, Osu Accra

A modern, in-city residential building of 10 Units of carefully laid out and tastefully finished 1 and 2 bedroom apartments.

The Danziger is a chic, contemporary, light and airy design and a manifestation of Imperial Homes' ability to fit form, function and chic in small space

The Danziger is a brilliant execution which maximizes rapidly diminishing in-city residential space to create comfortable multiple vertical homes in a confined space.

Designed with space as a premium, The Danziger's lines, layout, windows and terraces ensure residents enjoy the best of city centre living whilst, guaranteeing their privacy, well being and 24 hr unimpeded access to the city.

It sets the tone for redevelopment of Accra's rapidly vanishing in-city residential areas.

Located within the bustling enclave of Osu, The Danziger is within walking distance of eateries, pubs and bars, Accra's nightlife, banks, shops and malls.



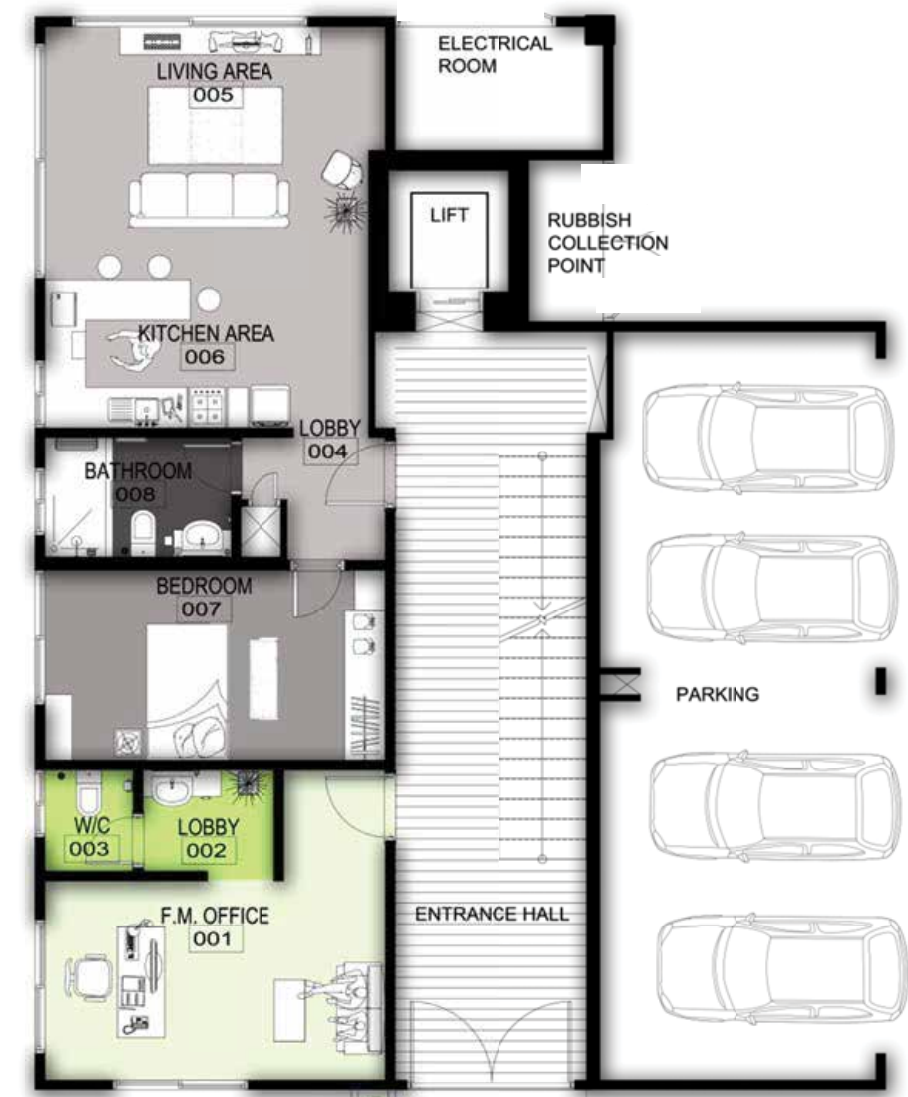


*Images displayed are indicative of the style only and the finished product may differ



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SPACE	FLOOR AREA
F.M. Office	17 m ²
Lobby	3 m ²
W/C	2 m ²
Lobby	3 m ²
Living Area	18 m ²
Kitchen Area	11 m ²
Bedroom	14 m ²
Bathroom	5 m ²
TOTAL	73m²

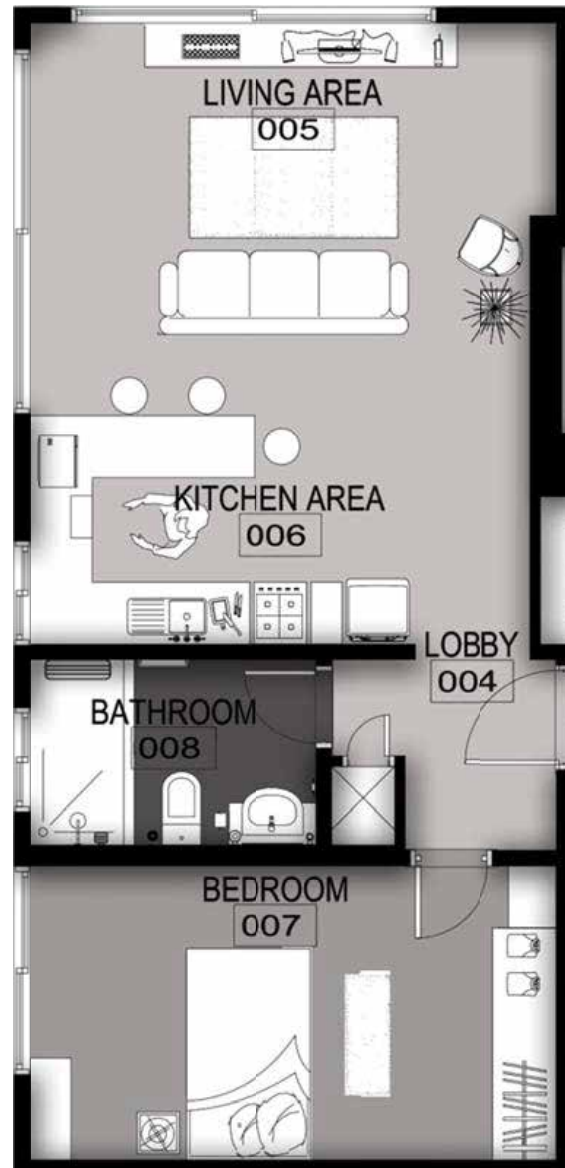
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN (FIRST TO FOURTH FLOOR)



FIFTH FLOOR PLAN



1 BEDROOM

APARTMENT 1

SPACE	FLOOR AREA
Lobby	3 m ²
Living area	20 m ²
Kitchen area	11 m ²
Bedroom	14 m ²
Bathroom	5 m ²
TOTAL	53 m²



2 BEDROOM

APARTMENT 3, 5, 7, 9, 11

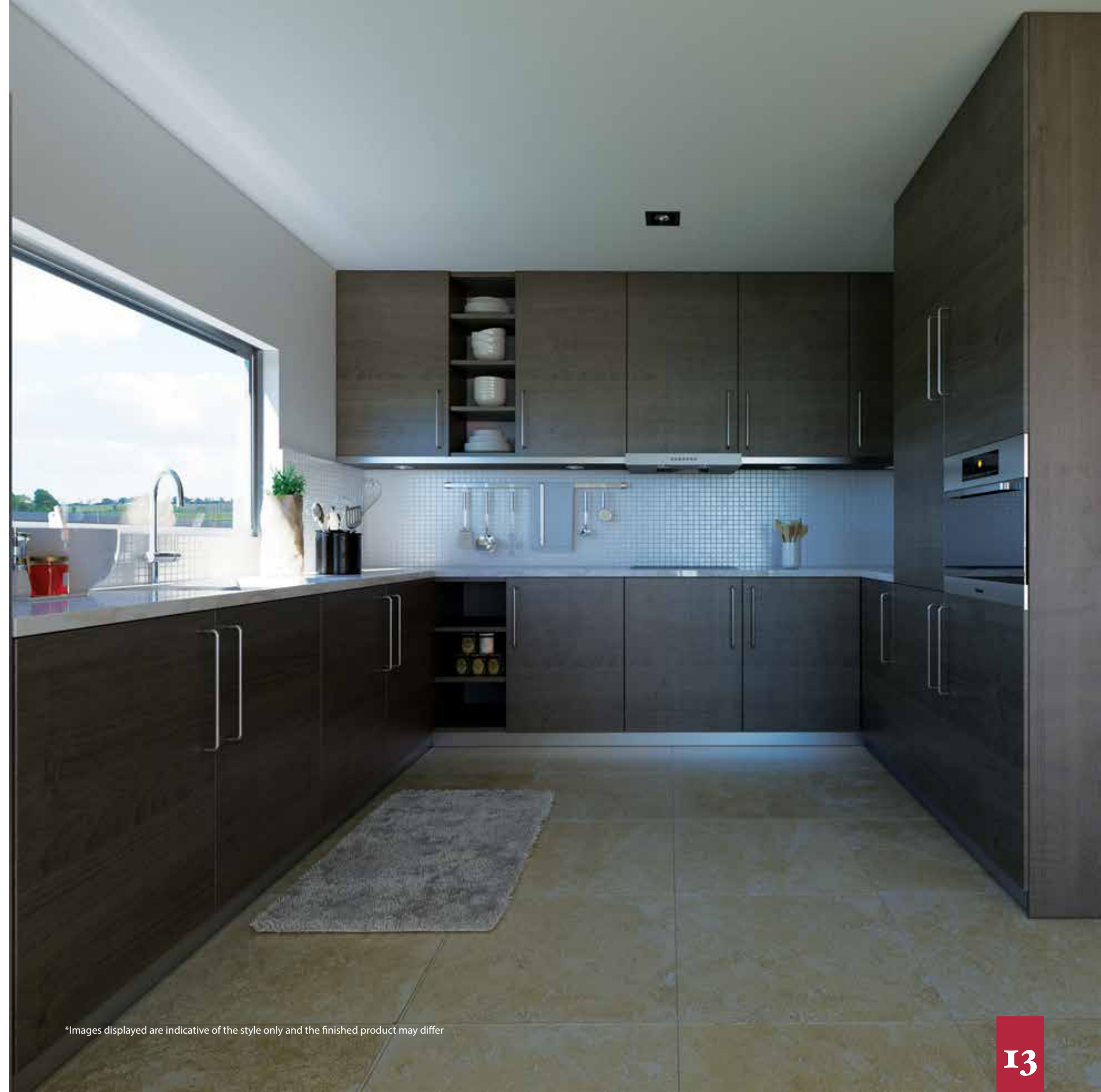
SPACE	FLOOR AREA
Living Area	25 m ²
Kitchen Area	12 m ²
Corridor	8 m ²
Bedroom	11 m ²
Bathroom	4 m ²
Bedroom	19 m ²
Bathroom	6 m ²
TOTAL	85 m²



1 BEDROOM

APARTMENT 2, 4, 6, 8, 10

SPACE	FLOOR AREA
Living Area	17 m ²
Kitchen Area	11 m ²
Bedroom	15 m ²
Bathroom	4 m ²
Corridor	3 m ²
Balcony	2 m ²
Balcony	2 m ²
TOTAL	54 m²



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STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each of the properties.

KITCHENS

Howdens Clerkenwell Gloss Slate Grey type fitted kitchen units with corain worktop

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 taps.

BATHROOMS

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).

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

Industrial Veneer -flush doors with groove 7

EXTERNAL DOORS

M & T hard wood external doors.

LOCKS

Cylindrical locks with door handles and stainless steel butterfly hinges.

LIGHTING & ELECTRICAL

- Deta slim line white socket switches
- TV Points in all Rooms
- Strategically located Telephone point to all rooms
- Smoke detectors with battery back up in kitchen
- Energy efficient lighting to selected rooms

FLOORING

Ceramic Tiles

COMMUNAL & EXTERNAL AREAS

- Paved walkways.
- Staircases with metal balustrades.
- Landscaped gardens.

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, Travertine porcelain tiles, vinyl, wood, marble and granite.

Wardrobes

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

Miscellaneous Items

- External taps to front or rear of each property (dependant on kitchen's 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

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