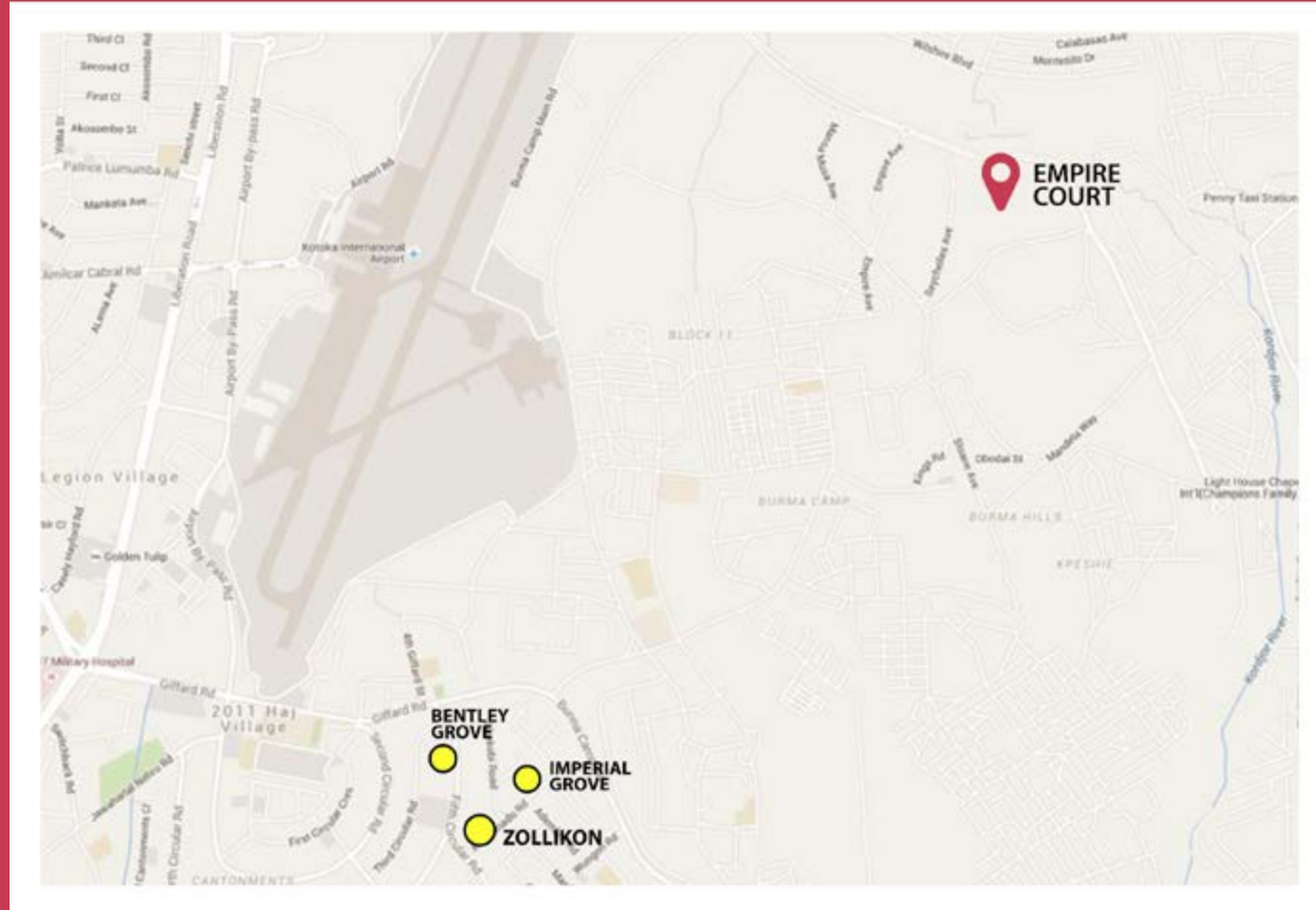


# EMPIRE COURT





## LOCATION MAP

# EMPIRE COURT

BURMA HILLS, DADE KOTOPONG, ACCRA

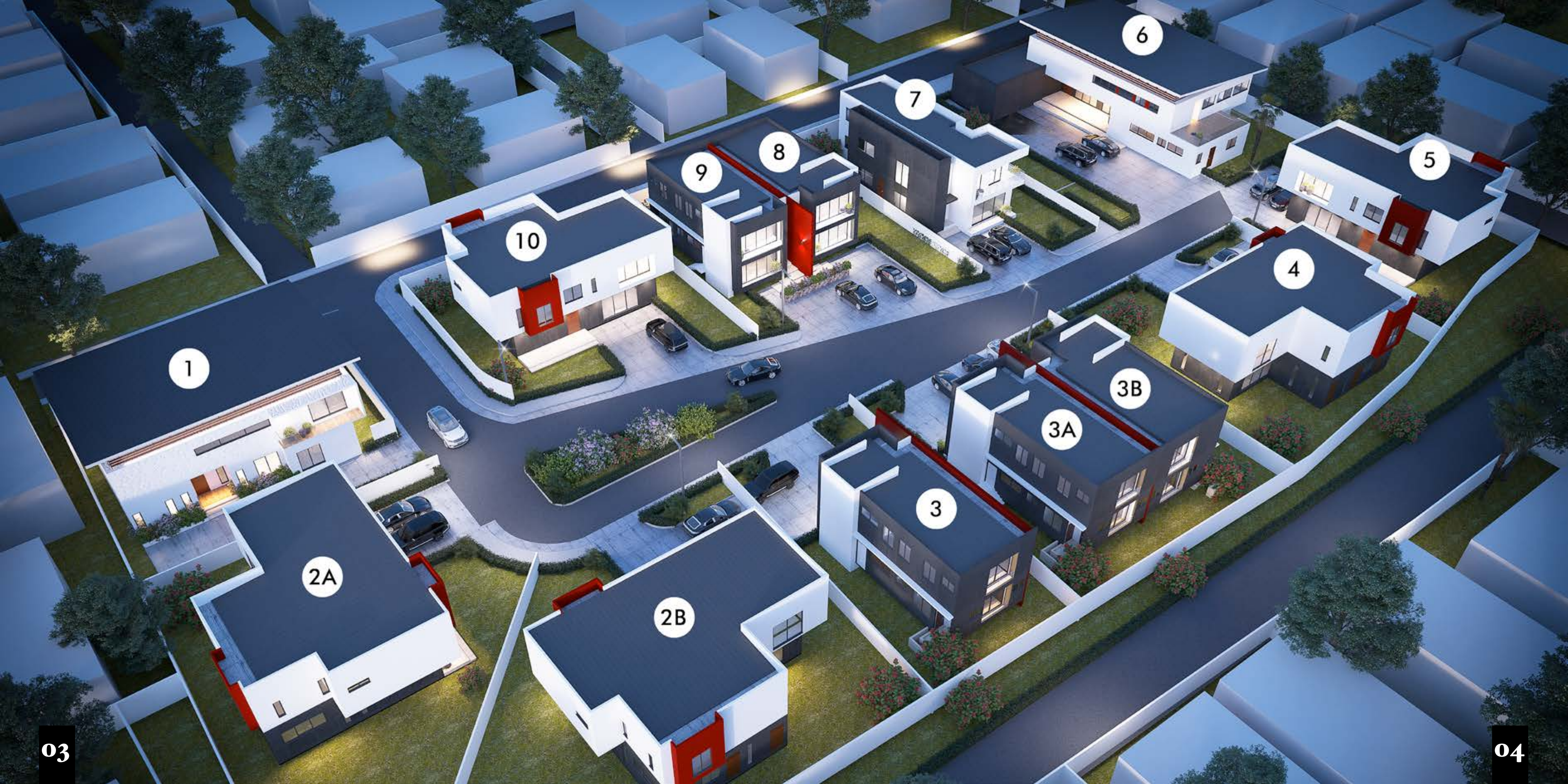
Set on two acres, this remarkable elegant and spacious development consists of Eight 4-bedroom town homes with staff bunker each, Four 4-bedroom semi detached homes with staff bunker and One 5-bedroom family home with staff bunker

It is located at Burma Hills, Dade Kotopong, currently Accra's most sought after patch of real estate. The town homes come in 407 sqm and 468 sqm configurations whilst the semi detached homes cover an area of 300 sqm.

Imperial Homes' unmistakable contemporary architectural design theme featuring cantilevered upper floors, private recessed terraces, clean uncluttered exteriors, lovely interior layouts.

Empire Court's unwavering build to quality and immaculate finishes homes, makes it a true empire in its burgeoning neighbourhood of Accra. It's few minutes away from shops, offices, banks, hotels and malls, the highlight of city living.

This small, elegant, uncluttered, private gated estate is beautifully laid out and lovingly finished and its residents will enjoy these homes, the gardens and the peaceful ambience, whilst close proximity to most shopping and business locations, per a dual carriage road make commuting a pinch.



1

2A

2B

3

3A

3B

4

5

6

7

8

9

10







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

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# FLOOR PLANS HOUSE 6



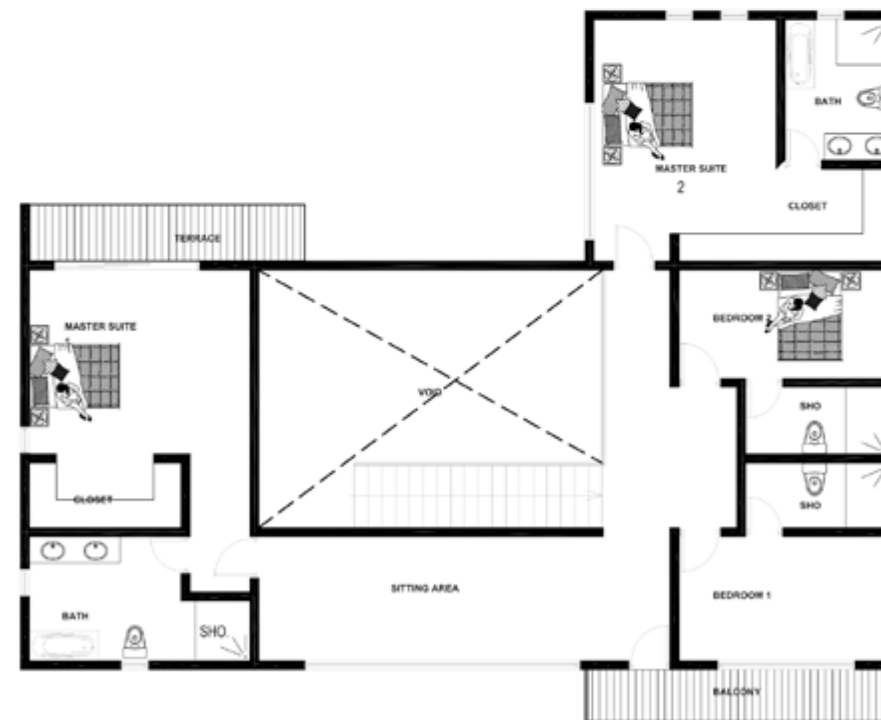
## TOTAL HOUSE No. 6 - (468sqm) (DETACHED)

### GROUND FLOOR AREA

ENTRANCE TERRACE	21sqm
LIVING AREA	37sqm
DINING AREA	30sqm
GUEST W/C	5sqm
BAR	15sqm
KITCHEN	15sqm
STORE	4sqm
GUEST ROOM	18sqm
SHOWER	6sqm
STAFF BUNKER 1	7sqm
STAFF SHOWER	4sqm
STAFF W/C	4sqm
STAFF LOBBY	6sqm
STAFF BUNKER 2	7sqm
POOL & DECKING	63sqm
UTILITY	12sqm

### TOTAL FLOOR AREA

**254sqm**



### FIRST FLOOR AREA

SITTING AREA	19sqm
MASTER SUITE	24sqm
CLOSET	5sqm
BATH	11sqm
MASTER SUITE	19sqm
SHOWER	7sqm
CLOSET	6sqm
BEDROOM 1	11sqm
SHOWER	3sqm
BEDROOM 2	12sqm
SHOWER	4sqm
TERRACE	5sqm

### TOTAL FLOOR AREA

**214sqm**



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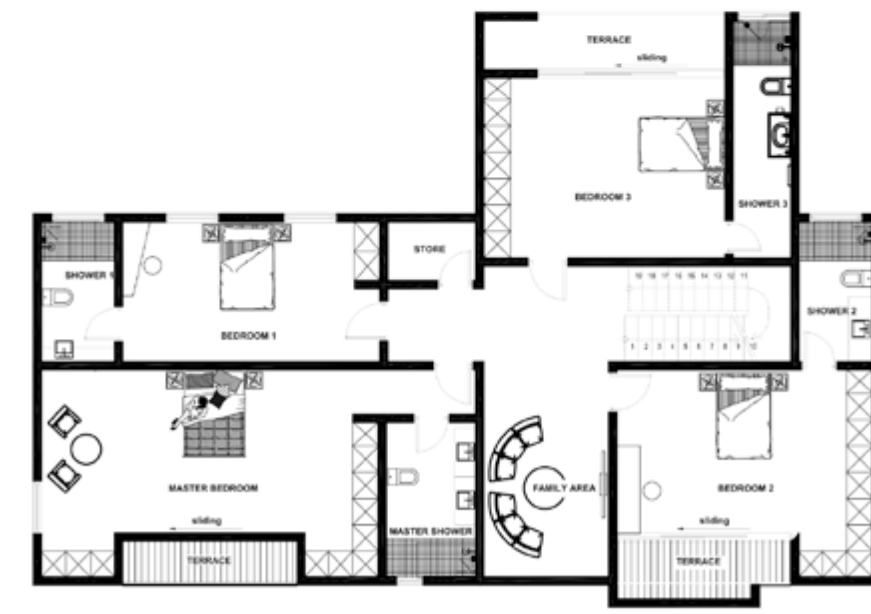
# FLOOR PLANS HOUSE 1, 2A, 2B, 4, 5 & 10



**TOTAL HOUSE No. 1, 2a, 2b,4, 5 & 10  
(407sqm)**  
**(DETACHED)**

**GROUND FLOOR AREA**

FRONT TERRACE	20sqm
FAMILY AREA	35sqm
DINING AREA	30sqm
POWDER ROOM	3sqm
GUEST W/C	3sqm
KITCHEN	35sqm
STORE	8sqm
KITCHEN TERRACE	20sqm
STAFF BUNKER	10sqm
STAFF SHOWER	6sqm
LIVING ROOM	42sqm
<b>TOTAL FLOOR AREA</b>	<b>212sqm</b>

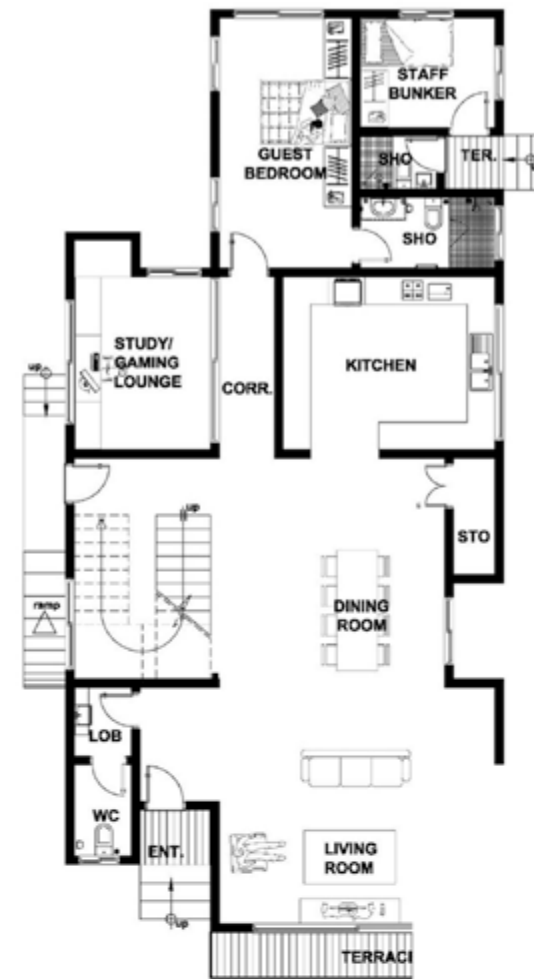


**FIRST FLOOR AREA**

FAMILY AREA	33sqm
BEDROOM 2	25sqm
SHOWER 2	8sqm
TERRACE 1	5sqm
BEDROOM 3	25sqm
SHOWER 3	8sqm
TERRACE 2	6sqm
STORE	3sqm
BEDROOM 1	20sqm
SHOWER 1	7sqm
MASTER BEDROOM	36sqm
MASTER SHOWER	12sqm
TERRACE 3	8sqm
<b>TOTAL FLOOR AREA</b>	<b>195sqm</b>



# FLOOR PLANS HOUSE 7



**TOTAL HOUSE No. 7 (308sqm)  
(DETACHED)**

## GROUND FLOOR AREA

LIVING ROOM	36sqm
TERRACE	6sqm
G. W/C & LOBBY	5sqm
DINING	25sqm
KITCHEN	18sqm
STORE	2sqm
STUDY	12sqm
CORRIDOR/STAIRS	20sqm
GUEST ROOM	16sqm
GUEST SHOWER	5sqm
STAFF BUNKER	7sqm
STAFF SHOWER	2sqm

**TOTAL FLOOR AREA 154sqm**

## FIRST FLOOR AREA

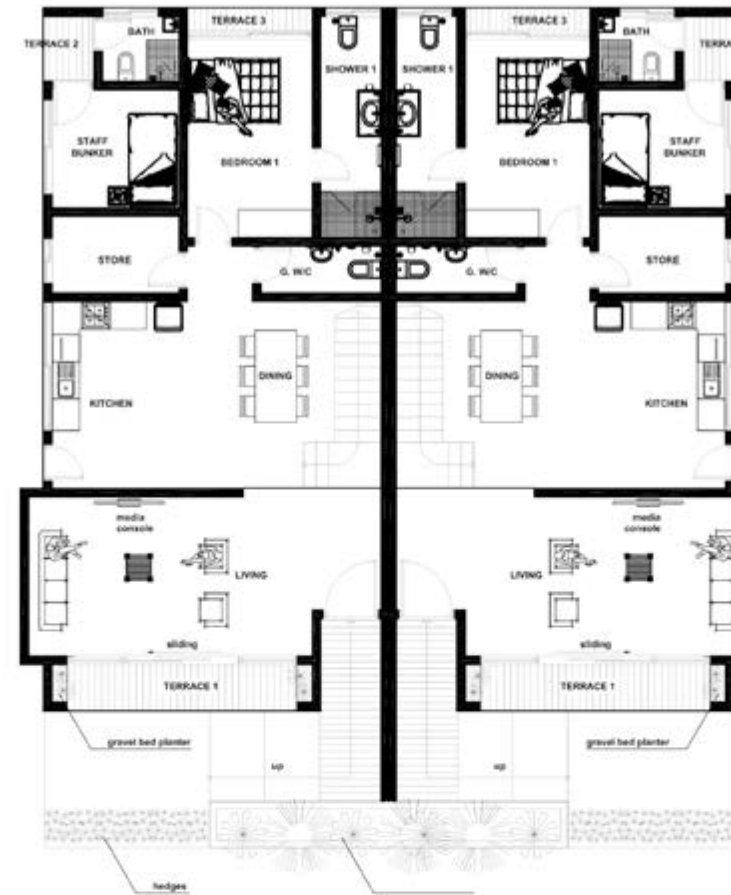
FAMILY AREA	43sqm
STORE	5sqm
BEDROOM 1	15sqm
SHOWER 1	6sqm
BEDROOM 2	16sqm
SHOWER 2	6sqm
MASTER BEDROOM/CLOSET	36sqm
MASTER SHOWER	11sqm
TERRACE	14sqm

**TOTAL FLOOR AREA 154sqm**



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# FLOOR PLANS HOUSE 3, 3A, 3B, 8 & 9



TOTAL HOUSE No. 3A, 3B, 8 & 9  
(300sqm)

(DETACHED)

## GROUND FLOOR AREA

TERRACE 1	10sqm
LIVING AREA	30sqm
KITCHEN/DINING	40sqm
STORE	10sqm
GUEST W/C	6sqm
BEDROOM 1	16sqm
SHOWER 1	8sqm
TERRACE 3	10sqm
STAFF BUNKER	10sqm
STAFF SHOWER	4sqm
TERRACE 2	6sqm

**TOTAL FLOOR AREA 150sqm**

## FIRST FLOOR AREA

FAMILY AREA	25sqm
UTILITY AREA	10sqm
TERRACE 4	10sqm
MASTER BEDROOM/CLOSET	35sqm
MASTER SHOWER	16sqm
BEDROOM 2	16sqm
SHOWER 2	8sqm
TERRACE 5	6sqm
BEDROOM 3	16sqm
SHOWER 3	8sqm

**TOTAL FLOOR AREA 150sqm**





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# STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each property.

## KITCHENS

Howdens Balham Gross fully fitted kitchen with Corian worktops and soft close doors and drawers  
Stainless steel wall mounted extractor fan to each home  
Integrated microwave  
Integrated fridge/ freezer  
Integrated dishwasher  
Integrated washing machine  
Lamona professional 4-burner gas hob.  
Lamona ullswater 1.5 bowl sink.

## BATHROOMS

White sanitary ware  
Shower with square fixed showerhead  
Shower enclosure glass

## 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.  
Smoke detectors with battery back up in all rooms.

## FLOORING

Travertine Tiles

## WARDROBES

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

## COMMUNAL & EXTERNAL AREAS

Paved walk ways.  
Landscaped gardens.  
Backup generator.  
Pressurized water supply

## 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 (dependent 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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