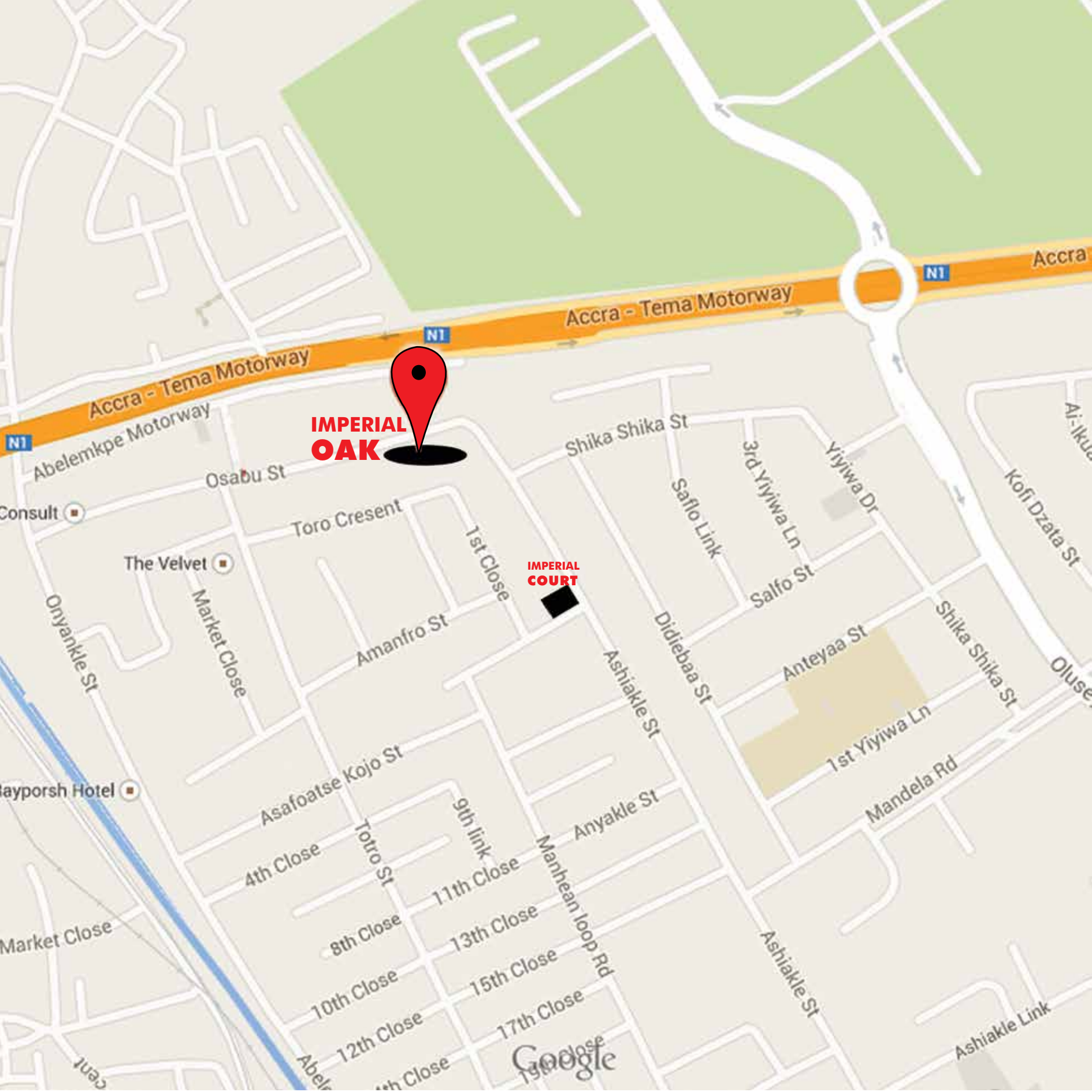




IMPERIAL OAK

**IMPERIAL**
HOMES
A Signature of Luxury



**IMPERIAL
OAK**

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IMPERIAL OAK

No.42 Osabu Street- Abelemkpe, Accra

Imperial Oak is a sensational and definitive development of 7 units 2-bedroom apartments at Abelemkpe. It is Imperial Homes' second Abelemkpe development after its landscape changing Imperial Court Apartments.

Imperial Oak is a masterpiece of form and function and its residents will enjoy the best of Imperial Oak's carefully thought out layouts and finishes, great balcony views and a great garden for entertaining and lounging. Parking for residents and visitors are carefully and amply provided.

Support facilities and services which include backup generator and uninterrupted water supply and our experienced management and maintenance teams and 24 hour security ensure hassle free living.









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



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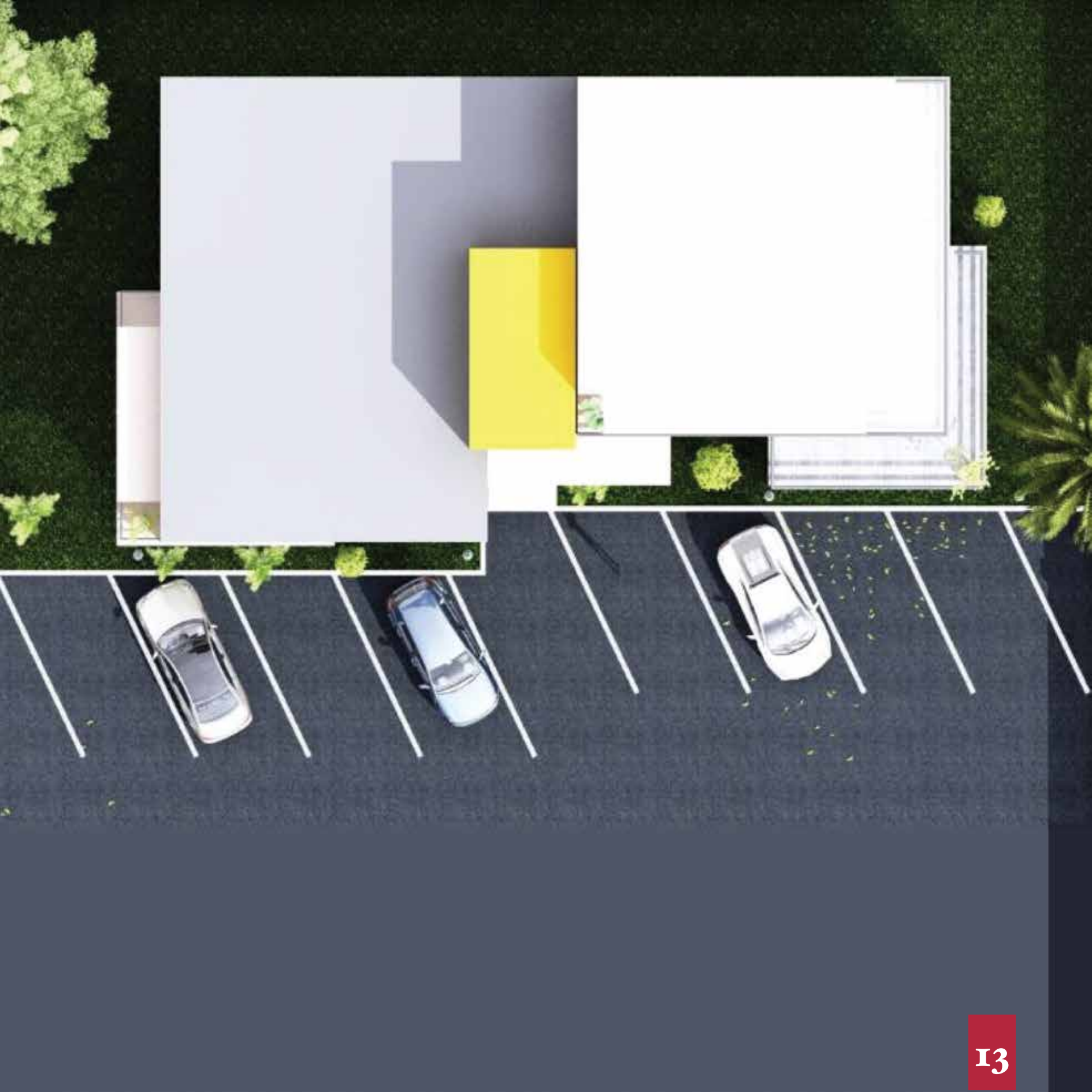


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APARTMENT 2

BEDROOM 1	14m ²
BATH	5m ²
W.I.C	5m ²
BEDROOM 2	15m ²
BATH	5m ²
LIVING & DINING	55m ²
KITCHEN & BREAKFAST	11m ²
GUEST TOILET	4m ²
TERRACE	7m ²
CIRCULATION	5m ²

TOTAL 126m²

APARTMENT 1

BEDROOM1	14m ²
BATH	4m ²
BEDROOM 2	16m ²
BATH	4m ²
LIVING AREA	32m ²
KITCHEN & DINING	19m ²
STORE	2m ²
GUEST TOILET	4m ²
TERRACE	11 m ²
CIRCULATION	10 m ²

TOTAL 116m²



GROUND FLOOR PLAN

APARTMENT 4

BEDROOM 1	14m ²
BATH	5m ²
W.I.C	5m ²
BEDROOM 2	15m ²
BATH	4m ²
LIVING & DINING	49m ²
KITCHEN & BREAKFAST	9m ²
GUEST TOILET	4m ²
TERRACE	15m ²
CIRCULATION	5m ²

TOTAL 126 m²

APARTMENT 3

BEDROOM 1	14m ²
BATH	4m ²
BEDROOM 2	16m ²
BATH	4m ²
LIVING AREA	32m ²
KITCHEN & DINING	24m ²
STORE	2m ²
GUEST TOILET	4m ²
TERRACE	6m ²
CIRCULATION	10 m ²

TOTAL 116 m²



FIRST FLOOR PLAN

APARTMENT 6

BEDROOM 1	14m2
BATH	5m2
W.I.C	5m2
BEDROOM 2	15m2
BATH	5m2
LIVING & DINING	55m2
KITCHEN & BREAKFAST	11m2
GUEST TOILET	4m2
TERRACE	7m2
CIRCULATION	5 m2

TOTAL 126m2

APARTMENT 5

BEDROOM1	14m2
BATH	4m2
BEDROOM 2	16m2
BATH	4m2
LIVING AREA	32m2
KITCHEN & DINING	19m2
STORE	2m2
GUEST TOILET	4m2
TERRACE	11 m2
CIRCULATION	10 m2

TOTAL 116m2



SECOND FLOOR PLAN

APARTMENT 7

BEDROOM 1	17m ²
BATH	5m ²
W.I.C	5m ²
BEDROOM 2	16m ²
BATH	4m ²
LIVING AREA	24m ²
KITCHEN & DINING	13m ²
GUEST TOILET	4m ²
TERRACE	22 m ²
CIRCULATION	6 m ²

TOTAL 116m²



THIRD FLOOR PLAN

STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each property

KITCHENS

Howdens Saponetta 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

Whirlpool 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

Delta slim line white sockets switches
TV Points in all Rooms of Apartments
Strategically located Telephone point to all rooms
Smoke detectors with battery back up in all rooms
Energy efficient lighting to selected rooms

FLOORING

Classic Ceramic Tiles

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 carpet, 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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