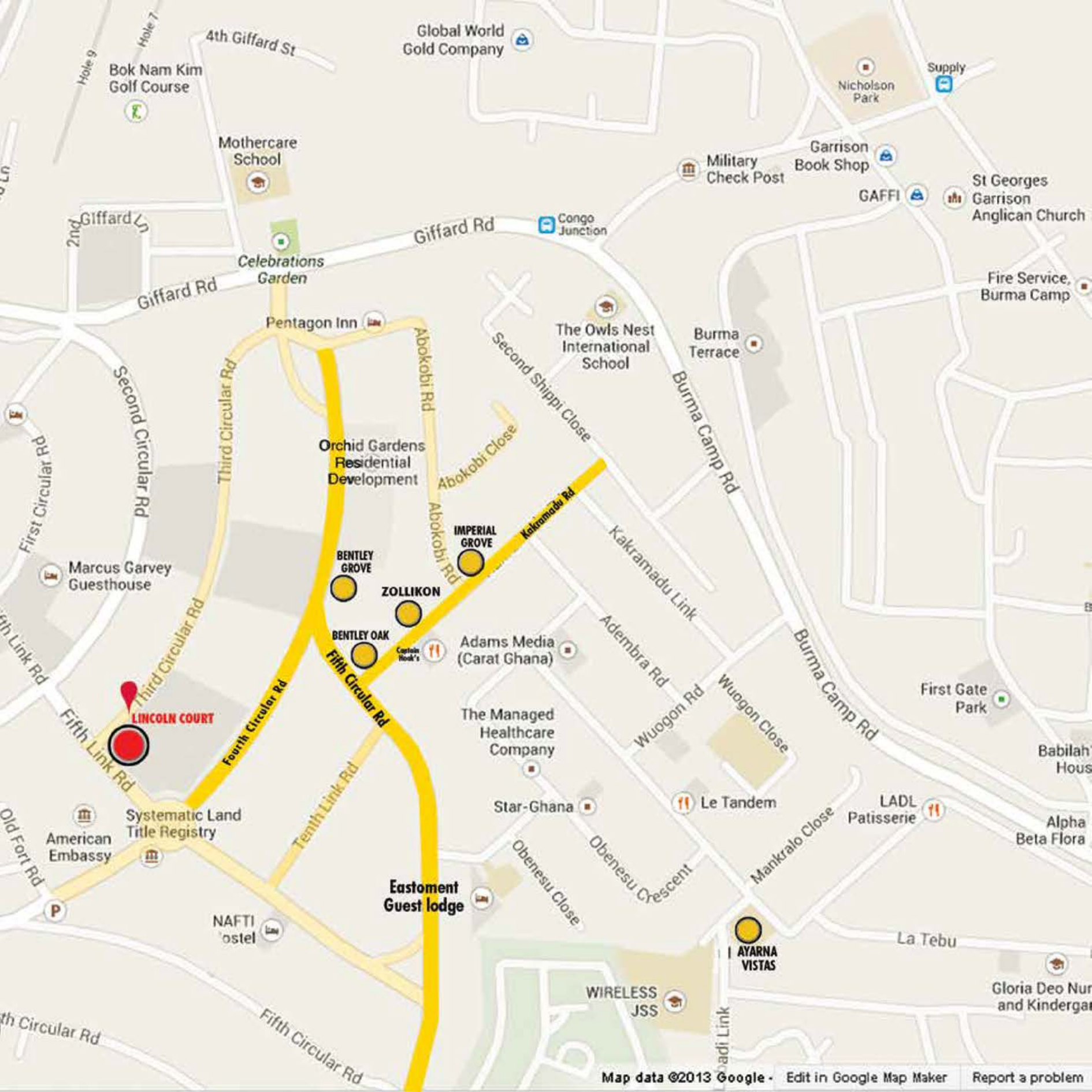




**LINCOLN  
COURT**

3RD CIRCULAR ROAD, CANTONMENTS, ACCRA



Bok Nam Kim Golf Course

Global World Gold Company

Mothercare School

Nicholson Park

Military Check Post

Garrison Book Shop

St Georges Garrison Anglican Church

Celebrations Garden

Giffard Rd

The Owls Nest International School

Burma Terrace

Fire Service, Burma Camp

Pentagon Inn

Orchid Gardens Residential Development

IMPERIAL GROVE

BENTLEY GROVE

ZOLLIKON

BENTLEY OAK

Adams Media (Carat Ghana)

LINCOLN COURT

The Managed Healthcare Company

First Gate Park

Systematic Land Title Registry

Star-Ghana

Le Tandem

LADL Patisserie

American Embassy

Eastmont Guest lodge

AYARNA VISTAS

NAFTI ostel

WIRELESS JSS

Gloria Deo Nur and Kindergar

# LINCOLN COURT

## 3RD CIRCULAR ROAD, CANTONMENTS, ACCRA

Imperial Homes outdoes itself with Lincoln Court. This development is a standard bearer for exclusive gated communities. It comprises of one detached luxury home and four elegant semi-detached homes - 2 units of 3 bedroom apartment, 1 unit of 2 bedroom apartment and 1 unit of 1 bedroom apartment.

These exclusive properties superbly finished inside and out, are a sanctuary for people who prefer quiet and private gated enclaves.

Lincoln Court is located in the quiet and secure confines of Cantonments, Accra's prime, green residential enclave. It is in close proximity to most embassies, business centres and also classy social hangouts. These spacious homes are skilfully crafted with impeccable finish, large glass windows and glass walls, allowing ample daylight.

Imperial Homes goes to lengths to pamper Lincoln Court residents and ensures that every conceivable modern home fitment is installed. It's beautiful pool with attached mini bar is a lovely feature, whilst an in-house gym provides fitness for residents

Residents are also assured of Imperial Homes proven stupendous facility management support.









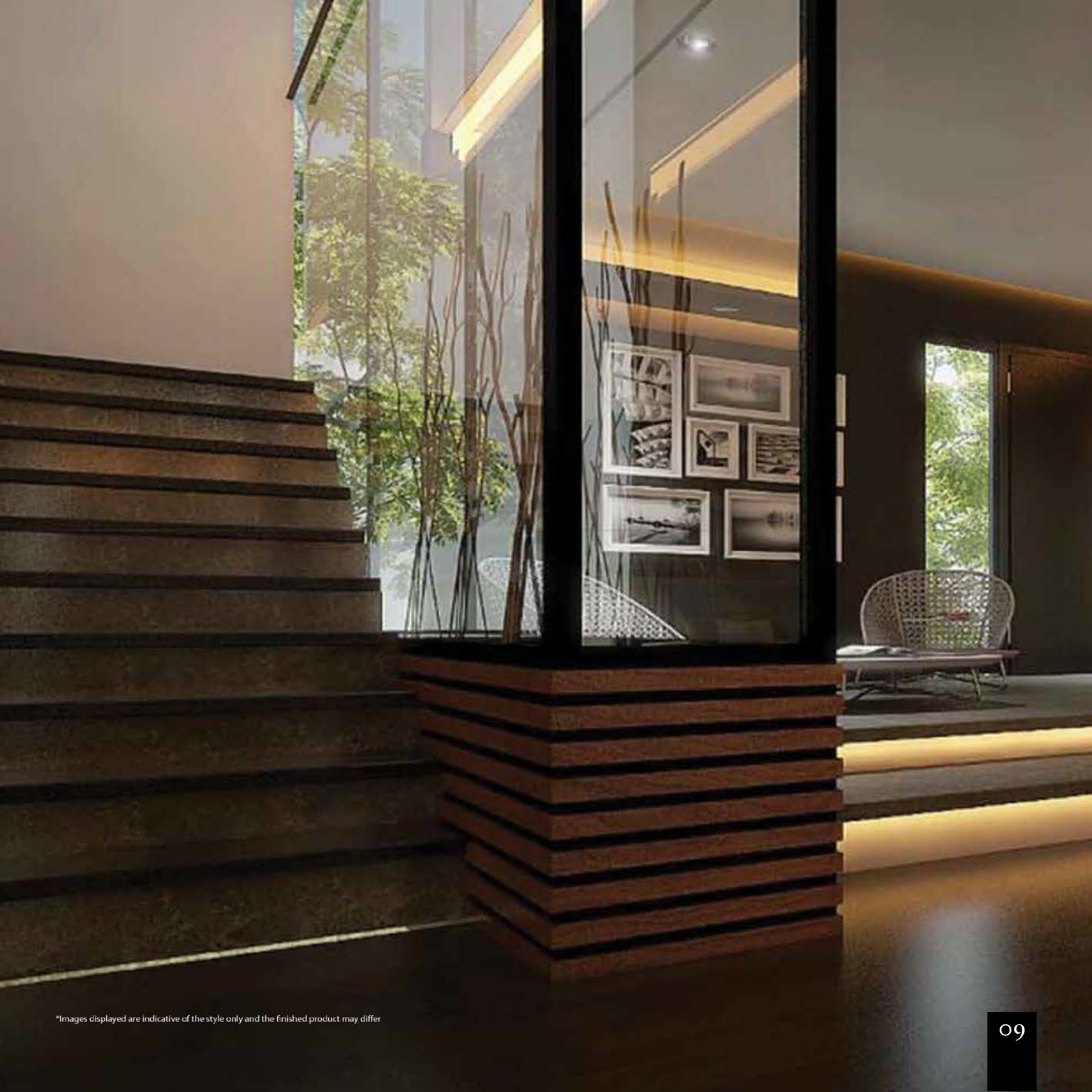




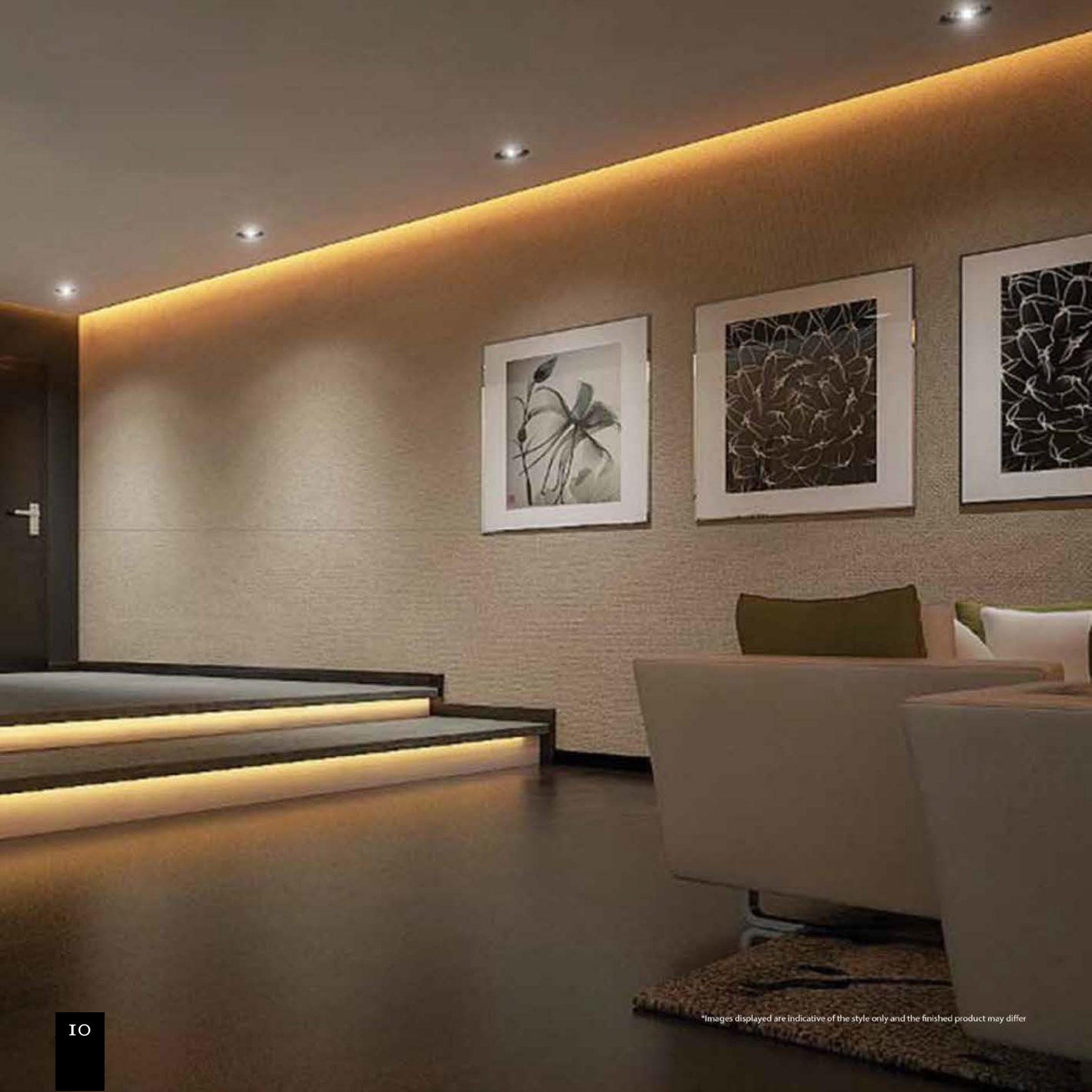


\*Images displayed are indicative of the style only and the finished product may differ





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





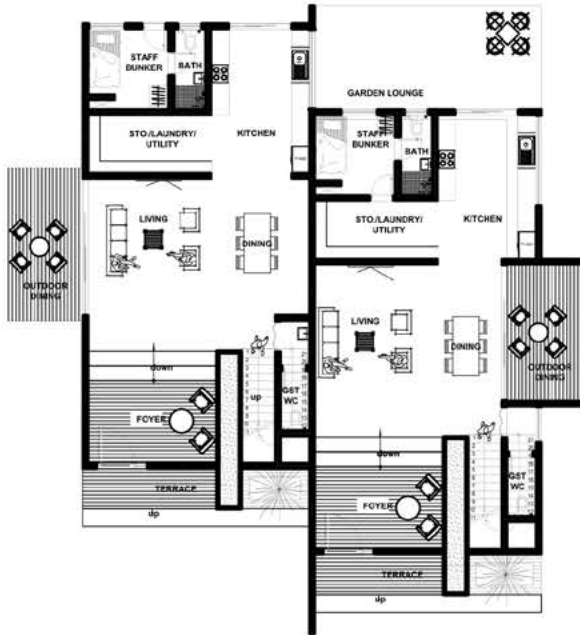
\*Images displayed are indicative of the style only and the finished product may differ



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

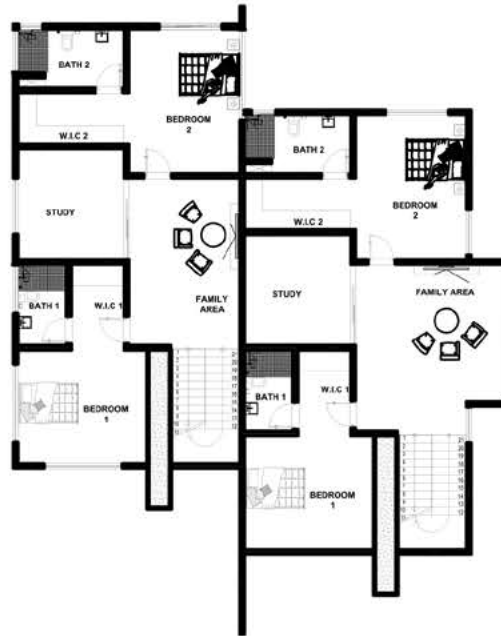


**HOUSE NO. 1,2,3 & 4**  
**Total Area = 411sqm**



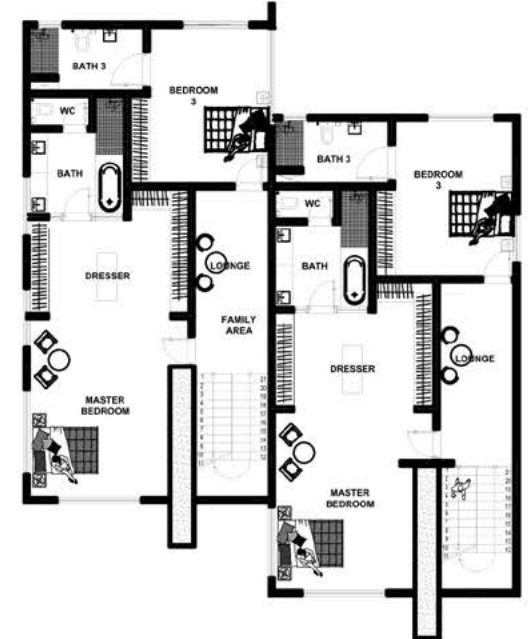
**GROUND FLOOR**

Terrace	6sqm
Foyer	13sqm
Living	31sqm
Kitchen	21sqm
Dining	9sqm
Outdoor dining	14sqm
Store/laundry/utility	9sqm
Guest W/C	2sqm
Staff bunker	7sqm
Staff bunker bath	3sqm
<b>TOTAL FLOOR AREA</b>	<b>115sqm</b>



**FIRST FLOOR**

Family area	27sqm
Study	13sqm
Bedroom 1	23sqm
Bedroom 1 bath	5sqm
Bedroom 2	26sqm
Bedroom 2 bath	5sqm
Box room	5sqm
Lounge	9sqm
<b>TOTAL FLOOR AREA</b>	<b>113sqm</b>

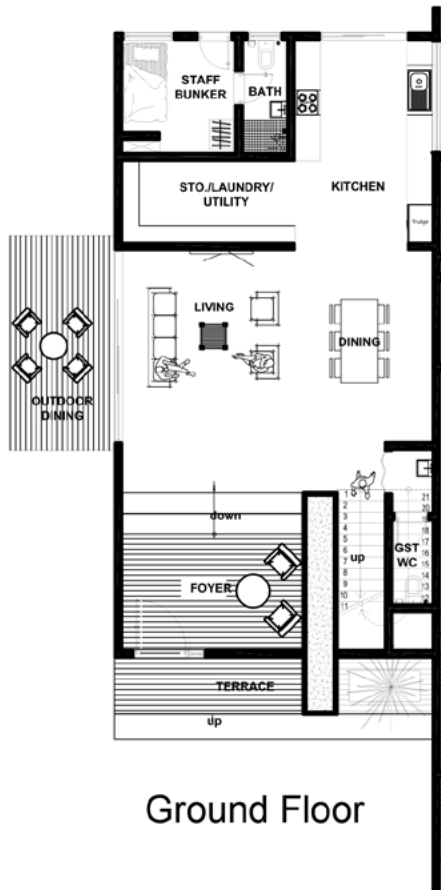


**SECOND FLOOR**

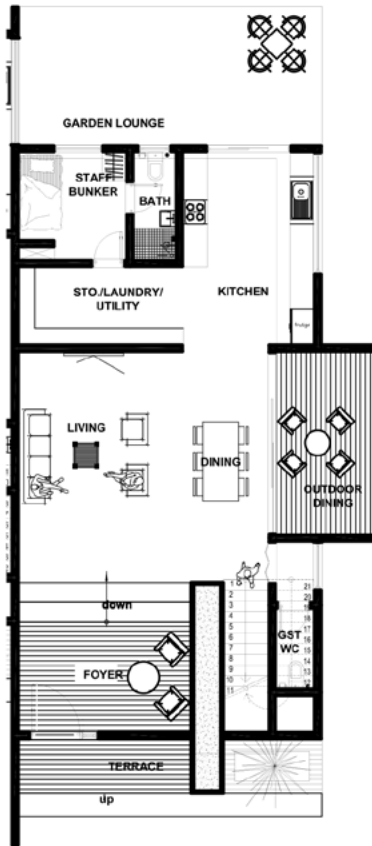
Bedroom 3	26sqm
Bedroom 3 bath	5sqm
Lounge	9sqm
Master bedroom	30sqm
Master bedroom dresser	14sqm
Master bedroom bath	12sqm
<b>TOTAL FLOOR AREA</b>	<b>96sqm</b>



## HOUSE NO. 1 & 3 Floor Plans



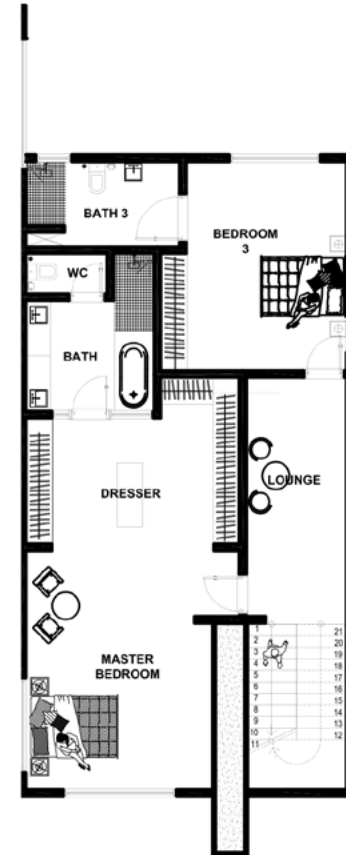
## HOUSE NO. 2 & 4 Floor Plans



Ground Floor

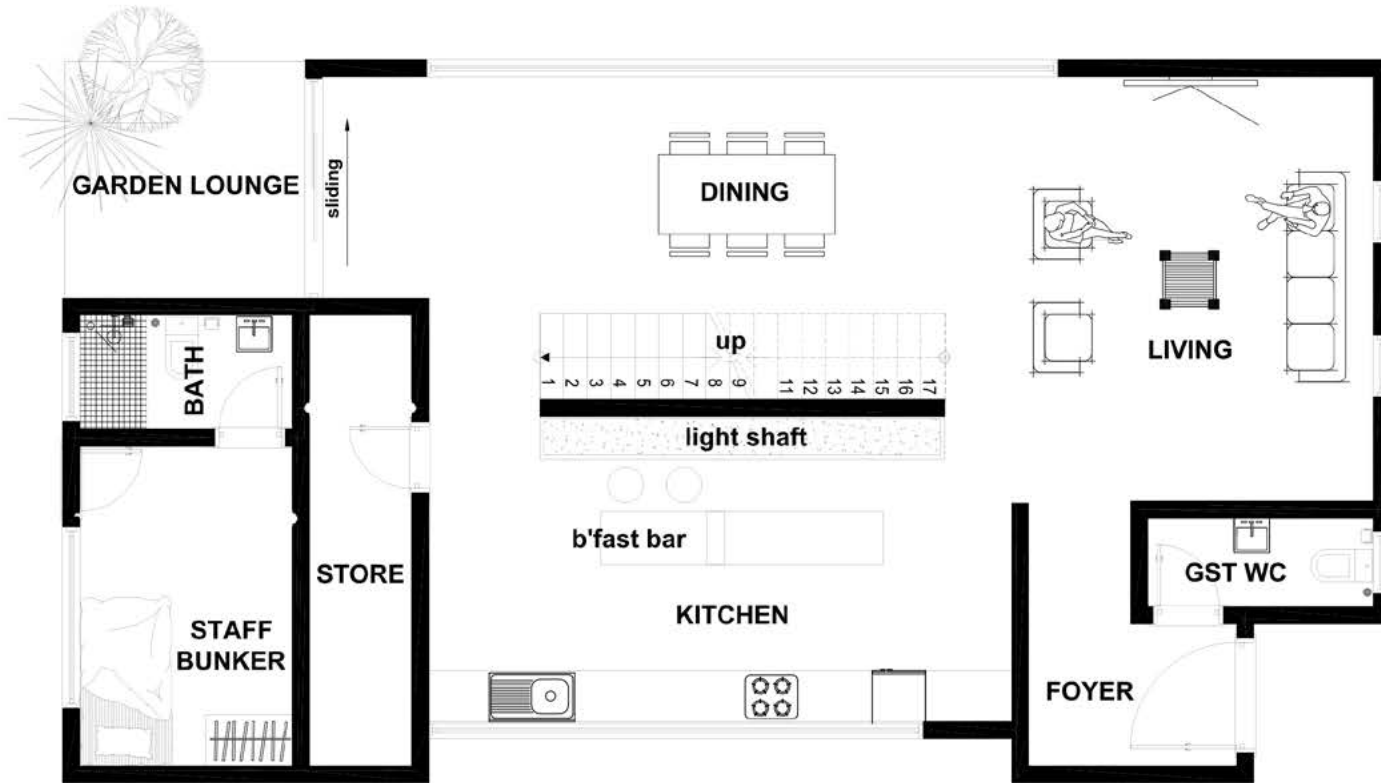


First Floor



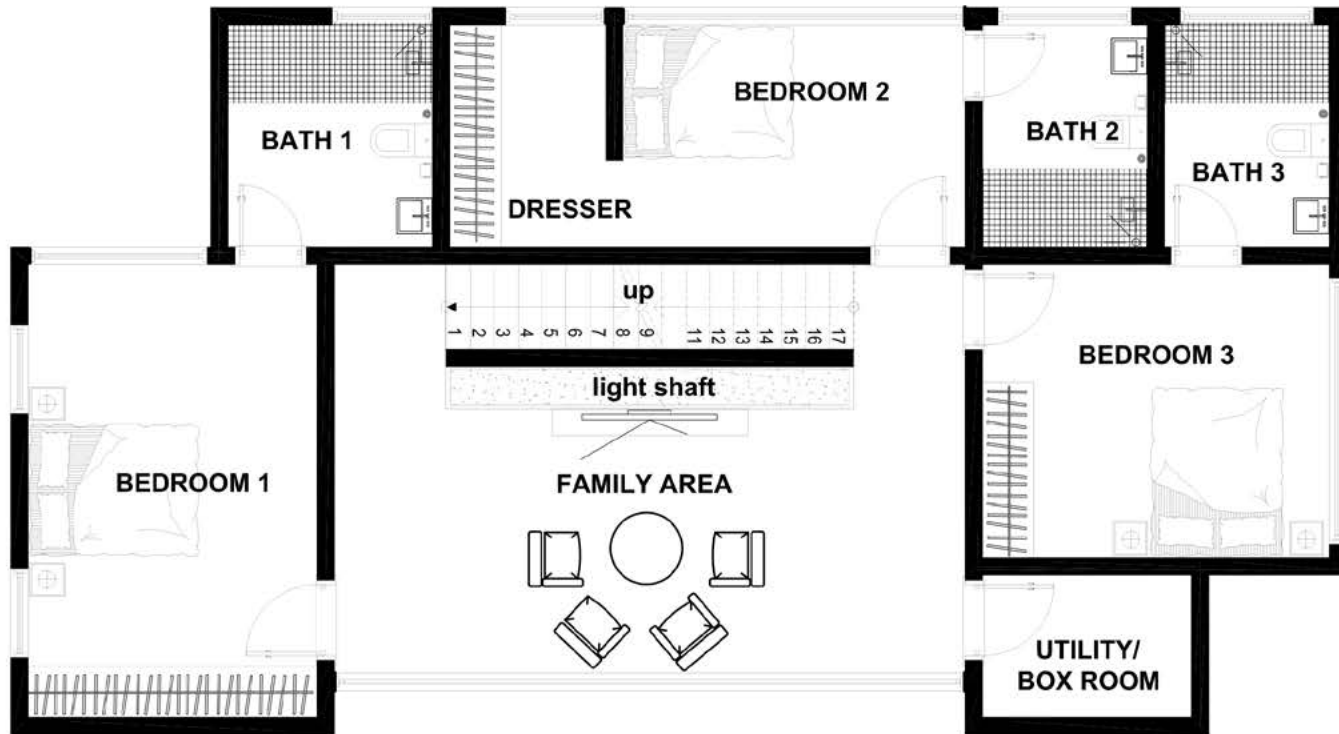
Second Floor

**HOUSE NO. 5**  
**Total Area = 350sqm**



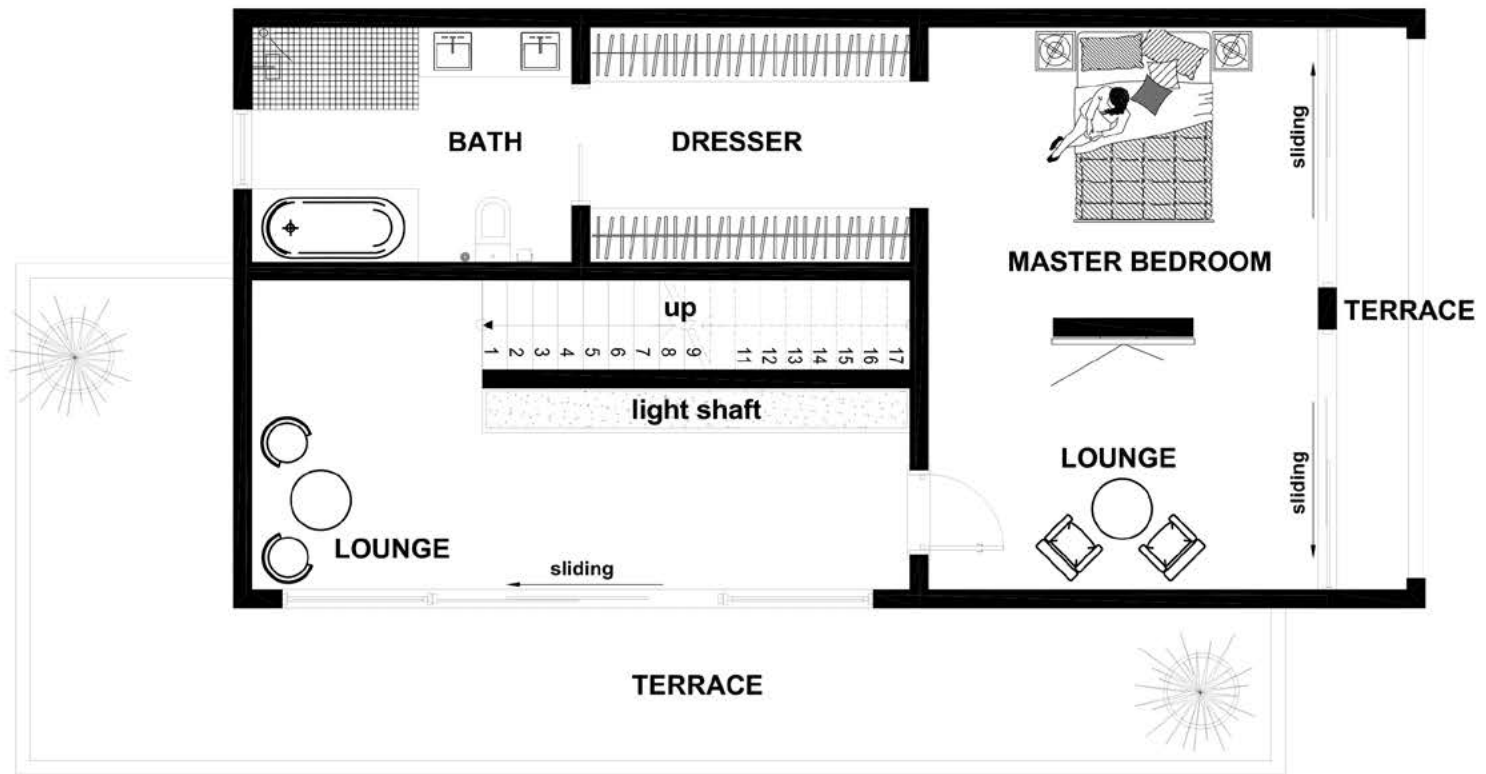
**GROUND FLOOR**

Foyer	6sqm
Living	26sqm
Kitchen	21sqm
Dining	12sqm
Garden lounge	7sqm
Guest W/C	3sqm
Staff bunker	7sqm
Staff bunker bath	3sqm
Store	5sqm
<b>TOTAL FLOOR AREA</b>	<b>90sqm</b>



#### FIRST FLOOR

Bedroom 1	20sqm
Bedroom 1 bath	6sqm
Family area	25sqm
Utility/box room	4sqm
Bedroom 2	15sqm
Bedroom 2 bath	5sqm
Bedroom 3	13sqm
<b>TOTAL FLOOR AREA</b>	<b>88sqm</b>



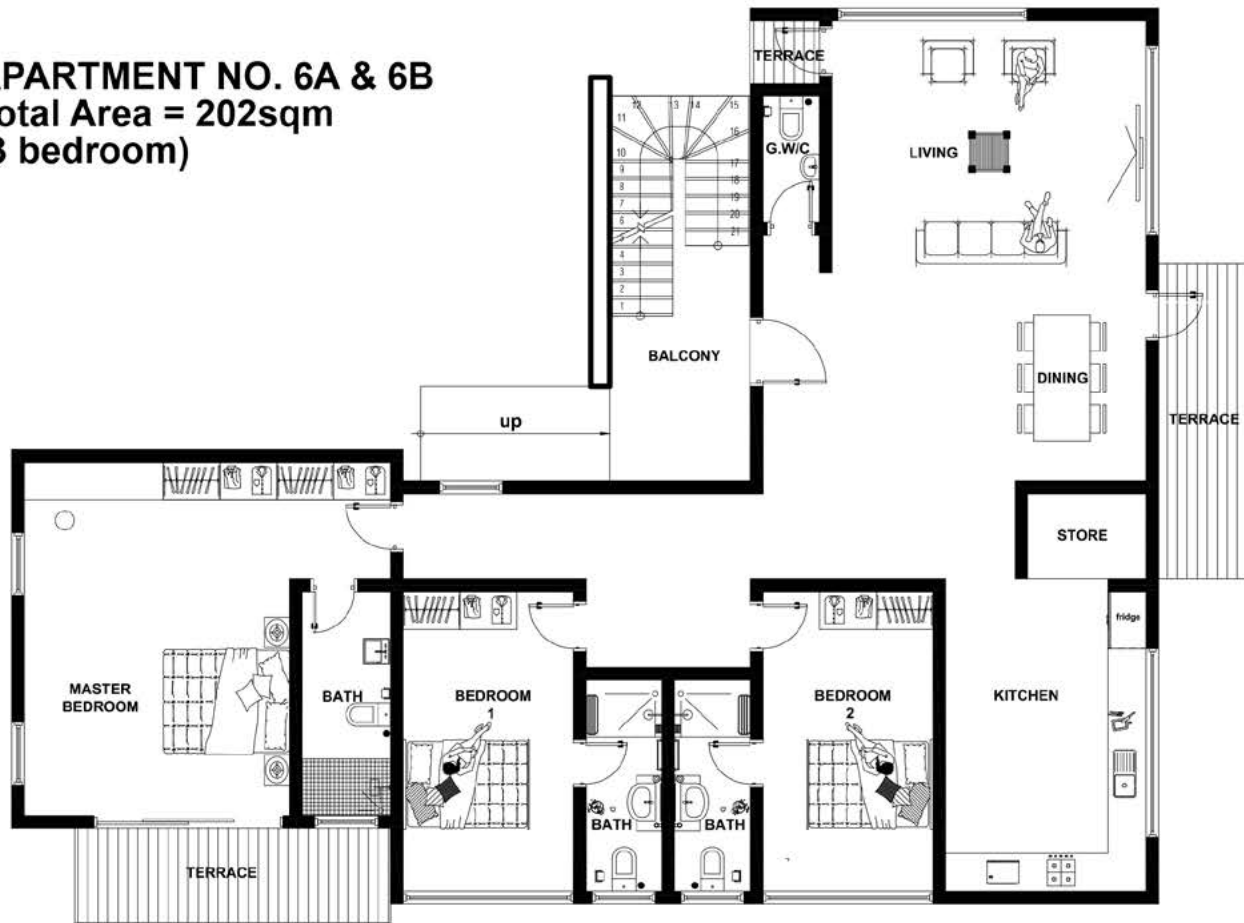
### SECOND FLOOR

Bedroom 1	20sqm
Bedroom 1 bath	6sqm
Family area	25sqm
Utility/box room	4sqm
Bedroom 2	15sqm
Bedroom 2 bath	5sqm
Bedroom 3	13sqm
Bedroom 3 bath	5sqm
Lounge	8sqm
Master bedroom	32sqm
Master bedroom dresser	9sqm
Master bath	9sqm
Terrace	32sqm
<b>TOTAL FLOOR AREA</b>	<b>183sqm</b>

APARTMENT NO. 6A, 6B, 6C & 6D



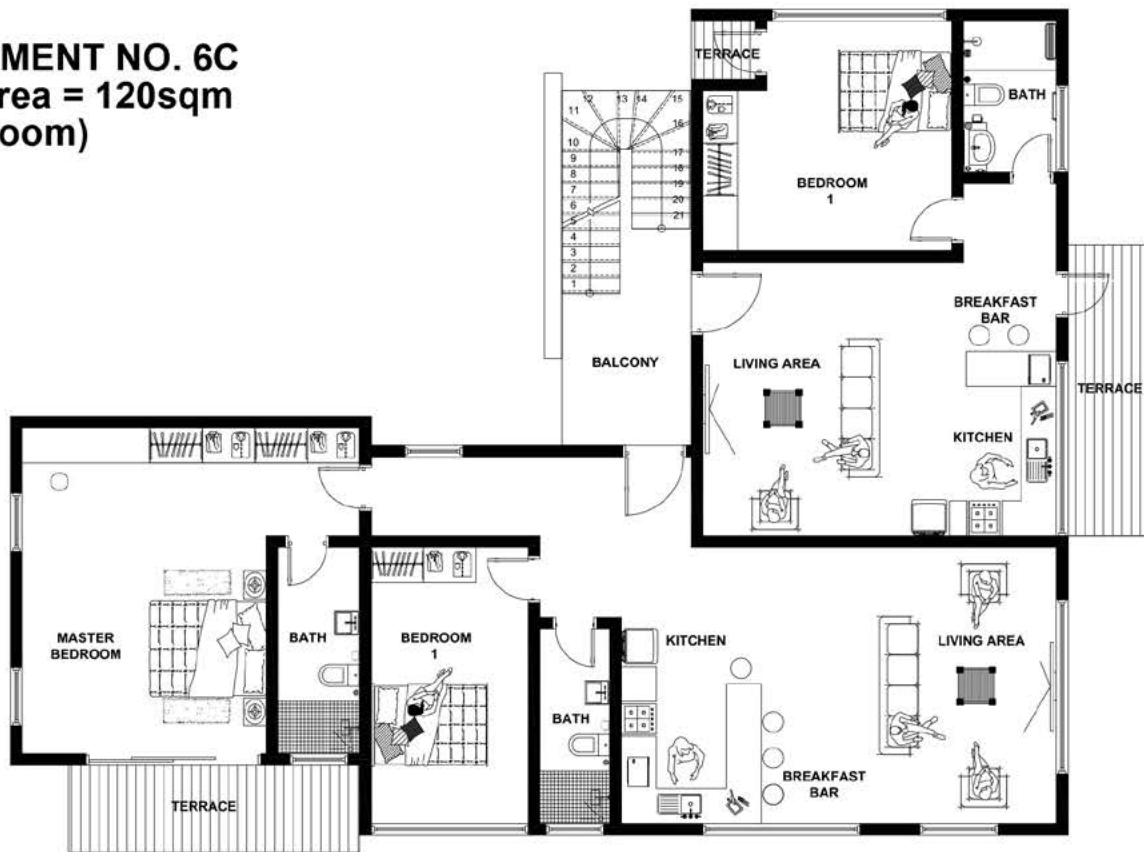
**APARTMENT NO. 6A & 6B**  
**Total Area = 202sqm**  
**(3 bedroom)**



**GROUND & FIRST FLOOR**

Living / Dining	40sqm
Kitchen	20sqm
Store	3sqm
Guest WC	2sqm
Master Bedroom	27sqm
Master Bedroom Bath	5sqm
Bedroom 1	20sqm
Bedroom 1 Bath	4sqm
Bedroom 2	20sqm
Bedroom 2 Bath	4sqm
Terrace	15sqm

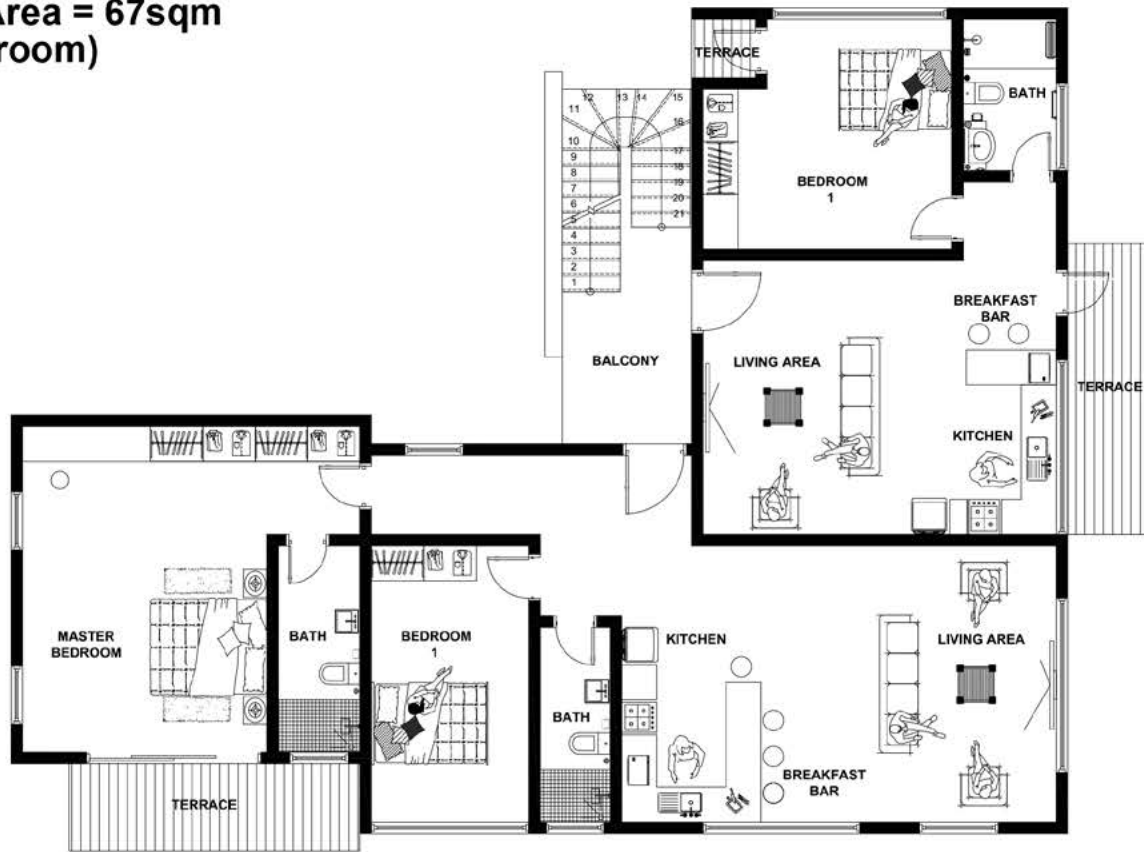
**APARTMENT NO. 6C**  
**Total Area = 120sqm**  
**(2 bedroom)**



<b>SECOND FLOOR</b>	
Living	20sqm
Kitchen/ Breakfast Bar	15sqm
Master Bedroom	27sqm
Master Bedroom Bath	5sqm
Bedroom 1	18sqm
Bedroom 1 Bath	4sqm
Terrace	7sqm



**APARTMENT NO. 6D**  
**Total Area = 67sqm**  
**(1 bedroom)**



**SECOND FLOOR**

Living	15sqm
Kitchen/ Breakfast Bar	14sqm
Bedroom 1	16sqm
Bedroom 1 Bath	4sqm
Terrace	7sqm

# OUTSTANDING *specifications*

## KITCHENS

- Schmidt Kitchens are designed with state of the art German precision engineering, and French flair.
- The components consist of high density fibreboard, spray painted with 5 coats of lacquer and assembled utilising premium grade BLUM hinges and accessories.
- High quality drawers for improved and easy accessible storage, with non-slip mats, full extension and soft close runners as standard.
- All Schmidt units are just as beautiful on the inside as on the outside with flawless design, thanks to concealed drawer hinges, glass sides and invisible wall brackets.
- Schmidt Kitchens will stand the test of time, with a 10-year warranty on units and a 25-year warranty on all hinges, pull-out drawers and wall brackets.
- Moreover, the kitchens have been enhanced with Bosch appliances, with a 2-year warranty and Italian Quartz worktops.

## LAUNDRY

- Bosch Washing Machine
- Fitted work surface, with space for ironing, folding and storage racks above Washing Machine
- Stainless steel sink and chrome mixer tap

## BATHROOMS

- Free-standing Kaldewei floating bath with floor mounted Duravit polished chrome single lever mixer/shower mixer (master en suite only)
- Bespoke his and hers vanity unit with stone top, under-mounted Duravit basin, storage drawer and Hans Grohe wall mounted basin mixer (master en suite only)
- Polished chrome Hans Grohe concealed thermostatic mixer/diverter, rain-dance overhead shower arm and complete hand-shower set in all bathrooms
- Walk-in shower area with glass shower wall
- White Duravit wall mounted WC with chrome dual flush plate, concealed cistern and soft closing seat and cover
- Wiring for future television provided above bath
- Combination of travertine floor tiles and matt mosaic travertine flooring to shower area

## ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Feature ceiling with indirect lighting to living area
- LED glow lights at stairs
- Recessed LED downlights throughout, with pendants to feature in Dining Area (Where applicable)
- Automatic motion sensory lighting in all areas
- Pre-wired for 4 Zone integrated audio system and HD Distribution system for Living Area, kitchen, Master Bedroom and Master En-suite
- Dimming/Scene lighting controls to all lighting circuits within living room and all bedrooms
- Television points to living areas, family areas and bedrooms (Sky+/terrestrial)
- Telephone points provided to living areas, kitchens, family areas, and all bedrooms
- Wi-Fi to cover each house. Dedicated data points provided to Living Area, Bedrooms and Home Office
- Satin chrome switches, sockets and electrical outlets

## HEATING & COOLING

- Samsung cooling provided throughout the house; fully air-conditioned rooms
- ECObasic-Solar-Cylinder water Heating system
- Smoke detectors with battery back up in all rooms

## INTERIOR FINISHES

- Travertine and Marble flooring throughout the house
- Crown Pure Brilliant White Paint
- Wardrobes consisting of walnut and either solid walnut or spray lacquer doors with discrete pull handles and soft closing internal door hinges in all bedrooms
- LED TV in 4 bedrooms, Family Area and Living Room
- Study/Home Office
- Industrial Veneer - flush door with groove 4
- Industrial Veneer - flush door with groove 4

## GENERAL

- Audio/Video door entry system
- CCTV (for each respective house)
- Gated Development
- Paved communal walkways
- Pressurised water supply from borehole
- External tap to front or rear of House (dependent on kitchen's location)
- Communal Swimming Pool & Gym

## PORSCHE CAR

- Porsche Cayenne 3.0 Liter V6 Diesel Engine
- Porsche Panamera 3.6 Liter V6 Diesel Engine

## DEVELOPMENT PARTNERS

 <p><b>HOWDENS</b> JOINERY CO.</p>	 <p><b>MEKMAR</b> MARBLE &amp; TRAVERTINE</p>	 <p><b>LONCHA</b></p>
 <p><b>adb</b> Agricultural Development Bank <small>...July 1978 and more</small></p>	 <p><b>DURAVIT</b></p>	 <p><b>ZEBRA CROSSING</b> creative marketing guidance</p>
 <p><b>CORRECT</b> CONSULTING &amp; TECHNOLOGICAL SERVICES</p>	 <p><b>ARCHXENUS</b></p>	 <p><b>JAI</b> Built On Heritage</p>
 <p><b>multiplay</b></p>	 <p><b>ENQC</b></p>	 <p><b>YUE alaban</b> <small>We Always Know Our Craft</small></p>
 <p><b>INOCON</b></p>	 <p><b>BAMSON</b> CROWN CORPORATE PAINTS</p>	 <p><b>ELECTROLAND</b> Home of Electronics and Appliances</p>
 <p><b>STAFFORD LAW</b> LEGAL PROFESSIONALS</p>	 <p><b>STONE DEPOT</b> Marble   Granite   Quartz</p>	 <p><b>NEXTERA F+F</b> crafted fenestrations</p>



**GHANA**

No.10 Sir Arku Korsah Road  
Airport Residential Area-Accra  
P.O.Box 7451 Accra North  
P: +233 (0) 302 731034 / 573 899899  
P: +233 (0) 507 901635  
Toll Free: +233 (0)277 277010  
[info@imperialhomesghana.com](mailto:info@imperialhomesghana.com)

**UNITED KINGDOM**

Penhurst House, 352-356 Battersea  
Park Road, Office 17, London, SW11  
3BY  
P: +44 20 3735 8977

**USA**

P: 001- 470-884-2966  
[www.imperialhomesghana.com](http://www.imperialhomesghana.com)