

NEW IMPERIAL GREEN

5th Avenue Extension, Cantonments - Accra



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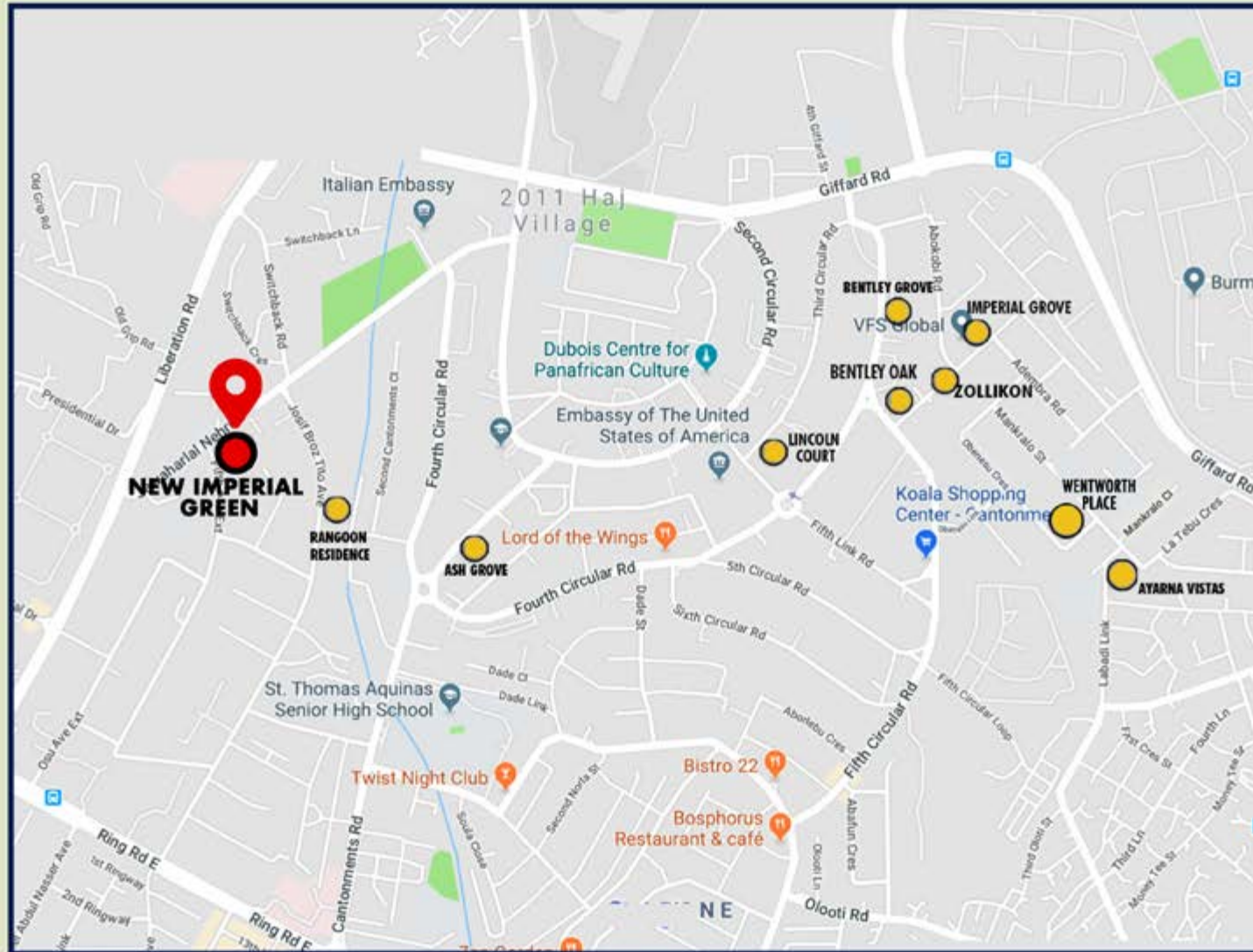
THE HOME YOU DESIRE AND THE CITY CONVENIENCES YOU NEED

New Imperial Green is a spectacular gated development of luxuriously designed studio, 1- and 2-bedroom apartments, 2-bedroom duplexes and penthouses in an idyllic setting. The stunning finishing and access to gardens on the ground floor hosting a swimming pool, make these homes perfect for everyday living, relaxing and entertaining.

For the discerning buyer, New Imperial Green offers a combination of a prestigious home built in a modern style to Imperial Homes' highest specification in a highly sought-after neighbourhood.

At less than 15 minutes' drive from the airport, it's an easy commute into Accra's business centre and with convenient access to major road networks, a good springboard for travel, business or leisure expeditions.

LOCATION MAP



LEGEND

- NEW IMPERIAL GREEN
- OTHER IMPERIAL HOMES' DEVELOPMENTS











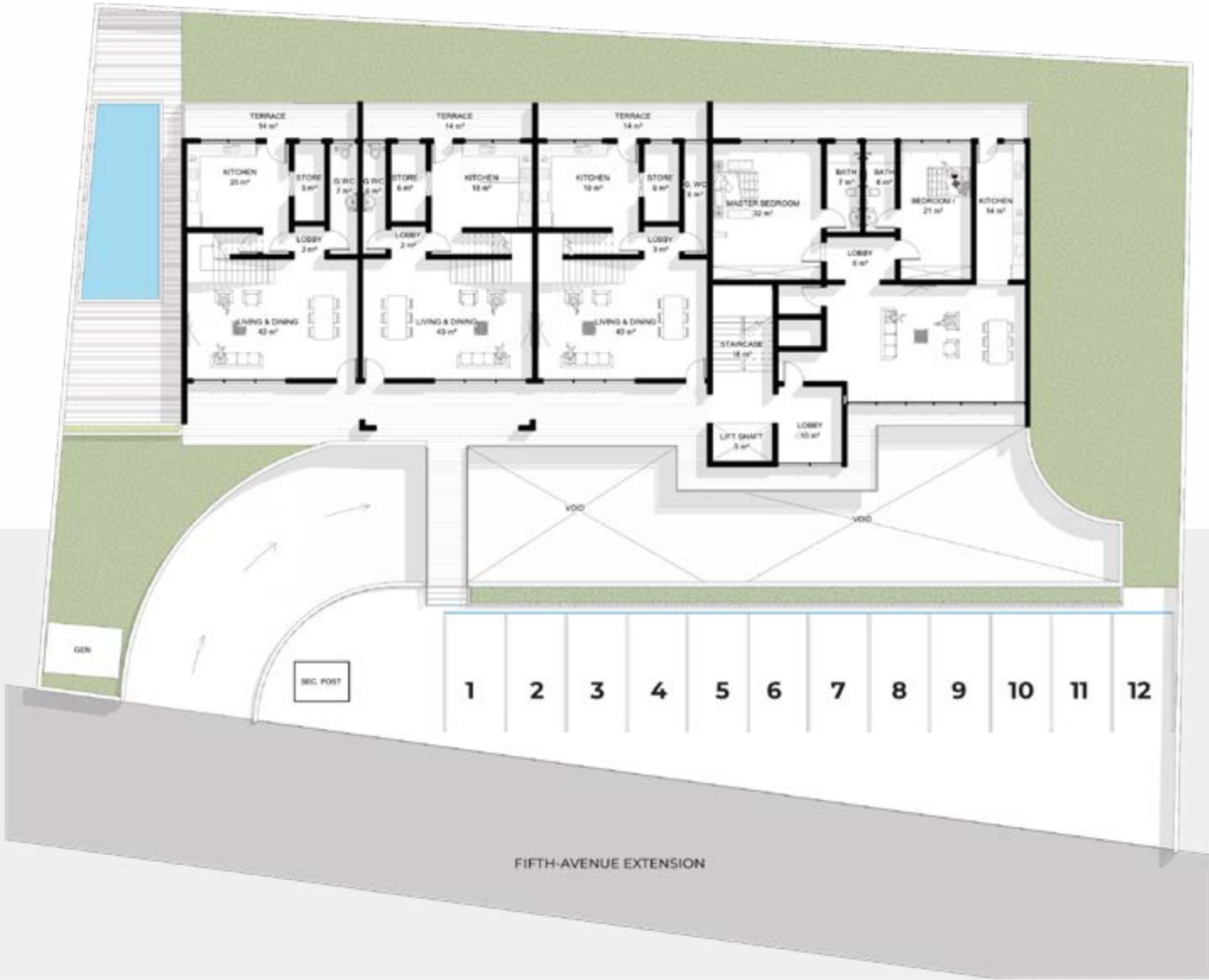








BLOCK PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR LAYOUT

LEGEND

- TYPE A
- TYPE B

FIRST FLOOR PLAN



FIRST FLOOR LAYOUT

LEGEND

- TYPE A
- TYPE C
- TYPE D

SECOND FLOOR PLAN



SECOND FLOOR LAYOUT

LEGEND

- TYPE C
- TYPE D
- TYPE E

THIRD FLOOR PLAN

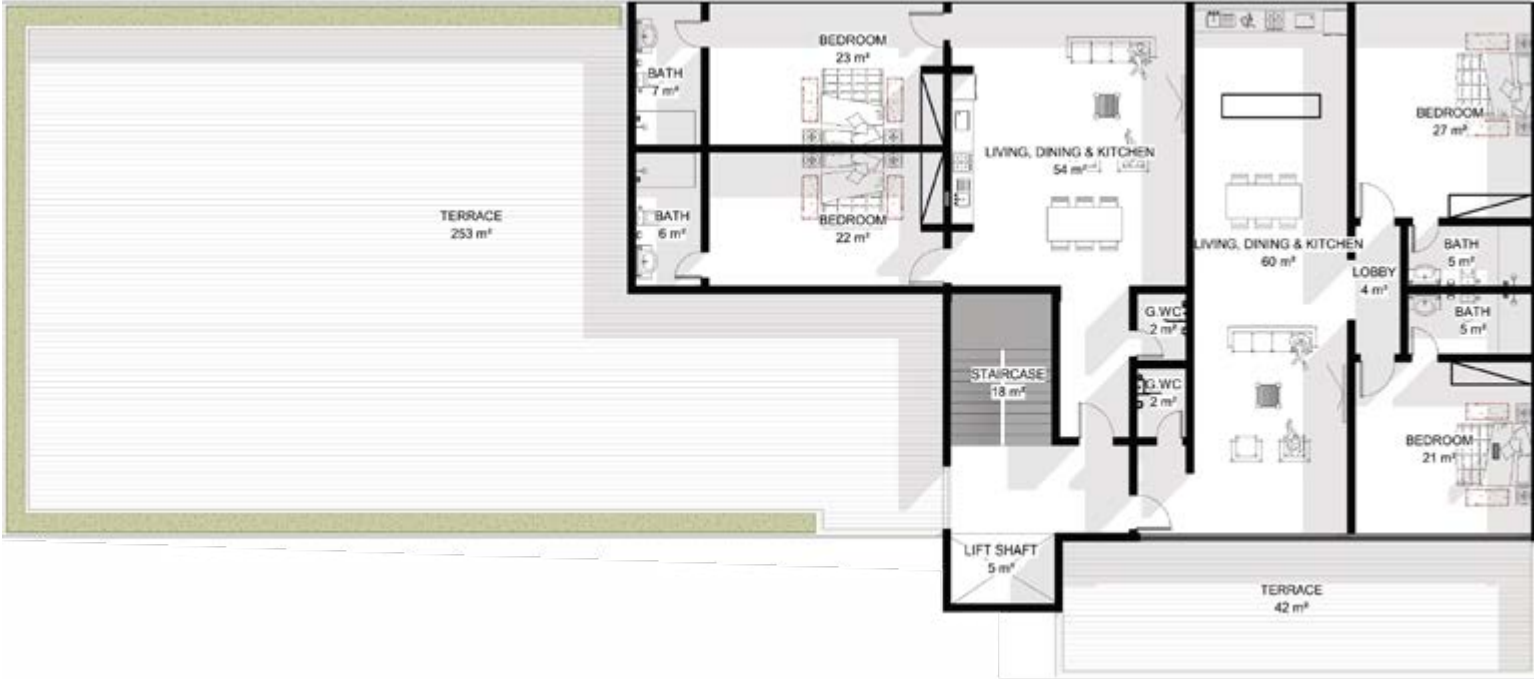


THIRD FLOOR LAYOUT

LEGEND

- TYPE B
- TYPE E
- TYPE D
- TYPE H

FOURTH FLOOR PLAN



FOURTH FLOOR LAYOUT

LEGEND

- TYPE F
- TYPE G









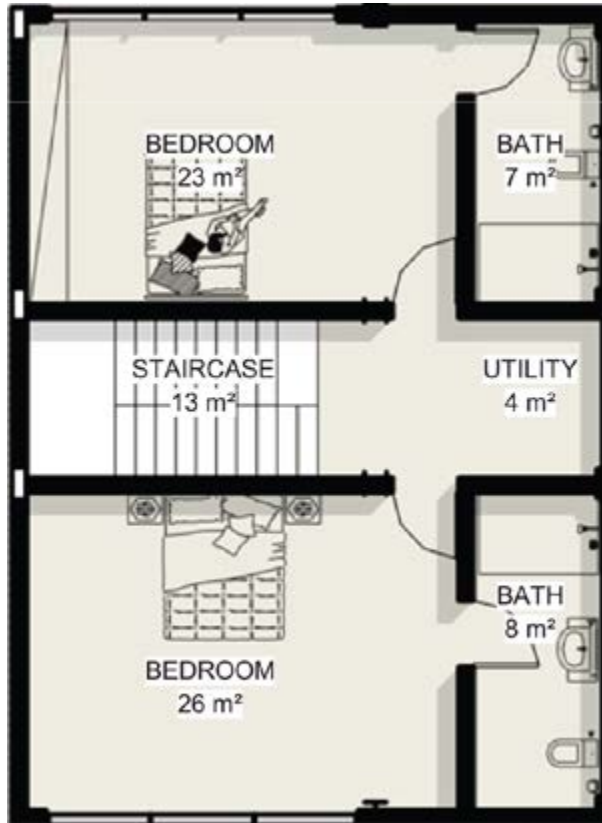
FLOOR PLANS

PROPERTY 1, 2 & 3

2 BEDROOM DUPLEX



Lower Level



Upper Level

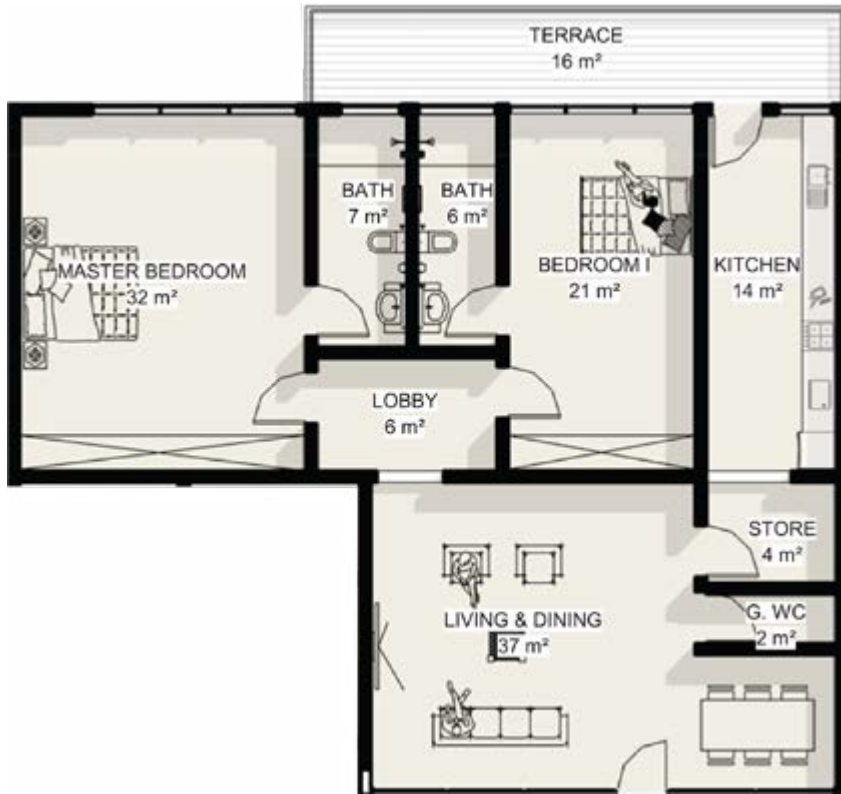
SPACE	AREA
Terrace	14 sqm
Store	5 sqm
Guest Washroom	7 sqm
Living & Dining	43 sqm
Kitchen	20 sqm
Lobby	2 sqm
Utility	4 sqm
Staircase	13 sqm
Bath	15 sqm
TOTAL	123sqm



Ground & First Floor

PROPERTY 4

2 BEDROOM APARTMENT



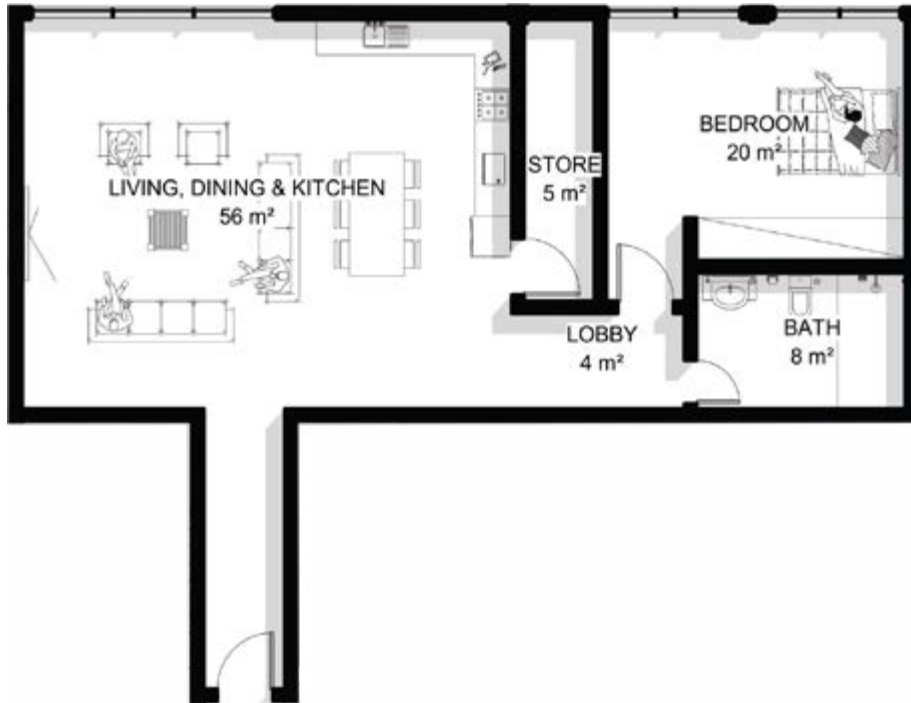
SPACE	AREA
Terrace	16 sqm
Store	4 sqm
Guest Washroom	2 sqm
Living & Dining	37 sqm
Kitchen	14 sqm
Lobby	6 sqm
Bath	13 sqm
Master Bedroom	32 sqm
Bedroom	21 sqm
TOTAL	145sqm



Ground

PROPERTY 5 & 10

1 BEDROOM APARTMENT



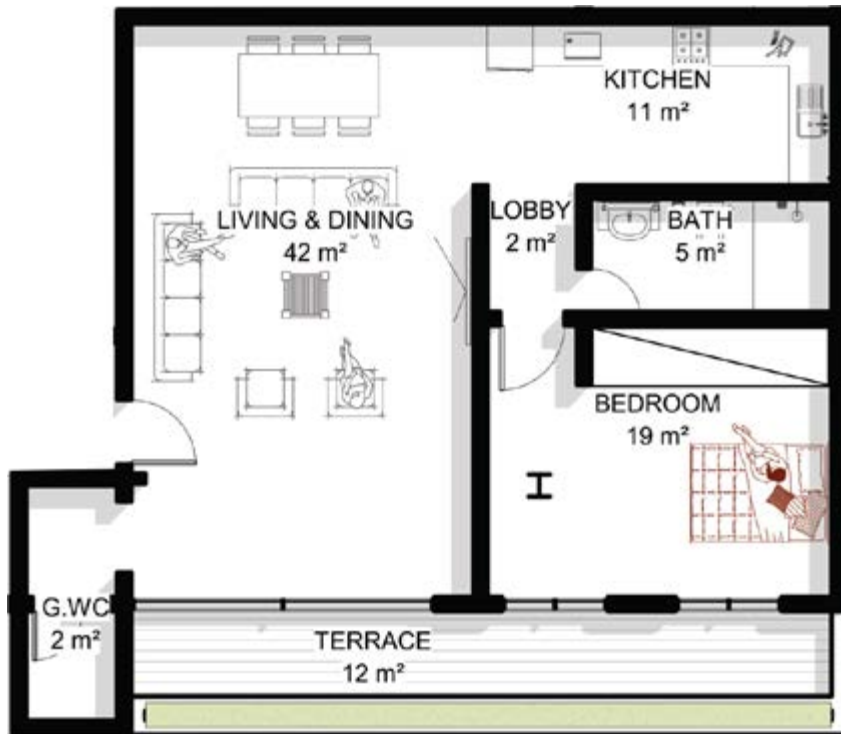
SPACE	AREA
Store	5 sqm
Living & Dining	56 sqm
Lobby	4 sqm
Bath	8 sqm
Bedroom	20 sqm
TOTAL	93sqm



First & Second Floor

PROPERTY 6 & 11

1 BEDROOM APARTMENT



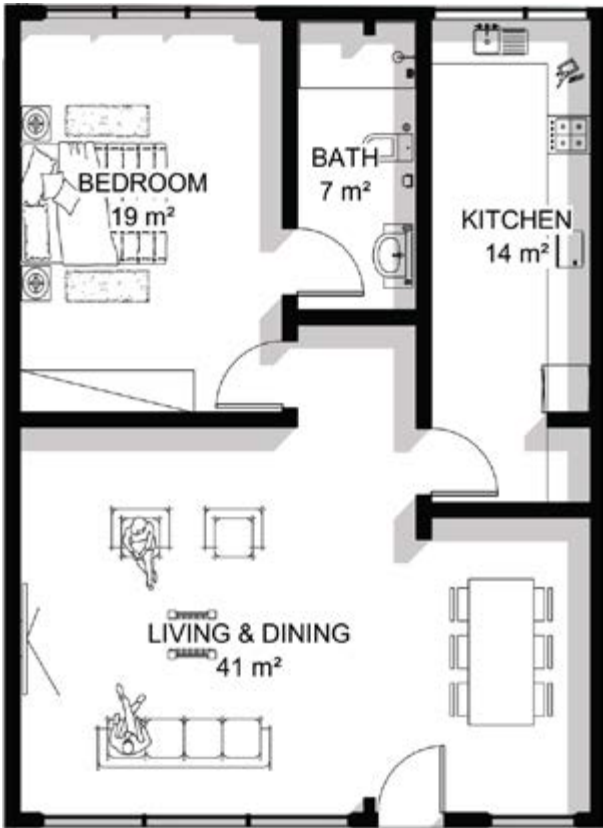
SPACE	AREA
Guest Washroom	2 sqm
Living & Dining	42 sqm
Kitchen	11 sqm
Lobby	2 sqm
Bath	5 sqm
Bedroom	19 sqm
TOTAL	81sqm



First & Second Floor

PROPERTY 7, 8, 9, 12, 13 & 14

1 BEDROOM APARTMENT



SPACE	AREA
Living & Dining	41 sqm
Kitchen	14 sqm
Bath	7 sqm
Bedroom	19 sqm
TOTAL	81 sqm



First & Second Floor

PROPERTY 15

STUDIO APARTMENT



SPACE

Studio

Bath

TOTAL

AREA

57 sqm

6 sqm

63sqm



Third Floor

PROPERTY 16

2 BEDROOM APARTMENT



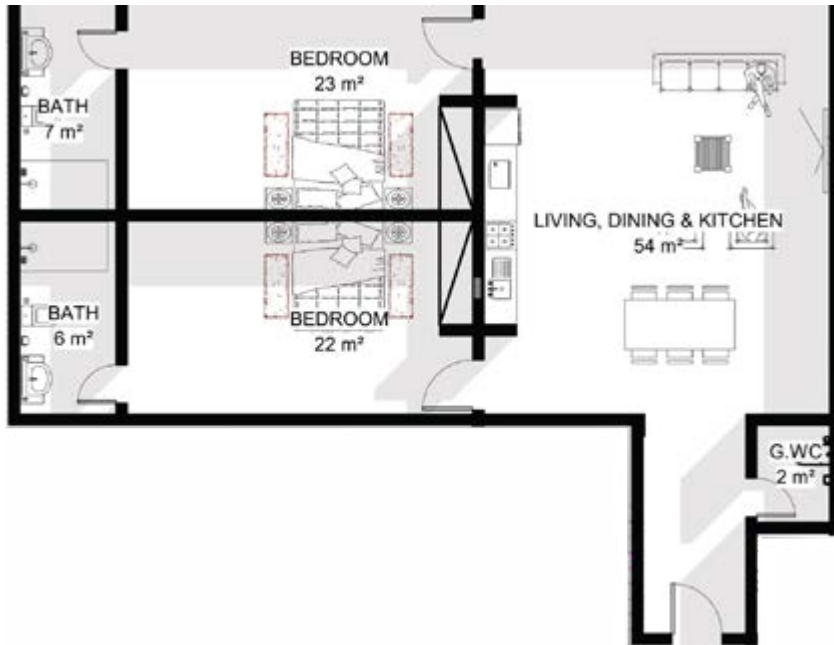
SPACE	AREA
Bedroom 2	22 sqm
Bath	8 sqm
Lobby	2 sqm
Living Room & Dining	42 sqm
Kitchen	12 sqm
Guest Washroom	2 sqm
Terrace	12 sqm
Bath	6 sqm
Bedroom 1	17 sqm
TOTAL	123sqm



Third Floor

PROPERTY 17

2 BEDROOM PENTHOUSE



SPACE	AREA
Bedroom 1	23 sqm
Bath 1	7sqm
Bedroom 2	22 sqm
Bath 2	6sqm
Guest Washroom	2 sqm
Living Room, Dining & Kitchen	54 sqm
TOTAL	114sqm



Fourth Floor

PROPERTY 18

2 BEDROOM PENTHOUSE



SPACE

Bedroom 1	27 sqm
Bath 1	5 sqm
Bedroom 2	21 sqm
Bath 2	5 sqm
Guest Washroom	2 sqm
Lobby	2 sqm
Living Room & Dining & Kitchen	60 sqm
Bath	10 sqm
Lobby	4 sqm
Terrace	42 sqm

AREA

TOTAL

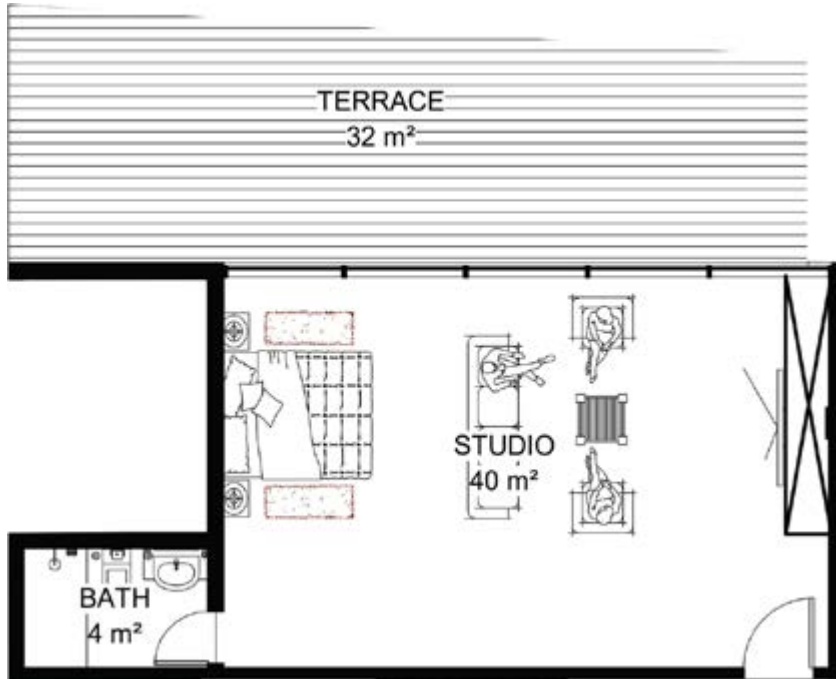
164sqm



Fourth Floor

PROPERTY 19

STUDIO APARTMENT

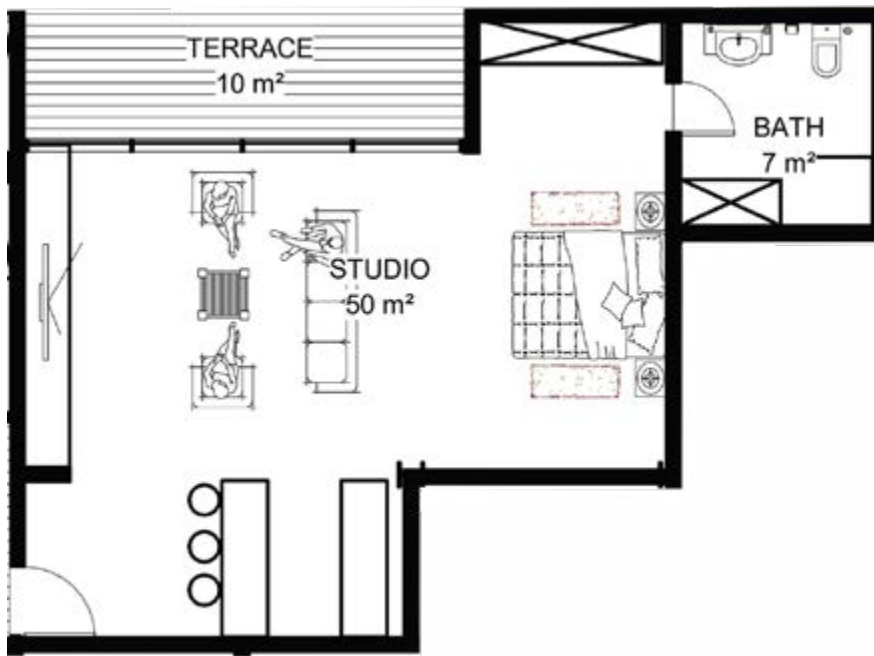


SPACE	AREA
Studio	40 sqm
Bath	4 sqm
Terrace	32 sqm
TOTAL	76sqm



PROPERTY 20

STUDIO APARTMENT



SPACE	AREA
Studio	50 sqm
Bath	7 sqm
Terrace	10 sqm
TOTAL	67sqm











SPECIFICATIONS

Combining craftsmanship and luxury, all of the apartments benefit from Imperial Homes' peerless level of design and specification.

KITCHENS

Fully fitted kitchen with Corian worktops and soft close doors and drawers
Stainless steel undermounted sink
Multifunction stainless steel oven
Stainless steel wall mounted extractor fan to Apartment
Integrated microwave combination oven
Integrated fridge/freezer to Apartments
Integrated large fridge and freezer to penthouses
Fully integrated dishwasher
Freestanding white washing machine

BATHROOM & EN - SUITES

Duravit sanitaryware
Shower with Vado Aquablade square fixed showerhead and hand shower set to master en-suite.
Vado hand shower set and slider rail to secondary en-suite, bathroom (where shower is fixed over bath) and shower room.

HEATING, COOLING, ELECTRICAL AND LIGHTING

Ariston water heating systems to all bathrooms
Nasco split individual air-condition units.
TV points to all bedrooms and kitchen/living/family area.

INTERIOR FINISHES

Matt paint finish to all rooms
Satin paint finish to internal joinery
Porcelain Tiles for floor and wall areas
Built in Wardrobes

INTERNAL DOORS

Industrial Veneer – Flush door with groove 4

EXTERNAL DOORS

M & T hard wood External doors
Cylindrical lock with Door Handle and Stainless
Steel Butterfly Hinges

SECURITY

Audio entry phone linked to each apartment
High security front entrance door with multipoint locking system
Smoke detectors fitted to hallways, all bedrooms and family area
Internal alarm with sensors to hall, drawing room, kitchen/dining/family area and bedrooms

SPECIFICATIONS

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WINDOWS

Glazed aluminum windows with lockable fastener and mosquito proof netting (where applicable).

COMMUNAL AND EXTERNAL AREAS

Tiled communal entrance and hallways

Staircases with metal balustrades

Gym

One (1) Dedicated car park

Multi-functional elevator to all floors.

Landscaped gardens

Backup generator

Pressurized water supply

Swimming Pool

Disclaimer

This brochure, floor plans and any marketing material and the information contained in them does not form part of any contract. All layouts, plans, specifications, dimensions, designs, measurement and locations are indicative only of an architect's impression and the envisaged developments and are not to scale. The above-mentioned are subject to change as may be decided by the company or competent authority.

DEVELOPEMENT PARTNERS



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