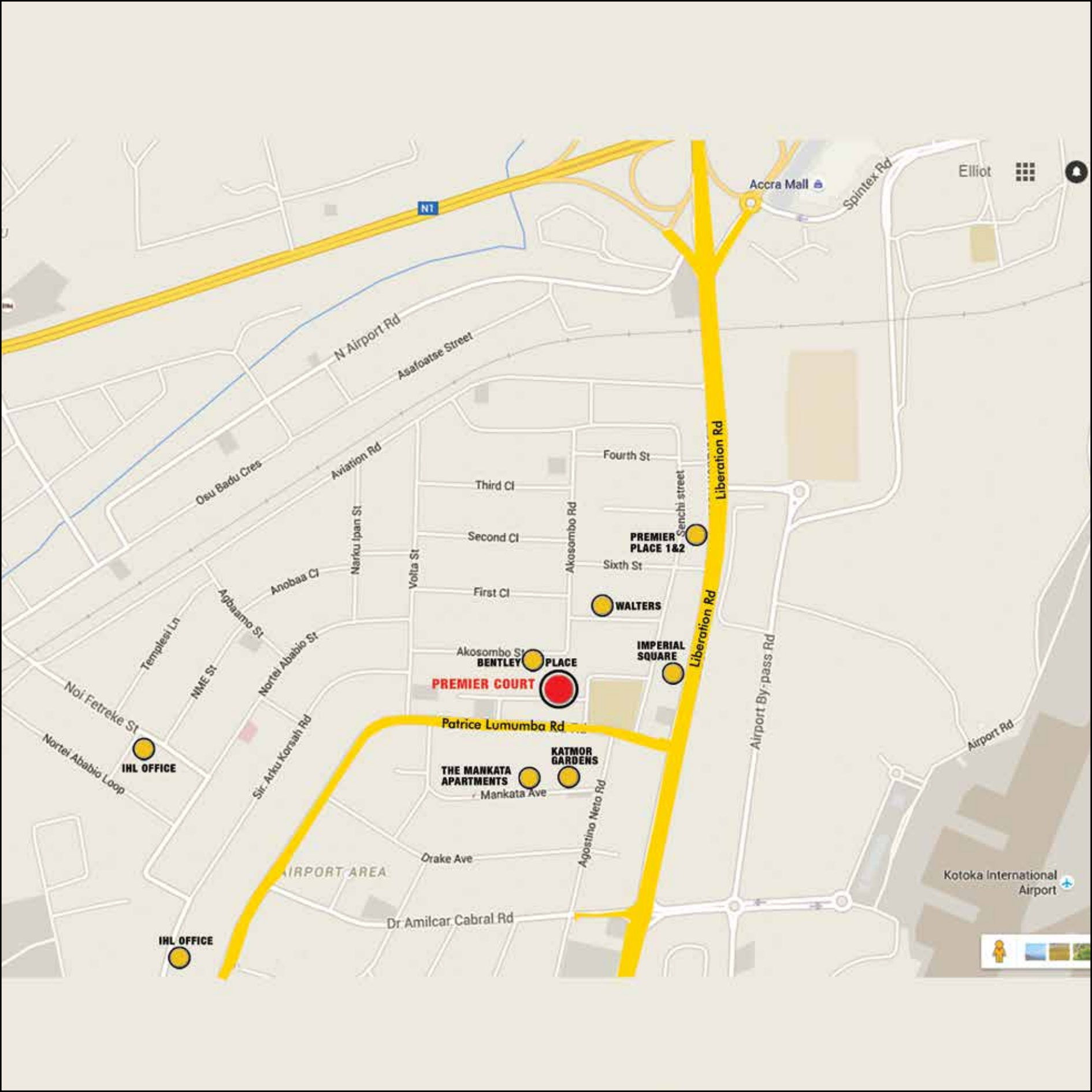


**PREMIER
COURT**

 **IMPERIAL**
HOMES
A Signature of Luxury



NT

Accra Mall

Spintex Rd

Elliot

N Airport Rd

Asafoatsse Street

Osu Badu Cres

Aviation Rd

Fourth St

Third Cl

Second Cl

PREMIER PLACE 1&2

WALTERS

First Cl

IMPERIAL SQUARE

BENTLEY PLACE

PREMIER COURT

Patrice Lumumba Rd

THE MANKATA APARTMENTS

KATMOR GARDENS

IHL OFFICE

IHL OFFICE

Airport By-pass Rd

Airport Rd

AIRPORT AREA

Drake Ave

Dr Amilcar Cabral Rd

Kotoka International Airport



PREMIER COURT

No.1 Senchi Loop, Airport Residential Area, Accra.

Premier Court is a definitive multi-style home development from Imperial Homes.

It features a fabulous 4-Bedroom home with 2 staff bunkers and a swimming pool, Five Units of 4-Bedroom detached town homes and Four Units of 1-Bedroom apartments plus a swimming pool, it is a fascinating achievement of different home styles carefully planned and lovingly set out in a quiet and serene neighbourhood.

Premier Court residents will enjoy the finest of Imperial Homes' acclaimed designs and layouts, impeccable finishes and craftsmanship and great views from 3rd floor terraces. Five minutes to Accra's airport, most malls, restaurants, hotels and banks make it a truly desirable address.

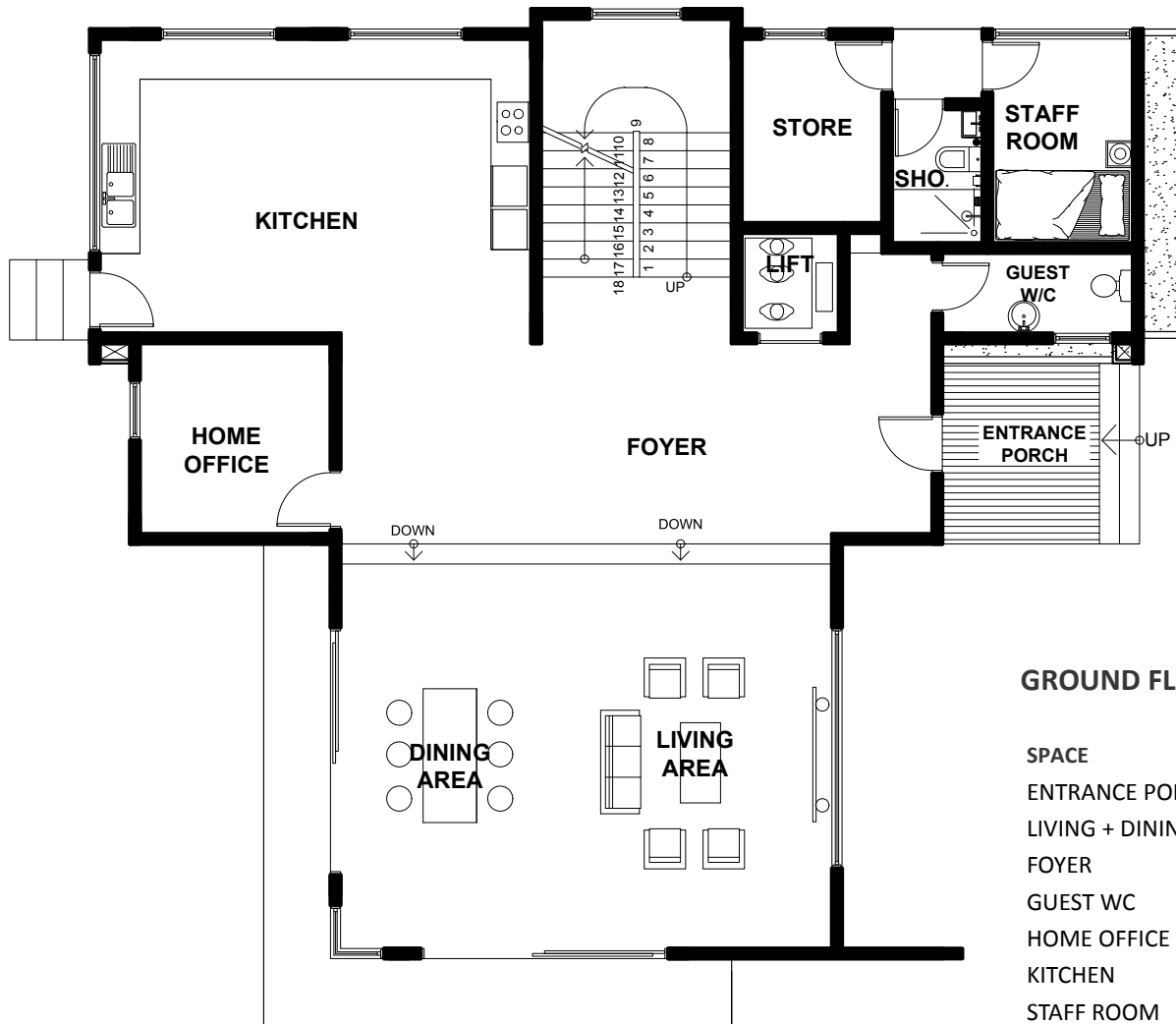
Premier Court with its fantastic designs, lovely finishes, beautiful gardens, Imperial Homes tested management and maintenance teams and electricity and water back-up systems and painless access to most essential services and shops assures its lucky residents of the best in small, quiet, exquisite residences.





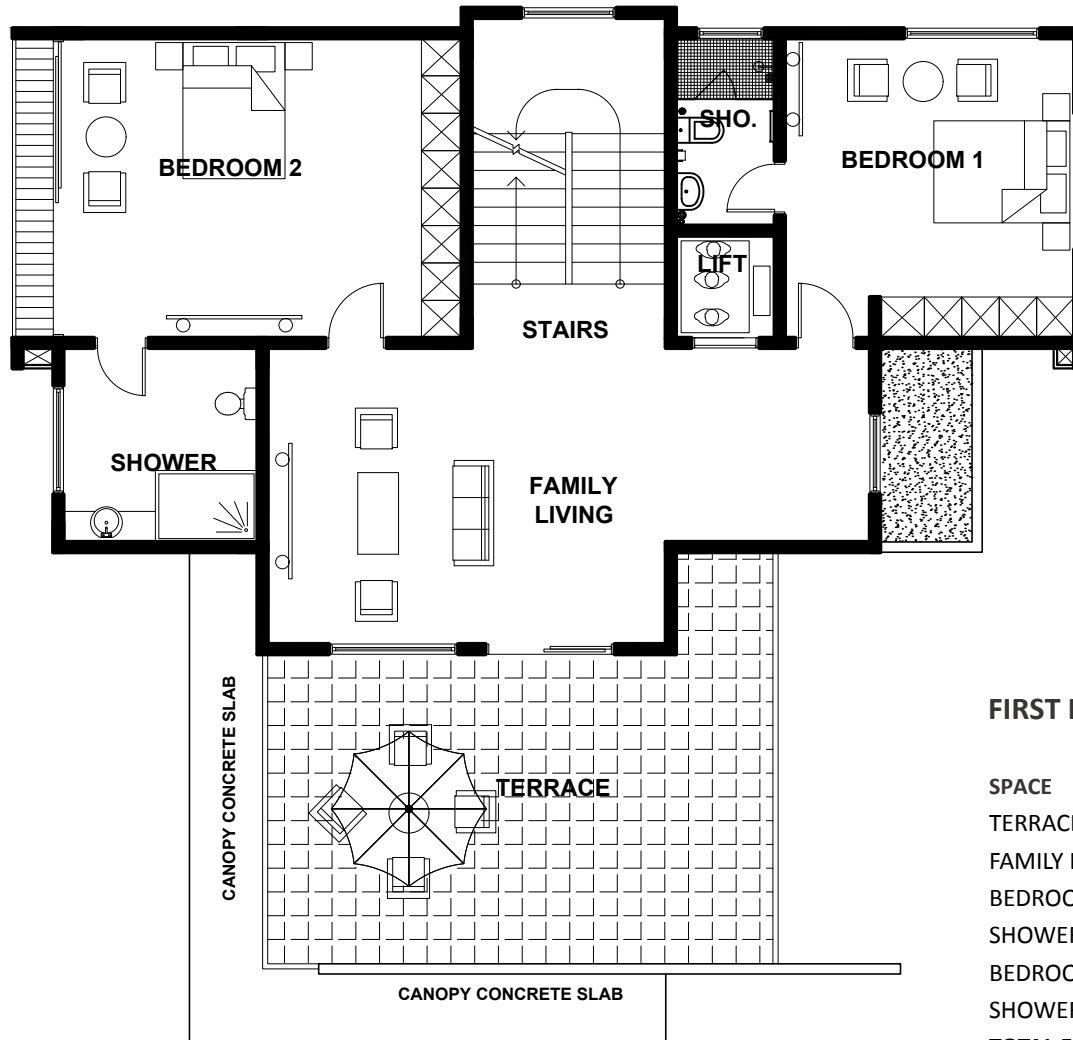






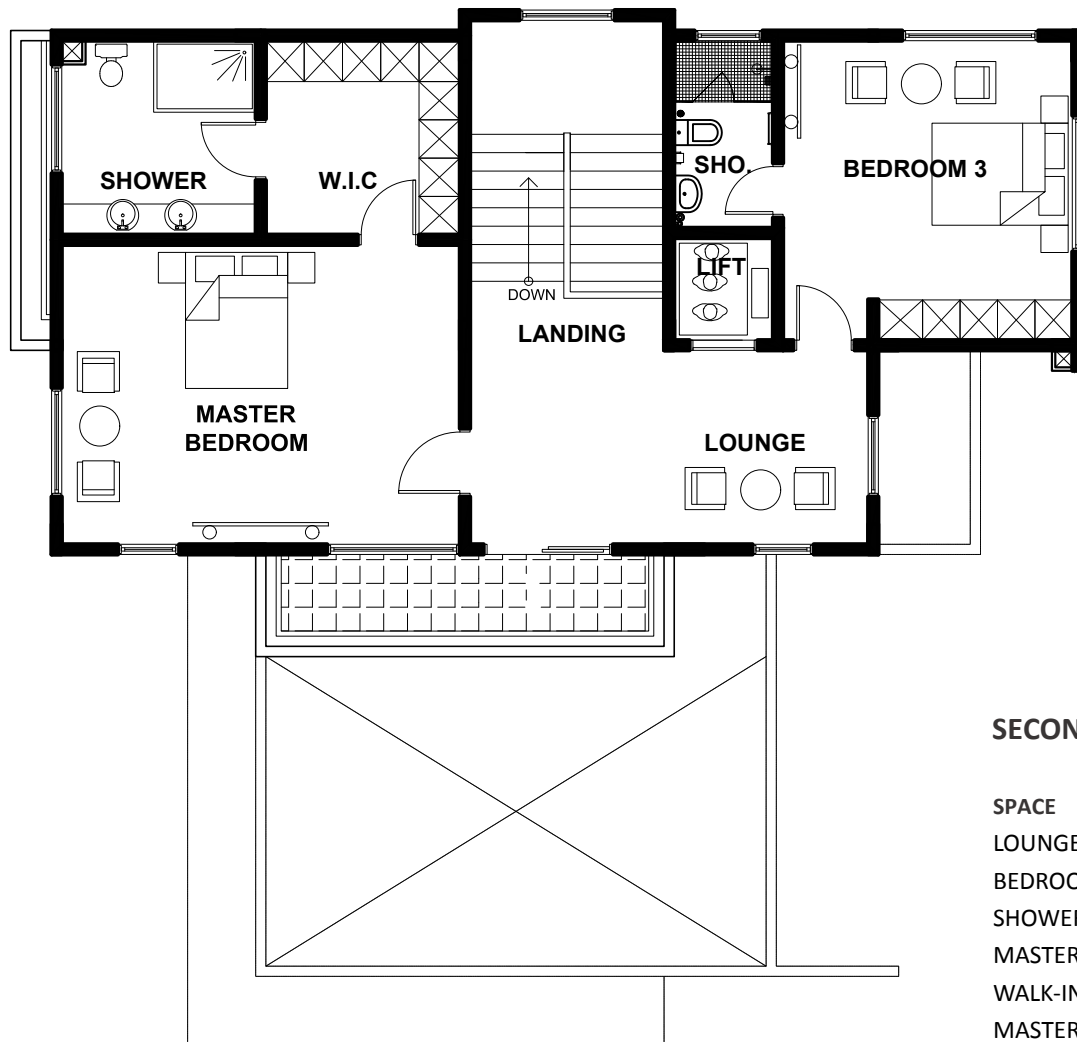
GROUND FLOOR LEVEL (UNIT 1)

SPACE	FLOOR AREA
ENTRANCE PORCH	6.5m ²
LIVING + DINING AREA	46.5m ²
FOYER	28m ²
GUEST WC	3.5m ²
HOME OFFICE	9m ²
KITCHEN	29.5m ²
STAFF ROOM	7m ²
STAFF SHOWER	3.5m ²
STORE	6.5m ²
TOTAL FLOOR AREA	140m²



FIRST FLOOR LEVEL (UNIT 1)

SPACE	FLOOR AREA
TERRACE	35m ²
FAMILY LIVING	26m ²
BEDROOM 1	19m ²
SHOWER 1	4.5m ²
BEDROOM 2	26m ²
SHOWER 2	9m ²
TOTAL FLOOR AREA	119.5m²



SECOND FLOOR LEVEL (UNIT 1)

SPACE	FLOOR AREA
LOUNGE	20m ²
BEDROOM 3	19m ²
SHOWER 3	4.5m ²
MASTER BEDROOM	28m ²
WALK-IN-CLOSET	9m ²
MASTER SHOWER	9m ²
TOTAL FLOOR AREA	89.5m²



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



GROUND FLOOR LEVEL (UNIT 3)

SPACE	FLOOR AREA
LIVING + KITCHEN	36.5m ²
DINING	17m ²
TERRACE	5m ²
GUEST WC	4m ²
STORE	2m ²
STAFF UNIT + SHOWER	10.5m ²
CIRCULATION	23m ²
TOTAL FLOOR AREA	98m²

GROUND FLOOR LEVEL (UNIT 2)

SPACE	FLOOR AREA
LIVING + KITCHEN	36.5m ²
DINING	17m ²
TERRACE	5m ²
GUEST WC	4m ²
STORE	2m ²
STAFF UNIT + SHOWER	10.5m ²
CIRCULATION	23m ²
TOTAL FLOOR AREA	98m²

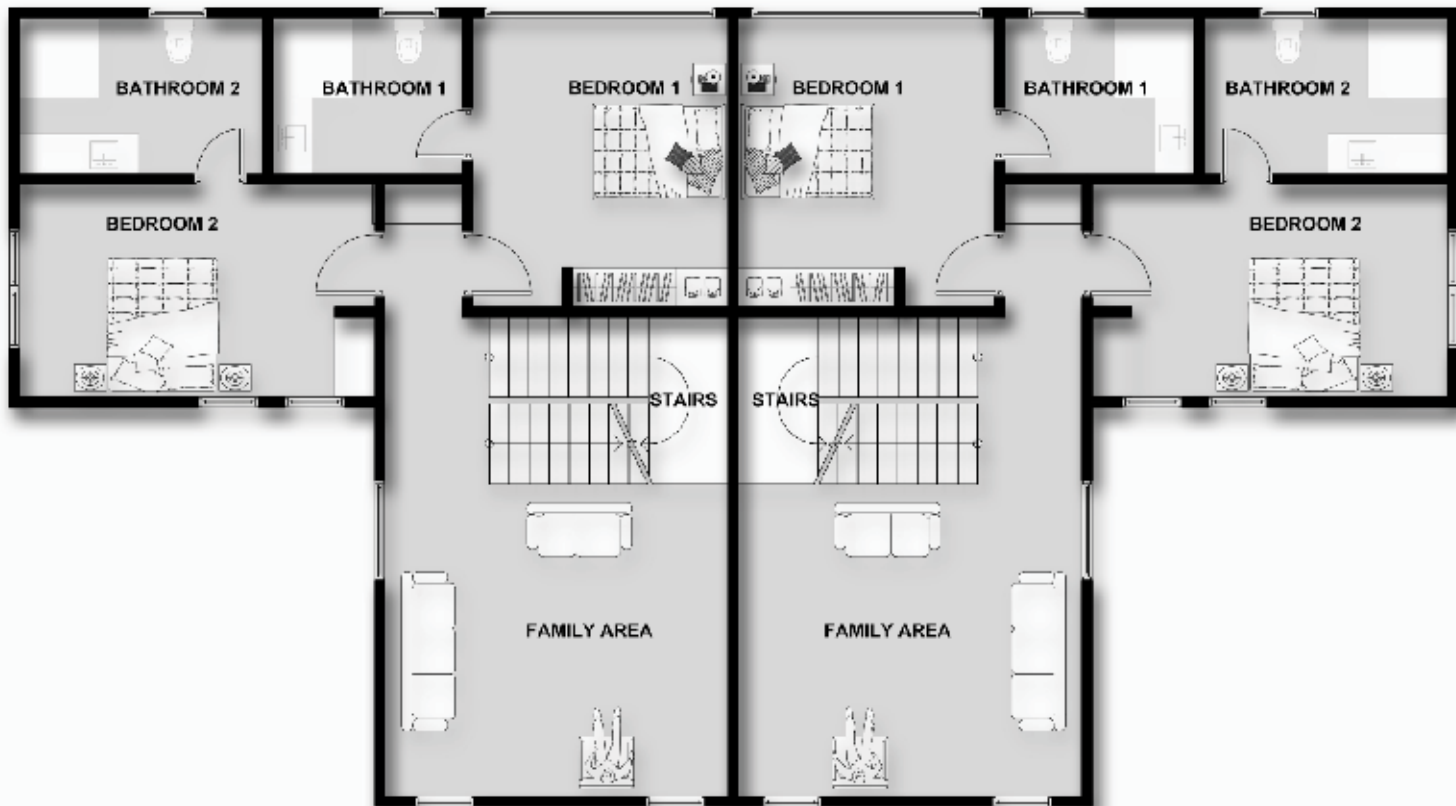


FIRST FLOOR LEVEL (UNIT 3)

SPACE	FLOOR AREA
FAMILY AREA	26m ²
BEDROOM 1	17m ²
BATHROOM 1	7.5m ²
BEDROOM 2	18.5m ²
BATHROOM 2	9.5m ²
CIRCULATION	19.5m ²
TOTAL FLOOR AREA	98m²

FIRST FLOOR LEVEL (UNIT 2)

SPACE	FLOOR AREA
FAMILY AREA	26m ²
BEDROOM 1	17m ²
BATHROOM 1	7.5m ²
BEDROOM 2	18.5m ²
BATHROOM 2	9.5m ²
CIRCULATION	19.5m ²
TOTAL FLOOR AREA	98m²



SECOND FLOOR LEVEL (UNIT 3)

SPACE	FLOOR AREA
MASTER SUITE	32m ²
MASTER BATHROOM	11.5m ²
WALK-IN-CLOSET	6.5m ²
TERRACE	20.5m ²
CIRCULATION	27.5m ²
TOTAL FLOOR AREA	98m²

SECOND FLOOR LEVEL (UNIT 2)

SPACE	FLOOR AREA
MASTER SUITE	32m ²
MASTER BATHROOM	11.5m ²
WALK-IN-CLOSET	6.5m ²
TERRACE	20.5m ²
CIRCULATION	27.5m ²
TOTAL FLOOR AREA	98m²





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



GROUND FLOOR LEVEL (UNIT 5)

SPACE	FLOOR AREA
LIVING + KITCHEN	44m ²
DINING	14m ²
TERRACE	5m ²
GUEST WC	5m ²
STORE	3.5m ²
STAFF UNIT + SHOWER	10.5m ²
CIRCULATION	22m ²
TOTAL FLOOR AREA	104m²

GROUND FLOOR LEVEL (UNIT 4)

SPACE	FLOOR AREA
LIVING + KITCHEN	44m ²
DINING	14m ²
TERRACE	5m ²
GUEST WC	5m ²
STORE	3.5m ²
STAFF UNIT + SHOWER	10.5m ²
CIRCULATION	22m ²
TOTAL FLOOR AREA	104m²

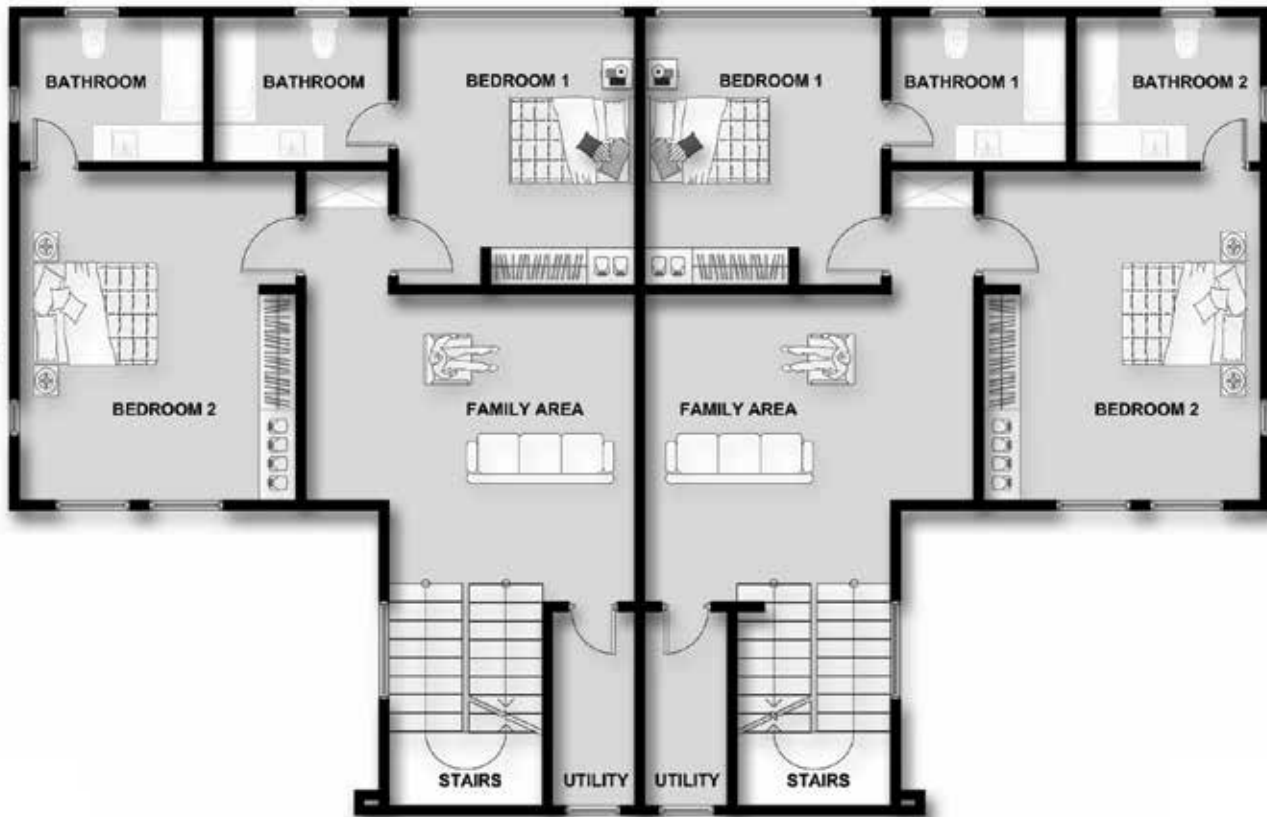


FIRST FLOOR LEVEL (UNIT 5)

SPACE	FLOOR AREA
FAMILY AREA	20m ²
BEDROOM 1	18.5m ²
BATHROOM 1	8m ²
BEDROOM 2	25.5m ²
BATHROOM 2	8m ²
UTILITY	5m ²
CIRCULATION	19m ²
TOTAL FLOOR AREA	104m²

FIRST FLOOR LEVEL (UNIT 4)

SPACE	FLOOR AREA
FAMILY AREA	20m ²
BEDROOM 1	18.5m ²
BATHROOM 1	8m ²
BEDROOM 2	25.5m ²
BATHROOM 2	8m ²
UTILITY	5m ²
CIRCULATION	19m ²
TOTAL FLOOR AREA	104m²



SECOND FLOOR LEVEL (UNIT 5)

SPACE	FLOOR AREA
MASTER SUITE	32m ²
MASTER BATHROOM	18.5m ²
WALK-IN-CLOSET	9m ²
LOUNGE	15.5m ²
STORE	8m ²
TERRACE	15.5m ²
CIRCULATION	5.5m ²
TOTAL FLOOR AREA	104m²

SECOND FLOOR LEVEL (UNIT 4)

SPACE	FLOOR AREA
MASTER SUITE	32m ²
MASTER BATHROOM	18.5m ²
WALK-IN-CLOSET	9m ²
LOUNGE	15.5m ²
STORE	8m ²
TERRACE	15.5m ²
CIRCULATION	5.5m ²
TOTAL FLOOR AREA	104m²





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



GROUND FLOOR LEVEL (UNIT 6)

SPACE	FLOOR AREA
LIVING + KITCHEN	44m ²
DINING	14m ²
TERRACE	5m ²
GUEST WC	5m ²
STORE	3.5m ²
STAFF UNIT + SHOWER	10.5m ²
CIRCULATION	22m ²
TOTAL FLOOR AREA	104m²

GROUND FLOOR LEVEL

SPACE	FLOOR AREA
OFFICE 1	11m ²
OFFICE/ STORAGE	11m ²
DECKING	26m ²
SWIMMING POOL	32.5m ²



FIRST FLOOR LEVEL (UNIT 6)

SPACE	FLOOR AREA
FAMILY AREA	20m ²
BEDROOM 1	18.5m ²
BATHROOM 1	8m ²
BEDROOM 2	25.5m ²
BATHROOM 2	8m ²
UTILITY	5m ²
CIRCULATION	19m ²
TOTAL FLOOR AREA	104m²

FIRST FLOOR LEVEL (UNIT 7) A

SPACE	FLOOR AREA
LIVING ROOM	27.5m ²
TERRACE	8m ²
KITCHEN	11.5m ²
BEDROOM	14m ²
SHOWER ROOM	5.5m ²
CIRCULATION	6m ²
TOTAL	72.5m²

FIRST FLOOR LEVEL (UNIT 7) B

SPACE	FLOOR AREA
LIVING ROOM	27.5m ²
TERRACE	8m ²
KITCHEN	11.5m ²
BEDROOM	14m ²
SHOWER ROOM	5.5m ²
CIRCULATION	6m ²
TOTAL	72.5m²



SECOND FLOOR LEVEL (UNIT 6)

SPACE	FLOOR AREA
MASTER SUITE	32m ²
MASTER BATHROOM	18.5m ²
WALK-IN-CLOSET	9m ²
LOUNGE	15.5m ²
STORE	8m ²
TERRACE	15.5m ²
CIRCULATION	5.5m ²
TOTAL FLOOR AREA	104m²

SECOND FLOOR LEVEL (UNIT 7) C

SPACE	FLOOR AREA
LIVING ROOM	27.5m ²
TERRACE	8m ²
KITCHEN	11.5m ²
BEDROOM	14m ²
SHOWER ROOM	5.5m ²
CIRCULATION	6m ²
TOTAL	72.5m²

SECOND FLOOR LEVEL (UNIT 7) D

SPACE	FLOOR AREA
LIVING ROOM	27.5m ²
TERRACE	8m ²
KITCHEN	11.5m ²
BEDROOM	14m ²
SHOWER ROOM	5.5m ²
CIRCULATION	6m ²
TOTAL	72.5m²



STANDARD SPECIFICATIONS

These are the standard fittings and specifications for each property.

KITCHENS

Howdens Burford type fitted kitchen units with laminated worktops from a choice of the selected range:

- Jamocha Granite.
- Oak effect.
- Walnut block.
- Travertine granite.
- 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.

BATHROOMS

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).

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 1** - 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

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

FLOORING

Honed Classic Dark, Mina and Light Picasso Travertine.

COMMUNAL & EXTERNAL AREAS

- Paved walk ways.
- Staircases with metal balustrades.
- Landscaped gardens.
- Backup generator.
- Pressurized water supply from borehole/reservoir.

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, ceramic and 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 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

 <p>ARCHXENUS</p>	 <p>HOWDENS JOINERY CO.</p>
 <p>DURAVIT</p>	 <p>MEKMAR MARBLE & TRAVERTINE</p>
 <p>CORRECT PLUMBING & ENGINEERING SERVICES LTD.</p>	 <p>multiplay</p>
 <p>BAMSON COMPANY LIMITED CROWN PAINTS</p>	 <p>ALUMINIUMSYSTEM</p>
 <p>FAME AFRICA</p>	 <p>SAMSUNG ELECTROLAND Home of Electronics and Appliances</p>

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