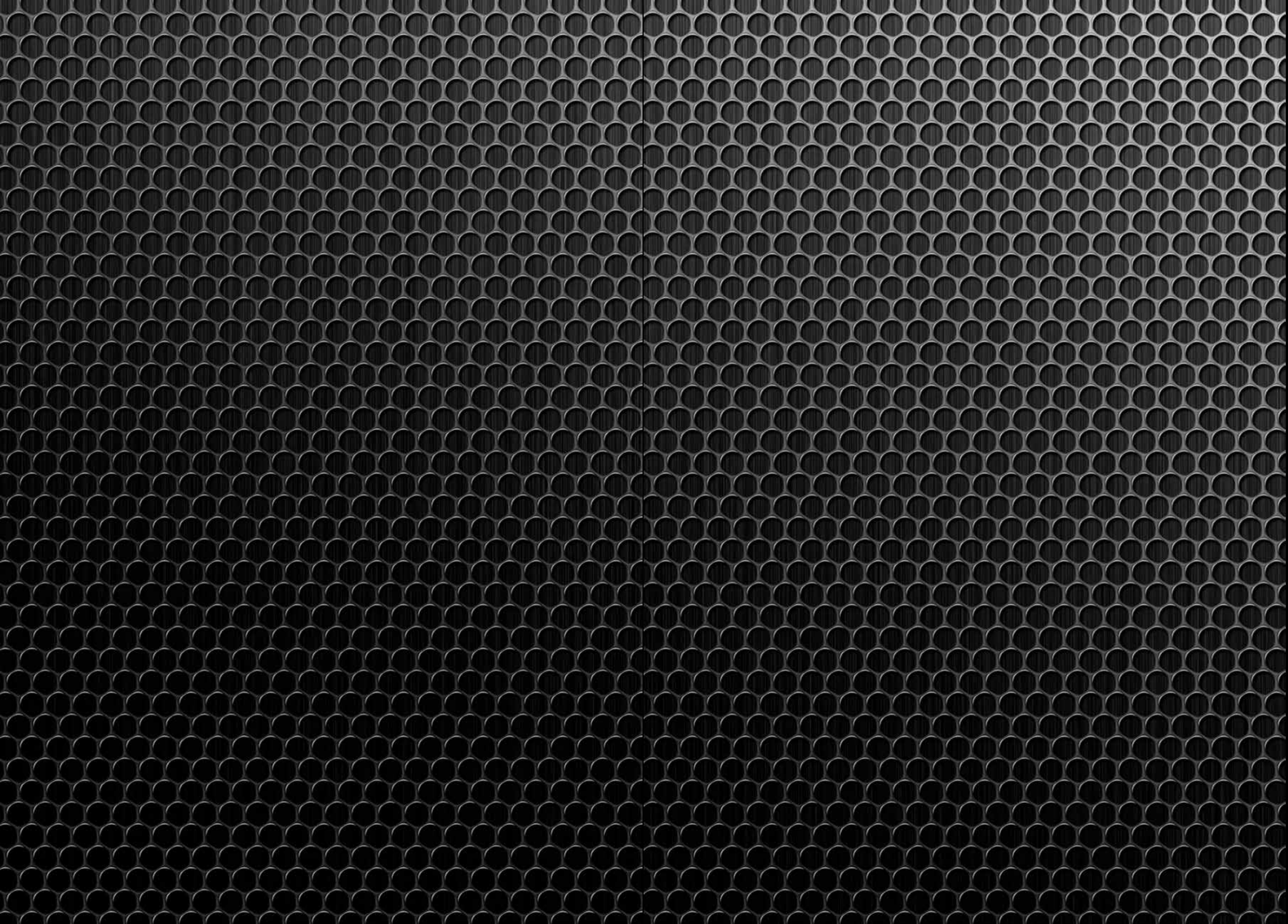


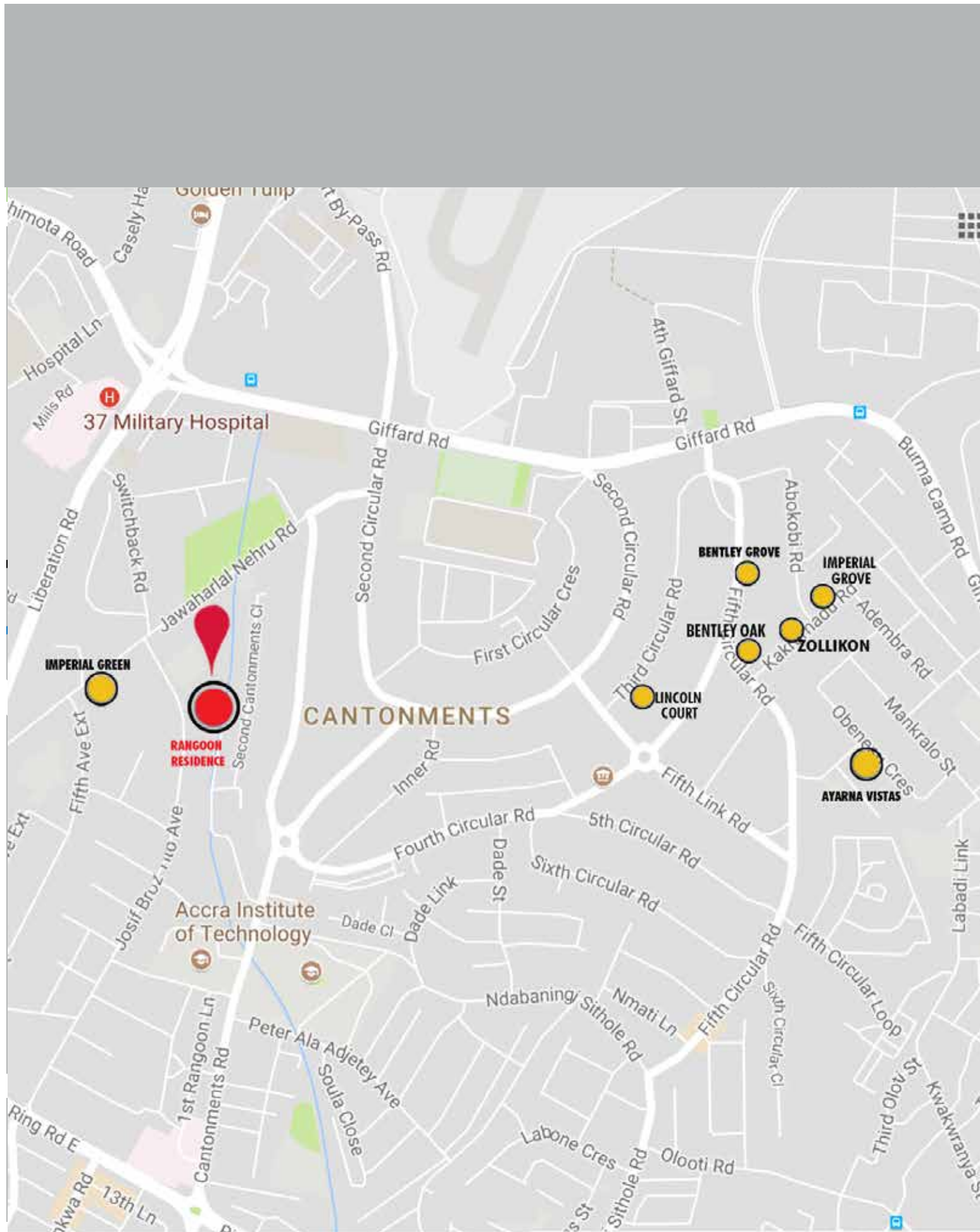


No. 31 Josif Broz Tito Avenue, Cantonments - Accra





RANGOON
RESIDENCE




RANGOON
RESIDENCE



A quiet, private residential enclave of Nine (9) magnificent family homes and eight (8) spacious 2 bedroom apartments set in a green and serene environment in the heart of the capital.

Rangoon is a rare opportunity to own and enjoy contemporary luxury living in an exclusive heritage inspired and picturesque setting.

More than a discovery... A revelation

Cantonments finest new homes

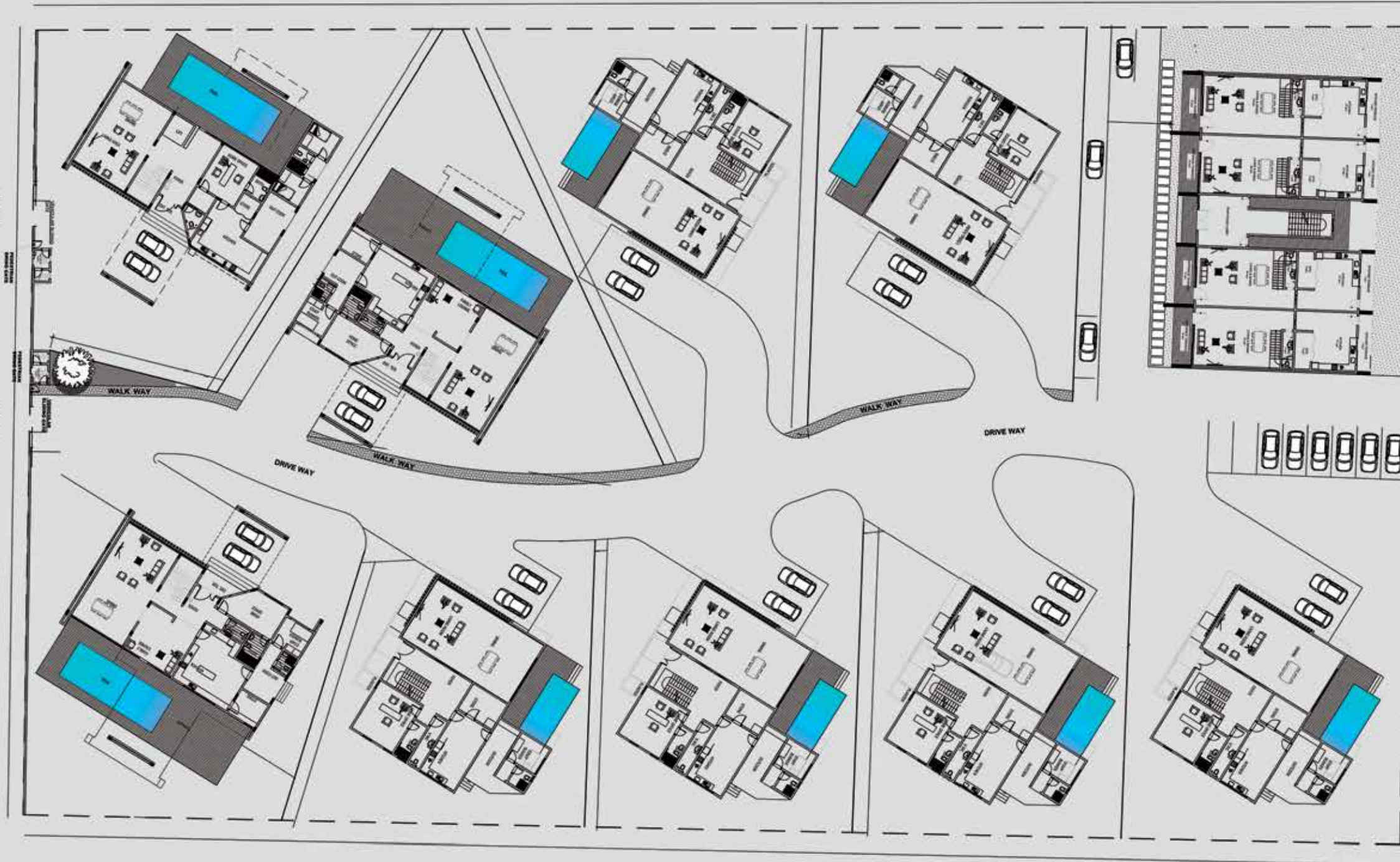
In marking its 10th anniversary, Imperial Homes ensures that the ten (10) buildings that make up this definitive landmark development are truly special. Rangoon Residence is Imperial Homes' most elegant multi home development yet.

Nestled in Accra's most exclusive, secure and sought after patch of residential real estate and canopied under 60 year old mahogany trees, Rangoon Residence presents the discerning home buyer the finest opportunity to live in a truly refined and remarkable residential development.

The Rangoon Residence is an alluringly laid out development of nine (9) magnificent family homes and eight (8) spacious 2 bedroom apartments seductively set in a stunning environment.

These beautifully designed, thoroughly engineered and lovingly finished 2-storey homes have every conceivable luxury feature prerequisite in modern homes. Each of the two distinct Rangoon home designs feature four generously proportioned en-suite bedrooms, while the elegant master suite has a luxury dressing area and a private glass framed terrace. They feature large, lavishly finished living and dining areas, two large, superbly appointed kitchens, a home office and study, a pantry and laundry area, a large glass framed gym opening to the exquisite swimming pool and garden. Each home has light, airy traffic areas, two car garages and two staff rooms.

Each Rangoon home is a breathtaking family sanctuary in a truly special and exceptionally private location.



Development Layout





ACHIMOTA GOLF CLUB

Accra's renowned Achimota Golf course is 20 minutes away whilst closer to home you have perfect surroundings for cycling, jogging and walking. A healthier lifestyle is guaranteed you at RANGOON

Explore

Accra and beyond



Accra is becoming a shoppers haven, proof of its increasing elegance and affluence. Your Rangoon home is within 10 minutes of two of Accra's best malls, good hotels, fine restaurants and bars, banks and Accra's burgeoning business district



CONNECTED

to the capital & beyond





Living at Rangoon means you're located close to a good variety of coffee shops, elegant bars and restaurants. There's also a good selection of local restaurants offering a range of menus to suit your palate

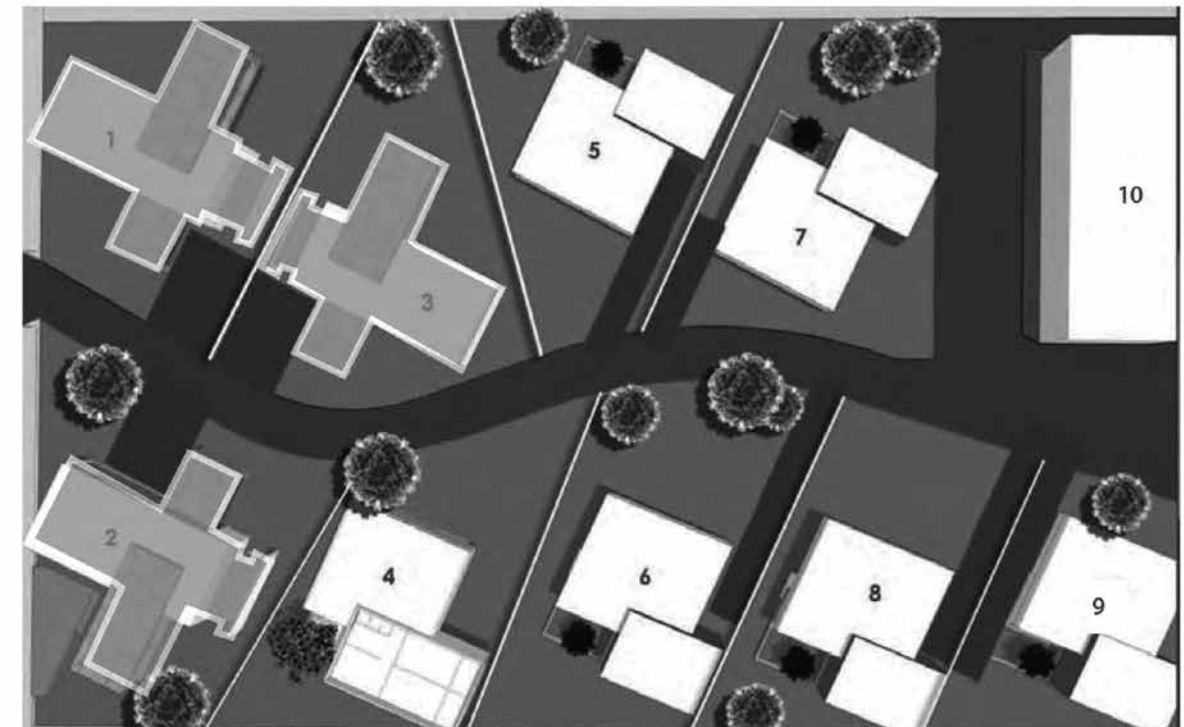


Though increasingly affluent, Ghana still retains its unique identity and rich indigenous culture and customs. Traveling around the country, you'll encounter colorful traditional festivals, discover waterfalls, crocodile ponds, monkey reserves, dense forest etc...



...Rangoon provides the ideal retreat from the hustle and bustle of the capital

HOUSE 1,2,3 | TYPE A



CUTTING EDGE DESIGN

All the superb family homes at Rangoon Residence benefit from exclusive, individual, beautiful craftsmanship and truly peerless specification.



*Large fenestration
and spectacular views*



ENJOY A LIFE OF
luxury





*Rangoon gives you a marvelous
Schmidt kitchen per home!!*

*The modern kitchen... spacious,
clean, efficient clutter free, fabulous!*





Extensive client considerations have gone into the design and planning of these Rangoon homes. From heightened anticipation at the entrance to the seamless flow from room to room, the calming feeling of volumes of light and space endures.





HOUSE 1,2,3 | TYPE A

FLOOR PLANS

Rangoon Residence offers you two (2) distinct floor plan designs. Both designs cover the same floor area. Each home is set over two (2) floors each of which is designed for a distinct set of functions while ensuring harmony between communal and intimate zones.

The zones are designed to open into each other. Directly accessible from the two-car port on the ground floor, the dramatic entrance vestibule ushers you into the building. This entry zone opens out onto the large foyer, small home office, swimming pool, garden and entertainment area and cleverly conceals the laundry area and the 2 bedroom House Help suite.

On the 1st floor, large bi-fold doors give one a bird's eye view of the lovely swimming pool area behind the home. Another Schmidt kitchenette can be found here, organized around a large island whose materials stand out in relation to the neutral and accent walls.

The staircase and elevator rise to the second level which features a study/media area, the superb privately set-off master bedroom with adjoining dressing room balcony and three other generously sized en-suite bedrooms.

HOUSE 1 | TYPE A

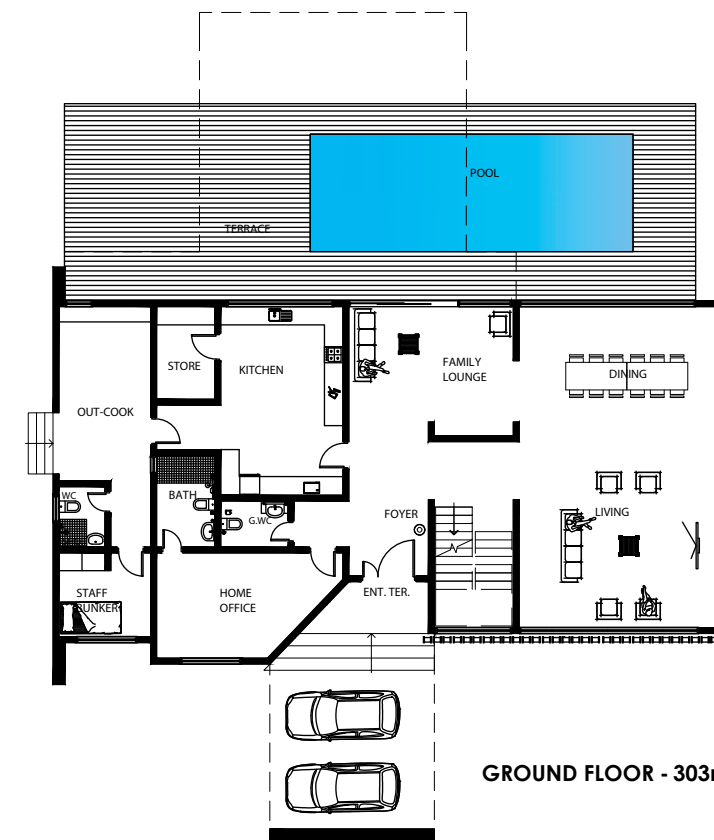


GROUND FLOOR - 276m²

SPACE	AREA (m ²)
Entrance Lobby	6
Foyer (including lift and staircase area)	37
Living & Dining	59
Pool Terrace	67
Lobby	4
Home Office	19
Shower	5
Guest W/C	3
Kitchen	36
Store	4
Out-Cook	13
Staff 1	8
Staff 2	8
Staff Shower & W/C	7

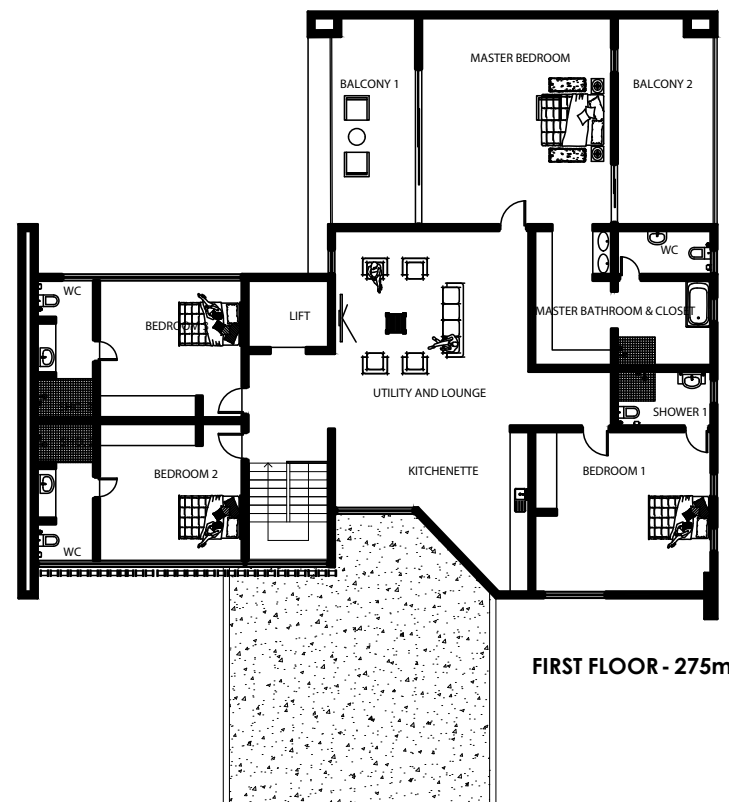


HOUSE 2, 3 | TYPE A



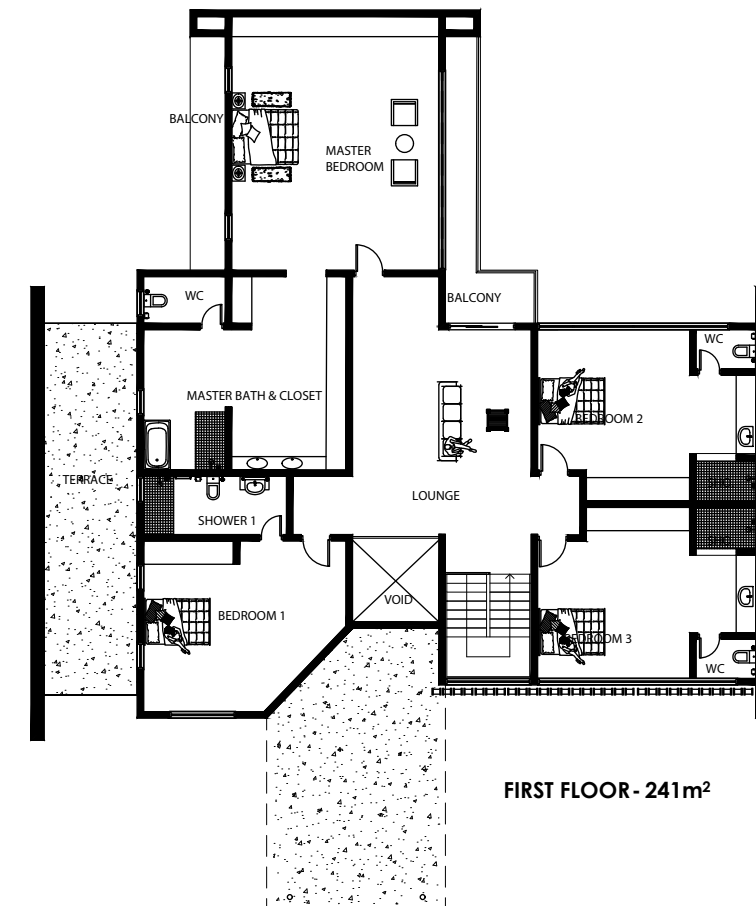
GROUND FLOOR - 303m²

SPACE	AREA (m ²)
Entrance Terrace	6
Foyer	16
Living & Dining	69
Family Lounge	27
Terrace	93
Home Office	18
Shower	6
Guest W/C	3
Kitchen	28
Store	6
Out-Cook	20
Staff Bunker	8
Staff Shower & WC	3



FIRST FLOOR - 275m²

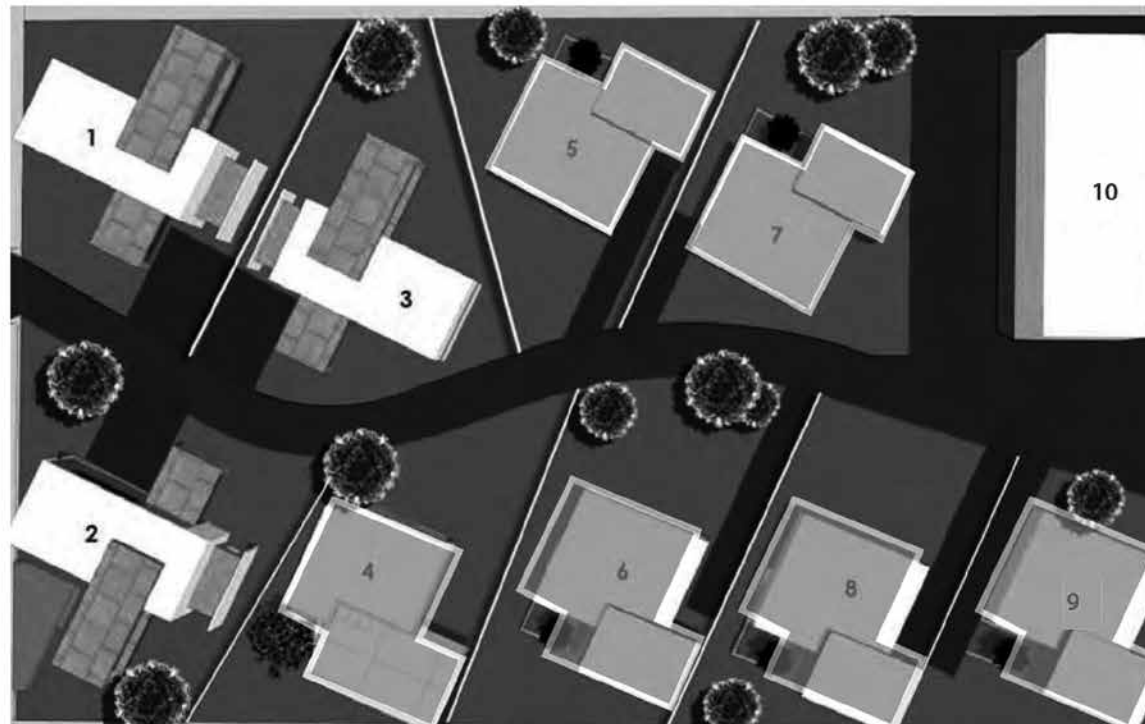
SPACE	AREA (m ²)
Lounge & Utility	51
Lift and Lobby	15
Kitchenette	16
Bedroom 1	29
Shower 1	5
Bedroom 2	20
Shower 2	8
Bedroom 3	20
Shower 3	8
Master Bedroom	40
Master Bathroom & Closet	24
Balcony 1	18
Balcony 2	21



FIRST FLOOR - 241m²

SPACE	AREA (m ²)
Lounge	46
Bedroom 1	28
Shower 1	8
Bedroom 2	23
Shower 2	9
Bedroom 3	22
Shower 3	9
Master Bedroom	48
Master Closet & Bathroom	36
Balcony	12

HOUSE 4,5,6,7,8,9 | TYPE B



*Truly remarkable homes,
beautifully finished in steel,
glass and natural stone*

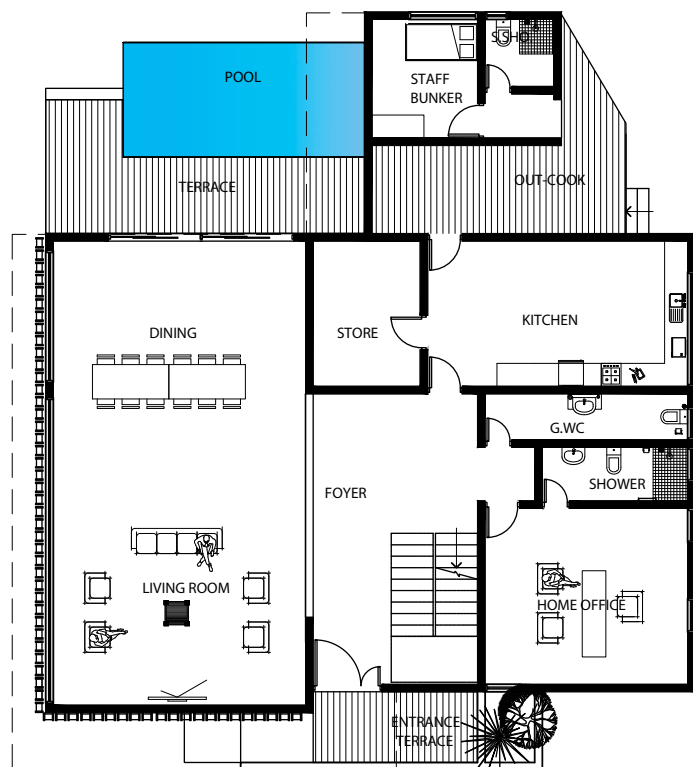


Imperial Homes unbridled attention to exquisite internal and external detail and carefully considered heritage based design make Rangoon truly remarkable family homes.



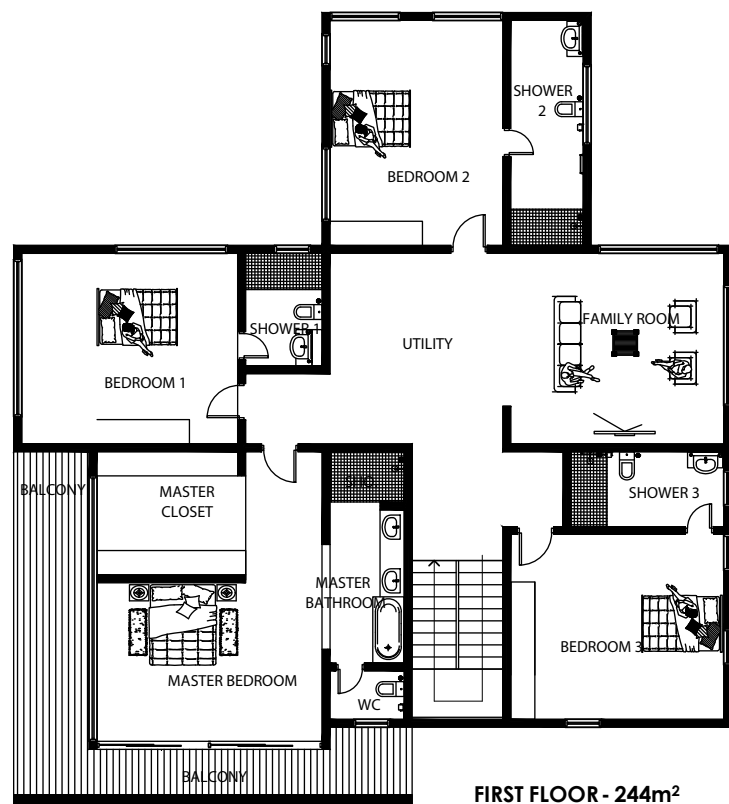


HOUSE 4,5,6,7,8,9 | TYPE B



GROUND FLOOR - 246m²

SPACE	AREA (m ²)
Entrance Terrace	8
Foyer	35
Living & Dining Area	80
Terrace	20
Home Office	24
Shower	5
Guest W/C	6
Kitchen	26
Store	11
Out Cook	19
Staff Bunker	9
Staff Shower & WC	3



FIRST FLOOR - 244m²

SPACE	AREA (m ²)
Family Romm & Utility	60
Bedroom 1	25
Shower 1	5
Bedroom 2	24
Shower 2	10
Bedroom 3	25
Shower 3	7
Master Bedroom	28
Master Bathroom	12
Master Closet	11
Balcony	37

OBJECT OF
desire

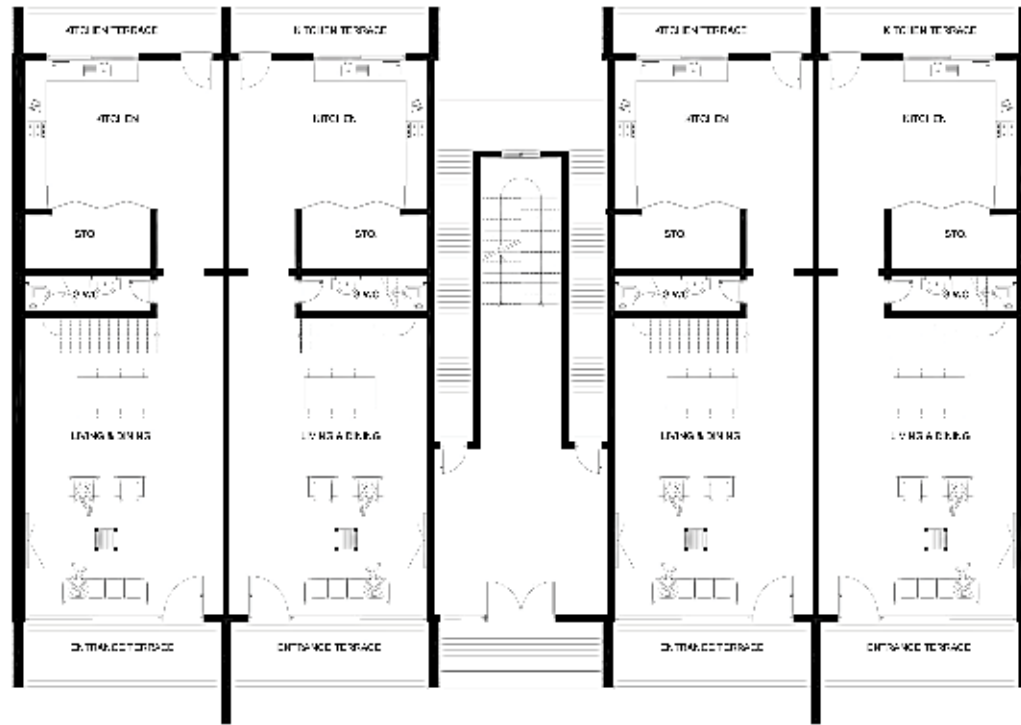


APARTMENT BLOCK
NO. 10





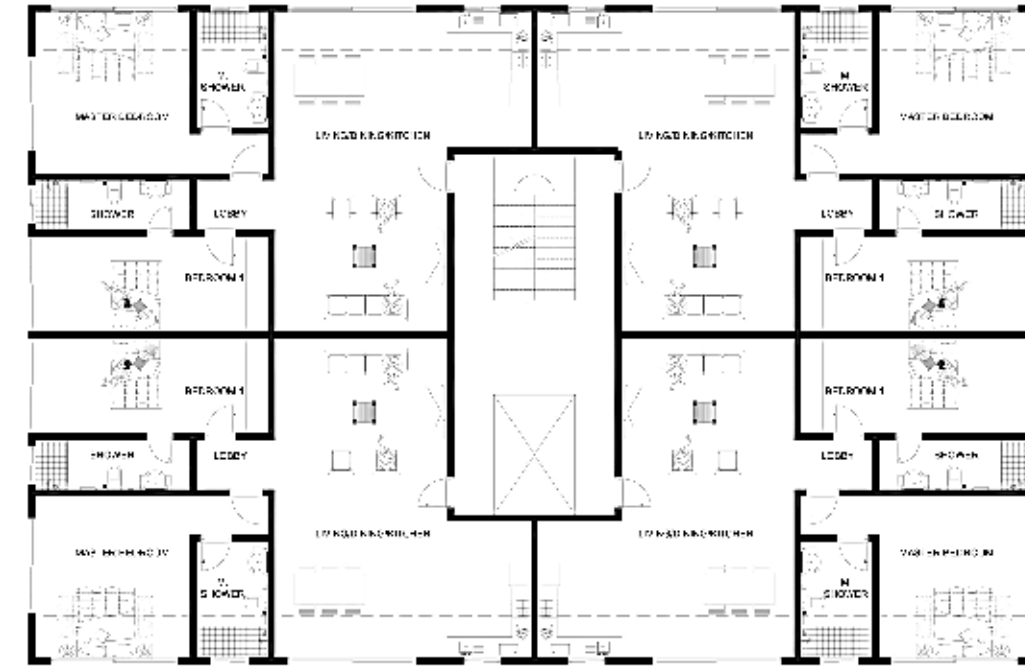
DUPLEXES
4NO. - 184m²



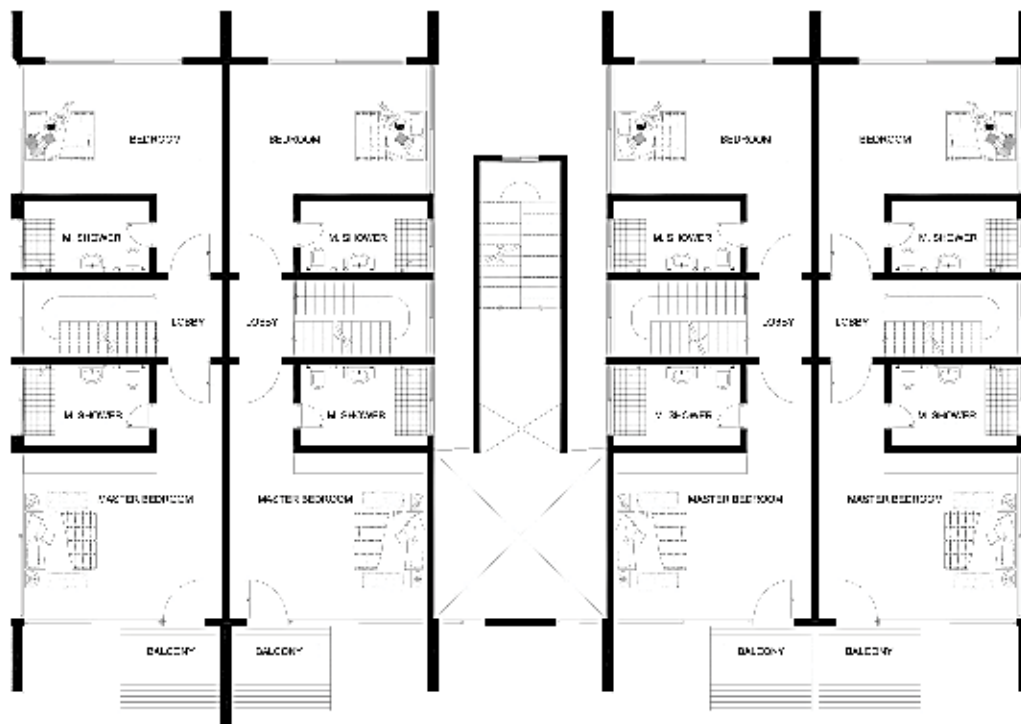
GROUND FLOOR - 102m²

SPACE	AREA (m ²)
Entrance Terrace	10
Living & Dining	49
Guest W/C	4
Store	5
Kitchen	27
Kitchen Terrace	7

FOUR(4) PENT HOUSES
4NO. - 120m²



SPACE	AREA (m ²)
Living/Dining/Kitchen	64
Lobby	3
Bedroom 1	18
Shower	6
Master Bedroom	22
Master Shower	7



FIRST FLOOR - 82m²

SPACE	AREA (m ²)
Lobby	4
Bedroom	25
Shower	7
Master Bedroom	31
Master Shower	8
Balcony	7







*Our distinct carports are
designed to reveal, not
conceal your Porsche...*

The Homes at Rangoon Residence are a careful blend of modern flair and classically elegant home design painstakingly combined and equipped to ensure the finest family living environment.

OUTSTANDING

specifications

KITCHENS

KITCHEN (TYPE1)

- 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/ Corian worktops.

KITCHEN (TYPE2)

Howdens Glendevon Type fitted kitchen units with Corian worktop and upgrade kitchen tap upgrade
kitchen front doors freestanding appliance pack including American fridge/freezer, dishwasher and washer/dryer

BATHROOMS

- 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 over head 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
- Recessed LED downlights throughout, with pendants to feature in Dining Area (Where applicable)
- Television points to living areas, family areas and bedrooms
- 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

- Daikin/Nasco/Samsung split individual air-condition units
- Ariston water heating systems to all bathrooms and kitchen
- Battery back up smoke detectors 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
- 6 number LED TV in 4 bedrooms, Family Area and Living Room
- Study/Home Office
- Industrial Veneer - flush door with groove 7
- Industrial Veneer - flush door with groove 7

GENERAL

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

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

DEVELOPMENT PARTNERS



GHANA
No.6 Sir Arku Korsah Road
Airport Residential Area -Accra
P.O. Box 7451 Accra North
F: +233 (0) 302 731034
P: +233 (0) 573 899899
P: +233 (0) 507 901635
Toll Free: +233 (0) 277 277010

UNITED KINGDOM
3rd Floor, 120 Baker Street
London, W1U 6TU
P: 00442077540364
P: 00447830658067

info@imperialhomesghana.com
www.imperialhomesghana.com