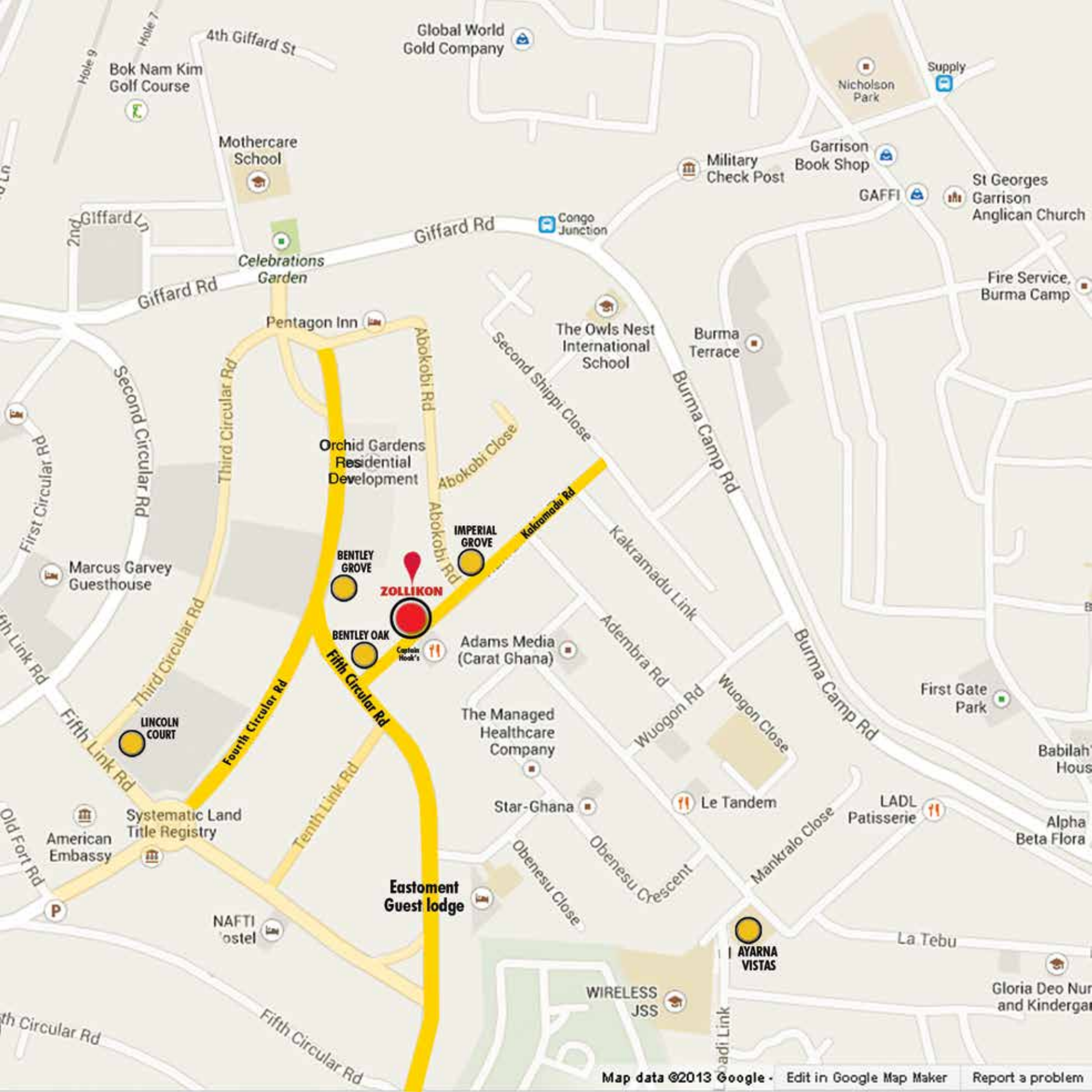


BLACK EDITION



ZOLLIKON



Bok Nam Kim Golf Course

Global World Gold Company

Mothercare School

Nicholson Park

Garrison Book Shop

St Georges Garrison Anglican Church

Celebrations Garden

Military Check Post

GAFFI

Fire Service, Burma Camp

Pentagon Inn

The Owls Nest International School

Burma Terrace

Orchid Gardens Residential Development

IMPERIAL GROVE

ZOLLIKON

BENTLEY GROVE

BENTLEY OAK

Adams Media (Carat Ghana)

LINCOLN COURT

The Managed Healthcare Company

Systematic Land Title Registry

Star-Ghana

Le Tandem

LADL Patisserie

American Embassy

Eastoment Guest lodge

NAFTI hostel

AYARNA VISTAS

WIRELESS JSS

Gloria Deo Nur and Kindergar

ZOLLIKON

NO.1A KAKRAMADU ROAD,
EAST CANTONMENTS, ACCRA





With Zollikon, Imperial Homes pushes the frontiers of multi-type home development further. With prime real estate land becoming increasingly unavailable, the exclusive Zollikon development situated at Cantonments, resolves the dilemma of the home owner with a residential address that meets the requirements of its discerning clientele.

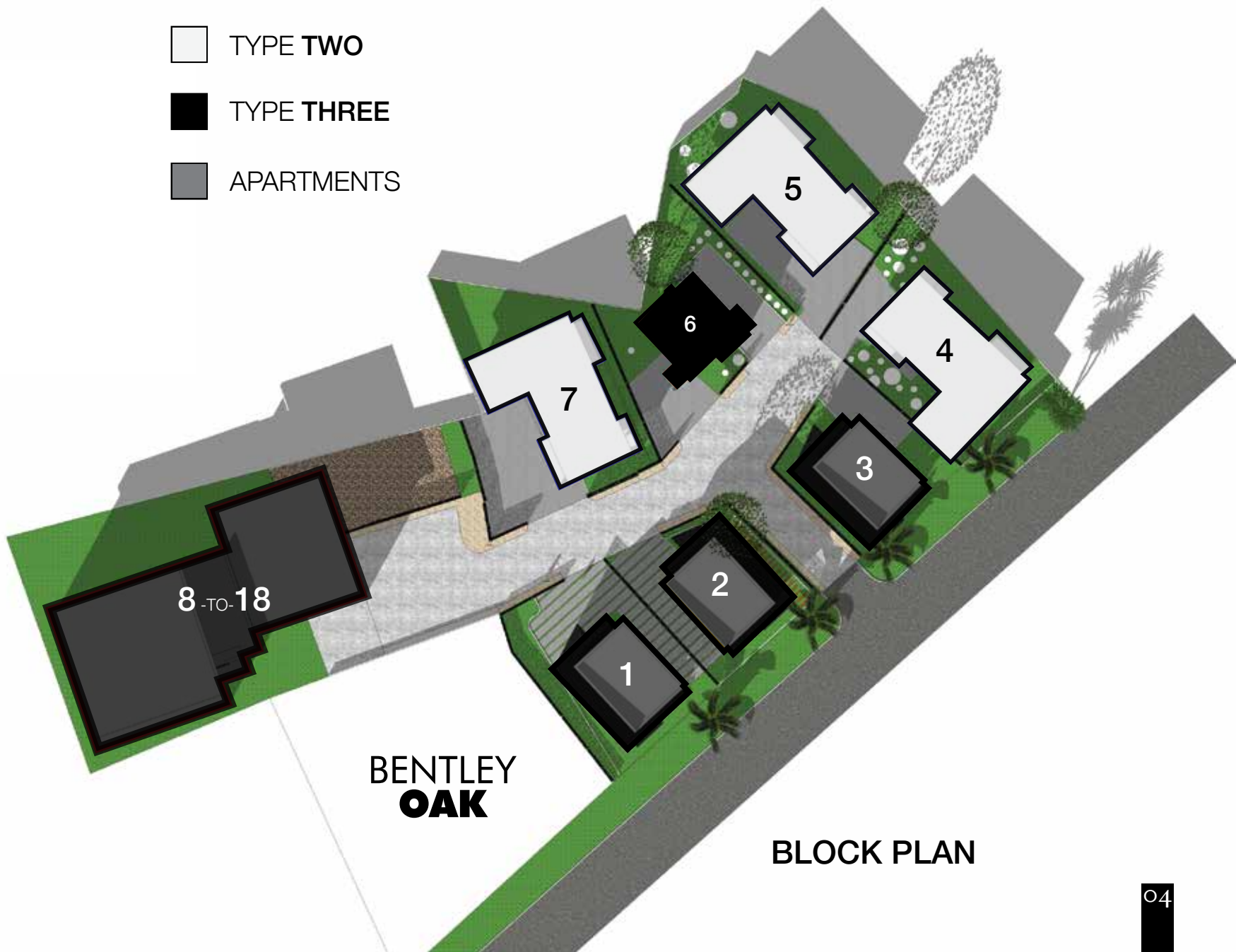
The versatile multi-type development comprises of six units of 3-5 bedroom town homes, two units of 2-bedroom duplex homes and eleven units of 1,2 & 3 bedroom apartments. Flawless construction standards, impeccable designs and functional layouts, hallmarks of Imperial Homes make Zollikon an excellent proposition for the home buyer.

Inevitably, Imperial Homes dedicated maintenance and management teams ensure quiet, stress free living for residents.



BENTLEY
OAK

-  TYPE ONE
-  TYPE TWO
-  TYPE THREE
-  APARTMENTS



**BENTLEY
OAK**

BLOCK PLAN

"Our home is our castle, our sanctuary, our haven of safety. It is where we can just be, create, and enjoy the pleasures of life"





TYPE ONE | UNITS 1, 2 & 3



TYPE ONE | UNITS 1, 2 & 3



TYPE ONE | UNITS 1, 2 & 3



TYPE ONE | UNITS 1, 2 & 3



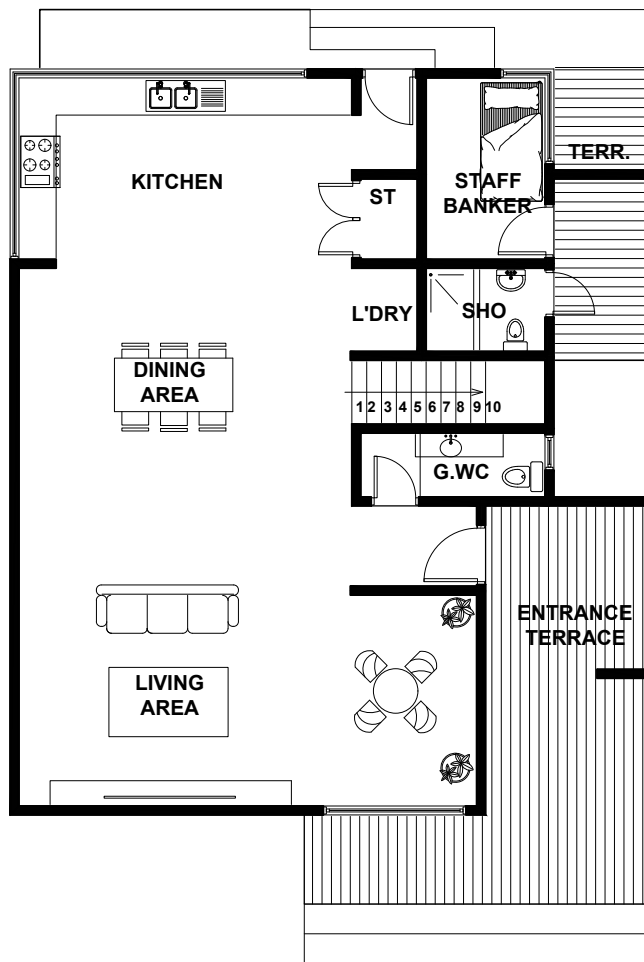
*Images displayed are indicative of the style only and the finished product may differ

F L O O R P L A N S

TYPE ONE

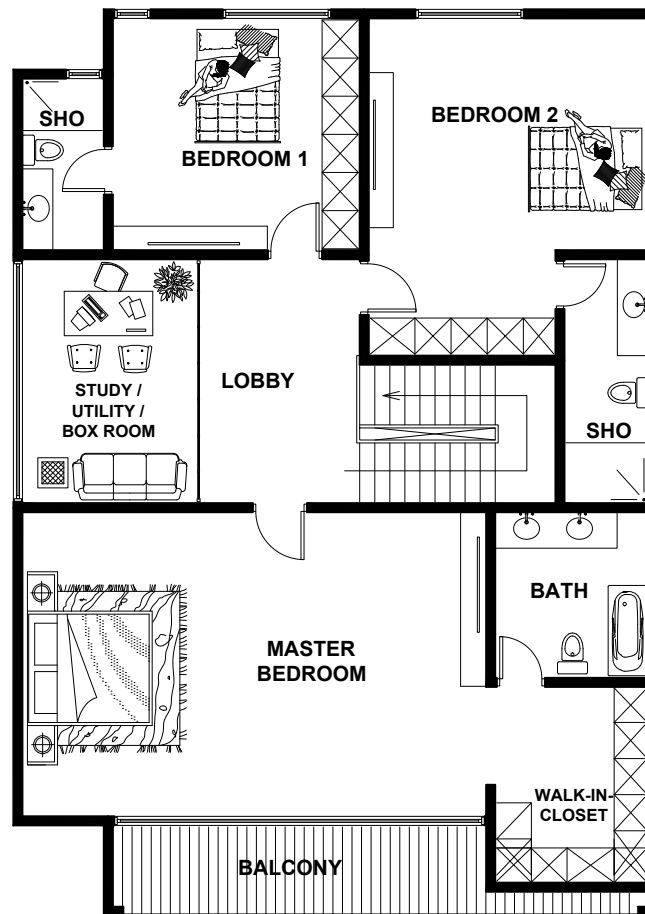
UNIT 1,2 & 3

TYPE ONE | UNITS 1, 2 & 3



GROUND FLOOR

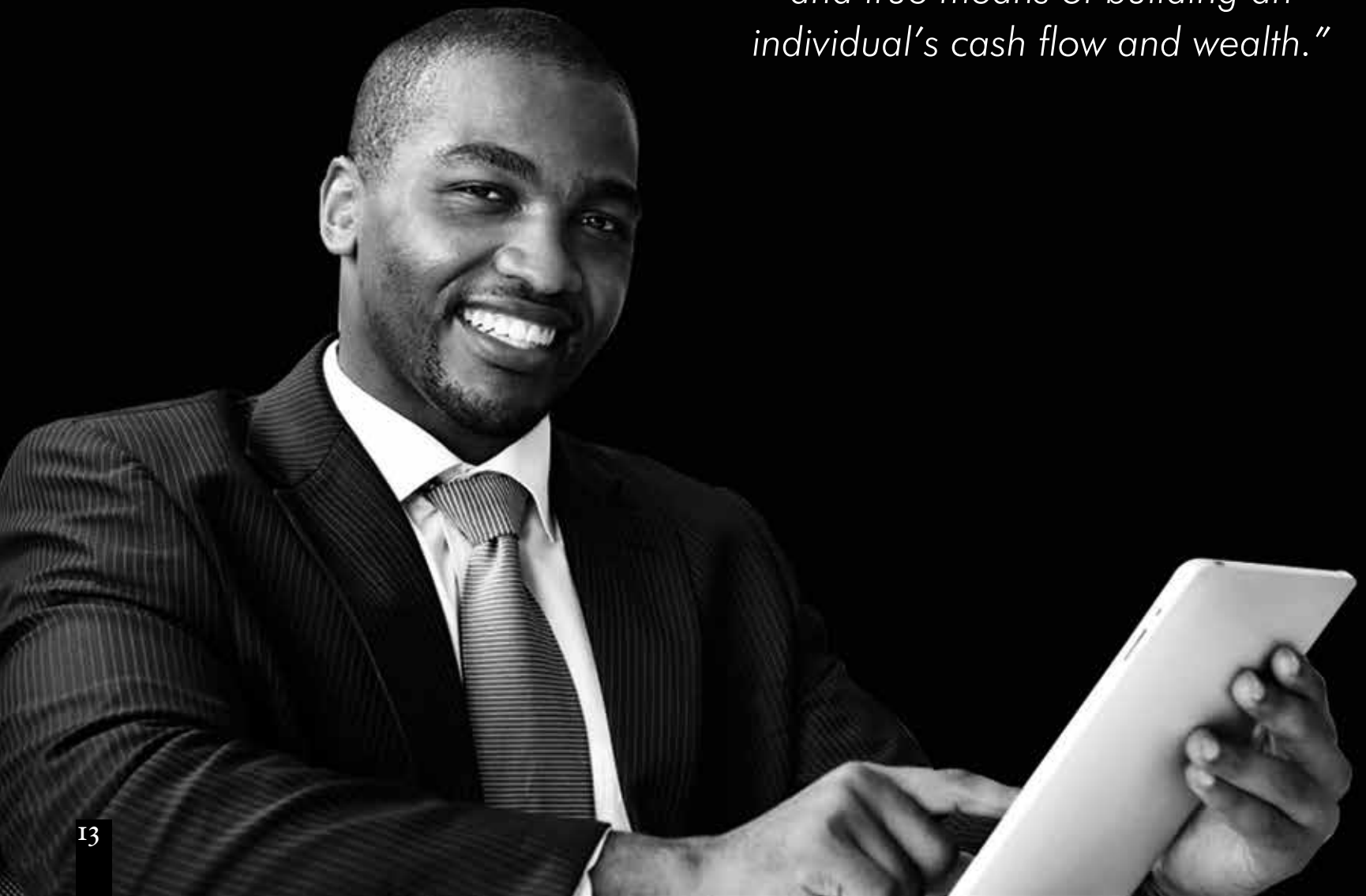
SPACE	AREA
ENTRANCE TERRACE	22.5 sqm
LIVING + DINING	65.5 sqm
GUEST WC	4 sqm
KITCHEN	21 sqm
KITCHEN STORE	2 sqm
LAUNDRY	2 sqm
STAFF ROOM	7.5 sqm
STAFF SHOWER	3.5 sqm
BACK TERRACE	7.5 sqm



FIRST FLOOR

SPACE	AREA
BEDROOM 1	18 sqm
SHOWER ROOM 1	5 sqm
BEDROOM 2	24.5 sqm
SHOWER ROOM 2	7 sqm
STUDY/UTILITY BOX RM.	13 sqm
LOBBY	10 sqm
MASTER BEDROOM	42 sqm
MASTER BATHROOM	8.5 sqm
WALK-IN-CLOSET	9.5 sqm
BALCONY	10 sqm
CIRCULATION	4.5 sqm
TOTAL AREA	287 sqm

“Real estate investing, even on a very small scale, remains a tried and true means of building an individual’s cash flow and wealth.”





TYPE TWO | UNITS 4, 5 & 7



TYPE TWO | UNITS 4, 5 & 7



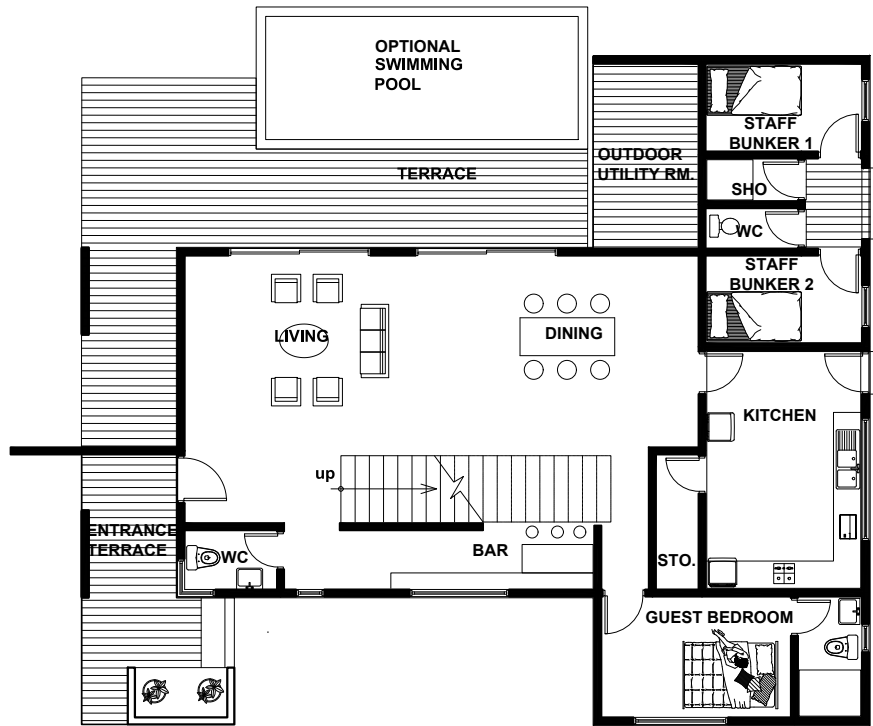
*Images displayed are indicative of the style only and the finished product may differ

F L O O R P L A N S

TYPE TWO

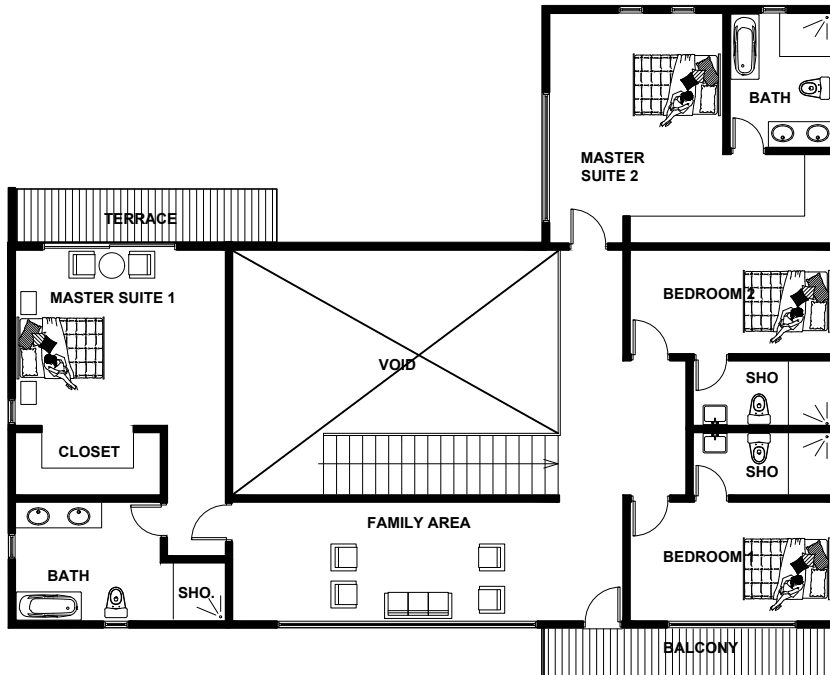
UNIT 4, 5 & 7

TYPE TWO | UNITS 4, 5 & 7




GROUND FLOOR

SPACE	AREA
ENTRANCE TERRACE	12 sqm
LIVING + DINING	62 sqm
GUEST WC	4 sqm
BAR	21 sqm
KITCHEN	4 sqm
KITCHEN STORE	4 sqm
STAFF ROOM 1	7.5 sqm
STAFF ROOM 2	7.5 sqm
STAFF WASHROOM	5 sqm
GUEST BEDROOM	20 sqm
GUEST BATHROOM	5 sqm
TERRACE	30 sqm
OUTDOOR UTILITY ROOM	10 sqm



FIRST FLOOR

SPACE	AREA
BEDROOM 1	20 sqm
SHOWER 1	6 sqm
BEDROOM 2	20 sqm
SHOWER 2	6 sqm
MASTER SUITE 1	26 sqm
MASTER BATHROOM 1	10 sqm
CLOSET	6 sqm
TERRACE	8 sqm
MASTER SUITE 2	30 sqm
MASTER BATHROOM 2	9 sqm
BALCONY	9 sqm
FAMILY AREA	24 sqm
CIRCULATION	30 sqm
TOTAL AREA	396 sqm

A woman with long dark hair, wearing a black and white patterned dress, is shown from the chest up, looking over her right shoulder towards the camera. The background is dark.

“Quality for me is key, and this stands true in every facet of my business from real estate, hotels, and fashion.”



TYPE THREE | UNIT 6



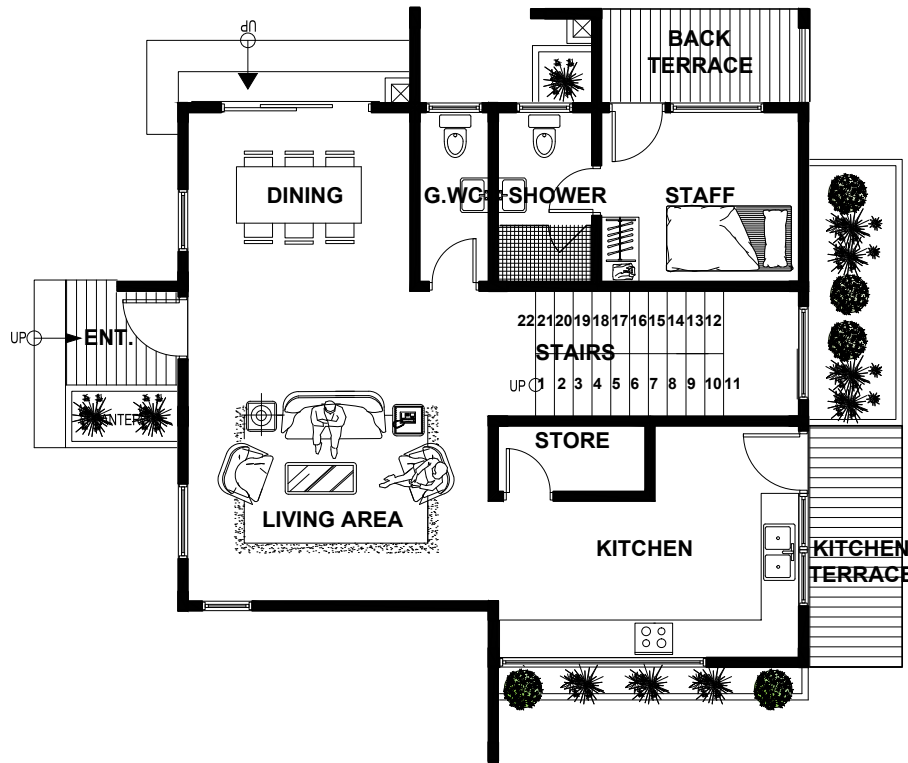
*Images displayed are indicative of the style only and the finished product may differ

F L O O R P L A N S

TYPE THREE

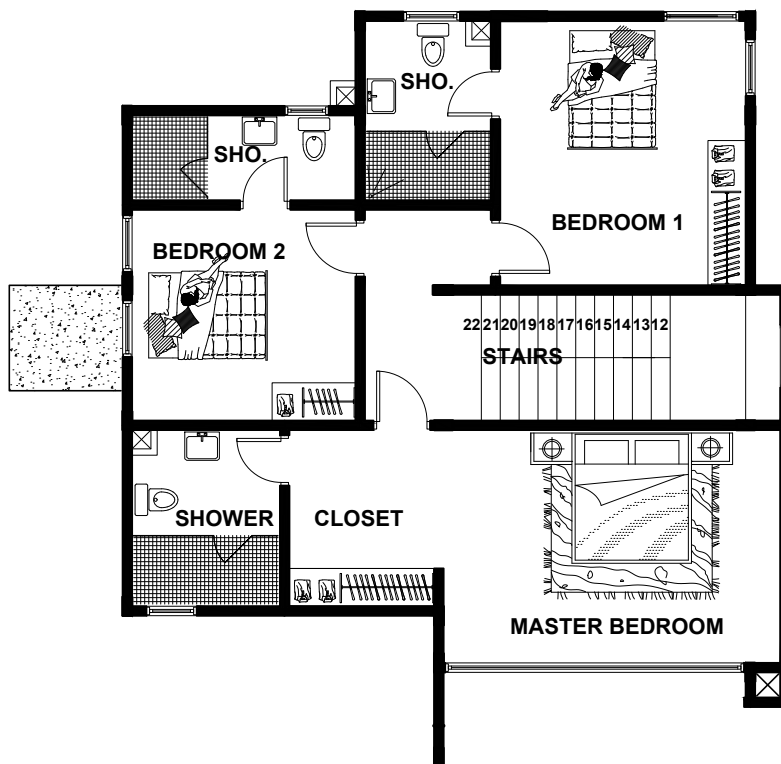
UNIT 6

TYPE THREE | UNIT 6



GROUND FLOOR

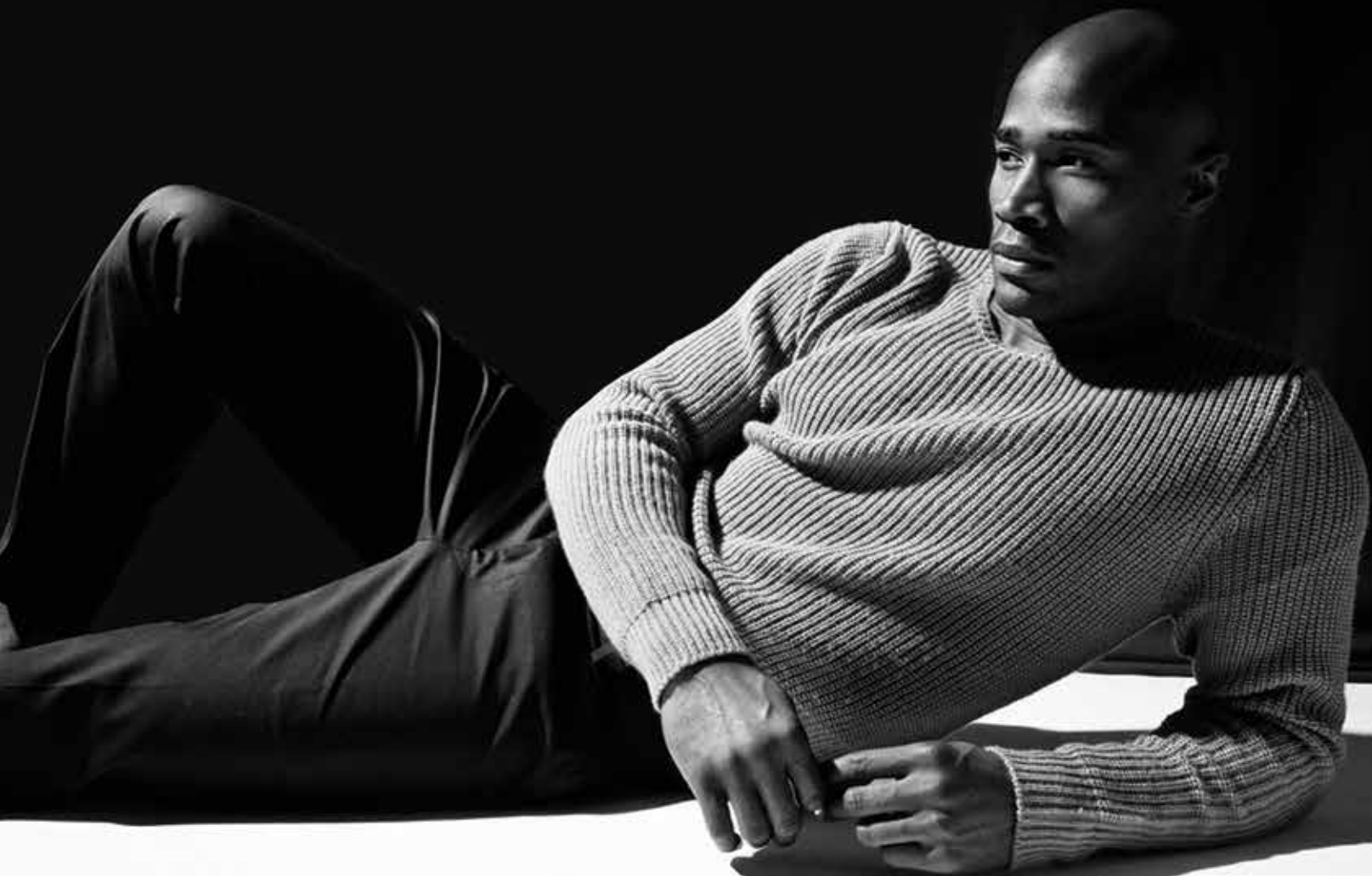
SPACE	AREA
ENTRANCE TERRACE	3.5 sqm
LIVING + DINING	35 sqm
GUEST WC	3.5 sqm
KITCHEN	20 sqm
KITCHEN STORE	3.5 sqm
STAFF ROOM	10 sqm
STAFF SHOWER	4.5 sqm
BACK TERRACE	5 sqm



FIRST FLOOR

SPACE	AREA
BEDROOM 1	20 sqm
SHOWER ROOM 1	7 sqm
BEDROOM 2	18 sqm
SHOWER ROOM 2	6 sqm
MASTER BEDROOM	24 sqm
MASTER BATHROOM	7.5 sqm
CLOSET	7 sqm
STAIRS & CIRCULATION	27 sqm
TOTAL AREA	201.5 sqm

“The idea that maybe you don’t have to own a car if you only need one occasionally may catch on, just like time-sharing caught on in real estate.”





APARTMENT | UNITS 8 - 18



APARTMENT | UNITS 8 - 18

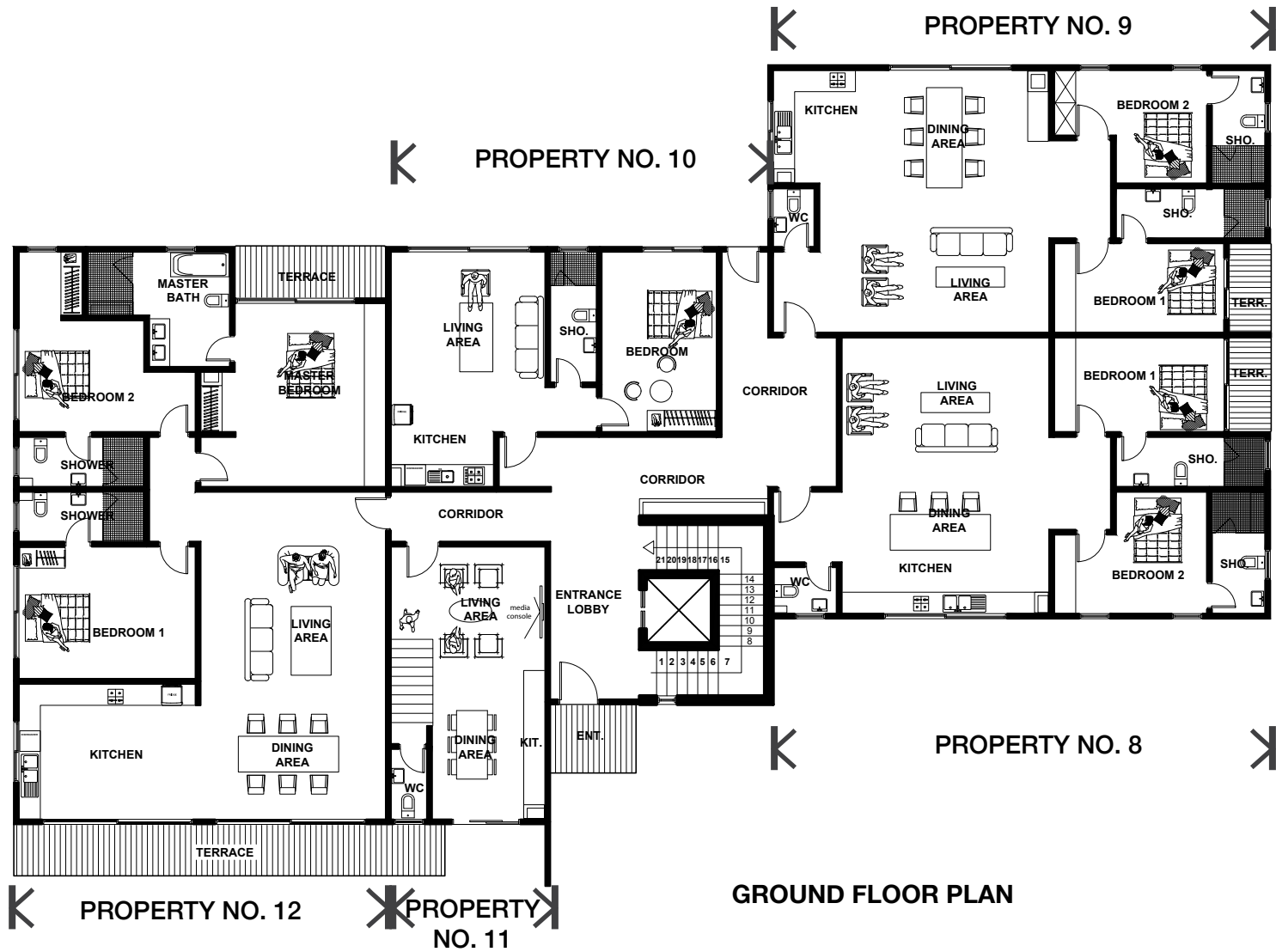


*Images displayed are indicative of the style only and the finished product may differ

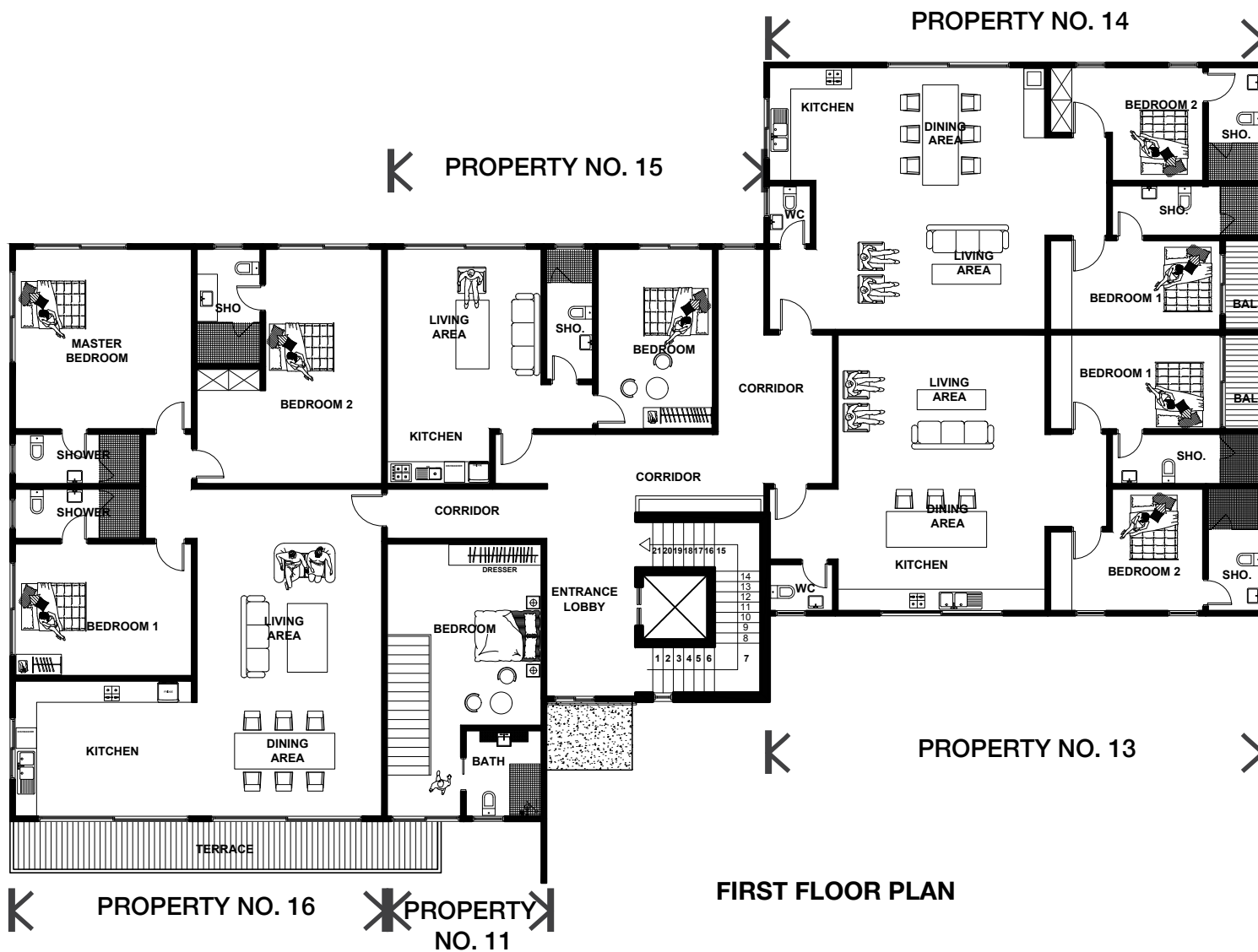
F L O O R P L A N S

APARTMENT

UNIT 8 -18



GROUND FLOOR PLAN

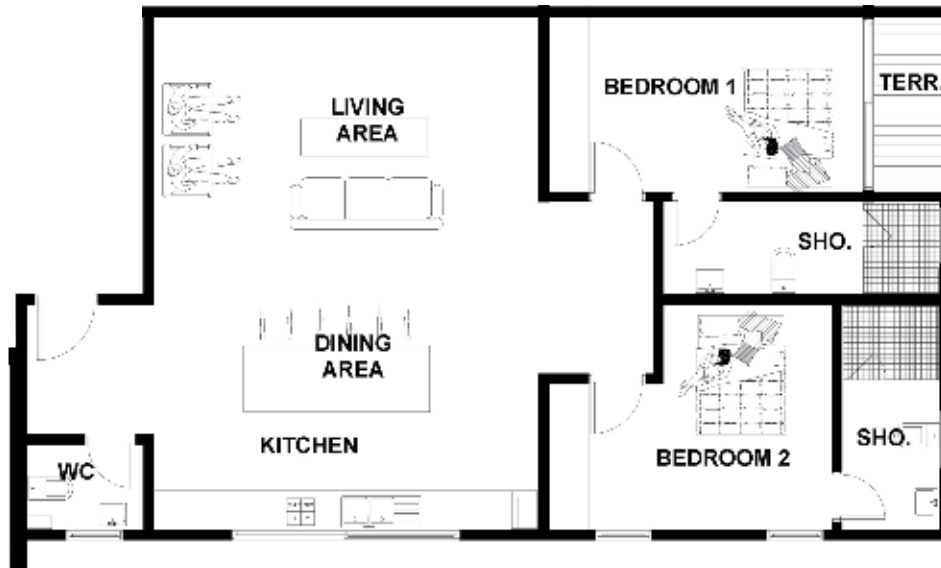




PROPERTY NO. 17

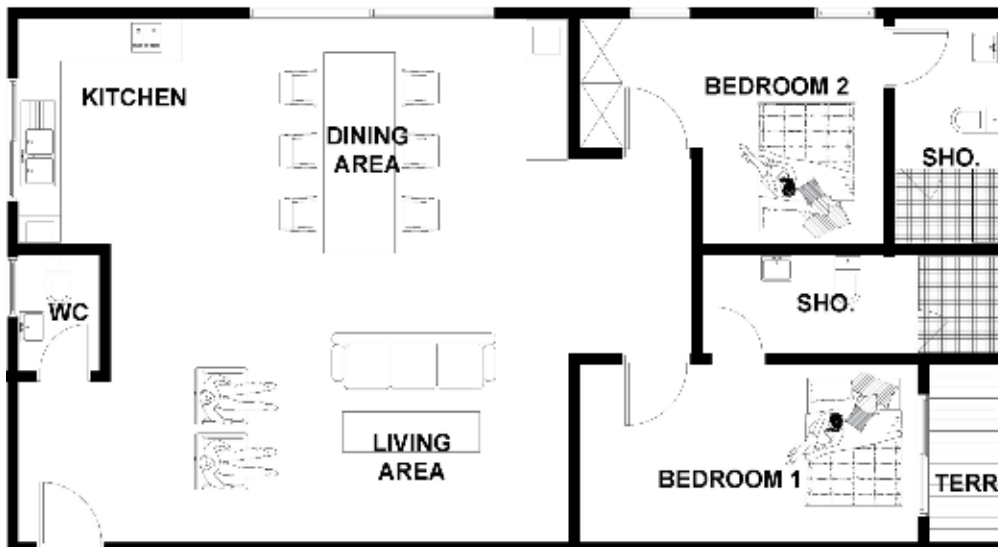
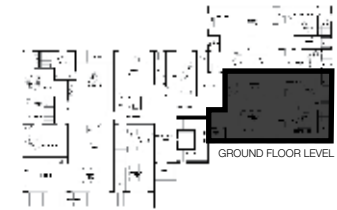
SECOND FLOOR PLAN

PROPERTY NO. 18



PROPERTY NO. 8

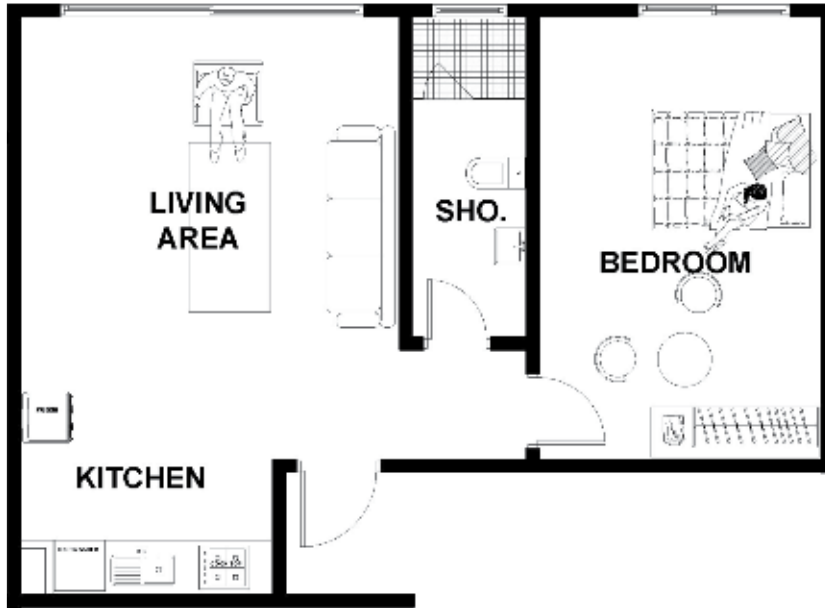
SPACE	AREA
LIVING, DINING & KITCHEN	55 sqm
GUEST W.C	5 sqm
BEDROOM 1	22 sqm
SHOWER 1	7.5 sqm
BEDROOM 2	20 sqm
SHOWER 2	6.5 sqm
TERRACE	3.5 sqm
CIRCULATION	4 sqm
TOTAL FLOOR AREA	123.5 sqm



PROPERTY NO. 9

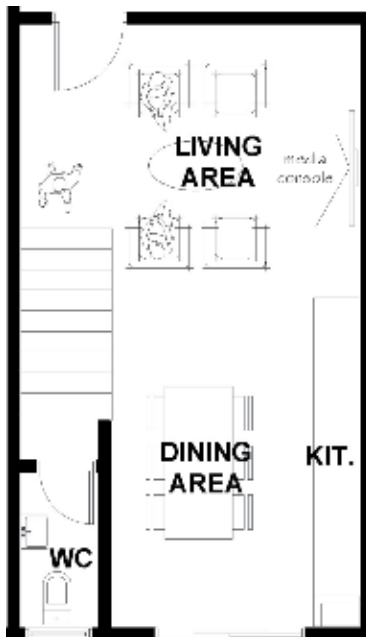
SPACE	AREA
LIVING, DINING & KITCHEN	64 sqm
GUEST W.C	3 sqm
BEDROOM 1	22 sqm
SHOWER 1	7.5 sqm
BEDROOM 2	18 sqm
SHOWER 2	6 sqm
TERRACE	2 sqm
CIRCULATION	4 sqm
TOTAL FLOOR AREA	126.5 sqm





PROPERTY NO. 10

SPACE	AREA
LIVING KITCHEN	34sqm
SHOWER	7sqm
BEDROOM	20sqm
TOTAL FLOOR AREA	61sqm



LOWER LEVEL

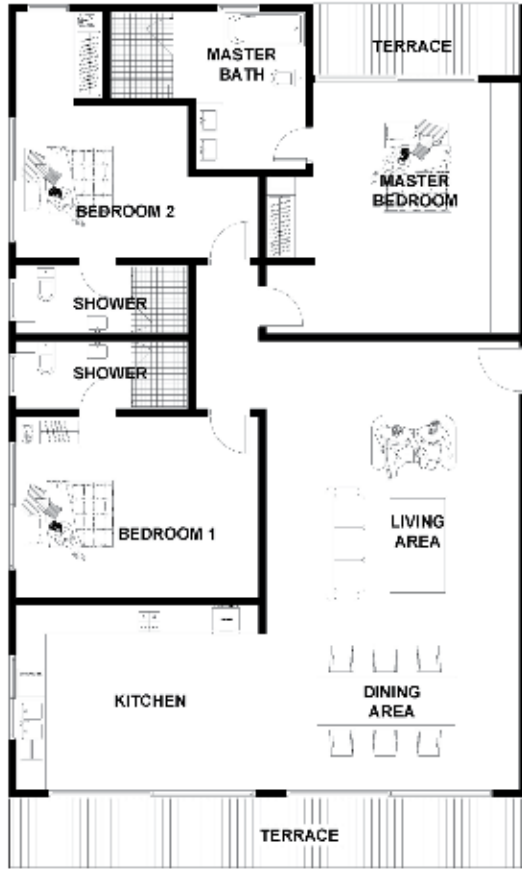


UPPER LEVEL

PROPERTY NO. 11

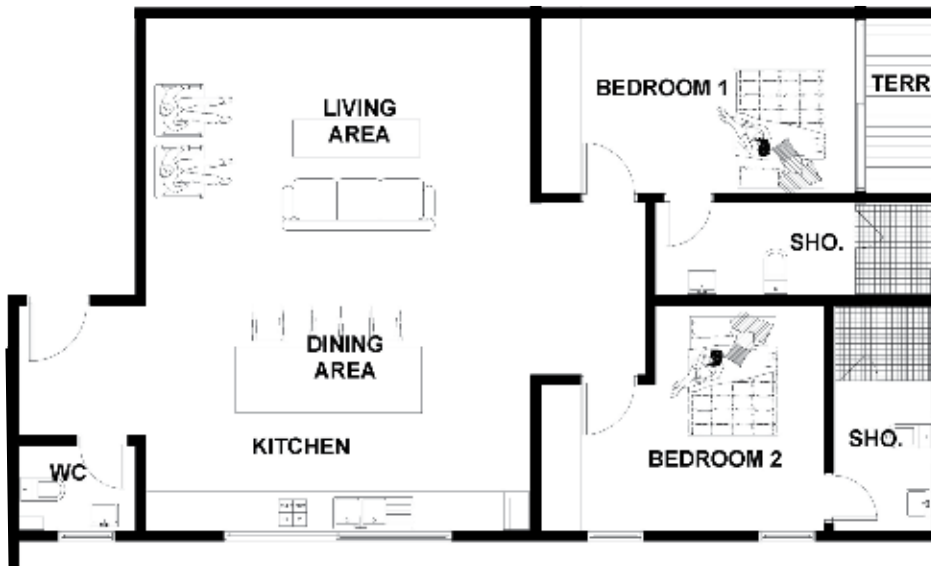
SPACE	AREA
LIVING, DINING & KITCHEN	35 sqm
GUEST W.C	3 sqm
BEDROOM	22 sqm
BATH	7 sqm
STAIR/ CIRCULATION	8 sqm
TOTAL FLOOR AREA	75 sqm





PROPERTY NO. 12

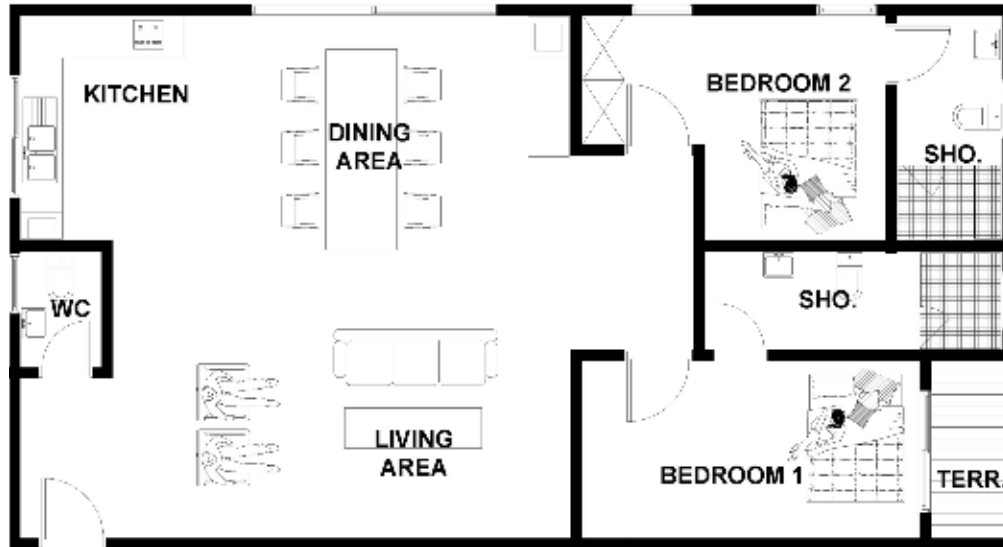
SPACE	AREA
LIVING & DINING	55 sqm
KITCHEN	20 sqm
BEDROOM 1	22.5 sqm
SHOWER 1	6.5 sqm
BEDROOM 2	20.5 sqm
SHOWER 2	6.5 sqm
MASTER BEDROOM	29 sqm
MASTER BATH	13 sqm
TERRACE	6.5 sqm
CIRCULATION	22 sqm
TOTAL FLOOR AREA	201.5 sqm



PROPERTY NO. 13

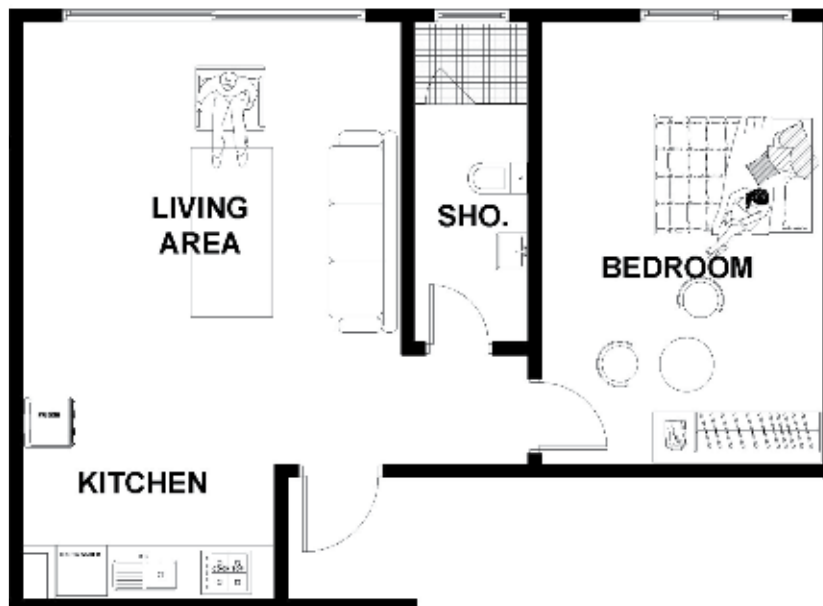
SPACE	AREA
LIVING, DINING & KITCHEN	55 sqm
GUEST W.C	5 sqm
BEDROOM 1	22 sqm
SHOWER 1	7.5 sqm
BEDROOM 2	20 sqm
SHOWER 2	6.5 sqm
TERRACE	3.5 sqm
CIRCULATION	4 sqm
TOTAL FLOOR AREA	123.5 sqm





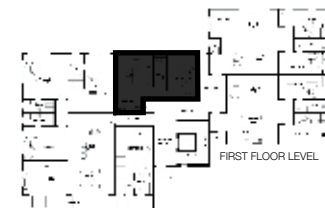
PROPERTY NO. 14

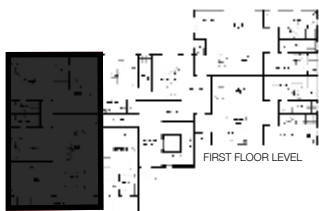
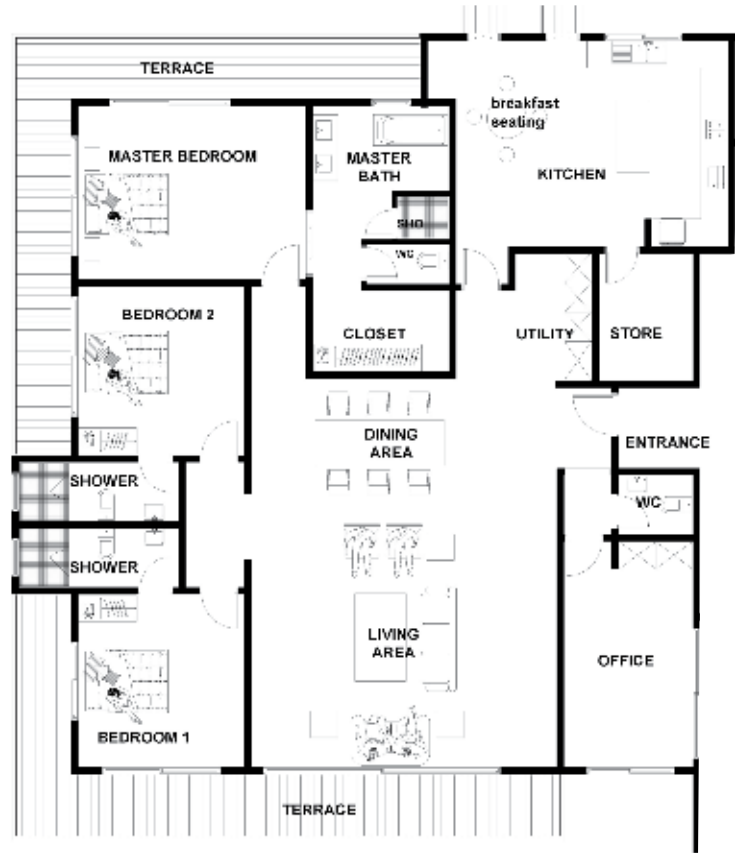
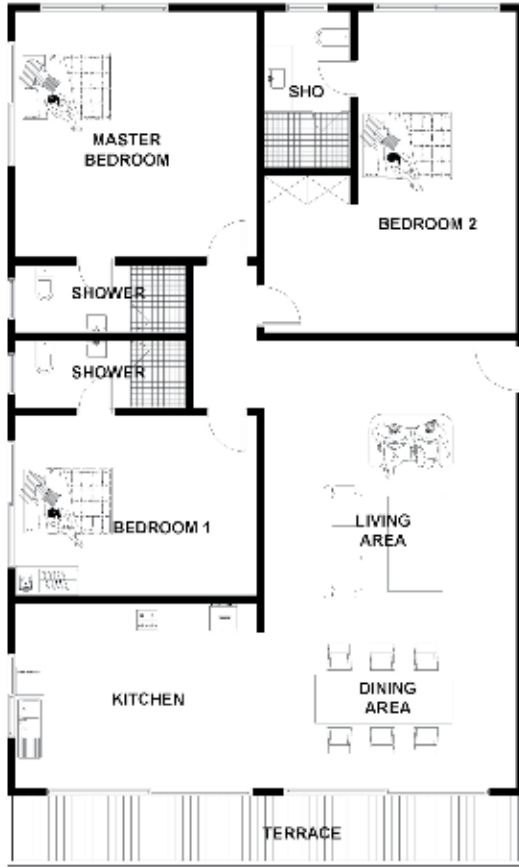
SPACE	AREA
LIVING, DINING & KITCHEN	64 sqm
GUEST W.C	3 sqm
BEDROOM 1	22 sqm
SHOWER 1	7.5 sqm
BEDROOM 2	18 sqm
SHOWER 2	6 sqm
TERRACE	2 sqm
CIRCULATION	4 sqm
TOTAL FLOOR AREA	126.5 sqm



PROPERTY NO. 15

SPACE	AREA
LIVING KITCHEN	34sqm
SHOWER	7sqm
BEDROOM	20sqm
TOTAL FLOOR AREA	61sqm





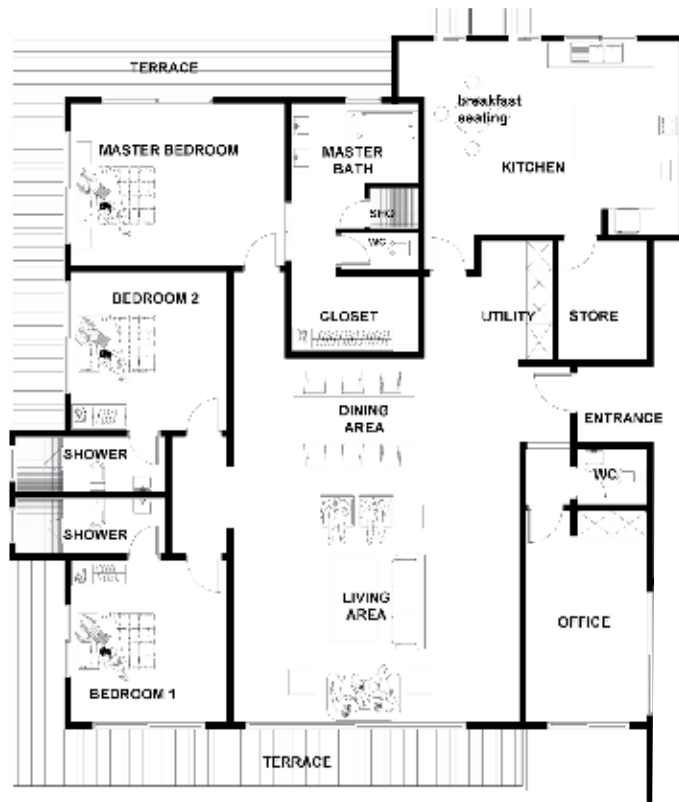
PROPERTY NO. 16

SPACE	AREA
LIVING & DINING	54 sqm
KITCHEN	20 sqm
BEDROOM 1	22.5 sqm
SHOWER 1	6.5 sqm
BEDROOM 2	28.5 sqm
SHOWER 2	6.5 sqm
MASTER BEDROOM	33.5 sqm
MASTER BATH	7.5 sqm
CIRCULATION	22 sqm
TOTAL FLOOR AREA	201.5 sqm



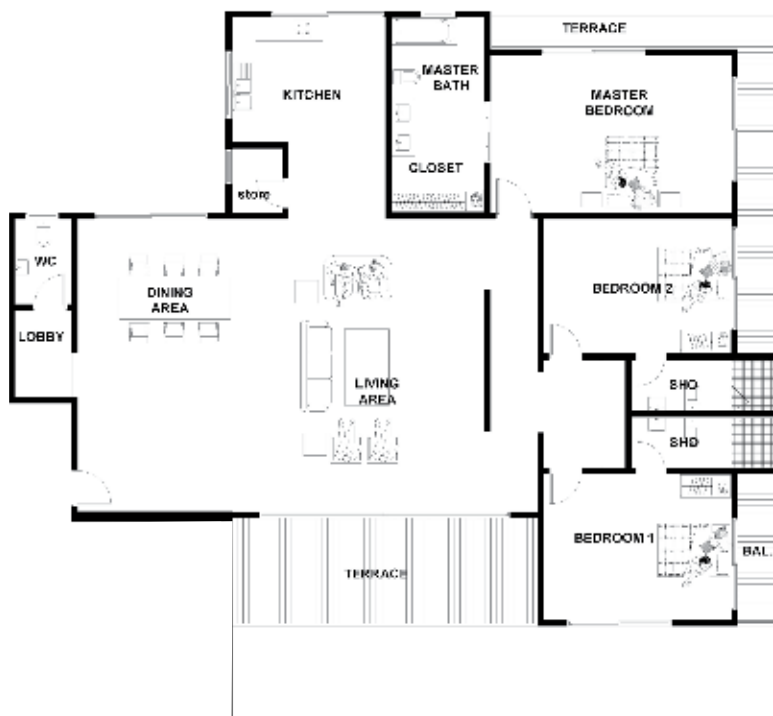
PROPERTY NO. 17a

SPACE	AREA
DINING + LIVING	66.5 sqm
GUEST WC	3 sqm
OFFICE	18 sqm
LIVING AREA TERRACE	20 sqm
KITCHEN	53 sqm
STORE	7.5 sqm
UTILITY	5.5 sqm
BEDROOM 1	17 sqm
SHOWER 1	6 sqm
BEDROOM 2	16.5 sqm
SHOWER 2	6 sqm
MASTER BEDROOM	23 sqm
MASTER BATH	14 sqm
CLOSET	6 sqm
TERRACE	24.5 sqm
CIRCULATION	3.5 sqm
TOTAL FLOOR AREA	272.5 sqm



PROPERTY NO. 17

SPACE	AREA
DINING + LIVING	66.5 sqm
GUEST WC	3 sqm
OFFICE	18 sqm
LIVING AREA TERRACE	20 sqm
KITCHEN	53 sqm
STORE	7.5 sqm
UTILITY	5.5 sqm
BEDROOM 1	17 sqm
SHOWER 1	6 sqm
BEDROOM 2	16.5 sqm
SHOWER 2	6 sqm
MASTER BEDROOM	23 sqm
MASTER BATH	14 sqm
CLOSET	6 sqm
TERRACE	24.5 sqm
CIRCULATION	3.5 sqm
TOTAL FLOOR AREA	272.5 sqm



PROPERTY NO. 18

SPACE	AREA
DINING & LIVING	95 sqm
GUEST WC	4.5 sqm
LOBBY	4.5 sqm
LIVING ROOM TERRACE	23 sqm
KITCHEN	20 sqm
STORE	3.5 sqm
BEDROOM 1	21.5 sqm
SHOWER 1	6.5 sqm
BALCONY1	4.5 sqm
BEDROOM 2	20 sqm
SHOWER 2	6.5 sqm
BALCONY2	4.5 sqm
MASTER BEDROOM	28 sqm
MASTER BATH	14 sqm
MASTER BEDROOM TERRACE	13 sqm
TOTAL FLOOR AREA	269 sqm

OUTSTANDING *specifications* TOWN HOMES

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 Front loader 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
- Linen closets with downlights
- 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 Dinning 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
- Gym
- Elevator
- Industrial Veneer - flush door with groove 4
- Industrial Veneer - flush door with groove 4

GENERAL

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

OUTSTANDING

specifications

APARTMENTS

KITCHENS

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 machine

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
- Up to Ceiling wall tiling in all bathroom
- Extractor fan to all bathrooms (where applicable)
- Bathroom mirror cabinet, toilet roll and towel hangers

HEATING & COOLING & ELECTRICALS

- Split individual air-condition units
- Ariston water heating systems to all bathrooms
- TV point in all rooms
- Strategically located Telephone point to all rooms
- Smoke detectors with battery back up in all rooms
- Brushed Stainless Steel Sockets and Switches

WINDOWS

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

DOORS & IRONMONGERY

- Build in Wardrobes
- Internal Doors
- Industrial Veneer -flush door with groove 4
- Industrial Veneer -flush door with groove 4-with louver for bathroom
- External Doors
- M & T hard wood External Doors
- Cylindrical Lock with Door Handle and Stainless Steel Butterfly Hinges

FLOORING

Honed Classic Dark and Light Picasso Travertine for all other Area

DOOR ENTRY SYSTEM

Audio entry phone linked to each apartment

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 from borehole/ reservoir.

DEVELOPMENT PARTNERS

	 Stanbic Bank A member of Standard Bank Group	 HOWDENS JEWELRY CO.	 uniBank	 MEKMAR MARBLE & TRAVERTINE
			 SCHMIDT Kitchens and Inserter Solutions	
 BAMSON PAINTS		TM & PARTNERS	 MACWEST	 WADT The Leading Supplier Between Space
	 Manage Plant SPEED AND QUALITY OUR HALLMARK			ALang
		ZEBRA  CROSSING creative marketing guidance	 SAMSUNG ELECTROLAND Home of Electronics and Appliances	



GHANA

No.6 Sir Arku Korsah Road
Airport Residential Area -Accra
P.O. Box 7451 Accra North
Tel:+233 (0) 577 664 599/ 577 665 560/
573 899 899/ 302 731 033
Email: info@imperialhomesghana.com
www.imperialhomesghana.com

UK

3rd Floor 120 Baker Street
London W1U 6TU
Tel: 00442077540364