

**IMPERIAL  
WEST**

 **IMPERIAL**  
HOMES  
*A Signature of Luxury*

# IMPERIAL WEST

Dixcove Road, Chapel Hill, Takoradi

Imperial West is a modern residential building of 12 Units of carefully laid out and tastefully finished 2 bedroom apartments.

Tucked in the serenity and safety of Chapel Hill, Takoradi, and within easy reach of the airport, banks, hotels and good schools, Imperial West is the die-for residential address.

Designed with space as a premium, Imperial West's lines, layout, windows and terraces ensure residents enjoy the best of city centre living whilst, guaranteeing their privacy, well being and 24 hr unimpeded access to the city.







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



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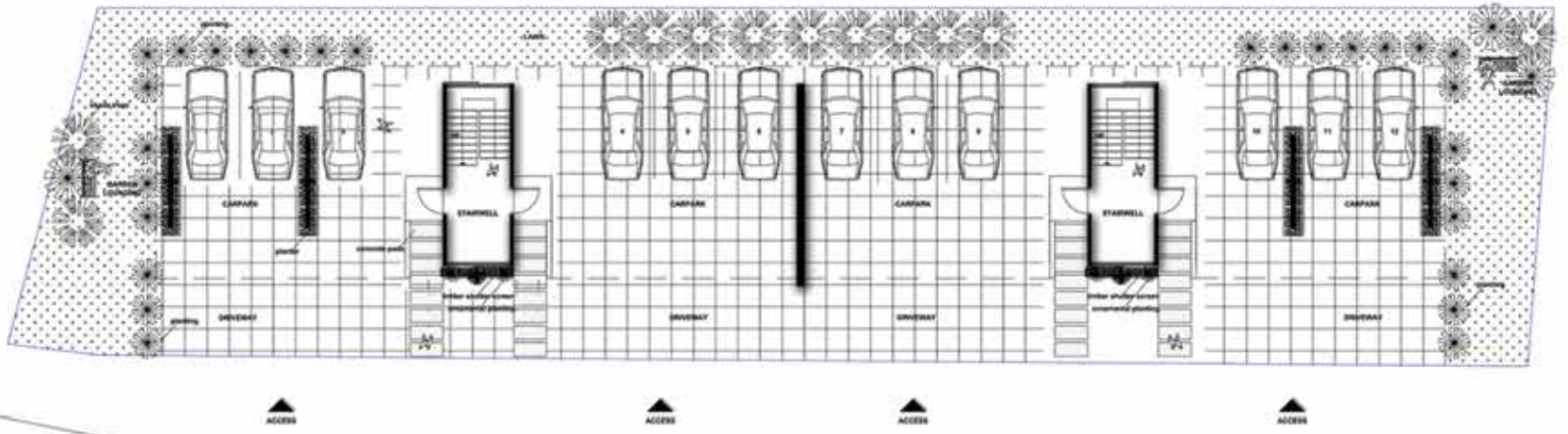
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SIDE ELEVATION



ROAD

BLOCK PLAN.....



1ST, 2ND & 3RD FLOOR PLAN

LOCATION	AREA
LIVING & DINING	26sqm
KITCHEN & STORE	9sqm
MASTER BEDROOM	16sqm
MASTER BATH	3sqm
BEDROOM1	13sqm
BATH	2sqm
TERRACE	8sqm
CIRCULATION	19sqm
<b>TOTAL</b>	<b>96sqm</b>



2 BEDROOM

# 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.

**Ref:** [www.howdens.com](http://www.howdens.com)

## BATHROOMS

Duravit 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).

**Ref:** [www.watercomfort.com.gh](http://www.watercomfort.com.gh)

## 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-** 4Panel 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.

**Ref:** [www.howdens.com](http://www.howdens.com)

## 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

Berge Marble Tiles, Honed Classic Dark, Mina and Light Picasso Travertine.

**Ref:** [www.mekmar.com](http://www.mekmar.com)

## 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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