



# SUGRU

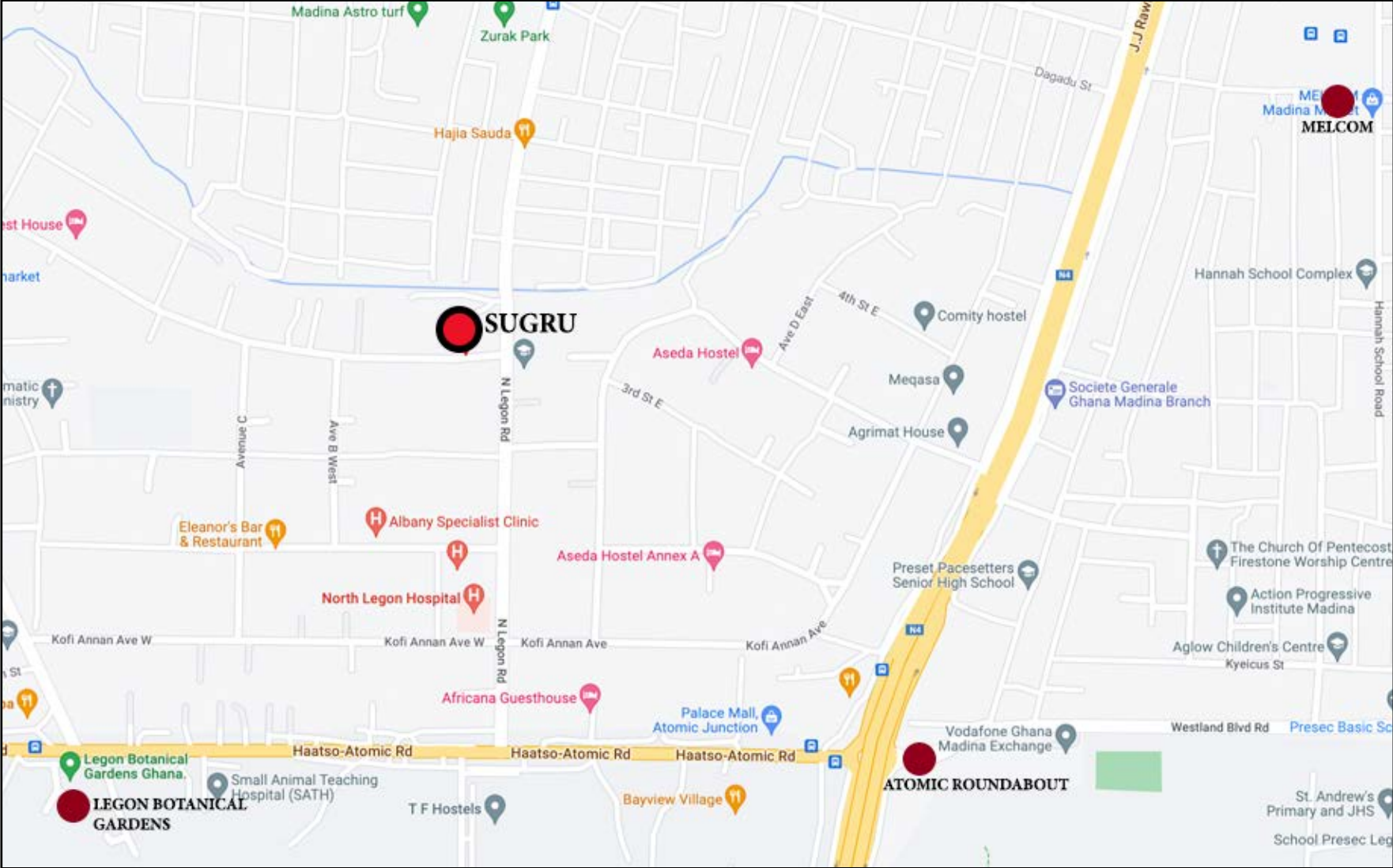
NORTH-LEGON, ACCRA



# PATIENTLY BUILT FOR YOUR PEACE OF MIND



# LOCATION MAP



# SUGRU

## North-Legon, Accra

This remarkable elegant and spacious development consists of Four 3-bedroom town homes with staff en suite bunker each.

Conveniently located in the midst of North Legon's supermarkets, banks & recreational facilities, Sugru townhouses make the perfect home for people and families in all walks of life.

The town homes come in 350sqm configuration. Each townhouse has four bedrooms, four bathroom, two living rooms, terrace and a balcony.

Sugru's unwavering build to quality and immaculate finishes homes, makes it a true home in its burgeoning neighbourhood of Accra.

This small, elegant, uncluttered, private gated estate is beautifully laid out and lovingly finished and its residents will enjoy these homes, the gardens and the peaceful ambience.

# MASTER PLAN





# SUGRU

## A Smart Home

Sugru townhouse come with a smart home option, provided for homeowners interested in having their homes fitted with smart technology

In addition to making life more convenient, these smart home options allow homeowners to have more control of their property even when they are not physically present.



# BUILT TO IMPRESS & LAST









# FLOOR PLANS

# GROUND FLOOR PLAN



**TOTAL HOUSE 258m<sup>2</sup>**

## GROUND FLOOR AREA

AREA	SIZE
Kitchen	19m <sup>2</sup>
WC & Shower	2m <sup>2</sup>
Store	2m <sup>2</sup>
Staff Bunker	9m <sup>2</sup>
Dining	10m <sup>2</sup>
Living Area	36m <sup>2</sup>
Terrace	9m <sup>2</sup>
Staircase	12m <sup>2</sup>
Lobby	4m <sup>2</sup>
Lobby	1m <sup>2</sup>
Guest Washroom	3m <sup>2</sup>
Entrance Terrace	4m <sup>2</sup>

**Total Floor Area 111m<sup>2</sup>**

# FIRST FLOOR PLAN



## FIRST FLOOR AREA

AREA	SIZE
Bedroom 1	20m <sup>2</sup>
Closet 1	4m <sup>2</sup>
WC & Shower 1	5m <sup>2</sup>
Lobby	7m <sup>2</sup>
Family Area	13m <sup>2</sup>
Staircase	10m <sup>2</sup>
Study	10m <sup>2</sup>
Bedroom 2	18m <sup>2</sup>
WC & Shower 2	4m <sup>2</sup>
Master Bedroom	27m <sup>2</sup>
Walk-in	13m <sup>2</sup>
Master WC & Sho	10m <sup>2</sup>
Master Balcony	6m <sup>2</sup>
<b>Total Floor Area</b>	<b>147m<sup>2</sup></b>

# REDEFINING LUXURY LIVING !

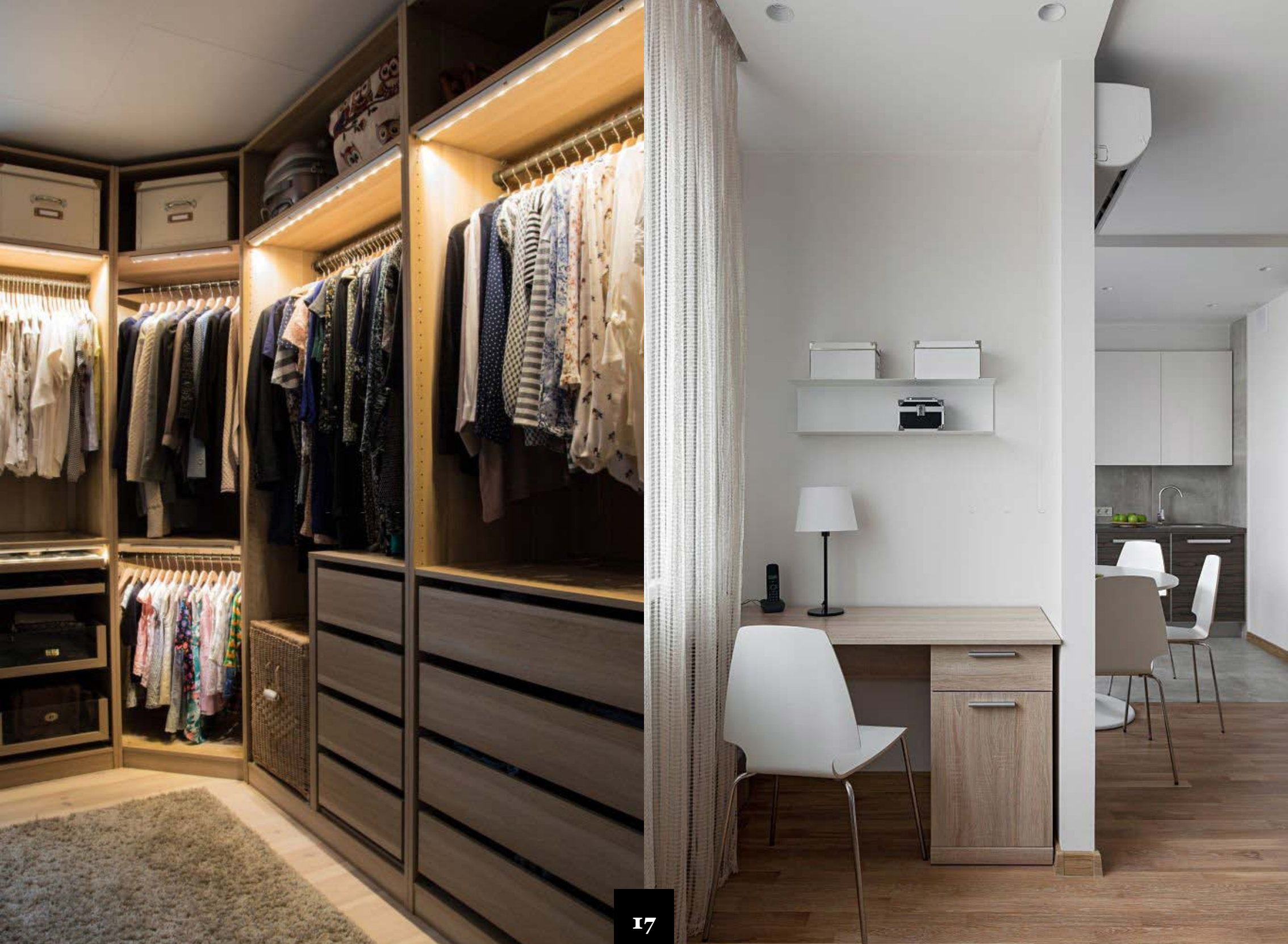




# THE VIEW INSPIRES AWE









# A BEAUTIFUL HOME & AN INVESTMENT

Extensive client considerations have gone into the design and planning of these 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.

Not only will these homes be a wonderful place for the family and it also be the perfect homes for rentals and short stays. Renters will love every bit of patience planning and design that has gone into the construction of these homes.





**COME HOME TO SUGRU**



# DEVELOPMENT PARTNERS



**SAMSUNG**

**LONCHA**



# SPECIFICATIONS

These are the standard fittings and specifications for each property.

## KITCHENS

Fitted kitchen with engineered quartz stone worktop, soft close doors and drawers.

Stainless steel wall mounted extractor fans

4 burner gas hob

Stainless steel kitchen sink

Battery operated smoke detectors

## BATHROOMS

White sanitary ware

Shower glass enclosure

Bathroom accessories (stainless steel or chrome-plated)

Double sink in master bedroom

## HEATING & COOLING

Split AC units

Water heating system for each room

## ELECTRICAL AND COMMUNICATION

Electrical air conditioner outlets inclusive of refrigerant piping

Standard ceiling surface-mounted lights (all rooms)

Standard ceiling recessed lights (bathrooms and kitchen)

Standard wall-mounted external lights for entrance and backyard

Fibre termination

TV points in rooms

## WINDOWS

Coated Aluminium casement windows

## CEILINGS

Painted concrete ceiling in living and bedroom areas

Plasterboard ceilings in kitchen and all wet rooms

## DOORS

Aluminum entrance and porch door frames

Glazed aluminum sliding porch doors

Flush internal doors

## WARDROBES

Built in sliding wardrobes

## COMMUNAL & EXTERNAL AREAS

Paved walk ways.

Landscaped gardens

## 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 envisage developments, and are not to scale. The above-mentioned are subject to change as may be decided by the company or competent authority.

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