







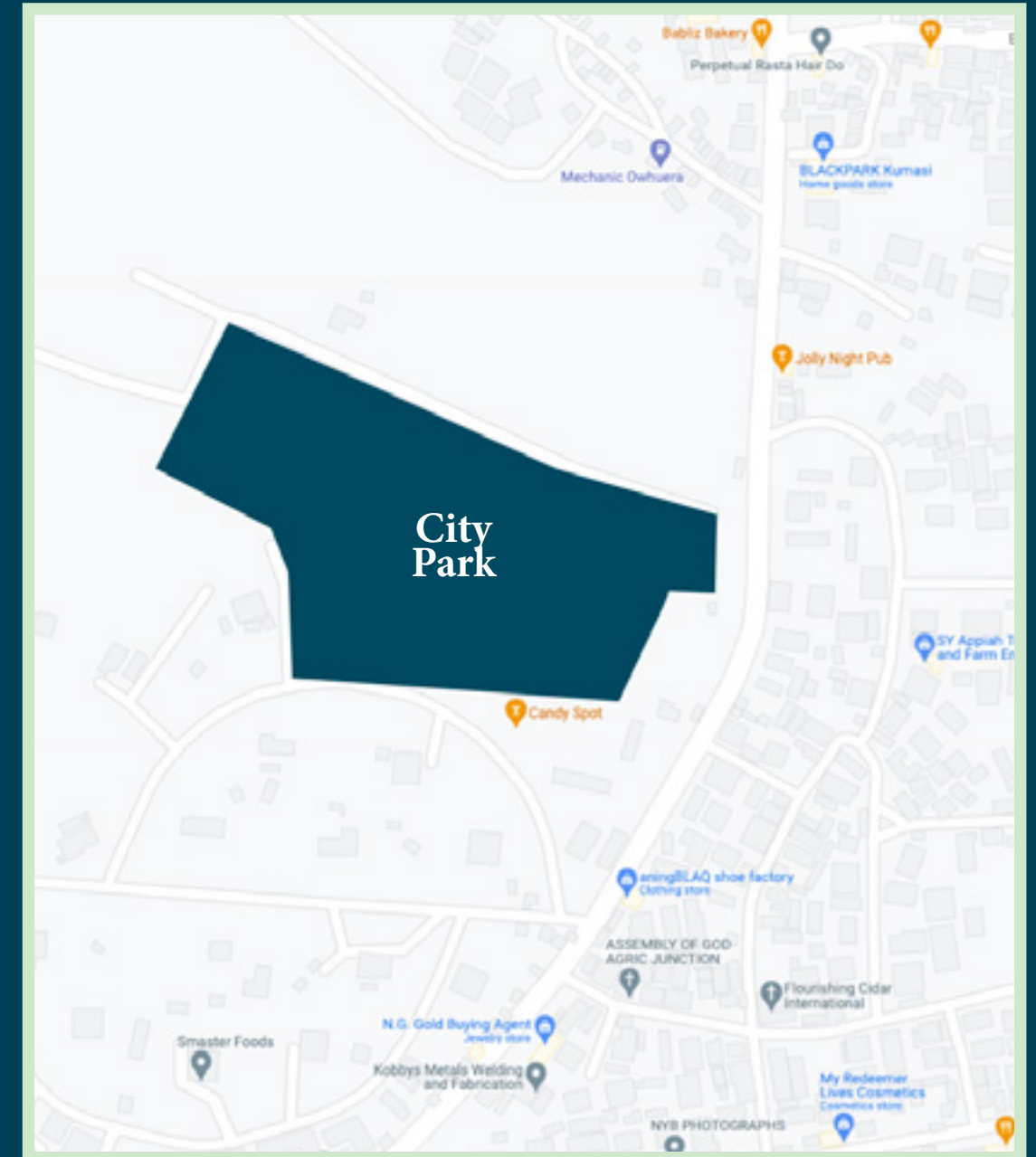
## CityPark

*Indulge in a mix of comfort, beauty and culture.*

Introducing City Park, a new development by Ellis Royal. City Park represents a new dawn of aesthetically pleasing and functional residential accommodation in the Garden City of Kumasi.

Well known for its rich heritage and colourful culture, Kumasi blends effectively its respect for tradition and openness to embrace innovation.

## LOCATION MAP



A MASTER PLANNED COMMUNITY  
DESIGNED WITH YOU IN MIND





*Agric Kokode - A suburb filled with history & beauty*



## Explore the Suburb

City Park is set within the historic kingdom of Asanteman at Agric Kokode near Hill Top; a kingdom well known for its rich heritage and appeal. With good road network and easy access to and from Kokode, it is easy to connect to all the important places in the region within the shortest possible time. The Komfo Anokye Teaching Hospital (KATH) is only a 15-minute drive from you. You also get the chance to educate your young ones at the distinguished New Mission Academy – a stone throw away.

For food and groceries, Kokode presents you with a blend of both the traditional and the contemporary. Explore the local Edwenase market, which is just a minute drive away from the residence, and enjoy a healthy yet affordable shopping experience – or to the ABC Mart, a supermarket, in just 5 minutes by car.





## CityPark

City Park offers affordable modern townhomes furnished to high standards. They are master-planned and designed to meet every need you will have in a home. Our homes are a place to enjoy living and relaxing. Overlooking a recreational park, landscaped to provide residents with green space offering a serene atmosphere to enhance health and well being of residents.

The development comprises 171 homes, with a choice of 2 bedroom, 3 bedroom or 4 bedroom homes. It will also include a clubhouse, swimming pool and a playground. City Park will provide 24/7 security and property management to ensure a safe and secure environment.

City Park will be built in 4 phases to ensure seamless execution and delivery of homes on schedule to residents. We are determined to contribute to urban regeneration ongoing in Kumasi.

Our design process is influenced by our focus on how you live in your home. We are committed to providing homes that look beautiful, make your life easier and provide you comfort. We have crafted homes with modern, timeless and charming architecture. City Park will feature homes that are spacious and bright with inviting floor plans and communities with green spaces to promote health and wellness.

Ultimately, we aspire to build a new home of your dreams where you can truly make lasting memories. Our design studio gets you involved in the process to ensure that you truly have a connection to your home right from the onset.















*A Master Planned Community*

Designed with you in mind, every square inch of City Park contributes to one or several of three goals; create beauty, provide comfort or make your life easier.

Take a stroll or go cycling on our dedicated lanes through the community. Throw exciting parties at the clubhouse. Enjoy the health benefits and pleasure of swimming for kids and adults. Make use of the full-sized courts for basketball, tennis or keep in shape with our outdoor gym.

Finally, enjoy all the greenery that sweeps through City Park.







# AKOMA

## *Two Bed Townhomes*

Are you starting a family or do you simply want some independence? This is the perfect home for you. Our Akoma homes boast a 22 sqm living area, fitted with a purposeful kitchen, dining area and sizeable bedrooms.

Akoma homes will reflect you in a way that expresses what is unique about you as well as charming your guests. This is the place to truly define who you are.



## GROUND FLOOR

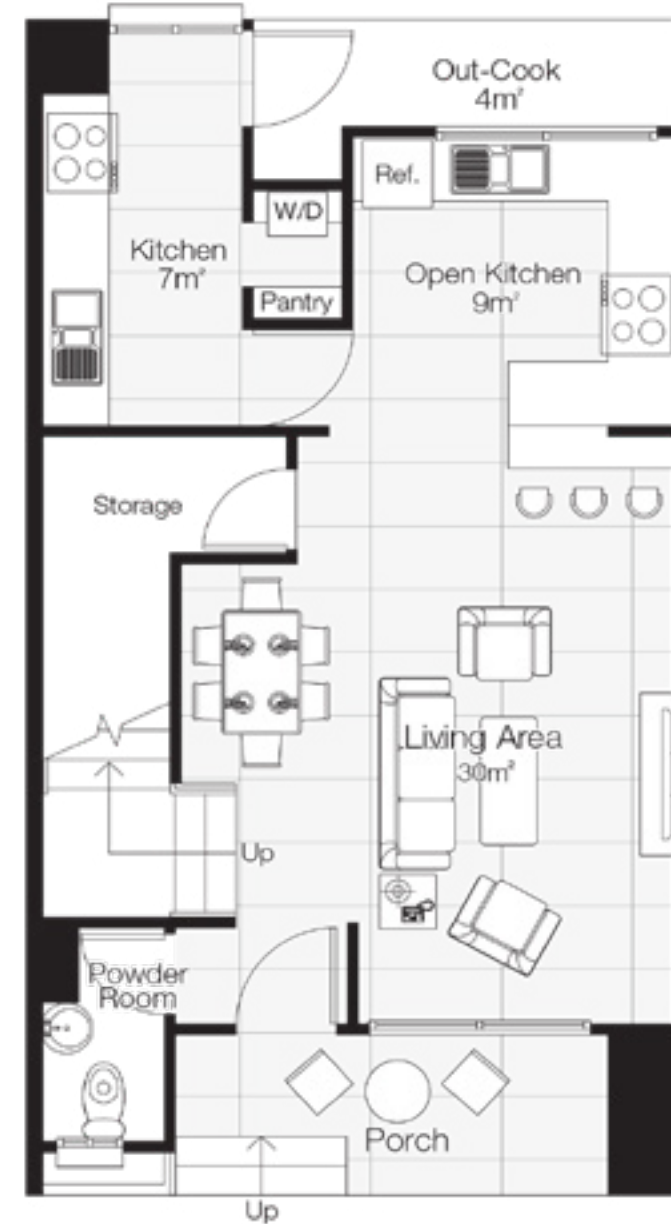
### Option A



SPACE	AREA
Maid	5m <sup>2</sup>
Kitchen	4m <sup>2</sup>
Open Kitchen	10m <sup>2</sup>
Living Area	21m <sup>2</sup>
Porch	5m <sup>2</sup>
WC	2m <sup>2</sup>
<b>Total Floor</b>	<b>66m<sup>2</sup></b>

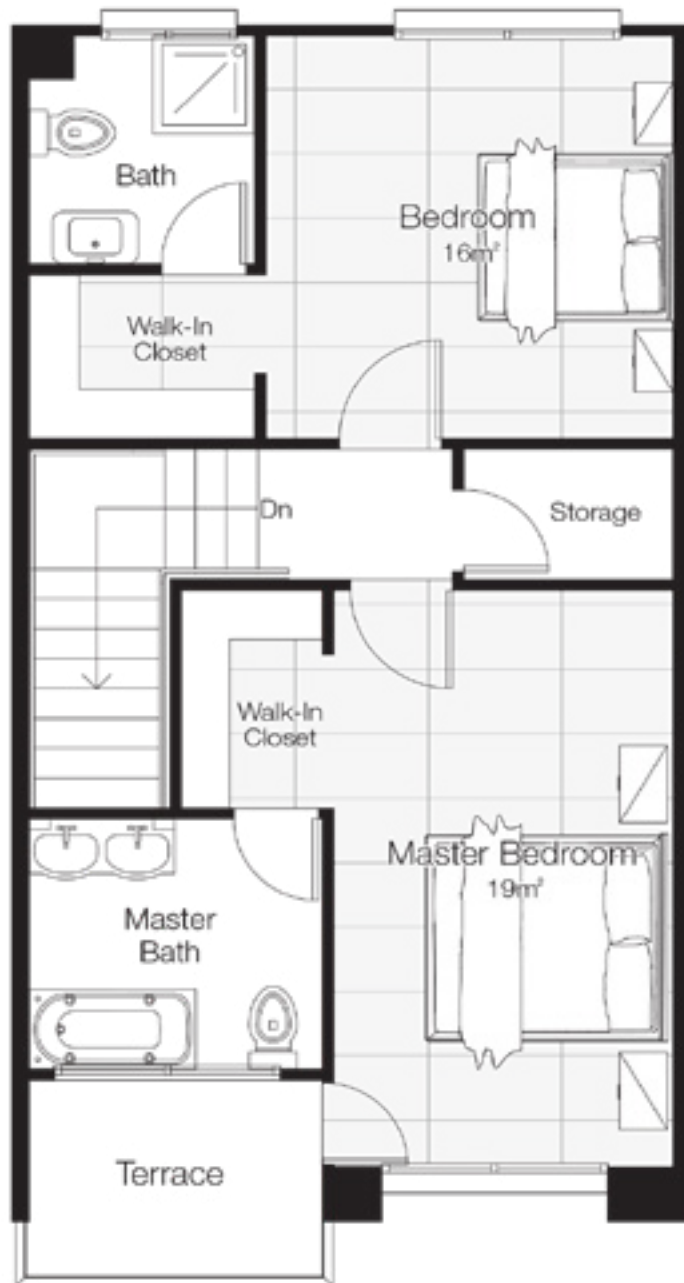
## GROUND FLOOR

### Option B



SPACE	AREA
Kitchen	7m <sup>2</sup>
Out-Cook	4m <sup>2</sup>
Open Kitchen	9m <sup>2</sup>
Living Area	30m <sup>2</sup>
Porch	5m <sup>2</sup>
WC	2m <sup>2</sup>
<b>Total Floor</b>	<b>66m<sup>2</sup></b>

# FIRST FLOOR



SPACE	AREA
Sanitary	4m <sup>2</sup>
Bedroom	16m <sup>2</sup>
Store	2m <sup>2</sup>
Master Bedroom	19m <sup>2</sup>
Master Sanitary	6m <sup>2</sup>
Terrace	5m <sup>2</sup>
<b>Total Floor</b>	<b>67m<sup>2</sup></b>







# KENTE

## *Three Bed Townhomes*

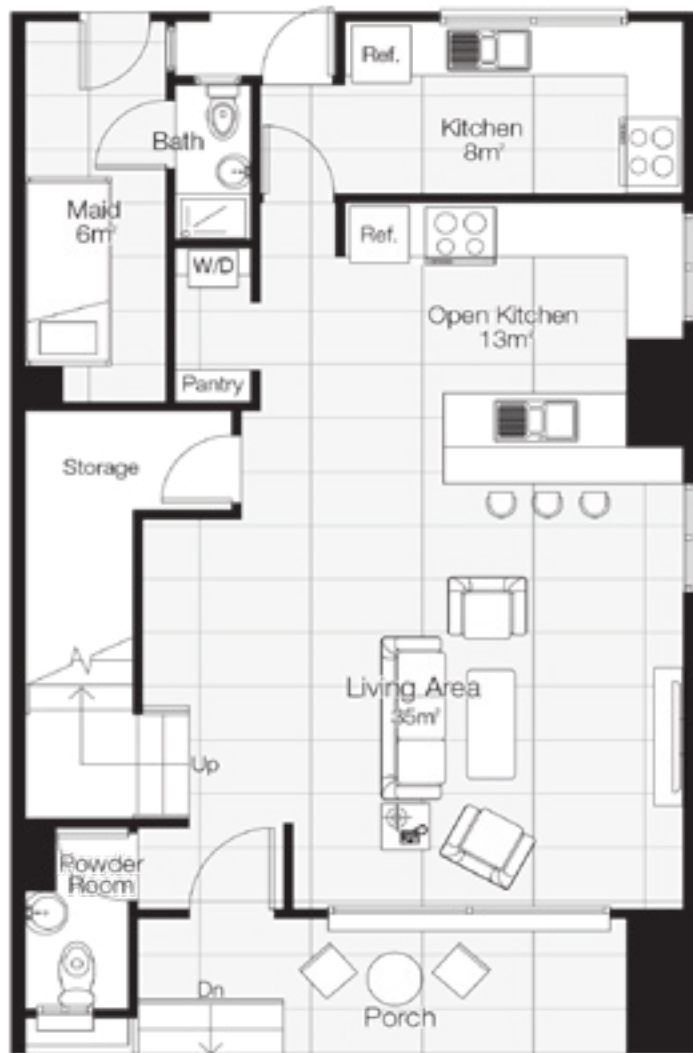
This is where elegance meets functionality. Kente homes are our three bedroom semi-detached townhomes. They offer space for a small family, at the same time allowing for personal experience and intimate interactions.

Kente offers a 22 sqm living area, fitted with a purposeful kitchen, dining area and sizeable bedrooms.



## GROUND FLOOR

### Option A



SPACE	AREA
Kitchen	7.9m <sup>2</sup>
Open Kitchen	13m <sup>2</sup>
Store	3m <sup>2</sup>
Living Area	32m <sup>2</sup>
Porch	7m <sup>2</sup>
WC	2m <sup>2</sup>
<b>Total Floor</b>	<b>84m<sup>2</sup></b>

## GROUND FLOOR

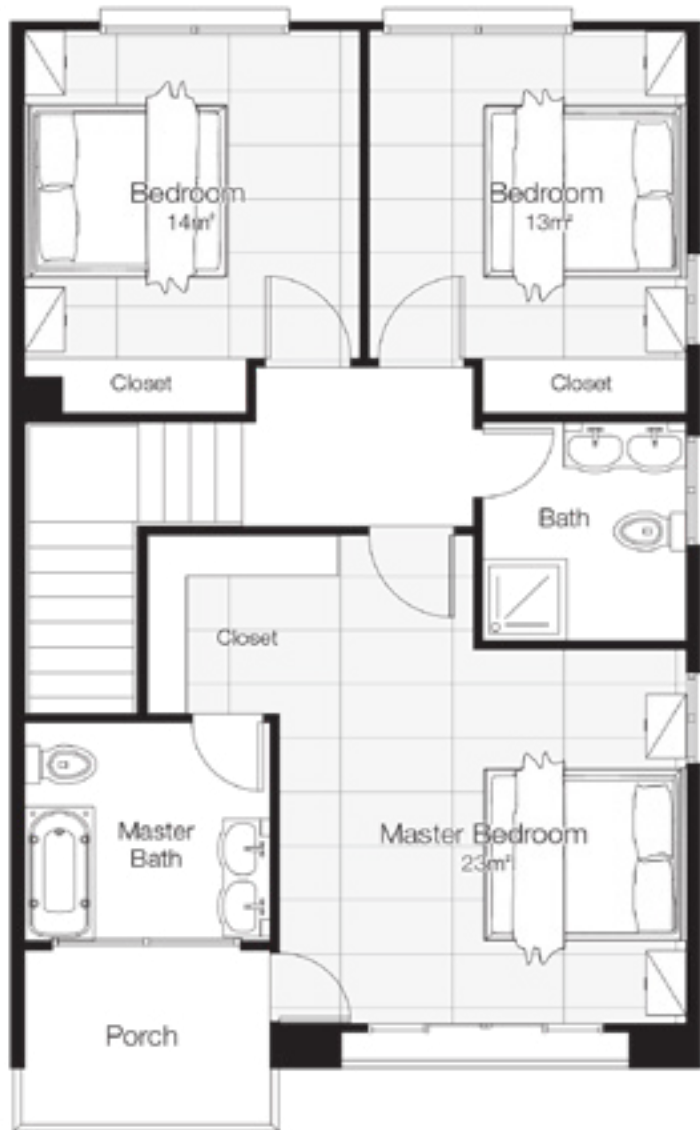
### Option B



SPACE	AREA
Kitchen	8m <sup>2</sup>
Maid	6m <sup>2</sup>
Open Kitchen	13m <sup>2</sup>
Living Area	35m <sup>2</sup>
Porch	7m <sup>2</sup>
WC	2m <sup>2</sup>
<b>Total Floor</b>	<b>84m<sup>2</sup></b>



# FIRST FLOOR



SPACE	AREA
Bedroom 1	14m <sup>2</sup>
Bedroom 2	13m <sup>2</sup>
Sanitary	5m <sup>2</sup>
Master Bedroom	23m <sup>2</sup>
Master Sanitary	6m <sup>2</sup>
Porch	5m <sup>2</sup>
<b>Total Floor</b>	<b>85m<sup>2</sup></b>





# SIKA

## *Four Bed Townhomes*

Palatial and grand to reflect your royalty. Be a king in this home that effortlessly combines space, function and beauty. Sika will be home to your family and their dreams.

Sika is complete with a 22 sqm living area, fitted with a purposeful kitchen, dining area and sizeable bedrooms





## GROUND FLOOR



SPACE	AREA
Kitchen	7m <sup>2</sup>
Bedroom 1	11m <sup>2</sup>
Sanitary	3m <sup>2</sup>
Open Kitchen	10m <sup>2</sup>
Living Area	32m <sup>2</sup>
Porch	7m <sup>2</sup>
WC	2m <sup>2</sup>
<b>Total Floor</b>	<b>84m<sup>2</sup></b>

## FIRST FLOOR



SPACE	AREA
Bedroom 2	15m <sup>2</sup>
Bedroom 3	16m <sup>2</sup>
Shower	2m <sup>2</sup>
WC	1m <sup>2</sup>
Lobby	4m <sup>2</sup>
Master Bedroom	27m <sup>2</sup>
Master Sanitary	6m <sup>2</sup>
Porch	5m <sup>2</sup>
<b>Total Floor</b>	<b>97m<sup>2</sup></b>





# 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

Breakfast kitchen bar

## BATHROOMS

White sanitary ware

Shower glass enclosure

Bathroom accessories (stainless steel or chrome-plated)

Double sink in master bedroom

Bathtub in guest bathroom

## HEATING & COOLING

Split AC units

Central water heating system

## ELECTRICALS

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

Data slim line with white sockets and switches

TV points in rooms

## WINDOWS

UPVC sliding windows with clear glass and fly mesh screen

## 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

# SPECIFICATIONS

## WARDROBES

Built in sliding wardrobes

## COMMUNAL & EXTERNAL AREAS

Paved walk ways.

Landscaped gardens.

Back up generator for external common areas

Swimming pool

Clubhouse

Playground

Sport court

## 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.



# CityPark

A development by Ellis Royal

**A:** Plot No 1 Kokode Extension, Near Kwadaso  
Agric College, Kumasi - Ashanti Region  
**P:** 024 767 4130 / 059 387 2604 / 020 138 1234  
**P:** 080 012 3456 (Toll Free)  
**E:** [info@cityparkgh.com](mailto:info@cityparkgh.com) / [sales@cityparkgh.com](mailto:sales@cityparkgh.com)  
**W:** [www.cityparkgh.com](http://www.cityparkgh.com)