



## Dutchess Residences interiors by Erwin Hamming–Scott



“Welcome to this beautiful residential project, sure to become one of the most desired residences in Accra.

I am honored that CJ Development asked me to be a part of it.”

Erwin Hamming–Schott, interior designer

Dutchess Residences interiors will combine clever design, dubbed ‘city modern living’, with quality materials and contemporary solutions. A boutique and penthouse look and feel.

Dutchess Residences interiors represents a royal feeling of Dutch quality standards. That means the choices in materials and the interior will be based on these values; clean and sensible, with high value for money and quality, contemporary, warm and comfortable.

My personal vision in interior design is:

“An interior is very personal. Inviting but without frills. Honest and pure. This can be achieved by combining different materials, colors, shapes and styles together. It provides the necessary thrill in an interior. Color and lighting are very important. It should feel as a warm blanket around your shoulders, coming home. Design and simplicity go well together. Practicality and attractiveness too. Harmony and balance. Big or small budget, the principle remains the same.”

From this I derived the following slogans that perfectly represent my thinking and my work, seamless fitting Dutchess Residences interiors:

- Simple yet stylish
- Modern yet warm
- Unpretentious yet distinctive
- Quality yet accessible
- Easy and enjoyable

With this approach I am very successful in The Netherlands. I have designed and decorated many

private homes the last 15 years, but also restaurants, offices, hotels and more. Since 2007 my style and vision landed in Marbella on the Costa del Sol in Spain. After designing a penthouse for a client of mine, my work was picked up by developers and second home owners over there. From this and from owning a second home in Thailand myself, I know how to consider a warm, (sub)tropical climate in decorating homes.

Especially for Dutchess Residences I have designed an open plan living suite led by a selective selection of beautiful materials/brands from the Netherlands, Germany and Italy. All Dutchess Residences are enriched with a Kitchen by Superkeukens. The en suite Bathrooms will be fitted with state of the art materials from the Dutch brand PURE! The tiles for the bathrooms and the overall Floors were carefully picked out from the wonderful collection of MOSA, The Netherlands.

Furnitures will, amongst others, be from the Dutch designers from MONTÈL. The main pieces in the interior come from their wonderful collection. MONTÈL is a Dutch brand that designs and produces its own furniture for 29 years.

For Lightening Solutions, PHILIPS SMART LIGHTENING, is the only option. For more than 120 years Philips Lighting is paramount as it comes to innovation. They use all the possibilities of light to make people feel more comfortable at home. Light is used to make people feel happier and safer, with light that amuses, inspires and informs, making a home more vibrant and better meet the everyday needs of people.

Enjoy happy living,

Erwin Hamming-Schott

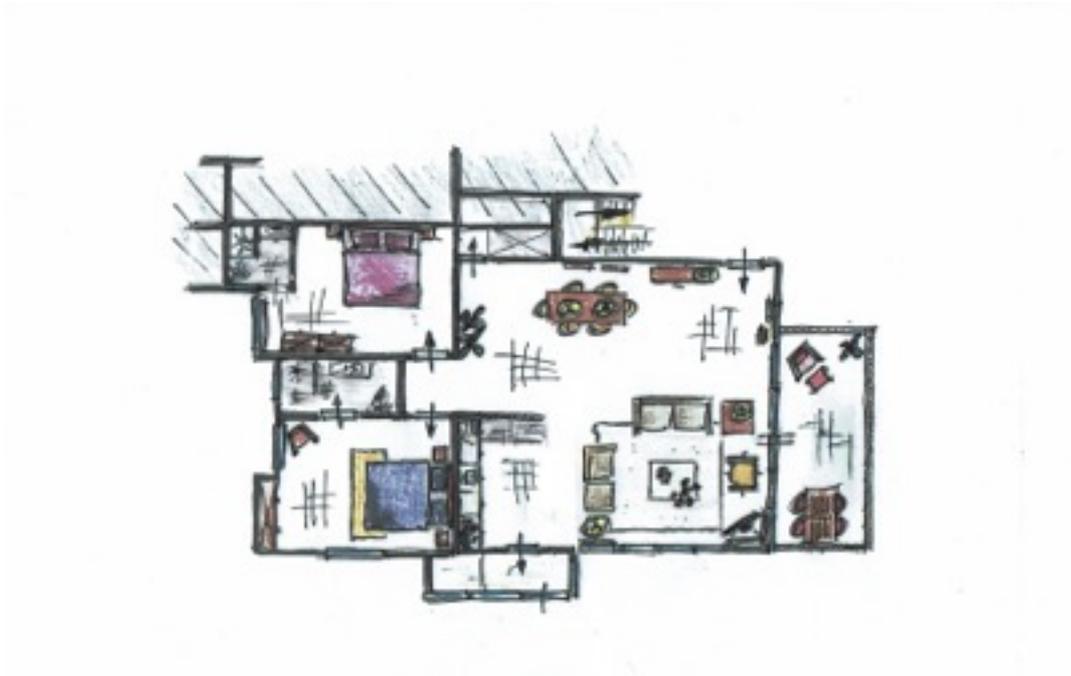
\*But of course Dutchess Residences can also be designed and decorated to personal wishes and preferences

# DUTCHESS RESIDENCES INTERIORS

by

ERWIN HAMMING-SCHOTT

FACT SHEET & SPECIFICATIONS



Sponsor reserves the right to make changes in accordance with the terms of the Offering Plan. The complete offering terms are in an offering plan available from the sponsor. File No. CD14-0292.

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## DUTCHESS RESIDENCES INTERIORS

### SPECIFICATIONS

The elegant basement façade continues from exterior to interior, with a surprising touch in the design of the entrance hall way, being a mosaic made from light blue tiles and pottery.

On the private grounds there are two Parking Bays allocated per Dutchess Residence.

Located in the heart of the residential twin buildings you find Dutchess Swimming Pool, upholding the feeling of exclusivity and privacy.

Each Dutchess Resident owns the right to use

Dutchess Rooftop Terrace. This sun deck with stunning Accra City-Views can be reached via the main entrance stairs. It is also the perfect place to lounge when the evening falls and enjoy the sparkling charm of the city at night.

Dutchess Residences are fitted with Italy manufactured, slim profile, floor-to-ceiling High

performance Windows and Sliding Doors by Casa Palladio and slim profile, floor-to-ceiling high performance windows and sliding doors by Diquigiovanni.

All Dutchess Residences are equipped with a walled TRISTAR AC-5408 Air Conditioner Unit. By using energy saving and noiseless technologies this air conditioner makes sure that the environment is extremely comfortable.

The Noise Level of the indoors is only 52-56 dB and the outdoors only 65 dB.

Home Entertainment DStv is available in the Dutchess Residence. Digital Satellite Television is MultiChoice's digital satellite TV service, offering general entertainment, movies, lifestyle & culture, sport, documentaries, news & commerce, children, music, religion and consumer channels to MultiChoice subscribers.

4G Internet will be provided by SurfLine, a telecommunications network providing super-fast and reliable 4G LTE services (LTE or Long Term Evolution, marketed as 4G LTE, is a standard for wireless communication of high-speed data for mobile phones and data terminals). By leveraging the advanced technology of LTE, Surfline is bringing a new wave of connectivity to Ghana.

All floors and walls will be tiled with Tiles from the stunning collection of MOSA from Holland. Mosa was established in 1883 by Louis Regout, the scion of a famous Maastricht family of industrialists. As a Dutch tile manufacturer with over 130 years of experience, Mosa offers unique and distinct tile concepts for walls, floors, facades and terraces. With its distinctive, high-quality and aesthetically pleasing tiles, Mosa contributes to the architectural designs of today and tomorrow. Innovation and design are its core values. MOSA is committed to upholding sustainable design and production practices based on Cradle-to-Cradle principles.

In the Dutchess Basement, Private Storage

Room is allocated per Dutchess Residence hence a Communal Laundry Room is allocated with Bosh 800 series washer and Whirlpool 7500 series fully-vented dryer is facilitated to provide Dutchess Residents maximum comfort and excellent service level.

All Dutchess Residences possess a Corner Living Room, so you enjoy daylight and skyline Accra City Views to the maximum resulting

in a Penthouse Feeling at home.

The Main interior Pieces and Objects come from the wonderful collection of Montèl. Montèl is a Dutch brand that designs and produces its own furniture for 29 years.

Textile engineer Ger Nijman, father of the current top designer Bram Nijman, founded in the mid- 60s his first cabinet formula

For privacy and for decoration the room will be fitted with curtains from Vriesco from Holland. For over 65 years they have been market leader in made to measure curtains.

They have the largest selection of curtains fabrics, with over 1500 fabrics in stock in a multitude of colors, a huge variety of designs, in both transparent and woven qualities.

The designer' choice is to use so called in between in an off white color. These half see through curtains create a wonderful living atmosphere and add richness tot the interior.

The floors are tilled with tiles from the collection of MOSA from Holland as mentioned under 'residence features'.

All Dutchess Residences are equipped with a TRISTAR airco unit, DStv and 4G internet (please see above).

Kitchen with walk in storage and balcony as presented in the artist impression

For the Kitchen I opt, Dutch designed Superkeukens inclusive Nolte and Nobilia cabinets comibined with German international top brand Siemens' equipment. The exact design is to be modified to your wishes and preferences.

To illustrate; my artist impression is presented with a Superkeukens kitchen that can be places along a wall, but can also have a stand alone unit. The cupboards come in matt or high gloss and in many colors. Hence there is a wide choice in work tops, grips et cetera. The Nolte cabinets come in matt or high gloss and in many colors. Hence there is a wide choice in work tops, cabinets grips et cetera.

The main Kitchen features are:

Main Kitchen by Superkeukens inclusive Nolte/Nobilia Kitchen cabinets

a SIEMENS (or similar) A+ energy class refridgerator

a SIEMENS (or similar) electrical cooking hub

a SIEMENS (or similar) stove/micro wave/grill combination

a SIEMENS (or similar) A+ energy class dish washer

Extra Storage room or separate Toilet/  
Powder room

Adjacent to the spacious living area there is an extra room that can be an extra toilet or storage, up to your choice.

Master bedroom as presented in the artist impression

For maximum enjoyment and comfort, a good sleep and a rich feeling the designer choose for a so called hotel standard or box spring bed. The luxurious bed is made in Holland and comes in many fabrics and colors. The carre stitching gives it a rich look. The matress is of course of high quality and comfort. Everything topped with the finest in sheets, duvets and pillows.

For privacy, sleeping comfort and for decoration the room will be fitted with curtains from Vriesco from Holland. For over 65 years they have been market leader in made to measure curtains.

They have the largest selection of curtains fabrics, with over 1500 fabrics in stock in a multitude of colors, a huge variety of designs, in both transparent and woven qualities.

The designer' choice is to use so called black out curtains in an earth tone color for optimal sleeping comfort.

Guest bedroom en suite bathroom as presented in the artist impression.

In this bathroom you will have the same high quality materials as enlisted for the master bathroom.

Master bedroom en suite bathroom as presented in the artist impression

Double wash bin complete with cool start water saving tap, with high gloss soft close cabinet and matching mirror by PURE! from Holland.

Walk in shower with NANO technology anti chalk stain glass and water saving rain shower with safe touch thermostat shower tap by PURE! from Holland.

Toilet with soft close seat by PURE! From Holland. Floor and wall tiling by MOSA from Holland (please see description under 'residence features').

Guest bedroom as presented in the artist impression

In this room you will have the same high quality bed as in the master bedroom. Also if you choose for one or two single beds. I will decorate the room with the same standard in curtains and bedding.

Please see the descriptions under 'master bed room'.

Note: you can also choose to use this room as an office with the possibility to invite an overnight guest. For this we can fit the room for instance with a desk and a sofa that turns into a high comfort bed.

## Living room Lounge Terrace

On the lounge terrace of your apartment you can enjoy an afternoon drink in the comfortable lounge chair or dine the night away with friends on the dining set consisting of a table and four chairs. The designer selects Hartman outdoor furniture.

Because of its high quality and well balanced design. With 45 years of experience, Hartman knows better than anyone how to make beautiful and durable outdoor furniture. Hartman outdoor furniture and cushions are designed to lift your garden, patio or balcony to a higher

level. Which the solid style, weather proof and fadeless color and firmness will remain.

## Dutchess Rooftop Terrace

On the Dutchess Rooftop Terrace you can relax in your comfortable lounge set, consisting of a sofa and lounge chair and a coffee table. All decorated with luxurious thick and all weather pillows. Here too the designer selects Hartman outdoor furniture. Because of its high quality and well balanced design. With 45 years of experience, Hartman knows better than anyone how to make beautiful and durable outdoor furniture. Hartman all weather outdoor furniture and cushions are designed to lift your garden, patio or balcony to a higher level. Which the solid style, fadeless color and firmness will remain.