



## ANSWERS TO CUSTOMER FAQ'S

### Location:

Casa Mia is strategically located in Ruai, fronting Kangundo Road just 15.6 km from its junction with the Eastern Bypass. The property is within 45 minutes reach of the CBD and less than 30 minutes from Jomo Kenyatta Airport.

Google coordinates - 1.279801, 37.121916

There are plans for expansion of Kangundo Road into a dual-carriage way, which will in turn increase the attractiveness of this area.

### No of units & Size of plot

The total plot size is 41 acres with a plan for 454 homes to be built in three phases. Phase 1 will comprise 139 units; Phase 2 will have 174 units and Phase 3 a total of 141 units. The homes are located in clusters of between 23 – 50 units each, with access to shared facilities. Based on the overall zoning, each home will be on approx. 1/12th of an acre.

### Unit Allocation

Phase 1	Court A	Commercial facilities
	Court B	21 units (Ready for occupation)
	Court C	22 units (Ready for occupation)
	Court D	35 units
	Court E	33 units
Phase 2	Court F	32 units
	Court G	29 units
	Court H	32 units
	Court J	46 units
	Court K	35 units
Phase 3	Court L – R	141 units

### Amenities

Borehole	Secure plot boundary
Recycled water for irrigation	Recreation area
Sewer treatment plant	Commercial arcade
Solar water heating	

### Pricing:

#### Option 1:

Kshs. 5.95 million

#### Payment Terms

On signing the reservation form: 50%

On signing the sale agreement: 50%

#### Option 2:

Kshs. 6.95 million

#### Payment Terms

On signing the reservation form: 10%

On signing the sale agreement: 20%

Balance on completion: 70%

All houses in Court B and C come with a fitted Oven and Hob.

### Refunds in case of cancellation

All amounts paid can be refunded in full if cancellation is before signing of the sale agreement. All such refunds should be requested in writing and shall be issued in the purchaser name(s) stated on the letter of offer regardless of the source of funds.

### Other Costs

Stamp duty	4% of purchase price or government valuation (whichever is higher)
Legal Fees & Registration costs	Approx. 1.5% of the purchase price plus V.A.T (this fee is paid to the developer's lawyers for preparation and registration of the legal documentation for the development, and is separate from any fees payable to a lawyer you may appoint to act on your own behalf)
Share capital	Kshs 25,000/=
Service charge deposit	Kshs 18,000/=
Advance service charge	Kshs 18,000/=
Costs of transfer of reversion	To be advised

Post-completion, a monthly service charge of Kshs. 6,000/= per month will apply.

### Title Structure

The main title for the 41 acres is freehold held under Title No. Donyosabuk / Komarock / Block 1/20775. Purchasers will get a lease of their house for 99 years from 2012 together with a share in the management company owning the reversionary interest thereof.

### Show House



### Investment Potential

Casa Mia has been priced to attract the middle-income market segment to an area with significant growth and capital appreciation potential. Ruai is also expected to attract strong rentals from the growing middle market who will appreciate its lifestyle offering. Buying at this early opportunity allows buyers to gain from discounted introductory prices and preferential choice of units, and resultant increased capital appreciation.

Actual images of show house

