

### Additional Information

#### Location

EdenVille is located 9.5 kms from Muthaiga roundabout along Kiambu Road, in Kiambu municipality. While on Kiambu Road, pass Paradise Lost on the left and just before Kiambu Institute of Science & Technology (KIST), at the water tanks, turn onto Boma Road on the left. Boma Road is a cabro road. Drive 1 kilometer along Boma Road and EdenVille One site starts on your right. EdenVille Two is adjacent to EdenVille One.

#### Unit types and allocation

EdenVille Two comprises of 3-bed and 4-bed maisonettes:

Type	Description	No. of units
Magnolia	3-bed maisonettes	136
Wisteria	4-bed maisonettes	268
<b>TOTAL</b>	-	<b>404</b>

#### Breakdown by court:

Court	Type	Description	No. of units
Court A	Magnolia	3-bed maisonette	36
Court B	Magnolia	3-bed maisonette	37
Court C	Magnolia	3-bed maisonette	29
Court D	Wisteria	4-bed maisonette	44
Court E	Magnolia	3-bed maisonette	34
Court F	Wisteria	4-bed maisonette	39
Court G	Wisteria	4-bed maisonette	44
Court H	Wisteria	4-bed maisonette	29
Court I	Wisteria	4-bed maisonette	49
Court J	Wisteria	4-bed maisonette	63
<b>TOTAL</b>	-	-	<b>404</b>

#### Construction & Show House

Construction commenced on 1<sup>st</sup> October 2016, with an anticipated construction period of 4 years. Completion is phased to 2018, 2019 & 2020 as detailed below.

#### Prices

TYPE	CASH PRICE	MORTGAGE PRICE
3-bedroom maisonette	Kshs. 18,450,000/=	Kshs. 21,217,500/=
4-bedroom maisonette	Kshs. 19,950,000/=	Kshs. 22,942,500/=
<b>Premium*</b>		

**\*Units on a larger lot available from just Kshs. 750,000 Extra**

#### Payment Terms – Court A, B, C & D (anticipated completion end of 2018)

##### Option 1: Cash

On signing the reservation form:	20%
On or before 31 <sup>st</sup> December 2017:	20%
On or before 31 <sup>st</sup> March 2018:	20%
On completion:	40%

**Payment Terms – Court E, F, H, (anticipated completion end of 2019) Court I (end of 2020)**

**Option 2: Cash**

On signing the reservation form:	20%
On or before 31 <sup>st</sup> January 2018:	20%
On or before 30 <sup>th</sup> June 2018:	20%
On completion:	40%

**Option 3: Mortgage**

On signing the reservation form:	20%
On completion:	80%

**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)
Service charge deposit	Kshs 30,000/=
Disbursements	Kshs 7,000/=
Reversion	Kshs 6,000/=

**Developer**

Paramount Chief Estates Limited

**Service Charge**

Approx. Kshs. 15,000 per month, covering security, gardening, common lighting and cleaning