



RESIDENTIAL
RESORT
DEVELOPMENT
INFORMATION

ENAKI

DETAILED LOCATION:

Located along Redhill Road in Nyari, Enaki is at the end of the upcoming ABC-Redhill Link Road and is not far from Rosslyn Heights Estate. It is also easily accessed from Lower Kabete Road, Peponi Road, Thigiri Ridge, Limuru Road and the Northern bypass.

LAND SIZE:

Enaki is located on a total of 22 acres, which shall be held across 4 separate titles upon conclusion of the currently ongoing subdivision and amalgamation. A detailed record of the land titles, ownership and search results are available in the due diligence report prepared by the project lawyers.

Development Portion	Use	Land Size	Development Company
The Town Square	Retail & Commercial	6.21 acres	Rosslyn Office Park Ltd
Living Townside	Residential	1.7 acres	Rosslyn Suites Ltd
Living Parkside	Residential	5.93 acres	Rosslyn Suites Ltd
Living Parkside	Residential	1.97 acres	Rosslyn Property Holdings Ltd
Five Senses	Botanical Garden	6.33 acres	Rosslyn Convention Centre Ltd

PROJECT OFFERING:

The summary of Enaki's residential offering is as follows:

Unit Type	Location	Block (First Release)
Studio	Living Parkside	G, H, Q
1-bed	Living Townside & Living Parkside	C, F, T
2-bed	Living Townside & Living Parkside	A, B, E, T
3-bed (Type A)	Living Parkside	T
3-bed (Type B)	Living Parkside	G, H
3-bed (Type C)	Living Parkside	R
4-bed	Living Parkside	Q
Penthouses	Living Parkside	G, H, Q, R, T
Duplexes	Living Parkside	Q, R

PROJECT TIMELINES:

The project will be implemented in phases with Phase 1 of the residential development set to commence in Q2, 2019. The first phase is anticipated to take 24-30 months to complete.

SHOW HOUSE:

A show house has been constructed on site to showcase the design concept and finishes palette for the residences at Enaki, intended to give a broad representation of materials, colours and styles to be used. The specification of finishes and their colours may vary between unit types and reference should be made to the specification booklets provided. The developer reserves the right to substitute materials if necessary, provided these shall remain broadly of the same quality and appearance as those in the show house.

OWNERSHIP DOCUMENTS:

The main title for the residences is leasehold. Each owner will get a sub-lease for 99 years from 01.08.2012 together with a share in the Enaki Property Owners Company that shall own the reversionary interest in the main title. These title documents will be available after completion and handover, once they have been duly registered.

MANAGEMENT STRUCTURE:

The Residences at Enaki will be managed by Enaki Residences Ltd (the management company) which shall be operated by the development company. The management company shall also exclusively undertake any and all letting and reselling of the residences at Enaki. Owners will pay service charges directly to the management company. The management company will, from time to time, provide and amend rules and regulations for property owners and residents. These are designed to ensure the living standard at Enaki is maintained for all residents and a draft of these will be availed by Enaki's legal team.

SERVICE CHARGE:

Owners at Enaki Residences will be required to pay service charges to cover the costs of maintenance of common areas and common facilities at Enaki. This will include services such as security, landscaping, cleaning, common area utilities, repairs and maintenance and a full management team.

Service charges will be payable annually in advance and will also include resident access into the Five Senses Botanical Garden public areas and some common facilities such as swimming pools and resident lounges. However, the use of other select common facilities such as the Business Hub and Gymnasium and the use of any facilities for a private function may incur a separate fee.

