

MONTAVE

Pricing

Consists of 1, 2 & 3 bed apartments. The 1 & 2 bed apartments include 1 car park whereas the 3-bed apartments include 2 car parks.

Prices are based on apartment size, floor level and views, as follows:

The apartments highlighted below are currently not available for sale as at 27th November 2017.

Block	No.	Size	Type	Aspect	Level 3*	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	Level 15
A	1	635	1 Bed	Upper Hill	Booked	Booked	Booked	Booked	Booked	Booked	10,604,000	Booked	Booked	11,016,500	Booked	Booked	Booked
	2	1,432	3 Bed	CBD	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked
	3	1,044	2 Bed	CBD	Booked	Booked	Booked	Booked	Booked	18,900,200	Booked	Booked	Booked	Booked	Booked	Booked	Booked
	4	635	1 Bed	Upper Hill	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked
B	1	969	2 Bed	Upper Hill	Booked	15,455,550	Booked	Booked	Booked	Booked	Booked	Booked	17,215,550	Booked	Booked	Booked	Booked
	2	1,044	2 Bed	CBD	Booked	Booked	Booked	Booked	Booked	Booked	Booked	19,340,200	Booked	Booked	Booked	Booked	Booked
	3	947	2 Bed	CBD	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	NO APT
	4	947	2 Bed	Upper Hill	NO APT	Booked	Booked	Booked	Booked	16,204,650	16,424,650	16,644,650	16,864,650	17,084,650	Booked	Booked	17,744,650
C	1	947	2 Bed	Upper Hill	NO APT	Booked	15,544,650	15,764,650	Booked	16,204,650	16,424,650	16,644,650	16,864,650	17,084,650	17,304,650	Booked	17,744,650
	2	947	2 Bed	CBD	Booked	Booked	Booked	Booked	Booked	Booked	17,466,350	Booked	Booked	Booked	Booked	Booked	NO APT
	3	1,044	2 Bed	CBD	Booked	Booked	Booked	Booked	18,680,200	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked
	4	969	2 Bed	Upper Hill	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	17,215,550	Booked	Booked	Booked	18,095,550
D	1	893	2 Bed	Upper Hill	Booked	Booked	14,683,350	Booked	Booked	Booked	Booked	Booked	Booked	16,223,350	16,443,350	Booked	Booked
	2	980	2 Bed	CBD	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked
	3	570	1 Bed	CBD	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked	Booked
	4	883	2 Bed	CBD	Booked	Booked	Booked	15,715,150	15,935,150	16,155,150	Booked	16,595,150	Booked	Booked	Booked	Booked	Booked
	5	1,098	2 Bed	Both	Booked	18,720,900	Booked	Booked	Booked	19,820,900	Booked	Booked	Booked	Booked	Booked	21,140,900	Booked
	6	915	2 Bed	Upper Hill	Booked	Booked	15,034,250	Booked	15,474,250	Booked	Booked	16,134,250	16,354,250	Booked	16,794,250	Booked	Booked

*3rd floor apartment sizes are exclusive of open terraces

Specifications

All apartments come with a fully fitted kitchen which includes an oven, hob and extractor hood.

Payment terms

Cash: 5% booking fee, 15% on or before 31st January 2018, 80% payable in monthly installments during construction

*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 reservation form regardless of the source of funds.

Additional Information

Location

Montave is a mixed-use development located in Upper Hill, on the Junction of Haile Selassie Avenue and Lower Hill Road, fronting the Kenya Railways Golf Club.

Site Layout:

Mixed use/multifunctional development spread over 3.54 acres as follows.

Basement:	7 levels of parking
Ground to 2 nd floor	Montave Shopping Mall
Southern Tower:	40 storey tower consisting of serviced/hotel apartments
Northern Tower:	30 storey tower consisting of commercial offices
Residential Blocks:	22 storey terraced apartments of the 1-bed, 2-bed & 3-bed nature

Developer & Contractor

Developer:	Greenfield Developers Limited
Lead consultant:	Hassconsult Limited
Previous Projects:	The Watermark Business Park in Karen Ivy Creek, Karen Urban Breeze, Lavington
Architects:	Bowman Associates Architects
Previous Projects:	The Hub - Karen The Junction Shopping Centre Rift Valley Lodge – Naivasha

Construction Commencement and Completion

Construction is expected to start in Q1 of 2018, with an anticipated construction period of four years.

Other Costs

Stamp duty - 4% of purchase price or government valuation, whichever is higher

Legal Fees & Registration costs – Approximately 0.75% (plus VAT)

Utilities deposit - To be confirmed

Service charge - To be confirmed. However other similar developments charge between Kshs 15,000/= to Kshs 20,000/= a month

Service charge deposit - 12 month's deposit payable on completion

Advance service charge - 6 month's advance payable on completion

Title Structure

The main title is leasehold for 99 years from 1st September 1976 and registered to Greenfield Developers Ltd. Buyers will receive a sub-lease for this period together with a share in the management company owning the reversionary interest thereof.