

MONTAVE

Pricing - Commercial

Commercial offices are located in the Northern Tower

Level 4-24: Kshs 12,500 per sq.ft plus Kshs 1,500,000 per car park (plus VAT)

Floor level	Suite No.	Office size (sq.ft)	Floor Services (sq.ft)	Tower Services (sq.ft)	Sale area (sq.ft)	No. of Parkings	Price (including parking)	VAT (16%)	Price including VAT
Level 4 - 24	Suite no. 1	1496.18	288.02	279.41	2063.61	5	33,295,075	5,327,212	38,622,287
	Suite no. 2	731.95	140.90	136.69	1009.53	2	15,619,173	2,499,068	18,118,241
	Suite no. 3	893.40	171.98	166.84	1232.23	2	18,402,815	2,944,450	21,347,265
	Suite no. 4	1184.03	227.93	221.11	1633.07	4	26,413,369	4,226,139	30,639,508
	TOTAL	4,305.56	828.82	804.05	5,938.43	13	93,730,432	14,996,869	108,727,301

Level 25-32: Fully booked

Floor level	Suite No.	Office size (sq.ft)	Floor Services (sq.ft)	Tower Services (sq.ft)	Sale area (sq.ft)	No. of Parkings	Price (including parking)	VAT (16%)	Price including VAT
Level 25-32	Suite no. 1	1496.18	313.15	283.35	2092.68	5	33,658,528	5,385,364	39,043,892
	Suite no. 2	624.31	130.67	118.23	873.21	2	13,915,069	2,226,411	16,141,480
	Suite no. 3	785.76	164.46	148.81	1099.03	2	16,737,932	2,678,069	19,416,001
	Suite no. 4	796.53	166.72	150.85	1114.09	2	16,926,123	2,708,180	19,634,302
	TOTAL	3702.78	775.00	701.23	5179.01	11	81,237,651	12,998,024	94,235,675

Payment terms

Cash: 5% booking fee, 15% interim payment, 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.

Availability

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

Floor level	Allocation			
3	Full floor			
4	Full floor			
5	Full floor			
6	Full floor			
7	Suite 1	Suite 2	Suite 3	Suite 4
8	Suite 1	Suite 2	Suite 3	Suite 4
9	Suite 1	Suite 2	Suite 3	Suite 4
10	Suite 1	Suite 2	Suite 3	Suite 4
11	Full floor			
12	Full floor			
13	Full floor			
14	Suite 1	Suite 2	Suite 3	Suite 4
15	Full floor			
16	Full floor			
17	Full floor			
18	Full floor			
19	Suite 1	Suite 2	Suite 3	Suite 4
20	Full floor			
21	Suite 1	Suite 2	Suite 3	Suite 4
22	Full floor			
23	Full floor			
24	Full floor			
25	Full floor			
26	Full floor			
27	Full floor			
28	Full floor			
29	Full floor			
30	Full floor			
31	Full floor			
32	Full floor			

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:	32 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 Q2 of 2017, 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 - To be confirmed

Management Co. reserve fund - To be confirmed

Utilities deposit - To be confirmed

Service charge - To be confirmed. However other similar developments charge between Kshs 20/= to Kshs 25/= per sq.ft per month

Service charge deposit - 3 month's deposit payable on completion

Advance service charge - 3 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.