



Additional Information

Location

Nova is situated in Westlands along Waiyaki Way, with access from Muthangari Drive, only 10 minutes from the City Centre.

Site Layout:

Mixed use development with 17 storeys on 0.75 acres as follows:

- Basement: 3.5 floors of parking with 230 parking bays
- Entertainment Floor: Jogging Track, Water Features Expansive Manicured Gardens, Circular Gazebo with fire pit, Indoor and Outdoor heated swimming pool, Pool deck, Lavish Lobby with Grand Reception, Café and resident's lounge, Mini Cinema, Games Room, Business Centre with meeting facilities, Convenience Store, Spa, Gym with changing facilities, Picnic Areas, Launderette, Visitor's Reception and On-site Management office.
- Floors 3-14: Luxury 2-bed apartments
- Floors 15-17: Luxury 3-bed triplexes

Residential Pricing and structure:

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

Level 3 to 14: Consists of 2-bed apartments. Each apartment includes 1 car park

Floor level	Apartment Type	Size (sq.mtrs)	No of apartments	Price
3	2 Bed Panorama	91	11	14,100,000
4	2 Bed Scenic	83	11	13,500,000
5	2 Bed Panorama	91	11	14,500,000
6	2 Bed Scenic	83	11	13,900,000
7	2 Bed Panorama	91	11	SOLD OUT
8	2 Bed Scenic	83	11	14,300,000
9	2 Bed Panorama	91	11	SOLD OUT
10	2 Bed Scenic	83	11	14,700,000
11	2 Bed Panorama	91	11	SOLD OUT
12	2 Bed Scenic	83	11	15,100,000
13	2 Bed Panorama	91	11	SOLD OUT
14	2 Bed Scenic	83	11	SOLD OUT
15-17	3 Bed Duplex	256	11	SOLD OUT

Specifications

All apartments come with a fitted kitchen which includes an oven, hob, extractor and garbage collection bin. The apartments also come with Intercom, DSTV and fiber optic connectivity. In addition there will be a generator providing 100% back-up power for all apartments and borehole water supply. The building shall also have plenty visitor's parking, CCTV surveillance and 4 high speed elevators.

Waiyaki Way



APARTMENT FLOOR PLAN

City View

Suburb View

Muthangari Drive

Development team

Developer: Elm Ridge Limited

Contractor: Aggregate Construction Limited

Project Managers: Limojade Management Co. Ltd

Previous projects: 717 Brookside Drive

RiversEdge, Limuru Road

Architects: Beglin Woods Architects

Previous projects: The Watermark Office Park, Karen

Sankara Hotel, Westlands

Awards

Best Concept/Ongoing Project received from the Architectural Association of Kenya during the Awards of Excellence in Architecture 2016

Payment terms

2017: 20% booking fee, 10% on signing sale agreement

2018: 20% on 1st March, 20% on 1st June, 20% on 1st September, 10% on completion.

Construction Commencement and Completion

Construction commenced on 1st April 2016, with an anticipated completion for End 2018

Other Costs

Stamp duty	4% of purchase price or government valuation, whichever is higher (payable on completion)
Legal Fees & Registration costs	Approx. 1.5% to 2% 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). Payable on signing the sale agreement
Management Co. reserve fund	Kshs 50,000/= payable on completion
Utilities deposit	Kshs 20,000/= payable on signing the sale agreement
Service charge	Approximately Kshs 10,000/= 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 a grant giving leasehold interest and registered to Elm Ridge Limited. The same is currently undergoing extension of Lease and change of user and approval has been issued for 50 years from 1st day of June, 2016. Buyers will receive a sub-lease for this period