

Specifications

All apartments come with a fitted kitchen which includes an oven, hob, hood, extractor fan, built in microwave and a built in refrigerator. The apartments also come with Intercom, DSTV and fiber optic connectivity. In addition, there will be a generator providing back-up power for the common areas and borehole water supply. The building shall also have visitor's parking, CCTV surveillance and high speed elevators.

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

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| Stamp duty | 4% of purchase price or government valuation, whichever is higher (on completion) |
| Legal Fees | Approx. 1.5% of the purchase price exclusive of 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) on signing the sale agreement |
| Other costs | Formation of a management co., purchase of share in the management co., apportioned costs, registration, management reserve fund Approximately Kshs. 52,400/= |
| Service charge deposit (3 months) (on completion) | Kshs 45,000/= |
| Advance service charge (3 months) (on completion) | Kshs 45,000/= |
| Utilities Deposit (on signing of sale agreement) | Kshs 10,000/= |
| Estimated Service Charge (per month) | Kshs 15,000/= |

Construction Progress

Construction commenced in March 2019 and is expected to be complete within 20 months.

Title

The main title is leasehold held by the vendor for the residue of the unexpired term of fifty years from the 1st day of September 1994 **SUBJECT** to (a) The payment in advance of the first day of January in each year of the annual rent of Ksh. 8,500/= (Revisable). (b) The provisions of the Government Lands Act (Chapter 280) and (c) To special conditions contained in the aforesaid Grant. Purchasers will get a sub-lease for their apartment for the remainder of the lease.