

1870 WEST

Location Details

1870 West is located at the junction of Lower Kabete and Peponi Road, right adjacent to the Sarit Centre and within a stones' throw from Westgate Mall. With further access from Karuna Road, this residential development avails an unprecedented investment opportunity in this prime location.

Google Coordinates -1.259051, 36.801545

Unit Details and Pricing

The development comprises 2 towers on 0.5 acres, offering ultra-modern 1-bed, 2-bed and 3-bed residences, with a variety of floor plan options allowing for flexible living arrangements. The total number of units in the development will be approx. 300+ units.

The unit types are as follows:

1-bed with shared parking on the arrival floors (Lower Kabete Road and Karuna Road level)

1-bed plus with 1 parking

2-bed with 1 parking

2-bed plus with 1 parking

3-bed with 2 parkings

The unit details and pricing are shown on a separate pricing sheet.

Schedule of Finishes

Flooring	Wood-effect porcelain floor tiles with MDF painted skirting
Windows	Powder-coated aluminium frame with 6mm glass
Walls	Plaster and paint to living areas Selective ceramic tiling to wet areas
Curtain Boxes	MDF pelmets with painted finish and PVC concealed rails
Doors	Imported PVC heat-wrapped doors to internal areas Powder-coated aluminium frame sliding doors to living room
Ceiling	Painted to underside of slab; Selected areas in gypsum with recessed downlighters
Kitchen	Imported MDF cabinetry with stone worktops and backsplash
Appliances	Built-in electric hob, oven and extractor hood
Wardrobes	Full-height MDF cabinetry
Balcony Balustrades	Glass panels with stainless steel handrails
Bathroom Fixtures	White wall-hung WC with concealed cistern Vanity unit with integrated sink Wall-mounted mirror Overhead shower and wall-mounted hand shower 10mm toughened glass shower screens Tower rails, toilet roll holder and shower shelf
Electrical Fittings	Hager or equivalent, white fittings

FINISHES & FACILITIES

Swimming Pool	15m long by 6m wide; heated Poolside seating
Gym	Fitted out with equipment
Residents Lounge	Double-storey residents lounge with seating areas, workspaces and media room (roof level)
Reception Lounge	Main reception lounge at Lower Kabete Road level

SERVICES & UTILITIES

Mains power	KPLC supply
Back-up power	Generator (for apartments and common areas)
Water supply	Mains water and borehole back-up
Water heating	Electrical heaters
Security	Perimeter controls, Access control, CCTV surveillance and Video intercom
Water Treatment	Mains sewer connection
Lifts	3 no. lifts for each tower

Standard Payment Plan

10% booking fee, 10% upon signing of the sale agreement, 80% payable in monthly instalments over the construction period.

Alternative Payment Plan

a) Deferred Payments:

If a buyer wishes to undertake purchase of a unit through mortgage financing, this is possible at a price premium of 20%. The payment plan would be as follows:
30% deposit, balance of 70% at completion

b) Upfront Payments:

If a buyer wishes to make accelerated payments, please discuss pricing discounts with a sales advisor.

Construction Progress

Excavation works are underway at site. The main building construction will commence in Q1, 2022 with completion anticipated for Q2, 2025.

Title

Sub lease for 46 years 6 months commencing 1st September 1984 together with a share in the management company owning the reversionary interest thereof. An application for an extension of the lease of the head title is in process.
Note: Due to the ongoing legislation implementation of the Sectional Properties Act, the legal team will review the structure of ownership to ensure that it is line with any changing legislation.

Development Information

Developer:	1870 West Limited
Previous Projects:	Enaki Town
Architects:	Bowman Associates Architects
Structural Engineer:	Metrix Integrated Consultancy
Previous Projects:	Western Heights
Service Engineer:	EMPlan Limited
Previous Projects:	Dunhill Park, Astoria Edenville (Kiambu) Westlands Office Park
Lawyers:	O&M Law LLP
Development Consultants:	HassConsult Limited

Post- construction Warranty

The Developers and Contractors provide a defect liability period of 6 months from completion of construction for repair and defects that may arise.

Post- Construction Management

After completion, the development will be managed by the management company either directly or through appointment of an external facilities management company. Services will be run through service charge collections and these will cover on-site management teams, cleaning of common areas, security, common area utilities (water and power), cleaning and maintenance of all residents' facilities, garbage collection amongst others.

Unit Type	Service Charge (estimate)
1 bedroom	Kshs. 10,000 per month
2 bedroom	Kshs. 15,000 per month
3 bedroom	Kshs. 20,000 per month

It should be noted that service charge is on an actual cost-incurred basis and thus the above amounts may vary depending on actual expenditure.

Resales and Letting

Reselling of properties will only be possible after completion of construction. All reselling and letting shall be undertaken through the centralized management company.

Purchase Process

- Step 1: Select your unit with a HassConsult sales advisor.
- Step 2: Fill out a reservation form and return this, duly signed, with the following to HassConsult Ltd:
a) Payment of 10% of the purchase price as a refundable deposit to the following account:
HassConsult Limited – Clients Account
Absa Bank Kenya PLC, ABC Premier Life Centre
AC no. 2035726554 (KES)
Swift Code: BARCKENX
(Should you require bank details for international transfers or transfers in forex currency, please enquire with a sales advisor)

b) A copy of your Identity Card (or Certificate of Incorporation in the case of a company) and PIN number
- Step 3: Review the draft legal documentation that will be issued to you prior to commencement of construction. A representative of the developer's legal team will be available to take you through this should you require.
- Step 4: Complete the signing of the agreement for sale and make payment of the instalment due at this stage. At this stage, the initial deposit is no longer refundable.
- Step 5: During construction make payments of the balance of the purchaser price in instalments as per dates stipulated in the sale agreement. These instalments should be payable to:

Account Name: Hass Consult LTD Clients AC Kshs
Bank: Absa Bank Kenya PLC
Branch: ABC Premier Life Centre
Branch Code: 090
Bank Code: 03
Account Number: 2035726554
Swift Code: BARCKENX

Step 6: At completion, undertaking signing of the lease document and make payments of the balance of the purchase price along with any other costs due at this stage.

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 reservation form regardless of the source of funds.

Other Costs

Item	Cost (Kshs)	Terms of payment
Legal fees for the preparation of the Agreement for sale, Preparation and registration of the Lease, Valuation, consent and registration costs, Formation of the Management Company, Issuance of shares in the Management Company and Transfer of the Reversionary Interest.	1.1% of the purchase price plus VAT thereon.	Upon signing of the Sale Agreement
Stamp Duty: 4% of purchase price, or Government Value, whichever is higher	To be assessed	At completion
Water and Electricity Deposits	20,000 (1 Bed Apartment) 30,000 (2 Bed Apartment) 40,000 (3 Bed Apartment)	At completion
Sinking Fund Contribution	100,000 (1 Bed Apartment) 150,000 (2 Bed Apartment) 200,000 (3 Bed Apartment)	At completion
Service Charge Deposit: 3 months	30,000 (1 Bed Apartment) 45,000 (2 Bed Apartment) 60,000 (3 Bed Apartment)	At completion
Advance Service Charge: 3 months	30,000 (1 Bed Apartment) 45,000 (2 Bed Apartment) 60,000 (3 Bed Apartment)	At completion