

ASTORIA SETTLE FOR EVERYTHING

Additional Information

Location

Astoria lies in the heart of the sought-after suburb of Lavington on Mbaazi Avenue, just off King'ara Road.

Astoria is just a stone's throw away from a bustling mix of commercial hubs.

Site Layout:

Astoria hosts masterfully-designed 1 and 2 bedroom apartments and the following amenities on 1.01 acres:

- Residents Lounge with Wrap around Pool
- Fully Equipped Gym
- Landscaped Zen Gardens
- Outdoor Gazebo with Fire Pit
- Panoramic Roof Terrace
- Entertainment Deck

Residential Pricing:

Each apartment includes 1 car park. Prices are based on apartment size and floor level as follows:

Floor level	1 Bed (495 sq.ft.)	1 Bed (560 sq.ft.)	2 Bed (1022 sq.ft.)	2 Bed (1033 sq.ft.)
	Price	Price	Price	Price
1	7,297,500	8,032,500	11,970,000	12,075,000
2	7,402,500	8,137,500	12,075,000	12,180,000
3	7,507,500	8,242,500	12,180,000	12,285,000
4	7,612,500	8,347,500	12,285,000	12,390,000
5	7,717,500	8,452,500	12,390,000	12,495,000
6	7,822,500	8,557,500	12,495,000	12,600,000
7	7,927,500	8,662,500	12,600,000	12,705,000
8	8,032,500	8,767,500	12,705,000	12,810,000
9	8,137,500	8,872,500	12,810,000	12,915,000
10	8,242,500	8,977,500	12,915,000	13,020,000
11	8,347,500	9,082,500	13,020,000	13,125,000
12	8,452,500	9,187,500	13,125,000	13,230,000

Payment plan

20% booking fee, 50% on signing the sale agreement, 30% on handover.

5% discount on *cash buyers*, upon signing the reservation form in **July 2020**, signing sale agreement within one month after booking and making full payment of purchase price within **one month** after booking.

3% discount on *cash buyers*, upon signing the reservation form in **July 2020**, signing sale agreement within one month after booking, making full payment within **3 months** after booking.

3% discount on *mortgage buyers*, upon signing reservation form in **July 2020**, signing sale agreement within one month after booking and presenting **Bank guarantee** within **3 months** after booking.

Unit Details

All apartments come with a fitted kitchen which includes an oven, hob, and extractor fan. The apartments also come with Intercom, DSTV and fiber optic connectivity. In addition there will be a generator providing 100% back-up power for the common areas and borehole water supply. The building shall also have visitor's parking, CCTV surveillance and 6 high speed elevators.

Post-Construction Warranty

The developers and contractors provide a warranty period of 6 months from completion of construction for repair or defects that may arise

Developers Information

Developer: AHCOF Investment (Kenya) Ltd
Architects: Bowman Associates
Quantity Surveyor: YMR Partnership
Lawyers: Raffman Dhanji Elms & Virdee Advocates

Construction Commencement and Completion

Construction is complete.

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 20% 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. At this stage, the initial deposit is no longer refundable.
- Step 5: 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

Stamp duty	4% of purchase price or government valuation, whichever is higher (payable on completion)
Legal Fees & Registration costs, management company formation costs & transfer of reversionary interest	Approx. 1.5% 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
Utilities deposit	Kshs 20,000/= payable on signing the sale agreement
Service charge	1 Bed: Approx. Kshs 7,000/= per month; 2 Bed: Approx. Kshs 10,000/=
Service charge deposit	6 month's deposit payable on completion
Advance service charge	3 month's advance payable on completion