



Additional Information

Location Details

Avana is located On Riara Road, one plot removed from Valencia Gardens, within walking distance from The Junction Shopping Centre.

Unit Details and Pricing

84 apartments on approximately 0.75 acre split as follows:

Floor level	Size (sq.mtr)	Apts per floor	Price (Kshs)	Mortgage Price (Kshs)
G	99	4	12,500,000	13,125,000.00
G	107	4	13,500,000	14,375,000.00
1	107	8	13,700,000	14,625,000.00
2	107	8	13,900,000	14,875,000.00
3	107	8	14,100,000	15,125,000.00
4	107	8	14,300,000	15,375,000.00
5	107	8	14,500,000	15,625,000.00
6	107	8	14,700,000	15,494,000.00
7	107	8	14,900,000	15,738,000.00
8	107	8	15,100,000	15,982,000.00
9	107	8	15,300,000	16,226,000.00
10	175	4	N/A	N/A

Services

The development shall be complimented with a borehole, CCTV surveillance, access control, intercom and WiFi connectivity, common area generator and solar hot water heating.

Payment Terms

20% booking fee

30% on signing

30% in November 2019

15% in February 2020

5% on completion

For further options on payment plan, kindly discuss this with one of our sales advisors

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

Stamp duty	4% of purchase price or government valuation (whichever is higher)
Legal Fees & Registration costs	Approx. 1.2% of the purchase price plus V.A.T and disbursements (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)
Service charge deposit	Kshs 50,000/=
Estimated service charge	Kshs 10,000/= - Kshs 15,000/= per month
Utility deposit	Kshs 20,000/=
Management Company Incorporation Costs	Kshs 5,500/=
Share premium	Kshs 5,000/=
Transfer of Reversionary Interest	Kshs 3,000/=

Development team

Developer: Riaro Five Two One Limited

Contractor: QuestWorks Limited

Previous Projects: Strathmore Law School
Qaribu Inn

Architects: Insight Architects

Title

Purchasers will get a sub-lease for 99 years from 2015.