



Additional Information

Location Details

MorningSide Park is located off Thika Road, next to Safari Park Hotel and USIU, only minutes away from the city centre.

Unit Details and Pricing

84 apartments on approximately 1 acre split as follows:

<u>Type</u>	<u>Floor Level</u>	<u>Size</u>	<u>Price (Kshs)</u>
3-bed	0-4	126 sq.mtr	SOLD OUT
3-bed	5-9	126 sq.mtr	SOLD OUT
4-bed	0-4	161 sq.mtr	SOLD OUT
4-bed	5-9	161 sq.mtr	14.5M

Payment Terms

Option 1: (Cash) 20% booking fee, 30% upon signing sale agreement, 50% within 60 days

Option 2: (Mortgage) 20% booking fee, 80% upon completion

Amenities specifications

Roof top entertainment area with BBQ deck, gym, a resident caretaker, garden area and children's play area on the ground floor

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. Kshs 80,000/= 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)
Service charge deposit	Kshs 24,000/=
Registration costs	Kshs 25,000/=
Management co. reserve fund	Kshs 10,000/=
Utilities deposit	Kshs 10,000/=

Service Charge

Approximately Kshs. 8,000/= per month

Construction Progress

Construction is completed.

Title

The main title is leasehold for 99 years from 1st June 1993 held on LR.8393/9 & 8393/10 and is currently under amalgamation. Purchasers will get a sub-lease for their apartment for the remainder of the lease.