

INEZA

Additional Information

Location Details

Located off Kiambu road, next to Sabis International School. Within the vicinity is the Hidden Creek residential development as well as Paradise Lost Picnic Site which is 3km from Ineza. The area is zoned for low density residential development.

Google coordinates -1.208650, 36.830347

Unit Details

A total of 124 townhouses gated scheme on a 10.21-acre plot, to be built in 3 phases.

Unit Type	Size (sq.m.)	No. of Parkings	No. of Units (flexible)
2 bedroom	110	1	8
3 bedroom	132	2	53
4 bedroom	217	2	53
5 bedroom	240	3	10
Total	-	-	124

NB: The plot configurations are either 4-bed + 3-bed or 5-bed + 2-bed

Schedule of Finishes

Flooring	Living areas and bedrooms in 8mm laminate board; kitchen –PVC Tiles; Bathrooms – Ceramic tiles
Windows	Powder-coated aluminum frame with 6mm glass
Walls	Plaster and paint to living areas Selective ceramic tiling to wet areas
Curtain boxes	Mounted recessed double track aluminum curtain rails in gypsum alcove
Doors	Main door in solid hardwood; Internal veneer-faced MDF doors;
Ceiling	Painted to underside of slab; select areas in gypsum
Kitchen	MDF cabinetry with concealed handles Stone worktops Stainless steel sink
Kitchen Appliances	Hood, hob and oven
Wardrobes	MDF cabinetry
Balcony Balustrades	Mild steel balustrades and handrails
Bathroom fixtures	White wall-hung WC with concealed cistern Vanity unit with integrated acrylic sink Wall-mounted mirror Overhead shower and wall-mounted hand shower 10mm toughened glass shower screens Towel rails, toilet roll holder
Electrical fittings	Hager or equivalent, white fittings
Fences	Chain-link fencing

FINISHES AND FACILITIES

Clubhouse	Residents clubhouse, fitted and furnished
Swimming Pool	Heated pool; 12m by 6m

SERVICES & UTILITIES

Mains power	KPLC supply
Back-up power	Generator (for common areas); Provision for inverters to individual homes
Power metering	Private check meter
Water supply	Mains water and borehole; reticulated to underground tanks then pumped to tower tanks and gravity-fed to individual units
Water metering	Private check meter
Water heating	Electrical heaters provision, Buyer to install, normal shower rose provided
Security	Manned gatehouses, Perimeter stone wall with electric fence, CCTV surveillance and Intercom systems
Waste Treatment	Individual Bio-Digesters

Phasing Plan

Phase 1 will commence in September 2020 which consist 40 units (inclusive of the show house).

Launch Prices

The units are being offered at:

2 Bedroom	16m
3 Bedroom	20m
4 Bedroom	28m
5 Bedroom	32m
5 Bedroom Plus	36m (Unit 87 & 88)

Payment plan

10% on booking, 10% upon signing of the sale agreement, 70% in 5 equal installments (14% each) over the construction period and a final 10% on completion. If a buyer wishes to accelerate the payment plan, a discount on price can be considered. Please discuss this with your sales advisor.

Construction Progress

Construction is expected to commence in September 2020 and completion of all phases anticipated for Q1, 2022.

Options and Customization

The townhouses cannot be customized.

Ownership Structure

The main title is freehold. Purchasers will get a sub-lease of their houses for a period of 99 years together with a share in the management company owning the reversionary interest.

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:	Tofauti Lifestyle Limited
Architects:	Team 2 Architects
Contractor:	Parklane Construction Ltd
Civil/Structural Engineer:	Civil Engineering Design Ltd
Project Managers:	LMJ Consultancy Ltd
Lawyers:	Namasaka & Kariuki Advocates'
Consultants:	HassConsult Limited

Post-Construction Management

After completion, the development will be managed by the management company that comprises of the owner of the development, either directly or through appointment of an external facilities management company. Services will be run through service charge collections and these will cover common area security, common area utilities (power and water), landscaping, garbage collection amongst others.

The estimated service charge is as follows:

Unit Type	Service Charge (estimate)
2 bedroom	Kshs. 10,000.00 per month
3 bedroom	Kshs. 12,000.00 per month
4 bedroom	Kshs. 15,000.00 per month
5 bedroom	Kshs. 15,000.00 per month

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

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. 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

Item	Cost (Kshs)	Terms of payment
Legal fees for the preparation and registration of the Agreement for sale and the Lease	1% of the purchase price + VAT thereon and disbursements	Upon signing of the Sale Agreement
Stamp Duty: 4% of purchase price, or Government Value, whichever is higher	To be assessed	At completion
Valuation, Consent & Registration Costs	25,000	At completion
Proportionate cost of Management Company formation and share acquisition in the Management Company	10,000	At completion
Water and Electricity Meter Deposits	10,000	At completion
Service Charge Deposit: 3 months	30,000 (2 Bed) 36,000 (3 Bed) 45,000 (4 Bed) 45,000 (5 Bed)	At completion
Advance Service Charge: 3 months	30,000 (2 Bed) 36,000 (3 Bed) 45,000 (4 Bed) 45,000 (5 Bed)	At completion