



Location Details

South Park is located off Mombasa Road with easy access to the newly constructed Southern Bypass. The Nextgen Mall is closest landmark to the development with Nextgen Apartments 1 minute away.
Google Coordinates -1.325250, 36.843167

Unit Details and Pricing

The development comprises 5 blocks on 2.25 acres, with a total of 480 units (of which 6 are duplex units in Block A, C, E). The unit details and pricing are shown on a separate pricing sheet.

Schedule of Finishes

Flooring	Wood-effect ceramic floor tiles & skirting Selective ceramic tiling to wet areas
Windows	Powder-coated aluminium frame with glass
Walls	Plaster and paint to living areas
Curtain Boxes	MDF pelmets, painted finish with PVC concealed rails
Doors	Solid wooden main door Veneer-faced MDF doors to living areas
Ceiling	Gypsum ceiling to kitchens, bathrooms and corridors with recessed lights; other areas painted to the underside of the slab with pendant lights
Kitchen	MDF cabinetry Quartz worktops Stainless steel sink
Appliances	Built-in hob, oven and extractor hood
Wardrobes	Full height MDF cabinetry
Balcony	Glass panels with stainless steel handrails
Balustrades	Glass panels with stainless steel handrails
Bathroom	Integrated WC (floor mounted)
Bathroom Fixtures	Vanity unit with integrated acrylic sink Wall-mounted mirror Overhead shower (additional wall-mounted hand shower to master room) 10mm toughened glass shower screens Towel rails, toilet roll holder and shower shelf
Electrical fittings	Hager or equivalent, bronze fittings

SERVICES & UTILITIES

Mains power	KPLC supply with prepaid check meters
Back-up power	Generator for common areas and apartments
Water supply	Mains water and borehole with private check meters
Water heating	Electrical heaters Solar water heating for 3 bedrooms
Security	Intercom, CCTV surveillance, Access control

Standard Payment Plan

- 5% booking fee
- 10% Upon signing of the sale agreement
- 15% payable in May 2020
- 15% payable in November 2020
- 15% payable in May 2021
- 15% payable in November 2021
- 15% payable in May 2022
- 10% payable upon completion

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 15%. The payment plan would be as follows:
30% deposit, balance of 70% at completion

b) Upfront Payments:

If a buyer wished to pay 50% deposit instead of 15% the price would be discounted by 4%. In addition, the legal fees payable on the transaction would be covered by the developer.

If a buyer wishes to pay 100% upfront, the price would be discounted by 8%. In addition, the legal fees payable on the transaction would be covered by the developer.

Construction Progress

The construction commenced in August 2019 with completion of this expected at the end of January 2023.

Title

Sub lease for 99 years commencing 1st September 1986 together with a share in the management company owning the reversionary interest thereof.

Development Information

Developer:	Cool Breeze Development Limited
Previous Projects:	Enkang
Structural Engineer:	Ngasi Consultants
Lawyers:	MMC Africa Law and Kibatia and Co. Advocates
Service Engineer:	LDK Africa
Project Contractor:	Shanxi Lu' An Engineering Company Limited
Development Consultants:	HassConsult Limited

Post- construction Warranty

The Developers and Contractors provide a warranty 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 common area, security, common are utilities (power and water), landscaping, garbage collection amongst others.

Unit Type	Service Charge (estimate)
1 bedroom	Kshs. 7,000 per month
2 bedroom	Kshs. 8,500 per month
3 bedroom	Kshs. 10,000 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.

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 5% of the purchase price as a refundable deposit to the following account:
HassConsult Limited – Clients Account
Barclays Bank of Kenya, 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: | Cool Breeze Development Limited |
| Bank: | Equity Bank (Kenya) Limited |
| Branch: | Lavington Supreme Centre |
| Branch Code: | 141 |
| Bank Code: | 068 |
| Account Number: | 1410261522887 (KES)
1410261522902 (USD) |
| Swift Code: | EQBLKENA |
- 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 and registration of the Agreement for sale and the Lease	1% of the purchase price exclusive of 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
Stamp Duty on Agreement for Sale	1,000	At completion
Issuance of Share Certificate	3,000	At completion
Valuation, Consent & Registration Costs	20,000	At completion
Cost of purchase and transfers of Reversionary Interest	6,000	At completion
Proportionate cost of Management Company formation and share acquisition in the Management Company	6,000	At completion
Water and Electricity Meter Deposits	20,000	At completion
Service Charge Deposit: 3 months	21,000 (1 Bed Apartment) 25,500 (2 Bed Apartment) 30,000 (3 Bed Apartment)	At completion
Advance Service Charge: 3 months	21,000 (1 Bed Apartment) 25,500 (2 Bed Apartment) 30,000 (3 Bed Apartment)	At completion