



ADDITIONAL INFORMATION

Location

Situated in the exclusive Milimani Paradise area, within Kitengela town, off Nairobi-Namanga Highway, 800m from Total Petrol Station (formerly Yukos).

No of units & Size of plot

58 spacious homes on 3 acres

Unit Type and Pricing

3 bedroom maisonettes (1,300 sqft) priced as follows:

8.75M (Cash & Mortgage)

Payment terms

5% deposit, 5 % signing of sale agreement, 90% within 90 days of execution of sale agreement.

Amenities

Water Tanks with pump/borehole

Street Lighting

Kid's playground

Designated garbage disposal areas

Electrical perimeter wall

Wi-Fi Connectivity

Bio digester

Other Costs

Stamp duty	2% of purchase price or government valuation, whichever is higher
Legal Fees & Registration costs	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)
Utilities deposit	Kshs 20,000/=
Service charge (post-completion)	Kshs 3,500/= per month

Refunds incase 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.

Construction Progress

Ready for occupation

Title Structure

Purchasers shall get a sub-lease of their house for 99 years together with a share in the management company.