



Additional Information

Location Details

WestPointe is located on Ole Sangale Road, off Langata Road, next to Strathmore Business School, only minutes away from the city centre.

Unit Details and Pricing

225 apartments on approximately 1.71 acres split as follows:

<u>Type</u>	<u>Floor Level</u>	<u>Size</u>	<u>Price Option 1:</u>	<u>Price Option 2:</u>	<u>Price Option 3:</u>
2-bed standard	0-5	58 sq.mtr	6.95M	7.3M	7.8M
2-bed standard	6-11	58 sq.mtr	7.45M	7.8M	8.4M
2-bed premium	0-5	67 sq.mtr	7.75M	8.1M	8.7M
2-bed premium	6-11	67 sq.mtr	8.25M	8.7M	9.3M
2-bed deluxe	0-5	70 sq.mtr	7.95M	8.3M	9M
2-bed deluxe	6-11	70 sq.mtr	8.45M	8.9M	9.5M
3-bed	0-5	103 sq.mtr	12.45M	13M	14M
3-bed	6-11	103 sq.mtr	12.95M	13.5M	14.5M

*All kitchens shall be fitted with a hob, oven and extractor fan.

Payment Terms

Option 1: 25% booking fee, 25% on signing sale agreement, 20% by end of December 2017, 20% by end of February 2018, 10% on completion

Option 2: 20% booking fee, 20% by end of December 2017, 20% by end of February 2018, 40% on completion

Option 3: 20% booking fee, 80% on completion

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 (on completion)
Legal Fees & Registration costs	Approx. 2% 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) on signing the sale agreement
Management Co. Reserve Fund	Kshs 50,000/= (on completion)
Service charge deposit	Kshs 40,000/= (on completion)
Advance service charge	Kshs 20,000/= (on completion)
Transfer of reversion	Kshs 10,000/= (on completion)
Utilities Deposit	Kshs 15,000/= (on signing of sale agreement)
Formation of management company	Kshs 5,000/= (on signing of sale agreement)

Service Charge

Approximately Kshs. 5,000/= per month

Construction Progress

Construction commenced in September 2015 with an estimated completion of end of Q1 2018.

Title

The main title is leasehold for 99 years from 1st February 1994. Purchasers will get a sub-lease for their apartment for the remainder of the lease.

Development team

Developer: Shady Acres Ltd

Previous projects: Twin Oaks (Tigoni road near Yaya Centre)

Almasi (Ridgeways Lane, Ridgeways)

Contractor: Silver Construction Co. Ltd

Architects: Archetype Architects

Previous projects: The Courtyard (Vanga Road, off Gitanga Road)

The Lofts (Wood Avenue, opposite K-Rep Plaza)

Morningside Office Park (Ngong Road)