

MORNINGSIDE GREENS

For a modern feel!

Additional Information

Location Details

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

Unit Details and Pricing

68 apartments on approximately 1 acre split as follows:

Floor level	Size (sq.ft)	Apts per floor	Price (Kshs)
2	1,448	8	12,450,000
3	1,448	8	12,500,000
4	1,448	8	12,550,000
5	1,448	8	12,600,000
6	1,448	8	12,650,000
7	1,448	8	12,700,000
8	1,448	8	12,750,000
9	1,448	8	12,800,000
10	1,448	4	12,900,000

Payment Terms

Cash

10% booking fee

10% upon signing sale agreement

10% payable every quarter of 6 equal installments during construction

20% payable 24 months after commencement of construction

Mortgage at a premium of 15%

10% booking fee

10% upon signing sale agreement

80% upon 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)
Legal Fees & Registration costs	Approx. Kshs 100,000/= 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/=
Disbursement Costs	Kshs 40,000/=
Utilities deposit	Kshs 10,000/=

Service Charge

Approximately Kshs. 8,000/= per month

Construction Progress

Construction is expected to commence end of Q3 2018 with an expected completion of 24 months.

Title

The main title is leasehold for 99 years from 1st June 1993 held on LR.8393/8. Purchasers will get a sub-lease for their apartment for the remainder of the lease.