

Location

Conveniently located nearby a bustling commercial hub, Volaire is perfectly placed along Matundu Lane with access from Brookside Grove or School Lane. The google coordinates are -1.259438,36.792971

Site Layout:

Own an ultra-modern 3 bedroom apartment, 2 or 4 bed penthouse offering luxury living in a serene suburb spanning over 0.8 acres with a total of 91 apartments.

The development features a great scale of amenities that include a fully fitted gym, landscaped gardens and outdoor swimming pool.

Residential Pricing & Unit Details and Pricing

Option 1: 10% booking fee, 10% on signing the sale agreement, 75% spread over construction period, 5% on completion.

Apt No	Туре	Blo ck	Size sq.m.	Level1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12
A01	3 Bed Apartment	Α	168	22,080,000	22,280,000	22,380,000	22,480,000	22,580,000	22,680,000	22,780,000	22,880,000	22,980,000	22,980,000	23,080,000	
A02	3 Bed Apartment	Α	154		19,620,000	19,720,000	19,820,000	19,920,000	20,020,000	20,120,000	20,220,000	20,320,000	20,320,000	20,420,000	
A03	3 Bed Apartment	Α	135	16,950,000	17,150,000	17,250,000	17,350,000	17,450,000	17,550,000	17,650,000	17,750,000	17,850,000	17,850,000	17,950,000	
A04	3 Bed Apartment	Α	157	19,810,000	20,010,000	20,110,000	20,210,000	20,310,000	20,410,000	20,510,000	20,610,000	20,710,000	20,710,000	20,810,000	
B01	3 Bed Apartment	В	166	21,810,000	22,010,000	22,110,000	22,210,000	22,310,000	22,410,000	22,510,000	22,610,000	22,710,000	22,710,000	22,810,000	
B02	3 Bed Apartment	В	153	19,290,000	19,490,000	19,590,000	19,690,000	19,790,000	19,890,000	19,990,000	20,090,000	20,190,000	20,190,000	20,290,000	
B03	3 Bed Apartment	В	137	17,210,000	17,410,000	17,510,000	17,610,000	17,710,000	17,810,000	17,910,000	18,010,000	18,110,000	18,110,000	18,210,000	
B04	3 Bed Apartment	В	178	23,430,000	23,630,000	23,730,000	23,830,000	23,930,000	24,030,000	24,130,000	24,230,000	24,330,000	24,330,000	24,430,000	
A.P02	2 bedroom penthouse	Α	196												30,240,000
B.P02	2bedroom penthouse	В	195												29,565,000
A.P01	4 bedroom penthouse	А	370												66,080,000
B.P01	4 bedroom penthouse	В	361												69,280,000

Option 2: 5% increase in price: 10% booking fee, 10% on signing the sale agreement, 40% spread over construction period, 40% on completion (through mortgage)

Apt No	Туре	Block	Size sq.m.	Level1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12
A01	3 Bed Apartment	Α	168	23,184,000	23,289,000	23,394,000	23,499,000	23,604,000	23,709,000	23,814,000	23,919,000	24,024,000	24,129,000	24,234,000	
A02	3 Bed Apartment	Α	154		20,496,000	20,601,000	20,706,000	20,811,000	20,916,000	21,021,000	21,126,000	21,231,000	21,336,000	21,441,000	
A03	3 Bed Apartment	Α	135	17,797,500	17,902,500	18,007,500	18,112,500	18,217,500	18,322,500	18,427,500	18,532,500	18,637,500	18,742,500	18,847,500	
A04	3 Bed Apartment	Α	157	20,800,500	20,905,500	21,010,500	21,115,500	21,220,500	21,325,500	21,430,500	21,535,500	21,640,500	21,745,500	21,850,500	
B01	3 Bed Apartment	В	166	22,900,500	23,005,500	23,110,500	23,215,500	23,320,500	23,425,500	23,530,500	23,635,500	23,740,500	23,845,500	23,950,500	
B02	3 Bed Apartment	В	153	20,254,500	20,359,500	20,464,500	20,569,500	20,674,500	20,779,500	20,884,500	20,989,500	21,094,500	21,199,500	21,304,500	
B03	3 Bed Apartment	В	137	18,070,500	18,175,500	18,280,500	18,385,500	18,490,500	18,595,500	18,700,500	18,805,500	18,910,500	19,015,500	19,120,500	
B04	3 Bed Apartment	В	178	24,601,500	24,706,500	24,811,500	24,916,500	25,021,500	25,126,500	25,231,500	25,336,500	25,441,500	25,546,500	25,651,500	
A.P02	2 bedroom penthouse	Α	196												31,752,000
B.P02	2bedroom penthouse	В	195												31,043,250
A.P01	4 bedroom penthouse	Α	370												69,384,000
B.P01	4 bedroom penthouse	В	361												72,744,000

Option 3: 12.5% increase in price: 10% booking fee, 20% on signing the sale agreement, 70% on completion (through mortgage)

Apt No	Туре	Block	Size sq.m.	Level1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12
A01	3 Bed Apartment	Α	168	24,840,000	24,952,500	25,065,000	25,177,500	25,290,000	25,402,500	25,515,000	25,627,500	25,740,000	25,852,500	25,965,000	
A02	3 Bed Apartment	Α	154		21,960,000	22,072,500	22,185,000	22,297,500	22,410,000	22,522,500	22,635,000	22,747,500	22,860,000	22,972,500	
A03	3 Bed Apartment	Α	135	19,068,750	19,181,250	19,293,750	19,406,250	19,518,750	19,631,250	19,743,750	19,856,250	19,968,750	20,081,250	20,193,750	
A04	3 Bed Apartment	Α	157	22,286,250	22,398,750	22,511,250	22,623,750	22,736,250	22,848,750	22,961,250	23,073,750	23,186,250	23,298,750	23,411,250	
B01	3 Bed Apartment	В	166	24,536,250	24,648,750	24,761,250	24,873,750	24,986,250	25,098,750	25,211,250	25,323,750	25,436,250	25,548,750	25,661,250	
B02	3 Bed Apartment	В	153	21,701,250	21,813,750	21,926,250	22,038,750	22,151,250	22,263,750	22,376,250	22,488,750	22,601,250	22,713,750	22,826,250	
B03	3 Bed Apartment	В	137	19,361,250	19,473,750	19,586,250	19,698,750	19,811,250	19,923,750	20,036,250	20,148,750	20,261,250	20,373,750	20,486,250	
B04	3 Bed Apartment	В	178	26,358,750	26,471,250	26,583,750	26,696,250	26,808,750	26,921,250	27,033,750	27,146,250	27,258,750	27,371,250	27,483,750	
A.P02	2 bedroom penthouse	Α	196												34,020,000
B.P02	2bedroom penthouse	В	195												33,260,625
A.P01	4 bedroom penthouse	Α	370												74,340,000
B.P01	4 bedroom penthouse	В	361												77,940,000

Specifications

All apartments come with a fitted kitchen which includes an oven, hob, hood, extractor fan, built in microwave and a built in refrigerator. The apartments also come with Intercom, DSTV and fiber optic connectivity. In addition, there will be a generator providing back-up power for the common areas and borehole water supply. The building shall also have visitor's parking, CCTV surveillance and high speed elevators.

Refunds in case of cancellation

All amounts paid can be refunded in full if cancellation is <u>before</u> 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	Approx. 1.5% of the purchase price exclusive of 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						
Other costs	Formation of a management co., purchase of share in the management co., apportioned costs, registration, management reserve fund Approximately Kshs. 52,400/=						
Service charge deposit (3 months) (on completion)	Kshs 45,000/=						
Advance service charge (3 months) (on completion)	Kshs 45,000/=						
Utilities Deposit (on signing of sale agreement)	Kshs 10,000/=						
Estimated Service Charge (per month)	Kshs 15,000/=						

Construction Progress

Construction commenced in March 2019 and is expected to be complete within 20 months.

Title

The main title is leasehold held by the vendor for the residue of the unexpired term of fifty years from the 1st day of September 1994 **SUBJECT** to (a) The payment in advance of the first day of January in each year of the annual rent of Ksh. 8,500/= (Revisable). (b) The provisions of the Government Lands Act (Chapter 280) and (c) To special conditions contained in the aforesaid Grant. Purchasers will get a sub-lease for their apartment for the remainder of the lease.