

# LUXORE

## Additional Information

**Location Details:** Luxore is located in the growing town of Syokimau. Off Chady Road, behind Gateway Mall on Mombasa road. Google Coordinates- 1.3655952,36.9238252

<b>Type of unit</b>	2 Bedroom prices from 4.4M – 5M 3 Bedroom prices from 7.8M – 8.2M
<b>Option 1: Cash</b>	50% Booking, 50% Payable within 30 days of signing the contract. (6% discount)
<b>Option 2: Installments</b>	*Blocks D & K - 20% Booking fee, 10% upon signing sale agreement, 60% payable every 4 months in equal installments of 15% each, 10% completion

**\*Blocks D & K will be completed in Q3 2020**

## Other Costs:

Stamp duty	4% of purchase price or government valuation, whichever is higher (payable on completion)
Legal Fees	2 Bedroom – Kshs 80,000/= plus V.A.T Payable on signing the sale agreement 3 Bedroom - Kshs 90,000/= plus V.A.T Payable on signing the sale agreement (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).
Registration fees, management company formation costs & transfer of reversionary interest	Kshs 22,000/= Payable upon completion
Utilities deposit	Kshs 10,000/= payable on signing the sale agreement on completion.
Service charge	Approx Kshs 5,000/= per month
Service charge deposit	Kshs 35,000/= 6 month's deposit payable on completion plus one month's Service Charge

**Title:** The main Title is under Amani Ridge.

## Development Team:

Developer: African Developers Group.

Architects: ARKenya

Lawyers: Abdulrahman, Saad & Associates Advocates

Development Consultants: HassConsult Limited.