



Additional Information

Location Details

Urban Greene is located off Oloitokitok Road on Kirichwa Creek, with easy access to the CBD, Westlands, shopping facilities, hospitals and schools. Google Coordinates -1.281483, 36.789791

Unit Details and Pricing

The studio and modular 1 + 1 apartments are located on approximately 0.61 acres. The fitted kitchens include an oven, hob and extractor fan. Each Studio and 1 + 1 Bedroom apartment includes 1 car park.

Floor level	Type	Size (sq.ft)	Number of units	Price (Kshs)
1	Studio	355	18	4,950,000
2	Studio	355	18	5,150,000
3	Studio	355	18	5,350,000
4	Studio	355	18	5,550,000
5	Studio	355	18	5,750,000
6	Studio	355	18	5,950,000
7	Studio	355	18	6,150,000
8	Studio	355	15	6,350,000
	1+1	1,097	1	14,950,000
9	1+1	1,097	6	15,200,000
10	1+1	1,097	6	15,450,000
11	1+1	1,097	6	15,700,000
12	1+1	1,097	6	15,950,000
13	1+1	1,097	6	16,200,000

Payment Terms

10% booking fee, 10% on signing the sale agreement, 75% payable in quarterly instalments spread over construction period, 5% 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	Approx. 1.25% 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	
Other costs	Formation of a management co., purchase of share in the management co., apportioned costs, registration, management reserve fund Approximately Kshs. 47,000/=	
	Studio	1 + 1 Bed
Service charge deposit (3 months) (on completion)	Kshs 15,000/=	Kshs 30,000/=
Advance service charge (3 months) (on completion)	Kshs 15,000/=	Kshs 30,000/=
Utilities Deposit (on signing of sale agreement)	Kshs 10,000/=	Kshs 15,000/=

Service Charge

Studio: Approximately Kshs 5,000/= per month

1 + 1 Bed: Approximately Kshs 10,000/= per month

Construction Progress

Construction is expected to commence during the first quarter of 2018, with an estimated construction period of 24 months.

Title

The main title is leasehold for 99 years from 1st February 1974. Purchasers will get a sub-lease for their apartment for the remainder of the lease.

Development team

Developer: Riviera Creek Ltd

Previous projects: Skyview Apartments (Lenana Road)

Lenox Park (Wood Avenue)

Vernonia Apartments (off Olenguruone bypass)

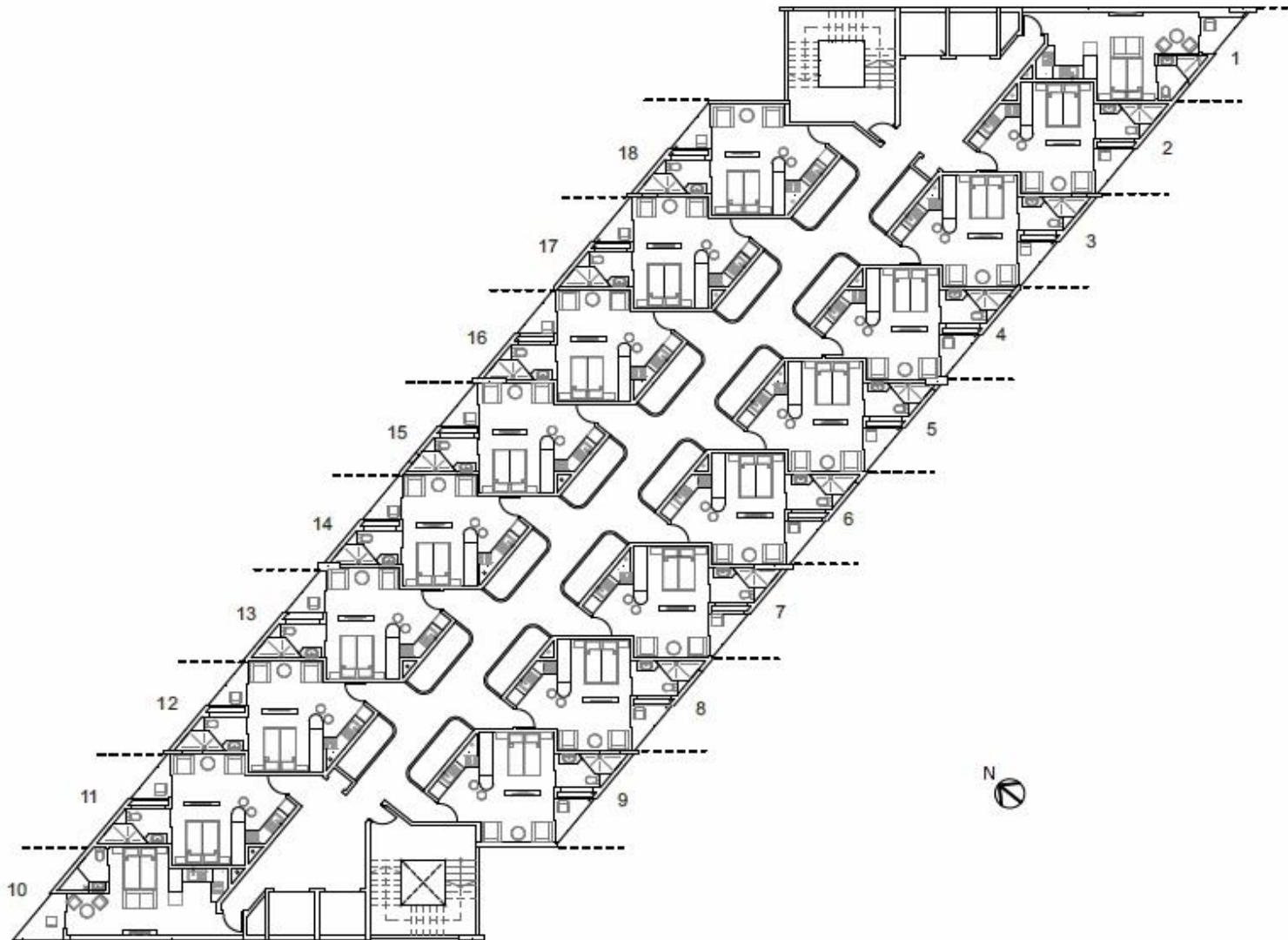
Architects: Cave

Lawyers: S.O Owino and Associates Advocates

Development Consultants: HassConsult Limited

STUDIO APARTMENTS

Typical floor plan: Level 1-7



1+1 BED APARTMENTS
Typical floor plan: Level 9-15

