



Additional Information

Location Details

8 townhouse gated scheme on a 0.971-acre plot located on Ndoto Road with easy access from James Gichuru Road. The area is zoned for low density residential development.

Google coordinates -1.280340, 36.772931

Unit Details

A total of 8 townhouses gated scheme on a 0.971-acre plot.

Launch Prices

The units are being offered at:

Unit Type	Unit No.	Unit Size	Cash Price
4 Bedroom	3	341 sq.m	65M
4 Bedroom	5	341 sq.m	Sold, May 2021
4 Bedroom	6	341 sq.m	Sold, June 2021
4 Bedroom	7	505 sq.m	Sold, August 2022
4 Bedroom	8	505 sq.m	Sold, July 2022

Payment plan

20% on booking, 10% upon signing of the sale agreement, 60% over the construction period and a final 10% on completion.

Construction Progress

Construction commenced in January 2021 and completion anticipated for Q4, 2022.

Options and Customization

The townhouses cannot be customized.

Ownership Structure

The main title is undergoing change of user that shall grant each purchaser a sub-lease for the unexpired remainder of the term that shall be granted by the Government.

Post-Construction Warranty

The developers and contractors provide a warranty period of 6 months from completion of construction for repair or defects that may arise.

Developers Information

Developer:	Dalani Ltd
Previous Projects:	Dalani Villas
Architects:	Ultimate Design
Previous Projects:	Delta Corner
Interior Designers:	Lehem Interiors
Lawyers:	BMA Associates
Consultants:	HassConsult Limited

Post-Construction Management

After completion, the development will be managed by the management company that comprises of the owner of the development, either directly or through appointment of an external facilities management company. Services will be run through service charge collections and these will cover common area security, common area utilities (power and water), landscaping, garbage collection amongst others.

Service Charge

The estimated service charge is approximately kshs. 25,000/-

It should be noted that service charge is charged on an actual cost-incurred basis and thus the above amounts may vary depending on actual expenditure.

Purchase Process

- Step 1: Select your unit with a HassConsult sales advisor
- Step 2: Fill out a reservation form and return this, duly signed, with the following to HassConsult Ltd: a) Payment of 20% of the purchase price as a refundable deposit to the following account:
HassConsult Limited – Clients Account
Absa Bank Kenya PLC, ABC Premier Life Centre
AC no. 2035726554 (KES) Swift
Code: BARCKENX
(Should you require bank details for international transfers or transfers in forex currency, please enquire with a sales advisor)
- b) A copy of your Identity Card (or Certificate of Incorporation in the case of a company) and PIN number
- Step 3: Review the draft legal documentation that will be issued to you prior to commencement of construction. A representative of the developer’s legal team will be available to take you through this should you require.
- Step 4: Complete the signing of the agreement for sale. At this stage, the initial deposit is no longer refundable.
- Step 5: At completion, undertaking signing of the lease document and make payments of the balance of the purchase price along with any other costs due at this stage.

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 reservation form regardless of the source of funds.

Other Costs

Item	Cost (Kshs)	Terms of payment
Legal fees for the preparation and registration of the Agreement for sale and the Lease	0.7% of the purchase price + VAT thereon and disbursements	Upon signing of the Sale Agreement
Stamp Duty: 4% of purchase price, or Government Value, whichever is higher	To be assessed	At completion
Valuation, Consent & Registration Costs	31,100	At completion
Proportionate cost of Management Company formation and share acquisition in the Management Company	9,000	At completion
Water and Electricity Meter Deposits	15,000	At completion
Purchase of reversionary interest plus duties	80,000	At completion
Post project completion handling e.g. handover, AGM, retention	15,000	At completion
Service charge security deposit on completion (non-refundable)	150,000	At completion