

ESCADA

Location Details

The development is easily accessed through Raphta Road from Ring Road Westlands with its propinquity to Nairobi's major commercial hubs, shopping centers, education and medical centers, as well as high-grade commercial space.

Google Coordinates (-1.2668600, 36.7999097)

Unit Details and Pricing

This apartment features Mini One Bedroom and 2 bedroom apartments in a 14 storey building, for a total of 84 Two bedroom and 42 Mini One Bedroom Apartment units. The fitted kitchens include an electric hood, and a cooker. Each 2-bedroom apartment includes 1 car park with a total of 20 shared parking bays for the Mini 1 Bedroom apartments.

Service Charge

Mini 1 Bed: Approximately Kshs 10,000 per month

2 Bed: Approximately Kshs 15,000 per month

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

The pricing are shown on a separate pricing sheet.

Schedule of Finishes

Flooring	Wood-effect porcelain floor tiles with MDF painted skirting
Windows	Powder-coated aluminium frame with 6mm glass
Walls	Plaster and paint to living areas Selective ceramic tiling to wet areas
Curtain Boxes	MDF pelmets with painted finish and PVC concealed rails
Doors	Imported PVC heat-wrapped doors to internal areas Powder-coated aluminium frame sliding doors to living room
Ceiling	Painted to underside of slab; Selected areas in gypsum with recessed downlighters
Kitchen	Imported MDF cabinetry with stone worktops and backsplash
Appliances	Built-in electric hob, oven and extractor hood
Wardrobes	Full-height MDF cabinetry
Balcony Balustrades	Glass panels with stainless steel handrails
Bathroom Fixtures	White wall-hung WC with concealed cistern Vanity unit with integrated sink Wall-mounted mirror Overhead shower and wall-mounted hand shower 10mm toughened glass shower screens Tower rails, toilet roll holder and shower shelf
Electrical Fittings	Hager or equivalent, white fittings

FINISHES & FACILITIES

Swimming Pool	15m long by 6m wide; heated Poolside seating
Gym	Fitted out with equipment

Residents Lounge	Double-storey residents lounge with seating areas, workspaces and media room (roof level)
Reception Lounge	Main reception lounge at Lower Kabete Road level

SERVICES & UTILITIES

Mains power	KPLC supply
Back-up power	Generator (for apartments and common areas)
Water supply	Mains water and borehole back-up
Water heating	Electrical heaters
Security	Perimeter controls, Access control, CCTV surveillance and Video intercom
Water Treatment	Mains sewer connection
Lifts	3 no. lifts for each tower

Payment Plan

10% Booking
80% upon signing
10% upon completion.

Construction Progress

Anticipated Completion Q3, 2022

Title

The main title is leasehold for 43 years from 1/4/1979 and the extension for lease has been applied for. Purchasers will get a sub-lease for their apartment for the remainder of the lease period.

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 10% 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 and make payment of the instalment due at this stage. At this stage, the initial deposit is no longer refundable.
- Step 5: During construction make payments of the balance of the purchaser price in instalments as per dates stipulated in the sale agreement. These instalments should be payable to:

Account Name:	Hass Consult LTD Clients AC Kshs
Bank:	Absa Bank Kenya PLC
Branch:	ABC Premier Life Centre
Branch Code:	090
Bank Code:	03
Account Number:	2035726554
Swift Code:	BARCKENX

ESCADA

Step 6: 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.

Developers Information

Developer: Canaan Developers
Previous Projects: Grand Riverside Apartments (Riverside Drive)
Volaire (Matundu Lane)
Mzima Springs
Royal Tulip Hotel
Structural Engineer: Metrix Integrated Consultancy
Architect: Bowman Associates Architects
Service Engineers: Mechanical - (Rex consultants)
Electrical Engineers – Majesty Power Technologies
Quantity Surveyor: Shaban Shamir
Legal Advisory: MMA Advocates
Development Consultants: HassConsult Limited

Other costs

Item	Cost (Kshs)	Terms of payment
Stamp duty	4% of purchase price or government valuation, whichever is higher (on completion)	Upon signing of the Sale Agreement
Legal Fees	Approx. 2.0% 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	At completion
Other costs	Formation of a management company, purchase of share in the management company, apportioned costs, registration, management reserve fund Approximately Kshs. 48,600/=	At completion
Service charge deposit (3 months)	Kshs 45,000/=	At completion
Advance service charge (3 months)	Kshs 45,000/=	At completion
Utilities Deposit	Kshs 15,000/=	Upon signing of the Sale Agreement

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.

(Terms & Conditions Apply)