

DEVELOPMENT INFORMATION,
FLOORPLANS & SPECIFICATIONS

1870
WEST

KARUNA ROAD

A06
2 Bed Apartment
1044 sqft

A07
1 Bed Apartment
570 sqft

A01
1 Bed Plus Apartment
979 sqft

LOWER KABETE ROAD

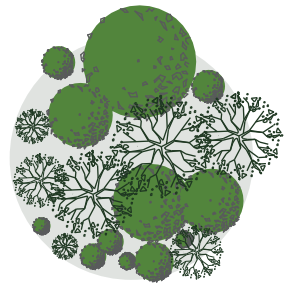
B02
1 Bed Plus Apartment
785 sqft

PEPONI ROAD

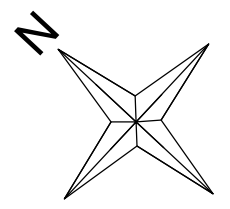
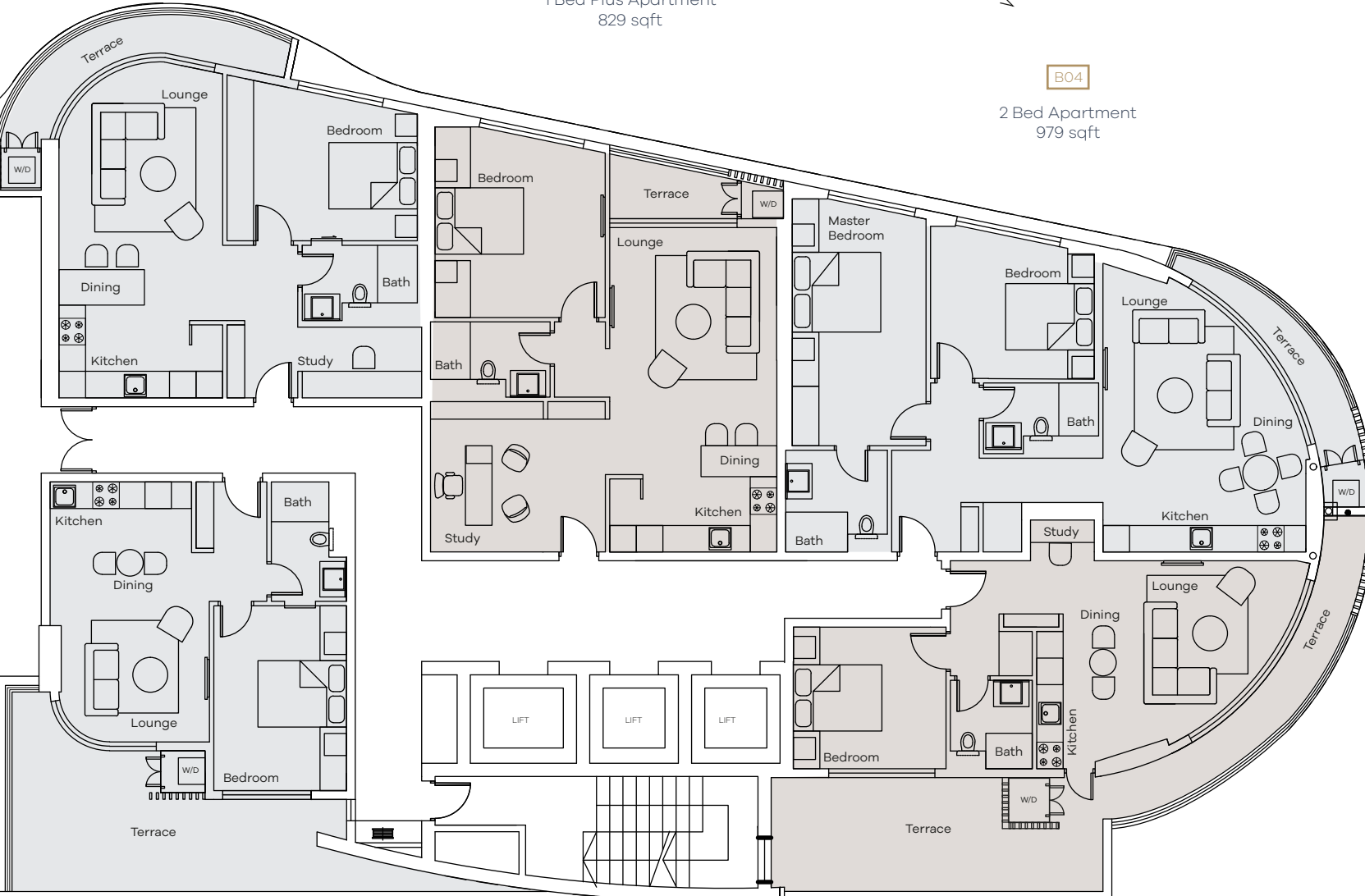
B03
1 Bed Plus Apartment
829 sqft

B04
2 Bed Apartment
979 sqft

A05
1 Bed Apartment
570 sqft



COURTYARD



A04
1 Bed Apartment
724 sqft

A03
1 Bed Apartment
694 sqft

A02
1 Bed Apartment
732 sqft

B01
1 Bed Apartment
624 sqft

B05
1 Bed Apartment
775 sqft

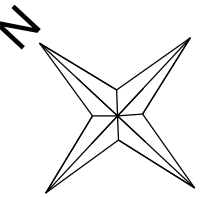
SARIT CENTRE

LEVEL 1

KARUNA ROAD

LOWER KABETE ROAD

PEPONI ROAD



SARIT CENTRE

LEVEL 2 - 6

A06
2 Bed Apartment
1044 sqft

A07
1 Bed Apartment
570 sqft

A01
2 Bed Plus Apartment
1044 sqft

B02
2 Bed Plus Apartment
1022 sqft

B03
1 Bed Plus Apartment
829 sqft

B04
2 Bed Apartment
979 sqft

A05
1 Bed Apartment
570 sqft

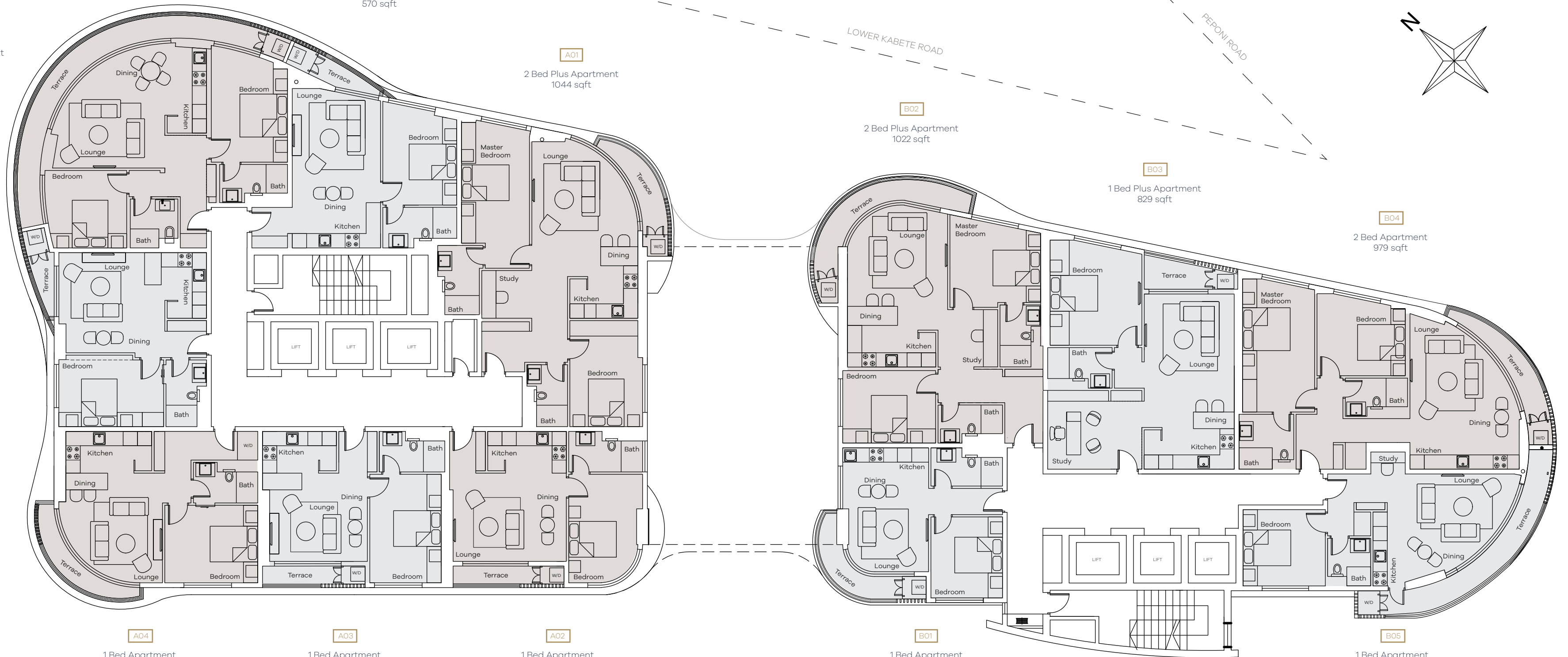
A04
1 Bed Apartment
656 sqft

A03
1 Bed Apartment
570 sqft

A02
1 Bed Apartment
592 sqft

B01
1 Bed Apartment
506 sqft

B05
1 Bed Apartment
678 sqft



KARUNA ROAD

A06
2 Bed Apartment
1044 sqft

A07
1 Bed Apartment
570 sqft

A01
2 Bed Plus Apartment
1194 sqft

B02
2 Bed Apartment
1044 sqft

B03
1 Bed Plus Apartment
829 sqft

B04
2 Bed Apartment
979 sqft

A05
1 Bed Apartment
570 sqft

A04
1 Bed Apartment
656 sqft

A03
1 Bed Apartment
570 sqft

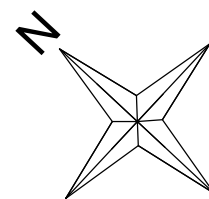
A02
1 Bed Apartment
624 sqft

B01
2 Bed Plus Apartment
1001 sqft

B05
1 Bed Apartment
678 sqft

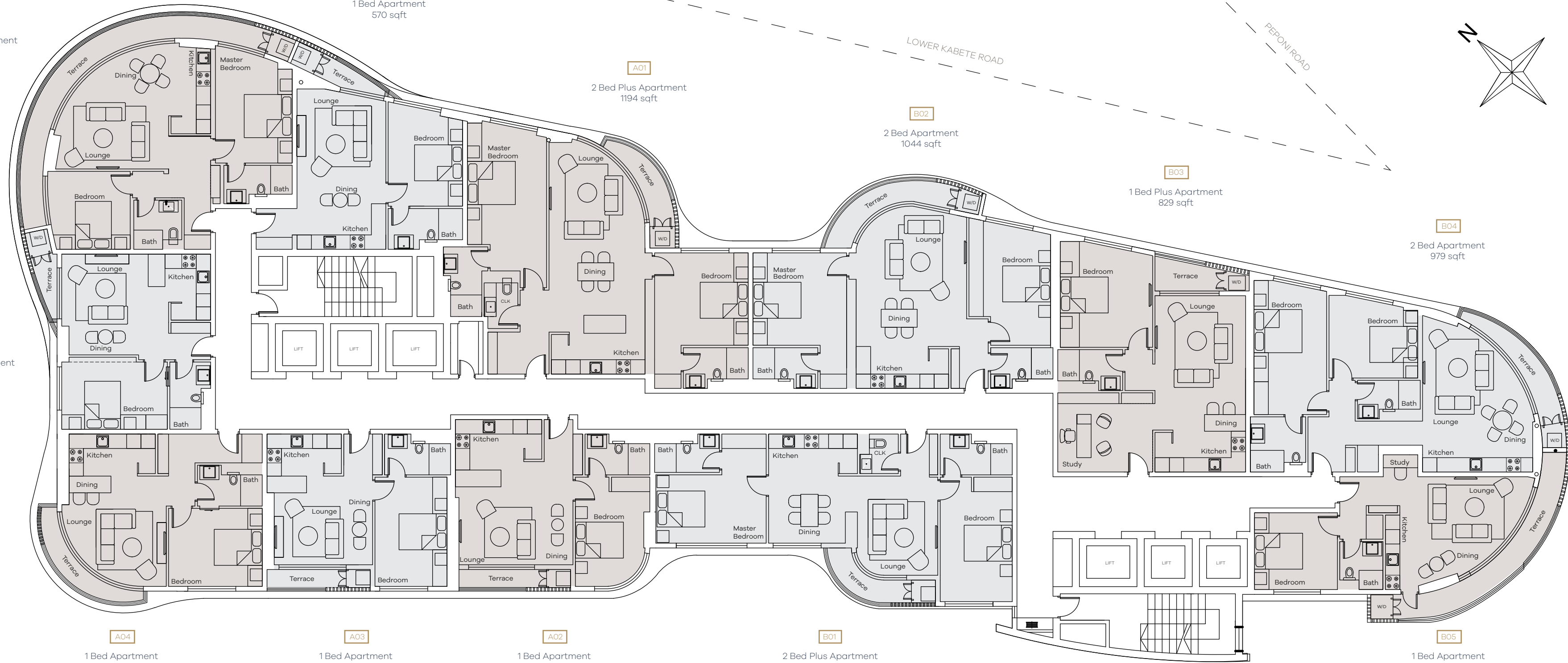
LOWER KABETE ROAD

PEPONI ROAD



SARIT CENTRE

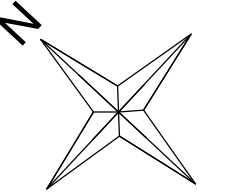
LEVEL 7 - 19



KARUNA ROAD

LOWER KABETE ROAD

PEPONI ROAD



SARIT CENTRE

LEVEL 20 - 28

A06
2 Bed Apartment
1044 sqft

A07
1 Bed Apartment
570 sqft

A01
2 Bed Plus Apartment
1194 sqft

B02
2 Bed Apartment
1044 sqft

B03
1 Bed Plus Apartment
829 sqft

A05
1 Bed Apartment
570 sqft

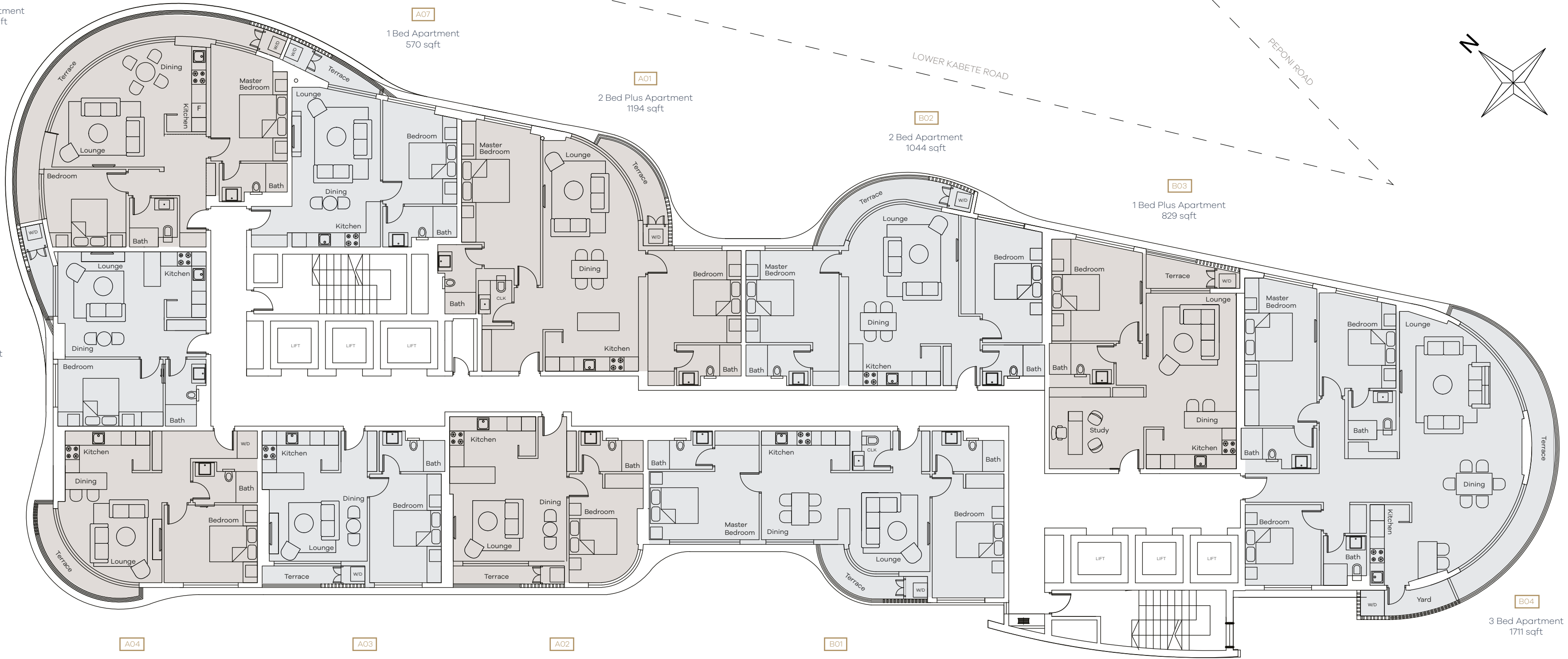
A04
1 Bed Apartment
656 sqft

A03
1 Bed Apartment
570 sqft

A02
1 Bed Apartment
624 sqft

B01
2 Bed Plus Apartment
1001 sqft

B04
3 Bed Apartment
1711 sqft



DEVELOPMENT DETAILS

UNIT TYPE	PARKING ALLOCATION	ESTIMATED SERVICE CHARGE
1 Bedroom	Common parking	Kshs. 10,000 per month
1 Bedroom Plus	1 parking	Kshs. 10,000 per month
2 Bedroom	1 parking	Kshs. 15,000 per month
2 Bedroom Plus	1 parking	Kshs. 15,000 per month
3 Bedroom	2 parkings	Kshs. 20,000 per month

PROJECT TIMELINES

Q3, 2022 - Q4, 2025.

STANDARD PAYMENT PLAN

10% booking fee, 20% upon signing of the sale agreement, 66% payable in monthly instalments over the construction period and 4% on project completion

ALTERNATIVE PAYMENT PLAN

a) Deferred Payments:

If a buyer wishes to undertake purchase of a unit through mortgage financing, this is possible at a price premium of 20%. The payment plan would be as follows:

30% deposit, balance of 70% at completion

b) Upfront Payments:

If a buyer wishes to make accelerated payments, a discounted price may be considered. Please discuss this with your sales advisor.

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.

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.

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.

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 of the Agreement for sale, Preparation and registration of the Lease, Valuation, consent and registration costs, Formation of the Management Company, Issuance of shares in the Management Company and Transfer of the Reversionary Interest.	11% of the purchase price plus VAT thereon.	Upon signing of the Sale Agreement
Stamp Duty: 4% of purchase price, or Government Value, whichever is higher	To be assessed	At completion
Water and Electricity Deposits	20,000 (1 Bed Apartment) 30,000 (2 Bed Apartment) 40,000 (3 Bed Apartment)	At completion
Sinking Fund Contribution	100,000 (1 Bed Apartment) 150,000 (2 Bed Apartment) 200,000 (3 Bed Apartment)	At completion
Service Charge Deposit: 6 months	60,000 (1 Bed Apartment) 90,000 (2 Bed Apartment) 120,000 (3 Bed Apartment)	At completion
Advance Service Charge: 12 months	120,000 (1 Bed Apartment) 180,000 (2 Bed Apartment) 240,000 (3 Bed Apartment)	At completion

OWNERSHIP DOCUMENTS

The main title is leasehold. Each owner will get a sublease together with a share in the management company owning the reversionary interest thereof. The current lease is for 46 years 6 months commencing 1st September 1984, however an application for an extension of the lease of the head title is in process.

Note: Due to the ongoing legislation implementation of the Sectional Properties Act, the legal team will review the structure of ownership to ensure that it is line with any changing legislation.

POST - CONSTRUCTION WARRANTY

The Developers and Contractors provide a defect liability period of 6 months from completion of construction for repair and defects that may arise.

POST - CONSTRUCTION MANAGEMENT

Owners at 1870 West will be required to pay service charges to cover the costs of maintenance of common areas and common facilities at 1870 West. This will include services such as security, landscaping, cleaning, common area utilities, repairs and maintenance and a full management team. Service charges will be payable quarterly in advance and will also include resident access to common amenities. However, the use of amenities for a private function may incur a separate fee.

The Residences at 1870 West will be managed by 1870 West Residences Ltd (the management company) which shall be operated by the development company. The management company shall also exclusively undertake any and all letting and reselling of the residences at 1870 West. Owners will have to pay service charges directly to the management company. The management company will, from time to time, provide and amend rules and regulations for property owners and residents. These are designed to ensure the living standard at 1870 West is maintained for all residences and a draft of these will be availed by 1870 West legal team.

SPECIFICATION DETAILS

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

FACILITIES

Reception Lounge	Main reception lounge at Lower Kabete Road level
Courtyard	Firepit, seating area and water features in a courtyard on Level 1
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)

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