

Living at Le'Mac

Level 14-19 (new release):

Consists of 2 bed apartments. Each apartment includes 1 car park. Additional car parks can be bought at Kshs 1,250,000/= each.

Apt No	View	Type	Gross Size Sq.Ft	Actual Size Sq.Ft	Level 14	Level 15	Level 16	Level 17	Level 18	Level 19
1	City	2 Bed	1,317	1,145	27,482,400	27,757,224	28,034,796	28,315,144	28,598,296	28,884,279
2	City	2 Bed	1,268	1,102	26,452,800	26,717,328	26,984,501	27,254,346	27,526,890	27,802,159
3	Rhaphta	2 Bed	903	785	18,835,200	19,023,552	19,213,788	19,405,925	19,599,985	Sold
4	Rhaphta	2 Bed	1,254	1,090	26,162,400	26,424,024	26,688,264	26,955,147	27,224,698	27,496,945
5	Lavington	2 Bed	1,236	1,075	25,800,000	26,058,000	26,318,580	26,581,766	26,847,583	27,116,059
6	Lavington	2 Bed	1,170	1,017	24,408,000	24,652,080	24,898,601	25,147,587	25,399,063	25,653,053
7	Lavington	2 Bed	1,255	1,091	26,195,942	26,457,901	26,722,480	26,989,705	27,259,602	27,532,198
8	Lavington	2 Bed	1,317	1,145	27,477,600	27,752,376	28,029,900	28,310,199	28,593,301	28,879,234
9	Westlands	2 Bed	1,254	1,090	26,162,400	26,424,024	26,688,264	26,955,147	27,224,698	27,496,945
10	Westlands	2 Bed	1,254	1,090	26,162,400	26,424,024	26,688,264	26,955,147	27,224,698	Sold
11	City	2 Bed	1,311	1,140	27,355,200	27,628,752	27,905,040	28,184,090	28,465,931	28,750,590
12	City	2 Bed	1,175	1,022	24,528,000	24,773,280	25,021,013	25,271,223	25,523,935	25,779,175

Residential Space payment Terms

100% payment: 15% discount on purchase price

20% deposit, 70% payable in installments during construction, and 10% on completion, 10% discount on purchase price

Mortgage Option 1: 10% deposit, 90% on completion.

Mortgage Option 2: 50% deposit, 50% on completion, 5% discount on purchase price

Images no : SR1 , SR 4 ,SR 5

Specifications

All apartments come with a fully fitted kitchen which includes a microwave, oven, gas & electrical burner, shelves and garbage collection bin. Additionally combined washer and dryers will also be fitted. Generator will provide 100% back-up power for all apartments and commercial spaces.

Construction, Commencement and Completion

Construction is expected to commence in the first quarter of 2013 and complete approximately two and a half years later.

Other Costs

Stamp Duty: 4% of the purchase price

Legal fees: Approximately 0.75% of the purchase price plus VAT as portion of the legal fees.

Share capital for the Management Company - 150,000/=.

Utilities Deposit - 50,000/=

Service charge: Kshs 20-25 per sq.ft.

Service charge deposit - 3 month's deposit

Service charge advance - 3 month's advance

Title

The main title is leasehold for 99 years from 1st April 2003 and registered to Mark Properties Ltd. Buyers will receive a sub-lease for this period together with a share in the management company owning the reversionary interest