



Additional Information

Location

Montave is a mixed-use development located in Upper Hill, on the Junction of Haile Selassie Avenue and Lower Hill Road, fronting the Kenya Railways Golf Club.

Site Layout:

Mixed use/multifunctional development spread over 3.54 acres as follows.

- Basement: 7 levels of parking
- Ground to 2nd floor Montave Shopping Mall
- Southern Tower: 40 storey tower consisting of serviced/hotel apartments
- Northern Tower: 30 storey tower consisting of commercial offices
- Residential Blocks: 22 storey terraced apartments of the 1-bed, 2-bed & 3-bed nature

Developer & Contractor

- Developer: Greenfield Developers Limited
- Lead consultant: Hassconsult Limited
- Previous Projects: The Watermark Business Park in Karen
Ivy Creek, Karen
Urban Breeze, Lavington
- Architects: Bowman Associates Architects
- Previous Projects: The Hub - Karen
The Junction Shopping Centre
Rift Valley Lodge – Naivasha

Residential Pricing and structure (Level 4-15):

Prices are based on apartment size, floor level and views, as follows:

Consists of 1, 2 & 3 bed apartments. The 1 & 2 bed apartments include 1 car park whereas the 3-bed apartments include 2 car parks.

The apartments highlighted below are currently not available for sale.

Block	No.	Size	Type	Aspect	Level 3*	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9	Level 10	Level 11	Level 12	Level 13	Level 14	L
A	1	635	1 Bed	Entrance	9,800,000	8,890,000	9,140,000	9,265,000	9,390,000	9,515,000	9,640,000	9,765,000	9,890,000	10,015,000	10,140,000	10,265,000	10
	2	1,432	3 Bed	Golf	26,784,000	22,912,000	23,412,000	23,662,000	23,912,000	24,162,000	24,412,000	24,662,000	24,912,000	25,162,000	25,412,000	25,662,000	25
	3	1,044	2 Bed	Golf	17,685,500	16,182,000	16,582,000	16,782,000	16,982,000	17,182,000	17,382,000	17,582,000	17,782,000	17,982,000	18,182,000	18,382,000	18
	4	635	1 Bed	Entrance	9,268,000	8,890,000	9,140,000	9,265,000	9,390,000	9,515,000	9,640,000	9,765,000	9,890,000	10,015,000	10,140,000	10,265,000	10
B	1	969	2 Bed	Entrance	13,731,500	14,050,500	14,450,500	14,650,500	14,850,500	15,050,500	15,250,500	15,450,500	15,650,500	15,850,500	16,050,500	16,250,500	16
	2	1,044	2 Bed	Golf	17,763,000	16,182,000	16,582,000	16,782,000	16,982,000	17,182,000	17,382,000	17,582,000	17,782,000	17,982,000	18,182,000	18,382,000	18
	3	947	2 Bed	Golf	17,933,500	14,678,500	15,078,500	15,278,500	15,478,500	15,678,500	15,878,500	16,078,500	16,278,500	16,478,500	16,678,500	16,878,500	17
	4	947	2 Bed	Entrance	NO APT	13,731,500	14,131,500	14,331,500	14,531,500	14,731,500	14,931,500	15,131,500	15,331,500	15,531,500	15,731,500	15,931,500	16
C	1	947	2 Bed	Entrance	NO APT	13,731,500	14,131,500	14,331,500	14,531,500	14,731,500	14,931,500	15,131,500	15,331,500	15,531,500	15,731,500	15,931,500	16
	2	947	2 Bed	Golf	17,933,500	14,678,500	15,078,500	15,278,500	15,478,500	15,678,500	15,878,500	16,078,500	16,278,500	16,478,500	16,678,500	16,878,500	17
	3	1,044	2 Bed	Golf	17,763,000	16,182,000	16,582,000	16,782,000	16,982,000	17,182,000	17,382,000	17,582,000	17,782,000	17,982,000	18,182,000	18,382,000	18
	4	969	2 Bed	Entrance	14,906,000	14,050,500	14,450,500	14,650,500	14,850,500	15,050,500	15,250,500	15,450,500	15,650,500	15,850,500	16,050,500	16,250,500	16
D	1	893	2 Bed	Entrance	15,297,500	12,948,500	13,348,500	13,548,500	13,748,500	13,948,500	14,148,500	14,348,500	14,548,500	14,748,500	14,948,500	15,148,500	15
	2	980	2 Bed	Golf	15,345,000	15,190,000	15,590,000	15,790,000	15,990,000	16,190,000	16,390,000	16,590,000	16,790,000	16,990,000	17,190,000	17,390,000	17
	3	570	1 Bed	Golf	10,090,500	9,405,000	9,655,000	9,780,000	9,905,000	10,030,000	10,155,000	10,280,000	10,405,000	10,530,000	10,655,000	10,780,000	10
	4	883	2 Bed	Golf	15,593,000	13,686,500	14,086,500	14,286,500	14,486,500	14,686,500	14,886,500	15,086,500	15,286,500	15,486,500	15,686,500	15,886,500	16
	5	1,098	2 Bed	Both	20,181,000	17,019,000	17,419,000	17,619,000	17,819,000	18,019,000	18,219,000	18,419,000	18,619,000	18,819,000	19,019,000	19,219,000	19
	6	915	2 Bed	Entrance	16,312,500	13,267,500	13,667,500	13,867,500	14,067,500	14,267,500	14,467,500	14,667,500	14,867,500	15,067,500	15,267,500	15,467,500	15

*3rd floor apartment sizes are exclusive of open terraces

Specifications

All apartments come with a fully fitted kitchen which includes an oven, hob cooker and extractor hood.

Payment terms

Cash: 5% deposit, 15% interim payment, 80% payable in monthly installments during construction

*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.

Construction Commencement and Completion

Construction is expected to start in Q2 of 2017, with an anticipated construction period of three years.

Other Costs

Stamp duty - 4% of purchase price or government valuation, whichever is higher

Legal Fees & Registration costs - To be confirmed

Management Co. reserve fund - To be confirmed

Utilities deposit - To be confirmed

Service charge - To be confirmed. However other similar developments charge between Kshs 15,000/= to Kshs 20,000/= a month

Service charge deposit - 3 month's deposit payable on completion

Advance service charge - 3 month's advance payable on completion

Title Structure

The main title is leasehold for 99 years from 1st September 1976 and registered to Greenfield Developers Ltd. Buyers will receive a sub-lease for this period together with a share in the management company owning the reversionary interest thereof.