

VOLAIRE

ON BROOKSIDE

Location

Conveniently located nearby a bustling commercial hub, Volaire is perfectly placed along Matundu Lane with access from Brookside Grove or School Lane. The google coordinates are -1.259438,36.792971

Site Layout

Own an ultra-modern 2 or 3-bedroom apartments (with and without SQ), 3 or 4 bed penthouses offering luxury living in a serene suburb spanning over 0.8 acres with a total of 99 apartments.

The development features a great scale of amenities that include a fully fitted gym, landscaped gardens, and outdoor swimming pool.

Payment Plan

20% booking fee.

80% on signing sale agreement.

Specifications

All apartments come with a fitted kitchen which includes an oven, hob, hood, extractor fan, built in microwave and a built in refrigerator. The apartments also come with Intercom, DSTV and fiber optic connectivity. In addition, there will be a generator providing back-up power for the common areas and borehole water supply. The building shall also have visitor's parking, CCTV surveillance and high speed elevators. The light fittings are also included.

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.

Other costs

Stamp duty	4% of purchase price or government valuation, whichever is higher (on completion)
Legal Fees	Approx. 1.5% 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
Other costs	Formation of a management co., purchase of share in the management co., apportioned costs, registration, management reserve fund Approximately Kshs. 52,400/=
Service charge deposit (3 months) (on completion)	Kshs 52,500/=
Advance service charge (3 months) (on completion)	Kshs 52,500/=
Utilities Deposit (on signing of sale agreement)	Kshs 10,000/=
Estimated Service Charge (per month)	Kshs 17,500/=

Construction Progress

Construction commenced in March 2019 and completed in July 2021. This development is now ready for occupation.

Title

The main title is leasehold held by the vendor for the residue of the unexpired term of fifty years from 2019 **SUBJECT** to (a) The payment in advance of the first day of January in each year of the annual rent of Ksh. 8,500/= (Revisable). (b) The provisions of the Government Lands Act (Chapter 280) and (c) To special conditions contained in the aforesaid Grant. Purchasers will get a sub-lease for their apartment for the remainder of the lease.

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Other costs

Stamp duty	4% of purchase price or government valuation, whichever is higher (on completion)
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