



Additional Information

Location Details

Vantage Square is located on Thika Super Highway with easy access to the central business district.

Unit Details and Pricing

The development comprises of 2 phases consisting of 177 units on 1.8 acres, Phase 1 comprises of 110 units split with 62 units available for sale and 48 will be a new release (level 10–15).

Apt No	Type	Size Sq.mt	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Level 9
1	Mini One Bed	32.6		3,500,000	3,525,000	3,550,000	3,575,000	3,600,000	3,625,000	3,650,000
4	Mini One Bed	32.6		3,500,000	3,525,000	3,550,000	3,575,000	3,600,000	3,625,000	3,650,000
5	Mini One Bed	34		3,500,000	3,525,000	3,550,000	3,575,000	3,600,000	3,625,000	3,650,000
8	Mini One Bed	34		3,500,000	3,525,000	3,550,000	3,575,000	3,600,000	3,625,000	3,650,000
G1	1 Bed	52	5,200,000							
G4	1 Bed	52	5,200,000							
2	1 Bed	52	5,200,000	5,250,000	5,300,000	5,350,000	5,400,000	5,450,000	5,500,000	5,550,000
3	1 Bed	52	5,200,000	5,250,000	5,300,000	5,350,000	5,400,000	5,450,000	5,500,000	5,550,000
6	2 Bed	64.5	6,500,000	6,550,000	6,600,000	6,650,000	6,700,000	6,750,000	6,800,000	6,850,000
7	2 Bed	64.5	6,500,000	6,550,000	6,600,000	6,650,000	6,700,000	6,750,000	6,800,000	6,850,000

Payment Terms

- 5% booking fee,
- 15% upon signing sale agreement
- 20% payable 5 months after commencement of construction
- 20% payable 10 months after commencement of construction
- 20% payable 15 months after commencement of construction
- 10% payable 20 months after commencement of construction
- 10% payable 24 months after commencement of construction

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 subject to assessment and approval of Government Valuer at the point of registration
- Legal Fees– 1.5% of purchase Price plus VAT
- Registration Costs, Incorporation of Management Company & Miscellaneous Cost – 26,000
- Utilities deposit – 10,000
- Service charge – 8,000
- 6 months Service charge deposit – 48,000
- 6 months Advance service charge – 48,000

Construction Progress

Construction commenced in Q2 2018 and is expected to be completed within 24 months.

Title

Lease for 99 years commencing January 1999

Development team

Developer: Commercial Mart Limited

Contractor: Dinesh Construction Limited

Previous Projects: Bogani Gardens Karen

Architects: Bowman Associates

Previous Projects: Safaricom HQ, Junction Shopping Centre, The Hub Shopping Centre

Lawyers: Mohammed Muigai Advocates