



PHASE I COMPLETED & SOLD OUT

Serene Park Villas  
Buyer's Information Kit

The Perfect  
Home Investment

Purple Dot International Ltd

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Serene Park  
COUNTRY CHARM & SERENE OPULENCE

## General Information – Phase II

4 Bedroom All En-suite Villas in Private Gated Community  
2,800 SQFT with DSQ

### Location

- 40 mins from Nairobi
- 500M from Main Machakos-Mombasa Road Junction

### Proximity to:

- 20 Minute drive to Signature Mall, Gateway Mall Crystal Rivers on Mombasa Rd
- 20 Minute drive to connect to the Express way at Mlolongo
- 20 Minute from the Machakos Golf Course

### Features

- Exclusive Clubhouse
- Fully Equipped Gym
- Infinity Pool
- Two Car Parking
- Visitors Parking
- Borehole
- Guard House & Security System
- Intercom Facility
- Solar Water Heating System
- Generator for Common Areas
- Landscaped gardens
- Basketball & Tennis court





## Social Amenities

### Schools:

- Citam School
- Diamond Junior School
- St Bakhita School
- Nova Pioneer School
- Abacus School
- Oaktree School
- Lukenya Academy
- Kitengela International School
- Lukenya School
- Daystar university.

### Hospitals:

- Bristol Park Hospital
- Shalom Hospitals

### Malls:

- Crystal Mall
- Signature Mall
- Gateway Mall

### Recreational Facilities:

- Lukenya Motocross
- Machakos Golf Course

# Serene Park Gated Community Layout



LR No 355/1/R

LR No 355/1/R

100,000L pressed panels steel overhead water tank on 10.5m high ms tower to details  
existing 250,000L RC underground water tank & pump room + as previously approved  
existing masonry plot boundary wall as previously approved

existing treem as prev

existing open storm water drain

existing STP service gate

9m building line

existing Type 1 houses (27 Nos) as previously approved

existing approved gate house + toilet

existing culvert across the road

existing STP service gate

existing open storm water drain

9m building line

existing masonry plot boundary wall as previously approved

existing approved house

6m building line

existing masonry plot boundary wall as previously approved

existing approved house

existing masonry plot boundary wall as previously approved

existing approved house

existing masonry plot boundary wall as previously approved

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existing masonry plot boundary wall as previously approved





**GROUND FLOOR PLAN**



FIRST FLOOR PLAN







## FREQUENTLY ASKED QUESTIONS

### How Do I Purchase My Villa Unit?

- Arrange a viewing to select a villa unit
- Pay 20% of final purchase price as deposit on signing sale agreement
- Pay balance as agreed with Developer (payment plan or mortgage via finance partners/bank)

### Are the villas completed/ready?

Phase 1 of 3 is completed and sold out.  
Phase 2 construction is complete and 90% Sold.  
Phase 3 construction is ongoing.



Other Costs (Indicative)

Purchase Price  
From **23.4M**



<b>Stamp duty</b>	4% of purchase price or government valuation, whichever is higher (on completion)
<b>Legal Fees</b>	1% of final sale price plus 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
<b>Other costs (Management Company formation etc)</b>	Formation of a management co., purchase of share in the management company, apportioned costs, registration, management reserve fund.
<b>Service charge deposit (3 months)</b>	Kshs 22,500/=
<b>Advance service charge (3 months)</b>	Kshs 39,000/=
<b>Utilities Deposit (on signing of sale agreement)</b>	Kshs 30,000/=

NB:  
Request for a complete and exact breakdown of other costs when discussing final villa purchase price.



An aerial photograph of a residential development. The houses are white with red-tiled roofs and vertical black stripes on the walls. They are arranged in a grid-like pattern with green lawns and trees between them. In the foreground, there is a paved road with a black SUV and a motorcycle. A large gate with a sign is visible on the left. The background shows a green hillside with a water tower.

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