Serene Park

COUNTRY CHARM & SERENE OPULENCE

Serene Park Villas

Buyer's Information Kit

Purple Dot International Ltd

The Perfect Home Investment

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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

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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

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Serene Park Gated Community Layout

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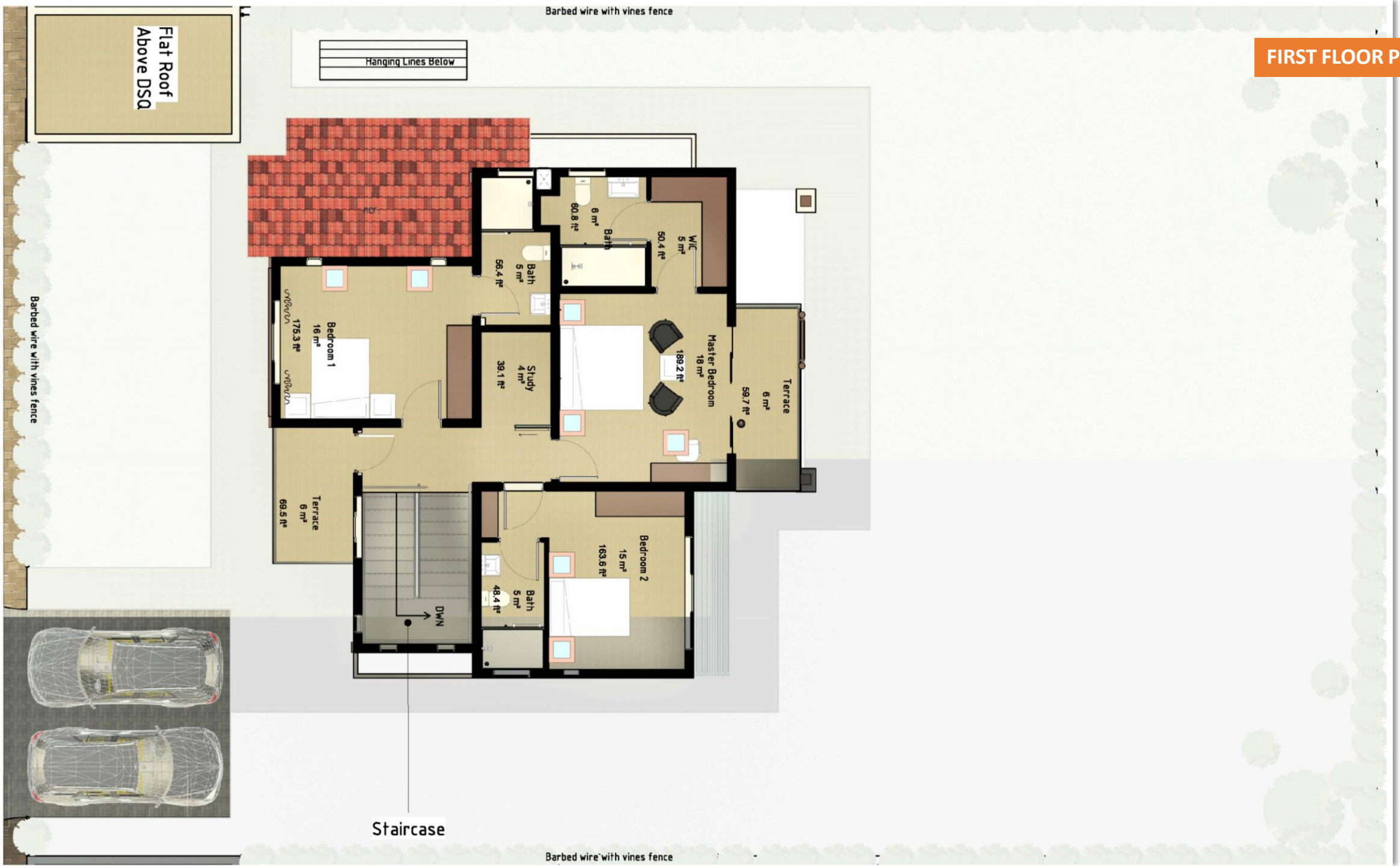
GROUND FLOOR PLAN

FIRST FLOOR PLAN



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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 complete.

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Other Costs (Indicative)

Purchase Price
From 24.2M

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

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

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