

VAAAL
REAL ESTATE



WILMA TOWERS
K I L I M A N I

BUYERS GUIDE

Location

The Wilma Towers are located in the scenic and serene environment of Kilimani with easy access to the best shopping malls, schools, and recreation centers. Its close proximity to the CBD, the retail and the entertainment districts and the outstanding growth and income performance make Kilimani a popular and in demand residential destination.

Apartment Living

High end quality Studios, 1, 2 and 3 bedroom apartments, 2 towers, 15 floors each - with New-Era Architecture and superior European-Style Finishes the Wilma Towers create an inviting living atmosphere that fulfills all wishes. The external Architecture and the interior design are perfectly combined to create an oasis of calm in a busy world.

Prices

Kindly find the attached overleaf.

Payment Plan

15% upon Reservation/Booking Fee

15% upon Signing the Sale Agreement

50% spread out equally either monthly or quarterly.

20% On Completion.

Cancellation of Reservation

If cancellation occurs before signing the sale agreement – all amounts are refunded to the purchaser less 1% of the total sales value which is charged as an administration cost. All refunds should be requested in writing and will be paid no later than sixty (60) days after the request in writing.

Completion Date

The construction of the project started on the 15th of October 2020 and the estimated completion date is April 2023.

Other Costs

Stamp Duty – 4% of the purchase price or government valuation – whichever is higher. This is payable 60 days before completion.

Legal Fees – Approximately 1.5% of the purchase price plus VAT and is payable to the vendors lawyer upon signing the sale agreement.

General Extra Costs – Formation of the management company, purchase of a share in the management company, apportioned costs, registration, – approximately 40,000/- and is payable 60 days before completion.

Service Charge Deposit – Charged for Three months and is payable 60 days before completion. The cost is dependent on whether furnished or furnished and serviced. See below.

Service Charge in Advance - Charged for Three months and is payable 60 days before completion. The cost is dependent on whether furnished or furnished and serviced. See below.

Utilities Deposit – Charged for obtaining and installation of water and electricity meters
– This is payable on signing the sale agreement – the cost is KShs 20000 per unit – KShs 10000 for Water and KShs 10000 for electricity.

Service Charge

All numbers in KShs	Studio	1 Bed	2 Bed	3 Bed
Monthly Service Charge	5,000	5,000	8,000	10,000

Return on Investment – Rental Return

All numbers in KShs	Studio	1 Bed	2 Bed	3 Bed
UnFurnished	45,000	60,000	85,000	120,000
Furnished	85,000	100,000	125,000	160,000

Amenities

- Landscaped Gardens
- Borehole
- Full Backup Generator
- Heated Swimming Pool
- Fully Equipped Gym
- Outdoor Walking/Running Track
- Basketball Court
- Steam and Sauna
- Children’s Games Room (indoor)
- Children’s Play Area (outdoor)
- Barbeque Area
- Solar water Heating
- CCTV



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