



Additional Information

Location Details

Grand Riverside is located in the exclusive neighborhood of Riverside, just across from the Japanese Residence, with easy access to Westlands, fine dining restaurants, shopping facilities, hospitals and schools. Google Coordinates -1.268761, 36.788296

Unit Details and Pricing

This apartment features 1 and 2 bedroom apartments in a 9 story building, for a total of 54 units. The fitted kitchens include an oven, hob and extractor fan. Each apartment includes 1 car park.

Floor Level	1 Bed (750 sq.ft) Price	Number of Units	2 Bed (1280 sq.ft) Price	Number of Units
1	10,945,000/=	4	18,400,000/=	2
2	11,220,000/=	4	18,515,000/=	2
3	11,495,000/=	4	18,630,000/=	2
4	11,770,000/=	4	SOLD OUT	2
5	12,045,000/=	4	SOLD OUT	2
6	12,320,000/=	4	SOLD OUT	2
7	12,595,000/=	4	SOLD OUT	2
8	12,870,000/=	4	SOLD OUT	2
9	13,145,000/=	4	SOLD OUT	2

Payment Terms

20% booking fee
 12.5% on signing sale agreement
 12.5% on 1st November 2017
 12.5% on 1st February 2018
 12.5% on 1st May 2018
 12.5% on 1st August 2018
 12.5% on 1st November 2018
 5% on completion

Mortgage Payment Option (6% price premium)

30% booking fee, 70% on completion.

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. 48,600/=
Service charge deposit (3 months) (on completion)	Kshs 45,000/=
Advance service charge (3 months) (on completion)	Kshs 45,000/=
Utilities Deposit (on signing of sale agreement)	Kshs 10,000/=
Estimated Service Charge (per month)	Kshs 15,000/=

Construction Progress

Construction has commenced in April 1st 2017, with an estimated construction period of 18 months.

Title

The main title is leasehold period from April 1st, 2017 is 85 years. Purchasers will get a sub-lease for their apartment for the remainder of the lease.

Development team

Developer: Canaan Developers Limited

Previous projects: Royal Tulip Hotel

Architects: AAKI Consultants

Previous Projects: Enashapai Hotel, Vipingo Ridge Villas, Thika Green

Lawyers: CM Advocates

Development Consultants: HassConsult Limited