



RentScore

# Riruta's Gem

Located on Wanyee Road, off Naivasha Road in Riruta, this project offers Studios, 1 & 2-bedroom apartments of various sizes. It shall span on 5.2 Acres of land and construction starts with 2 blocks of phase 1.



Riruta is a neighbourhood with one of the highest rental demands in Nairobi. The location and high quality of the apartments make it a wholesome offering.

## Affordability

Flexible payment plans:

- 5 year plan with 10% deposit
- Discounted 3 year plan with 20% deposit

## Accessibility

- 5 minutes from The Junction mall
- Easy access to Naivasha Road, Ngong Road and Waiyaki way

## Amenities

- High quality and modern finishing
- Gym
- Shopping center
- Kids play area
- High speed lifts
- CCTV
- Ample parking

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## Payment Plans

### Installment payment:

20% deposit and balance payable during the construction period

Type	Price	20% deposit	80% balance
Studio 22 - 23 sqm	Kshs. 2.3M	Kshs. 460,000	Kshs. 2.07M
1 br Standard 31 - 32 sqm	Kshs. 3.1M	Kshs. 620,000	Kshs. 2.48M
1 br Premium 40 - 46sqm	Kshs. 4.0M	Kshs. 800,000	Kshs. 3.20M
2 br Standard 53 - 56 sqm	Kshs. 5.36M	Kshs. 1,072,000	Kshs. 4.288M
2 br Premium 61 sqm	Kshs. 6.2M	Kshs. 1,240,000	Kshs. 4.96M

### Mortgage Payment Plan:

RentScore works with multiple banks to facilitate affordable mortgages at 9.5% per annum.

- 20% deposit and 80% balance payable by the bank at the end of construction.
- The buyer will start paying the bank after the house has been handed over to them.

## Investment Profile

Type	Price	Expected Net Rent	Annual Yield
Studio 22 - 23 sqm	Kshs. 2.3M	Kshs. 20,000	10.43%
1 br Standard 31 - 32 sqm	Kshs. 3.1M	Kshs. 25,000	9.68%
1 br Premium 40 - 46sqm	Kshs. 4.0M	Kshs. 30,000	9.00%
2 br Standard 53 - 56 sqm	Kshs. 5.36M	Kshs. 40,000	8.96%
2 br Premium 61 sqm	Kshs. 6.2M	Kshs. 50,000	9.68%

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