

AFFORDABLE APARTMENTS IN GARDEN CITY - THIKA ROAD

This development draws its inspiration from the already bustling character of the wider Garden City precinct and has been designed to be the perfect investment opportunity. The development spans over 2.37 acres and it's the latest addition to the 47- acres Garden City mixed - use development. To residents, who might be your family or tenant, this means access to 47 acres of ample green space, a resident's park, a sports park, and lifestyle and recreational facilities. It also means that the Garden City Mall, including its large iMax Cinema, is only a stroll away.

- **Location:** Garden City (Thika Rd)
- **Status:** Off-Plan
- **Commencement Date:** June 2025
- **Expected completion:** September 2027










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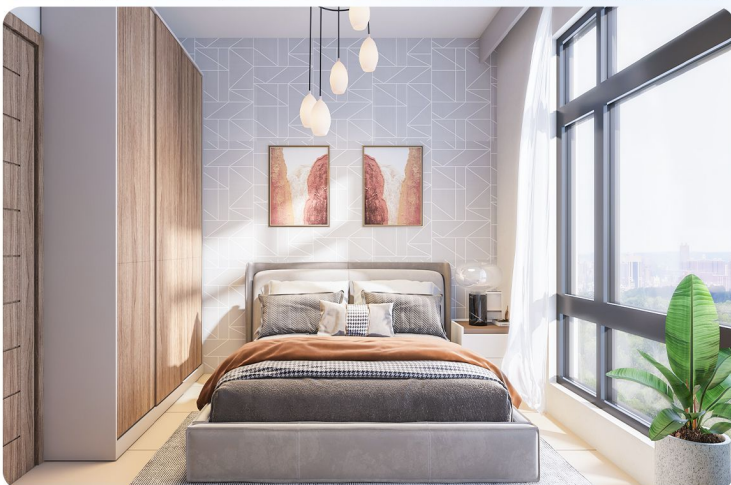
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AMMENITIES

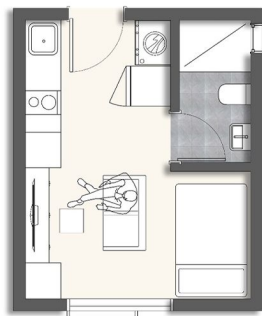
-  Expansive open and green spaces
-  CCTV
-  Garden City Mall
-  Back up generator for common areas
-  Lifts
-  Manned gatehouse
-  Borehole
-  Ample Parking
-  Access control







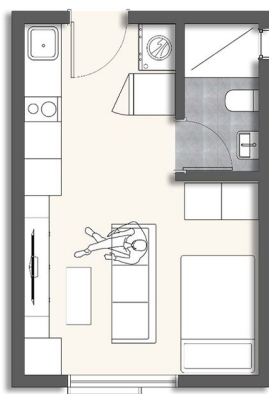
PLANS



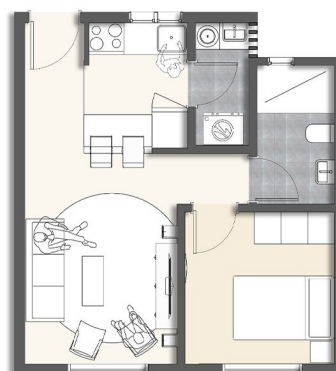
Studio APARTMENT – Type A



MIVIDA –
2 Bedroom APARTMENT – Yard



Studio APARTMENT – Type B



MIVIDA –
1 Bedroom APARTMENT – Yard

PRICING

TYPE	SIZE	PRICE
STANDARD STUDIO	20 SQM	KSHS. 2.9M
PREMIUM STUDIO	24 SQM	KSHS. 3.4M
1 BEDROOM	40 SQM	KSHS. 5.5M
2 BEDROOM	61 SQM	KSHS. 8.0M



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INVESTMENT PROFILE

TYPE	SIZE	PRICE	EXPECTED RENT	RENTAL YIELD
STANDARD STUDIO	20 SQM	KSHS. 2.9M	KSHS. 20,000	8.28%
PREMIUM STUDIO	24 SQM	KSHS. 3.4M	KSHS. 26,000	9.18%
1 BEDROOM	40 SQM	KSHS. 5.5M	KSHS. 45,000	9.82%
2 BEDROOM	61 SQM	KSHS. 8.0M	KSHS. 60,000	9.0%

PAYMENT PLANS

Cash Payment Plan:

- 100% payment.

Installment Payment Plan:

- 30 % upon signing of Offer Letter for Studio
- 20 % upon signing of Offer Letter for 1 bedroom
- 15 % upon signing of Offer Letter for 2 bedroom
- 10 % upon signing of Sale Agreement

Balance payable in quarterly or monthly installments spread across the 24 - month construction period.

Mortgage Payment Plan:

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

- 25 % deposit, 75 % paid by the financier upon completion.
- The buyer will start paying the bank after the house has been handed over to them.

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