



1 , 2 & 3-BEDROOM (PENTHOUSE) IN WESTLANDS

This Residence is strategically located in the vibrant West Land area, ensuring you are at the heart of convenience and luxury. The vicinity is dotted with numerous shopping malls, providing you with an array of retail options and everyday essentials within easy reach.



This exceptional development features two 20-story twin towers, offering a total of 376 residential units, including one-bedroom, two-bedroom, three-bedroom (penthouse) meticulously designed to cater to diverse lifestyles and preferences.

Supporting 
Facilities

GYMNASIUM

Fully Equipped Gym Stay fit and healthy with state-of-the-art fitness equipment.





SPLENDOR

Supporting



Facilities

YOGA ROOM

Find your zen and unwind in a dedicated space for yoga and relaxation

Supporting



Facilities

HEATED SWIMMING POOL

Enjoy a refreshing swim in the heated swimming pool, which includes a standard pool for adults and a wading pool for children.





SPLENDOR

Supporting 
Facilities

CHILDREN'S PLAY AREA

A safe and fun area for kids to play and make new friends.

Supporting 
Facilities

RECREATION CLUB

A perfect spot to socialize, relax, and engage in various activities.





Supporting 
Facilities

READING LOUNGE

A quiet and comfortable space for book lovers.

Supporting



Facilities

COFFEE BAR

Savor your favorite coffee and snacks in a cozy and inviting atmosphere.



HIGHLIGHTS:

	Shopping Convenience	Proximity to multiple shopping malls, offering a wide range of retail, dining, and entertainment options.
	Accessibility	Close to an expressway exit, providing quick access to key destinations.
	Variety of Units	A diverse range of unit sizes to suit different needs, from cozy one-bedroom apartments to spacious three-bedroom homes.
	Luxury Amenities	A comprehensive suite of facilities designed to enhance your lifestyle and well-being.
	Modern Design	High-quality finishes and contemporary designs in every unit.
	Smart Home Features	Advanced technologies for a seamless and secure living experience.
	Safe Environment	Thoughtful design ensures a safe, pedestrian-friendly environment with separate paths for vehicles.

FINISHING ELEMENTS

	Flooring	Porcelain Tiles. Anti-skid tiles in Bathrooms and wet areas. HDF Laminate flooring in bedrooms
	Windows	Power-coated aluminum frame with glass ceiling-to-floor full height window
	Walls	Plaster and paint in the living area Textured paint and wallpaper in selected areas
	Doors	High performance security main entrance door and imported solid wooden internal door
	Kitchen	Laminated particleboard cabinetry Granite finish worktops with stainless steel sink equipped hood and cooker
	Wardrobes	Full-height laminated particle board. Human-centered design makes wardrobe storage more convenient and organized.
	Bathrooms	Ceramic WCs Vanity unit with countertop sink Wall mounted mirror Overhead shower with wall-mounted hand shower Glass shower cubicle Towel rails & Roll holders Bidet Shower
	Balconies	Powder-coated aluminum frame with toughened glass
	Lighting	Standard fixtures upon delivery include various lights with modern design elements.

Land Size

About 0.75 Acre

Parking

Two and half parking levels are provided to ensure adequate cars can be accommodated.

1 Bedroom: Common Parking

2 Bedroom: 1 Parking Bay

3 Bedroom (penthouse) : 2 Parking Bays

UTILITY PROVISIONS

Main power	KPLC Supply (Prepaid)
Power back-up	Apartments & Common areas
Water supply	City County and Borehole
Security	Electric perimeter fence CCTV Access controls, intercom

POST CONSTRUCTION

WARRANTY

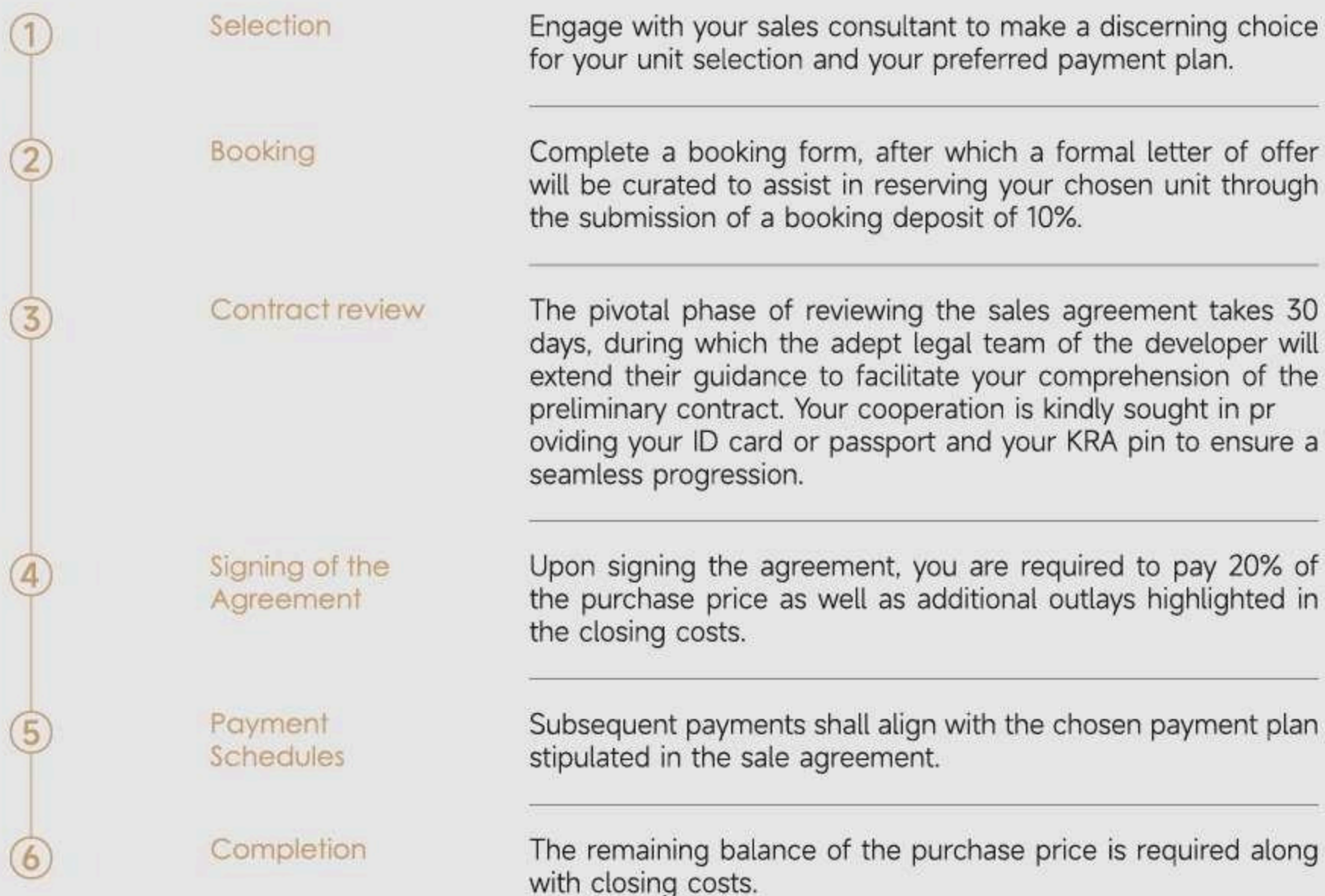
The developer extends a warranty duration of six months following the attainment of construction completion, during which any necessary repairs or rectification of defects shall be undertaken.

SERVICE CHARGE

Unit Type	Estimated Service Charge
1 Bedroom	Kshs. 7,000 per month
2 Bedroom	Kshs. 10,000 per month
3 Bedroom	Kshs. 16,000 per month

*Service charge is on an actual cost-incurred basis

ACQUISITION JOURNEY



CLOSING COSTS

1% Legal Fee	Complete a booking form, after which a formal letter of offer will be curated to assist in reserving your chosen unit through the submission of a booking deposit of 10%.	0.5% payable upon signing 0.5% payable upon handover
4% Stamp Duty	Dependent on sale agreement amount of purchase price (subject to any increment determined by the Government Valuer)	Payable upon completion
Kshs. 50,000	Verification and Processing of Sectional Title	Payable upon completion
Kshs. 5,000	Incorporation of the Corporation and related matters	Payable upon completion
Kshs. 5,000	Cost for share in the corporation	Payable upon completion
Kshs. 40000	Valuation, stamping and registration disbursements in relation to the transfer	Payable upon completion
Kshs. 10,000	Water meter deposit and installation	Payable upon receipt of Occupation Certificate
Kshs. 30,000	Electricity meter deposit and installation	Payable upon receipt of Occupation Certificate
Quarterly Service charge deposit	A service charge deposit of 3 months varying according to the unit type	Payable upon receipt of Occupation Certificate
Advance service charge	A service charge advance of 3 months varying according to the unit type	Payable upon receipt of Occupation Certificate
Kshs. 7000	Handling charges for financed transactions (if applicable) Document production (courier, postages, deliveries etc)	Payable on Completion
TBA	Stamp Duty on the charge	Payable on Completion
Kshs. 15000	Handing Charge	Payable on Completion

*Service charge is on an actual cost-incurred basis

Residence Pricing & Yield

Unit Typology	Size (sq.m)	Size (sq.ft)	Unit Price (KES)	Rental (KES)	Airbnb (KES)	Sale-to-Rent Ratio	Yield % p.a
1 Bedroom	69.69	751.28	7.7M – 8.9M	100K--120K	10,000	6-7 Years	15%
1 Bedroom	74.28	800.24	8.2M – 9.5M	110K--130K	12,000	6-7 Years	15%
2 Bedrooms	111.51	1200.18	12.2M – 14.2M	170K--200K	18,000	6-7 Years	15%

Payment plan;

20% Down Payment
10% Quarterly
36-Month payment Plan

Amenities:

Fully Equipped Gym
Children's Playground
Heated Swimming Pool
Recreation Club
Yoga Room
Reading Lounge
Coffee Bar
24-hour Security & CCTV
Borehole Water with Purifier
Full Backup Generator
High-speed elevators
Ample parking

Contact us: +254 721988282

info@spaceluxrealtors.co.ke | www.spaceluxrealtors.co.ke