

champagnepoint

CONVENIENCE AT YOUR DOORSTEP



NKOROI

1. Nkoroi forms part of Nairobi Metropolis, and is located South West of Nairobi, 22 Km from the Nairobi CBD.
2. Nkoroi is to the north of Kajiado County, 1.40 degrees south of the equator and 36.72 degrees east of the meridian 70.
3. The skyline of Nkoroi, once a small rural better known for its security challenges, has changed more rapidly than adjacent satellite towns in the last five years.
4. Nkoroi has a relatively warm and temperate climate, with the winter months much rainier than the summer months.
5. Infrastructural developments such as the Magadi road have made the area accessible, bringing in investors and property developers.
6. Nkoroi has a good transport network system connecting it to the City Center via Langata and Magadi Roads, and Mombasa road using the Southern Bypass route.
7. The population in Nkoroi is very diverse, ranging from wealthy and middle class locals.
8. The standard of living in Nkoroi is relatively low as compared to its neighbouring areas thus attracting the middle class.

THE CHANGING FACE OF NKOROI

Nkoroi has had an upsurge in infrastructural expansion in the last 5 years resulting in a transformed Nkoroi. The drivers that facilitated this transformation include:

Magadi Road: Eased accessibility into Nkoroi attracting business and property developments

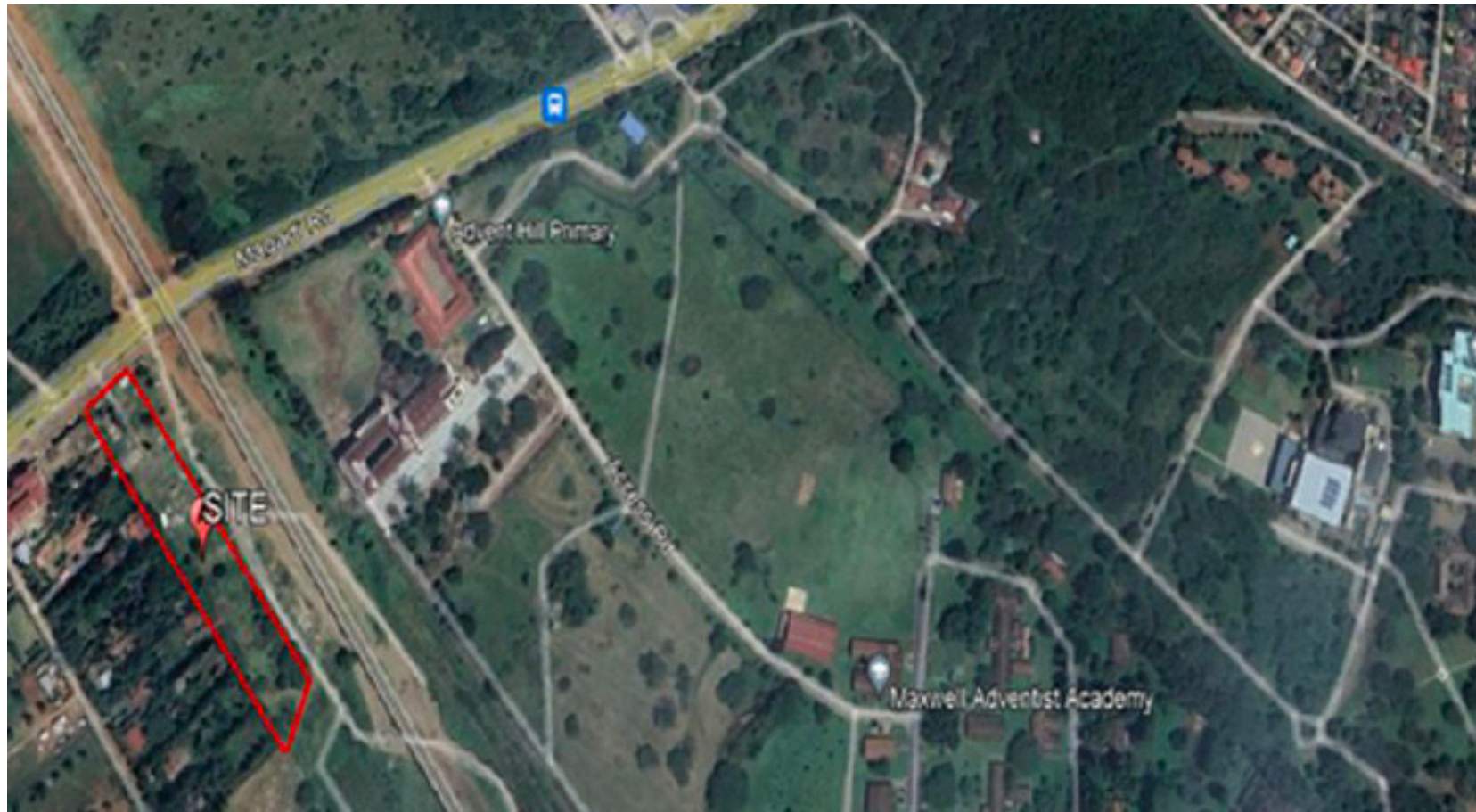
Security: Due to county measures on security and a general increase in security personnel in the country, Nkoroi has seen an improvement in security.

Hotels and Recreational facilities: Nkoroi is surrounded by hotels such as Asyana Gardens Hotel and recreational activities like The Sparrow's creek eco camp which creates an opportunity for employment thus favouring property development to house this increase in personnel.

Schools: In Nkoroi area, there are a number of schools such as Advent Hill primary and Arap Moi primary school, Nkoroi.

Hospitals: There are a number of hospitals and clinics such as Tabernacle International Hospital where residents can get fast medical attention in case of an emergency

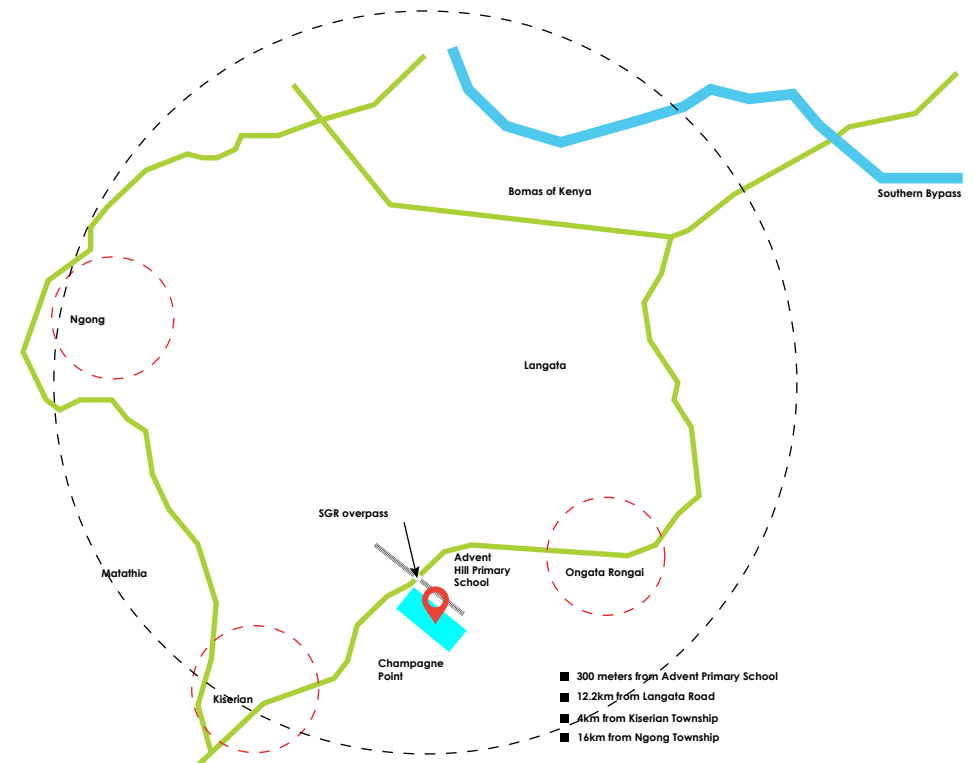
AERIAL VIEW OF NKOROI NEIGHBOURHOOD



Ariel View of The fast growing Nkoroi Neighbourhood

SITE LOCATION

- Located close to the Adventist University of Africa
- Served by one access road.



Ariel View of The Champagne Point Development.

CHAMPAGNE POINT, RONGAI.

Champagne Point is a mixed used development, comprising of 1 & 2 bedroom apartments beautifully crafted combining quality and style; and a retail mall.

Experience modern living in a prime location at the heart of Rongai. The apartments overlook Ngong hills to the 'West' with a close view of SGR railway line.

Embrace a life less ordinary within reach of amenities such a supermarket, health and beauty services, grocery shops, food outlets and so much more.



PROJECT OVERVIEW

RESIDENTIAL UNITS

TYPE	PLINTH AREA (SQM)	PARKING PER UNIT	NUMBER OF APARTMENTS
1 Bedroom	42	1	18
2 Bedroom	76	1	54
Total			72

- The development encompasses 72 units, with 18 one bedroom and 54 two bedroom units.
- The development in 2 blocks of apartment units, each with 9 storeys.
- Adequate parking has been provided for each unit in the development, with 1 parking slot per unit.
- Among the amenities on the Champagne point development include a shopping mall.



CHAMPAGNE POINT DEVELOPMENT-AERIAL VIEW

SIMPLY EXCEPTIONAL



Ariel View of The Champagne Point Development.

APARTMENT BLOCKS



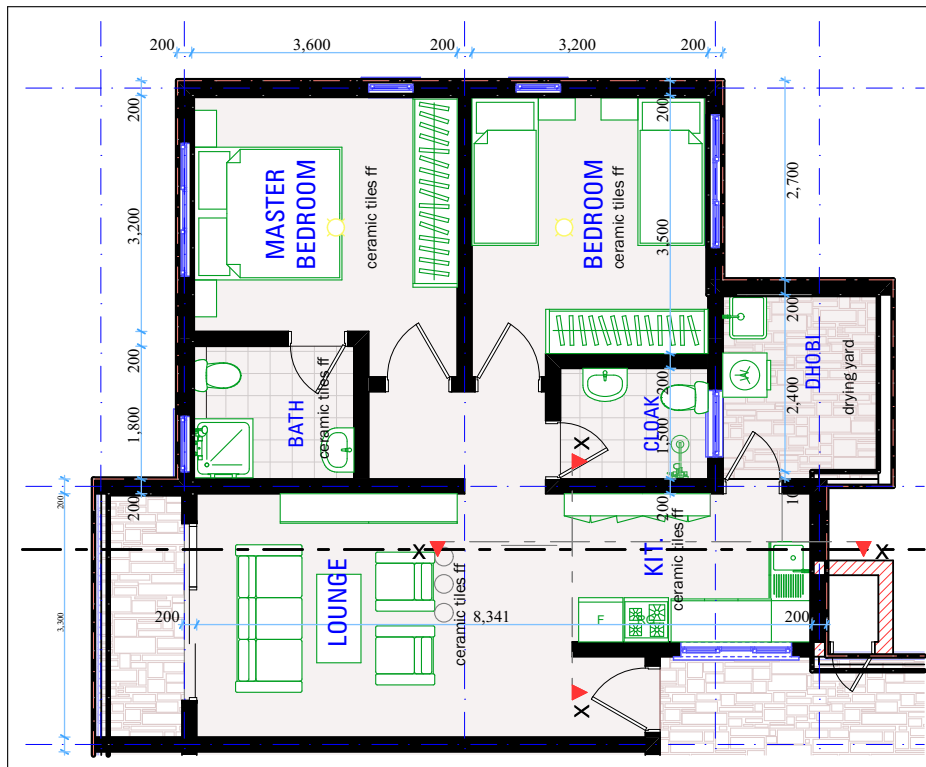
Well manicured gardens and children's play area

AMENITIES

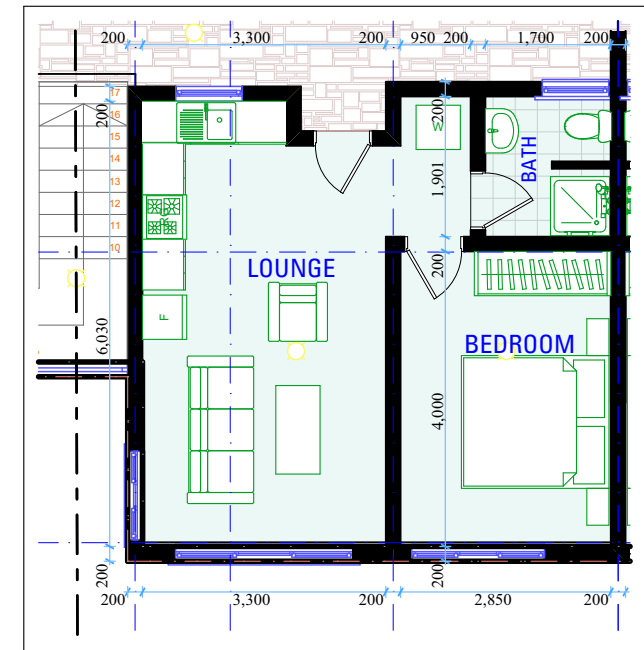
- High speed elevators
- Adequate parking
- Backup generator
- Basket ball court
- Tennis court
- Jogging track
- 24hr security ,manned gate &electric fencing with razer wire & CCTV monitoring and access control



THE 1 AND 2 BEDROOM FLOOR PLAN



TWO BEDROOM UNIT



ONE BEDROOM UNIT



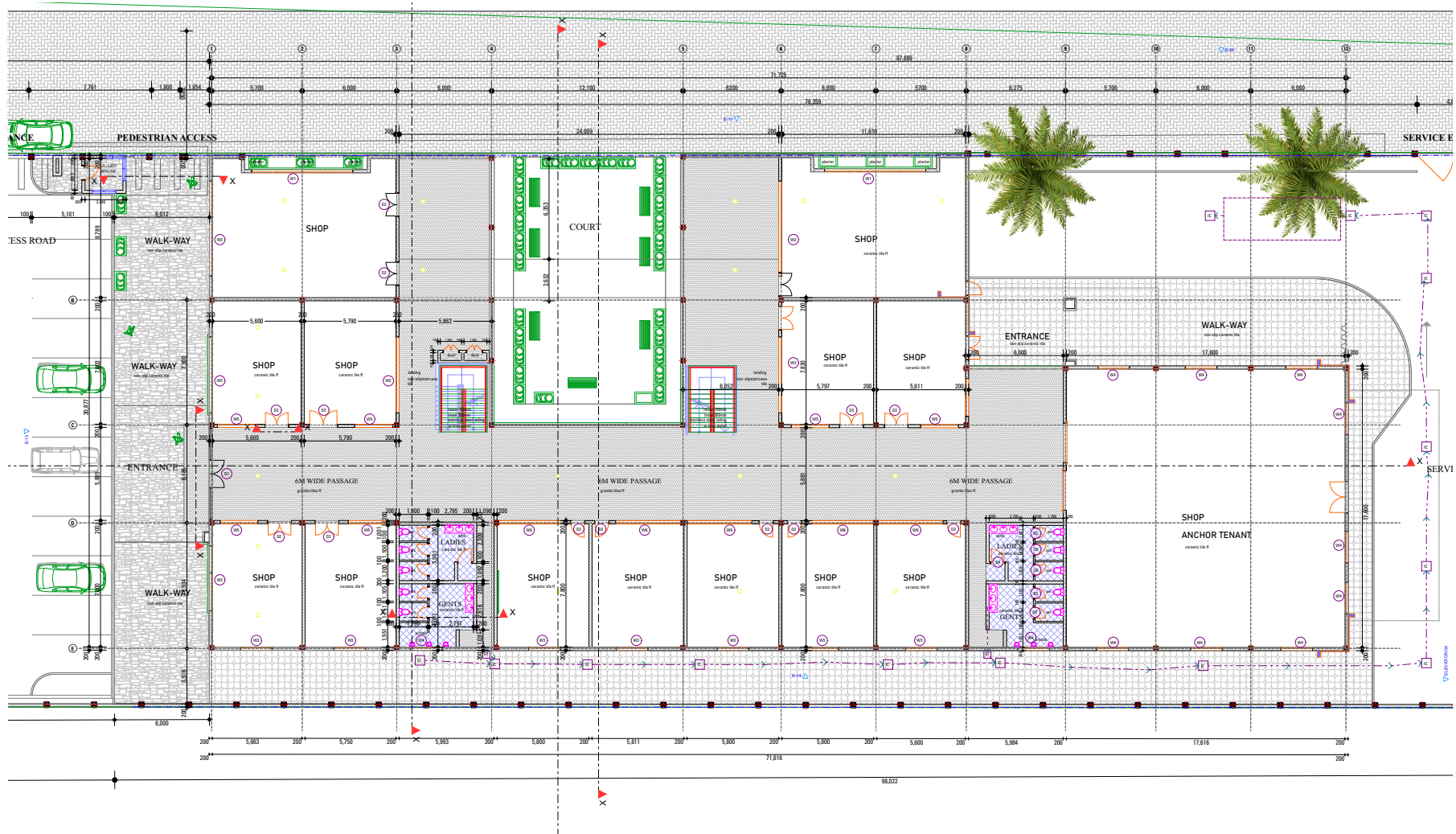
SHOPPING MALL-INTERIOR VIEW



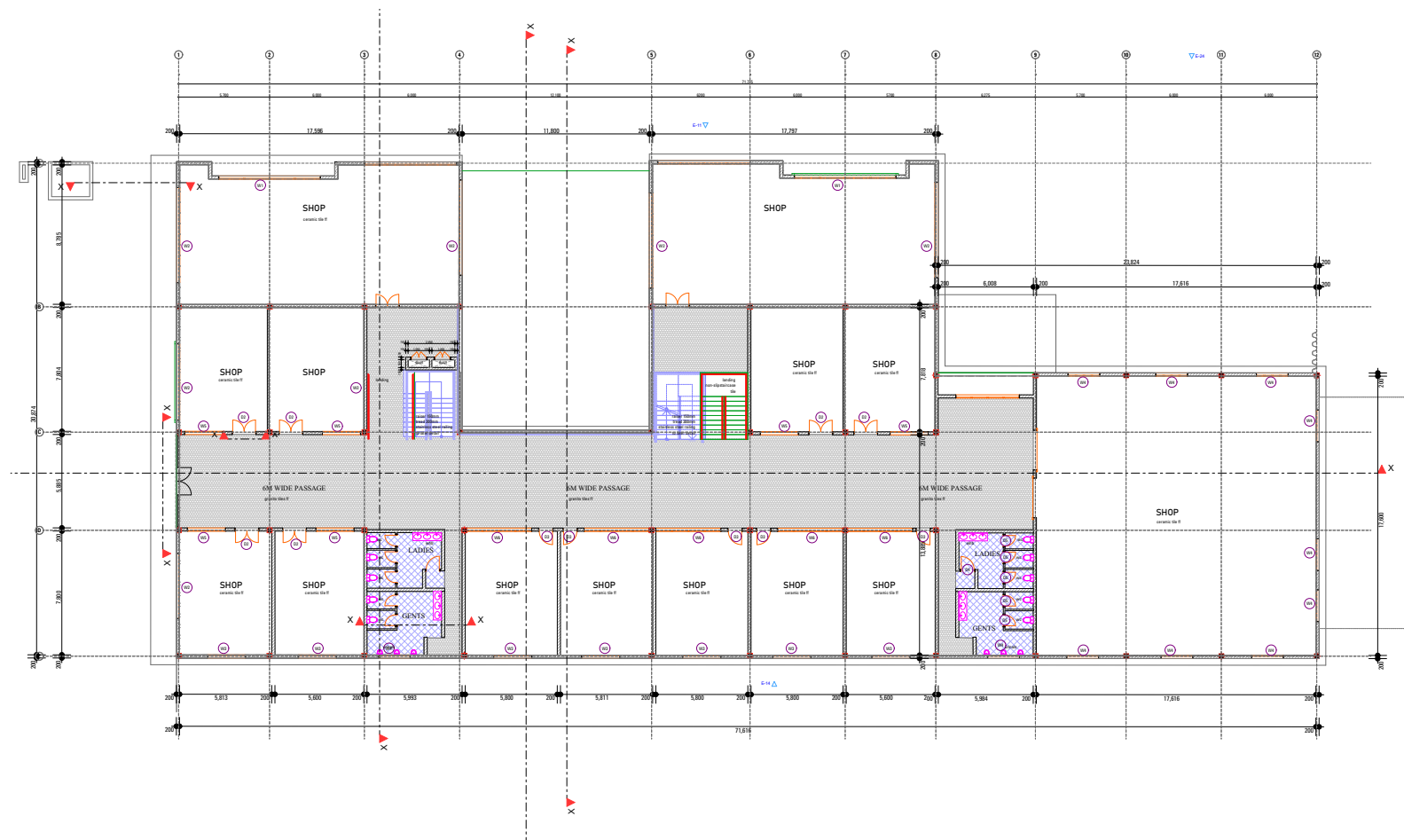
With mini mart, café, pharmacy, spa/salon and barber

FLOOR PLAN

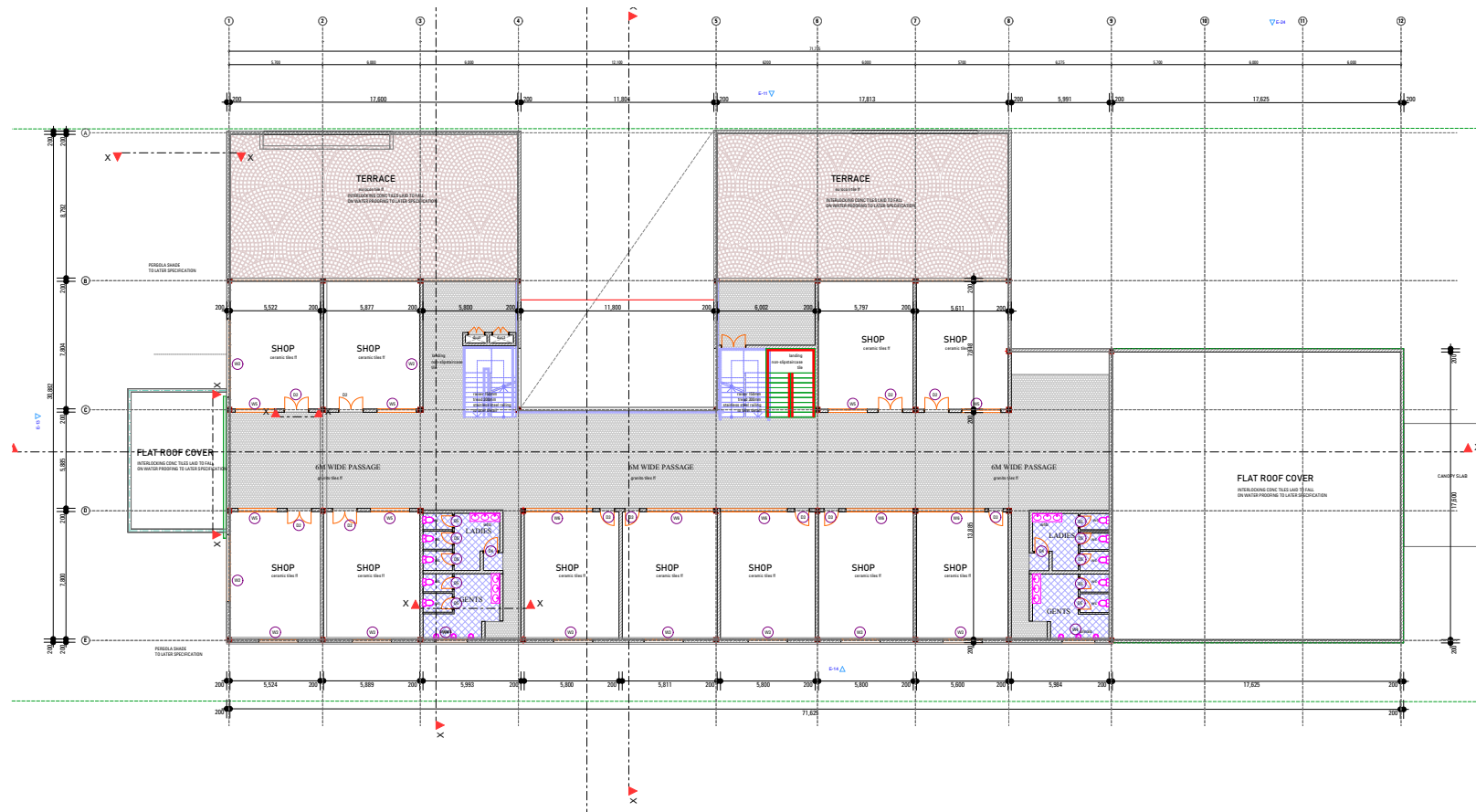
SHOPPING MALL GROUND FLOOR PLAN



SHOPPING MALL FIRST FLOOR PLAN



SHOPPING MALL FLOOR PLAN SECOND AND THIRD FLOOR



PRICING STRUCTURE

THE PAYMENT PLANS AVAILABLE ARE VERY FLEXIBLE

1. We are currently selling at an off-plan price
2. This offer is valid for a limited period only for the first 10% of the units sold at this price

All values are in Kshs unless stated

	CASH PLAN 10% deposit 90% within 90 days	INSTALMENT PLAN 10% deposit 70% staggered over construction period 20% on completion	MORTGAGE PLAN 10% deposit – 90% on completion	MONTHLY PAYMENT Monthly Payment over 60 months	5 RENTAL PLAN
	PRICING	PRICING	PRICING	PRICING	PRICING
1 Bedroom units	3.5 Million 20% Deposit-700,000 80% Within 90 days- 2,800,000 Monthly-933,334	3.8 Million 20% Deposit-760,000 60% Staggered of 18 months-2,280,000 Monthly-126,667 20% On completion-760,000	4 Million 20% Deposit-800,000 80% On completion-3,200,000	4.2 Million 70,000 Staggered for 5 Years	4.4 Million 50% Deposit-2,200,000 50% Staggered for 5 years as rent Monthly-36,700
2 Bedroom units	6 Million 20% Deposit-1,200,000 80% Within 90 days- 4,800,000 Monthly-1,600,000	6.6 Million 20% Deposit-1,320,000 60% Staggered of 18 months-3,960,000 Monthly-220,000 20% On completion-1,320,000	6.6 Million 20% Deposit-1,320,000 80% On completion-5,280,000	7.2 Million 120,000 Staggered for 5 Years	7.5 Million 50% Deposit-3,750,000 50% Staggered for 5 years as rent Monthly-62,500

RETURN ON INVESTMENT

The Champagne Point Development offers investors a very attractive return on investment due to:
Easy rental uptake given the work opportunities in the location, as well as the commercial and lifestyle facilities in The Champagne Point Development

UNITS	CURRENT RENTAL INCOME P.M	RENTAL YIELD P.A	CAPITAL APPRECIATION P.A
1 Bedroom	Kshs. 20,000	5%	23%
2 Bedroom	Kshs. 27,000	5%	23%



Champagne Point

Carrefour

Henderson

SAMSUNG

**ARCHZONE CONSULTANTS ARCHITECTS, INTERIOR
DESIGNER & PROJECT MANAGERS**

P. O. BOX 21513 - 00505 (Adams arcade) NAIROBI, HSE NO. 857 PLANESVIEW,
TEL 020 555177, 0722 786 497, E-MAIL: archzoneltd@gmail.com; roduori@yahoo.com