

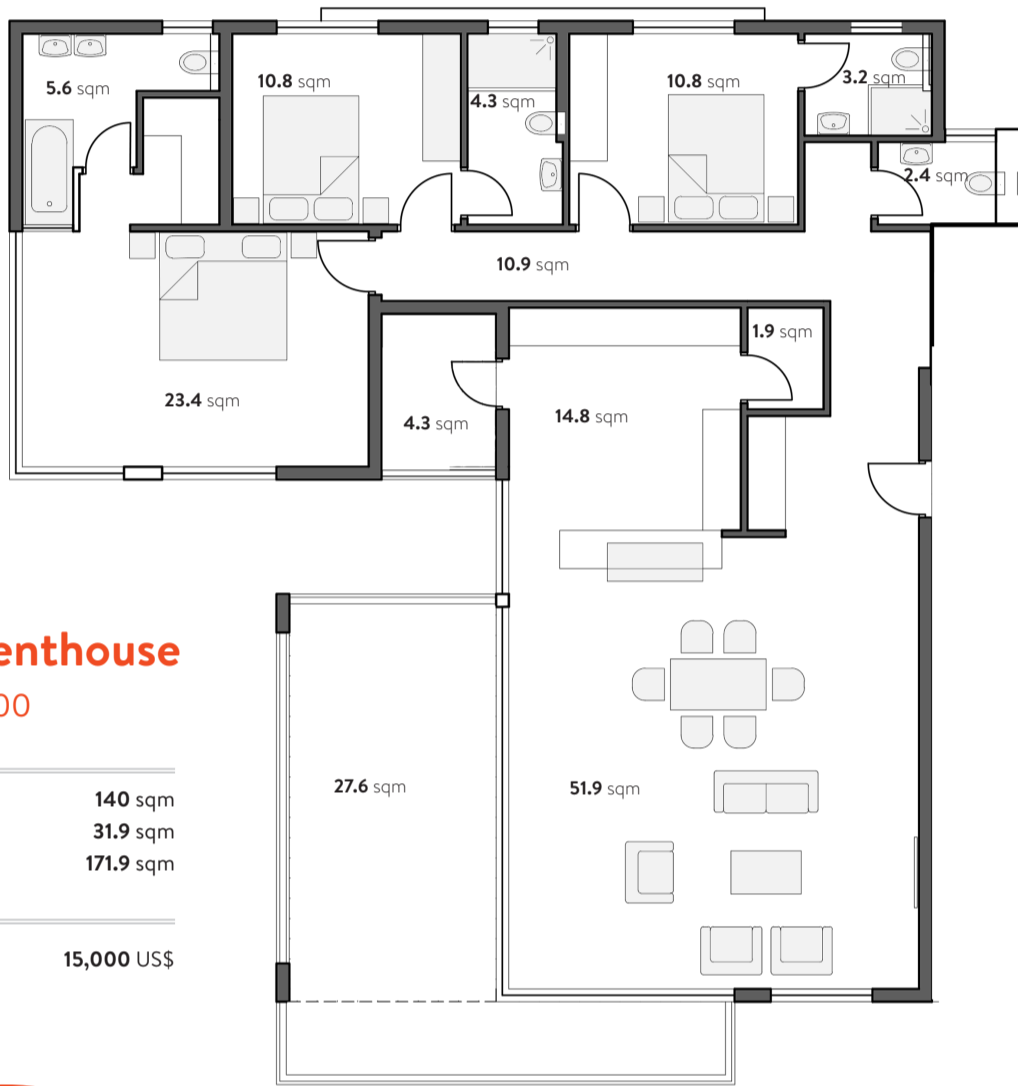


# Mwangani Apartments

Prices & Payment plans

a project by **CPS**

## 6 Story Building PENTHOUSE



### 3 Bedroom Penthouse

Floor 5 – US\$239,900

Area inside	140 sqm
Balcony + Yard	31.9 sqm
<b>Total</b>	<b>171.9 sqm</b>

Reservation Fee **15,000 US\$**

**All Mwangani 6 Owners and Residents have access to a dedicated communal pool**

Apartments in **Mwangani 6** include: Kitchen cabinets, sink and worktop, built-in wardrobes in all bedrooms, tiled floors, electrical fittings, sanitary & faucets, + AC in bedrooms and living room, + Lift, + Light Design // **Additional packages available for:** Kitchen appliances, ceiling fan

\***ASC** - Annual Service Charge, this includes 24/7 security, Land Lease (annual property tax), waste collection & management, provision for water, electricity, sewer & internet (consumption billed separately), common areas and street cleaning, park and landscape management and maintenance, CAPEX, town management.

\*Property Management and Letting services are optionally available.

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<b>Total</b>	<b>171.9 sqm</b>

Reservation Fee **15,000 US\$**

Annual Service Charge **2,062.80 US\$**

## Value Added Payment Plan

- 15,000 USD Penthouse Reservation fee\* within 3 days from signing Agreement (refundable for 2 weeks)
- 25% + 5% 1st Instalment: with signing PSA (5% Facilitation Fee) - Purchaser is issued Provisional Title Deed after payment
- 20% 2nd Instalment: with Construction start/ Award Letter to Contractor
- 20% 3rd Instalment: with Completion of the Substructure (est. 4-6 months after 2nd Instalment)
- 20% 4th Instalment: with Completion of Superstructure (est. 4-6 months after 3rd Instalment)
- 15% 5th Instalment: with handover, personally or digitally (est. 4-6 months after 4th Instalment- latest 1 month after notice of completion)

\*If construction on building is already ongoing at the point of purchase, the respective instalments which are linked to the construction milestones are to be paid within 6 months from 1st Instalment due date

\*\*With each milestone as described above, the property value is increased. This protects the purchaser as payments only become due when respective milestones are achieved by the developer

Mortgage facilities with partner banks available