



HABITAT HEIGHTS PROJECT BRIEF

DEVELOPERS

Habitat Heights Limited - Developer

Singapura Developers Limited – Co-Developer

Habitat Housing Co-operative society - Co-Developer

LAND

- Landowner is Habitat Housing Co-operative society
- Total acreage is 103.84
- Development to be developed on 77.75 acres. 9.96 at the front for commercial zone and 15.04 at the back for future development.
- A total of 1.09 acres given to KENHA for road infrastructure
- Land is not charged and is under no encumbrance neither is there a loan taken on the land
- Singapura Developers and HHCSL signed a JVA to create the SPV, Habitat Heights Ltd. The land is transferred to Habitat Heights.
- Provision for police station, fire station and school.

BUILDING TECHNOLOGY

Using Expanded Polystyrene (EPS), Concrete and Steel the building technology is lighter, stronger and more durable. This construction system reduces greatly the cost and time of execution.

EPS panel an integrated structural system that is seismic resistant, thermally and acoustically insulated and all based on a set of structural panels.

- Earthquake, fire and hurricane resistant
- Cost efficient
- Reduces direct and indirect cost



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- EPS is biologically inert, non-toxic and stable
- Is 100% recycled
- Provides high load resistance of traditional building methods
- Thermo acoustic insulation
- Light weight panels and quick installation negates the need for cranes and heavy machinery which in turn contributes to substantial cost savings as compared to traditional building methods
- Fire resistance, fire extinguishing and avoiding the propagation of flames
- Panels arrive on site packaged according to size and construction sequence

BUILDINGS AND BLOCKS

- Habitat Heights will spread across 7 Phases. With a total of 8888 units.
- Phase 1 & Phase 7 will have a mixture of Studios (22m2 & 28m2) One bedroom, two bedroom, 3 bed room and retail units. Phase 2 to Phase 6 will have only two bedroom & three bedroom units.
- Phase 1 & Phase 7: Each phase will have 162 – 22m2 Studios, 126 – 28m2 studios, 486 – One bedroom units, 336 – Two bedroom units, 504 Three bedroom units and 30 retail units.
- Phase 2 to Phase 6: Each phase will have – 448 Two bedroom units & 672 Three bedroom units.
- A total of 30 blocks, 2 are clubhouses and 2 blocks are studio and 1-bedroom units and the remaining 26 blocks are 2 and 3 bedroom units. Studio and 1-bedroom are G+18 and the 2 and 3-bedroom are G+14.
- In 2 and 3 bedroom blocks we have 20 units per floor, in studio and 1-bedroom we have 43 units per floor.
- There will be 4 lifts per block and a total of 16 lifts per phase.
- Noise reducing uPVC (unplasticized polyvinyl chloride) windows which use insulated glass and a double-seal system which dramatically cuts out noise.
- There will be adequate outside parking, lower ground, ground and upper ground.

UNITS TYPES & FITTINGS

Studio apartments

Studio apartments comes in two variations which are 22m2 & 28m2, with fully fitted bathroom and inbuilt wardrobe.



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Studio units comes with:

1. Microwave oven
2. Fridge
3. Washing machine
4. Kitchen hood
5. Kitchen Hob

1 BED ROOM – 44m2

1 Bedroom unit comes with:

1. Fully fitted bathroom
2. Inbuilt wardrobe in the bedroom
3. Sliding doors that lead to a beautiful balcony
4. Semi furnished kitchen
5. Microwave oven
6. Fridge
7. Washing machine
8. Kitchen hood
9. Kitchen hob

2 BEDROOM UNIT – 75m2

2 Bedroom units comes with:

1. Fully fitted bathroom



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2. 1 master bedroom all ensuite
3. Inbuilt wardrobe in both bedrooms
4. Sliding doors at the lead to a beautiful balcony
5. Pantry and Laundry area
6. Semi furnished kitchen
7. Microwave oven
8. Fridge
9. Washing machine
10. Kitchen hood
11. Kitchen hob
12. Fited Oven

3 BEDROOM UNIT – 95m2

3 Bedroom units comes with:

1. Fully fitted bathroom
2. 1 master bedroom all ensuite
3. Inbuilt wardrobe in all 3 bedrooms
4. Sliding doors at the lead to a beautiful balcony
5. Pantry and Laundry area
6. Semi furnished kitchen
7. Microwave oven
8. Fridge
9. Washing machine
10. Kitchen hood
11. Kitchen hob
12. Fitted Oven



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WATER

- Mavwasco who are in partnership with the Belgium government are currently constructing two dams that will hold a total of 12 thousand cubic meters and will provide water to the estate.
- Water storage units at Habitat Heights will hold over 10,000 cubic meters.
- Earmarked 10 boreholes throughout the estate.
- Water for human consumption will be different from the water for estate use e.g. landscaping and car wash. The water used for estate use will be recycled and treated and will be used for the estate.

SEWAGE:

We are now exploring a sewage treatment plant. We are also going to connect the main sewer line of Mavwasco. Opp to Primarosa farm.

DRINAGE:

We have contracted consultants who will do the design, supervision and implementation of the drainage in the entire estate as well as in the surrounding area.

ELECTRICITY:

We are going to connect from the substation which is situated approx. 1.5 km from our site. Opp to Green park.

SMART CITY, ESTATE & PEOPLE MANAGEMENT

- The mobile application will aid in making payment of utilities (services charge), booking of facilities, receiving notifications etc.
- IOT and ICT sensors to monitor the health of the estate. I.e. sensors in the garbage collection points, lifts, hallway and street bulbs etc.
- Estate facility marshals.
- Lifeguards – pools.
- Management of the estate will be taken up for the first 25 years with an option to renew for another 25 years.



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ESTATE FACILITIES & FEATURES:

FACILITIES:

1. Shops & Cafes.
2. 2 Club houses (Mombasa Gallery & Daystar Gallery)
3. 24hrs full-service gym.
4. Studying corners
5. Meeting room
6. Multipurpose halls (Wedding, Birthday parties and other events)
7. Water feature ponds
8. Olympic size swimming pools
9. Children's play pool
10. Jacuzzi Pool
11. Astro turf football Pitch
12. Rugby Pitch
13. Basketball courts
14. Tennis courts
15. Gardens with foot path & ponds
16. Children's playground
17. Outdoor elderly fitness
18. Jogging tracks
19. BBQ pits
20. Outdoor picnic area (Pavilion & Gazebos)

FEATURES:

1. Gated community
2. 24 Hrs CCTV with security guards
3. Electric fencing
4. Intercom & card access
5. Visitors reception & lobby
6. Ample parking space
7. Designated drop off point
8. Disability access
9. High speed elevators
10. Designated Fire lifts
11. Designated fire assembly point



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12. Integrated solar heating for hot water supply
13. Adequate water storage units
14. Onsite management office
15. Satellite TV & fiber optic infrastructures
16. Backup generators
17. Car wash facilities
18. Garbage management system
19. Smart city maintenance system

FACILITIES IN EACH PHASES:

Phase 1:

1. Astroturf football pitch
2. Jogging tracks

Phase 2:

1. Gardens with footpath and ponds
2. BBQ Pits
3. Outdoor picnic area (Pavilions & Gazebos)
4. Jogging tracks

Phase 3:

1. Gardens with footpath and ponds
2. Tennis courts
3. Children's playground
4. Jogging tracks
5. BBQ Pits
6. Outdoor picnic area (Pavilions & Gazebos)

Phase 4:

1. Olympic size swimming pool, Jacuzzi pool, Kids pool
2. Jogging tracks

Phase 5:



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1. Basketball courts
2. Gardens with footpath and ponds
3. Outdoor elderly fitness corner
4. Jogging tracks
5. BBQ Pits
6. Outdoor picnic area (Pavilions & Gazebos)

Phase 6:

1. Rugby Pitch
2. Jogging tracks

Phase 7:

1. Gardens with footpath and ponds
2. Jogging tracks
3. BBQ Pits
4. Outdoor picnic area (Pavilions & Gazebos)

AREA POPULATION:

Some infrastructural amenities include;

*It fronts Mombasa road currently being expanded to a superhighway,

*A police station only 3kms away,

*Adequate water from EPZ,

*Major schools and Universities including Daystar university, as well as planned Nairobi university campus and Strathmore University.

*An expanding neighbourhood that includes well established gated communities such as Green park Estate with over 700 households, Sunset boulevard, National housing estate, among many others planned in the Area.

RETURN ON INVESTMENT:

The return on investment in this area is further buoyed by;



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*An expanding industrial neighbourhood that includes all the five major Cement companies including Portland, Savannah, Bamburi, and Simba cement.

*The largest Wrigley's factory in Africa with over 5000 employees,

*The largest steel manufacturer Devki,

*The Largest ceramic tile manufacturer SAJ Ceramics and many more.

All these enhanced human activities are a sure guarantee to the opportunities that are within Habitat Heights.

If one is investing for rental and capital gains returns, Habitat Heights offers a unique investment opportunity.

Unit type Rental yield Potential:

Studio apartment 7,000 - 10,000 per Month

1 Bedroom 15,000 - 25,000 per Month

2 Bedroom 35,000 - 40,000 per Month

3 Bedroom 50,000 - 60,000 per Month

Indeed, these units would easily repay themselves between **4 to 6 years** which is considered most ideal in Real estate.



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PRICE

OFF PLAN PRICE

PHASE 1

		UNITS	CASH PRICE (KSH)	CASH INSTALLMENT (KSH)	MORTGAGE (KSH) To be determined by the banks	MONTHLY SERVICE CHARGE (KSH)
1	22 SQM STUDIO	162	1.98 M	1.98 M		1800
2	28 SQM STUDIO	126	2.48 M	2.48 M		2300
3	1 BD - 44 SQM	126	3.4 M	3.4 M		3600
4	2 BD – 75 SQM	336	4.8 M	4.8 M		6000
5	3 BD – 95 SQM	504	5.8 M	5.8 M		7600
6	RETAIL UNIT – 80 SQM	2	9.6 M	9.6 M		TBD
7	RETAIL UNIT – 76 SQM	2	9.12 M	9.12 M		TBD
8	RETAIL UNIT – 57 SQM	1	6.84 M	6.84 M		TBD
9	RETAIL UNIT – 65 SQM	1	7.8 M	7.8 M		TBD
10	RETAIL UNIT – 42 SQM	24	5.04 M	5.04 M		TBD

PAYMENT TERMS AND CONDITIONS

a) Deposit:

- The first deposit of Kenya Shillings (Kshs. [·]) being 10% of the Purchase Price payable to the Vendor upon execution of the Letter of Offer by the Purchaser.
- A further deposit of Kenya Shillings (Kshs. [·]) being a further 10% of the Purchase Price payable to the Vendor upon execution of the Agreement for Sale or within thirty (30) days of execution of the Letter of Offer, whichever is earlier.



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b) Balance

Available Payment Options

1. Full cash

Balance of the purchase price of Kenya Shillings (Kshs. [.]) shall be payable to the Vendor upon execution of the Agreement for Sale or within ninety (90) days of execution of the Letter of Offer, whichever is earlier.

2. Cash installment

The balance of Kenya Shillings (Kshs. [.]) shall be payable in installments in the following manner;

- i. The first installment of Kenya Shillings (Kshs. [.]) being 15% of the Purchase Price shall be payable upon completion of the foundation of the Unit;
- ii. The second installment of Kenya Shillings (Kshs. [.]) being 15% of the Purchase Price shall be payable upon completion of the reinforced concrete framework and walls of the Unit;
- iii. The third installment of Kenya Shillings (Kshs. [.]) being 15% of the Purchase Price shall be payable upon completion of the door sub-frames/door frames and window frames are in position and internal plastering;
- iv. The fourth installment of Kenya Shillings (Kshs. [.]) being 15% of the Purchase Price shall be payable upon completion of the electrical wiring (without fittings) and the plumbing (without fittings) of the Unit;
- v. The fifth installment of Kenya Shillings (Kshs. [.]) being 10% of the Purchase Price shall be payable upon completion of doors, windows, light fittings and sanitary fittings; and
- vi. The final installment of Kenya Shillings (Kshs. [.]) being 10% of the Purchase Price shall be payable upon completion of carparks, roads, sewers and drains serving the Unit

3. Mortgage

Balance of the purchase price of Kenya Shillings (Kshs. [.]) shall be paid to the vendor by the purchaser's financier as shall be agreed between the purchaser and the financier but subject to approval by the vendor.



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