



PHASE I COMPLETED & SOLD OUT

Serene Park Villas  
Phase II Buyer's Information Kit

The Perfect  
Home Investment

Purple Dot International Ltd

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# Serene Park

COUNTRY CHARM & SERENE OPULENCE

INTRODUCING  
PHASE II



## General Information – Phase II

4 Bedroom All En-suite Villas in Private Gated Community  
2,800 SQFT with DSQ

### Location

- 35KM from Nairobi, 15KM from Athi
- 500M from Main Machakos-Mombasa Road Junction

### Features

- Exclusive Clubhouse
- Fully Equipped Gym
- Infinity Pool
- Three Car Parking
- Visitors Parking
- Borehole
- Guard House & Security System
- Intercom Facility
- Solar Water Heating System
- Generator for Common Areas
- Landscaped gardens













FIRST FLOOR PLAN



Staircase

Hanging Lines Below

Staircase

Flat Roof  
Above DSQ











## FREQUENTLY ASKED QUESTIONS

### How Do I Purchase My Villa Unit?

- Arrange a viewing to select a villa unit
- Pay 20% of final purchase price as deposit on signing sale agreement
- Pay balance as agreed with Developer (payment plan or mortgage via finance partners/bank)

### Are the villas completed/ready?

Phase 1 of 3 is completed and ready for occupation.

Phase 2 is expected to be completed by mid 2024



## Other Costs (Indicative)

Purchase Price

20M



<b>Stamp duty</b>	4% of purchase price or government valuation, whichever is higher (on completion)
<b>Legal Fees</b>	1% of final sale price plus V.A.T (this fee is paid to the developer's lawyers for preparation and registration of the legal documentation for the development, and is separate from any fees payable to a lawyer you may appoint to act on your own behalf) on signing the sale agreement
<b>Other costs (Management Company formation etc)</b>	Formation of a management co., purchase of share in the management company, apportioned costs, registration, management reserve fund.
<b>Service charge deposit (3 months) (on completion)</b>	Kshs 22,500/=
<b>Advance service charge (3 months) (on completion)</b>	Kshs 22,500/=
<b>Utilities Deposit (on signing of sale agreement)</b>	Kshs 30,000/=

NB:  
Request for a complete and exact breakdown of other costs when discussing final villa purchase price.





  
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**FOR MORE INFORMATION CONTACT**

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