Stima Heights

BY
STIMA INVESTMENT COOPERATIVE

2022

YOUR MEMORABLE INVESTMENT WITH ATTRACTIVE RETURNS

The Talk of The Town

Imagine an opportunity of owning a prestigious investment within a stone throw from the green city in the sun, Nairobi (*place of cool waters*).

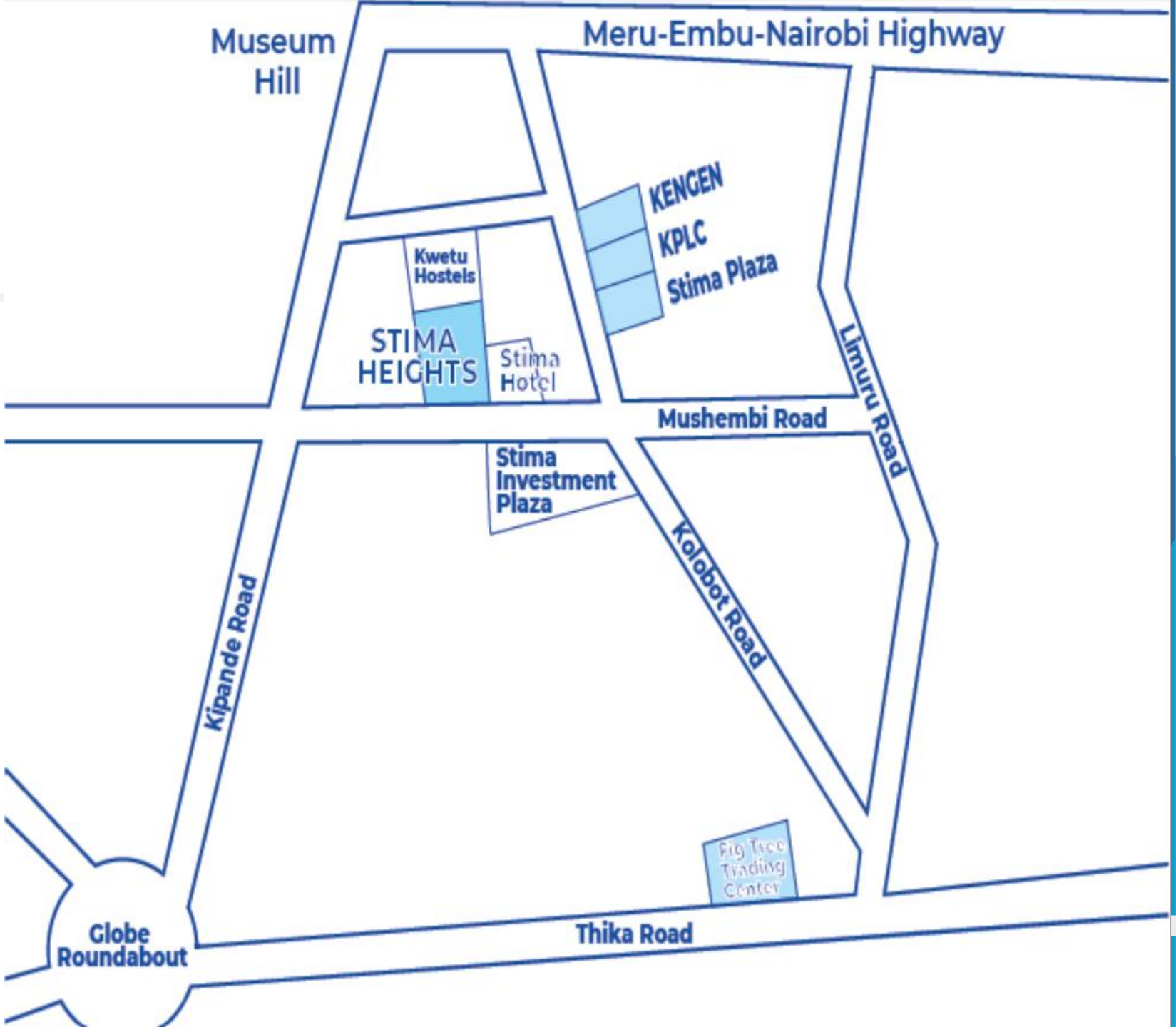
"Expatriates singled out Nairobi as the best city to settle in Africa, according to Expat City Ranking 2021"

An Enviable location

Located along Mushebi Road in Ngara west opposite Stima Investment Cooperative plaza with a quick and direct access to the heartbeat of Nairobi Business District. The Stima Heights Apartments boasts one of the last available golden address in Nairobi.

Key Facilities in Vicinity

- 1 Km from CBD.
- 800m from Thika Rd.
- 800m from K.U parklands campus.
- 1Km from Aghakan Hospital.
- 1Km from MPSHA Hospital.
- 1Km from Parklands police station.
- Entertainment joints.
- Shopping centres.
- Recreation centres.



Summary

Stima Heights is a 20 storey off plan housing project comprising of 216 studios and 234 one (1) bedroom units. Basement and first floor will be parking spaces. Ground floor will be a mini-commercial centre and additional parking space. It’s projected to be complete within 24 Months from November 2022.

It’s located in Ngara West, Nairobi County. It’s located 1 KM from Nairobi's city center. The subject property is located along Kolobot Road. The neighboring properties are Stima Investments plaza I and plaza II, Stima Sacco Plaza, Stima Hotel, Stima Plaza, Kengen Headquarters, and a host of residential properties. The property has a 30-meter frontage along Kolobot Road and is 300 m off Limuru Road. The property will sit on approximately ¼ Acre.

Ngara West Area Overview

- The Ngara west is undergoing urban renewal as we witness more single dwelling residential character buildings morph into high rise commercial, multi dwelling residential and hospitality developments. Ngara west area has been zoned for mixed development of compatible Land uses. In this case land owners are permitted to put their land parcels to all variety of land uses such as commercial, residential, recreation, health, educational and special purpose. The main uses in the Ngara west area is residential and commercial. Commercial enterprises are concentrated along Ngara, Park Road/ring road Ngara and Murang'a Roads. These include offices; Retail outlets (shops); petrol filling and Service stations; Student Hostels; garages; Bars; and Hotels (lodgings, restaurants and cafes). There will be an increase in demand of commercial facilities in Ngara and this will be attributed to the increase in the number of households as a result of high-density redevelopment of Ngara.

3D Floor Cut View

Studio

- 216 Units
- 12 Units per floor
- Plinth Area – 18Sqm
- Lounge Area
- Hallway
- Bathroom

One Bedroom

- 234 Units
- 13 Units per floor
- Plinth Area -32.5 Sqm
- Lounge Area
- Dinning
- Kitchenette
- Bedroom
- Hallway
- Bathroom
- Balcony

AMENITIES

Stima Heights will have the following amenities;

- Boundary wall with electric fence
- Borehole & Water storage
- CCTV surveillance
- A mini-Commercial centre
- Refuse room
- Roof top terrace
- Internet ready apartments
- Backup generator
- Gym
- Two High speed lifts
- Two fire escapes
- Balcony on all 1 Bedrooms

PROCESS FLOW

Application Form	1	This stage will involve payment for a **non-refundable** application fee of **Kes.1,000** for members and **Kes.2,000** for non-members per unit. The purchasers would be required to **sign up application form** at this stage.
Offer Letter	2	At this stage the purchasers will sign up an **offer letter** to be returned with proof of payment within 7days of signing and/or payment of the application fee/form.
Sale Agreement	3	The client will be expected to review and sign **sale agreement** within 7 days of signing the offer letter.
Balance Payment	4	The client will be expected to pay the balance as per the payment plan of choice.
Other Costs payment	5	The payment of the other costs will be paid on or before completion of the payments and completion of the project**.**
Transfer of Ownership	6	Upon compliance of the above process, the purchaser will get sectional title(s) for the unit(s) purchased**.**
Managing Company Shares	7	The purchaser will be expected to buy shares and comply to the terms of the managing company that will be set by the home owners.

PAYMENT OPTIONS

1.0) Cash option			
Details	Selling price	Booking Deposit 25%	Within 30 Days 75%
Studios	1,950,000.00	487,500.00	1,462,500.00
One bedroom	3,950,000.00	987,500.00	2,962,500.00

2.0) Mortgage option			
Details	Selling price	On or before signing agreement 25%	Balance on completion
Studios	2,200,000.00	550,000.00	1,650,000.00
One bedroom	4,400,000.00	1,100,000.00	3,300,000.00

3.0) Self-Financing option				
Details	Selling price	Booking Deposit 25%	25% on Ground breaking	During construction 50%
Studios	2,350,000.00	587,500.00	587,500.00	1,175,000.00
One bedroom	4,550,000.00	1,137,500.00	1,137,500.00	2,275,000.00

Notes:

1. Non-Member prices is higher by Kes. 100,000. One is at liberty to join as a member and enjoy member discount immediately.
2. Self-Financing instalments must be at-least equal for the period given.

Payment Plan

1. Cash Purchase: The purchaser in this category will be required to pay a deposit of 25% of the purchase price and the balance in full within 30 days from the date of application.

2.) Mortgage; The purchaser being financed will pay a deposit of 25% of the purchase price. The purchaser will be expected to a share letter of undertaking within 14 days to pay the balance upon completion. We are open to any financier who will meet the terms above.

3.) Self-financing; This category involves those purchasers who want to finance themselves within the construction period. Upon payment of 25% deposit, they will be required to top up to 50% by ground breaking date and the balance of 50% within the construction period for a **maximum of 20months** starting from **24th October 2022.** The time period will be prorated as time goes by.

Account details

ACCOUNT NUMBER: 01692070889200
ACCOUNT NAME : STIMA HEIGHTS LTD
BANK : THE CO-OPERATIVE BANK OF KENYA LIMITED
BANK BRANCH : STIMA PLAZA BRANCH
SWIFT CODE. : KCOOKENA

Or

Cheque in favour of: STIMA HEIGHTS LTD

Or

M-PESA PAYBILL NO: 400200 Acc. No:01692070889200

Note: Please indicate the Unit number in the payment

Stima Heights

A Million Dollar Investment Opportunity At A Call Away!

Contact Us today!

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