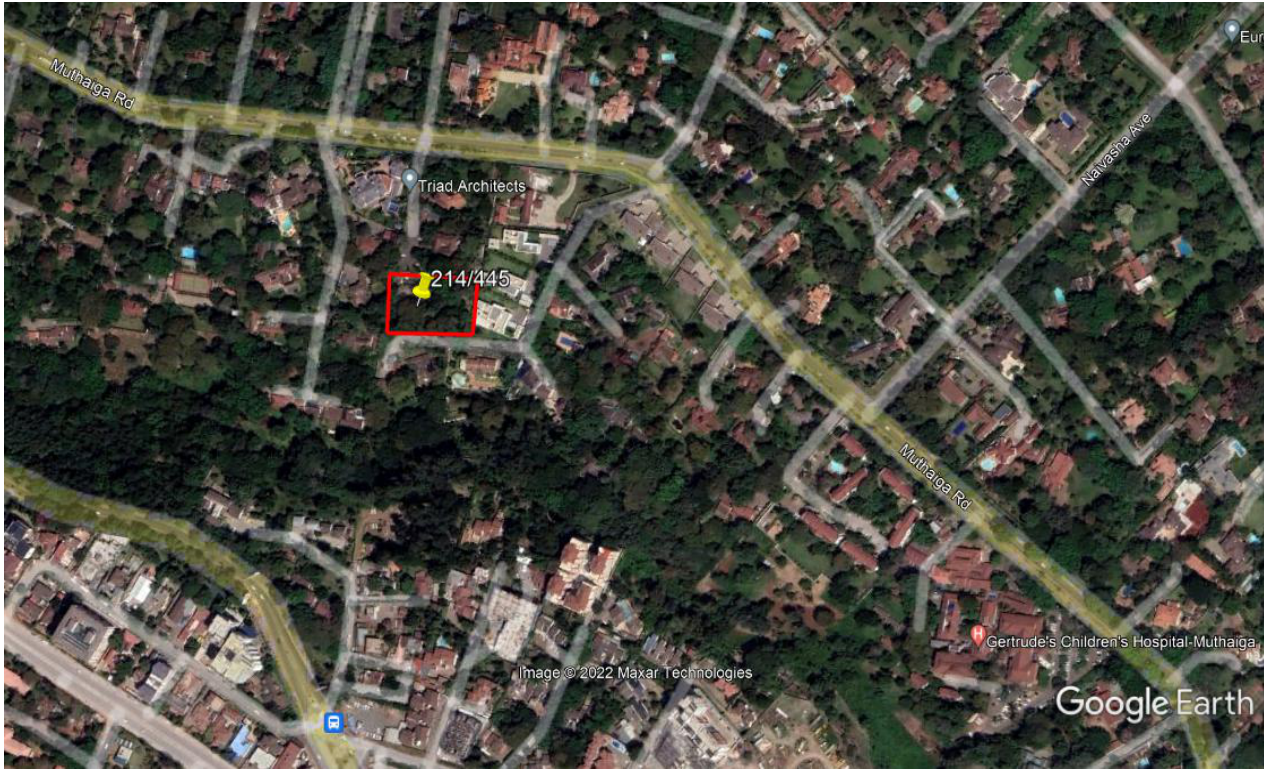


SALE PARTICULARS-FACT SHEET
L.R NO. 214/445 - MUTHAIGA CRESCENT, MUTHAIGA-NAIROBI COUNTY.



Google Map

Location:

The property is situated at the end of Muthaiga Crescent, off Muthaiga Road, approximately 6 kilometres from Nairobi City Centre. Notable establishments in the vicinity include Muthaiga Golf & Country Club, Muthaiga Police Station and Gertrudes Children’s Hospital.

The Plot:

A rectangular shaped, red soil plot, with a gentle slope towards the south east. Boundaries are part marked part by masonry stonewalling and part by a steel framework fence, reinforced by chainlink fencing and natural hedges. The compound is established with mature trees, flowering shrubs and grass lawns.

Town Planning:

The property located in zone 6 of the Nairobi City Council Planning regulations that is a residential area with minimum plot sizes of 0.2 Hactares and ground coverage and plot ratio of 25%.

Area:

1.0 acre approximately.

Title:

Freehold title.

Tenancy:

Currently let but Vacant Possession will be granted.

<p>Services:</p> <ul style="list-style-type: none"> ✓ Mains electricity and water are connected to the property. ✓ Additional water storage is provided by two plastic water tanks with an estimated total capacity of 20,000 litres. ✓ Drainage is to septic tanks. ✓ Muthaiga Crescent is laid in cabro blocks while Muthaiga road is tar-surfaced. ✓ A standby 100 KVA "Atlas Copco" Generator, is provided. 	<p>User:</p> <p>Residential</p> <p>Improvements:</p> <p>The development comprises a five bedrooms, two bathrooms and one showerroom double storey house with generous reception and entertainment areas provided.</p> <p>Out buildings include a domestic staff quarters block, garage, ablution block and a gate house.</p>
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GROSS AREAS:	
<u>Description</u>	<u>Sq.ft. approximately</u>
Main House	3,286
Porch	352
Balcony	(324)
Staff Quarters	485
Garage	568
Ablution Block	108
Gate House	81

Total	4,880
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General Description:

The property is situated within the high class Muthaiga Estate which also enjoys close proximity to the Nairobi City Centre, various amenities such as schools, hospitals, shopping, recreational facilities and Gigiri Area which is an established diplomatic centre.

Notable establishments in the vicinity include Muthaiga Primary School, Muthaiga Golf & County Club and Gertrudes Childrens Hospital.

There is a high demand of land, redevelopment sites and residential properties in Muthaiga estate which have subsequently led to land price increase in the recent past.

Price Guide:

Kshs. 220,000,000/- (Kenya Shillings Two Hundred and Twenty Million)

SELLING AGENT



LLOYD MASIKA LIMITED
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