



the legacy continues

SOPA COURT
KSHS.10M

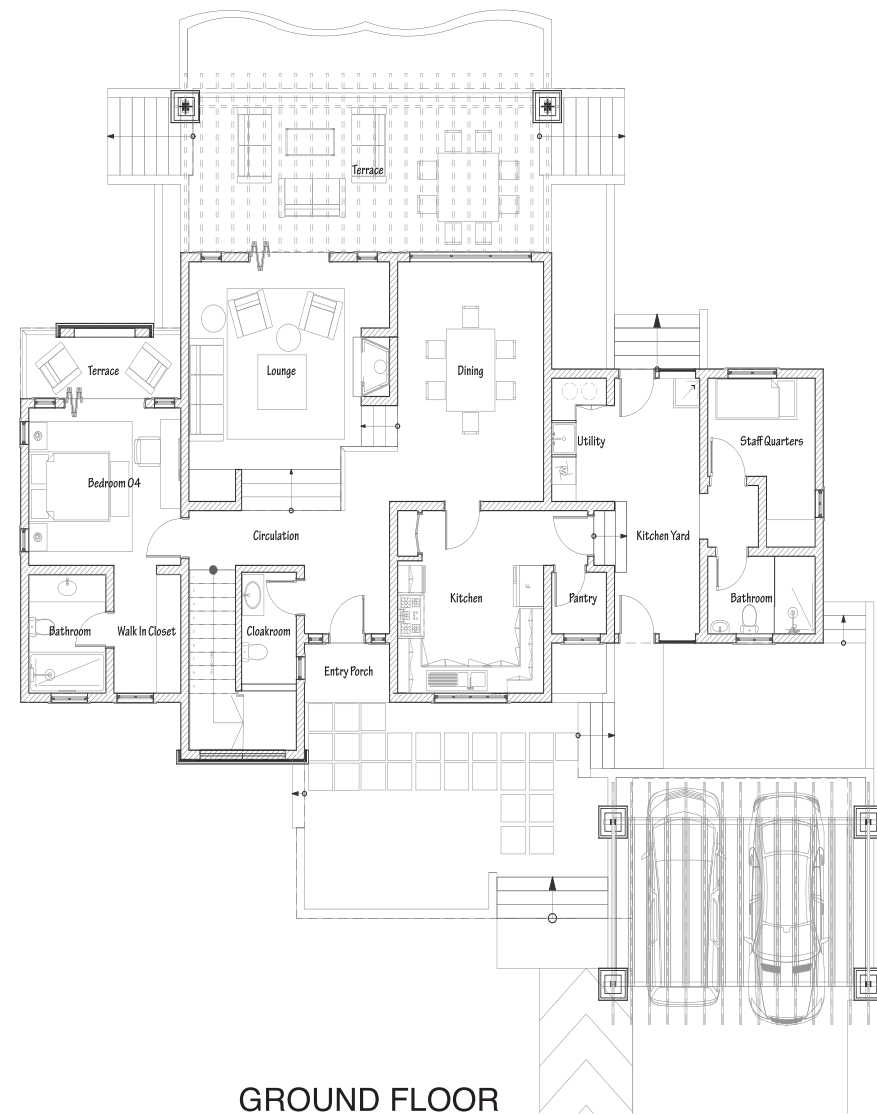
INITIAL PRICE OFFER

USD 80,000
PER 1/4 ACRE FULLY
SERVICED PLOTS

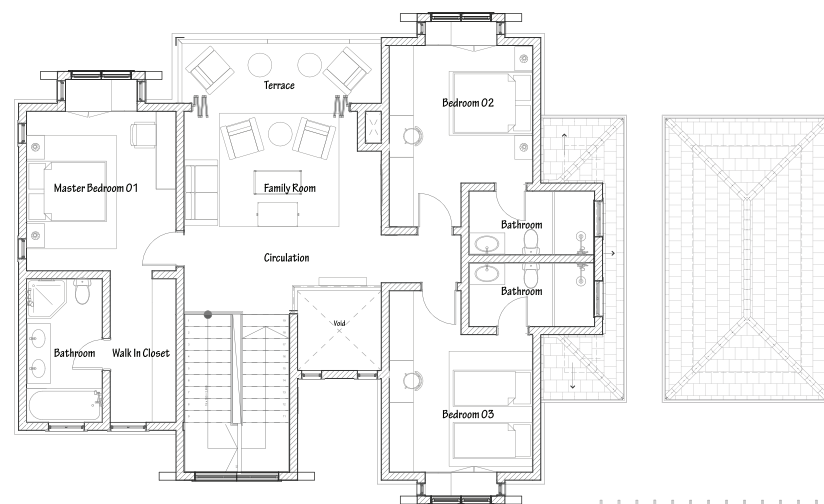
SOPA COURT SITE PLAN



SOPA VILLAS



GROUND FLOOR



FIRST FLOOR

FLOOR PLAN

SOPA VILLA

Ground Floor	123SQM
First Floor	116SQM
DSQ	20SQM
Usable Area	261SQM

Plinth Area	200SQM
Kitchen Yard	13SQM
Terrace	51SQM
TOTAL AREA	325SQM



Sopa means "Hello". Sopa Villas welcomes everybody into a spacious ground floor foyer, which in turn leads in various directions to a guest bedroom, a dining area and kitchen. The foyer also opens up into a lounge with a fireplace that overlooks a terrace, where you and your family can enjoy the natural scenery. On the first floor, away from the receiving areas of your home, you can rest in the privacy of the three bedrooms all with bathrooms en suite.



MORINGA BUNGALOWS



GROUND FLOOR PLAN

MORINGA BUNGALOW

Ground Floor 203SQM
 DSQ 21SQM
 Usable Area 224SQM

Plinth Area 252SQM
 Kitchen Yard 16SQM
 Terrace 38SQM
 TOTAL AREA 306SQM



Moringa oleifera is a tree suggesting healing properties.

These bungalows signify these healing properties. Moringa bungalows are single level homes with each bungalow having four bedrooms all with bathrooms en suite.

As you walk down the lobby that leads past the kitchen and a dining area, you will find a cosy lounge with a wood-burning fireplace that opens up into a veranda with an unobstructed view of the lush landscapes.



CASH PURCHASE ONLY

10 ACRES OF 31 X ¼ ACRE

FULLY SERVICED PLOTS



PAYMENT PLAN

30% Deposit/Booking Fees on signing of Letter of Offer	KSH.3,000,000 USD 24K
20% 1st Instalment Payment after 2 Months	KSH.2,000,000 USD 16K
20% 2nd Instalment Payment after 2 Months	KSH.2,000,000 USD 16K
30% Final Payment after 2 Months	KSH.3,000,000 USD 24K
Total sale price per quarter acre	KSH10,000,000 USD 80K

AMENITIES

Cabro Driveways and Parking

Curbed Driveways, Parking, Sidewalks and Fire Hydrants

Green Chain-link Perimeter Fence

Solar Street lighting

CCTV Perimeter and Court Security Cameras

Main Court Gate Security

Children's Playground

Plug & Play Water/Electricity/Sewer & Fibre Access Points on each Plot

Separate Construction Gate Access

TERMS AND CONDITIONS

1. Construction must commence within 2 years of purchase of ¼ Acre Plot
2. House Types are only Bungalows and Villas as per attached architectural plans.
3. Planned facades and location of homes cannot be changed without approval. Interiors can be changed.
4. All legal and statutory requirements and approvals must be submitted to Bahati Ridge Development Limited before construction can commence.

*Final roadworks will be completed when all 31 plots are bought and built.
Construction roads will be all weather roads*



BAHATI RIDGE, 3KM OFF GATANGA ROAD, MURANGA COUNTY

TAKE EXIT 18 FROM THIKA SUPERHIGHWAY



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