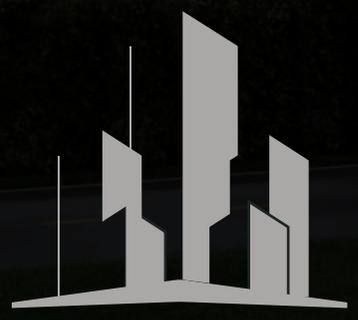




127
KAYA



Our Track Record

II | 1 2 7
I M E L A

127 Imela Apartments

- **70 Units**
- Studios and One Bedroom **Sold Out**
- Ready for Occupation **Q2 2024**
- Located along the Northern Bypass just 500meter from Kenyatta University Referral Hospital



**SOLD
OUT**

127 Kaya at Kitisuru

Where Style
Meets Elegance



The concept of the Kaya Residences is based on a need to create a haven of comfort and convenience with its minimalistic designs and wise crafting of building materials to create a prime residential project.





Who is your Developer?

Brown Cap

We are real estate experts who provide a wide range of real estate services with over two decades of experience in real estate development and land sales. We have successfully executed and sold a diverse set of affordable housing projects and land parcels across various counties.

Our focus is to provide investors seeking exposure to real estate with an attractive investment return across various real estate assets. Our team of staff and network of sales agents exemplifies proficiency, trust and enthusiasm that is unparalleled in the real estate space. We are the preferred real estate partner of choice.



What we Offer

Development Features

- ✓ Prime location for very attractive returns
- ✓ Flexible payment plans
- ✓ Affordable yet quality Real Estate in Kitisuru
- ✓ Property Management Services to allow you to build a passive income portfolio



Why Us?

Development Features



Prime Location

127 Kaya's location at the affluent Kitisuru suburb with access to multiple nearby facilities assures investors of high rental demand.

Flexible payment plans

Our multiple customizable flexible payment plans will allow you to own a superior real estate investment your way.



Quality

The concept of the Kaya Residences is based on a need to evoke a sense of comfort.



Property Management

Mechanism to build a passive income portfolio since BrownCap will be managing the properties on behalf of the investors.

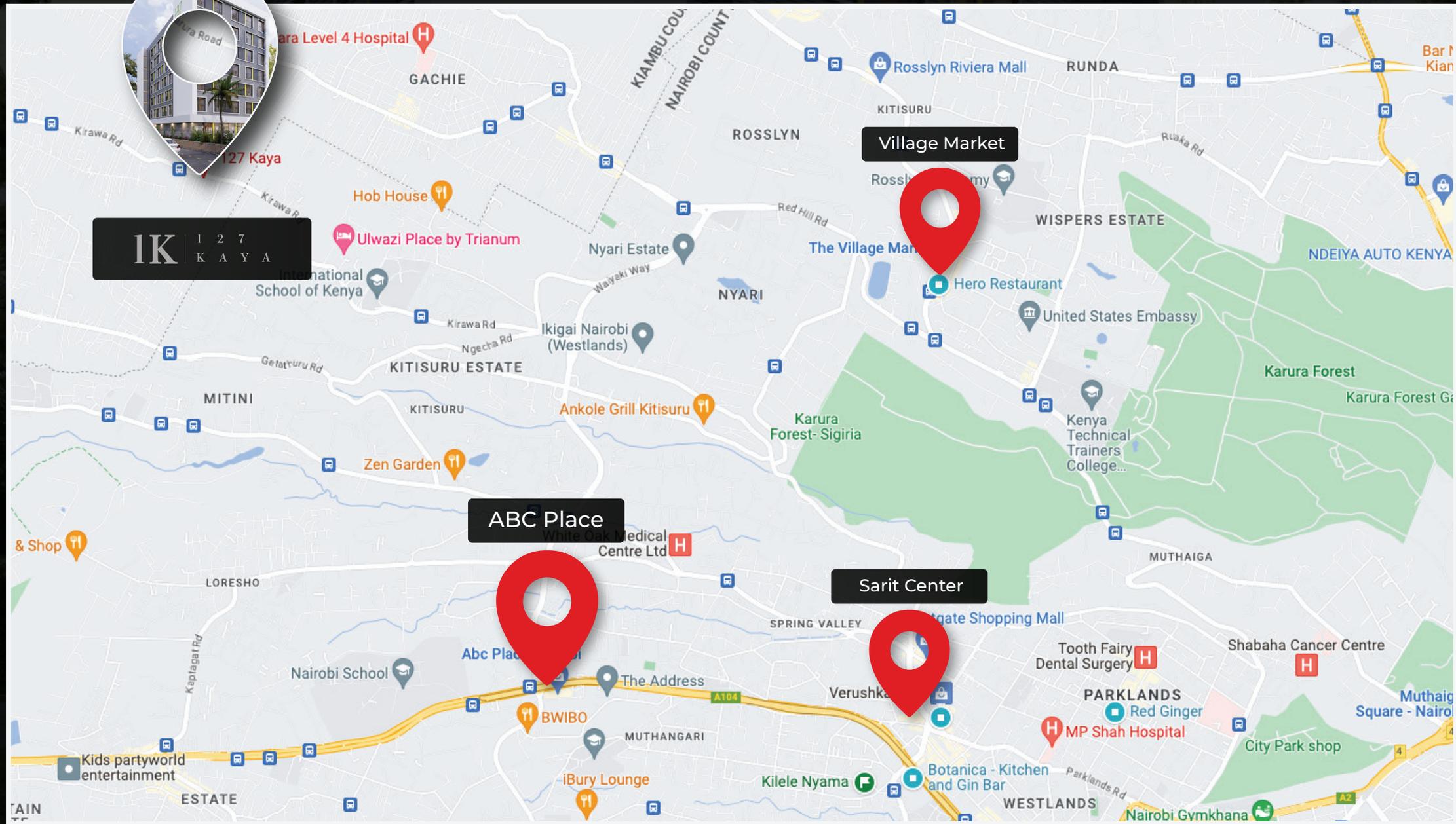


Location?

We are Located



IK 1 2 7
K A Y A



Location?

Prime **Location**

10

MINUTES

To ABC Place

Shopping Centre
Hospitals
Schools

15

MINUTES

To Village Market

Shopping Centre
Restaurants

20

MINUTES

To Sarit Center

Shopping Centre
Restaurants
Schools
Hospitals



Opportunity?

Payment Structure

Kaya Residences is a one block apartment tower comprising of a total of 60 units with a mix of studio and 1-bedroom charming homes.

Unit Typology	Size (SQM and SQft)	Price (KES)	Rental Return	Rental Yield
Studio	24 SQM	KES 2.2 M	KES 18,000	9%
1 Bedroom	38 SQM	KES 3.6 M	KES 28,000	9%



What are pricing?

PRICING PLAN

Flexible payment plans for your upcoming project. Our goal is to make managing project costs hassle-free. Choose from our convenient monthly installments, milestone-based payments, or lump-sum options tailored to your budget.



Only 30% Deposit required



Pay the Balance over 18 months



Scheduled completion: Q2 2025



Chamas and bulk purchases are assured a special discounted rate



Studio - Unfurnished

Project Pricing

- **24 SQM**
- Expected monthly rental return **KES. 18,000**
- Annual Yield at **9%**
- Value on completion **KES. 2.6M**



**KES
2.2M**



Studio - Furnished

Project Pricing

- **24 SQM**
- Expected monthly rental return **KES. 54,000** assuming 40% occupancy
- Annual Yield at **25%**
- Value on completion **KES. 3M**

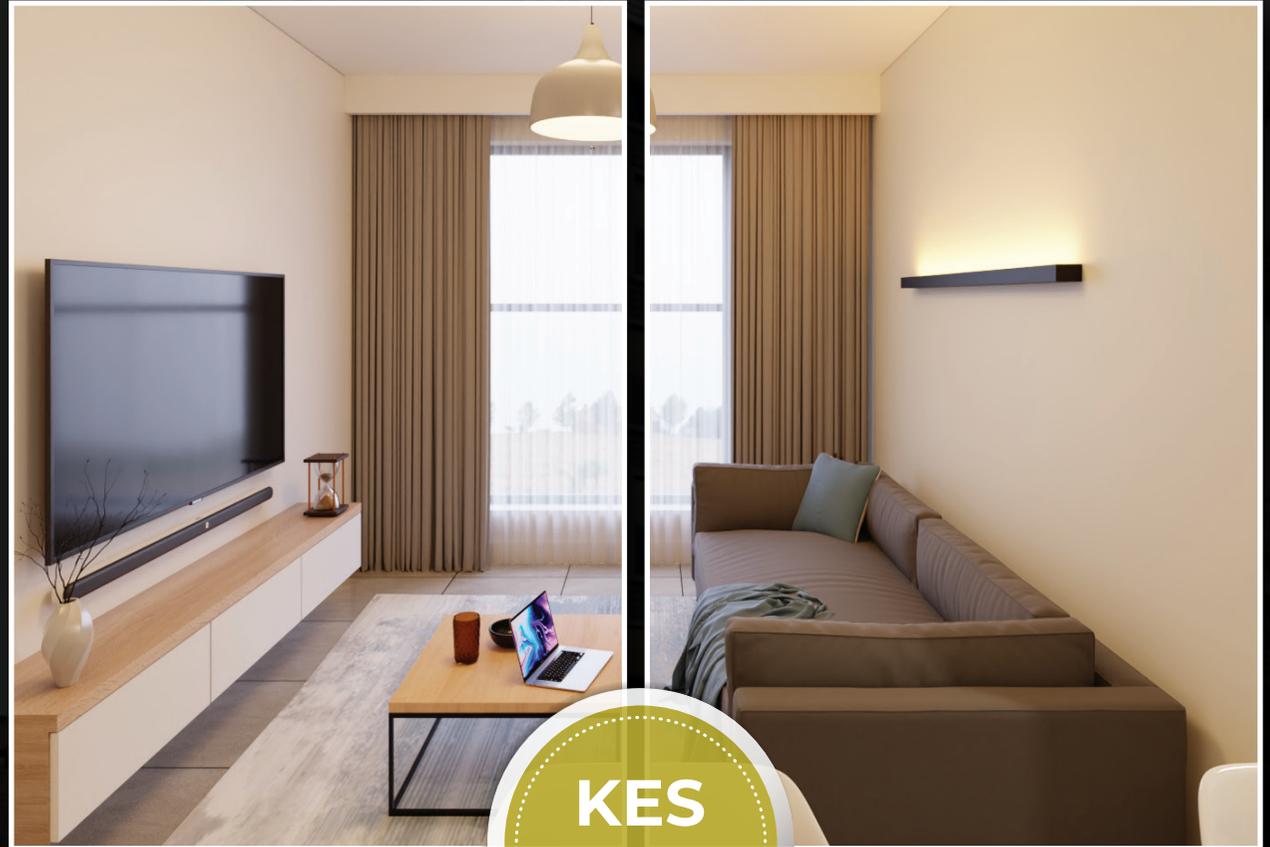


**KES
2.8M**

1 Bedroom - Unfurnished

Project Pricing

- **38 SQM**
- Expected monthly rental return **KES. 28,000**
- Rental Yield at **9%**
- Value on completion **KES. 4M**



**KES
3.6M**



1 Bedroom - Furnished

Project Pricing

- **38 SQM**
- Expected monthly rental return **KES. 85,000** assuming 40% occupancy
- Rental Yield at **25%**
- Value on completion **KES. 4.5M**



**KES
4.2M**

Why us?

Questions & Answers

1. What are the Kaya Residences? **It is an apartments project by BrownCap Developers comprising of studio and 1-bedroom units priced from KES 2.2Million**
2. Where is it located? **Kaya Residences is in Located in Kitisuru along Kirawa road**
3. How far are the Kaya Residences from the tarmac? **The Apartments are on the Kirawa Road Tarmac, opposite the Residency Apartment Block**
4. How many units does the project have? **The project has 60 units in total. 12 studio units (24 Sqm), 44 1-bedroom (38 Sqm)**
5. How long is the construction period projected to take? **The construction is projected to take 18 months**
6. How many floors will the project have? **The project is a Ground Plus six storey building with the ground floor having some parking,a court yard and a lift**
7. How much does one need to book a unit? **KES 300,000 for a studio and KES 650,000 for a one bed-room**
8. How long is the repayment period for the Instalment option? **a maximum of 24 months.**

Why us?

Questions & Answers

9. Are the units ready for occupation? **The initial sales are on an off-plan model**
10. How many units does the project have? **60 units**
Do the prices include the legal and other county fees? **The legal fees are not included in the prices. The legal fees per unit are KES 25,000 payable to the Project Lawyers for drafting the agreements, certifying the executed agreements and taking the agreements for stamp duty assessment. Additionally stamp duty is payable directly to KRA, equivalent to 4% of the unit value. All fees should be paid by the investor before project completion.**
12. Can Investor use their lawyers for conveyance? **Yes. Investor can use their private lawyers for the legal aspects of the project at their (additional) own costs.**
13. Where can one get the drawings or layout plan? **Email us on sales@browncap.co.ke**



127
KAY A

Contacts

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