



aberdare spa & safari lodge
KENYA

5 STAR HOTEL
VILLAS FOR SALE
IN NAIVASHA ON
FULL & FRACTIONAL
OWNERSHIP.

3,600,000.00







ABERDARE SPA AND SAFARI LODGE (ABSL)

- Aberdare Spa and Safari lodge (ABSL) is a 5-star luxury hotel coming up at the heart of the beautiful and pristine Aberdare Ranges.
- On offer are 2-bedroom all en-suite furnished units, which will provide residence to the hotel visitors.
- These units are for sale to investors looking for high yield rental returns above the conventional rental apartments and a place to retreat for holiday.
- They can be purchased either under full ownership or fractional ownership.
- Fractional ownership is a method in which several unrelated parties can share in, and mitigate the risk of, ownership of a high-value tangible asset, they share on the proceeds or returns on investments.

AMENITIES

- Conference and business centre.
- Spa centre (with spa pools).
- Outdoor heated swimming Pools.
- A man made lake (connecting the 2nd phase villas to the clubhouse by speed boat).
- Skating rink.
- An 18 hole Mini golf course.



MAIN RECEPTION



RESTAURANT



FLOOR PLAN



MASTER PLAN LAYOUT

INVESTMENT FEATURES - PHASE ONE VILLAS

Each 4 bedroom villa is split into 20 fractional shares.

3 KEY BENEFITS

- High rental yield. We project to give you a return of Kshs 41,000.00(net)/ Usd 410 per month/ GBP 318 per month per share (to earn a similar rental income in conventional rental assets, you need to invest over Kshs. 10M).
- 10 free days of accommodation annually for your holiday
- Attractive capital gain overtime –The value of a share is expected to rise to Kshs. 10M after 2 years of operation.

ILLUSTRATED RETURN ON INVESTMENT (PHASE ONE VILLAS)

- Off peak rate per night - Kshs 19,000.00
- No. of Beds - 2
- Occupancy per month - 70 %(21 days)
- Service Charge & Other Expenses - 30%
- Taxes (VAT & Catering Levy) - 16% + 2% = 18%
- Total Revenue Per month - Kshs 798,000.00
- Less Outgoings - Kshs 383,000.00
- Net Balance - Kshs 414,960.00
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- Net revenue per month per as full 2 bedroom unit (i.e. 10 fractional shares) - Kshs 414,960.00.
- Net Projected revenue per month per fractional share - Kshs 41,496.00.
- Each fractional owner is entitled to ten (10) free nights every year per fractional share(the free nights will be spread over 12 months).
- To ensure fair business and income for all investors, all hotel rooms will enter into a rental pool so that income from one room spreads to all other rooms thus no room is ever more occupied than others.

PAYMENT PLAN

ONE SHARE: Kshs 3,600,000.00

DEPOSIT: Kshs 1,800,000.00

BALANCE: Within 90 days.

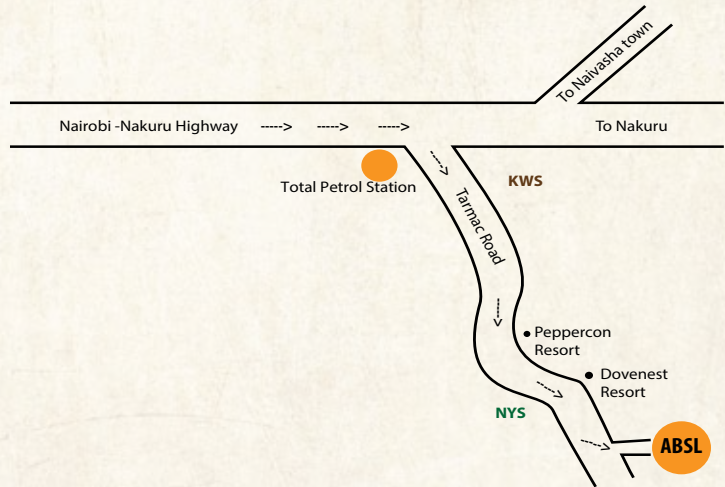
Kshs 3,500,000.00 (One off payment)

2 BEDROOM SUITE (10 SHARES)

Kshs 32,000,000.00 payable within 90 days.



GOOGLE LOCATION MAP



LOCATION MAP



CONSTRUCTION PROGRESS - October



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ABERDARE SPA & SAFARI LODGE
P.O BOX 35547-00100, NAIROBI – KENYA.

Tel: +254 723 166404 /+254 736 100152 /+254 780 529000

Email: info@aberdarepalodge.co.ke

Website: www.aberdarepalodge.co.ke

