



Kilua property facts

Kilua Limited, is the owner of the First Row Plot known as Land Reference Number 18888 /MN/I which has a lease term of 99 years from 01.10.2011.

The Developer, Kilua Limited, is the Developer and Owner of KILUA BEACH RESORT on the property and is selling each unit by way of "PARTIAL TITLE DEED", so that each buyer has an actual title and actually owns the unit described by title. The public areas will become joint ownership by apartment holders through a company owned by all apartment holders, shares having been apportioned in relation of the size of the owned apartment. The Developer will retain the commercial areas and apartment it will not sell. A professional management company will take care of the renting activities, the commercial facilities and the public areas, as well as maintaining the apartments in line with the rules of the service charge definitions.

The management company is **Gulf Homes Management Limited**, in charge of all matters concerning the property, the running of the Hotel and the Marketing strategy in order to promote the destination and increase rental yields.

The company in to which the reversionary interest will go to and is owned by each apartment holder in shares, after they are fully paid up, is **Kilua Resort Public Limited Company**, and will accommodate all owners of apartments and commercial areas as shareholders, as mentioned above. The same company will also become the owner of the mother title of the property, once all units have been sold.

Service Facilities

Restaurant

- Kilua Pool Terrace Restaurant with sea views; indoor and outdoor seating.
- International standard cuisine and management.
- Preferential arrangement for residents.

Spa & Gym

- Fantastic front location with full unobstructed view of the ocean and beyond.
- Preferential arrangement for residents.

Water-sports centre

Comprehensive facilities for water-sports including deep-sea fishing, scuba diving, snorkeling, sailing, sea excursions and diner excursions at the Mtwapa Creek.

Retail facilities

Space located in the hotel block and on the boardwalk for a potential small supermarket, travel shop, coffee shops, gift shop and beauty shop.

Swimming pool /Jacuzzi / Pool deck

Large swimming pool plus children's pool and cascading waterfalls for apartment and hotel residents leisure Also include a fully serviced pool bar.

Kilua Health bar

A cool place to relax with friends

Private fitness trail

Along the cliff area

Conferencing/Business

Small scale conferencing available, executive Board rooms up to 20 viitors and Auditorium conferencing facility up to 90 visitors.

Business offices with secretarial service available on day rent

Child Care

Children's Club with a nurse/nanny supervision

Mini market**Basement car park**

Facility for safe and secure storage of vehicles with allocation of one car park spaces per apartment, serviced by lifts and stairs to the apartments. Available to apartment owners and overnight guests.

Security

Fully secured with manned entrance gates, beach patrols, CCTV cameras, rapid response backup and comprehensive security lighting throughout

Kilua key facts

- **Location:** Kenya, Mombasa North Coast, Shanzu Beach; 25 Kms from Mombasa International Airport.
Lat. 3° 58' 5,60"S / Long. 39° 45' 19,33"E
- **Property:** 2.5 acres, Seafront Indian Ocean.
- **Developer:** Kiluwa Limited Mombasa, a known developer of high standard developments.
- **Project managers:** Kiluwa Limited during construction, thereafter Gulf Homes Management Limited for the operation of the property.
- **Design Architect:** Eronat Engineering Co. Ltd., Dubai
- **Supervising architect:** Symbion Architects, Mombasa
- **Main Contractor:** Rabdya Construction Company Ltd
- **Structural engineers:** Manor Consultants, Mombasa
- **Quantity surveyors:** Mandhry Associates, Mombasa
- **Mech./Electr./Plumb. Consultant:** Zpojawo Consulting Engineers Ltd.
- **Environmental consultants:** The Horn Consult, Nairobi
- **EIA license No 746**
- **Planning dept:** P551/2011
- **NEMA REG. No 9571**
- **Lease 99 years from 1.10.2011**
- **Units:** 73 units
- **Services:** Restaurant, Bar, Spa/Fitness, Shops, Supervised Kids Club, Conference facilities, rentable offices
- **Car parking:** 90
- **Total project value:** 22 Million US \$
- **Apartments:** 73 unit one to four bedroom apartments, from 92sq m/988 sq ft to 417 sqm/ 4489 sq ft.

