



PHASE ONE -50 VILLAS



Butterfly Kingdom is like a window into a vibrant and bustling Villas. A Gorgeous estate with identical semi-detached Villas covered with breath taking greenery that blends softly with our tropical climate.





ABOUT BUTTERFLY KINGDOM

We introduce to you to our 10th Executive residential project.

ABOUT BUTTERFLY KINGDOM

- Here's an opportunity to own your next property in one of the most growing towns Mtwapa. For just KES 13.5M, own a semi-detached 4-bedroom Villa of approx. 2,510 SQFT in a well-planned out gorgeous gated community that will comprise 50 Villas as part of Phase I.
- Living in an estate with good neighbors is important for a safe and peaceful environment. This project offers you more than that—a strong sense of community, friendly neighbors, and a neighborhood watch program.
- The Villas are approx. 2 minutes drive from Mtwapa Town and approx. 15 minutes drive from Nyali Centre, City Mall, and Nyali Central Business District.
- With the dualling of the Mombasa-Malindi Highway meant to ease the flow of goods and traffic, it will take about 30 minutes from Mtwapa to Mombasa CBD.
- These high-end affordable homes are meticulously designed with consideration for space, form, elegance, and freedom.

YOU

Can now live beyond your dreams and render them to reality.



"Home is the starting place of love, hope and dreams."

"The magic thing about home is that it feels good to leave, and it feels even better to come back."

DHOBI | UTILITY GUEST WING 3.0m X 2.1m KITCHEN 2.7m X 3.2m FRIDGE 70.0 m² VERANDAH I.8m X 3.2m 7.2 m²

GROUND FLOOR LAYOUT SINGLE

GROUND FLOOR

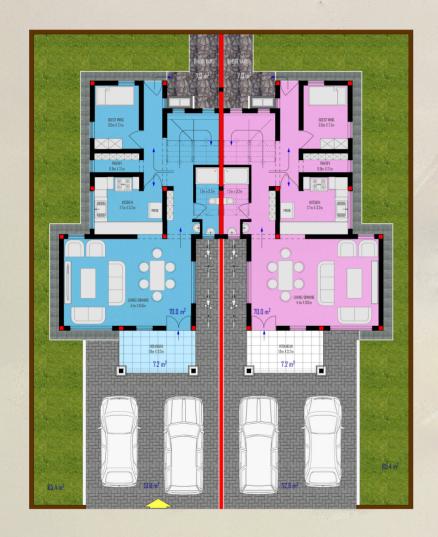
SQM | SQFT 84.2 | 910

- •Welcoming Foyer at the entrance
- •Spacious lounge with 6 seating designed dining table
- Kitchen with pantry
- •Double drain kitchen sink with large work top
- •Cloak room at the entrance
- •Cloths drying facility
- •Extra storage space
- •Guest Bedroom
- •Common wash basin
- Staircase to First Floor
- •Extra storage space in the corridor for bicycles etc
- •Spiral staircase for rooftop terrace
- 2 Car Slots



FIRST FLOOR SQM | SQFT 70.3 | 800

- Landing Lobby
- Window for brighter staircase
- 01 Bedroom ensuite with a balcony
- 02 Bedroom ensuite without a balcony
- 03 Master Bedroom, Master ensuite with a balcony overlooking the view
- Well placed nook by the corridor





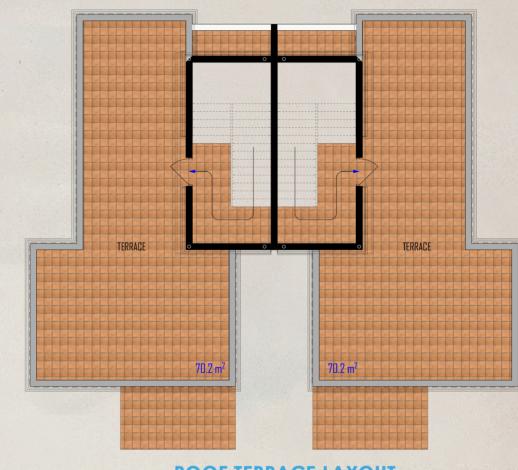
GROUND FLOOR LAYOUT TWIN VILLA

FIRST FLOOR LAYOUT TWIN VILLA



ROOF TERRACE LAYOUT SINGLEUNIT

SQM | SQFT 70.2 | 800



ROOF TERRACE LAYOUT TWIN VILLA

ROOF TERRACE FEATURES

- Spiral terrace to the rooftopWater Tanks
- Solar







THE JOYS OF SMART LIVING

Living in

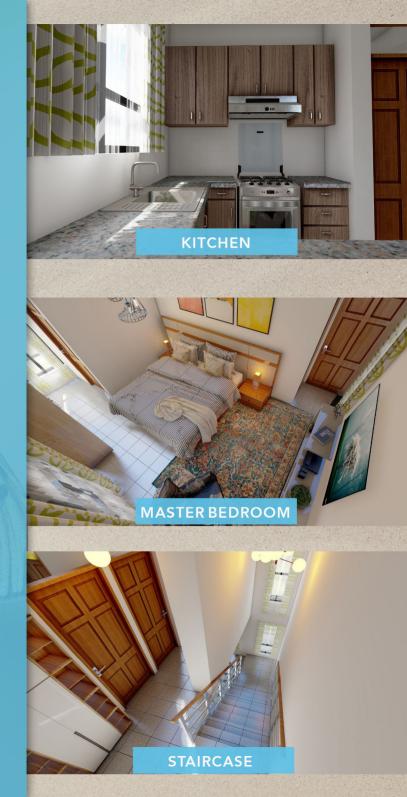
THE BUTTERFLY KINGDOM,

you will experience a tranquil life, with top notch modern facilities for smart sustainable living.

With high end finishing and ample space,

THE BUTTERFLY KINGDOM is the place to be.

Its the Perfect setting to cultivate a traquil mind and an active body,providing you with the highest quality of life.









SPACE, FORM, ELEGANCE AND FREEDOM...

VILLA AMENITIES

- •Hot Water Heat Pump System
- Access control
- Prepaid Electrical Token System for each unit
- •Stylish & Modern Fit-out Wardrobes
- Modern tile finishing
- •Hard wood panel doors
- •Aluminium profile windows & grills (On extra costs)
- •Trendy electrical switches
- Modern sanitary fittings
- •Overhead Water tanks & underground reservoir
- •Visitors parking
- •Well-lit staircase





OTHER AMENITIES

- Generator for common areas only
- Zen Gardens
- CCTV control room
- Borehole
- Firefighting systemPerimeter wall with electric fence
- 24 Hours Excellent Security

LIFESTYLE

- Swimming Pool
- Club House
- Football Pitch
- Jogging Track
- Children's play area
- Mini Shopping Centre

NB: ALL AMENITIES ARE SUBJECT TO IMPROVEMENT

at a fee of KSH.5000/= PM

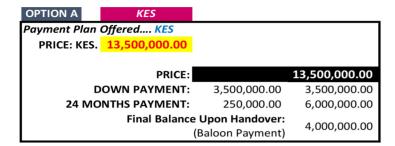
SERVICE CHARGE: KSH.7500/= PM





PRICING & TIMELINES

PAYMENT PLAN OFFER



OPTION A	138.75	EURO	
Payment Plan Offered	EURO		
PRICE: EURO.	97,300.00		
	PRICE:		97,300.00
DOW	N PAYMENT:	25,300.00	25,300.00
24 MONTH	S PAYMENT:	2,000.00	48,000.00
Final Balance Upon Handover:			24,000.00
(Baloon Payment)			24,000.00

OPTION B	KES			
Payment Plan Offered				
FOR THE FIRST 5 BUYERS ONLY				
PRICE: KES.	13,000,000.00			
	PRICE:		13,000,000.00	
D	PRICE: OWN PAYMENT:	5,000,000.00	13,000,000.00 5,000,000.00	
_				
_	OWN PAYMENT: ONTHS PAYMENT:	5,000,000.00	5,000,000.00	

OPTION C	KES			
Payment Plan Offered				
CASH UPFRONT				
PRICE: KES.	12,500,000.00			
	PRICE:		12,500,000.00	
	DEPOSIT	12,500,000.00	12,500,000.00	
24 MO	NTHS PAYMENT:		-	
		Balance	_	

NB: Prices will change at various construction stages

OPTION B		138.75	EURO		
	Payment Plan Offered				
	FOR THE FIRST 5 BUYERS ONLY				
F	PRICE: EURO	93,700.00			
		PRICE:		93,700.00	
	DOWN	PAYMENT:	35,700.00	35,700.00	
	24 MONTHS	PAYMENT:	2,000.00	48,000.00	
Final Balance Upon Handover:			10,000.00		
(Baloon Payment)					

OPTION C		138.75	EURO	
Payment Plan Offered				
CASH UPFRONT				
F	PRICE: EURO.	90,000.00		
		PRICE:		90,000.00
DEPOSIT		90,000.00	90,000.00	
24 MONTHS PAYMENT:			-	
			Balance	I=1

NB: Prices will change at various construction stages

THESE PRICES ARE SUBJECT TO CHANGE AT VARIOUS DEVELOPMENT CYCLES







FAQS

- 1. NUMBER OF VILLAS? 50 VILLAS
- 2. SIZE OF PLOT ON PHASE 1 3.5 ACRES PLOT(PHASE 1)
- 3. BOREHOLE WATER YES
- 4. HOW MANY VILLAS PER PLOT?
 2 SEMI-DETACHED VILLAS PER PLOT
- 5. SIZE OF UNIT BUILT UP AREA: 224.7 SQM (2510 SQFT)

- 6. PARKING 2 SLOTS PER VILLA
- 7. SERVICE CHARGE 7,500SH PER MONTH
- 8. SIZE OF PLOT ON PHASE 1 3.5 ACRES PLOT(PHASE 1)
- 9. MEMBERSHIP PER FAMILY FOR GYM & POOL 5,000SH PER MONTH WITH ELECTRONIC KEY CARD ENTRY PER FAMILY.
- 10. MANAGEMENT OFFICE ON PREMISES
 YES

"Home is where love resides, memories are created, friends always belong and laughter never ends"

AN ORIGINAL ASSETS PROJECT





Located adjacent to the new MTWAPA Market (Soko), MTWAPA, KENYA



Surrounding this project are the best developments and amenities everyone desires for life.

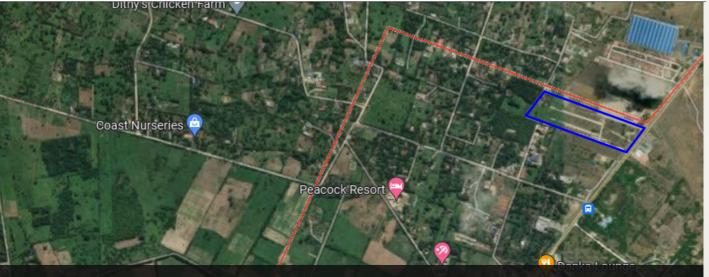
This includes,
Shopping Centers, Hospital,
Restaurants, Schools, Beach
Hotels & Much More.

The internal renders are an imaginary idea of how it can be set up (Not included in price).

The external renders are near to same of what the developer will achieve.







"DONT WAIT TO BUY REAL ESTATE, BUY REAL ESTATE AND WAIT!"