



AN ORIGINAL ASSETS PROJECT



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## ABOUT VILLAS

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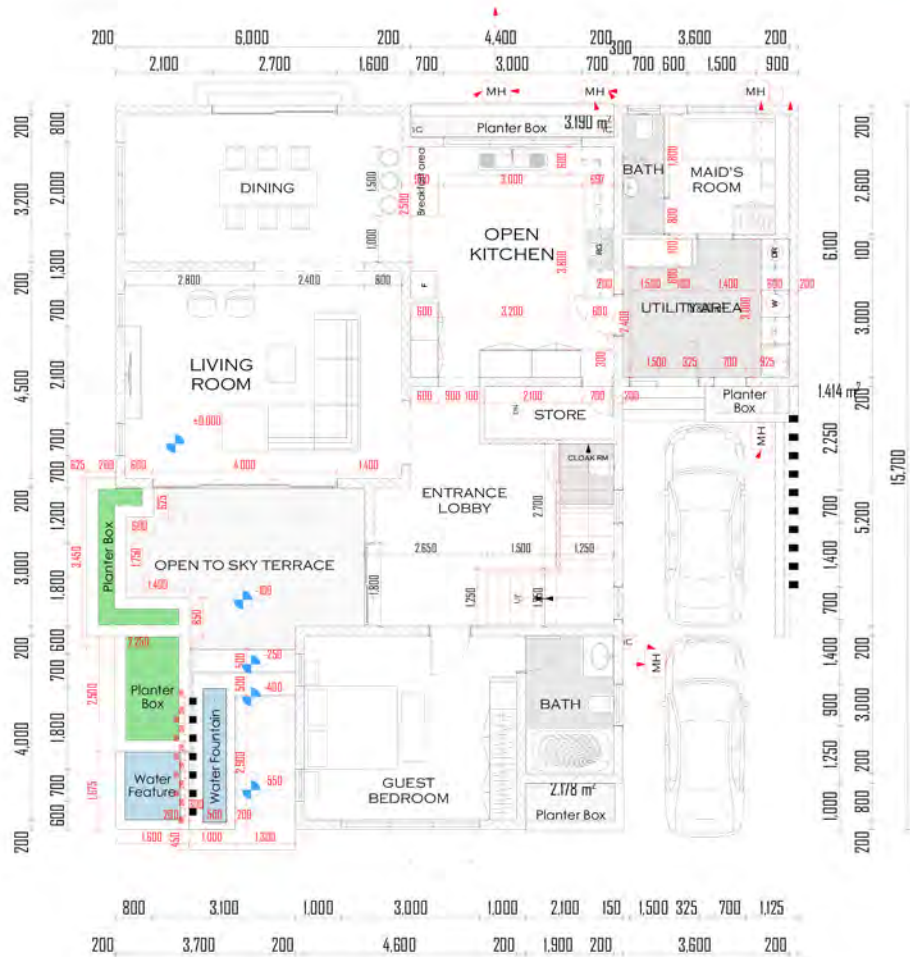
These are villas with  
Modern Amenities  
and Iconic Space for  
better  
Living.

At Original Assets, we  
value functionality as much  
as aesthetics. We believe in  
creating spaces that  
enable people to live  
better lives, which is why  
we craft homes with  
meticulous attention to  
every last detail.

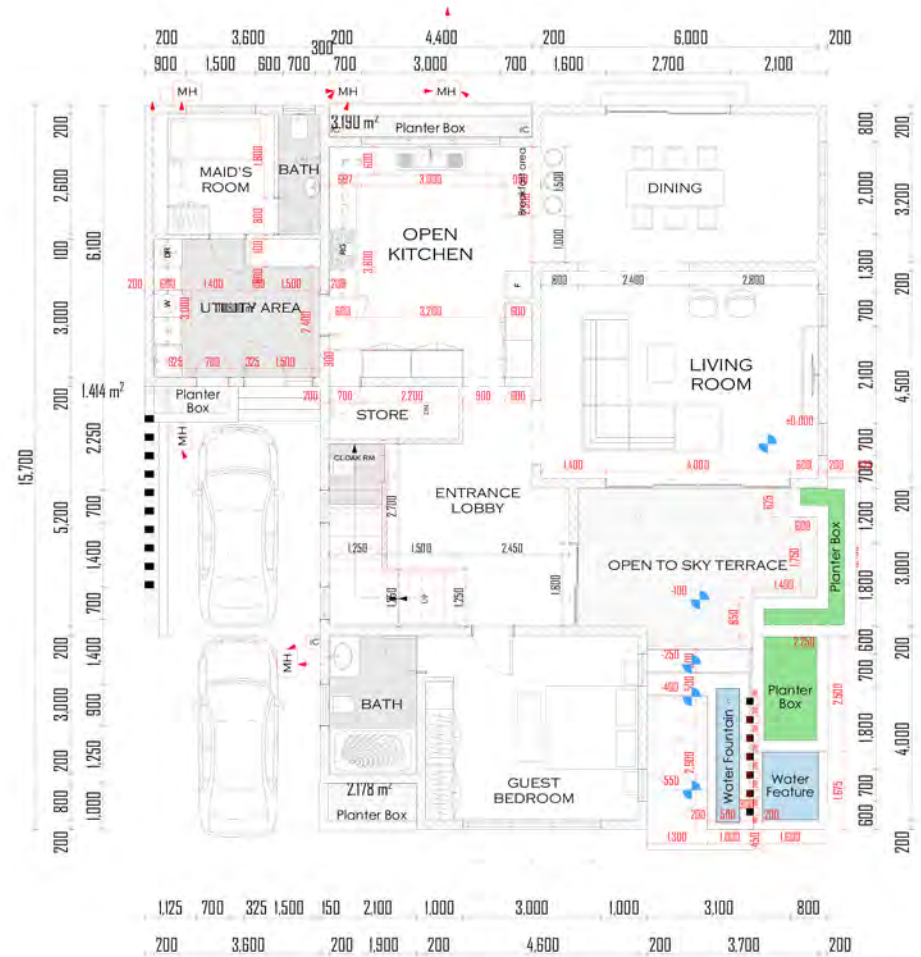
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# GROUND FLOOR PLAN

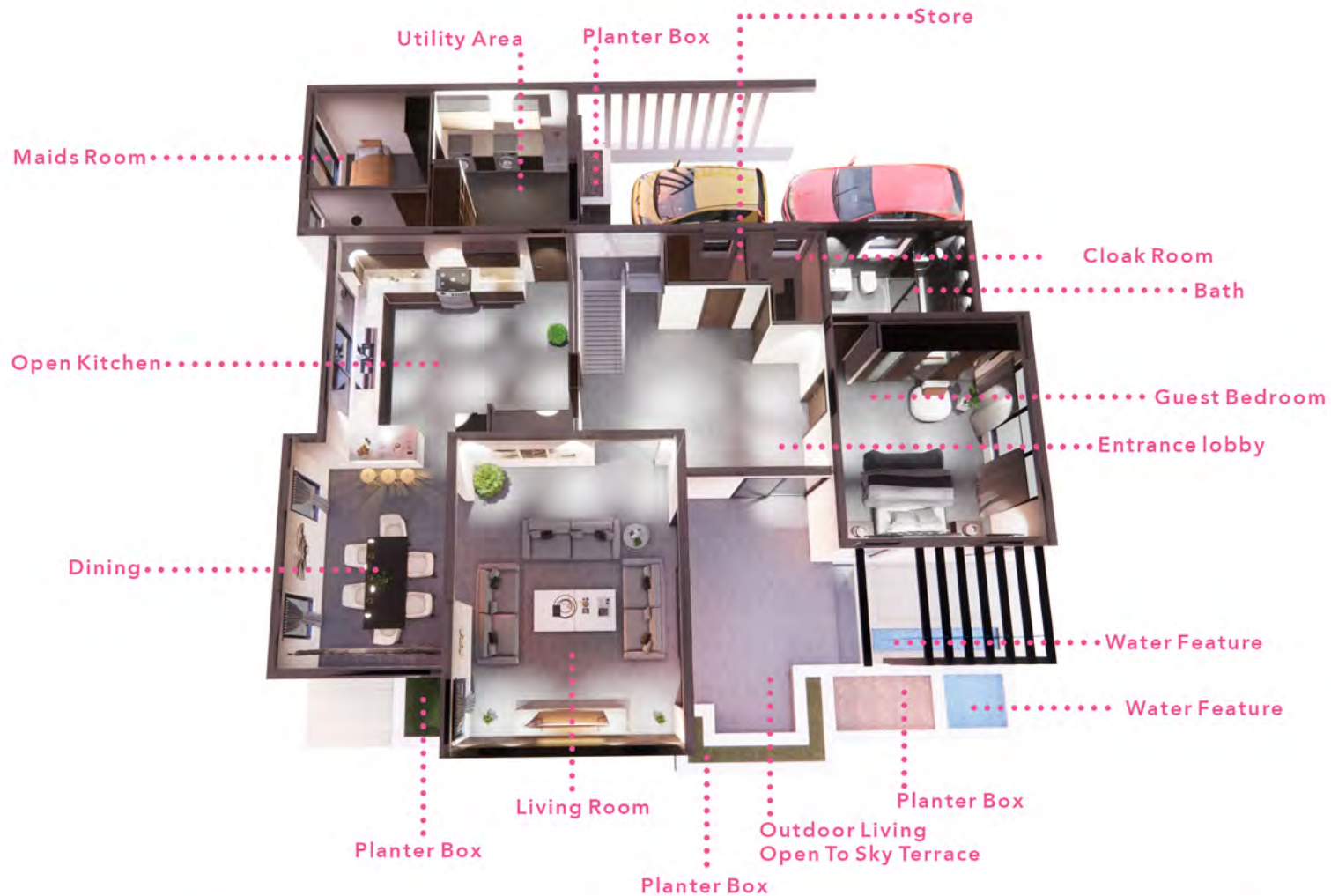


GROUND FLOOR PLAN  
FOR HOUSE NUMBERS  
1, 3, 5, 7, 9, 11, 13



GROUND FLOOR PLAN  
FOR HOUSE NUMBERS  
2, 4, 6, 8, 10, 12, 14

# GROUND FLOOR PLAN



# GROUND FLOOR FEATURES

- ◆ Guest Bedroom ensuite
- ◆ Dsq Ensuite
- ◆ Dining area
- ◆ Breakfast table attached
- ◆ Living room
- ◆ Cloak Room
- ◆ Entrance Lobby
- ◆ Outdoor living open to terrace sky
- ◆ Utility area
- ◆ Open plan kitchen with storage area
- ◆ Access control
- ◆ Water heat pump system
- ◆ Video Com in all villas
- 3 Car slots



Spacious Living Room



Luxury Dining



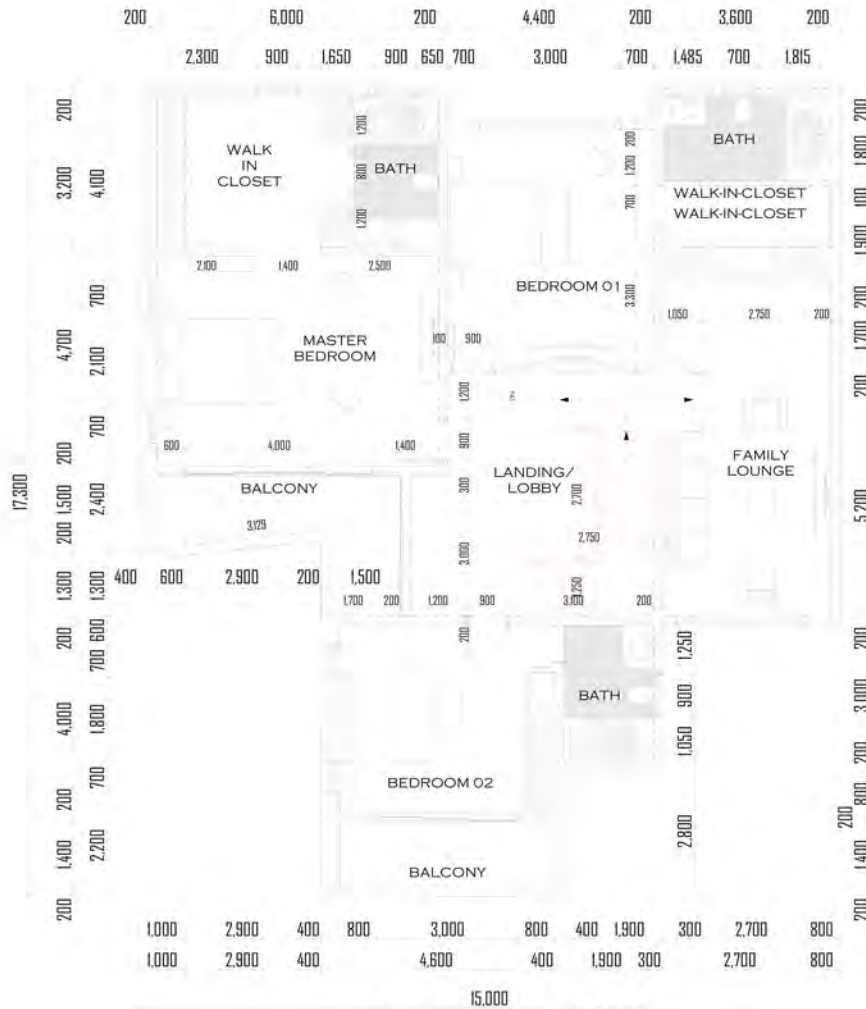
Open Kitchen Plan

Redefine Your Luxury  
**STEP INSIDE**

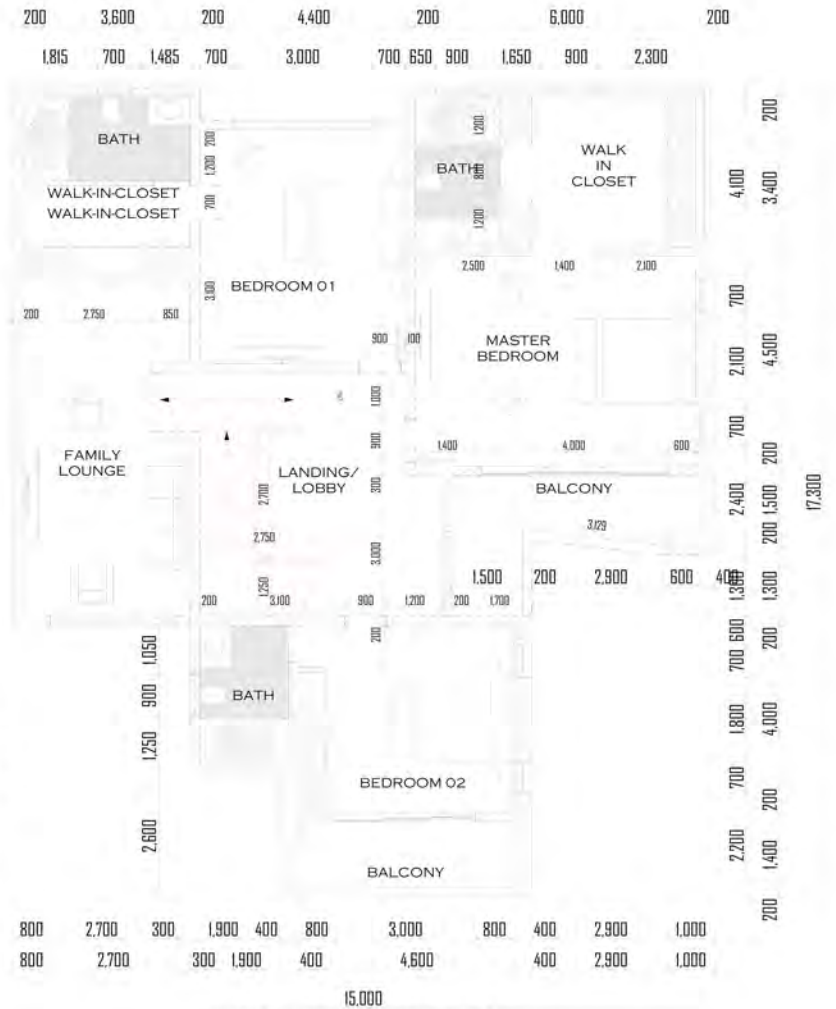


Bedroom Ensuite

# FIRST FLOOR PLAN

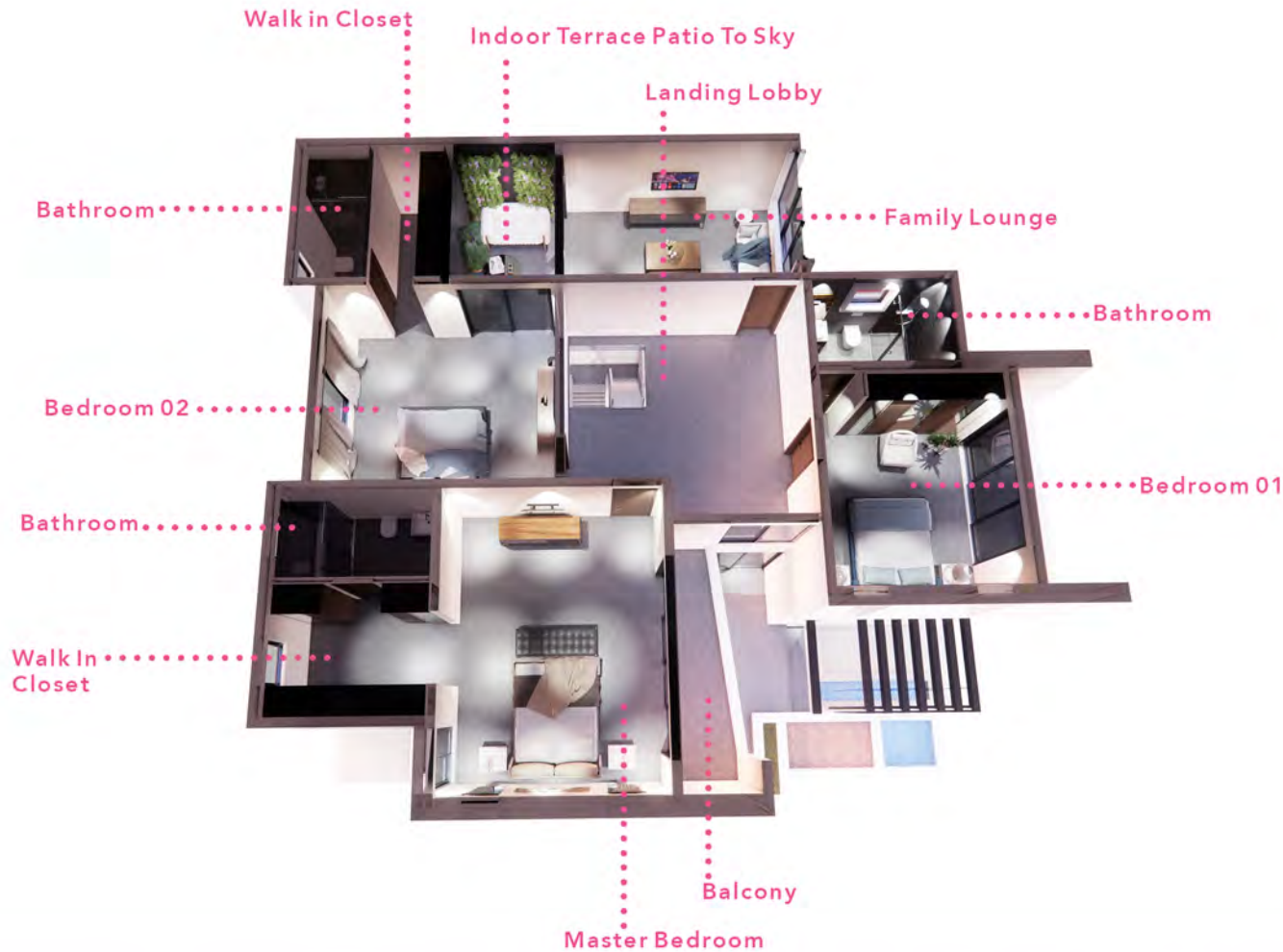


FIRST FLOOR PLAN  
FOR HOUSE NUMBERS  
1, 3, 5, 7, 9, 11, 13



FIRST FLOOR PLAN  
FOR HOUSE NUMBERS  
2, 4, 6, 8, 10, 12, 14

# FIRST FLOOR PLAN



## FIRST FLOOR FEATURES

- ◆ Landing lobby
- ◆ Family lounge
- ◆ Bedroom 1 ensuite - walk-in closet
- ◆ Bedroom 2 ensuite
- ◆ Master bedroom ensuite - walk-in closet
- ◆ Indoor terrace patio to sky
- ◆ Balcony to all rooms

## ROOFTOP AREA

- ◆ Staircase to rooftop terrace
- ◆ Open void to sky
- ◆ Private Terrace
- ◆ Quality finished clay tiling for roof cooling





Family Lounge

# Iconic Living

Premier Living, Great Amenities

## LIVING SPACE AND FINISHES

- ◆ Stylish & Modern Fit-out Wardrobes
- ◆ Matte Porcelain finished tile flooring
- ◆ Hard wood doors
- ◆ Aluminum profile windows
- ◆ Quality painted finishes
- ◆ Trendy electrical switches
- ◆ Modern sanitary fittings
- ◆ Internet + DSTV cabling conduits provided



Master Bedroom  
With Walk In Closet



First Floor  
Bedroom 1



Indoor Terrace  
(Open to Sky)



First Floor  
Bedroom 2



Family Lounge

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Unwind In Luxury



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## LIFESTYLE AMENITIES

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- ◆ Club House
- ◆ Central Pool
- ◆ Children's Play area
- ◆ Garden area
- ◆ Generator
- ◆ Lush green landscapes creating elegant outdoor living space

## GENERAL AMENITIES

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- ◆ R/O Plant
- ◆ CCTV/Intercom
- ◆ Perimeter wall with electric fence
- ◆ 24 Hours excellent security
- ◆ Ample paved well-lit parking space
- ◆ Piped gas connection from utility to kitchen
- ◆ Bucket planters

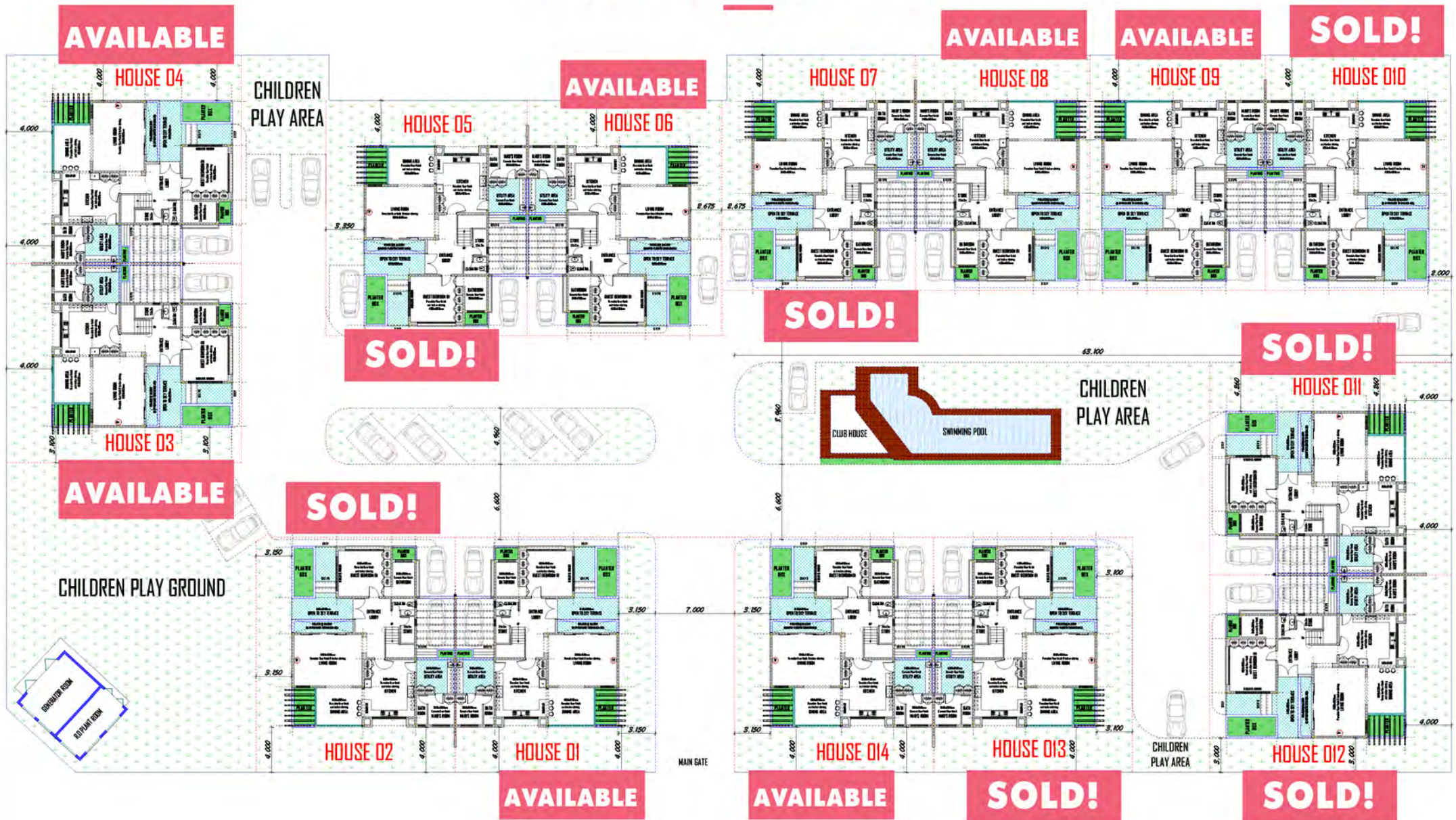




## ADD ON FEATURES AT AN EXTRA COST.

- ◆ Grills or security magnets (Preferred securex)
- ◆ Air conditions
- ◆ Kitchen appliances
- ◆ Interior / exterior changes
- ◆ Genset cable connection to the house you choose
- ◆ Terrace patio garden enhancement
- ◆ Service charges to begin with 20,000/= which includes; security guards, common area maintenance, swimming pool maintenance, common gardens, club house maintenance, Generator and RO plant maintenance & common service meter electricity bill
- ◆ NB: It will fluctuate according to the services provided. Generator fuel will be charged as per the meter reading.

# PETALS SITEPLAN



# HOUSE AREA SCHEDULE

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House number 01 - 3,899.23 SQFT

House number 02 - 3,899.23 SQFT

House number 03 - 3,899.23 SQFT

House number 04 - 3,899.23 SQFT

House number 05 - 3,954.93 SQFT

House number 06 - 3,853.84 SQFT

House number 07 - 3,743.87 SQFT

House number 08 - 3,431.32 SQFT

House number 09 - 3,431.32 SQFT

House number 10 - 3,635.08 SQFT

House number 11 - 4,272.54 SQFT

House number 12 - 3,986.50 SQFT

House number 13 - 3,899.23 SQFT

House number 14 - 3,899.23 SQFT

# PAYMENT PLAN

(PRICES ON APPLICATION)

5% ON BOOKING

15% ON AGREEMENT SIGNING

75% IN 15 MONTHS AT 5% PER MONTH

5% ON HANDOVER



THESE PRICES ARE SUBJECT TO CHANGE AT VARIOUS DEVELOPMENT CYCLES.

# ESTIMATED CONSTRUCTION TIMELINE



Groundbreaking

JANUARY 2022



Construction

24 Months



Completion

December 2023

NB: DATES MAY VARY DUE TO UNFORESEEN CIRCUMSTANCES, EVENTS BEYOND CONTROL

## FAQS

Q: SIZE OF THE WHOLE PLOT?

A: TWO ACRES

Q: TITLE DEED?

A: FOR EACH HOUSE UNDER THE NEW SECTIONAL ACT NO. 21 OF 2020

Q: NEIGHBOURHOOD?

A: KINDEGATEN, POLICE STATION, RESTAURANTS, NYALI CINEMAX, SCHOOLS & MORE SOCIAL AMENITIES

Q: SIZE OF EACH UNIT?

A: APPROX 4100 SQFT

Q: SERVICE CHARGE?

A: KSHS 20,000/= PM

Q: R/O PLANT ?

A: YES

Q: NUMBER OF UNITS IN THE ESTATE?

A: 14 UNITS ONLY



AN ORIGINAL ASSETS PROJECT

# PETALS

## ORIGINAL ASSETS

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📍 Nyali, Mombasa



Located off Moyne drive,  
Jomo Kenyatta Road ,Nyali



Surrounding this project are the best developments and amenities everyone desires for life. This includes, Shopping Centers, Hospital, Restaurants, Schools, Beach Hotels & Much More.

All images contained in this brochure are indicative only and could be liable to change. Such as; photography, illustrations, site plan, draft specification and floor plans.



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