



LT CONDO KIBAGABAGA

LANGSTON TERRACE CONDOMINIUM | KIBAGABAGA | GASABO | KIGALI | RWANDA



ABOUT LT CONDO

LT CONDO provides high-quality urban condominium living in one of Kigali's most desirable and well-serviced neighborhoods. The 8-unit apartment complex includes a mix of unit types with a modern design that balances style and affordability for middle-income buyers. You can enjoy owning your own home along with the convenience and cost savings of a condominium. LT CONDO is located in Kibagabaga's Sunset Villas neighborhood near the main road KG 19 Avenue. You will love the views of Kigali's beautiful hills from your new home, and being well-located near the CBD (8 km/18 minutes), Kibagabaga Hospital, the Kigali Golf Club (4 km/10 minutes), Pili Pili, and other neighborhood amenities.

At Urban Patch, we know that we all deserve better housing, environments, communities, quality of life, and opportunities. LT CONDO provides new housing development in Kigali based on sustainable urban development principles. We are creating a desirable mixed-income community suitable for first-time buyers and workers in need of more affordable housing as well as for young professionals and growing families. Now is the time to own your future in Kigali!

SPECIFICATIONS

LT CONDO is a private gated estate with a guardhouse. All apartments come with kitchen cabinetry and a wardrobe for each bedroom. There are high-quality porcelain tile floors throughout with wall tiles in the bathrooms. Each apartment has an independent 3,000-litre water storage tank, hot waters, and electrical service and lighting. Appliances are not included. The condominium will have a one-year limited warranty for construction defects.

AVAILABILITY

Construction began in March 2019 and will be completed and available for occupancy beginning spring 2020. The three available affordable 2 bedroom units will be marketed first to persons registered for affordable housing with RHA but are available for any middle-income first-time homebuyer for owner occupancy as a primary residence.

For more information and sales contact Urban Patch Kigali at contact@urbanpatch.rw.



FINANCING PLANS

Whether you are a first-time buyer or an experienced real estate investor, we understand that our buyers have different financing needs. We offer discounted cash sale pricing and installment payment or mortgage loan purchase options. Contact your bank to find out more information about mortgage loans and affordable housing finance programs. We have three financing plans available:

- Plan A:** 50% Cash deposit on signing of the contract and 50% payment at closing
- Plan B:** 20% Cash deposit on signing of the contract, two 30% installment payments, and 20% payment at closing
- Plan C:** 20% Cash deposit on signing of the contract and 80% mortgage at closing

PRICE LIST

Note: units crossed out ~~in red~~ on the listing below are no longer available (sold or in contract). We will accept waiting list inquiries for these units from interested buyers.

3 Bedroom Townhouses

Living/Dining Room, Kitchen, 3 Bedrooms, 2.5 Bathrooms, Bonus Room, Dedicated Parking
90 Square Meters

| <u>Unit</u> | <u>Unit Description</u> | <u>Plan A or B Price</u> | <u>Plan C Price</u> | <u>Share</u> |
|------------------------|-----------------------------|---------------------------|---------------------------|------------------|
| Townhouse 1 | SE End w/ Garden | 76,500,000 Frw | 79,000,000 Frw | 17.5% |
| Townhouse 2 | Middle w/ Balcony | 73,500,000 Frw | 76,000,000 Frw | 16.5% |
| Townhouse 3 | Middle w/ Balcony | 73,500,000 Frw | 76,000,000 Frw | 16.5% |
| Townhouse 4 | NW End w/ Garden | 76,500,000 Frw | 79,000,000 Frw | 17.5% |

2 Bedroom Apartments (Affordable Housing)

Living/Dining Room, Kitchen, 2 Bedrooms, 1 Bathroom, Patio
45 Square Meters

Note: The 2 Bedroom Apartments at Langston Terrace are only available as affordable homeownership units to qualified first-time buyers¹. All 2 Bedroom units have sold.

| <u>Unit</u> | <u>Unit Description</u> | <u>Plan A or B Price</u> | <u>Plan C Price</u> | <u>Share</u> |
|------------------------|----------------------------|---------------------------|---------------------------|---------------|
| Apartment 1 | SE End w/ Patio | 35,000,000 Frw | 35,000,000 Frw | 8% |
| Apartment 2 | Middle w/ Patio | 35,000,000 Frw | 35,000,000 Frw | 8% |
| Apartment 3 | Middle w/ Patio | 35,000,000 Frw | 35,000,000 Frw | 8% |
| Apartment 4 | NW End w/ Patio | 35,000,000 Frw | 35,000,000 Frw | 8% |

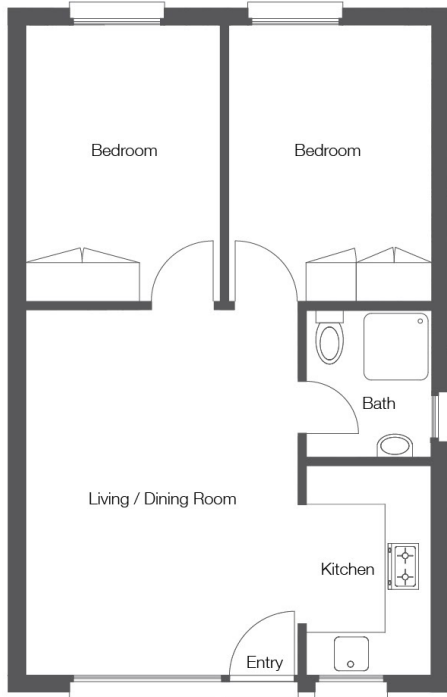
OTHER COSTS

There is a 1% property tax based on the sales price or government valuation, and any government taxes, fees, or other required legal or closing costs will be paid by the buyer. Common elements and maintenance will be managed by the Langston Terrace Condominium Ltd. Owners Corporation and charged according to a condominium plan based on the unit share of ownership percentage.

¹Qualified buyers of the middle-income affordable units must be first-time homebuyers for owner-occupancy. The buyer must commit himself/herself not to sell or lease for profit the affordable housing unit within a period of at least three (3) years by signing a declaration. **The sale or lease of an affordable housing unit before the three-year period is subject to equity recapture to ensure the affordability of the unit.**

2 BEDROOM APARTMENT SAMPLE PLAN

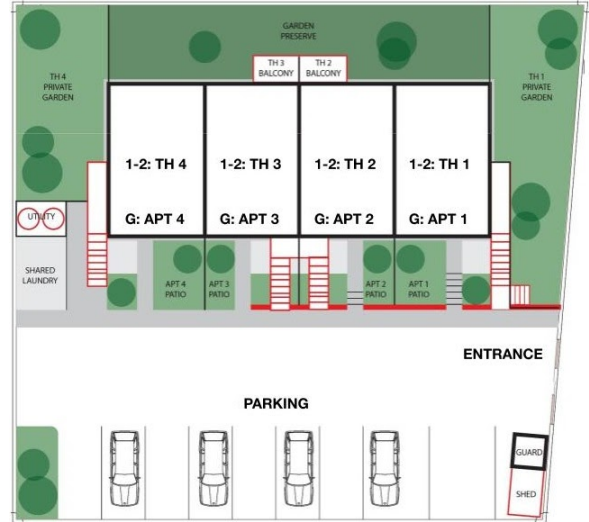
45 Square Meters Simplex Unit
 Living/Dining Room, Kitchen, 2 Bedrooms,
 1 Bathroom, Patio, Shared Parking



GROUND FLOOR

ILLUSTRATIVE SITE PLAN

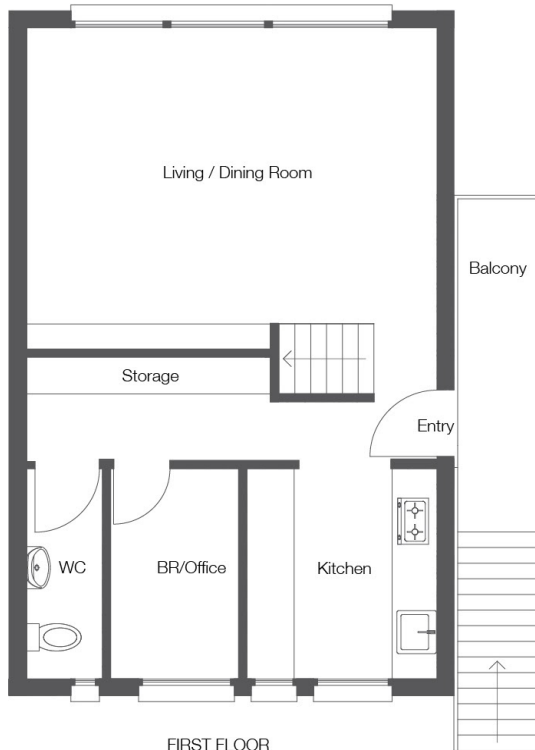
920 Square Meters Plot in Kibagabaga, Gasabo
 First and Second Floors: Townhouses 1-4
 Ground Floor: Apartments 1-4



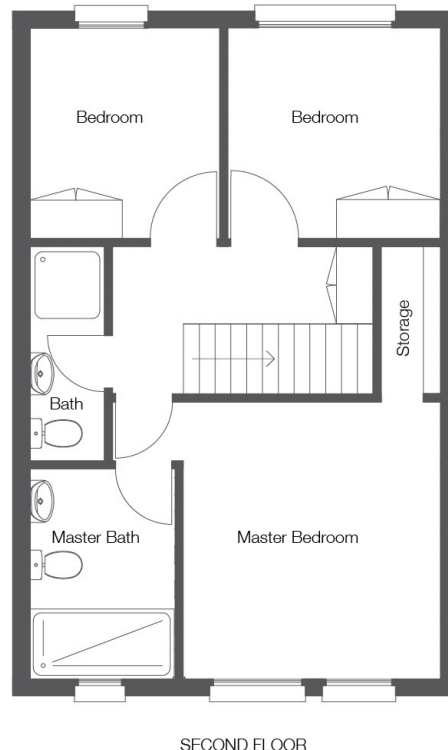
The property is a gated estate with a security guard house and paved parking on a paved drive off of KG 19 Avenue.

3 BEDROOM TOWNHOUSE SAMPLE PLAN

90 Square Meters Duplex Unit
 Living/Dining Room, Kitchen, 3 Bedrooms, 2.5 Baths,
 Bonus Room, Garden or Balcony, Dedicated Parking



FIRST FLOOR



SECOND FLOOR