



MAISHA MEMA FAQs

GENERAL

1. How big is the land, and how many units are you building?

Maisha Mema will be constructed on a parcel of land measuring approximately 10.4 acres. There will be a total 120 units mix of 3 and 4 bed all ensuite townhouses including DSQ, rooftop terraces, bedroom balconies, private gardens for each unit, garden stores and a minimum of two parkings.

2. What is the difference between Uphill and Downhill Units?

Uphill	Uphill	Downhill	Downhill
3 Bed	4 Bed	3 Bed	4 Bed
Raised lounge	Raised lounge	Sunken lounge	Sunken lounge
Master bed facing garden	Masterbed facing parking (with balcony)	Master Bed facing garden	Master bed facing garden
Rooftop terrace facing parking	Rooftop terrace facing garden	Rooftop terrace facing garden	Rooftop terrace facing parking
<i>Size in Sq.mt</i>	<i>Size in Sq.mt</i>	<i>Size in Sq.mt</i>	<i>Size in Sq.mt</i>
<i>Enclosed - 179.6</i>	<i>Enclosed - 218.4</i>	<i>Enclosed - 185.0</i>	<i>Enclosed - 219.8</i>
<i>Covered - 10.8</i>	<i>Covered - 10.8</i>	<i>Covered - 9.2</i>	<i>Covered - 9.4</i>
<i>Open - 41.6</i>	<i>Open - 40</i>	<i>Open - 26.8</i>	<i>Open - 43.2</i>
<i>Total - 232.0</i>	<i>Total - 269.2</i>	<i>Total - 221.0</i>	<i>Total - 272.4</i>

3. Where is the project located?

Maisha Mema is located within the master planned Tilisi project. This is located off the A104 (Nairobi-Nakuru highway), 30 Kms from Nairobi CBD and 27Kms from Westlands. It is also 10 minutes from the Northern, Western and Southern bypasses. There is also an entrance to Tilisi directly off Limuru Road.

[Google Maps Coordinates](#)

4. What is Tilisi?

Tilisi is a 400-acre master planned and mixed used city on the outskirts of Nairobi which develops world-class infrastructure and sells fully serviced land parcels for investors to develop.

Tilisi comprises; light industrial, residential, educational, medical, recreational, hospitality, commercial and retail uses, ultimately offering an all encompassing corporate and community experience.

Please see www.tilisi.co.ke for more information

5. What infrastructure is Tilisi providing?

Tilisi is providing:

- Paved roads
- Footpaths
- Drainage
- Street lighting
- Cycle lanes
- Sewerage connection and sewer treatment plants
- Piped water from 8 boreholes
- Well manicured and landscaped lawns
- ClearVu Perimeter fence and manned gates and CCTV surveillance
- Underground power reticulation
- Fibre internet cable connection
- Recreational areas
- 6.8Km Jogging track

6. How is the project phased?

Maisha Mema will be constructed in 3 phases; Phase 1 will consist of 48 units.

7. When did construction commence?

Construction of Phase 1 commenced in February 2023 and is expected to complete in Q2 2025.

8. When will Phase 2 commence?

To be announced at a later date

9. What are the finishes for Maisha Mema

Exterior

Plastered exterior with mixture of textured paint and flat paint

Cladding on exterior

Aluminium casement windows and doors with 6mm laminated safety glass

Cabro paving on the roads

2 parking spaces per house

Steel mesh fencing between units

Interior

Open plan kitchen and dining area
Fitted and Europe style kitchen with quartz worktop
Integrated European hob, oven, extractor and microwave
Laminate flooring in the lounge and bedrooms
Porcelain tiles in kitchen and bathrooms
Accent wallpapered walls
8mm toughened glass for shower screens
Gypsum ceilings in most rooms
Custom made internal doors with European style finish
Built in smokeless fireplace unit
Fitted European style sliding and hinged wardrobes
Heavy grade stainless steel kitchen sinks and sink mixers
High quality imported sanitary ware & fittings with hot water showers
Wall hung Water Closet and concealed cisterns
Provision for undersink water heater in the kitchen
Hot water supply in all taps
Mild steel railing on staircases, balustrades and balconies
High quality energy efficient LED light fittings in all townhouses and common areas
Provision for inverter
Provision for washer/ dryer in utility area and roof terrace
Provision for dishwasher
Provision for individual underground tanks
Provision for data points in each bedroom and lounge
Provisions for ICT and Cable TV

Amenities

15m heated swimming pool and kids pool
Club house with a hall
Fully equipped gym
6m wide paved roads with 1.5m walkways on each side
Gate House with management offices
Underground water storage tank for storage for 210,000 litres
Access to borehole water
Common area generator
CCTV in common areas
Street lighting
Landscaped gardens and children's play area
Guard house
Visitors parking
Secure galvanised steel perimeter fencing with electric fencing

10. What security measures are being implemented?

- Tilisi has 24hr manned gate houses at all entrances with guards patrolling throughout the day

and an electric fence for the exterior perimeter.

- Tilisi also has backup alarm systems.
- Maisha Mema will have a 24 hrs manned gate house
- There is intercom between each villa and the gatehouse
- There is CCTV surveillance at strategic points.
- ClearVu Perimeter wall fencing around the entire project.
- Electric fence
- Well lit compound with street lighting within the Maisha Mema estate
- Conduits to each external opening to make provision for vibration sensors within the townhouse.

11. What is the water supply and capacity of the water storage tanks?

The water is supplied through the boreholes within Tilisi. The water is pumped and stored in the underground RC tanks next to the recreational areas. The capacity of the underground RC tank is 210,000 litres.

There is also a provision to install your own plastic underground tank at the drying yard.

12. What measures are you taking for power outages?

There is a standby generator for the common areas in case of power outages. Each unit has a provision for an inverter inside.

13. How many parking spots do I get with the purchase of a parking spot?

All townhouses come with 2 parking spots. There are a few units with 3 parking spots.

14. Where can people dry their clothes?

We recommend clothes to be dried in the garden area or in the utility room.

15. Are there features to be implemented in the units to take care of the cold seasons?

We are providing a smokeless fireplace unit in the lounge room. Insulated flue and vent in the chimney enclosure will be used to heat the room above the lounge room.

We are also putting in laminate flooring in the living room

16. Where are you getting your finishes from?

There is a mix of local and imported material. Selected finishes are being sourced as follows:

- Tiles from India
- Sanitaryware from China
- Kitchens - laminate boards from Turkey
- Wardrobes - laminate boards from Turkey
- Laminate flooring - To be determined

17. How long is the grace period for repairs after construction?

The buyer has 6 months from the practical completion certificate date to report any issues/defects which we will repair/fix.

18. Can I make changes to the Villa before or after purchase?

No structural change is allowed. No walls will be allowed to be broken. Only minor changes can be done within the property after handover at the buyer's cost and supervision.

19. What Mema have the developers previously done?

The developers of Maisha Mema have had shareholding in the following projects within Nairobi:

Maisha Mapya, Maisha Makao, Greenspan Mall and Estate, Solitaire, West End towers, Delta Towers, Delta Annex, Tilisi Views, Capital Centre, Warwick Centre and the Radisson Blu Arboretum.

FINANCIAL

20. How is the project financed?

Partly self financing and part credit facility from Prime Bank.

21. What payment options are available?

Please [click here](#) for pricing, availability and various payment options for Maisha Mema

22. Who are your banking partners?

We have partnered with several banks that we can recommend to ensure an efficient and timely process, however you are free to engage your own financier.

23. What are your minimum deposit requirements?

The absolute minimum deposit required is 10% of the purchase price.

24. Will Maisha help me find a tenant?

Undoubtedly, there will be enquiries for rental. We shall keep a database of all such enquiries and match up tenants and landlords.

25. Is my money safe with you? What comfort can you give me?

Absolutely. We have started construction and did not require a certain amount of pre-sold units to start construction like other developers. We have a proven track record and we have completed several real estate projects. We are also part of the Tilisi developers, so we are part of this development for the long term.

We will also update buyers with regular newsletters and the site is open for visitors/buyers every day of the year.

We have started construction and the funding is in place to complete the project.

26. Why should I invest now?

Quite simply to take advantage of a larger choice of townhouse types and particular unit location when purchasing your dream home. Pricing is also bound to increase.

27. Rental return on the investment?

1. We are anticipating a rental return on a 3 bed of Kshs 130,000/- inclusive of service charge
2. We are anticipating a rental return on a 4 bed of Kshs 160,000/- inclusive of service charge

28. What are the other costs involved in purchase?

There are the following additional costs:

Payable to MMC Asafo on execution of the Agreement for sale

	ITEM	AMOUNT (KSHS)
1	Legal Fees (Exd. Of VAT) *	110,000
2	Stamp Duty on the Agreement for sale	500.00
3	Registration of the Management Company	1,500.00
4	Issuance of share Certificate	1,000.00
5	Bank Charges	1,000.00
6	Cost of Transfer of Reversionary Interest	5,000.00
7	Disbursements	4,000.00
8	VAT on Legal Fees and Disbursements	TBA

Payable to MMC on execution of the Lease

	ITEM	AMOUNT (KSHS)
8	Registration fees on the Lease	8,500.00
9	Stamp Duty on Lease (@ 4% of the Value of the Property).	4%
10	Valuation Costs	8,500.00
11	Consent to Lease	2,000.00

Payable to Maisha Housing Limited on or before the Completion Date

	ITEM	AMOUNT (KSHS)
1	Water meter installation	20,000.00
2	Electricity meter installation	20,000.00
3	Preparation of Geo- Referenced survey plan	15,000.00
4	Service Charge for Six (6) months**	90,000.00
5	Deposit for Service Charge equivalent to six months service charge	90,000.00

6	Consideration for Reversionary Interest	10,000.00
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* Legal fees for 4 bed unit is KShs.120,000/- exclusive of VAT

**Service charge deposit is transferable to a new owner.

LEGAL

29. What is the legal tenure of the purchase?

Leasehold title of 99 years since 2014

30. Who are your lawyers and their fees?

MMC Asafo Advocates and their negotiated fee are as per point 28.

31. What is reversionary interest?

This is the transfer of ownership by the head lessor to the management company (to which every purchaser/lessee is a shareholder) to enable the management company to renew the lease on expiry of the term of the current lease.

32. Can you recommend lawyers who I can hire to represent me?

We have a recommended panel of lawyers. This can be shared upon request.

33. Who will issue us with the occupation certificates?

The architect issues the occupation certificate.

34. How long should it take to complete the purchase process?

- The booking form is done instantly.
- The letter of offer should be signed within 2 weeks of the booking form.
- The sale agreement should be signed within 60 days of signing the letter of offer.
- The registration of the lease should take approximately 4 to 5 months from the date of completion.

MANAGEMENT

35. How is the property going to be managed in the future?

We will have in place an external Management company fully appointed by Maisha Mema Residents Association.

36. Do buyers get a share of the management company?

Yes, you will have a share of the Management company which takes care of the residents welfare in terms of decision making and voting rights.

37. What are your service charge rates and how soon should one begin paying for it?

- For Maisha Mema, we expect the service charge to be approximately KShs 15,000/- per month.
- Service charge commences once the occupation certificate is issued.

38. What does service charge cater for?

- Security
- Garbage collection
- Water and electricity for common areas
- Landscaping
- Generator running costs
- Cleaning
- General maintenance and repairs – Swimming pool, replacement of street bulbs, service roads, repair of blocked sewers etc.
- Management costs
- Payments to service contractors,
- Audit/Company secretarial fees
- Land rent and rates
- The Tilisi wide service charge (infrastructure levy and urban management levy) for the common services in Tilisi.

39. Does the developer make a profit on service charge

No, the developer does not make any profit. The service charge is fully audited by the owners and all service providers will eventually be selected by the management company run by the owners.

40. How do I pay my water and electricity bills?

The Head Lessor “Tilisi Developments Plc” or its affiliates or subsidiaries shall provide power and water supply. The Head Lessor will bill the Maisha Management Company who in turn will raise individual invoices to each villa based on their consumption. Each homeowner is liable to pay their utilities based on their consumption to the Maisha Management Company who shall further remit these to the Head Lessor.

AMENITIES

41. What are the amenities being provided?

- Gatehouse
- Management offices
- Clubhouse with an entertainment hall
- 15m heated swimming pool and kids pool
- Landscaped gardens and children’s play area
- Fully equipped gym
- Common area generator
- CCTV in common areas
- Street lighting
- 6m wide paved roads with 1.5m walkways on each side
- Guard house
- Visitors parking

42. Do I have to pay for the use of the clubhouse?

It will eventually be up to the management company run by the owners. However, we envision a small charge for booking the clubhouse to avoid misuse.

43. Do I have to pay to use the Gym?

We will set it up to be part of Maisha Memas service charge and the management company can decide on this after. However, we don't anticipate separate charges for this.

44. Do I have to pay for using the swimming pool?

We will set it up to be part of Maisha Memas service charge and the management company can decide on this after. However, we don't anticipate separate charges for this.

45. What equipment are you providing in the children's play area?

There are provisions for various children's play equipment