



5408
belva

Conveniently located on 6th Avenue
Parklands is this architectural gem
portraying the essence of simplicity.

3408 Belva has 3 bedroom, 5 bedroom
simplex and 5 bedroom duplex apartments
set to match international market standards
with beautiful views.

This signature collection of luxury
apartments have been styled with
contemporary elegance embodying modern
living with a perfect blend of luxury and
convenience in mind.



Developer's View



3408 Belva is a passion project for Us. From the vast number of projects we have contributed to, we saw a need in the real estate market.

This project has been set to match international standards, with an inclusive residents policy and diverse community of practice. We seek to appeal to the modern man seeking tranquility and peaceful ambience whilst conquering City Life.

We also wanted to make this a green project, save on energy and run at optimum providing our clients value for their money.

Why the name 3408 Belva?

3 UNIQUE APARTMENTS

Different and unique residential apartments each with a beautiful view and aesthetic within the project. These include 5 bedroom simplex, 5 bedroom duplex and 3 bedroom units that provide exquisite living at optimum cost thus providing value for money.

4 BEAUTIFUL VIEWS

within and outside the project. Block A will be facing Karura forest and the cascading waterfall within the project while Block B will get a mesmerising Vertical Garden view and that of Nairobi city as well as Githuri estate. This was made possible by the fact that all units will have balconies and natural light entry points. With 3 different outside views and an internal view, we provide our residents with the luxurious living they deserve.

0 ENERGY WASTE

Through the use of solar panels we aim to make this a green project, saving our residents money and resources. We are integrating solar and green alternatives to the project to make sure we provide the best alternative in the real estate market.

8 FIRST-CLASS FACILITIES

These features make this quite the destination for anyone looking to stay in Nairobi. From an Espresso bar and lounge to a boardroom that would service our residents when they are looking to relax or have business meetings. All under one-roof.

Finally the name Belva is a girl's name of Latin origin meaning "beautiful view". So much of this building's aesthetic borrows from its surrounding thus giving the illusion that one is part and parcel with nature and its surrounding environment. We are proud to welcome you to this inventive and disruptive project that would set standards in the Kenyan market let alone internationally.

Architect's View

With commanding views across the M15 to Karura Forest, 3408 Belva was conceived to reference the forest.

The elevations are designed to simulate the harmonious ruggedness and legible complexity of the forest's canopy, combining different patterns on different volumes of the composition to create coordinated variation. The forest narrative is then furthered through the use of live and dry green walls and planters on the façade.

The building is designed to be environmentally responsive. Most of the openings and main spaces face north and east, and minimal openings to the west to reduce solar gain. Balconies provide additional sun shading from high altitude sun, cutting out direct sunlight whilst allowing ample natural light through the large glazing.

Photovoltaic cladding panels articulate the elevation and act as a pergola for the penthouse levels, supplementing the building's power requirements with clean energy. The use of efficient electrical and plumbing fixtures ensures conscientious use of power and water.

The biophilic design strategy flows into the building's interior with green walls and water features in the public spaces. Together with the use of natural textures and tones throughout the building, a calming atmosphere is created that connects the occupants to nature, creating a healthy psychological environment.

The use of plants helps to filter the air, which together with the use of low VOC materials ensures good indoor air quality for a healthy environment.

The mixed-use program allows residents to access amenities within the building, and introduces these amenities to the immediate neighbourhood, reducing the need to drive to another location to access the same. This indirectly reduces not only the development's but also the neighbourhood's by reducing the need for travelling relying on fossil fuels.



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Building Features

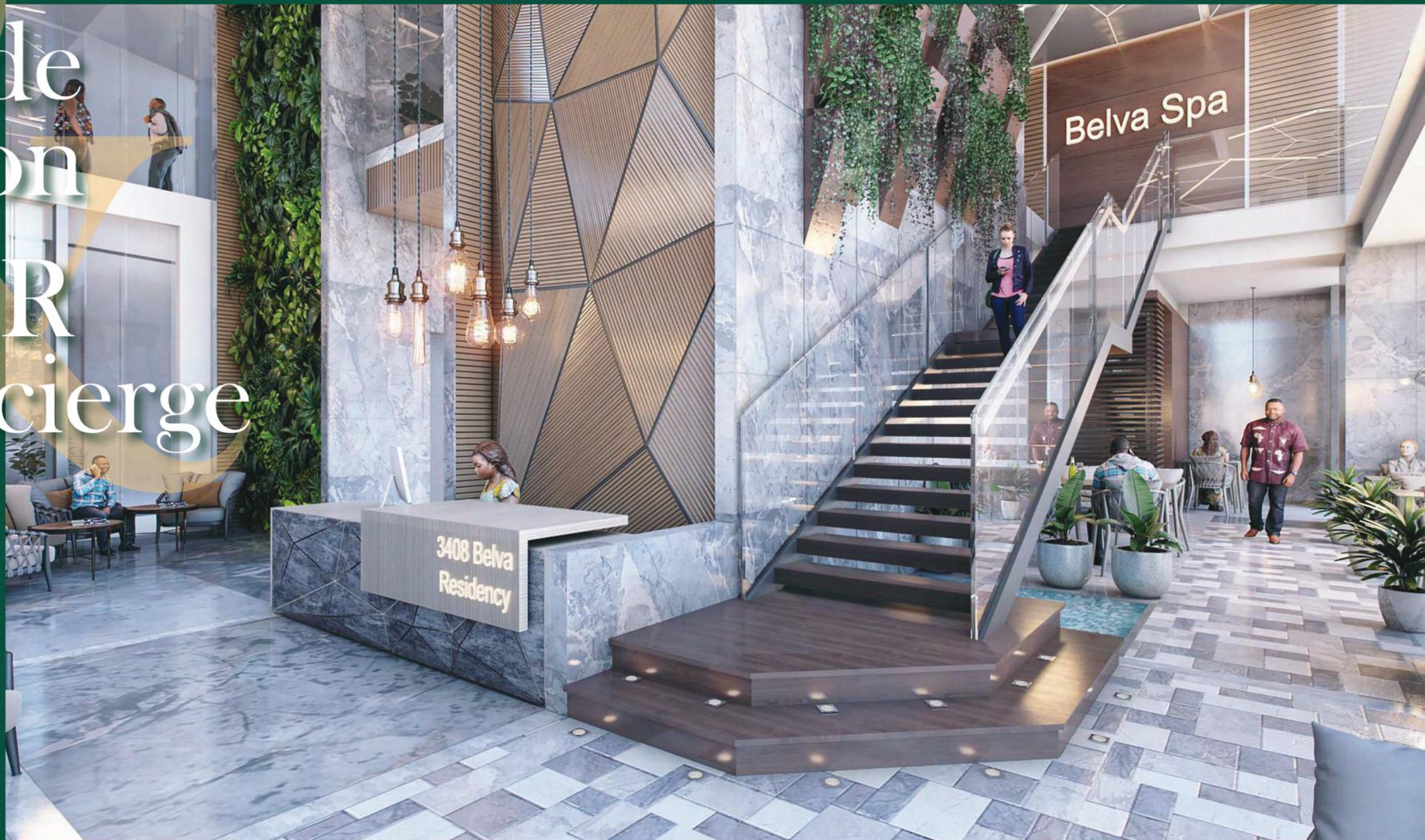
Vertical Garden. It's made to reflect the view from Karura forest from which 3408 Belva borrows its inspiration from.



Solar Panel Walls: This not only helps provide a green alternative to source for power but ensures that the building is always powered

Cascading Waterfall It flows from the top deck to the first floor to give you the serene and ambience the modern man seeks to find in the city.

Grande Reception 24HR Concierge



A welcoming Space that allows guests and residents to enjoy your stay . We will also avail a 24hr concierge that will cater to your every need.



Garden Courtyard

The quiet ambience and exuberant architecture of the green forestry within the building gives our residents the exclusivity desired and a great resting area

Espresso Bar Lounge

The espresso bar and lounge will cater to all your hosting needs as well as provide a relaxed ambience and quality service for your guests or clients you would be receiving.





Salon & Wellness Centre



We care for our clients and thus provide an in-house wellness centre to cater to your body and soul. We will have a separated ladies and gents spa fitted with a sauna and hydrobath.



Belva Sporting Activities

We will also avail a jogging track, bike storage unit and lap pool for all our physical health enthusiasts.

The swimming pool is solar heated allowing our residents to enjoy swimming despite the weather.





Solar-heated Swimming Pool

Not everyone would enjoy a cold swim thus this provision would allow our resident's to enjoy a swim whatever time of the day it may be.



Games Room

After a hard day's work, rekindle your spirit with a variety of entertainment options. Multi Game, Foosball and Pool Table, Darts etc.





Boardroom

When you need to take a business meeting or work from home. All our residents may use this facility for business meetings and for video conferencing calls meeting all your business and personal needs at the convenience of your home.

Indoor Play Area Day Care Centre

The day care centre will provide a safe and secure environment with quality caregivers, so that parents have the peace of mind of knowing their children are safe while they work.



Finishes

FLOORING

Full body porcelain tiles to entrance, wet areas, terraces and yard with matching skirting, Engineered wood to living areas and bedrooms with matching skirting



CEILING

Painted soffit, Suspended gypsum plasterboard to select areas



WALLS

Full body porcelain tiles to sections of wet areas, Glass railing to terraces with stainless steel balustrade and fittings

Fittings



KITCHEN

Post-formed mdf with scratch-proof laminate with union or equivalent accessories, Granite worktop, stainless steel sink with chrome plated Cobra mixers, Ariston kitchen extractor hood



BATHROOM

Jaquar/Grohe sanitaryware, including wall-hung wc with concealed cistern, bathtub and countertop wash hand basin with granite/quartz vanity tops, Chrome-plated Jaquar/Grohe or equivalent faucets, mixers, overhead and telephone showers, including rain shower to master bathrooms, Eurobath soap dish, toothbrush holder, coat hook and towel rail, 10mm toughened glass shower screen to shower, with linear drain



ELECTRICAL

Recessed LED lights, ceiling mounted and wall mounted decorative light fixtures with Panasonic switches

Amenities



- 01** On site borehole & underground water storage



- 02** Full power backup generator



- 03** 4 high speed elevators



- 04** Double exit and entry points



- 05** Internet and TV cable connectivity



- 06** Security intercom & CCTV cameras



- 07** Lighting control system



- 08** Complete fire fighting and alarm system in the basement

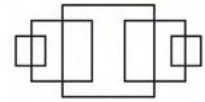


- 09** Booster pump for pressurized water for all bathrooms



- 10** Free Belva valet trash

Project Team



BELVA HOMES

Developer



Contractor



Quantity Surveyor



Sole Selling Agents



Legal



Solar Contractor



Elevator Contractor



Mechanical, Electrical & Plumbing



Architect

Project Start Date: **Start Date: Jan 2021**
Project End Date: **End Date: Dec 2023**

Total Built: **69 Units, 18 Floors**

Per floor:

Block A (2 units on each floor)

Block B (3 units on each floor)

Parking: 2 parking bays per apartment

Payment Structure:

10% commitment fee upon signing a letter of offer

20% payable upon signing agreement for sale

20% in the first quarter

20% in the second quarter

20% after one year into the project

10% after 18 months to the project completion

SERVICE CHARGE: **KShs. 15,000**

Title is valid until **2076**

Purchasers will get a sub-lease for their apartment for the remainder of the lease.

Projected Three bed rental yield: **KShs. 140,000**

Projected Five bed rental yield: **KShs. 200,000**

Projected Five duplex Bed rental Yield: **KShs. 220,000**

Stamp Duties: 4% of Purchase Price

Legal Fees: 1% + VAT

Management Company Share Capital Ksh. 20,000.00

Electricity and Water services Installation and Deposits Ksh. 20,000.00

Cost of formation of Management Company Ksh. 5,000.00

Service Charge 3 Months Deposit KSh 36,000.00

Service Charge 3 Months Advance Payment Ksh. 36,000.00



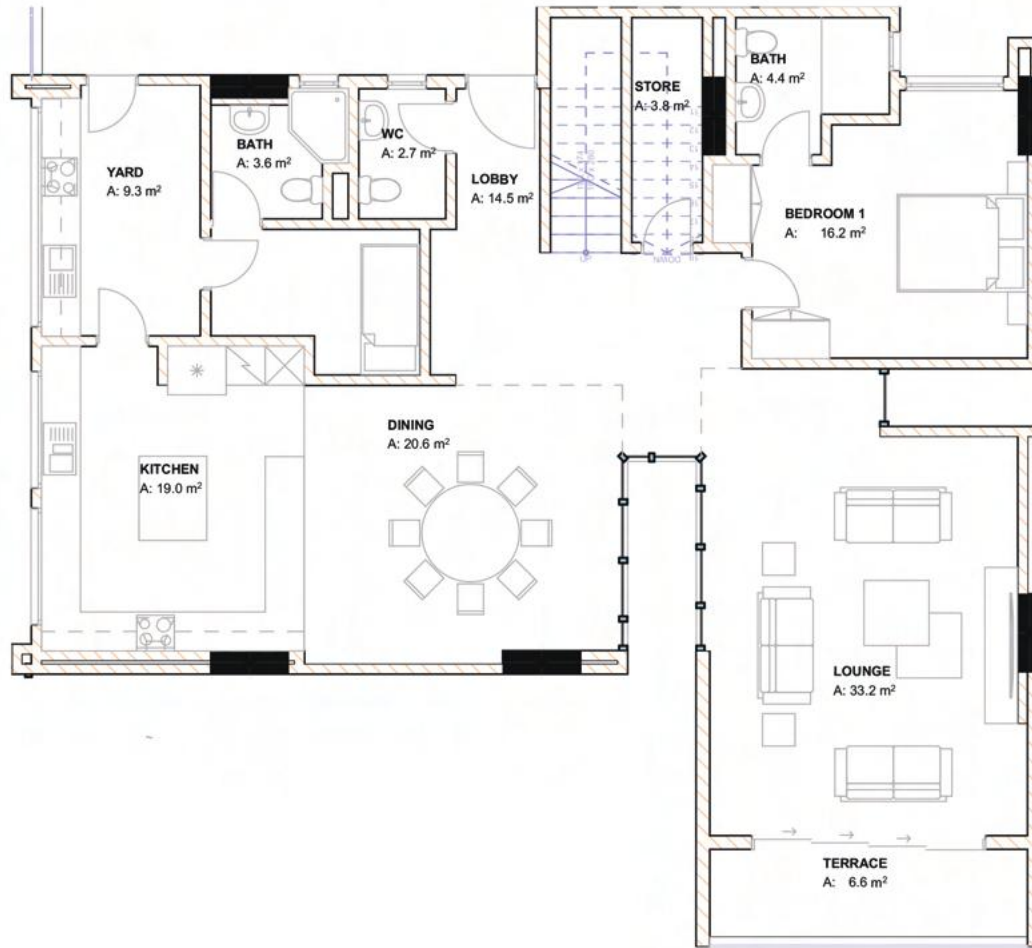
Typical Floor Plan



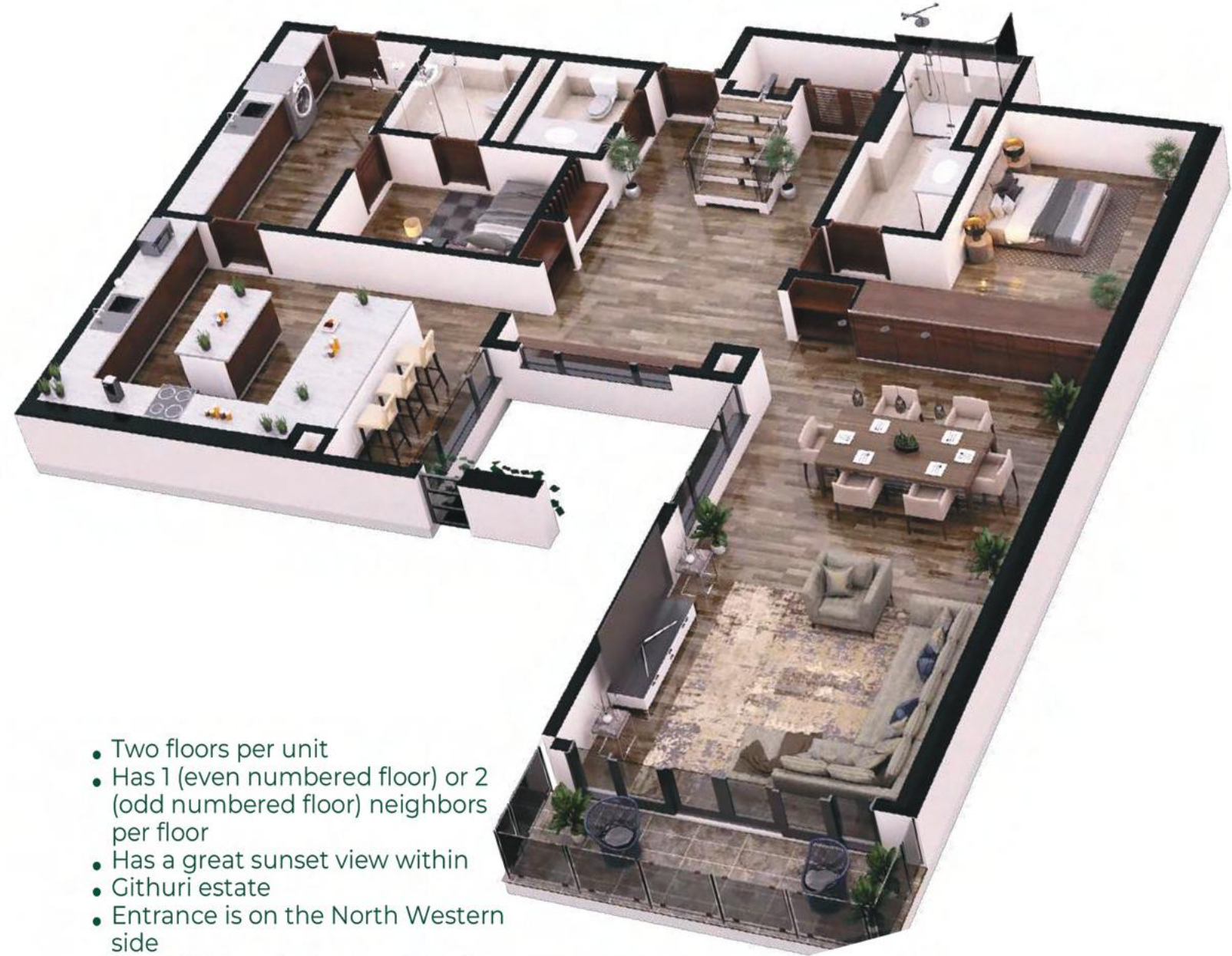
Floor Plans

5 BEDROOM DUPLEX

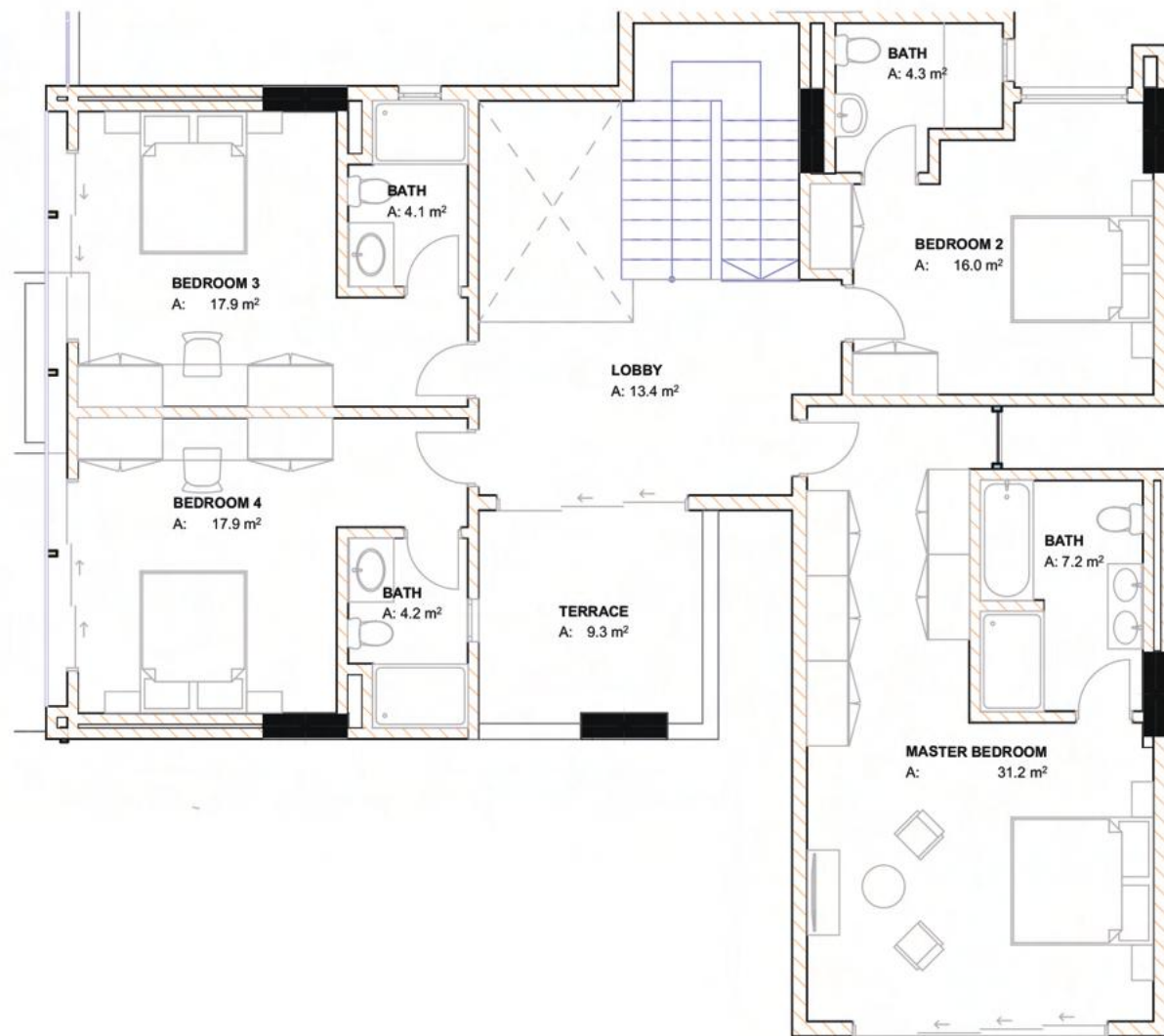
GROSS FLOOR 3200sq ft



Ground Floor



- Two floors per unit
- Has 1 (even numbered floor) or 2 (odd numbered floor) neighbors per floor
- Has a great sunset view within Githuri estate
- Entrance is on the North Western side
- Has a DSQ and separate laundry area

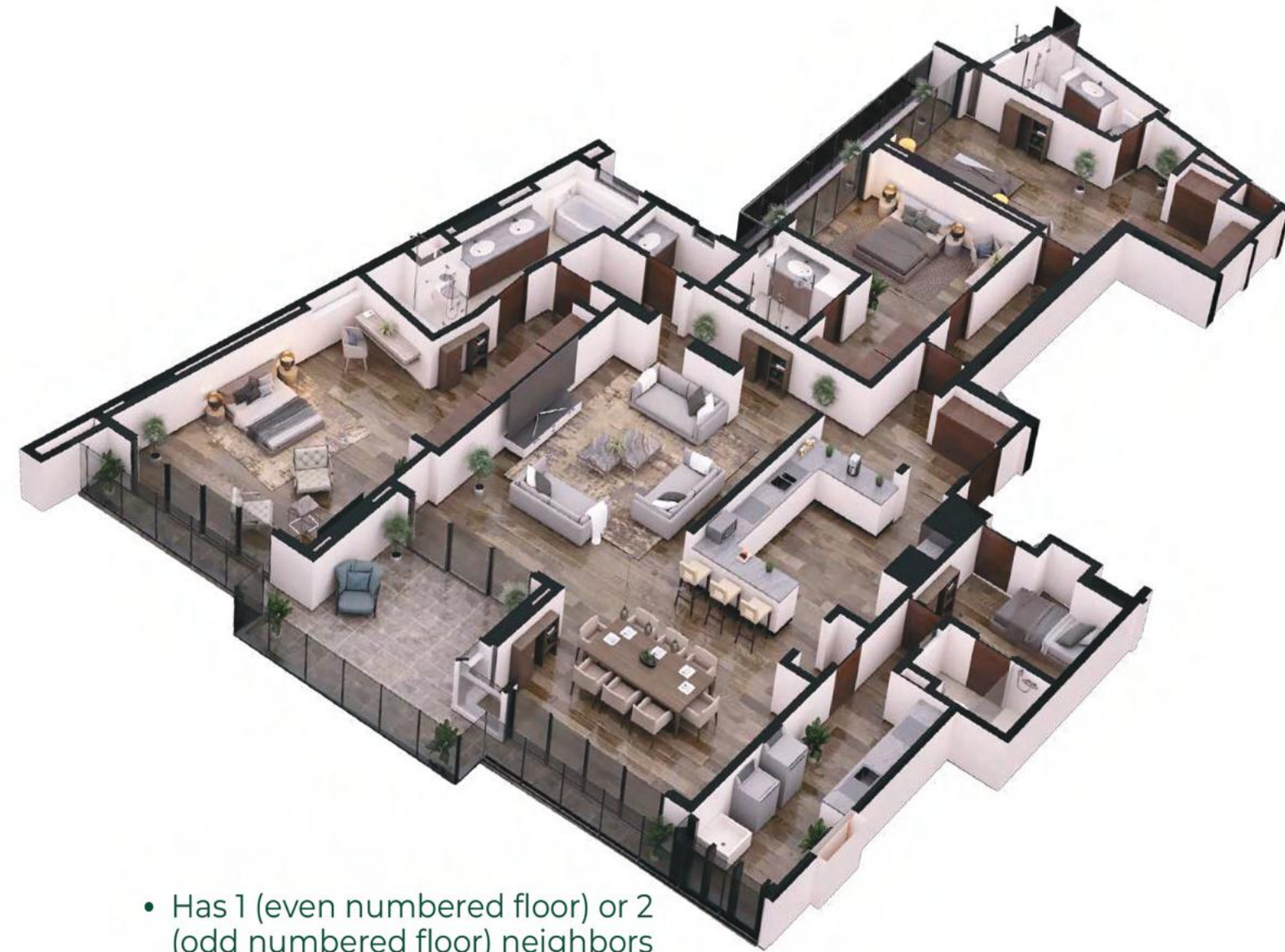
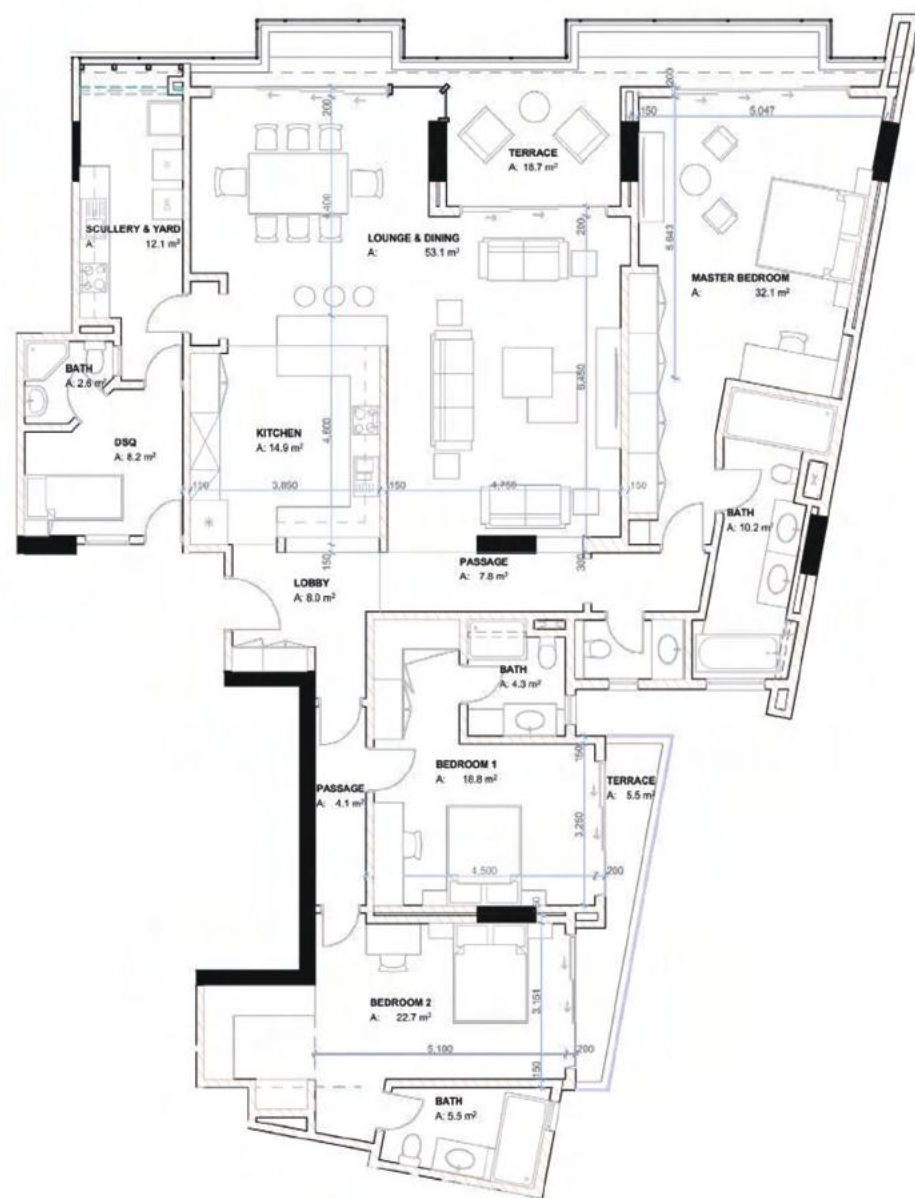


First Floor



3 BEDROOM UNIT 4

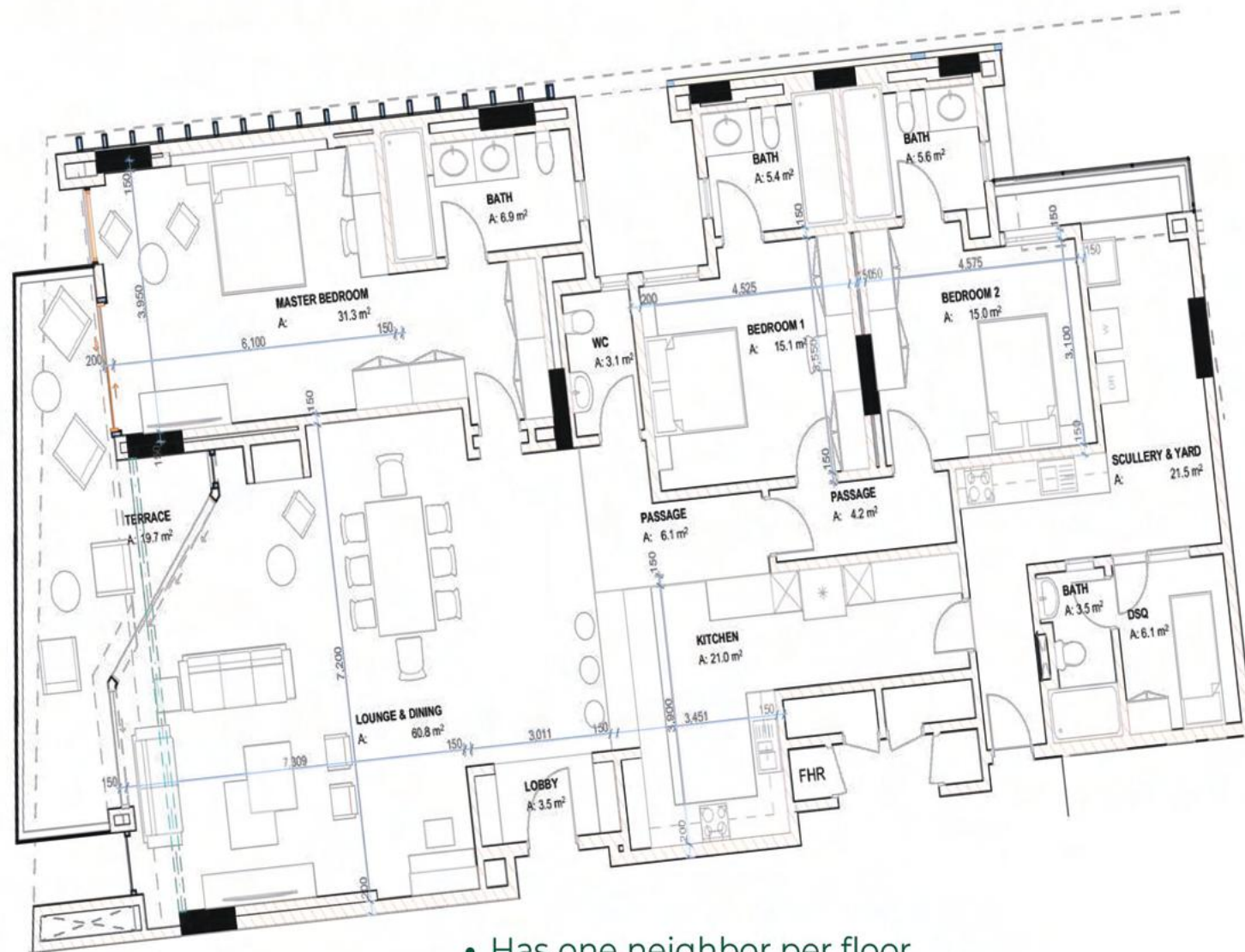
GROSS FLOOR AREA 2800sqft



- Has 1 (even numbered floor) or 2 (odd numbered floor) neighbors per floor
- Entrance faces the South Eastern direction
- Has the City View of Upper Parklands
- Largest unit
- Has a DSQ and separate laundry area

3 BEDROOM UNIT 2

GROSS FLOOR AREA 2510sqft

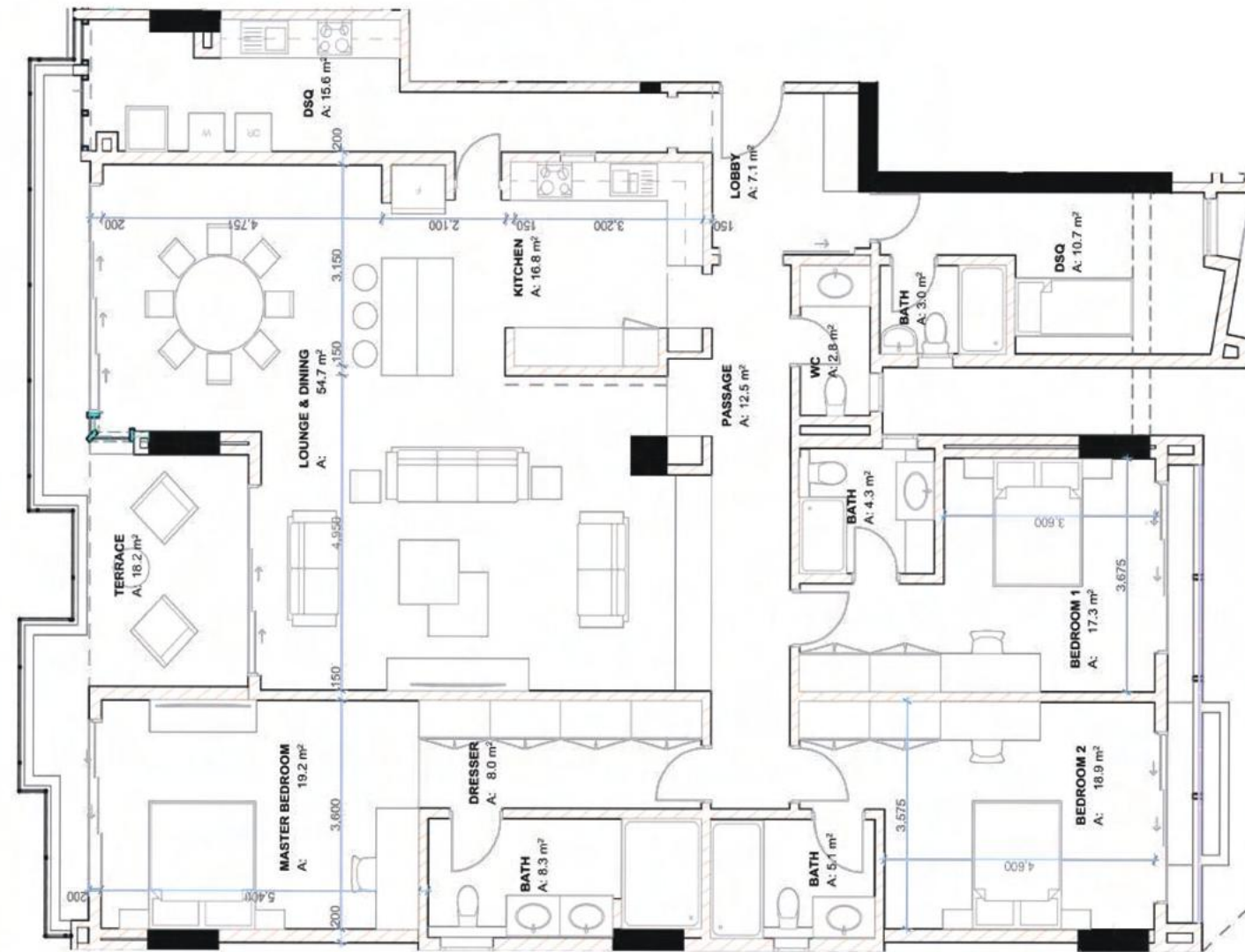


- Has one neighbor per floor
- Entrance faces the North Eastern side
- Has a DSQ and separate laundry area.
- Has direct view of Karura Forest.
- Has a city view of upper Parklands



3 BEDROOM UNIT 3

GROSS FLOOR AREA 2700sq ft



- Has 1 (even numbered floor) or 2 (odd numbered floor) neighbors per floor
- Entrance faces the South Eastern direction
- Has the City View of Upper Parklands
- Direct view of the green trellis facade
- Has a DSQ and separate laundry area

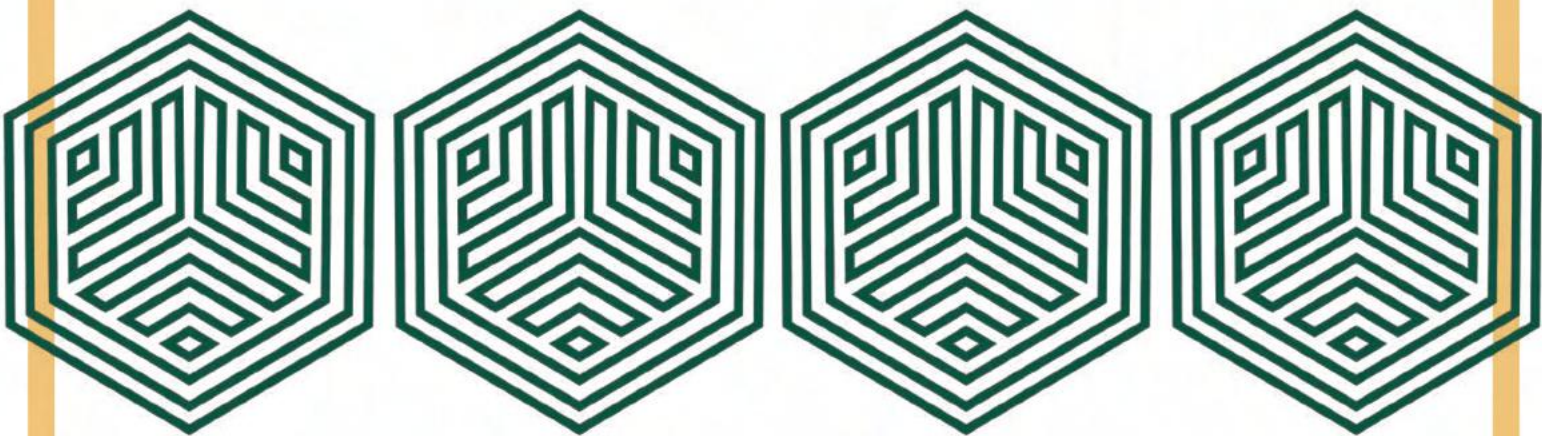
Building Plan

NUMBER	BLOCK A		BLOCK A		
BEDS	5 BEDROOM SIMPLEX	3 BEDROOM	3 BEDROOM	3 BEDROOM	5 BEDROOM DUPLEX
APPROX SIZE SQ FT	3700	2510	2700	2800	3200
DESCRIPTION	Forest View	Forest View	Garden View	Garden View	Garden View
BASEMENT 3					
BASEMENT 2					
BASEMENT 1					
LOWER GROUND FLOOR					
GROUND FLOOR					
MEZZANINE					
1ST FLOOR					
2ND FLOOR					
3RD FLOOR					
4TH FLOOR					
5TH FLOOR					
6TH FLOOR					
7TH FLOOR					
8TH FLOOR					
9TH FLOOR					
10TH FLOOR					
11TH FLOOR					
12TH FLOOR					
13TH FLOOR					
14TH FLOOR					
15TH FLOOR					
16TH FLOOR					
ROOFTOP GARDEN					

KEY

 Common Areas

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