

### Oasis Park II Apartment – Key Overview

**Location:**

Oasis Park II is perfectly situated in the heart of Kimihurura, Kigali, directly opposite the Parliament of Rwanda and near the main KN 5 road, offering excellent connectivity and convenience. This prime location is just a 1-minute walk from Simba Gishushu, a 5-minute walk from the Rwanda Development Board (RDB), and a 10-minute drive to both Kigali Heights and Kigali International Airport. As one of the most sought-after areas in Kimihurura, Oasis Park II provides an ideal blend of accessibility, prestige, and practicality for business and leisure alike.

**Overview:**

Oasis Park II spans an area of 2,706 square meters with a total floor space of 13,347 square meters. The development comprises 135 versatile units, offering a mix of studios, 2-bedroom, and 3-bedroom apartments to suit a variety of investment needs.

**Full Facilities:**

- ✓ No-Boundary Swimming Pool
- ✓ Meeting Room
- ✓ Garden
- ✓ Full Parking Lots
- ✓ Rental Management System
- ✓ Sky Bar and Restaurant
- ✓ Gym
- ✓ Elevators
- ✓ 24-Hour Security
- ✓ Lobby Bar
- ✓ City View in All Directions
- ✓ Emergency Generator
- ✓ Housekeeping Services

**Investment Plan:**

Model	Monthly Rent/USD	Average Price/USD	Yield	Payback (Years)
Studio	1,200	77,000	13.1%	7.64
2 Bedroom	2,300	168,000	11.5%	8.70
3 Bedroom	3,000	208,000	12.1%	8.25

\*Each apartment price includes a fully equipped kitchen with cabinets, a TV cabinet, and complete bathroom equipment.

\*Monthly rental income is estimated based on current market conditions in Kimihurura, Kigali.

**Management System:**

Oasis Park II provides buyers with a professional rental management system, ideal for real estate investors. Two types of management systems are available:

**Type 1:** The first rental management system allows owners to manage their property themselves. They set the rental price, handle rental income taxes, and pay Oasis Park II a property management fee. This fee covers services like the swimming pool, lobby bar, sky bar and restaurant, gym, meeting room, and security. Owners are also responsible for paying utilities, including water, electricity, TV, and internet.

<b>Property Management Charge</b>	\$1/sqm/month, studio = \$52, 2 Bedroom = \$118, 3 Bedroom = \$151
<b>Water, Electric Power Fees &amp; Internet Fees</b>	Depending on each owner's usage

**Type 2:** Under the second rental management system, the owner grants Oasis Park the right to manage the apartment on their behalf. In return, Oasis Park provides the owner with a net rental income, which varies based on the type of apartment.

- For a Studio: \$ 600/month
- For a 2 Bedroom apartment: \$ 1,100/month
- For a 3 Bedroom apartment: \$ 1,400/month

**Note:** Under this rental management system, Oasis Park guarantees rental income to the owner, regardless of tenant occupancy. The owner is not required to pay any fees after receiving the net rental income. Oasis Park handles tenant sourcing, pays income tax, and covers costs for electricity, water, and all other charges before remitting the monthly net income to the owner. The buyer is responsible for purchasing the required furniture, with the following prices:

<b>Furniture &amp; Home Appliances Package</b>	Studio=\$15,000, 2 Bedroom=\$25,000, 3 Bedroom=\$32,000
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**Payment Option:**

<b>Option 1</b>	100% down payment within 3 days after signing purchasing contract with 4% discount
<b>Option 2</b>	<ul style="list-style-type: none"> <li>• 50% payment within 3 days after signing purchasing contract with 1.5% discount</li> <li>• 30% payment within 5 months after signing purchasing contract</li> <li>• 20% payment within 3 days after handing over key (2026/03/31)</li> </ul>
<b>Option 3</b>	<ul style="list-style-type: none"> <li>• 40% payment within 3 days after signing purchasing contract</li> <li>• 40% payment within 5 months after signing purchasing contract</li> <li>• 20% payment within 3 days after handing over key (2026/03/31)</li> </ul>

**1~15 Floor Plan:**

**Price List (Valid Period: March 01,2024 ~ May 31,2025):**

FLOOR	ROOM NO.	MODEL	SIZE/ m <sup>2</sup>	PRICE/\$
15F	1501	3 bedroom	151	248,292
	1502	2 bedroom	118	210,505
	1503	2 bedroom	118	210,505
	1504	2 bedroom	120	206,477
	1505	Studio	52	103,875
	1506	Studio	52	103,875
	1507	Studio	52	103,875
	1508	Studio	52	103,875
	1509	Studio	52	103,875
14F	1401	3 bedroom	151	246,064
	1402	2 bedroom	118	208,210
	1403	2 bedroom	118	208,210
	1404	2 bedroom	120	204,182



	1405	Studio	52	102,103
	1406	Studio	52	102,103
	1407	Studio	52	102,103
	1408	Studio	52	102,103
	1409	Studio	52	102,103
13F	1301	3 bedroom	151	241,513
	1302	2 bedroom	118	203,954
	1303	2 bedroom	118	203,954
	1304	2 bedroom	120	199,964
	1305	Studio	52	99,376
	1306	Studio	52	99,376
	1307	Studio	52	99,376
	1308	Studio	52	99,376
	1309	Studio	52	99,376
12F	1201	3 bedroom	151	239,306
	1202	2 bedroom	118	201,681
	1203	2 bedroom	118	201,681
	1204	2 bedroom	120	197,692
	1205	Studio	52	97,621
	1206	Studio	52	97,621
	1207	Studio	52	97,621
	1208	Studio	52	97,621
	1209	Studio	52	97,621
11F	1101	3 bedroom	151	234,818
	1102	2 bedroom	118	197,491
	1103	2 bedroom	118	197,491
	1104	2 bedroom	120	193,540
	1105	Studio	52	94,944
	1106	Studio	52	94,944
	1107	Studio	52	94,944
	1108	Studio	52	94,944
	1109	Studio	52	94,944
10F	1001	3 bedroom	151	232,632
	1002	2 bedroom	118	195,240
	1003	2 bedroom	118	195,240
	1004	2 bedroom	120	191,289
	1005	Studio	52	93,206
	1006	Studio	52	93,206
	1007	Studio	52	93,206
	1008	Studio	52	93,206
	1009	Studio	52	93,206
9F	901	3 bedroom	151	228,209
	902	2 bedroom	118	191,115
	903	2 bedroom	118	191,115
	904	2 bedroom	120	187,202



	905	Studio	52	90,581
	906	Studio	52	90,581
	907	Studio	52	90,581
	908	Studio	52	90,581
	909	Studio	52	90,581
8F	801	Three bedroom	151	221,612
	802	Two bedroom	118	185,182
	803	Two bedroom	118	185,182
	804	Two bedroom	120	181,346
	805	Studio	52	87,117
	806	Studio	52	87,117
	807	Studio	52	87,117
	808	Studio	52	87,117
	809	Studio	52	87,117
7F	701	3 bedroom	151	219,489
	702	2 bedroom	118	182,997
	703	2 bedroom	118	182,997
	704	2 bedroom	120	179,161
	705	Studio	52	85,430
	706	Studio	52	85,430
	707	Studio	52	85,430
	708	Studio	52	85,430
	709	Studio	52	85,430
6F	601	3 bedroom	151	217,367
	602	2 bedroom	118	180,811
	603	2 bedroom	118	180,811
	604	2 bedroom	120	176,975
	605	Studio	52	83,743
	606	Studio	52	83,743
	607	Studio	52	83,743
	608	Studio	52	83,743
	609	Studio	52	83,743
5F	501	3 bedroom	151	215,245
	502	2 bedroom	118	178,626
	503	2 bedroom	118	178,626
	504	2 bedroom	120	174,790
	505	Studio	52	82,055
	506	Studio	52	82,055
	507	Studio	52	82,055
	508	Studio	52	82,055
	509	Studio	52	82,055
4F	401	3 bedroom	151	213,122
	402	2 bedroom	118	176,441
	403	2 bedroom	118	176,441
	404	2 bedroom	120	172,604



	405	Studio	52	80,368
	406	Studio	52	80,368
	407	Studio	52	80,368
	408	Studio	52	80,368
	409	Studio	52	80,368
3F	301	3 bedroom	151	211,000
	302	2 bedroom	118	174,255
	303	2 bedroom	118	174,255
	304	2 bedroom	120	170,419
	305	Studio	52	78,681
	306	Studio	52	78,681
	307	Studio	52	78,681
	308	Studio	52	78,681
	309	Studio	52	78,681
2F	201	3 bedroom	151	208,877
	202	2 bedroom	118	172,070
	203	2 bedroom	118	172,070
	204	2 bedroom	120	168,233
	205	Studio	52	76,993
	206	Studio	52	76,993
	207	Studio	52	76,993
	208	Studio	52	76,993
	209	Studio	52	76,993
1F	101	3 bedroom	151	206,755
	102	2 bedroom	118	169,884
	103	2 bedroom	118	169,884
	104	2 bedroom	120	166,048
	105	Studio	52	75,306
	106	Studio	52	75,306
	107	Studio	52	75,306
	108	Studio	52	75,306
	109	Studio	52	75,306

**Project Schedule:**

Construction completion in March 2026.