



THE RESIDENCE
by Opulent

UNITY URBAN LIMITED

Mobile +250733807600 email sale@kigaliestate.com..

Plot 3743, KG 529 St, Nyarutarama, Remera, Gasabo, Kigali

Opulent Park Price List

Location:

Situated in the vibrant heart of Kigali, Opulent Park provides unparalleled convenience. It is just a 6-minute walk from RDB and an 8-minute walk from the Nyarutarama Sports Centre, which features a swimming pool, gym, and tennis courts. A variety of nearby restaurants cater to diverse culinary tastes, while shopping and entertainment options ensure a dynamic lifestyle.

Facilities:

Opulent Park is designed to offer a convenient and serene living environment within the CBD. It features elegantly designed one-bedroom, two-bedroom, and three-bedroom apartments and villas, equipped with essential amenities:

- Elevator / Backup Generator / Solar Water Heating System
- 24 Hours Security / Reception / Housekeeping / CCTV
- TV Signal Connectivity / Optic Fiber Connectivity
- Entrusted Rental Management Service

Price List:

Option 1: 100% upfront payment within three days of signing the sales contract.

Option 2: 30% upon contract signing, 40% by 31st December 2025, 30% by 30th April 2027.

Apartment	One-Bedroom (75 m ²) (USD)				One-Bedroom(75 m ²) (USD)			
Floor Level	Unit No.	Aspect	100% upfront payment	30%-40%-30% Installment	Unit No.	Aspect	100% upfront payment	30%-40%-30% Installment
LG	LG004	City View	82,500	90,800	LG006	City View	82,500	90,800
	LG005	City View	82,500	90,800	-	-	-	-
UG	UG004	City View	84,800	93,300	UG006	City View	84,800	93,300
	UG005	City View	84,800	93,300	UG007	City View	84,800	93,300
1F	A104	City View	87,000	95,700	A106	City View	87,000	95,700
	A105	City View	87,000	95,700	A107	City View	87,000	95,700
2F	A204	City View	89,300	98,200	A206	City View	89,300	98,200
	A205	City View	89,300	98,200	A207	City View	89,300	98,200



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3F	A304	City View	91,500	100,700	A306	City View	91,500	100,700
	A305	City View	91,500	100,700	A307	City View	91,500	100,700
4F	A404	City View	93,800	103,200	A406	City View	93,800	103,200
	A405	City View	93,800	103,200	A407	City View	93,800	103,200
5F	A504	City View	96,000	105,600	A506	City View	96,000	105,600
	A505	City View	96,000	105,600	A507	City View	96,000	105,600
6F	A604	City View	98,300	108,100	A606	City View	98,300	108,100
	A605	City View	98,300	108,100	A607	City View	98,300	108,100

Apartment	Two-Bedroom (123 m²) (USD)				Three-Bedroom (143 m²) (USD)			
Floor Level	Unit No.	Aspect	100% upfront payment	30%-40%-30% Installment	Unit No.	Aspect	100% upfront payment	30%-40%-30% Installment
LG	LG001	Park View	148,900	163,800	LG003	Park View	173,100	190,400
	LG002	Park View	148,900	163,800	-	-	-	-
UG	UG001	Park View	152,600	167,800	UG003	Park View	177,400	195,100
	UG002	Park View	152,600	167,800	-	-	-	-
1F	A101	Park View	156,200	171,900	A103	Park View	181,600	199,800
	A102	Park View	156,200	171,900	-	-	-	-
2F	A201	Park View	159,900	175,900	A203	Park View	185,900	204,500
	A202	Park View	159,900	175,900	-	-	-	-
3F	A301	Park View	163,600	180,000	A303	Park View	190,200	209,200
	A302	Park View	163,600	180,000	-	-	-	-
4F	A401	Park View	167,300	184,000	A403	Park View	194,500	214,000
	A402	Park View	167,300	184,000	-	-	-	-
5F	A501	Park View	171,000	188,100	A503	Park View	198,800	218,700
	A502	Park View	171,000	188,100	-	-	-	-
6F	A601	Park View	174,700	192,200	A603	Park View	203,100	223,400
	A602	Park View	174,700	192,200	-	-	-	-



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Semi-Detached Villa	One-Bedroom	
	(Buildup Area-108 m ² , Land Area-134.78 m ² ,Garden Area-79.53 m ²) (USD)	
Unit No.	100% upfront payment	30%-40%-30% Installment
V01/V02	151,200	166,400
Semi-Detached Villa	Two-Bedroom	
	(Buildup Area-141 m ² , Land Area-134.78 m ² ,Garden Area-70.43 m ²) (USD)	
Unit No.	100% upfront payment	30%-40%-30% Installment
V03/V04	197,400	217,200
Stand-Alone Villa	Three-Bedroom	
	(Buildup Area-193 m ² , Land Area-174.03 m ² ,Garden Area-83.68 m ²) (USD)	
Unit No.	100% upfront payment	30%-40%-30% Installment
V05/V06	289,500	318,500

Other Costs:

Furniture/Home Appliances Package	One-Bedroom Apartment = \$19,000; Two-Bedroom Apartment = \$25,000; Three-Bedroom Apartment = \$33,000; One-Bedroom Villa = \$35,000; Two-Bedroom Villa = \$43,000; Three-Bedroom Villa = \$52,000; This cost applies to both Apartment and Villa.
Property Management Charge	One-Bedroom Apartment = \$75/month; Two-Bedroom Apartment = \$123/month; Three-Bedroom Apartment = \$143/month; One-Bedroom Villa= \$162/month; Two-Bedroom Villa= \$212/month; Three-Bedroom Villa= \$290/month; This charge applies to self-occupancy or self-rent and subject to yearly adjustment.

Project Schedule:

Construction commencement in February 2025, structure completion on 31st December 2025, delivery in second quarter 2027.

* Please note that prices are subject to change without prior notice. For the latest pricing information, please reach out to our Sales Representative.