

## Rosewood Residences Price List

### Location:

Centrally situated in Nyarutarama, Rosewood Residences creates a 5-minute driving radius encompassing tennis court, golf course, international schools, museum, hospital, supermarkets, restaurants, and coffee shops. Adjacent to the Crown Conference Hall and just 2km away from the Kigali Convention Center.

### Facilities:

Rosewood seeks to form a convenient and tranquil haven within the CBD Area. It hosts masterfully-designed one-bedroom, two-bedroom, three-bedroom, and features all necessary facilities:

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

**Investment Plan:** (Estimated rent based on actual rental data of Nyarutarama Kigali)

Model (Fully Furnished)	Monthly Rent (USD)	Average Purchase Price (USD)	Yearly Yield
One-bedroom (69m <sup>2</sup> )	1,200	102,400	14.06%
One-bedroom (74m <sup>2</sup> )	1,300	107,800	14.47%
Two-bedroom (108m <sup>2</sup> )	1,850	155,657	14.26%
Three-bedroom (141m <sup>2</sup> )	2,500	203,371	14.75%

## Price List:

Option 1: 100% cash upfront within 3 days from signing the sales contract.

Option 2: 30% upon signing of contract, 40% on or before 31<sup>st</sup> Mar. 2025, 30% on or before 31<sup>st</sup> Dec. 2025.

Floor Level	One-bedroom			One-bedroom		
	(69 square meters) (USD)			(74 square meters) (USD)		
	Unit No.	100% Cash	Installment	Unit No.	100% Cash	Installment
1F	104	79,800	87,800	103	85,500	94,100
	-	-	-	105	85,500	94,100
	-	-	-	107	85,500	94,100
2F	204	81,900	90,100	203	87,700	96,500
	206	81,900	90,100	205	87,700	96,500
	-	-	-	207	87,700	96,500
3F	304	84,000	92,400	303	89,900	98,900
	306	84,000	92,400	305	89,900	98,900
	-	-	-	307	89,900	98,900
4F	404	86,100	94,700	403	92,100	101,300
	406	86,100	94,700	405	92,100	101,300
	-	-	-	407	92,100	101,300

Floor Level	Two-bedroom			Three-bedroom		
	(108 square meters) (USD)			(141 square meters) (USD)		
	Unit No.	100% Cash	Installment	Unit No.	100% Cash	Installment
1F	101	125,000	137,500	102	163,000	179,300
2F	201	128,300	141,200	202	167,300	184,100
	209	128,300	141,200	208	167,300	184,100
3F	301	131,600	144,800	302	171,600	188,800
	309	131,600	144,800	308	171,600	188,800

4F	401	134,900	148,800	402	175,900	193,500
	409	134,900	148,800	408	175,900	193,500

### Other Costs:

Furniture/Home Appliances Package	<p>One-Bedroom = \$19,000</p> <p>Two-Bedroom = \$25,000</p> <p>Three-Bedroom = \$33,000</p>
Property Management Charge	<p>One-Bedroom(69 m<sup>2</sup>) = \$69/month</p> <p>One-Bedroom(74 m<sup>2</sup>) = \$74/month</p> <p>Two-Bedroom = \$108/month</p> <p>Three-Bedroom = \$141/month</p> <p>This charge is applicable for self-occupancy or self-rent and subject to yearly review.</p>

### Project Schedule:

Construction commencement in September 2024, roof completion in March 2025, delivery in December 2025.

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