

CANAAN GOLF APARTMENTS KIGALI

Elegance that Lasts





LOCATION

Located at the renowned neighborhood in Kigali; Nyarutarama near hotels like Manor, Elevate, Orient Park & Portofino and other international restaurants.

Across the road from the second phase of the Kigali Golf Course, under construction.

Access to one of the main roads in Nyarutarama

KG 9 Ave with KG 552 St newly made and marked paved back road. Also, 500m from another major road in Kigali/Nyarutarama KG 13 Ave

15 minutes from Central Business District, 6 minutes from Kigali Convention Center, 16 minutes from Kigali International Airport



WELCOME TO CANAAN GOLF APARTMENTS KIGALI

A dynamic new development comprising of ten contemporary apartments, each having four ensuite, bedrooms, spacious living room, dining and kitchen, all set amongst beautifully landscaped gardens.

Carefully crafted to create not just a living place but a community, Cannan Apartments are positioned just above the expanded 18 hole golf course in Kigali, giving the buyers a chance to be a part of the elegance and luxury that come with this exclusive feature.

LIVING ROOM INTERIORS





BED ROOM INTERIORS





EXTERIOR PICTURES





GENERAL

- 4 spacious air conditioned bedrooms each having its own bathroom.
- Large back and front balconies
- Laundry area
- Naturally aerated and lit living space with golf course views
- Flush finished composite doors
- Double glazed PVC-U windows
- Balconies to master and living rooms
- Chrome door handles and fittings
- Matt emulsion paint finish walls & ceilings
- Spanish tiling for all walls & floors

BATHROOM / EN SUITE & SHOWER ROOM

- Thermostatic shower & Finished taps
- Finished glass screen above bath to main Bathroom
- Chrome towel rail

COMMON AREAS & SERVICES

- Lifts to all floors and spacious corridors
- Low level feature lighting to landscaped areas
- Interior designed entrance lobby with feature wall and timber panelling
- Swimming Pool, Health Club, Sauna and Steam bath
- Rooftop terrace lounge with outstanding views.
- Two parking spots for each apartment
- Standby generator
- Garbage Chute

KITCHEN

- Open plan kitchen
- Custom designed fitted kitchen with under wall unit lighting
- Stainless steel sink bowl with chrome mixer tap
- Space for full height fridge / freezer

SPECIFICATIONS

TYPE A

210m² Built up Area plus (20)m² Common Area (Lobby) = 230m²

(3 Apartments)

- Living & Dining with Views & Balcony: 62m²
- Large en suite Master Bedroom with Views & Balcony: 26m²
- 4 en suite Bedrooms: 46m²
- Kitchen: 18m²
- Laundry: 11m²
- All bathrooms for Bedrooms & Guests (5): 30m²
- Balcony: 17m²

TYPE A₁

203m² Built up Area plus (40/2)m² Common Area (Lobby) = 223m²

(7 Apartments)

- Living & Dining with View & Balcony: 62m²
- Large en suite Master Bedroom with Views & Balcony: 26m²
- 2 en suite Bedrooms: 39m²
- Kitchen: 18m²
- Laundry: 11m²
- All bathrooms for Bedrooms & Guests (5): 30m²
- Balcony: 17m²

THE INVESTMENT

INVESTMENT OPPORTUNITY:

Investment Cost: \$360,000

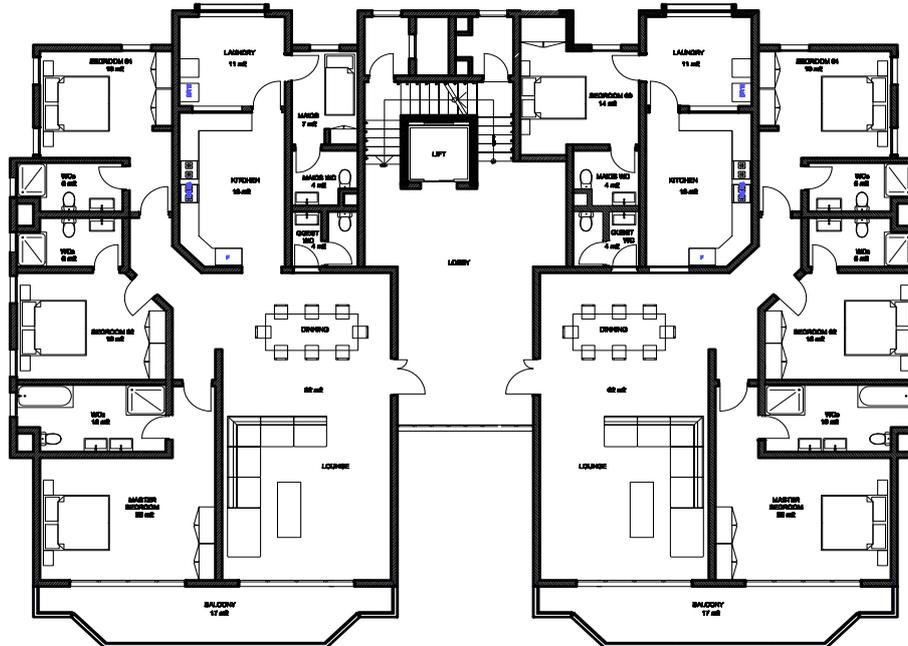
-Projected Annual Rental Income:
\$42,000 (@ \$3,500/month, furnished)

-Expected Capital Gain Appreciation:
25% (Upon completion)

-Expected Gross Annual Return On Investment:
12% (Full Occupancy)

-Expected Investment Payback Period:
8.6 Years (Full Occupancy)

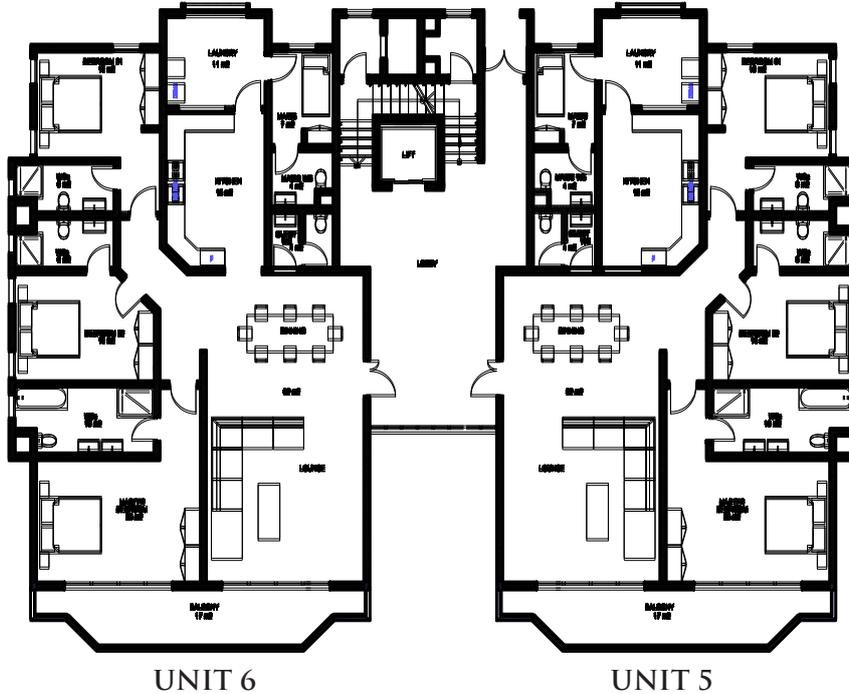
FIRST FLOOR



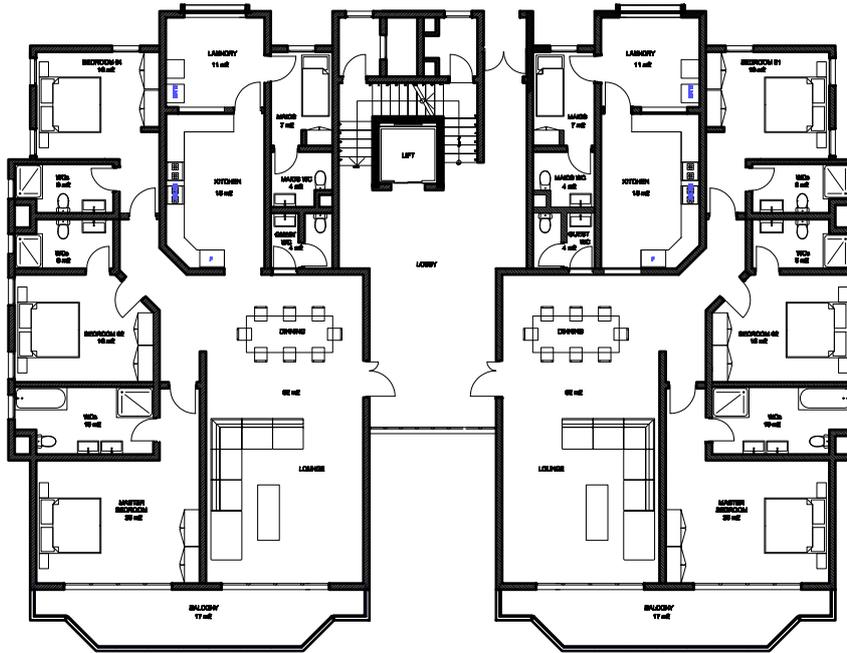
UNIT 4

UNIT 3

SECOND FLOOR



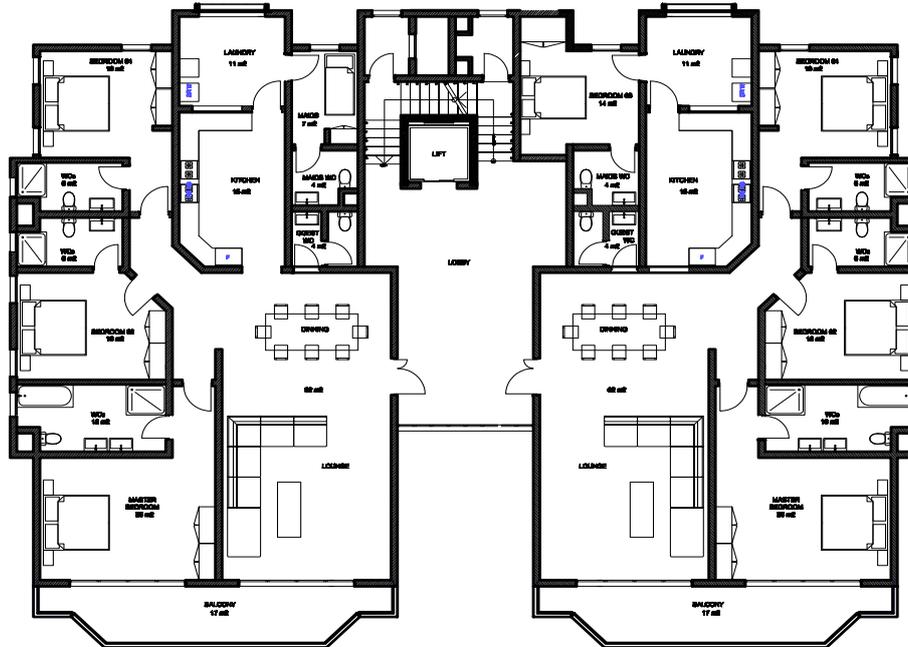
THIRD FLOOR



UNIT 8

UNIT 7

FOURTH FLOOR



UNIT 10

UNIT 9

LEGEND

UNIT 10

UNIT 9

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1





CANAAN GOLF APARTMENTS

BUY NOW AND BECOME A PROUD OWNER
OF ONE OF THE APARTMENTS AND ENJOY
UNOBSTRUCTED, MAGNIFICENT, ONE
OF A KIND VIEWS OF THE 18 HOLE GOLF
COURSE.

