

NEW
HOMES
IN A NEW
NEIGHBORHOOD
IN KANOMBE
KIGALI



ITUZE VILLAGE
KANOMBE KABEZA SIDE



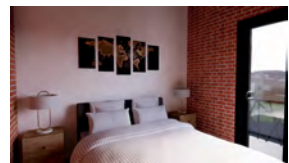
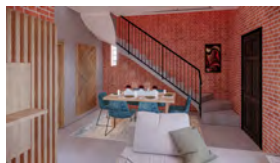
**COMMUNITY
& FAMILY**

- ✓ 4 bedroom houses
- ✓ Detached and Row houses
- ✓ Main residence or rental investment



IMARA
PROPERTIES

MY HOUSE



MY HOUSE AT ITUZE VILLAGE

THE VIEW AND THE RENEWAL OF A DEVELOPING AREA 20MIN FROM CONVENTION CENTRE

- Quiet and beautiful neighborhood : 200 m from the main road
- Remera - Giporoso : 5 min
- Airport : 10 min
- Convention Centre : 20 min
- Kigali Central Business District : 30 min



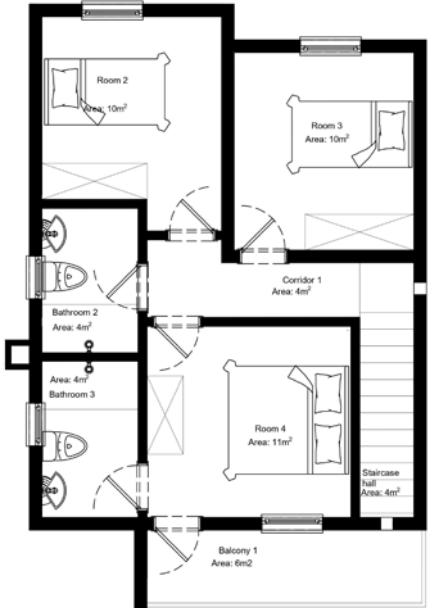
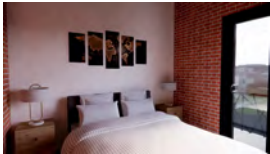
MY HOUSE IN A NEW PROJECT WITH A COMMUNITY SPIRIT AND AMENITIES

- shops
- playground
- green areas

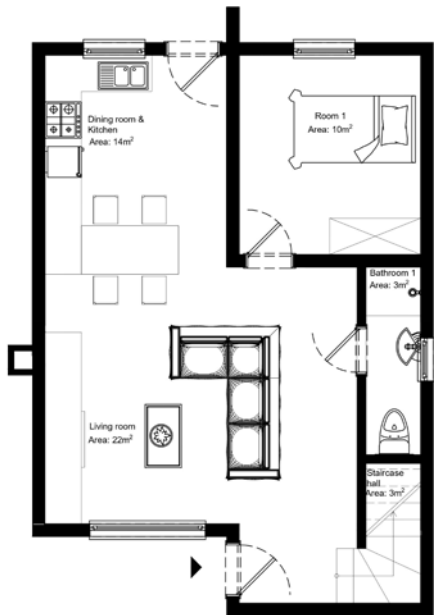
STRONG POINTS

- ✓ location in an upcoming area
- ✓ village and community spirit
- ✓ private gardens
- ✓ infrastructures: watertank, high speed internet
- ✓ rental management

MY HOUSE 4 BEDROOMS DETACHED HOUSE



First Floor



Ground floor



99 SQM



4 bedrooms



3 bathrooms



1 kitchen

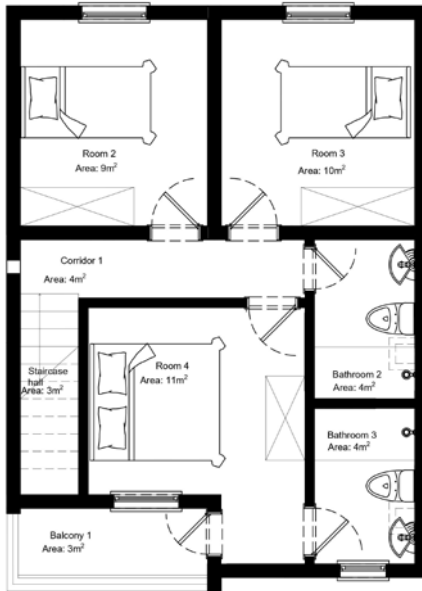
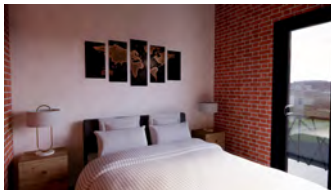


1 parking & annex



200 to 300 sqm

MY HOME 4 BEDROOMS ROW HOUSE



First floor

11



90 SQM



4 bedrooms



3 bathrooms



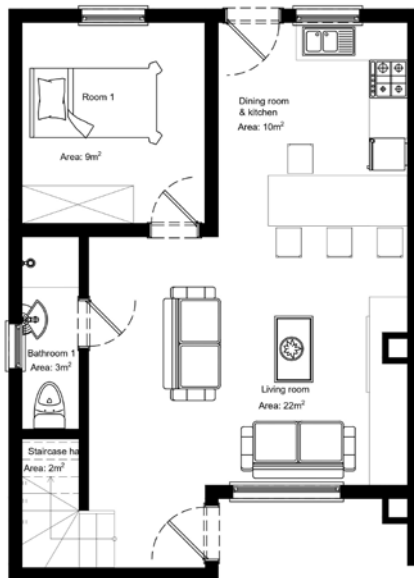
1 kitchens



1 parking & annex



100 sqm



Ground Floor

MY HOME PURCHASE JOURNEY

1 I choose my house and options

Imara Properties answers my questions and guides me choosing the options to personalize my home.

2 I sign the booking contract

With the booking contract and a 10% deposit, my house is booked at a given price. the booking contract includes a detailed description of the future house (living space, number of main rooms, service rooms, outbuildings and outdoors), a technical notice specifying the nature of the construction and finishing materials, the location of the accommodation in the estate, the sale price and payment schedule, the date of signature of the sales contract at the notary, and the expected delivery date.

3 I sign the sales contract at the notary

Two weeks after signing the reservation contract, I sign the sales contract at the notary. The options are confirmed in the sales contract.

4 During the construction phase, I am kept informed regularly about the progress

During construction, newsletters keep me informed of the progress of the work. Visits will be scheduled with Imara Properties to ensure the quality of the work.

5 Upon delivery, I move in or rent out

When the keys are handed over, the transfer of ownership becomes effective after payment of the balance. If I have chosen to rent out my property, I can set up the rental management with Imara Properties.

6 I benefit from after-sales service

During the following year after delivery, Imara Properties makes every effort to get the construction company in any damage unrelated to normal wear and tear.



Guarantee

In partnership with the architectural firm **Eaacon, Imara**

Properties controls the production chain, from design to delivery, including works supervision. **Eaacon** has been present in Rwanda since 2011 and benefits from expertise in architecture, structural engineering and works supervision. My purchase and my home are protected by solid legal guarantees: the completion guarantee. For 1 year from the date of receipt of the works by Imara properties, you can report a construction anomaly by registered letter with acknowledgment of receipt. If this is admissible, Imara properties undertakes to take the necessary steps with the contractors concerned so that the repairs are carried out as soon as possible. Excluded are damage resulting from normal wear and tear or abuse. I still have a contact available at Imara properties for my new home.



MY HOME PAYMENT SCHEDULE

✓ Payment terms

	CONDITIONS	BOOKING	MONTH 2	MONTH 4	MONTH 6	DELIVERY
Cash payment	5% discount	90 %				10%
Instalments payment	selling price	10 %	20 %	30 %	30 %	10 %
Delayed payment option	selling price + 10%	30%				70%

Delivery 2024

IMARA PROPERTIES is a real estate developer.
Its projects are based on 3 pillars:

- ✓ Quality materials and comfortable houses
- ✓ Construction financed with equity from Europe
- ✓ Fostering Rwanda's sustainable development

The founders, a French-Rwandan team:



DAVID BENAZERAF

Expert in urban development and China-Africa relations, David has more than 10 years' track record in strategy and project management focusing on China and Africa. In 2006, he organised a 40 people delegation journey to Rwanda in partnership with Ibuka. He holds a master from SciencesPo and an executive master from ESCP Business School.



AIMÉ BAKATA NKUNZI

After 18 years working in Belgium, Aimé founded EAACON architecture studio in Kigali in 2011 in partnership with international design offices. With a staff of 20 architects and engineers, EAACON specialises in design and construction supervision for various type of projects in Rwanda.



SERGE KAMUHINDA

Serge is CEO of Volkswagen Mobility Solutions Rwanda. He held various senior positions, notably at the Rwanda Development Board. He holds a MA in International Economic Law (Sorbonne-Paris); MA in European Studies (College of Europe, Bruges); and a LLM in German-French Private Law (University of Cologne).



ALAIN NGIRINSHUTI

Alain has more than 10 years of experience in the insurance sector in Europe. He has been serving as General Counsel of the Rwanda Social Security Board (RSSB) since he decided to settle in Kigali in 2017. He is board member of the African Business Lawyers Club (ABLC). Alain is also the former General Secretary of Ibuka Europe. He holds a Master in Business Law.



YANNICK MIARA

Civil Engineer and architect, Yannick has 8 years' experience in Belgium and Germany where he designed more than 30 projects. He decided to set up in Rwanda in 2017 as a partner in EAACON. He holds a diploma in Civil Engineering and Architecture in 2009 from Belgium.



YONATHAN ARFI


Yonathan is the founder and CEO of Groupe Optimal Gestion, a French company with businesses in both financial consulting services and real-estate investment. Yonathan has more than 15 years experience in entrepreneurship. He holds a master in Business Administration from HEC Business school.



IMARA
PROPERTIES



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 **Take a tour**
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