

PHASE II
CANAAN GOLF APARTMENTS KIGALI
Elegance that Lasts





LOCATION

Located at the renowned neighborhood in Kigali; Nyarutarama near hotels like The Manor, Elevate Suites, Orient Park & Portofino as well as international restaurants like ZEN restaurant, Khana Khazana among others.

The Phase 2 of the Canaan Golf View Apartmentments is on a street right behind the main golf course road, with a view of the newly completed 18 hole PGA standard golf course and the famous Nyarutarama lake.

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

Nyarutama also stands out as the neighborhood that hosts prime residences including ambassadors residences, United Nations offices, high ranking government officials' residences

and other high end apartments and mansions littering the entire neighborhood. This makes Nyarutarama the most sought after residential neighborhood in Kigali city.

The breathtaking views from each of the apartments as well as the rooftop terrace are among the most attractive attributes of this apartment building. Being on the opulent side of Kigali gives you a strong sense of security and comfort, worth every penny of your real estate investment.



WELCOME TO CANAAN GOLF APARTMENTS KIGALI PHASE II

A dynamic new development comprising of eighteen 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







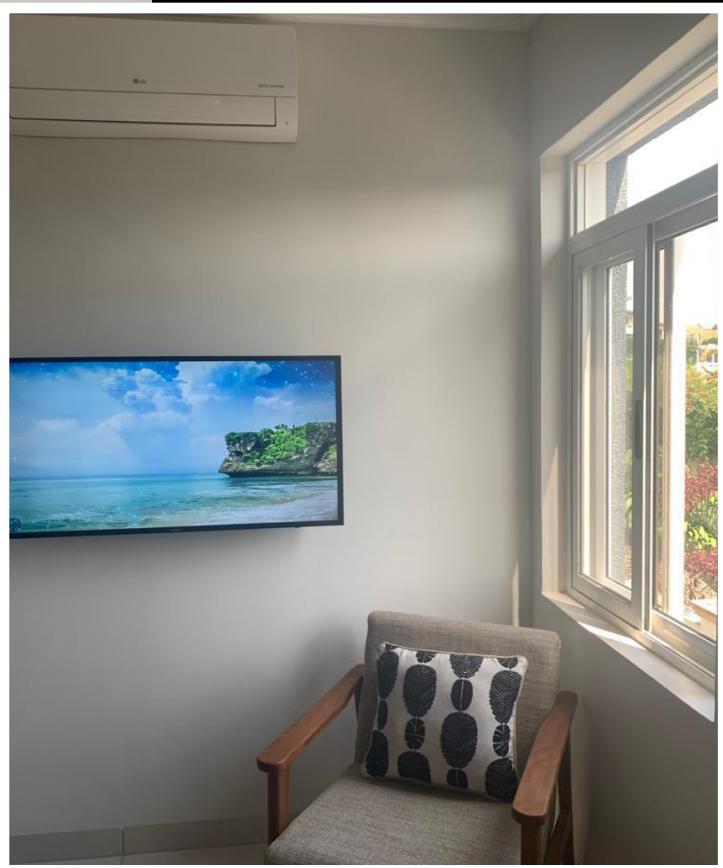


BED ROOM INTERIORS









EXTERIOR PICTURES





AMENITIES TO SUIT THE MODERN LIFESTYLE

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

APARTMENTS

180 m² Approximate total built up area of a unit including its share of lobbies.

- 30 m² Common Area Lobbies
- 50 m² Living, Dining and Internal Lobbies.
- 17 m² Large Ensuite Master Bedrooms.
- 30 m² Bedrooms with Shared Bathroom.
- 4 m² Ensuite small Staff Bedroom.
- 4 m² Storage/Pantry.
- 14 m² Kitchen.
- 4 m² Laundry/Balcony.
- 17 m² All 4 Bathrooms, Staff Bedroom & Guests.
- 10 m² Balconies.

PENTHOUSES

368 m² Approximate total built up area of a the Penthouse including its share of Common Lobbies/Terrace.

- 50 m² Common Area Lobbies/Terrace.
- 71 m² Living and Dining.
- 37 m² Large Ensuite Master Bedrooms.
- 15 m² Family Room.
- 16 m² Internal Lobbies/Corridors.
- 76 m² 4 Ensuite Bathrooms.
- 8 m² Storage/Pantry.
- 31 m² Kitchen.
- 6 m² Laundry/Balcony
- 38 m² All 6 Bathrooms for Bedrooms & Guests.
- 20 m² Balconies (Balcony Areas will be increased by shifting into Living and Kitchen areas)



THE INVESTMENT

INVESTMENT OPPORTUNITY:

Investment Cost: \$250,000

-Projected Annual Rental Income:
\$30,000 (@ \$2,500/Month, Furnished)

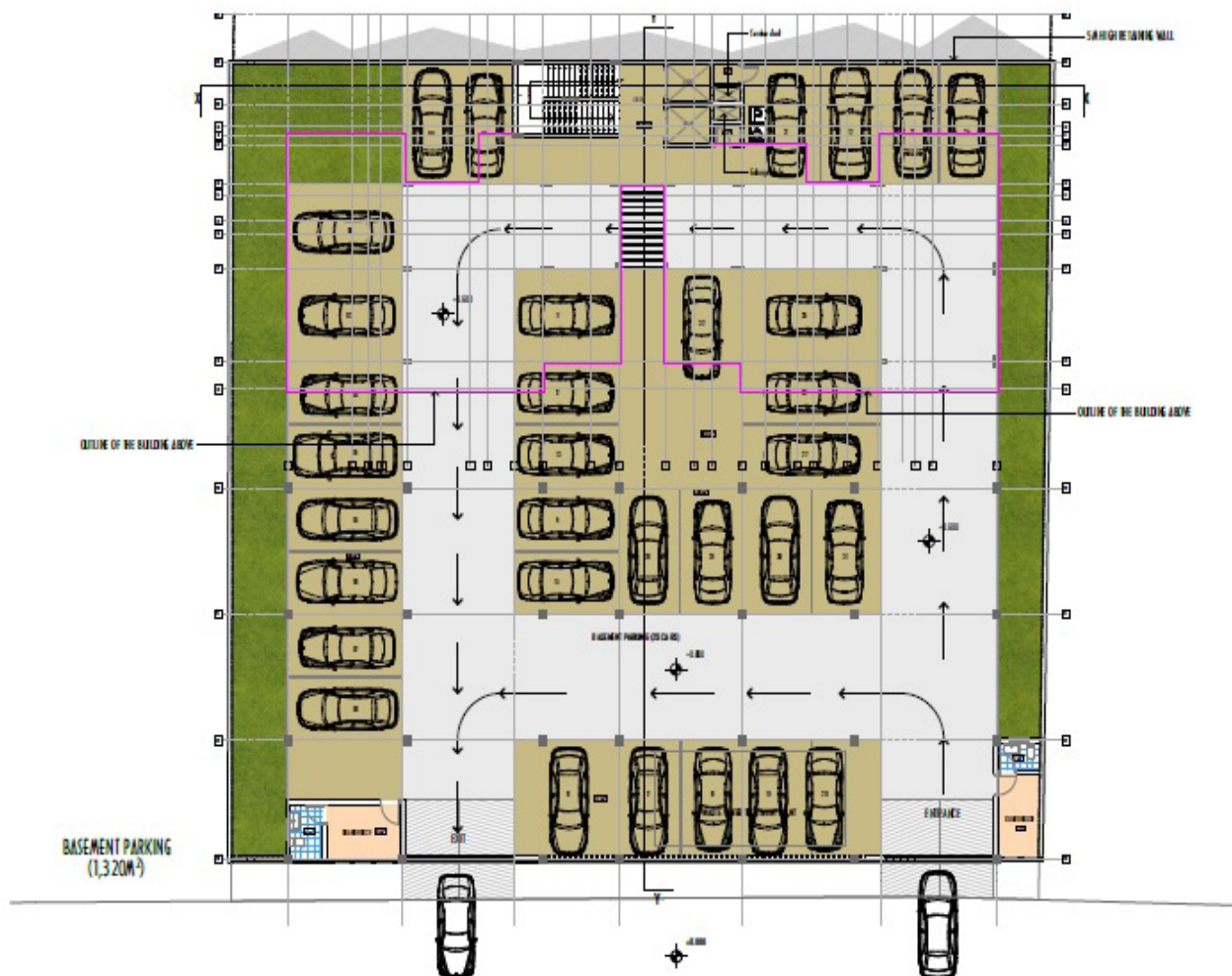
-Expected Capital Gain Appreciation:
25% (Upon completion)

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

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

FLOOR PLANS

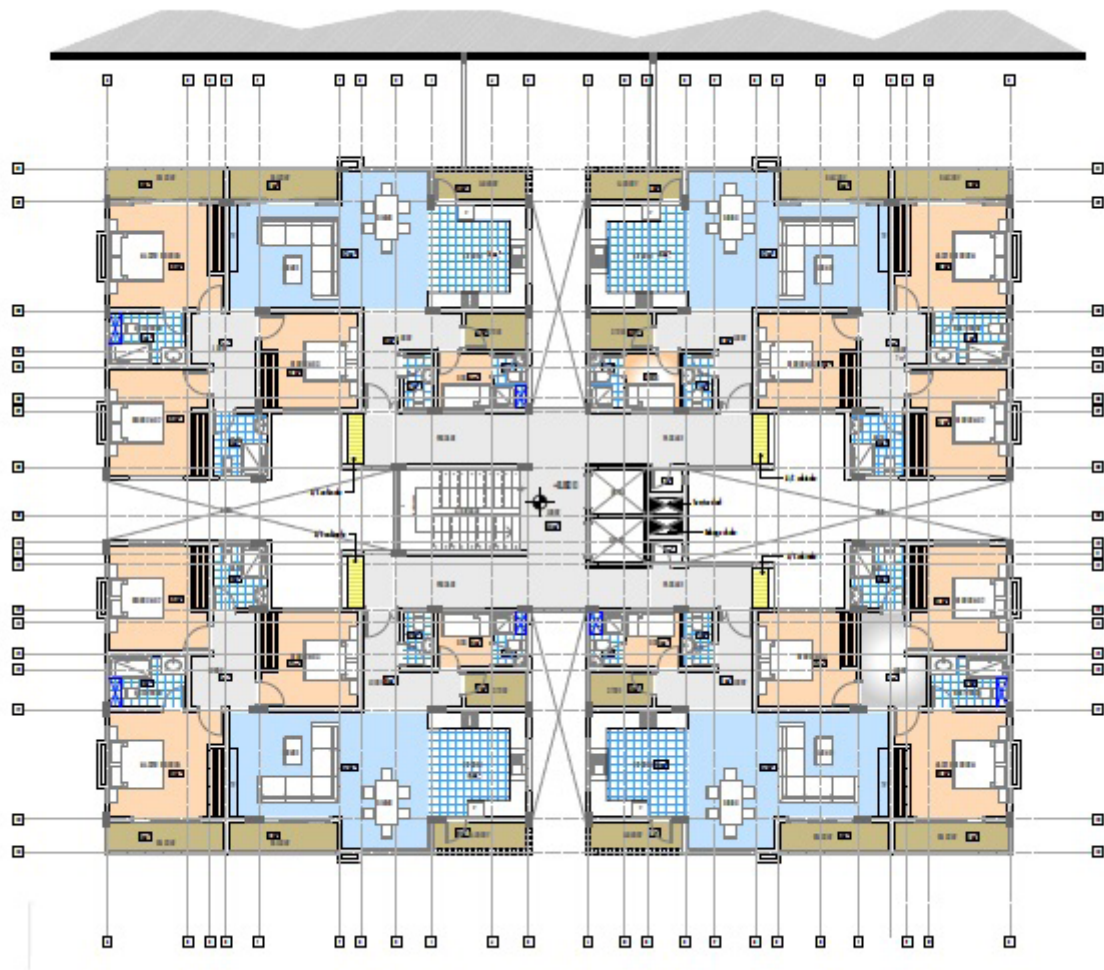
BASEMENT FLOOR



GROUND FLOOR



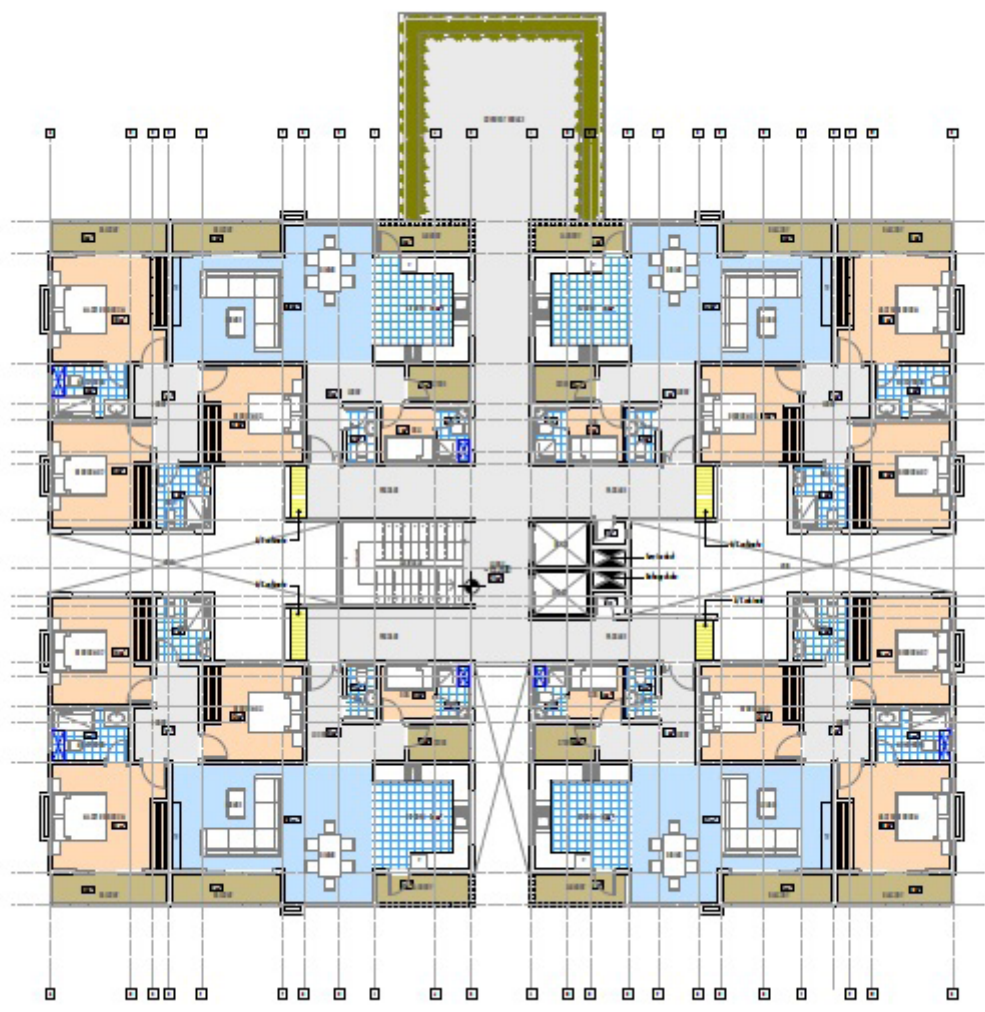
FIRST FLOOR



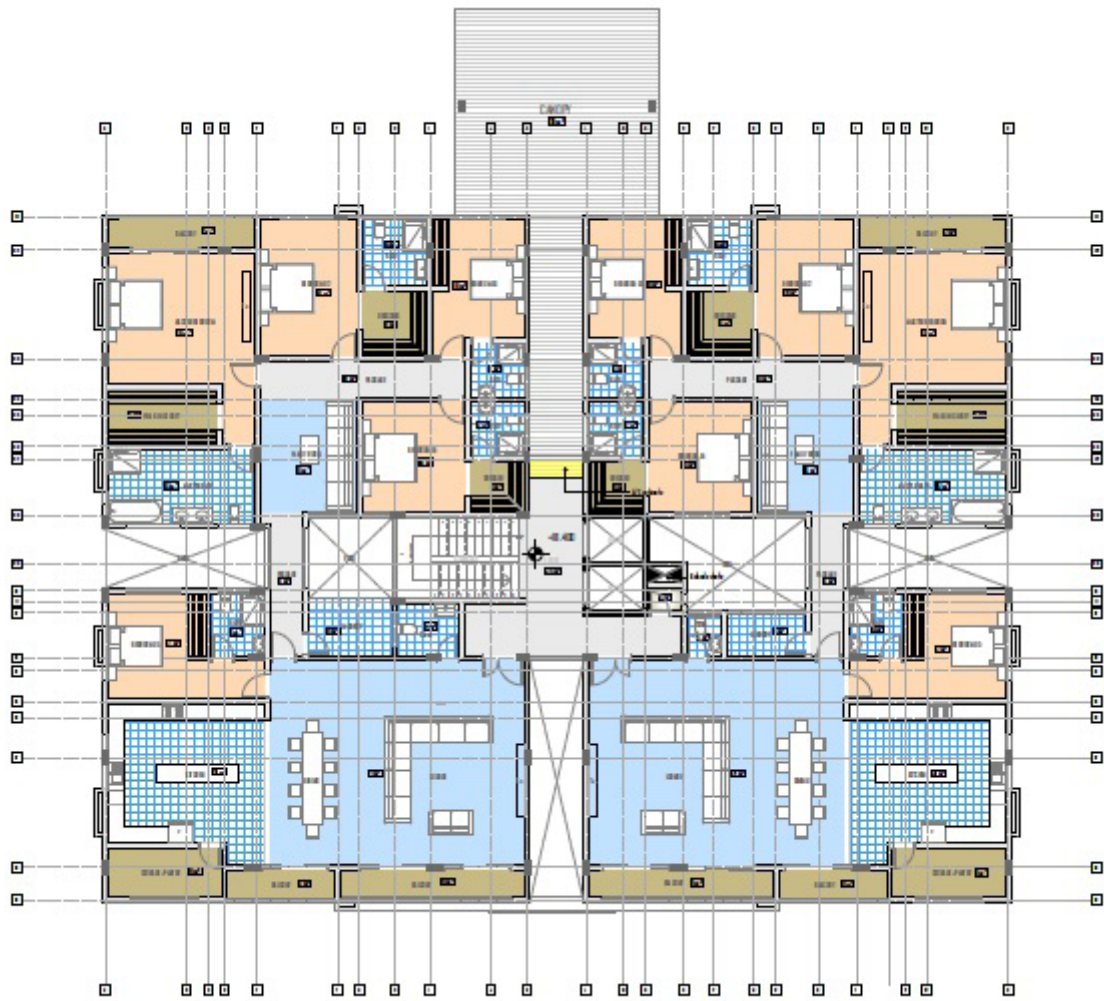
SECOND FLOOR



THIRD FLOOR



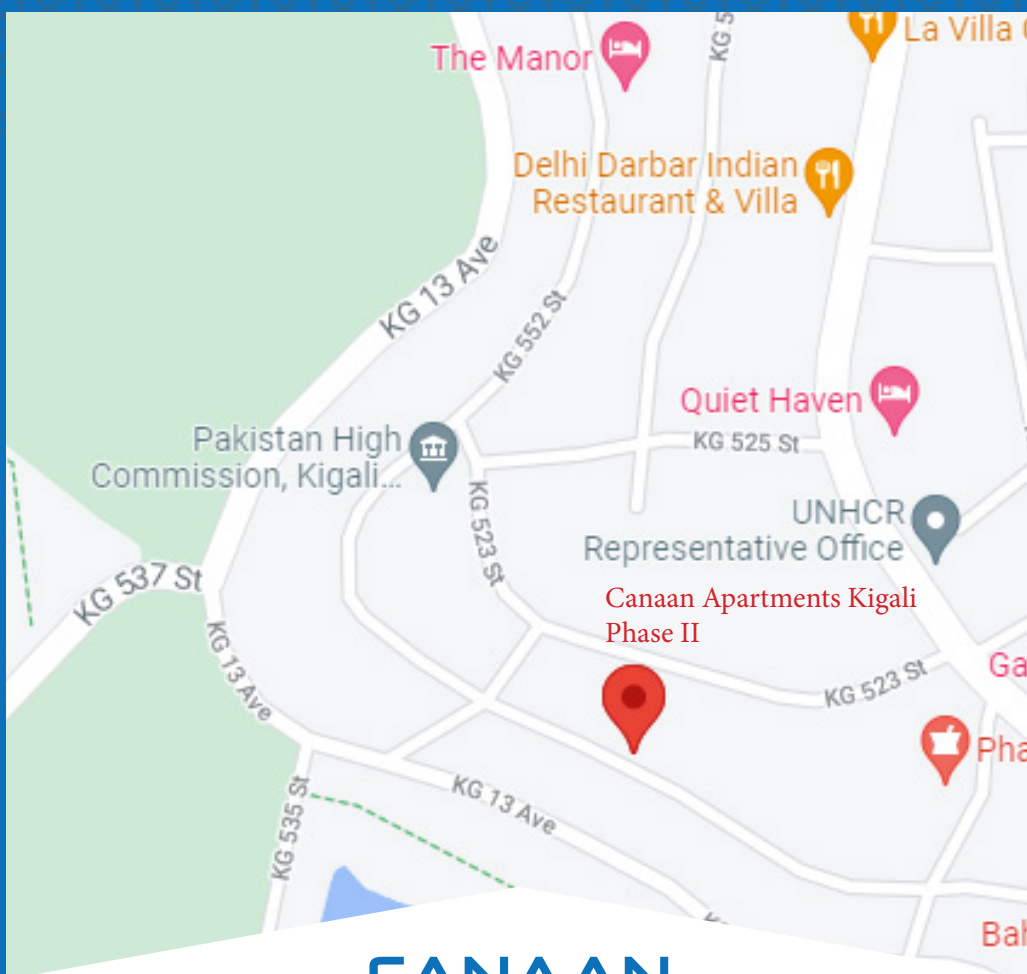
PENTHOUSES



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.





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RWANDA

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