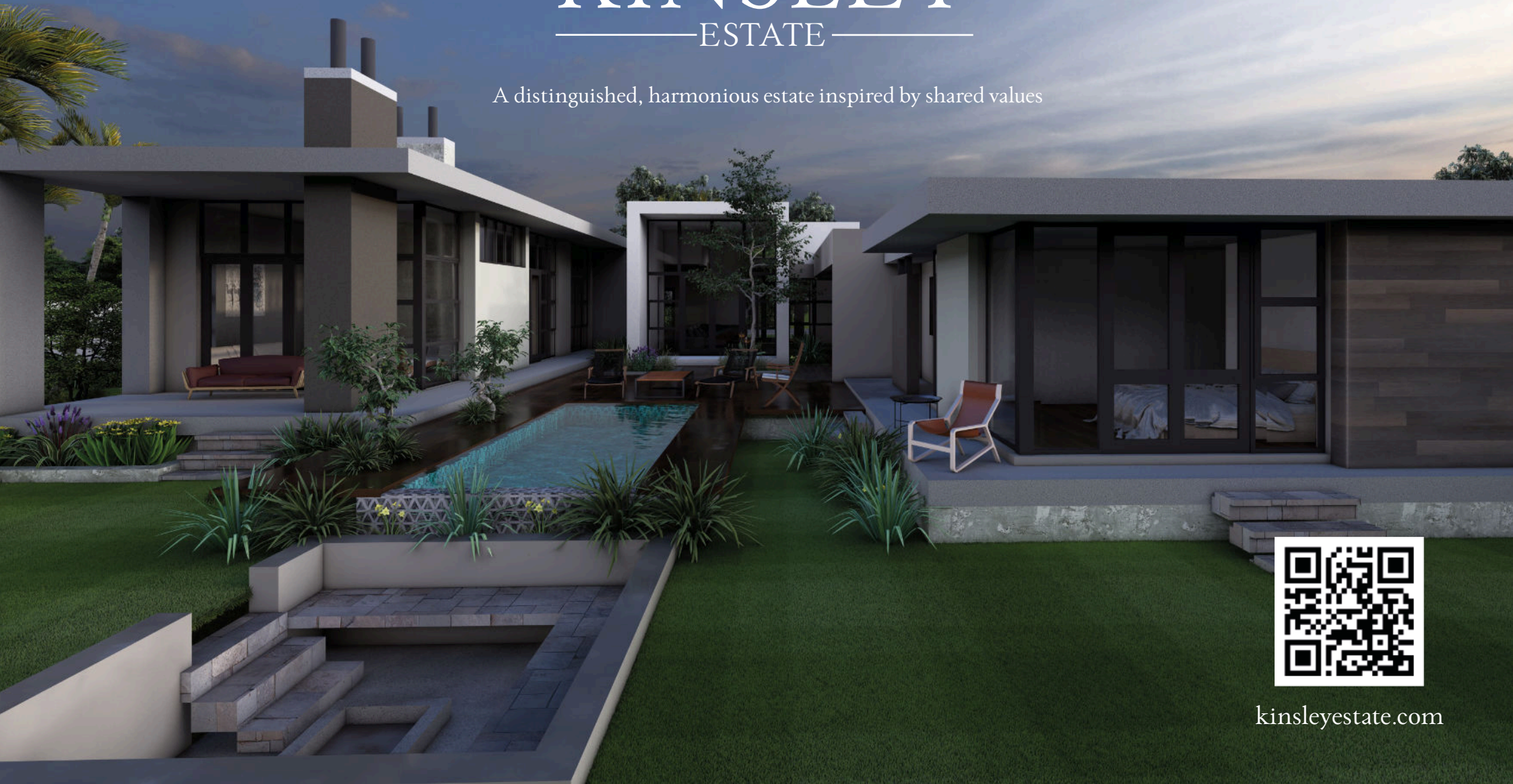




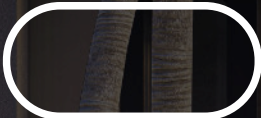
KINSLEY

— ESTATE —

A distinguished, harmonious estate inspired by shared values



kinsleyestate.com



Where the address is not just a location but an investment



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Where every sunset feels like a masterpiece



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Designed with your lifestyle in mind. Our estate features practical architecture that seamlessly integrates with the natural surroundings, creating homes that are not just structures but reflections of your unique way of life whilst caring for the environmental impact.

About Kinsley Estate

Discover Kinsley Estate, a distinguished gated community in Harare's prestigious Borrowdale area, where a deep sense of kinship and shared values defines our way of life. With 230 spacious stands ranging from 2,000 to 4,500 square meters, Kinsley Estate is not just a place to build your dream home – it's a place to belong. Our community thrives on the principles of trust, decency, and mutual support, offering residents modern comforts like a sophisticated clubhouse, a well-equipped gym, and a boutique retail center, all secured by advanced biometric systems. Set against a backdrop of breathtaking views, Kinsley Estate is more than a residence; it's a harmonious community where your home is the heart of a vibrant, connected lifestyle.

At Kinsley Estate, every day is enhanced by the beauty of panoramic views, from rolling hills to vibrant sunsets, creating a breathtaking backdrop to your life. Our estate is strategically positioned to embrace these scenic vistas while ensuring close proximity to key amenities. Just 1.5 km from Borrowdale Brooke Golf Estate and Heritage School, and 9.5 km from the lively Sam Levy's Village shopping center, Kinsley Estate offers unparalleled convenience. The nearby Trade Centre and newly completed shopping complex only 4.2 km away, further enriches your daily experience.

Within our close-knit community, residents enjoy exclusive amenities that elevate everyday living. A state-of-the-art gym supports your wellness journey, while the elegant clubhouse offers a welcoming space for gatherings and social events. The on-site retail center provides everyday conveniences, ensuring that everything you need is right at your doorstep. Security is at the heart of Kinsley Estate, with advanced biometric entry systems, an electric fence, and a surrounding wall that offers peace of mind and enhances the sense of sanctuary. Our gated community not only ensures privacy and exclusivity but also upholds high maintenance standards that protect and enhance property values over time.

At Kinsley Estate, we invite you to experience a lifestyle rooted in shared values and thoughtful design. Every detail reflects our commitment to fostering a supportive and elegant community, where every view inspires and every amenity enhances the joy of living. Welcome to a place where life is beautifully balanced – welcome to Kinsley Estate.

The Developer



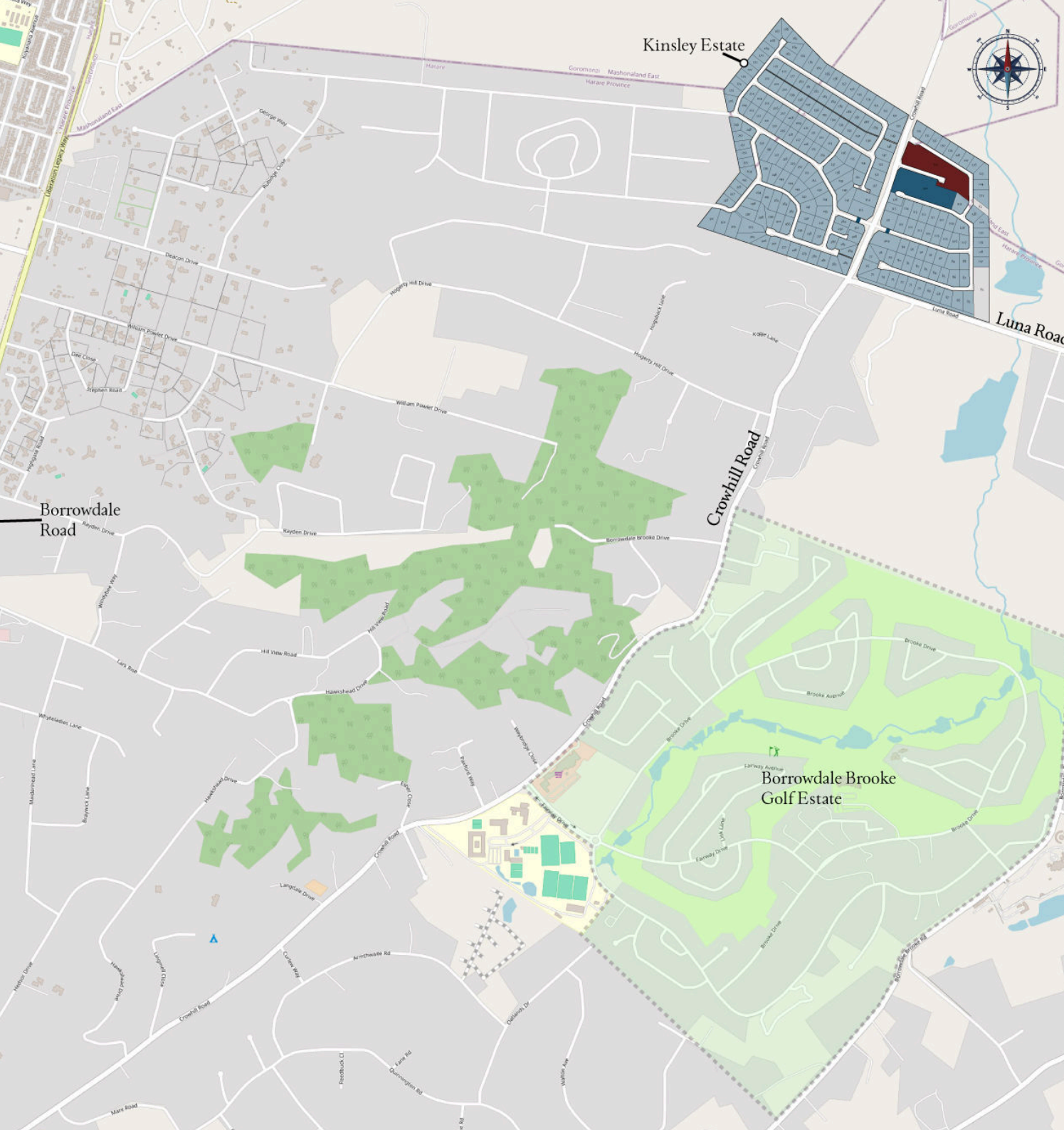
At Homelux Property Group, the developers behind Kinsley Estate, we bring over 30 years of expertise in crafting homes that elevate lifestyles. Whether you're moving up, downsizing, or seeking an upgrade, our focus is on creating spaces that truly embody refined living. For us, luxury is more than just a label – it's an integrated experience defined by meticulous attention to detail and a relentless pursuit of excellence in every project.

We ensure that your journey is seamless, covering every aspect from concept to completion. As an amalgamated commercial real estate services firm in Zimbabwe, Homelux Property Group offers a comprehensive portfolio of services, including property development and management, corporate advisory, portfolio valuations, property sales and leasing, town planning consultancy, project management, and research and consulting.

Our reputation is underscored by the fact that more than 75% of companies listed on the Zimbabwe Stock Exchange have trusted our professionals with their real estate needs. With our deep market knowledge, extensive experience, and global network, Homelux Property Group is committed to delivering customized solutions that add value and ensure the best real estate decisions for both individual properties and portfolios.

A development by: **HOMELUX**





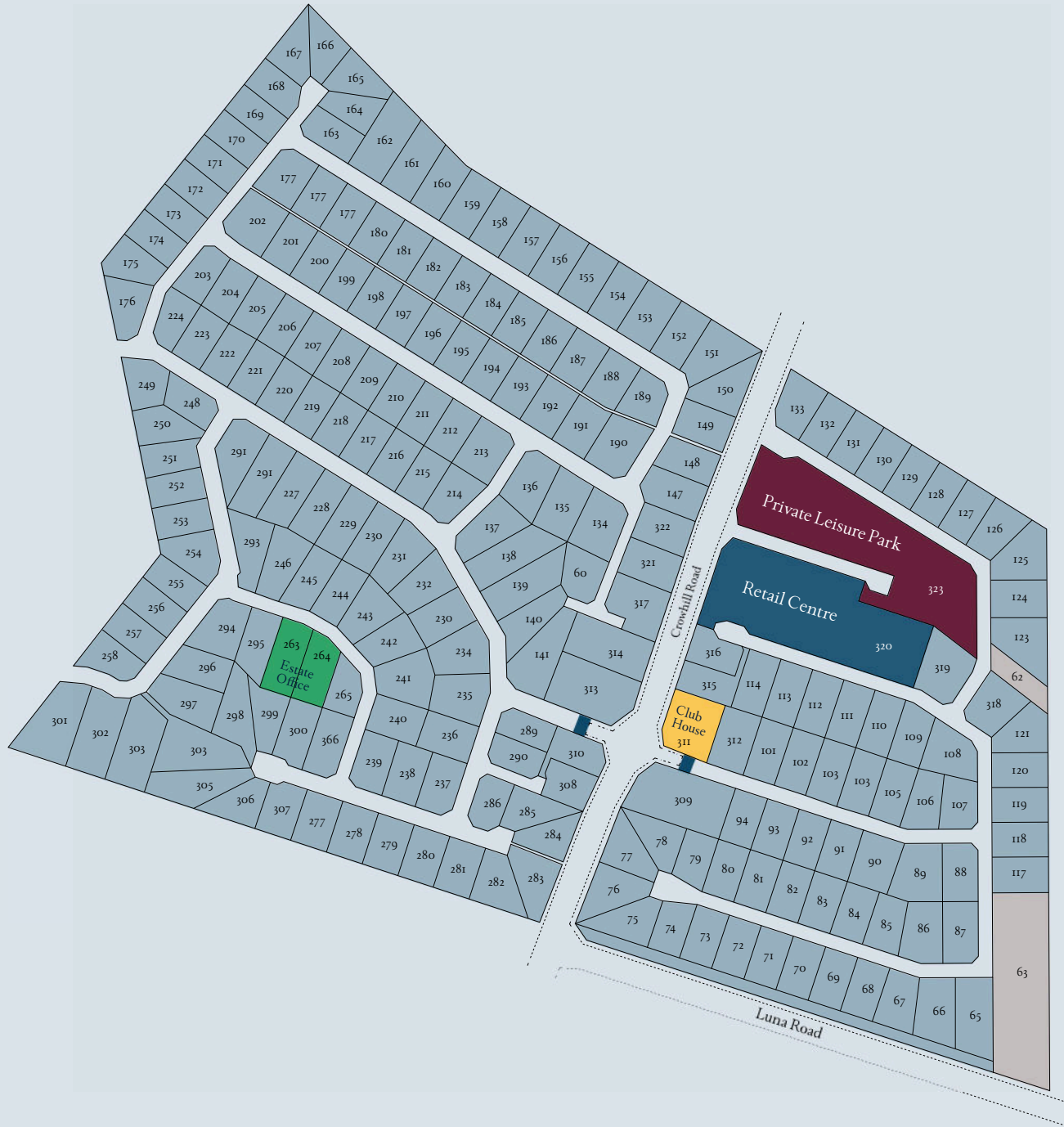
Location

Kinsley Estate enjoys a prime location at the corner of Luna Road and Crowhill Road in Borrowdale, just 1.5 km from the prestigious Borrowdale Brooke Golf Estate and Heritage School.

This sought-after area offers effortless access to key amenities, with the vibrant Sam Levy's Village shopping center only 9.5 km away and the Trade Centre a convenient 4.2 km from your doorstep. The estate's proximity to Heritage and Greystone Park schools ensures that children of all ages are well catered for, making relocation smooth and stress-free.

Beyond its strategic location, Kinsley Estate offers residents stunning views that enhance everyday living. With a recreational park and on-site shopping center within the estate, convenience is woven into the fabric of this exceptional community, allowing you to enjoy both the natural beauty and the practical benefits of this distinguished address.

Availability



Kinsley Estate layout

- 230 Residential stands
- Retail Centre
- Private Leisure Park

Development status

Kinsley Estate is fully compliant with all regulatory requirements, ensuring a secure and trustworthy investment for our residents. Title deeds are readily available upon property transfer, providing peace of mind and a smooth ownership transition. The estate is officially build-ready, allowing you to start constructing your dream home without delay.

To streamline the building process, we offer 26 meticulously designed architectural plans for you to choose from, each tailored to enhance the unique character of Kinsley Estate. For those seeking a seamless construction experience, Homelux Property Group, our trusted developers, offer comprehensive construction services to bring your vision to life with expertise and precision.



Kinsley Country Estate Entrance



Kinsley Estate public launch event





Pricing & Terms

Land price and terms

Price per square metre including VAT

\$75.00

Payment terms

50% Deposit

Balance

Payable over 12 months

Regulatory costs (Add to land price)

Endowment fee

5%

Utilities connection fees

Determined by the authorities

Architecture

Architectural fees

\$3000.00

Other costs

Administration fees

\$400.00

Sales Process



Pre-sales

- Site visit:

Explore Kinsley Estate during a personalized site visit to envision your dream home.

- Submit an offer:

Express your interest by submitting an Offer Form, formalizing your intent to purchase.



Sales

- Agreement of Sale:

Sign the Agreement of Sale, outlining purchase terms for clarity and assurance.

- Getting to Know You:

Provide identification documents and confirmation of funds to discreetly affirm your position as a valued buyer, enabling us to offer a personalized experience that meets your needs.

- Pay at least 50% deposit to secure your stand.

- Pay balance over 12 months with no added interest.



After sales

- Induction to Home Ownership:

Receive your digital starter package, which includes:

- Architectural Book with all 26 plans and floor plans including pricing.
- Building and Estate Guidelines.
- HomeOwners Portal logins.
- Estate Constitution.

- Consent Form:

Sign the Consent Form, affirming your commitment to community values.

- Title Deeds

Go through transfer process to secure your title deeds.

Contacts

Schedule a private tour, inquire about available properties, or explore custom home options. Our dedicated team is here to assist you and guide you in making Kinsley Estate your home. All agency contacts are available on our website.

www.kinsleyestate.com

<https://www.facebook.com/kinsleyestate/>

<https://twitter.com/kinsleyestatezw>

<https://www.instagram.com/kinsleyestatezw/>



Kinsley Estate stands are available through any of our trusted agency partners listed below. Feel free to contact any of them for exceptional service and up-to-date information concerning the estate.

HOMELUX

