



KINSLEY ESTATE
For you & yours



KINSLEY ESTATE

B o r r o w d a l e B r o o k e

Thoughtfully designed for You and Yours

www.kinsleyestate.com | info@kinsleyestate.com | +263 789 422 233

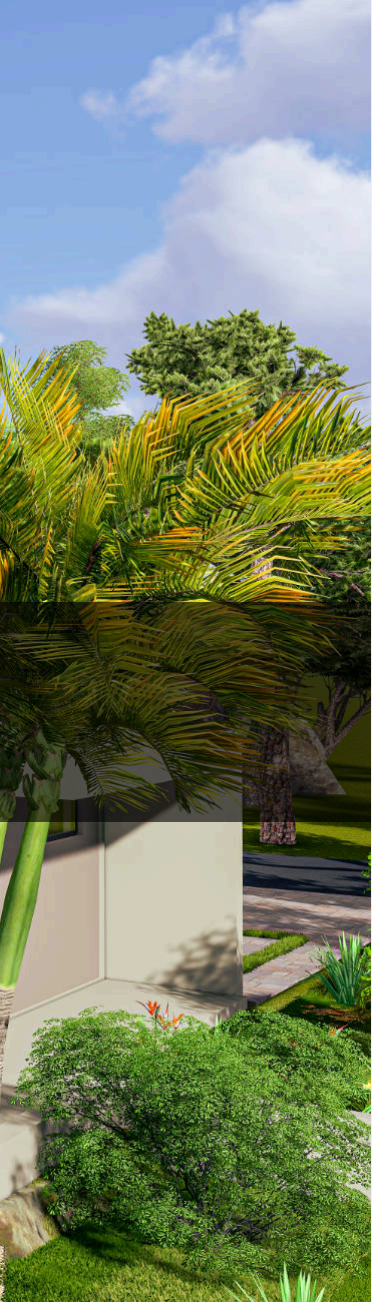


Where the address is not just a location but an INVESTMENT



Images in this brochure are for illustrative purposes, providing a conceptual representation of Kinsley Estate. Actual properties and amenities may vary. All images are owned by Kinsley Estate or used under license. Some images may include digitally enhanced elements. Furniture and decor are for visualization only and may not be included. All rights reserved. Contact Kinsley Estate for inquiries.

Where Every Sunset Feels **Like a Masterpiece**



CONTENTS

About Kinsley Estate	04
The Developer	05
Location	06
Availability	07
Pricing and Terms	08
Architecture & design	09
Our Sales Process	10
Contacts	12

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 premium gated community in Harare's coveted Borrowdale area. With 230 stands ranging from 2000 to 4500 square meters, this is where your dream home takes shape. Beyond its prime location, Kinsley Estate indulges residents in modern luxury with a gym, clubhouse, retail shopping center, and biometric security. Immerse yourself in a scenic environment with breathtaking views, elevating your everyday living.

Welcome to Kinsley Estate, a harmonious blend of sophisticated architecture, breathtaking views, and unparalleled convenience in the heart of Harare's prestigious Borrowdale Brooke area. Our estate stands as a testament to refined living, with meticulously designed architecture that seamlessly integrates with the picturesque surroundings. Each residence is a work of art, offering a unique synthesis of style and comfort.

Enjoy panoramic views that paint the backdrop of your everyday life, with the estate strategically positioned to capture the beauty of its natural surroundings. From rolling hills to vibrant sunsets, Kinsley Estate ensures that every moment is a masterpiece. Proximity to existing amenities is a hallmark of Kinsley Estate's allure. Just 1.5 km from Borrowdale Brooke GOLF Estate and Heritage School, and a short 9.5 km from the vibrant Sam Levy's Village shopping center, convenience is at your doorstep. The Trade Centre, a mere 4.2 km away, adds to the ease of daily life.

Within our private enclave, residents are treated to exclusive amenities that redefine luxury living. A state-of-the-art gym caters to your fitness needs, while the clubhouse provides a sophisticated space for gatherings and events. A retail shopping center offers a touch of convenience right within the estate. Security is paramount at Kinsley Estate. With a biometric entry system, electric fence and outside wall surrounding the estate, enjoy peace of mind knowing that your home is your sanctuary. Our private, gated community ensures not only exclusivity but also a commitment to high maintenance standards that promote property value growth over time.

At Kinsley Estate, we invite you to experience a lifestyle where every detail reflects thoughtful planning, every view inspires, and every amenity adds to the pleasure of living. Welcome to a new standard of elegance—**welcome to Kinsley Estate.**

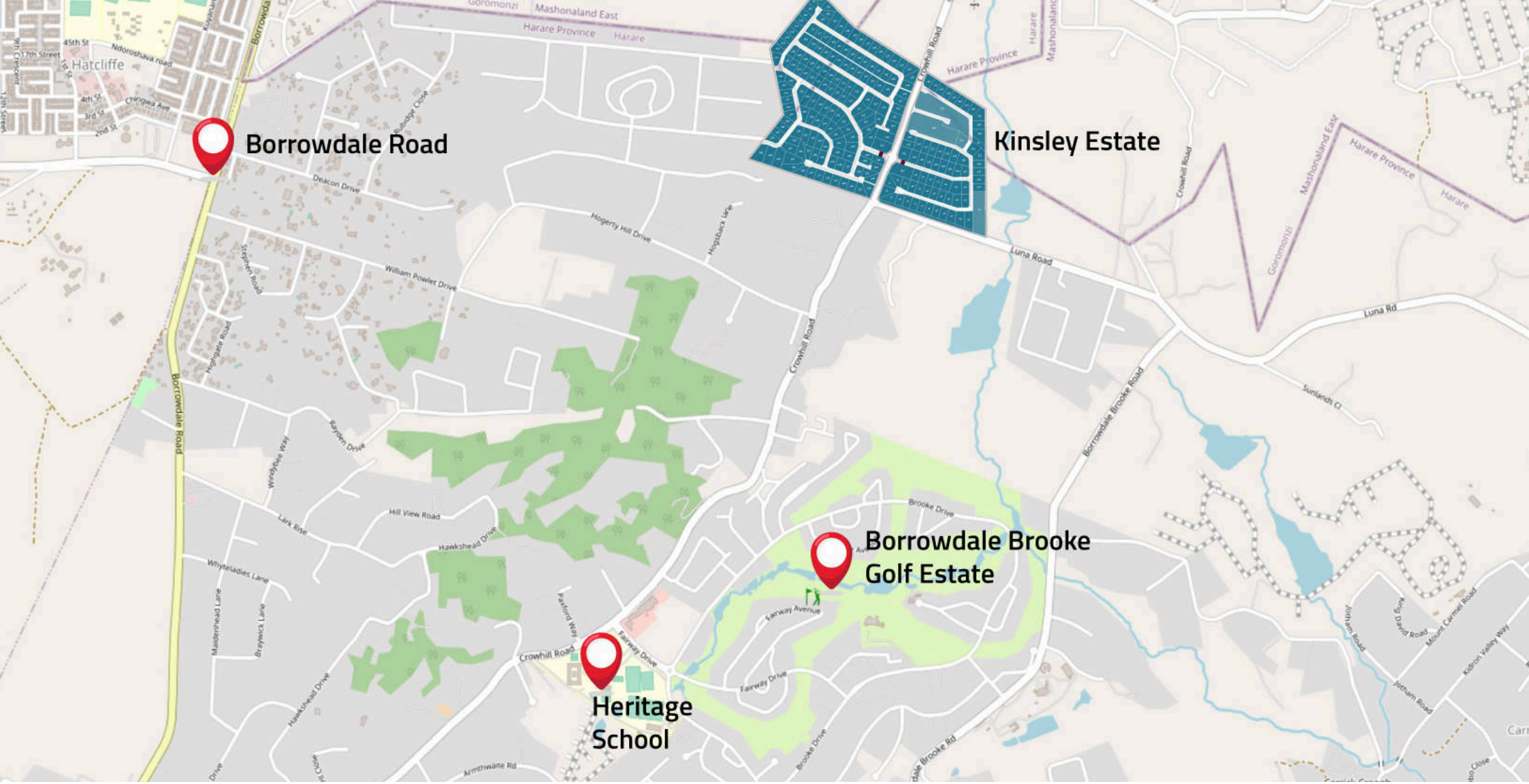
The Developer



HOMELUX



Homelux Property Group epitomizes luxury in real estate, making opulence a standard. With over 30 years of expertise, we specialize in crafting homes that elevate lifestyles, whether you're moving up, downsizing, or seeking something better. More than a name, luxury for us is an inside-out journey, where meticulous attention to detail and a commitment to winning deals define our approach. At Homelux, we believe in covering you comprehensively, ensuring every move is a seamless transition into a life of luxury.



Location

Kinsley Estate is located at the corner of Luna Road and Crowhill Road in Borrowdale just 1.5 km from Borrowdale Brooke Estate and Heritage School. The location is a short 9.5 km from the vibrant Sam Levy's Village shopping center. The Trade Centre, a mere 4.2 km away, adds to the ease of daily life. This means that relocating is seamless with easy access to Heritage and Greystone Park schools to cater for children of all school going ages. Within the estate itself is a recreational park and shopping centre facilities which increases the convenience of it's location.

Availability



On offer are:

- 224 Residential stands
- Commercial stand
- Private Leisure Park
- Retail Centre

Architectural & design principles

Architectural design in Kinsley Estate is centred around the following key tenets for a beautiful, functional and timeless living environment. These principles are the bedrock of all spatial design in Kinsley Estate and should see the stands transform into beautiful, functional, practical, modern living spaces that are built with the environment in mind. Keep an eye out for the next brochure update on the actual architectural typologies hand-picked for Kinsley Estate.

1. Elegance in Design:

Each residence at Kinsley Estate is a testament to timeless elegance. Our architectural style transcends trends, featuring clean lines, thoughtful layouts, and exquisite detailing that not only captivates the eye but also stands the test of time.

2. Functional Luxury:

Practicality meets luxury in every corner of our homes. Thoughtful spatial planning ensures a seamless flow of functionality, creating living spaces that are not just beautiful but also serve the practical needs of modern families.

3. Enduring Quality:

Quality is the cornerstone of our architectural philosophy. From the foundation to the finishing touches, every detail is crafted with precision and longevity in mind. This commitment to enduring quality ensures that your home at Kinsley Estate remains a source of pride for generations.

4. Timeless Aesthetics:

The architectural aesthetics at Kinsley Estate are timeless. Drawing inspiration from classical and contemporary influences, our homes radiate a timeless appeal that won't fade with passing trends, ensuring a lasting aesthetic value for homeowners.

5. Versatile Appeal:

Our architectural design is versatile, catering to a diverse range of tastes and preferences. Whether you seek a modern oasis or a classic retreat, Kinsley Estate's architecture provides a canvas for personalization, allowing homeowners to infuse their unique style into their living spaces.

6. Investment Perspective:

Beyond the immediate living experience, the architectural excellence at Kinsley Estate is a strategic investment. Our homes are designed to appreciate in value, reflecting a commitment to high standards that contribute to the long-term growth and desirability of the estate.

7. Ownership Pride:

Owning a home at Kinsley Estate is not just a transaction; it's a source of enduring pride. Our architectural design fosters a sense of ownership that goes beyond mere possession, creating a space where homeowners can truly connect with the essence of their home.

8. Sustainable Legacy Living:

At Kinsley Estate, our architectural excellence envisions a legacy for homeowners, merging with environmental consciousness. Each home is designed as a testament to values, creating a lasting legacy. Beyond building homes, we craft a timeless investment in living—luxury, quality, and enduring value with a commitment to sustainability.



KINSLEY ESTATE
For you & yours

Architecture & Design

Flat roof options

TC 344

Features	Count/details
Floor Area - Ground	340m²
Floor Area - 1 st Floor	non
Bedrooms	3/4
Living rooms	1/2
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 418

Features	Count/details
Floor Area - Ground	418m²
Floor Area - 1 st Floor	non
Bedrooms	4
Living rooms	2
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 490

Features	Count/details
Floor Area - Ground	295m ²
Floor Area - 1 st Floor	195m ²
Bedrooms	4
Living rooms	1
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 561

Features	Count/details
Floor Area - Ground	354m²
Floor Area - 1 st Floor	207m²
Bedrooms	4
Living rooms	2
Bathrooms	4.5
Garages	2
Swimming Pool	1
Study	1





TC 576

Features	Count/details
Floor Area - Ground	331m²
Floor Area - 1 st Floor	245m²
Bedrooms	5
Living rooms	2
Bathrooms	4.5
Garages	2
Swimming Pool	1
Study	1









KINSLEY ESTATE
For you & yours

Architecture & Design

Gable options

TC 307

Features	Count/details
Floor Area - Ground	307m²
Floor Area - 1 st Floor	non
Bedrooms	4
Living rooms	1
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 359

Features	Count/details
Floor Area - Ground	359m²
Floor Area - 1 st Floor	non
Bedrooms	4
Living rooms	2
Bathrooms	3
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 360

Features	Count/details
Floor Area - Ground	360m²
Floor Area - 1 st Floor	non
Bedrooms	4
Living rooms	2
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 371

Features	Count/details
Floor Area - Ground	371m²
Floor Area - 1 st Floor	non
Bedrooms	4
Living rooms	2
Bathrooms	3
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 463

Features	Count/details
Floor Area - Ground	463m²
Floor Area - 1 st Floor	non
Bedrooms	4
Living rooms	2
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 474

Features	Count/details
Floor Area - Ground	298m ²
Floor Area - 1 st Floor	176m ²
Bedrooms	4
Living rooms	2
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional





TC 490

Features	Count/details
Floor Area - Ground	207m ²
Floor Area - 1 st Floor	283m ²
Bedrooms	4
Living rooms	1
Bathrooms	3.5
Garages	2
Swimming Pool	Optional
Boma	Optional









Pricing & Terms

Land price and terms

Price per square metre excluding VAT	\$75.00
Payment terms	50% Deposit
Balance payable over	6 Months

Regulatory costs (Add to land price)

Value Added Tax	15%
Endowment fee	10%

Architecture and utilities

Architectural fees	\$3000.00
Zesa connection fee	\$2500.00

Other costs

Administration fees	\$400.00
---------------------	----------

Sales Process

Thoughtfully designed for you and yours



Pre-sales

▪ Site Visit:

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

▪ Offer Submission:

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

▪ KYC Process:

Complete a seamless Know Your Customer (KYC) process, submitting identification documents for a secure and transparent experience.



Sales

▪ Agreement of Sale:

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

▪ Identification and Proof of Funds:

Submit identification documents and proof of funds to facilitate a transparent and tailored transaction.

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

▪ Pay balance over 6 months.



After sales

▪ HoA Constitution:

Receive your digital starter package, including the Homeowners Association Constitution.

Architectural Guidelines:

Explore architectural aesthetics with our guidelines for maintaining design integrity.

▪ Consent Form:

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

Architectural Typologies Booklet:

Personalize your space with the Architectural Typologies Booklet, offering diverse design options.



KINSLEY ESTATE
For you & yours

Contacts

Connect with Kinsley Estate for an unparalleled living experience. Schedule a private tour, inquire about available properties, or explore custom home options. Our dedicated team is ready to assist with your questions and guide you through the journey of making Kinsley Estate your home.

Office Contacts

Homelux Property Group
108 McChlery Avenue,
Harare,
Zimbabwe

www.kinsleyestate.com

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

<https://twitter.com/kinsleyestatezw>

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

Site Contacts

Corner Luna Road
and Crowhill Road
Borrowdale
Harare

0779 674 542

0778 565 693

0783 273 322

sales@homeluxproperties.com



Contact us anytime using the provided details, and our team will be readily available to assist you.

www.kinsleyestate.com



HOMELUX



Kinsley Estate is a Homelux development