



**Jhpiego
Housing**
Cooperative Society Ltd.

MCGREGOR 2

BY JHPIEGO HOUSING

OPTIMIZE YOUR LIFE
IN A PLACE THAT HAS IT ALL

Our Expertise

Nairobi Map
Rotated @ 260



THE WORLD OF JHPIEGO HOUSING 2

Welcome to Jhpiego - where modern designs meets practical living.

Our developments feature modern contemporary architecture and offers a range of units that cater to every lifestyle.

Whether you are a young professional or a growing family, we have something for everyone. We have developed villas, spacious three-bedroom apartments each designed with elegance and style in mind.

So far, our completed developments were developed on time, establishing us as a trusted development.



McGregor2 Apartments | Thoughtfully crafted and perfectly detailed

Mcgregor2 is conceived with a vision to create a great investment as well and amazing home for your family. This property is truly unique, boasting a range of impressive features that are sure to appeal to the most discerning buyer.



LOCATION
|
Optimize your time

With its prime location, residents will have easy access to a range of amenities, including shops, schools, and transport links.

Estate is fronting Naivasha road & is 1.5Kms from The Junction Mall

Features

- ✓ 64 apartments
- ✓ 2 blocks
- ✓ 3 bedrooms + DSQ
- ✓ Duplex apartments
- ✓ 2 parking slots per house
- ✓ 400k liters water tank
- ✓ Gym
- ✓ Common entertainment area
- ✓ Fiber connection (Internet Ready)

OPTIMIZE
YOUR
SPACE

INTERIOR RENDERS



OPTIMIZE YOUR AREA

LAYOUTS & FLOOR PLANS



APARTMENTS TYPICAL 3 BEDROOM FLOOR LAYOUT



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

DUPLEX APARTMENTS TYPICAL UNIT.

OPTIMIZE YOUR CASH FLOW

FLEXIBLE PURCHASE OPTIONS

We understand that purchasing a property can be a significant financial commitment, which is why we offer a range of repayment options that are tailored to your needs. With our flexible repayment plan, you can choose the repayment term that suits you best, whether it's short-term or long-term.



1

10% of purchase price upon booking Cash payment which qualifies for 15% discount



2

Financing plan. Jhpiego Housing can organize financing for amounts payable during construction and also for the balance payable on completion



3

15 Milestones payment plan (see payment plan) leading to 10.2M for duplex and 11.042M for single level to be paid within 6 months

Apartment type			1 level	Duplex
	Price		11,990,000	12,990,000
1	Signing the agreement	10%	1,199,000	1,299,000
2	On obtaining approvals	5%	599,500	649,500
3	Starting excavation	5%	599,500	649,500
4	Completing excavation	5%	599,500	649,500
5	Finishing foundation	5%	599,500	649,500
6	Completing 1st Floor Slab	5%	599,500	649,500
7	Completing 2nd Floor Slab	5%	599,500	649,500
8	Completing 3rd Floor Slab	5%	599,500	649,500
9	Completing 4th Floor Slab	5%	599,500	649,500
10	Completing 5th Floor Slab	5%	599,500	649,500
11	Completing 6th Floor Slab	5%	599,500	649,500
12	Completing 7th Floor Slab	5%	599,500	649,500
13	Completing 8th Floor Slab	5%	599,500	649,500
Total during construction		70%	8,393,000	9,093,000
12	On handover	30%	3,597,000	3,897,000
Total		100%	11,990,000	12,990,000

OPTIMIZE YOUR INVESTMENT

RETURNS

Investing in property is an excellent way to achieve financial security, and our homes provide investors with an attractive option to achieve their financial goals. With our expertise and commitment to excellence, you can be confident in achieving outstanding yields and returns on your investment



Unit Type	Price	Monthly Rent(Projected)*	Price escalation during construction*	Gross rental yield*	Capital appreciation (1 year after completion)*	Total return (1 year after completion)
3 Bedrooms with DSQ (One level)	11,990,000	65,000	10%	8%	5%	23%
3 Bedrooms with DSQ (Duplex)	12,990,00	75,000	10%	8%	5%	23%

*Projected

DISCLAIMER

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4. The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely creative imagination and an Architect's impression and are only indicative.
5. The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle.

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