

Vanta House（黑石公馆） Premium Apartment Purchase Guide

— Official Purchase Information of Blackstone Real Estate Limited

1. Developer

Blackstone Real Estate Limited

Blackstone Real Estate Limited specializes in high-quality real estate development. With professional development expertise, financial-oriented operation strategies, and international standards, the company is committed to creating premium properties with long-term value.

2. Project Location

Plot 3A, Naguru Vale Road, Naguru, Kampala, Uganda

Vanta House（黑石公馆） is located in the prestigious hillside residential area of **Naguru, Kampala**.

The project enjoys convenient access to mature commercial, educational, medical, and lifestyle facilities, with close proximity to key areas including **Kololo, Bugolobi, Lugogo, and Nakasero**, offering excellent location advantages.

3. Project Positioning

Vanta House（黑石公馆） is a premium apartment development by **Blackstone Real Estate Limited**.

The project consists of **100 boutique apartments** and follows the development philosophy of:

“Small-scale, Premium Quality, Exceptional Value for Money.”

4. Building Overview

- 12-floor building
- 2 parking levels (Basement Level & Ground Parking Level)

- 10 standard residential floors
- 100 premium apartments in total

5. Apartment Types & Starting Prices

Unit Type	Size	Starting Price
1 Bedroom (1BHK)	Approx. 52 m ²	From USD 53,800
2 Bedroom (2BHK)	Approx. 92 m ²	From USD 95,000
3 Bedroom (3BHK)	Approx. 160 m ²	From USD 166,000

Pricing Policy:

The project adopts a **unit-by-unit pricing policy**.

The final selling price will be determined based on the specific unit, floor level, views, orientation, natural lighting, and ventilation conditions, subject to the final **Sale and Purchase Agreement** signed by both parties.

6. Property Ownership

The project land is under **Leasehold ownership**.

- **Lease term: 99 years**

Foreign purchasers may legally acquire apartment ownership rights according to Ugandan laws and regulations.

Ugandan citizens may apply for conversion to **Freehold ownership** where applicable.

Upon expiry of the 99-year lease period, owners may legally apply for renewal in accordance with government regulations, including payment of applicable fees and completion of renewal procedures.

7. Property Purchase by Foreign Buyers

According to current Ugandan laws and regulations, foreign individuals and foreign companies may legally purchase apartments in this project and complete property registration procedures.

Vanta House welcomes international buyers for both investment and residential purposes.

Specific purchase qualifications, registration procedures, and ownership rights shall be subject to Ugandan laws, regulations, and the signed contractual documents.

8. Public Facilities & Amenities

The project provides comprehensive lifestyle and leisure facilities, including:

- Outdoor swimming pool
- Fully equipped gym
- Rooftop Bar and leisure lounge
- Landscape gardens
- 24-hour security system
- CCTV surveillance system
- Smart access control system
- Backup generator
- 24-hour water supply system

9. Expected Completion Date

Expected completion: October 2027

The estimated construction period is approximately **15 months**.

The final handover date shall be subject to the terms and conditions stated in the signed **Sale and Purchase Agreement**.

10. Delivery Standard

Fully finished apartment delivery

(excluding movable furniture and appliances such as beds, sofas, dining tables, televisions, refrigerators, etc.)

The detailed finishing specifications and delivery standards shall be subject to the developer's final **Interior Finishing Standard** and the signed **Sale and Purchase Agreement**.

11. Payment Options

(1) Full Payment

The purchaser shall pay the full purchase price after signing the **Sale and Purchase Agreement**.

Any applicable discounts shall follow the developer's official sales policy.

(2) Installment Payment Plan

The developer provides flexible installment payment options during construction:

- **Initial payment: 30% of purchase price**
- **Remaining balance: payable over 20 months**

The payment schedule may be adjusted according to the purchaser's circumstances.

The final payment amounts, dates, and milestones shall be specified in the signed agreement.

12. Property Management Fees (Tentative)

Unit Type	Monthly Management Fee
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1 Bedroom (1BHK)	USD 70/month
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2 Bedroom (2BHK)	USD 115/month
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3 Bedroom (3BHK)	USD 180/month
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Note:

The above fees are tentative estimates provided for buyers' budgeting purposes during the sales period.

After handover, any adjustment due to actual operating costs shall be implemented according to the property management company's regulations and applicable policies.

13. Government Taxes & Registration Fees for New Property Purchase

According to current Ugandan laws and regulations, purchasers are responsible for applicable government charges:

Tax/Fee Item	Rate
Stamp Duty	1.5% of transaction value (or government assessed value)
Property Registration Fee	UGX 10,000

Notes:

1. Stamp Duty is collected by the **Uganda Revenue Authority (URA)** according to law.
2. Registration fees are collected by the relevant land administration authorities according to current regulations.
3. If government policies change, the latest applicable laws and regulations shall prevail.

14. Payment & Receipts

Accepted payment methods:

- Bank Transfer
- Cash
- Cheque

Official payment receipts will be provided according to company procedures.

15. Key Project Advantages

- ✓ Prime hillside location in **Naguru**, one of Kampala's premium residential areas
- ✓ Boutique apartment concept: **small-scale, high quality, exceptional value**
- ✓ Complete lifestyle facilities including garden, swimming pool, gym, and rooftop

Lounge Bar

- ✓ Attractive investment opportunity with **estimated rental yield up to 15% and potential payback within approximately 7 years**
- ✓ Property management services available for investors seeking passive income solutions
- ✓ Fully finished apartments, reducing move-in costs
- ✓ Flexible payment options: full payment or **30% deposit + 20-month installment plan**
- ✓ Long-term **99-year leasehold ownership protection**
- ✓ Suitable for personal residence, rental investment, and long-term asset allocation

16. Contact Information

Developer:

Blackstone Real Estate Limited

Project Name:

Vanta House (黑石公馆)

Project Address:

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Disclaimer

This **Vanta House (黑石公馆) Premium Apartment Purchase Guide** is prepared for marketing and customer reference purposes only and does not constitute a final contractual commitment by the developer.

All information regarding prices, payment terms, delivery standards, ownership details, taxes, and related matters shall be subject to the final **Sale and Purchase Agreement**,

official land ownership documents, and approval documents issued by relevant Ugandan authorities.

Blackstone Real Estate Limited reserves the right to reasonably adjust relevant information based on project progress, market conditions, and changes in government policies.