

# BEAUTIFUL HOMES FOR SALE

HANDSOME RETURNS



Meera Investments Ltd



CRANE MANAGEMENT  
SERVICES LTD  
*"Properties for all your Needs"*



TAGORE  
LIVING  
KAMPALA UGANDA



# UGANDA

## AN INVESTORS DELIGHT



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### HIGH CAPITAL APPRECIATION

With numerous infrastructure projects, retail spaces and attractions emerging in Kampala, the price of residential units are trending upwards.

### HIGH RENTAL INCOME (8%-10%)

With many people travelling to Uganda as an emerging market in the COMESA region, rents of residential units are expected to increase.

### PROGRESSIVE ECONOMY

It is the fastest growing economy in East Africa which means more business opportunities, population growth and increase in demand for housing.

### EASE OF INVESTMENT

Duly Regulated Market controlled by robust laws. Uganda is open to investors of all nationalities. Developers and Projects are registered, certified and approved by Government of Uganda.

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[www.tagoreliving.com](http://www.tagoreliving.com)



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Relax in your spacious living room after work, make a gourmet meal in your state of art kitchen or just kick back with friends on your spacious balcony.

Our two and three bedroom apartments with superb and detailed architecture, Tagore Living delivers a comfortable and serene lifestyle for residents. Tagore Living apartments are just a stone throw away from hospitals, educational institutions and other prominent places.

Offering new ways to experience luxury living, with a variety of amenities and apartment features, you'll find everything you desire in a gated community.





TAGORE LIVING OFFERS BUYERS A UNIQUE ONE-OFF OPPORTUNITY TO INVEST IN A DEVELOPMENT- EITHER AS A LONG TERM RENTABLE INVESTMENT OR TO LIVE IN.

Tagore Living is an upcoming residential project with a luxurious and elegant living experience. The building has been aesthetically designed to seamlessly and beautifully blend with the surroundings.

The plot is connected to Kamwokya and the business district of Kisimenti. The south of the plot overlooks Kampala city from level 5 and above. The project comprises of 2 and 3 bedroom units that you can choose from, with a total of 28 residential units with adequate parking facilities.



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# THE DEVELOPERS



**DR. SUDHIR  
RUPARELIA**

CHAIRMAN

All over the world real estate is considered to be one of the most secure long term investment options and Uganda is no exception.

The ethos of Meera Investments since its inception in 1985 has been to build high quality, state of the art residential and commercial developments. We are now pleased to launch Tagore Living, our first-time build-to-sell residential development. Our vision is to create an opportunity for both Ugandans & foreigners to invest and own property in Uganda, for either residential or investment purposes.

We understand our responsibility as your property developer and Meera Investments remains committed to building quality projects in a timely manner. Backed by our strong financials and over 33 years of experience in building developments ranging from schools, hotels to commercial projects, Meera Investments is one of the leading and most recognised developers in Uganda. A testament to our credentials and credibility can be seen in Kampala's skyline, which is dominated by our projects.



**MR. RAJIV  
RUPARELIA**

MANAGING  
DIRECTOR

Tagore Living from ground breaking to completion has been scheduled for 2019. It is our mission as it has been with all our other developments to deliver the project in time and within budget. Tagore Living have assembled a project management team that boasts significant experience in the construction industry and are able to give the project life.

There can be no shortcuts in construction. For Tagore Living, we sourced and procured the finest and most durable building materials that set aside our developments from the rest. In addition, we are committed to delivering the highest quality, leaving no detail untouched.

With our experience in the industry we have tried and tested numerous materials and our aim is to deliver high quality finishing with minimal maintenance. To ease life for our residents we the development will include underwater tanks and back-up generators to ensure smooth living. We believe in long term satisfaction and we are confident you will find this at Tagore Living.

# LOCATION

The affluent suburb of Kisimenti is a mixed residential and commercial suburb, with a large number of small IT businesses, a central market, several foreign embassies, government buildings and an upscale shopping mall.

Kisimenti draws a relaxed atmosphere and collection of casual pubs with cosy cafés, a vast array of shops, restaurants, a four-screened cinema, The Uganda Museum, the 18-hole Uganda Golf Club, schools, hospitals, banks and a high end mall just across the road

This development aims to create a community. Kamwokya may be most famous for the booming business district of Kisimenti, but this area offers more than just power lunches and high-end living.

A showcase of modern convenience and style, Kisimenti will surpass the expectations of a typical nine-to-five district while still being a mere ten-minute drive from the central business district, residents of Tagore Living is well-placed to explore all that Kisimenti has to offer.

  
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# EASILY ACCESSIBLE

## **TAGORE LIVING**

## **CENTRAL BUSINESS DISTRICT**

By Car

*10-minutes*

By Public Transport

*25-minutes*

## **TAGORE LIVING**

## **KISIMENTI SHOPPING PRECINCT**

By Car

*2-minutes*

Walking

*5-minutes*

## **TAGORE LIVING**

## **UGANDA GOLF CLUB**

By Car

*5-minutes*

## **TAGORE LIVING**

## **KABIRA COUNTRY CLUB/ FOREST COTTAGES**

By Car

*10-minutes*

Many reputable schools, hospitals and banks in the vicinity of less than 2-3km.



  
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# AN EASY CHOICE FOR FIRST TIME BUYERS

Buying a home can be nerve wracking, especially if you're a first-time home buyer or investor. To make the first-time home buying journey a little less stressful, here's a few pointers to help you navigate through the process smoothly and what to think about when making this first step.

**LOCATION** – this is key when looking for the right place, accessibility and safety are key.

**SECURITY & SAFETY** – a gated and guarded community are recommended.

**MAINTENANCE FREE** – these are the costs that no one ever warns you about, spending on long lasting materials and picking a well known developer helps avoid future unnecessary costs.

**BACK UP POWER & WATER** – back up water and power supplies are essential for any investment.

**HOME LAYOUTS** – a good layout of a home combined with airy spaces and large windows, with consideration for storage.

**RETURN ON INVESTMENT** – a good purchase should always work for you financially, with rental income or property value appreciation.

Tagore Living is the result of an in depth design process, resulting in a striking property that considers every aspect of a comfortable living environment, delivering the highest and safest living standards.







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# FLOOR PLAN



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APARTMENT A  
133 m<sup>2</sup>

APARTMENT D  
133 m<sup>2</sup>

APARTMENT B  
164.3 m<sup>2</sup>

APARTMENT C  
132.9 m<sup>2</sup>





## APARTMENT A

133 m<sup>2</sup>

## AREA

Kitchen/Living/Dining	9.8 / 20.6 / 10.4 m <sup>2</sup>
Master Bedroom	20.5 m <sup>2</sup>
Bedroom 2	18 m <sup>2</sup>
Terrace	6.4 m <sup>2</sup>



# APARTMENT PLAN

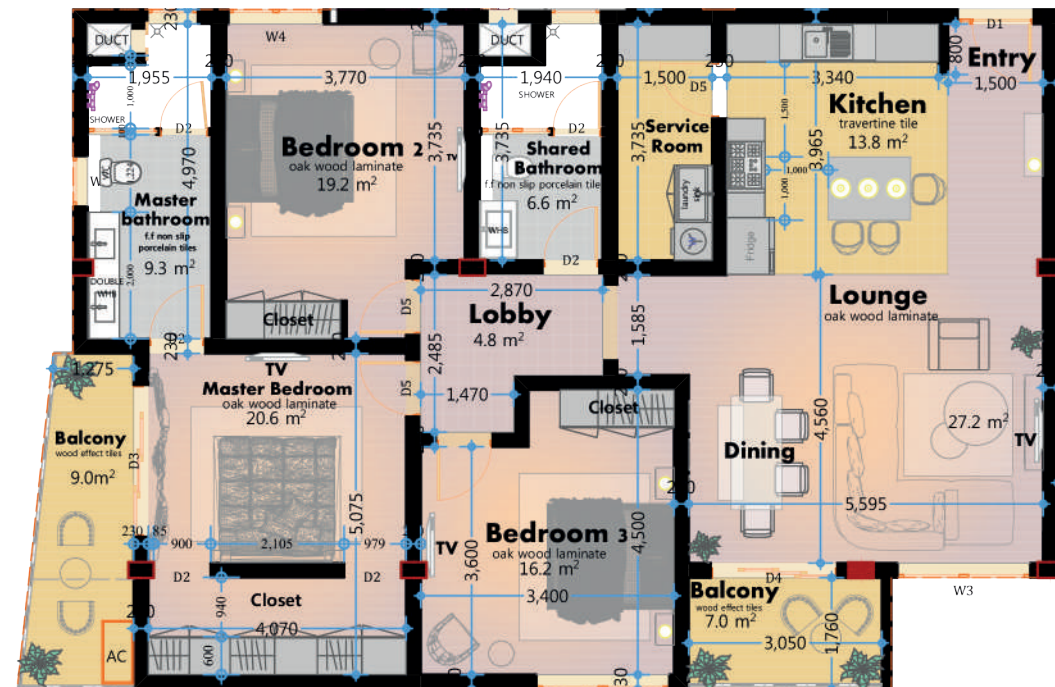
## APARTMENT B

164.3 m<sup>2</sup>

### THREE BEDROOM APARTMENT

#### AREA

Kitchen/Living/Dining	13.8 / 27.2 / 13.8 m <sup>2</sup>
Master Bedroom	20.6 m <sup>2</sup>
Bedroom 2	19.2 m <sup>2</sup>
Bedroom 3	16.2 m <sup>2</sup>
Terrace	7 m <sup>2</sup>





132.9 m<sup>2</sup>

Kitchen/Living/Dining	10.8 / 21.7 / 11.5 m <sup>2</sup>
Master Bedroom	20.0 m <sup>2</sup>
Bedroom 2	18.4 m <sup>2</sup>
Terrace	5.2 m <sup>2</sup>







# SPECIFICATIONS



## Structure

- Heavy Reinforced concrete foundation.

## Flooring and Tiling

- Superior quality vitrified floor tiles.
- Laminated wooden floor in living area & bedrooms.

## Kitchen

- Kitchen counter tops are of natural granite stone and stainless steel counter sink.
- Kitchen cabinets are made internally with a melamine, and externally of M.D.F. and finished with a natural wood finish with undermount soft closing Hinges.

## Bedrooms

- Spacious bedroom with built in closets.

## Toilet & Luxurious Bathrooms

- Glass shower cubical with stainless towel rails.
- Ceramic fancy counter top wash hand basin.
- Wall hung sitting closet with concealed cistern as toilet.

## Doors and Windows

- Main entrance door of Natural hard (Muvule) wood timber with door closer & stopper.
- Powder coated Aluminium sliding doors & windows finished with 6mm clear glass & mosquito net for windows.

## Painting

- Water base / matt emulsion paint in the common areas and the internal walls of the room.
- External walls of the building to be finished with weather shield exterior grade emulsion / texture paste paint and Natural clay bricks wall cladding finish.

## Power & Electricals

- 3 phase Umeme power supply to the building.
- 24 hrs Power back up standby generator.
- Provisional telephone plug in points.
- Exhaust fume extractor in the kitchens.

## Elevators & Car Lifts

- Duplex passenger lift with automatic sliding doors and rescue intercom.
- Car lift to the covered parking floors.

## Water Supply

- National water main supply to the backup build underground water tank which pumps to the overhead storage tanks at the roof top.

## Fire Fighting Equipments and Escape Routes

- Fire extinguishers in the common areas.
- Emergency fire escape staircase routes.

## Security

- 24hrs high intensity surveillance CCTV cameras for the common areas monitored within a 24hr operational control room.
- 24hrs security personnel.

# AMENITIES

With particular attention to onsite amenities, Tagore Living's two and three-bed apartments offer enviable views across the east of the city.

- Entrance lobby with security desk.
- Spacious balcony from the living room.
- Apartment laundry room / utility room
- Provision for Wi-Fi internet connection within the apartments
- Walk-in closets.
- Two floors of covered car parking.
- Electrical door bell & intercom door phone facility.
- Building Lightning Arrestor.
- Provisional points of Split Air conditioning in the living room & bedrooms.
- Provision for cable TV connection in the living and bedrooms.
- Waste garbage collection room.
- Drop in garbage chutes.



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UP TO  
**9%**  
RETURNS\*

## PAYMENT PLANS AVAILABLE

UNIT TYPE	NO. OF BED ROOM	UNIT PRICE \$	ANTICIPATED ANNUAL RENT \$	ROI
Apartment A	02	212,800	19,200	9%
Apartment B	03	262,400	24,000	9%
Apartment C	02	212,800	19,200	9%
Apartment D	02	212,800	19,200	9%

- > The returns calculated are based on anticipated rental income
- > Unit price has been considered as average price
- > Income and returns are not guaranteed, and are based on prevailing market rates.

\*An investors performance and the value of their properties are subject to general economic conditions and risks associated with real estate assets, Tagore living does not guarantee any rental income or ROI.



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