



KNIGHTSBRIDGE AVENUES (U) LIMITED



# DIAMOND COURT

INVEST IN A DIAMOND

# ABOUT AUS



Knightsbridge Avenues (U) Limited is a luxury real estate developer company committed to creating and consistently delivering world-class real estate projects and master developments that strengthen the real estate industry in Uganda.

We emphasize sophistication and innovation to offer the best in class real estate projects that appeal to a diverse customer base.





# DIAMOND COURT

## KIRA - MULAWA, WAKISO DISTRICT

Diamond Court lets you discover the latest luxury and sophistication in the heart of Kira- Mulawa with premium 1, 2 & 3 bedroom apartments. This four storey iconic building combines the allure of luxury living with urban excellence along with outstanding amenities and large living spaces.

### PAYMENT OPTIONS

**Option 1:** Outright Purchase Under this option the purchaser shall pay 100% of the purchase price on offer.

**Option 2:** Phased Payments Under this option the purchaser shall pay 20% of the purchase price as an initial deposit. The difference shall be paid in installments within 12 months.

**Option 3:** Mortgage Payment

Through mortgages, buyers can identify a bank of their choice and negotiate terms. The bank then pays Knightsbridge Avenues the total price or the amount agreed.

The buyer then pays regular installments to bank over the agreed period.



## OVERVIEW

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### KEY DETAILS

- Property types - Apartments
- Unit types - 1, 2 & 3 Bedrooms
- Sizes from - 49.1sqm
- Est completion date - April 2026
- Payment plan - 12 months installment plan
- Starting price - 140,000,000

### INVESTMENT HIGHLIGHTS

- Affordable payment plan
- Exceptional facilities
- Luxury living

### FACILITIES

- Gym
- Running track
- High speed elevator
- Barbecue area
- High ceiling
- 24-hr security / CCTV cameras
- Balcony for every bedroom & living room
- Rooftop sitting area
- Covered parking
- Kids play area
- Games room

## LOCATION

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Diamond Court is located in Kira municipality surrounded by areas like Nalya, Kulambiro, Kisasi, Kyanja and it's just 25 minutes away from Kampala town.

The property is 130metres from the main road making it close to various facilities like;

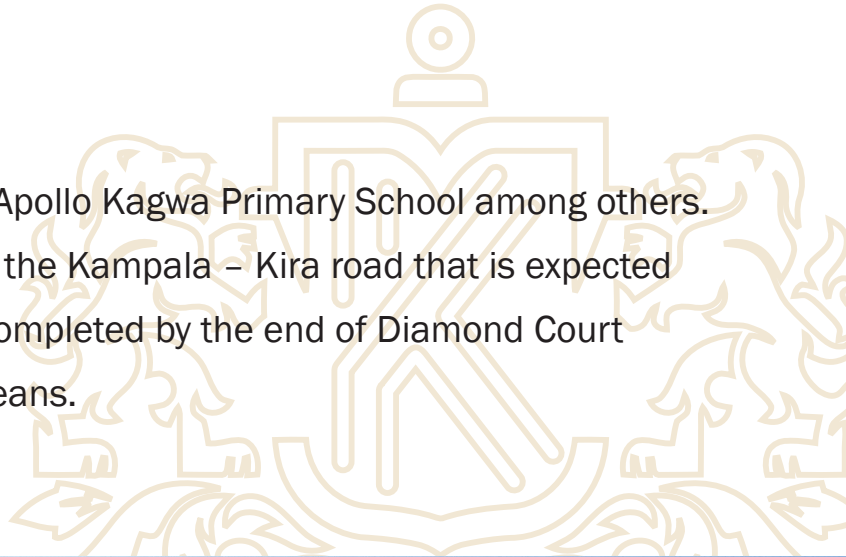
- 120m to JTeer supermarket
- 150m to quick pick super market
- 165m to Total Energy among others.

The location was chosen following the real estate investment trend of this current decade, which based on research shows that Kira ranks among the most popular locations for real estate in Uganda both residential and commercial.

The area has good security with many services such as;

- Medical centers
- Salons
- Restaurants
- Schools e.g; Stoneridge School, Sir Apollo Kagwa Primary School among others.

Along with these, is the re-construction of the Kampala – Kira road that is expected to last for 1 and half years which will be completed by the end of Diamond Court construction easing the transportation means.







## WHY INVEST IN DIAMOND COURT

1. Move in or rent your apartment immediately upon handover – no need to refurb or fit anything as it is fully fitted.
2. Option of Fully furnished apartment – we take the trouble to source furniture that meets your needs and we even have a professional Feng Shui practitioner who will arrange your apartment in a cosy, energy flowing manner to give you the ultimate relaxation and comfort at home.
3. Buy your next home with 20% down payment and the remaining 80% split into 12 months period.
4. Enjoy living in spacious apartments ranging from 49.1sqm to 134sqm with large partial doors opening to the balconies on all living rooms and bedrooms providing natural light in the apartments.
5. Live in a luxury home along with outstanding facilities such as an elevator, gym, rooftop running track, games room, barbecue area, covered parking, daily common area cleaning, 24-hour maned concierge and security among others.





## APARTMENTS AVAILABILITY AND THE PRICES

### ONE BEDROOM APARTMENTS

LAYOUT TYPE	NUMBER OF UNITS	INTERIOR AREA	BALCONY AREA	TOTAL AREA	*STARTING PRICE
TYPE A	4	52.1sqm	11.5sqm	63.6sqm	160,000,000
TYPE B	4	44sqm	8sqm	52sqm	146,000,000
TYPE C	4	42sqm	7.1sqm	49.1sqm	140,000,000

### TWO BEDROOM APARTMENTS

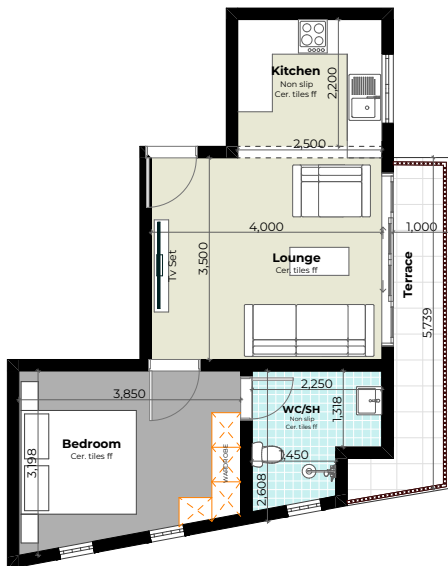
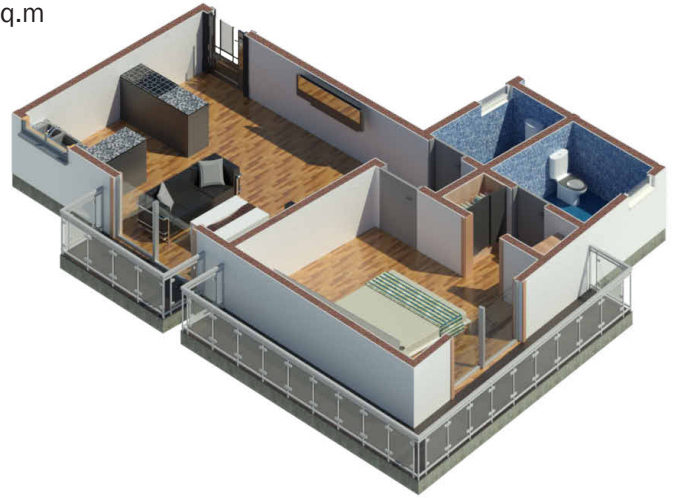
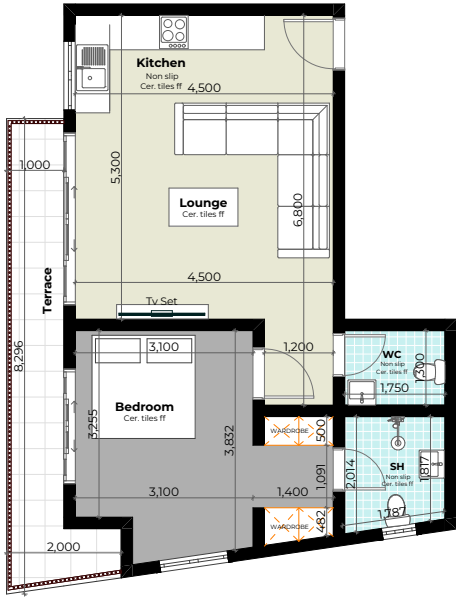
LAYOUT TYPE	NUMBER OF UNITS	INTERIOR AREA	BALCONY AREA	TOTAL AREA	*STARTING PRICE
TYPE A	4	102.5sqm	9.4sqm	111.9sqm	300,000,000
TYPE B	4	64.5sqm	9.4sqm	73.9sqm	255,000,000
TYPE C	4	73sqm	9.4sqm	82.4sqm	265,000,000

### THREE BEDROOM APARTMENTS

LAYOUT TYPE	NUMBER OF UNITS	INTERIOR AREA	BALCONY AREA	TOTAL AREA	*STARTING PRICE
TYPE A	4	121.5sqm	12.5sqm	134sqm	360,000,000
TYPE B	4	93.5sqm	12.5sqm	106sqm	338,000,000

\*These are promotional and discounted prices and they are off-plan and are subject to change as the project develops.

# ONE BEDROOM APARTMENTS LAYOUT



# ONE BEDROOM TYPE A INTERIOR

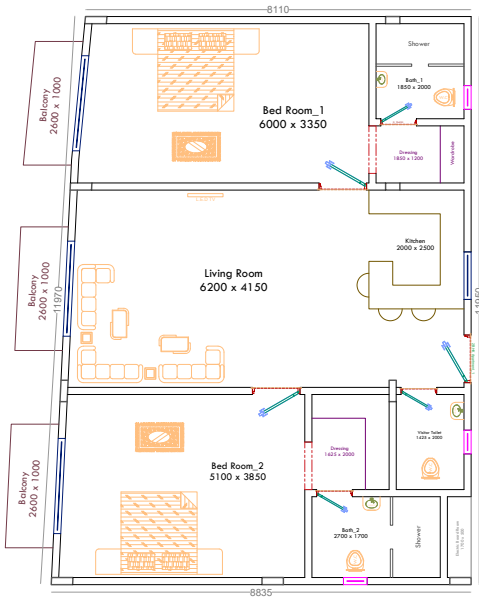
# ONE BEDROOM TYPE B INTERIOR



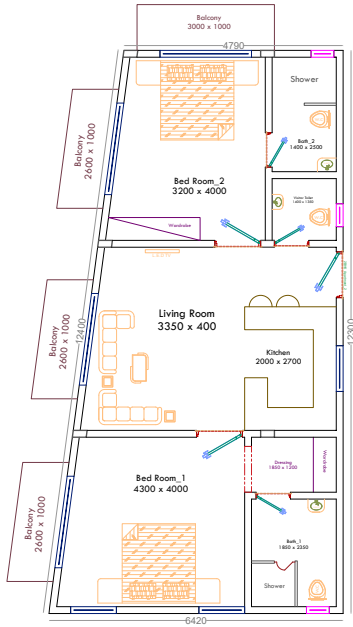
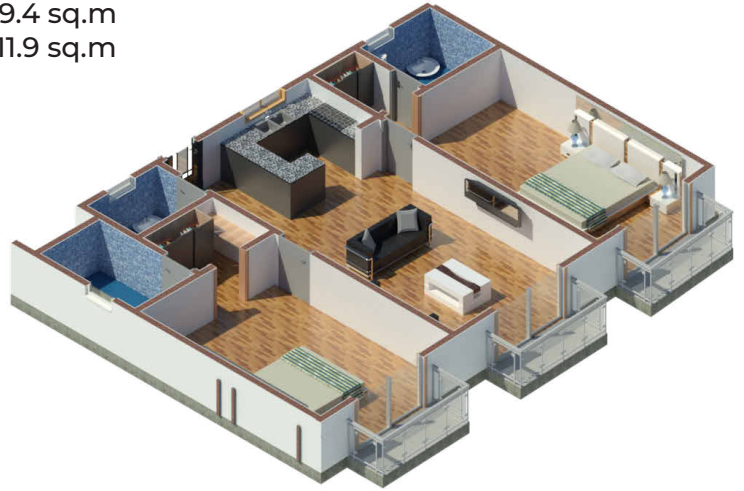
# ONE BEDROOM TYPE C INTERIOR



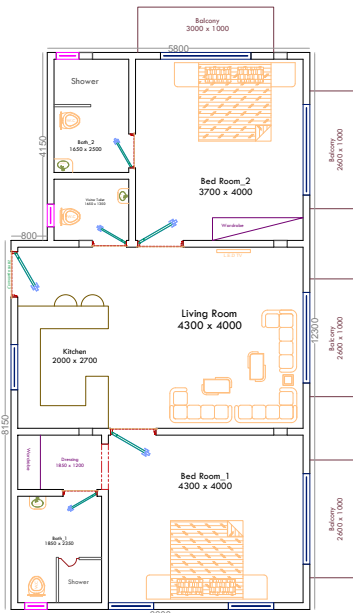
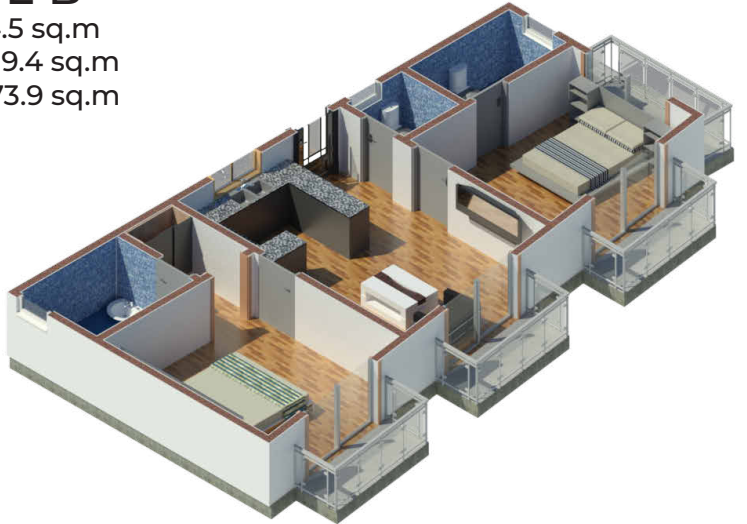
# TWO BEDROOM APARTMENTS LAYOUT



**TYPE A**  
 NET 102.5 sq.m  
 Balcony 9.4 sq.m  
 TOTAL\_111.9 sq.m



**TYPE B**  
 NET 64.5 sq.m  
 Balcony 9.4 sq.m  
 TOTAL\_73.9 sq.m



**TYPE C**  
 NET 73 sq.m  
 Balcony 9.4 sq.m  
 TOTAL\_82.4 sq.m



## TWO BEDROOM TYPE A INTERIOR

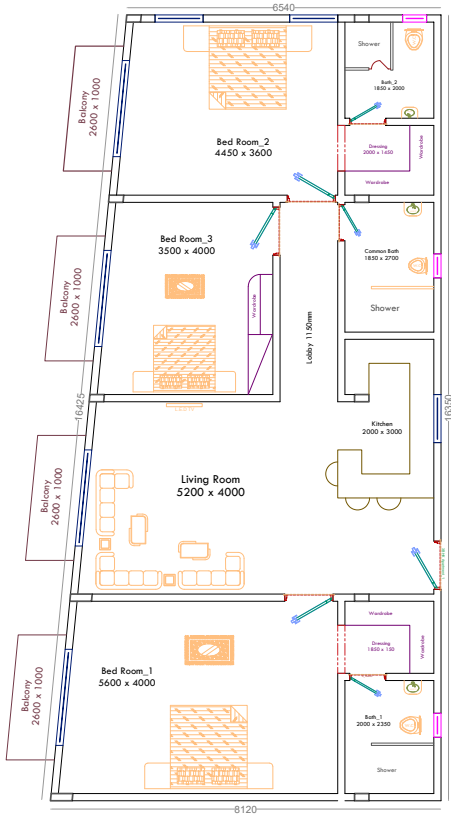
## TWO BEDROOM TYPE B INTERIOR



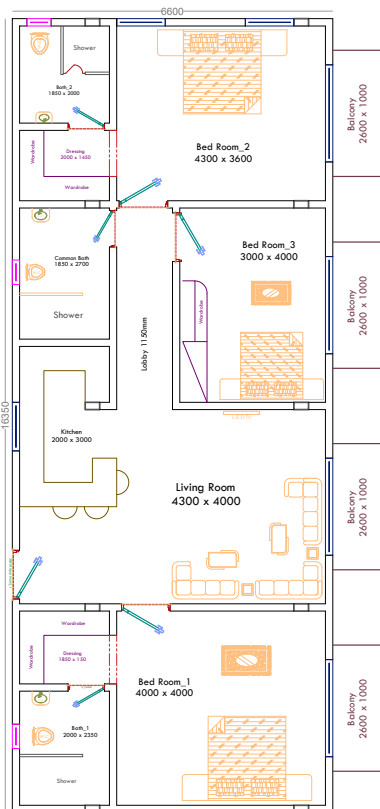
## TWO BEDROOM TYPE C INTERIOR



# THREE BEDROOM APARTMENTS LAYOUT



**TYPE A**  
 NET 121.5 sq.m  
 Balcony 12.5 sq.m  
 TOTAL\_134 sq.m



**TYPE B**  
 NET 93.5 sq.m  
 Balcony 12.5 sq.m  
 TOTAL\_106 sq.m





# THREE BEDROOM TYPE A INTERIOR



# THREE BEDROOM TYPE B INTERIOR



# COMMON AREA FACILITIES



# GET IN TOUCH

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