



UMATI

property developments

redefining lifestyles





NINE ON COTTENHAM

9onCottenham ushers in a new era of living in each of the 29 stylish duplex apartments. Let the unmatched design of space embodied in the modern architectural style inspire you. Feel at ease within the captivating open layouts and wide living spaces. Allow the countless contemporary details and state-of-the-art features fascinate you. Prepare to relish in this exclusive lifestyle you have chosen. An ideal haven awaits you and your family in the finest secure and gated community in the Western side of Harare City – welcome to style.





9onCottenham offers contemporary living featuring very spacious 29 premium units comprising of 3 bedrooms all ensuite duplex apartments in a secure and beautifully landscaped environment. Each apartment is tastefully designed to exude optimum space, luxury, style, modern living and comes Wi-Fi ready and standard with eco-friendly appliances, prepaid electricity and own meters. The three bedroom apartments provide 176sqm of living space and are conveniently located close to a major highway for an easy commute, **9onCottenham** is only 9km away from the CBD.









The details...

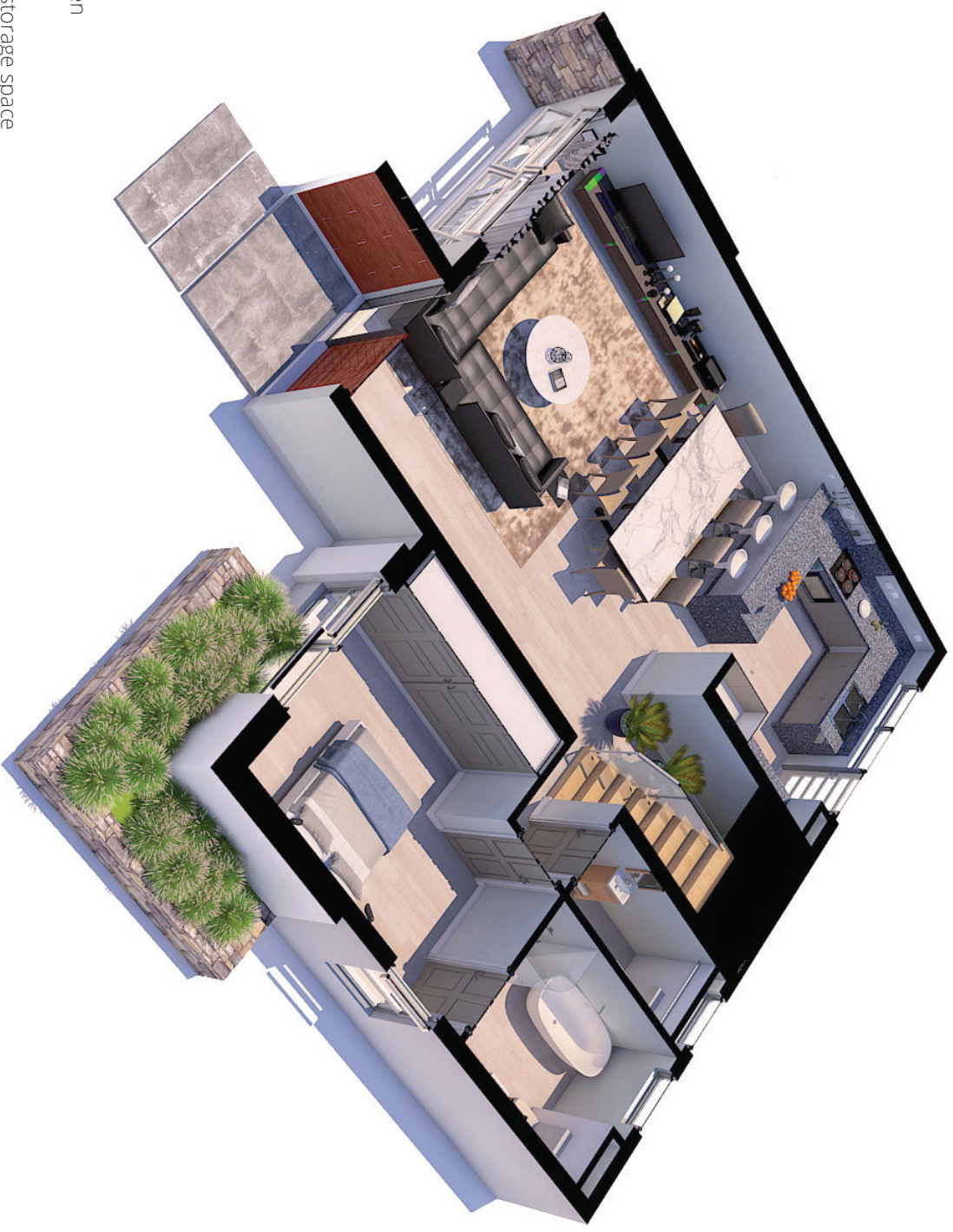
3 bedroomed Duplex apartments that display a simple yet functional layout, splitting the building in two through circulation. It has a double volume entrance hall with an elegant big pivot door, open plan living/dining and kitchen. The kitchen comes fitted with a full package of oven, hob and dishwasher. A guest loo and an en-suite bedroom fitted with Built in cupboards all on ground floor. The Master and Second bedrooms are upstairs linked by a landing overlooking the double volume entrance hall. The Second bedroom has ample space, a walk in closet** and an en-suite with both a shower and tub. The master suite is bigger and more spacious, with the bed area opening out to a balcony, a bigger walk in closet and a master bathroom with a 'his and hers' shower, a freestanding tub, loo and 'his and hers' vanity unit.

The variation opens up these bedrooms further, by trading the walk in closet for built in closets, a fair trade for the additional space gained. All achieved within the 88 sqm building footprint per floor. The Large aluminium windows invite natural lighting to become an added element in design, allowing rays of light to accentuate planes and highlight focal points within the homes. The open living spaces and large door plans provide the true feel of contemporary living. Each unit comes with a 2 car parking spots as standard. Each apartment is energy efficient from the design that allows natural lighting, come solar installation ready, WiFi and cable TV ready.

General Features

Driveway, Guardhouse, Refuse collection area, Self-access control (remote controlled)
Entertainment area (Pool, Barbeque area, Children's Play Centre, Solar Geysers, Borehole and water storage tanks, CCTV

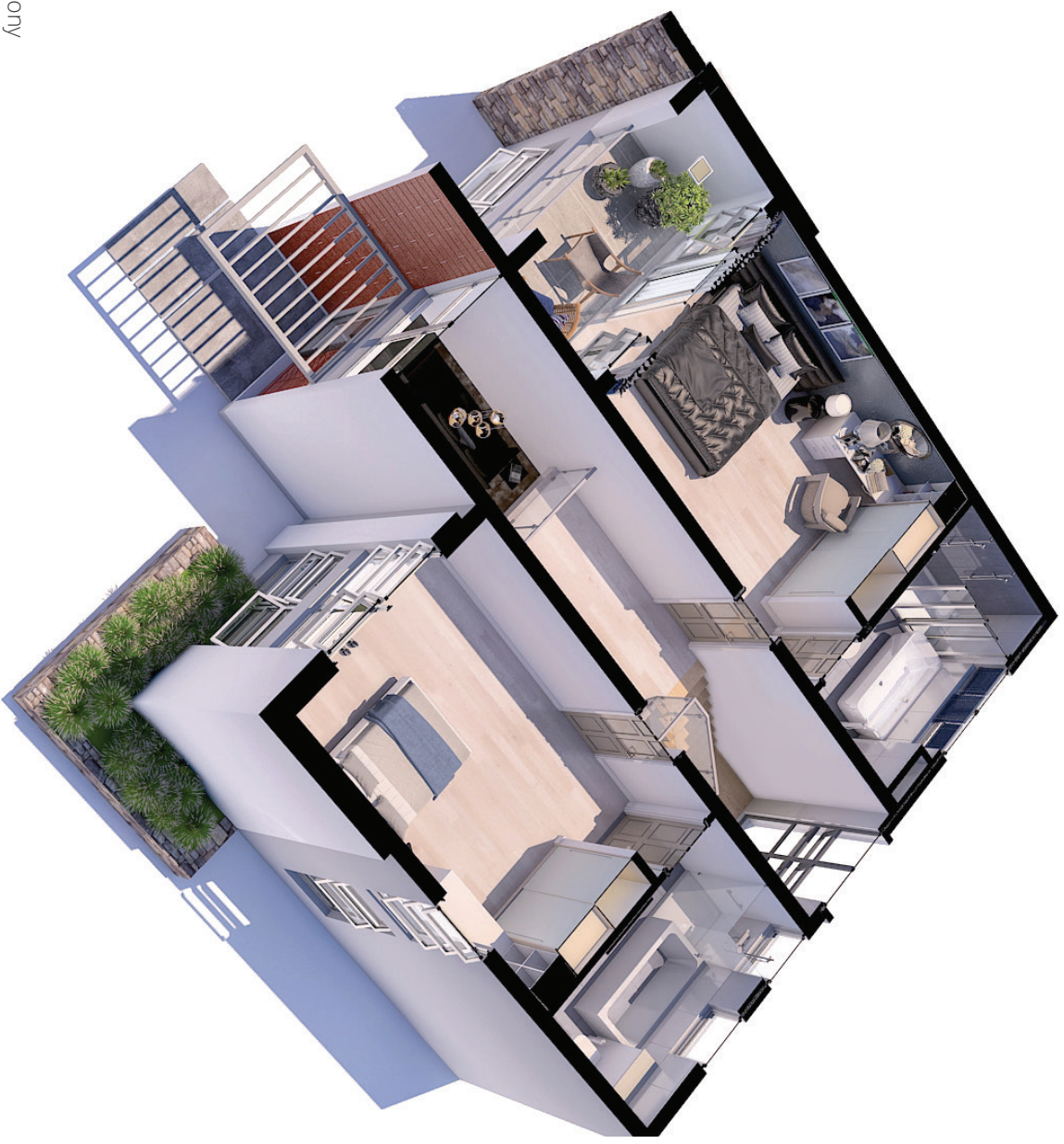
***OPTIONAL FEATURE



Ground Floor

- Open plan Lounge and Dining
- Spacious Modern (fitted) Kitchen
- Bedroom with ensuite
- Built-In-Cupboards with ample storage space
- Guest toilet
- Staircase
- Welcoming double volume entrance
- Spacious open plan layout

88sqm Floor Area



First Floor

- Master Bedroom with ensuite - opening into balcony
- Walk-in closet or built-in option
- Third Bedroom with ensuite
- Double entrance Hallway

88sqm Floor Area





Gourmet Kitchen

- Fitted cabinetry with an exquisite nish
- Fitted hobstove and oven
- Extractor fan/hood
- Dishwasher
- Dual compartment undermount stainless steel sink
- Granite tops
- Under-counter wine cooler***
- Under the counter Waste disposal

***SOME OPTIONAL FINISHES ALLOWED AS PER CLIENT VARIATION PROPOSALS

Luxury Finishes

- Porcelain floors in bathrooms, kitchen
- Smart home technology-Cable and WiFi ready
- Energy efficient water heater
- Full size washer and dryer***
- Insulated ceiling
- Wall-to-wall laminate/styled flooring in all bedrooms***
- Aluminium stair railing
- Glass balustrades on balcony and staircase

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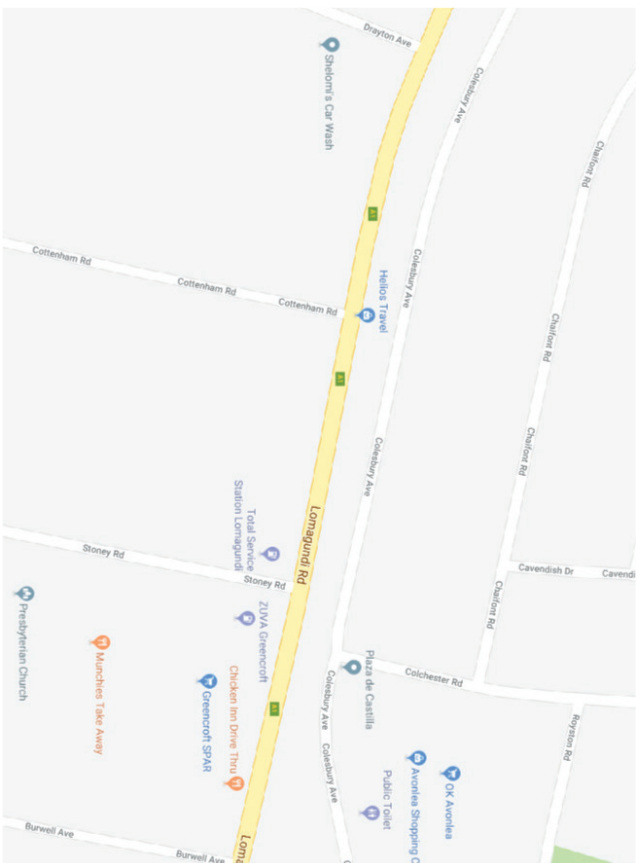




Elegant Bathrooms

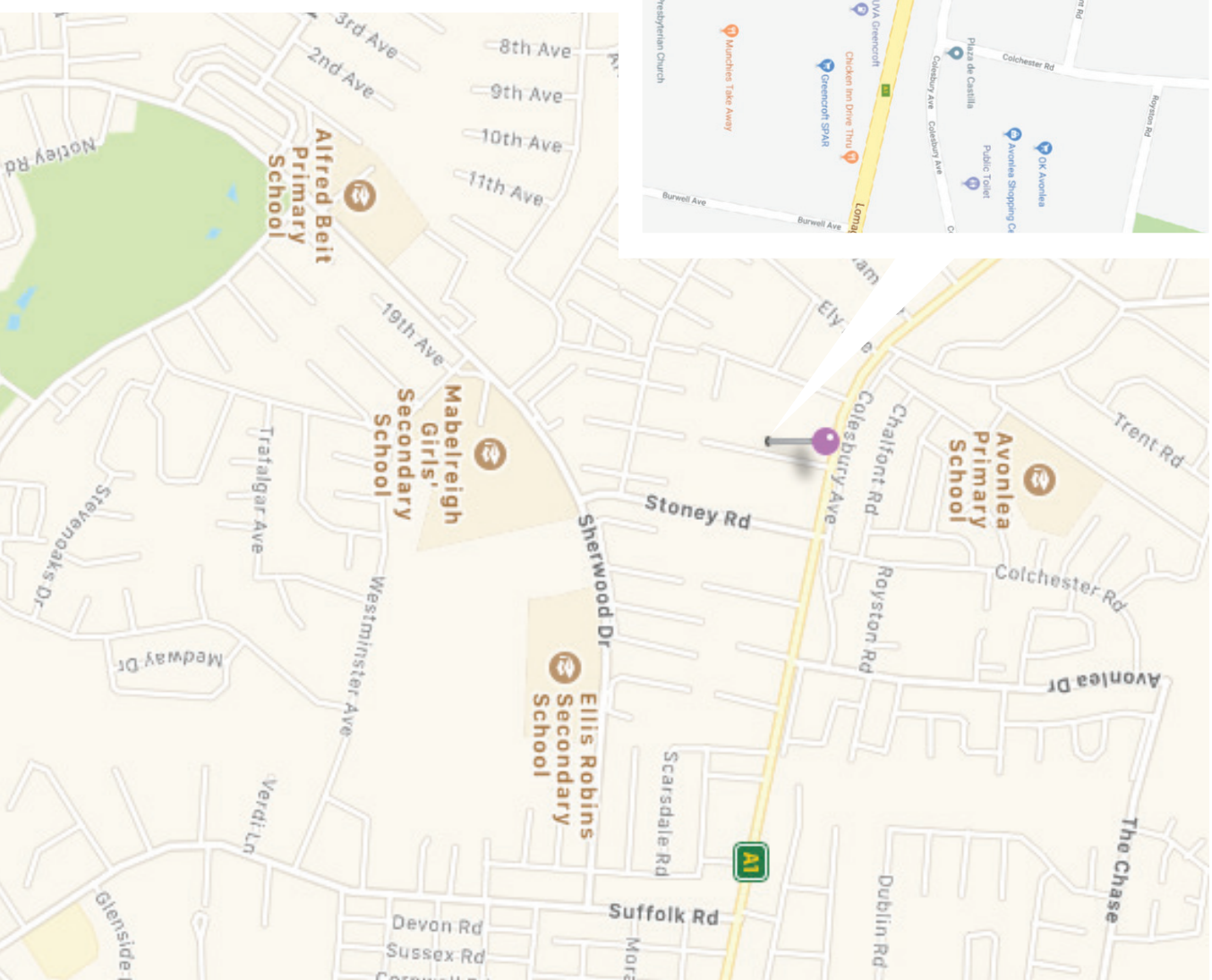
- Anti-skid bath tubs
- Wood cabinetry with a highend finish
- Luxurious free-standing tub in master bedroom***
- White bathroom fixtures
- Porcelain bathroom tile on floors and wet areas
- Granite countertops in master bathroom***

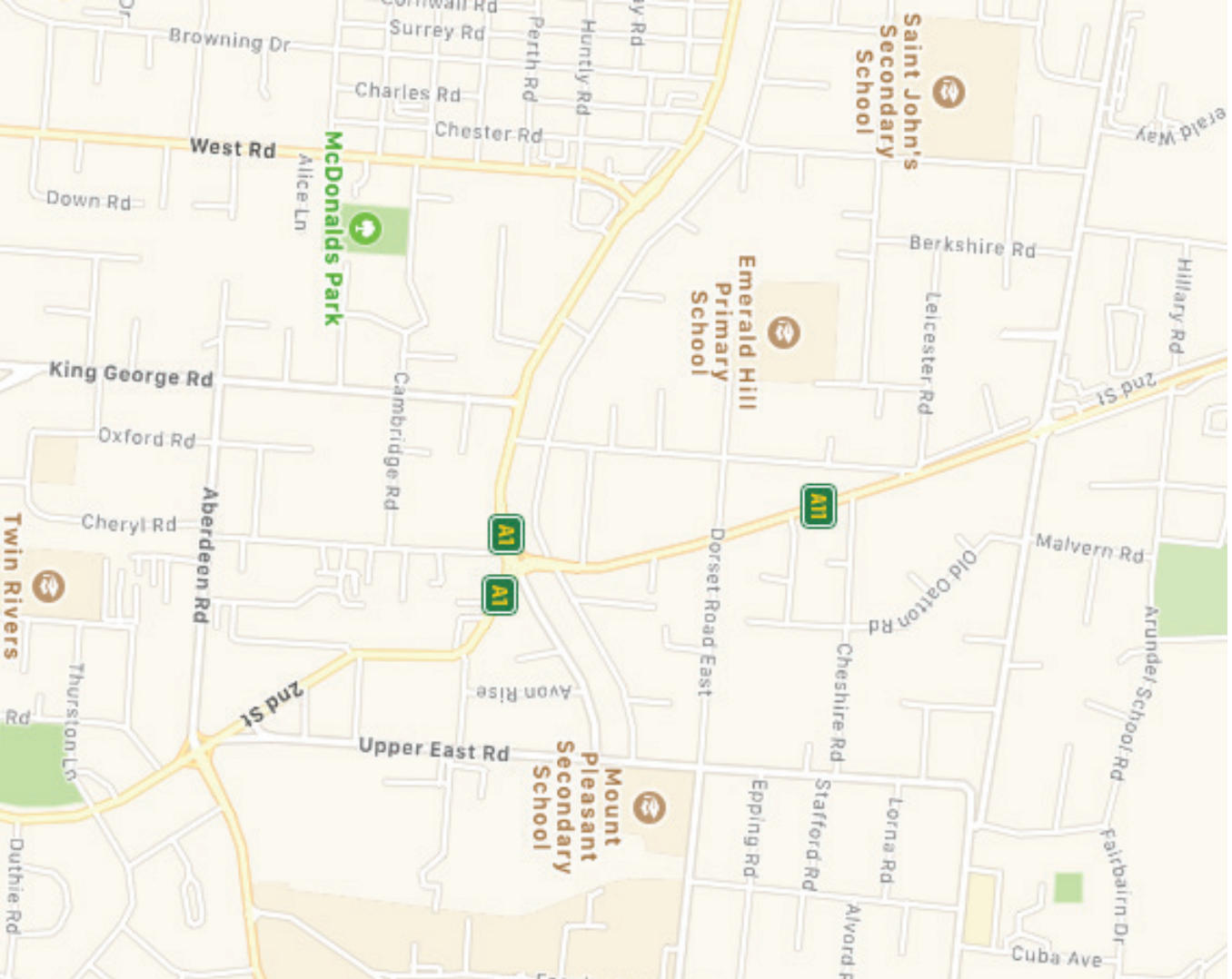
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Location

90nCottenham is centered on the perfect location in Greencroft, a suburb 9km to the west of Harare CBD. It is one of the few suburbs that is central to the key amenities that exist for the enjoyment and convenience for the whole family and those within the future plans of Harare Master Plan. Major transport routes (Lomagundi Road, Harare Drive & Second Street) are easily accessible. Near, you will find several shopping malls, boutiques offering convenience and a wide range of fine restaurants and an active night life. Leading childcare centres, private schools and Universities are in the close proximity, ideal for the executive young family.





The why...

- Greencroft shops
- Private schools (*Twin Rivers, Gateway, Tywald, Mabelreign Girls High, Ellis Robbins, Conway*)
- Universities (*UZ, Womens University in Africa*)
- Hospitals (*St Annes Hospital, Parirenyatwa, Avenues Clinic*)
- Avondale shopping Centre
- Westgate Shopping Mall
- New American Embassy
- Proposed New Parliament
- Avondale Police, Mabelreign Police, Westgate Police
- Close to new Harare city blueprint area

Why choose 9onCottenham?

9onCottenham is poised to be more than just an address. The eye to detail and technology reflects in everything from the quality work to fittings and to appliances provided.





The Value.....

- Its an investment asset that creates long-term value through value appreciation and rental income.
 - Security (lock up and go complex)
 - Modern Architecture gives a contemporary living experience
 - Size of units and spaciousness makes it ideal for Executive family, downsizing retirees,.
 - Cost efficiency through sharing of service costs (security, maintenance etc.)
 - Impressive Exteriors
 - High construction standards from experts, architects, & contractors
 - Environmentally friendly
- LED lighting*
- VOC free paints*
- Natural Lighting*
- Futuristic contemporary design

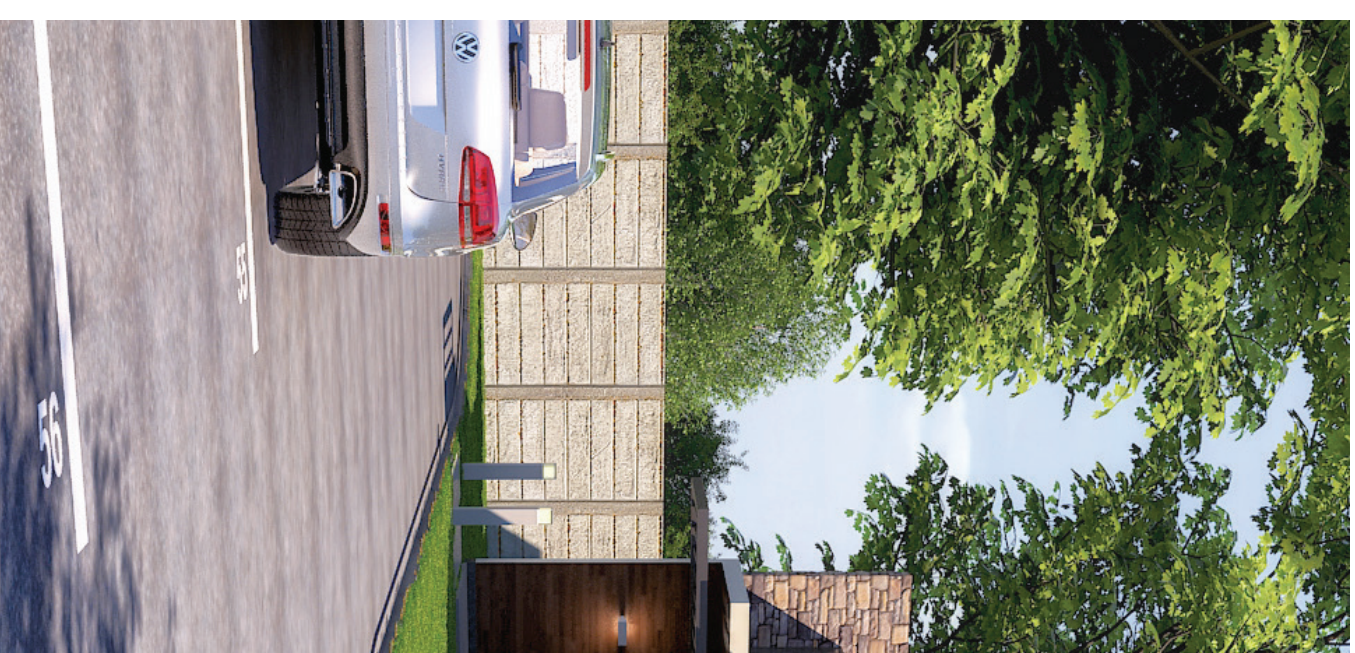
The Options...

We recognise and appreciate your desire to put a different touch to your finishes. Here is a list that you can choose from:

- Interior paint colour
- Walk-in Closets in the master's bedroom
- Kitchen fittings
- Tile colour and laminate floor shades
- Option to come fully furnished
- Full solar backup installations

**Ask our inhouse consultant for a quote of your variations as they come at different costs depending on client's specifications.*

** Listed price of apartments do not include the optional bouquet.*







Umati Property Development

Nothing could make a bigger statement than our tagline - “redefining lifestyles.” Our focus is to reshape your living experience to match global trends. Our Vision is to create value and offer you the best living experience possible. Our Mission is to offer the best and finest finished product with attention to every detail. Our development brand is synonymous with trendsetting designs refined to perfection.

Select your home, decide your future. With only 29 units to choose from, let us help you navigate through while you envision your family's new lifestyle.

Visit our show days or for viewing Contact our Platinum Agents.



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