

Your home guide in Uganda

Issue 07

Terraces

PROPERTIES

Great Homes
Superb Living

Villas
Apartments
Penthouses

PROPERTY FOR RENT | SALE | DEVELOPMENTS | INTERIOR



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COMPANY PROFILE



Company Profile



Introduction

Terraces Properties is a marketplace which brings together prospective Tenants, Buyers and Sellers. We provide property owners and agents with a fast and easy way to list their properties on our site for free!

Our free listing and variety of users mean that properties listed on our site get free exposure through the traffic generated by our web users and clients. This subsequently reduces the property lead time in finding potential clients to rent or buy your property.

Property Developers are able to promote their projects on our site through our unique page, dedicated to developments. Through our site, our clients are also able to directly contact lenders about mortgages and leading rates. We offer a quick and cheaper solution than traditional marketing tools such as Newspapers, Radios and TV. We also provide transparent web based performance indicators on the variety of traffic or viewings on your property.

What we do

Terraces Properties was incorporated in 2013 and is a specialist provider of residential and commercial properties to buyers and sellers. Using our e-commerce channels, Terraces properties makes searching for a home or office easier, with only a few clicks, our visitors can view a wide selection of flats, houses, developments or commercial property for rent or sale.

Our services are:

- Property Rentals
- Property Sales
- Property Management

Our user friendly website is designed to highest quality and features:

- Unlimited photos
- Website linking
- Video tours
- Email sharing
- Links to Financing options and Mortgage calculator

Our Clients and website users:

- Home buyers and Sellers
- Real Estate agents
- Property managers
- Ugandan Diaspora
- International and Local Corporate companies in sectors such as: Oil and Gas, Banking, Legal Services and Telecoms Embassies and Development Organizations

LATITUDE 0° KAMPALA

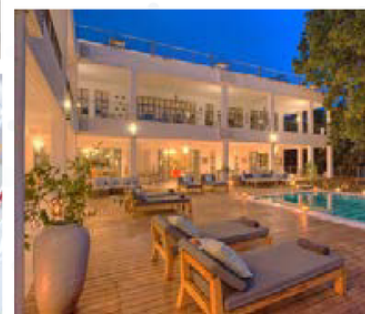
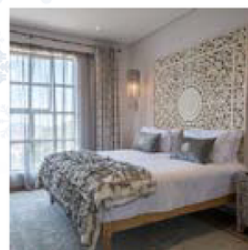


Latitude 0°
KAMPALA



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WE HAVE PLANNED FOR
EVERYTHING YOU WILL NEED
FOR **THE PERFECT FESTIVE
CELEBRATION!**

**IT'S THE MOST WONDERFUL
TIME OF THE YEAR,**
SO SPEND IT IN A TRULY
MAGICAL PLACE.

TIS' THE SEASON TO BE JOLLY.
FROM TWINKLING LIGHTS AND
**EXQUISITE DINING TO QUALITY
ENTERTAINMENT.**

THIS FESTIVE SEASON WE WILL
BE HOSTING **HAPPY HOURS,**
MOVIE NIGHTS, PARTY NIGHTS,
FESTIVE BRUNCHES,
**AND AN UNRIVALLED NEW
YEAR'S EVE!**

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AREA OF FOCUS:

Makindye Division - History, Facts & Sights!

Welcome to Makindye

Makindye County, get its name from Makindye, a suburb within the county. This beautiful county is made up of; ·

- Bunga
- Muyenga
- Buziga
- Munyonyo
- Ggaba
- Nsambya
- Makindye
- Kibuli

Makindye County is a vibrant neighborhood full of Culture, Education, Embassies, Amazing city views, Lake Victoria, Boutique Hotels, High end residences, Local & International Schools as well as hospitals

History and Tourism

- Munyonyo Catholic Shrine, this is the Martyrs' Shrine and the start of the last journey of young Christians who were execution at Namugongo on 3 June 1886. The 3rd of June in Uganda is a public (bank) holiday is remembrance of these Christians who died.
- Kibuli Hill home to the Kibuli Mosque. Islam was brought to Uganda in 1844. The land on which the mosque stands was donated by Prince Kakungulu in 1940, the son of Prince Nuhu Mbogo a Buganda royal.
- Nsambya Hill, it was established as the home of the Mill Hill Mission founded in 1895. These catholic missionaries when on to set up Nsambya Hospital and several schools in Nsambya.

- Lake Victoria (Nalubaale) – This is the biggest fresh water lake in Africa (2nd largest in the world) and covers 65,583 Square miles. This amazing 400,000 year old water body is shared by Uganda (45%), Kenya (6%) and Tanzania (49%) and hosts various mammals, reptiles and fish. It is also the major source of water to Kampala, the capital city of Uganda.
- Bird Watching at Mabamba - seeing believing! Uganda is a premier destination for birds and hosts over all of all the bird species in Africa, thanks to its pleasant weather, fresh water lakes and diverse eco systems. Mabamba is a vast easily reachable wetland at the northern shores of Africa's biggest fresh water Lake, Victoria.
- Beaches – There are a number of beaches in Makindye Division. These include; KK Resort Beach, Ggaba Beach, Speke Resort Munyonyo, Kawuku Water Sports Club and Mulungo Kabaka's Recreation Center.

The Housing Market

A variety of colonial and modern housing options ranging from villas, cottages, mansions and apartments. visit www.micasahub.com and get started!



AREA OF FOCUS

AREA OF FOCUS



Real Estate Agencies

- Terraces Properties
www.terracesproperties.com
+256 776 581 581
- Knight Frank
www.knightfrank.ug
+256 414 341391

Makindye Division – Key Facts

Distance from CBD 4.5KM

4 Optional routes from the CBD

- 2 Links to the Kampala flyover
- Link to the Entebbe express way

EDUCATION

- Highest no. of International Schools >7
- Local Schools >30
- Highest No. of Universities >8
- School of Petroleum Studies

Healthcare & Hospitals

- Referral Hospital – Kiruddu
- Private Hospitals >5
- Clinics >20

Markets, Retail & Commercial Space

- Malls such as; Hill View, Arena & Tank Hill Park
- A growing no. of Office Space
- Various retail outlets

KAMPALA Air Pollution monitoring Unit

Host to NGOs & US Embassy

- USAID, CSR, Mercy Corps
- US Embassy
- Oxfam Country Office
- Save the Children

Sports & Recreation

- Makindye Country Club
- Speke Resort
- Ggaba Beach

Hotels & Accommodation

- 5* hotels (Serena Kigo, Latitude 0 Degrees, Speke Resort & Mestil)
- Boutique Hotels; Le Petit Village, Cassia Lodge
- A higher no. of Hotels & Restaurants

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HOUSE PRICE SURVEY 2020

Residential Expat housing in Kampala

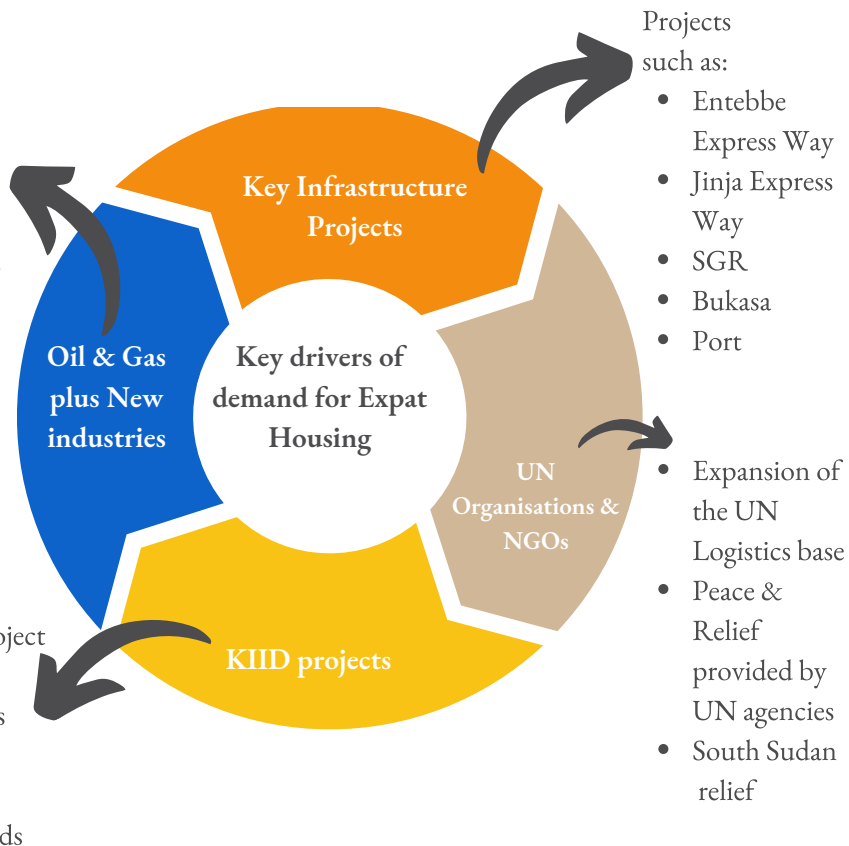
The lack of expat housing in Kampala's residential areas, has led high increase in rental prices over the past 5 years. With the entry of the key players in the Oil and Gas sector such as; Tullow, Total E&P and CNOOC as well as the service providers within this industry and the commencement of key infrastructure projects has exposed the cities lack of housing for expatriates.

IOCs such as:

- Total
- Tullow
- CNOOC
- Namanve Industrial Park
- LADP
- FID

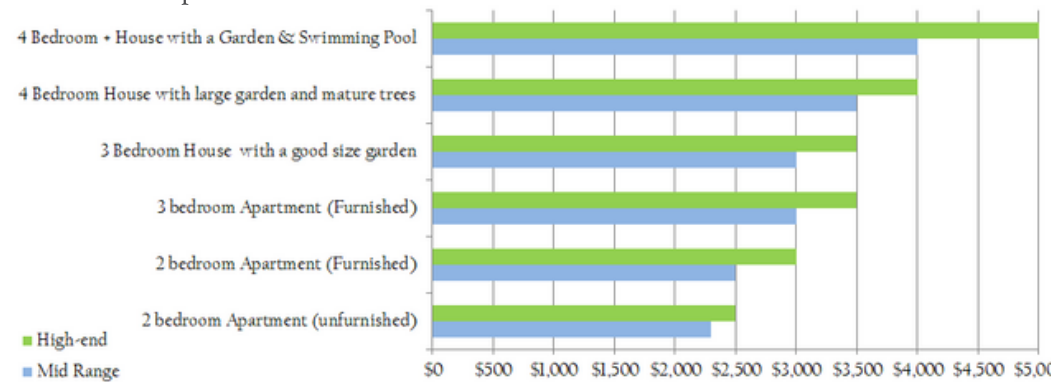
Kampala Institutional Infrastructure (KIID I & II)

- Water Project
- Traffic Junctions
- Kampala Flyover
- New Roads



Rental Prices in Kampala (Kololo, Nakasero & Naguru)

Over the past 5 years, the city has seen an increase in the number of commercial properties being built in historically residential areas such as; Kololo, Naguru, Nakasero, and Muyenga. This increase in commercial and retail properties has led to land that was historically occupied by residential houses being transferred into commercial properties such as; offices, malls and hotels. This trend has led to a reduction in the overall number of houses for rent in the 1st tier suburbs and subsequently increase in prices.



Increase in rental prices in the 1st tier residential areas is driven by:

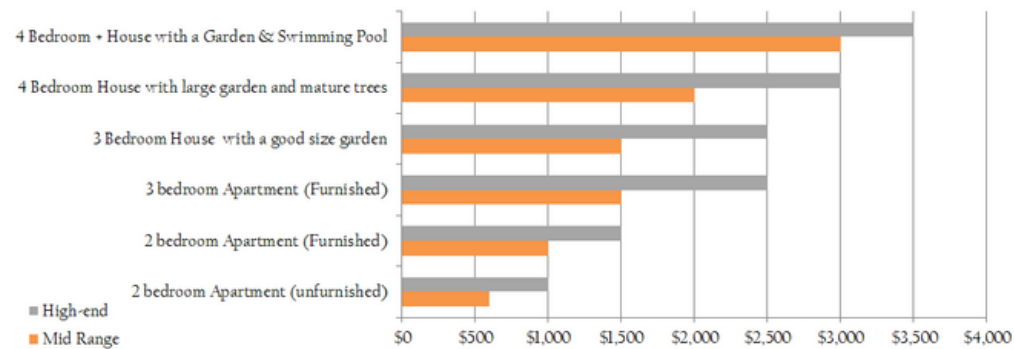
- Increase in the demand for houses due to increased number of expats
- High cost of capital for finance developments in the real estate sector
- Close proximity to the city & amenities such as; schools and malls

However, 2020 has seen a slight dip in rental prices vs. 2019 primarily due to the low no. of expatriates as a result of the Covid-19 epidemic.



Rental Prices in Kampala (Bugolobi, Lubowa, Mbuya, Muyenga & Munyonyo)

Growth in the number of expats moving to **2nd tier** residential areas such as; Bugolobi, Munyonyo, Muyenga, Mbuya & Lubowa from the **1st tier** high-end suburbs.



Increase in rental prices in the **2nd tier** residential is driven by:

- International Schools such as; GEMs, ISU, Rainbow & Ambrosoli
- New retail of retail outlets such as; Village Mall, Hill View Mall
- Access to the Kampala Express Highway with Munyonyo Spur
- Relocation of the US Embassy and NGOs to Muyenga & Bugolobi
- Expats moving from the **1st Tier** residential areas due to higher rentals

However, 2020 has seen a slight dip in rental prices vs. 2019 are primarily due to the low no. of expatriates as a result of the Covid-19 epidemic.



Elegant Fully Furnished 3 bedroom Apartments – US\$ 1,500

Bugolobi | 3 bedrooms | 2 bathrooms | Large Living room with patio door | Separate Dining Area | Cooker, Fridge, Washing Machine | Large size Kitchen with granite work tops | Parking Spaces per apartment | Good access to Schools, Shopping Malls |



Elegant Maisonette Penthouse – US\$ 2,500

Bugolobi | 3 bedrooms | 2 bathrooms | Spaciously built over two floors | A Large living room with opulent furnishing such as; sofas, flat screen TV | The large living room also comes with a balcony, air conditioning and fantastic views | Open plan dining area with dining table and chairs | A Large master bedroom with an ensuite bathroom, walk-in closet and lake views | Two large bedrooms each with ensuite bathrooms | A Large size Kitchen with granite work tops | Swimming Pool | Gym | Standby Generator | CCTV Cameras | Good access to Schools, Shopping Malls as well as local and international schools

BUGOLOBI - FOR RENT

BUKASA - FOR RENT



Stunning Fully Furnished Apartment – US\$ 2,500

Bugolobi | 3 bedrooms | 2.5 bathrooms | A Large living room with lovely furnishing; sofas, flat screen TV | The large living room also comes with a balcony, air conditioning and lovely views | Open dining area with dining table and chairs | A Large master bedroom with an ensuite bathroom and walkin closets | Two large bedroom with shared bathrooms | A Large size Kitchen with granite work tops | Swimming Pool | Gym | Standby Generator | CCTV Cameras | Good access to Schools, Shopping Malls as well as local and international schools



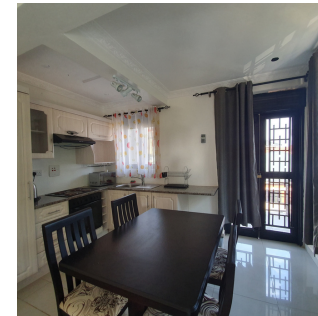
Glorious 4-bedroom Townhouse in a gated community with lovely Lake Views – US\$ 1,500

Bukasa | 4 bedrooms | 3 bathrooms | Large Living room with high ceilings | Great Natural Light | Lovely Stone Wall Finishing | A good size Kitchen with granite work tops | CCTV Cameras and security lights | fibre internet 10mbps high speed | Parking for 4 cars | Good access to Schools, Shopping Malls as well as local and international schools



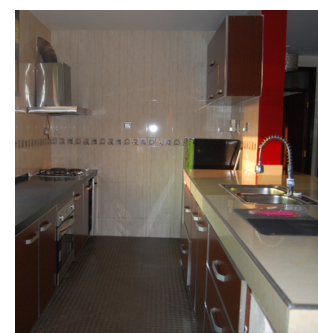
Lovely 2 Bedroom Apartments with Serene Views - USD 1,000

Bukasa | 2 bedrooms | 2 Bathrooms | Good Size Open Plan living room with a balcony with forest views | A small modern kitchen with cutlery and cooking utensils | 24 Hour Security with CCTV cameras | Easy access to roads links, shopping malls, hospitals, pharmacies |



Lovely Three Bedroom House within a Gated Community - USD 1,500

Bukasa | 3 bedrooms | 2.5 Bathrooms | Good Size Open Plan living room with a balcony with forest views | Cozy patio with lovely views | A lovely modern kitchen with cooking utensils | 24 Hour Security with CCTV cameras within Gated Community |



BUKOTO - FOR RENT

BUNGA - FOR RENT



Lovely Minimalist and Cozy 2 bedroom Apartments – US\$ 1,000

Bukoto | 2 bedrooms | 2 bathrooms | Open Plan Living with opulent finishings | Kitchen with Modern appliances and inbuilt Cooker and Microwave oven | Ample Parking | Communal Gardens | CCTV Cameras |

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Lovely Three Bedroom Cottage with a Swimming Pool - USD 1,500

Bunga | 3 bedrooms | 2.5 Bathrooms | High Ceiling in the living area with great natural light | Good Size Open Plan living room with patio and garden access | Artic with with drawing room | Cozy patio with lovely views | A lovely modern kitchen with cooking utensils | 24 Hour Security with CCTV cameras within Gated Community | Swimming Pool | Electric Gate and Lovely Lush Gardens|

BUZIGA - FOR RENT

ADVERTISEMENT



A Gracious Masterpiece Nestled on a Quiet Cul-De-Sac - US\$ 3,000

Buziga | 4 bedrooms | 4.5 Bathrooms | High Ceilings with elegantly placed wooden beams in the living area that deliver abundant with natural light | Separate dining area | Large modern kitchen with exotic wooden cupboards and a large pantry | Master bedroom with large walk-in closets, a large bathroom with vanity sinks and a private balcony with great lake views | Two double bedrooms all with ensuite bathrooms | Air conditioning units in all rooms | Large gardens with beautiful lawns, mature trees, | Standby Generator | 24 Hour Security | Parameter wall with electric fence |



VIRGO COURT

Junction View of Virgo Court



5 BEDROOM
DETACHED HOME
LEO COURT

Contact info:

Plot 100 – 114 Butabika Road | P O Box 838 Kampala, Uganda |
info@nationwideug.com | www.nationawideug.com | Telephone:
+256 414 596 579

KOLOLO - FOR RENT

KOLOLO - FOR RENT



Exquisite 3 bedroom Fully Furnished Luxurious Apartment - US\$ 3,500

Royal Palms, Kololo | 18 Stylish Apartments | 3 bedroom | 3 bathrooms | Exquisite apartments with expertly designed luxurious finishings, high ceilings and unobstructed views of the city | Large Master bedroom with large walk-in closets, a large bathroom with vanity sinks and a private balcony with city views | Two double bedrooms with en-suite bathrooms | Sun Filled Living Room with large patio door leading to the balcony | A large kitchen with Teak Wood cupboards and granite work tops | Good Size Garden | Gym | Kids Play Area | Green Space | Card Access Doors | 24 Hour Security with CCTV Control Room | Air Conditioning in all rooms |



Facilities / Amenities

- A fully equipped Gym with toilets and changing rooms
- Large Communal Gardens
- Great scenic views of the city
- Secured access buildings
- Ample Parking Space with 2 slots per apartment
- Garbage Chute on each floor
- 24 Hour Security, CCTV
- Cameras & Control room
- A Service Lift
- Full-time property manager
- Standby Generator
- Within 2 - 5 mins drive to the shopping malls, hospitals international schools and restaurants



Stylish Fully Furnished 3 bedroom Apartments - US\$ 3,000

Kololo, Canaan Heights | 18 stylish apartments | 3 bedroom | 3 bathrooms | Stylish modern turnkey graceful interiors | A large open plan living area with great natural light | A Living Room with large patio door leading to the balcony | Large balcony with fantastic city skyline views | A large modern kitchen with an island and granite work tops | Large Master bedroom with perfectly designed wardrobes and balcony | Two double bedrooms all with en-suite bathrooms | Air conditioning in all rooms | Swimming Pool | Gym | Steam & Sauna | 24 Hour Security with CCTV Control Room |

Facilities / Amenities

- Swimming Pool with changing rooms
- Steam & Sauna
- Communal Gardens
- Great scenic views of the city
- Secured access buildings
- Ample Parking Space with 2 slots per apartment
- Garbage Chute on each floor
- 24 Hour Security, CCTV Cameras & Control room
- A Service Lift
- Full-time property manager
- Standby Generator
- Within 2 - 5 mins drive to the shopping malls, hospitals international schools and restaurants

KOLOLO - FOR RENT

KOLOLO - FOR RENT



Glamorous Fully Furnished 3 bedroom Apartments - US\$ 3,000

Kololo, Windsor Apartments | 18 Glamorous apartments | 3 bedroom | 3 bathrooms | Windsor Apartments epitomizes glamour and timeless elegance | A large open plan living area with high ceilings, natural light | A Living Room with patio door leading to the balcony | The balcony comes with fantastic skyline views | A large modern kitchen with an island and granite work tops | Large Master bedroom with perfectly designed wardrobes and balcony | Two double bedrooms all with en-suite bathrooms | Air conditioning in all rooms | Swimming Pool | Gym | Steam & Sauna | 24 Hour Security with CCTV Control Room |



Facilities / Amenities

- Swimming Pool with changing rooms
- Steam & Sauna
- Communal Gardens
- Great scenic views of the city
- Secured access buildings
- Ample Parking Space with 2 slots per apartment
- Garbage Chute on each floor
- 24 Hour Security, CCTV Cameras & Control room
- A Service Lift
- Full-time property manager
- Standby Generator
- Within 2 - 5 mins drive to the shopping malls, hospitals international schools and restaurants



Creative & Bold – Elegant Fully Furnished 3 bedroom Apartments - US\$ 3,250

Kololo, Infinity Courts | 32 Glamorous apartments | 3 bedroom | 3 bathrooms | Infinity Courts is a creative, bold and impeccably designed architectural masterpiece | A large open plan living area, high ceilings and traditional brick | A Living Room with large windows, exceptional privacy and a large balcony | The balcony comes with unique city views | A large modern kitchen with an island and granite work tops | Large Master bedroom with perfectly designed walk-in closets | Two double bedrooms all with en-suite bathrooms | Air conditioning in all rooms | Roof Top infinity Pool | Gym | 24 Hour Security with CCTV Control Room |



Facilities / Amenities

- Infinity Pool
- Gym
- Roof Top Gardens
- Scenic views of the city
- Secured access buildings
- Ample Parking Space with 2 slots per apartment
- Garbage Chute on each floor
- 24 Hour Security, CCTV Cameras & Control room
- A Service Lift
- Full-time property manager
- Standby Generator
- Within 2 - 5 mins drive to the shopping malls, hospitals international schools and restaurants

KOLOLO - FOR RENT

KOLOLO - FOR RENT



Picturesque Penthouse - Guide Price (US\$) on Application

Kololo, Hixon Residences | Luxury apartments | 6 bedrooms | 6.5 | This picturesque grandeur penthouse has an ethereal sense of light and air | Grand open plan living areas with luxurious finishing and exquisite views | A Living Room with wooden floors and a large balcony | The balcony comes with panoramic city views | A large modern kitchen with an island and granite work tops | Large Luxurious Master bedroom with walk-in closets | Five double bedrooms all with en-suite bathrooms | Air conditioning in all rooms | Pool | Steam and Sauna | Gym | 24 Hour Security with CCTV Control Room |

Facilities / Amenities

- Swimming Pool
- Gym, Steam and Sauna
- Scenic views of the city
- Secured access buildings
- Ample Parking Space with 2 slots per apartment
- Garbage Chute on each floor
- 24 Hour Security, CCTV
- Cameras & Control room
- A Service Lift
- Full-time property manager
- Standby Generator
- Within 2 - 5 mins drive to the shopping malls, hospitals international schools and restaurants



Iconic 3 bedroom Fully Furnished Glorious Apartments - US\$ 3,000

Iconic, Fumu Lane Apartments | 3 bedroom | 3 bathrooms | Glorious modern living with fabulous open plan living, kitchen and dining room areas | Large balcony with spectacular views | Large Master bedroom with perfectly designed wardrobes and balcony | Two double bedrooms with en-suite bathrooms | A Living Room with large patio door leading to the balcony | A large modern kitchen with granite work tops |

Facilities / Amenities

Swimming Pool with changing rooms | Communal Gardens | A Large with great scenic views of the city | Secured access buildings | Ample Parking Space with 2 slots per apartment | Garbage Chute on each floor | 24 Hour Security, CCTV Cameras & Control room | A Service Lift |



Cosy Home-away-from-home - Fully Furnished Apartments - US\$ 2,700

Insignia Apartments | 2 & 3 bedroom | 2 & 3 bathrooms | Cosy and welcoming space to relax or entertain that creates home-away-from-home | well blended designed kitchen and dining room areas | Large balcony with spectacular views | Large Master bedroom with perfectly designed wardrobes | bedrooms with en-suite bathrooms | A Living Room with large patio door leading to the balcony | A large modern kitchen with granite work tops |

Facilities / Amenities

Washer/Dryer in Unit | A daily cleaning service | Swimming pool | Gym | DSTV | Wireless internet | A/C in living and sleeping areas | Secured building access | Ample Parking Space | A communal Garden | 24-hour CCTV and Security | Serviced Lifts | A standby generator

KOLOLO - FOR RENT**KIGO - FOR SALE**

Meticulously Designed 2 & 3 bedroom Fully Furnished Apartments

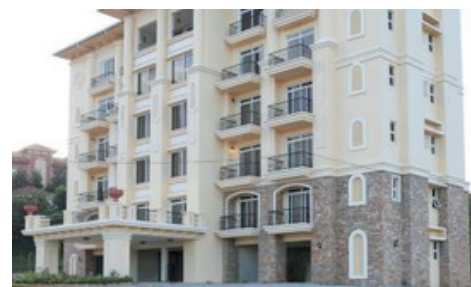
Millennium Heights | 2 & 3 bedroom | 2 & 3 bathrooms | Meticulous and innovative designs with a great thought for convenience and comfort for a home with open plan living, kitchen and dining room areas | Large balcony with great views | Large Master bedroom with large wardrobes and a balcony | Two double bedrooms with en-suite bathrooms | A Living Room with door leading to the balcony | A large modern kitchen with granite work tops | Swimming Pool | Barbeque Area | Green Space | 24 Hour Security with CCTV Control Room |

One Bedroom USD 2,000 | Two Bedrooms USD 2,500 | Three Bedrooms US\$3,000 |



Facilities

Swimming pool | Gym | All units have either balconies or patios | Secured access buildings | Ample Parking Space | A communal Garden | 24 hour CCTV and Security | Lifts | Property Office |



Spectacular Serena Resort Apartments - 3 bedroom Fully Furnished Apartments- US\$ 247,500

Lake Victoria Serena Golf & Spa Resort | 3 bedroom | 3 bathrooms | Exquisite, luxurious and spacious apartments with fantastic views | Large balcony with great views | Large Master bedroom with large wardrobe space and a balcony | Master bedroom has large Jacuzzi bathtub and shower | 2 double bedrooms with en-suite bathrooms | A Living Room with door leading to the balcony | A large modern kitchen with granite work tops and top of the range appliances | Concierge

Facilities / Amenities

- A luxury communal swimming pool, Gym and Spa
- 18-hole championship golf course and world class club house
- Basketball and Tennis Courts
- Kids Play Area
- Communal
- Gardens
- All units have either balconies or patios
- Secured access buildings
- Ample Parking Space
- A communal Garden
- 24-hour CCTV and Security
- Service Lifts
- Property Office
- Mini-Mall with shops, pharmacy, restaurants and hair salon

LUBOWA - FOR RENT/SALE

MUYENGA - FOR RENT



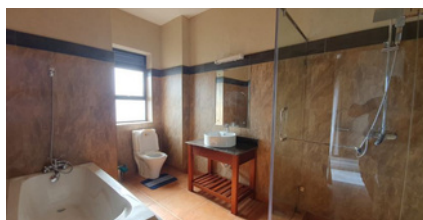
Thoughtfully Designed Fully Furnished Townhouses

– US\$ 1,000

Lubowa, Townhouse | 3 bedrooms | 3.5 bathrooms | Thoughtful designed townhouses in a gated community with open plan living, kitchen and dining room areas | Large balcony with great lake views | Large Master bedroom with large wardrobes and a balcony | Two double bedrooms with en-suite bathrooms | A large living room with door leading to the balcony | A large modern kitchen with granite work tops | Large windows with great natural light | 24 Hour Security with CCTV Control Room |

Facilities

Secured access buildings | Ample Parking Space | A communal Garden | 24 hour CCTV and Security | Property Office |



Elegant House in a Gracious and well Planned Gated Community – US\$250,000

Elegant House for Sale | 3 bedrooms | 2.5 bathrooms | Elegantly designed house in a gracious gated community | Large windows with great natural light | Great lake views | Large Master bedroom with large wardrobes and a balcony | Two double bedrooms with shared bathrooms | A large living room with door leading to the balcony | A large modern kitchen with granite work tops | Large windows with great natural light | 24 Hour Security with CCTV Control Room |

Facilities

Swimming pool | Gym | Secured access buildings | Ample Parking Space | A communal Garden | 24-hour CCTV and Security | Lifts | Property Office |



A Lavish Masterpiece Nestled on a Quiet Cul-De-Sac - US\$ 2,500

Muyenga | 4 bedrooms | 4.5 Bathrooms | Timeless luxury living with gracious modern designs, large living areas and abundant with natural light | A large living room with high ceilings and large doors | Separate dining area with a patio door and garden access | Large modern kitchen with exotic cupboards, stone walls, granite work tops and a large pantry | Master bedroom with large walk-in closets, a large bathroom and shower, vanity sinks and a private balcony with great lake views | Two double bedrooms all with ensuite bathrooms | A Guest bedroom with an en-suite bathroom | Large gardens with mature trees, | 24 Hour Security | Parameter wall with electric fence |

MUYENGA - FOR RENT

MUYENGA - FOR SALE



Spectacular Villas in a Gated Community with a communal swimming pool and gym - US\$ 320,000

The Views, Muyenga | 7 Elegant Townhouses | 6 Stylish Apartments | Expansive and Beautifully scaled living spaces with timeless contemporary designs | Abundant Natural Light | Large Master bedroom with large walk-in closets, a large bathroom with vanity sinks and a private balcony with great lake views | Two double bedrooms with shared bathrooms and private balconies | Sun Filled Living Room with high ceilings | A large kitchen with Teak Wood cupboards and granite work tops | Wooden Burning Fire Place | Good Size Garden | Swimming Pool | Gym | Kids Play Area | Green Space | Club House | 24 Hour Security | Parameter wall with electric fence |

- Townhouses - USD 320,000*
- Apartments – USD 290,000



Masterfully Designed Private Residencies in a Gated Community - US\$ 3,500

Muyenga | 4 bedrooms | 4.5 Bathrooms | Masterful architectural designs complemented with sophisticated finishings, high ceilings and great natural light | A large living room with high ceilings and large doors | Separate dining area with a patio door and garden access | Large modern kitchen with granite work tops and a large pantry | Master bedroom with large walk-in closets, a large bathroom and shower and a private balcony with great lake views | Two double bedrooms all with ensuite bathrooms | A Guest bedroom with an ensuite bathroom | Large gardens with mature trees, | 24 Hour Security | Parameter wall with electric fence |



MUNYONYO - FOR RENT

NAGURU - FOR RENT



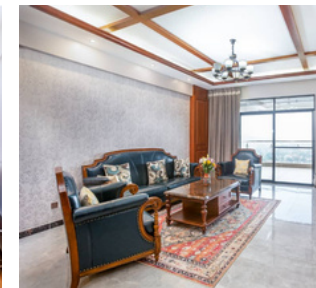
Meticulous and Intimate Modern Villa with Lake Views - US\$ 2,500

Munyonyo | 4 bedrooms | 4.5 Bathrooms | Meticulously designed with intimate luxury living spaces and abundant with natural light | A large living room with high ceilings and large doors | Separate dining area with a patio door and garden access | Large modern kitchen with exotic cupboards, granite work tops and a large pantry | Master bedroom with large walk-in closets, a large bathroom and shower, vanity sinks and a private balcony with great lake views | Two double bedrooms all with ensuite bathrooms | A Guest bedroom with an en-suite bathroom | Large gardens with mature trees, | 24 Hour Security | Parameter wall with electric fence | Standby Generator | Swimming Pool | Gym |



Delightful and Elevated Condominium 3 bedroom Residencies - US\$ 3,000

Naguru | European & American Style Residencies | 3 bedroom | 3 bathrooms | These custom built apartments are boldly and impeccably designed with | A large open plan living area, high ceilings and great natural light | A Living Room with large windows, exceptional privacy and a large balcony | The balcony comes with elevated city views | A large custom built kitchen with granite work tops | Large Master bedroom with perfectly designed walk-in closets | Two double bedrooms all with en-suite bathrooms | Air conditioning in all rooms |



Facilities/ Amenities

Swimming Pool | Gym | Roof Top Gardens | Scenic views of the city | Secured access buildings | Ample Parking Space with 2 slots per apartment | Garbage Chute on each floor | 24 Hour Security, CCTV Cameras & Control room | A Service Lift | Full-time property manager | Standby Generator |

NAGURU - FOR RENT

NAGURU - FOR SALE



Sophisticated Masterpiece – Elegant Fully Furnished Apartments - US\$ 3,000

The coveted Naguru Hill | 10 stylish 2 & 3 bedroom residences | 3 bedroom | 3 bathrooms | Intimate residence apartments with a great combination of luxury and impeccable designs | A large open plan living area, high ceilings and elegant furniture | A Living Room with large windows, abundant natural light and a large balcony | The balcony comes with amazing city views | A large modern Italian kitchen with granite work tops | Large Master bedroom with perfectly designed walk-in closets | Two double bedrooms all with en-suite bathrooms |



Facilities/ Amenities

Swimming Pool | Gym | Gardens | Scenic views of the city | Secured access buildings | Ample Parking Space with 2 slots per apartment | Garbage Chute on each floor | 24 Hour Security, CCTV Cameras & Control room | A Service Lift | Full-time property manager | Standby Generator |



Condominium Residence Apartments - Starting US\$ 160,000

Naguru Hill | 64 British Style bedroom residences | 3 bedroom | 2bathrooms | Practical Elegant residence apartments with a great designs and amazing views | A Living Room with large windows, abundant natural light and a large balcony | The balcony comes with amazing city views | A Good Size kitchen with granite work tops and inbuilt cooker and micro wave | Master bedroom with walk-in closets and a balcony | Two double bedrooms all with shared bathrooms |

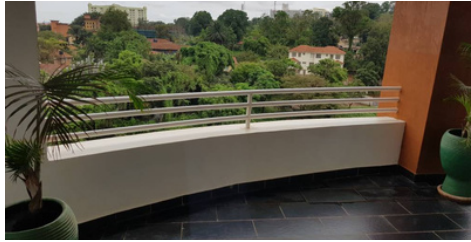


Facilities/ Amenities

Swimming Pool | Gym | Gardens | Scenic views of the city | Secured access buildings | Ample Parking Space with 2 slots per apartment | Garbage Chute on each floor | 24 Hour Security, CCTV Cameras & Control room | A Service Lift | Full-time property manager | Standby Generator |

NAKASERO - FOR RENT

NSAMBYA - FOR RENT



Magnificent Fully Furnished 3 bedroom Apartments - US\$ 3,500

Nakasero, Ssanga Residencies | Luxury Apartments | 3 bedroom | 3 bathrooms | Magnificent expansive living with timeless elegance | A large open plan living area with abundant natural light | A Living Room with patio door leading to the balcony | The balcony comes with fantastic skyline views | A large modern kitchen with a breakfast bar and granite work tops | Large Master bedroom with perfectly designed wardrobes and balcony | Two double bedrooms all with en-suite bathrooms | Air conditioning in all rooms |



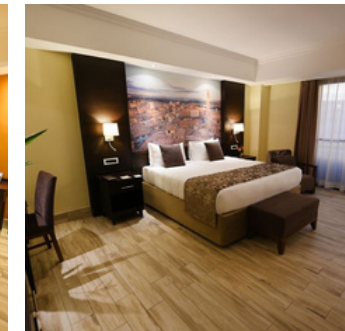
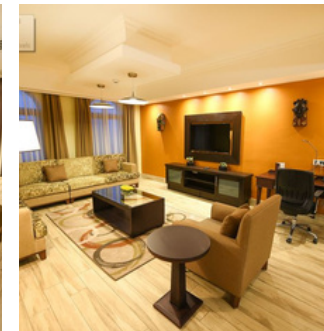
Facilities/ Amenities

Swimming Pool with changing rooms | Steam & Sauna | Communal Gardens | A Large with great scenic views of the city | Secured access buildings | Ample Parking Space with 2 slots per apartment | Garbage Chute on each floor | 24 Hour Security, CCTV Cameras & Control room | A Service Lift | Full-time property manager | Standby Generator |



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Facilities/ Amenities

Spa & Fitness Center | Swimming pool | Full time Housekeeping | Concierge | Housekeeping service available | Massage room & tanning | Business center | Secured access buildings | Ample Parking Space | Communal Gardens | High speed internet access |

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URA RENTAL INCOME GUIDE



- A corporate body e.g. Properties (U) Ltd.
- Government e.g. Luwero District Administration
- An institution e.g. Makerere University, UWESO, etc
- A listed institution

(C) Tenant

This is the person who occupies another person's property on commercial terms and pays a consideration.

RENTAL INCOME

Taxation of Rental Income is provided for under S. 5 of the Income Tax Act. This is rent earned by persons and is segregated and taxed separately.

IMPORTANT STEPS

For Individuals;

- Step I:** Determine the total annual gross rents from all sources of the individual; say R;
- Step II:** Deduct 20 percent allowance for costs i.e $R - 20\%$, therefore $R = 80\%R$
- Step III:** Deduct interest on mortgage for that property. (I.R)
- Step IV:** Deduct threshold (Shs.2,820,000) i.e $80\%R - I.R - 2,820,000$
- Step V:** Determine income tax at 20% i.e $20\% (80\%R - I.R - 2,820,000)$.

For Partnerships (Assessed on individual partners according to their respective sharing rates)

- Step I:** Determine the total annual gross rents of individual partners; say R;
- Step II:** Deduct 20 percent allowance for costs i.e $R - 20\%$, therefore $R = 80\%R$
- Step III:** Deduct interest on mortgage for that property. (I.R)
- Step IV:** Deduct threshold (Shs.2,820,000) i.e $80\%R - I.R - 2,820,000$
- Step V:** Determine income tax at 20% i.e $20\% (80\%R - I.R - 2,820,000)$. Tax payable by each partner in proportion to their partnership stake in the company

DEFINITION

(A) Rental Income

Total amount of rent derived by a person for the year of income from the lease of immovable property (land and or buildings) in Uganda with the deduction of any expenditure incurred in respect of the property.

(B) Landlord or Landlady

This is any person who lets out immovable property to another person (the Tenant) for a consideration. A person (landlord or landlady) may take the form of:

- An individual e.g. Mathew Etima
- A Company

ILLUSTRATIONS: (3 Scenarios)

Scenario 1: Gross rents not exceeding Shs. 2,820,000 per annum: Tax is NIL since gross rent does not exceed threshold.

Scenario 2: Gross rents say, Shs. 3,000,000 per annum; Allow 20% costs, therefore $3,000,000 - 600,000$
Net Rents = 2,400,000
Since net rent DOES NOT exceed threshold, tax paid is NIL.

Scenario 3: Gross rents say, Shs. 6,000,000 per annum and interest on mortgage is 1,500,000

Step I: Determine Gross rents from all sources of income

Step II: Allow 20% Costs

$= 6,000,000 - (20/100 \times 6,000,000)$
 $6,000,000 - 1,200,000 = 4,800,000$

Step III: Deduct the interest on mortgage
 $= 4,800,000 - 1,500,000$
Net rents = 3,300,000.

Step IV: Allow Threshold (2,820,000)
 $= 3,300,000 - 2,820,000$

Net chargeable rent = 480,000 (in excess of threshold)

Step V: Calculate tax at 20%
 $= 20/100 \times 480,000$

Rental Income Tax = 96,000

NB: An individual whose Gross or Net rent per annum Does Not Exceed the threshold pays NIL Rental Income Tax.

For Companies, Trustees and retirement funds;

Step I: Determine the total annual gross rents from all sources of the company; say R;

Step II: Deduct all expenses incurred in the production of the rental income i.e R- total expenses call them E, therefore $R = (R-E)$

Step III: Determine income tax at 30% i.e $30\% (R - E)$.

ILLUSTRATION

If the company earns Ugx. 30 million out of which Ugx. 15 million was from rental property and the expenses attributed to rental income are Ugx 3 million for the year, the rental tax is calculated as follows

Rental tax = 30% (total rental income - expenses attributed to rental income)
Rental tax = 30%
 $(15,000,000 - 3,000,000)$ Rental tax = 30%
 $\times 12,000,000$

Rental tax = UGX 3,600,000

TAXPAYER'S OBLIGATION

- Complete a return of Rental Income for a year of income with supporting agreements where available or rental receipts issued to tenants(s) during the year.
- Declare ALL your sources of rental income in FULL for a given year of income. The year of income is from 1st July to 30th June or a Substituted year.
- Submit (furnish) the return, ANNUALLY to Uganda Revenue Authority, through your local Revenue Office, within six months after the end of the relevant year of income.
- Pay the rental income tax by the appropriate due date.

ENTITLEMENT TO TAX CREDIT

The taxpayer is entitled to a tax credit in respect of any rental tax paid provisionally or in advance during the year of Income.

This however can only be offset against rental tax liability since the source is taxed separately.

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