

UDL

Newsletter

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VISION CITY PHASE II: THE EPITOME OF MODERN LIVING

The highly anticipated Phase II of Vision City is set to start selling in 2023. We are taking a closer look at the details of this visionary development.

Built by Rwanda's biggest developer Ultimate Developers Limited (UDL), Vision City is the largest real estate project built to date in Rwanda, and in 2023 we will see the sales of Phase II properties starting. The project is unique not only in terms

of size, but also in the use of the latest smart, green, and wellness features that are spearheading the evolution of modern living environments on the continent.



About Vision City

Vision City is located in Kigali's upmarket Gacuriro area. From its inception, the project was conceptualized as a flagship high-end residential neighborhood within the heart of Kigali. In its entirety, the project will be executed in four phases, creating a total of around 4,500 dwelling units spanning 150 hectares of land in its final stage.

The first Phase, consisting of 504 dwelling units, ranging from 2-bedroom apartments to 5-bedroom luxurious villas was officially completed in 2018 and is currently sold out.

Construction for Phase II has now started and this part of the development will have 1,487 units of different typologies including apartments, rowhouses,

townhouses, and high-end villas. The residential units are complemented by a variety of amenities and commercial properties. Vision City Phase II was conceptualized to be a green, smart, and wellness community.

During the design of Vision City Phase II, UDL met with residents of Phase I to gather feedback and information that would influence the typologies to create

better living experiences and integrate innovations. Using the study of the resident's unmet needs, observing global market trends for healthier lifestyle, environmental awareness, and digital analytics, a new proposal for a smart sustainable city was developed for Phase II. This proposal positions

Vision City as a self-sufficient city with high-quality housing that promotes smart, sustainable living and prioritizes wellness, both at a communal and individual level.



In addition to the residential units, the general idea is to provide various amenities and services that facilitate a holistic living approach within close reach for the residents. This includes having a commercial center with mixed-use units within the development, as well as offering a wide range of communal spaces such as a clubhouse, a cultural center, a secondary school that complements the primary and nursery school in Phase I, recreational facilities, and a health center.

This design proposal intends to promote social living through mixed-use developments where residents can work, live, shop, and socialize. The clubhouse will serve as the hub of activity for both Phase I and Phase II residents, with a health club that will be open to the general public with swimming pools, restaurants, and sports facilities.

Retail and recreational buildings are envisioned to have usable green roofs on the uppermost levels.



VISION CITY PHASE II LAYOUT

On the east side of the development, you can find the largest units. 32 high-end villas with approximately 700 square meters per unit host 4 to 5 bedrooms, generous living areas, an interior and exterior kitchen, and three parking spaces.

The western side of the project will host townhouses and Rowhouses. Townhouses will be built in clusters of eight with a central public space that brings the residents together, and a small commercial area to create an attractive urban core. The units are designed to be accessed from the side as opposed to straight of the road front as a way to create a higher level of privacy. Residents have a variety of possibilities within these spaces and

a large array of indoor and outdoor amenities within the city.

The Rowhouses, which are a new typology, have been developed to meet the demand for smaller, yet still high-quality housing within one of the best areas of Kigali. Each unit consists of a living room, either one or two bedrooms, and a balcony or garden space. Row houses are designed in sections of around four units on either side, creating clusters of eight units.

In terms of apartments, unit sizes vary between one to three bedrooms and connect to the success of this typology in Phase I.



VISION CITY PHASE II SMART, GREEN, AND RESILIENT

As a spearheading development, Vision City is committed to the Sustainable Development Goals and has included a variety of features that are aimed at fulfilling those. In particular, the development is addressing the goals of Good Health, Clean Water & Sanitation, Renewable Energy, Sustainable Cities, and Climate Action.



In terms of energy, Vision City Phase II is envisioned to run to a large extent on solar energy. This includes the residential units, as well as the commercial ones and the clubhouse. In order to achieve this, each unit will be designed to feature solar panels for harvesting solar energy. In addition, Vision City will contribute to the promotion of electric car usage, so each section of the project's commercial blocks has an electric charger port. Each of the residential blocks also has a specific area for charging units for the resident's electric vehicles.



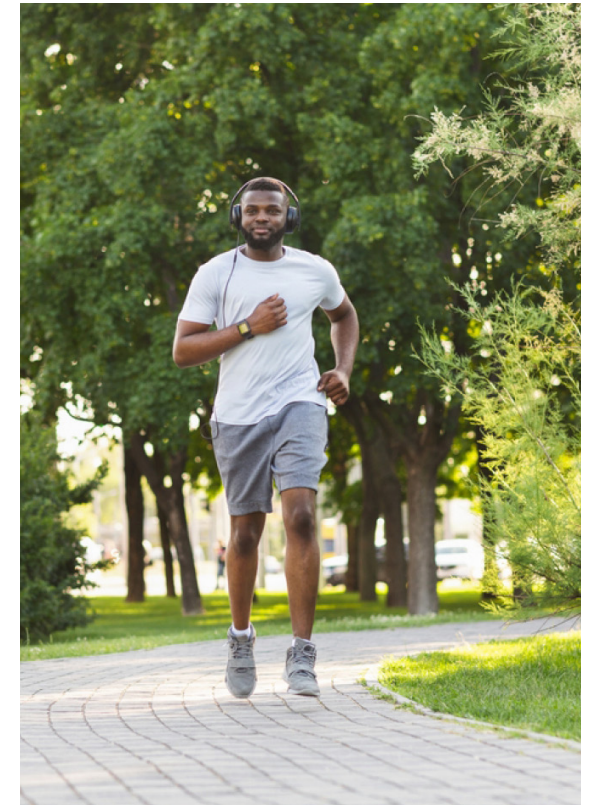
When it comes to water usage in the properties, Vision City Phase II takes the health of its residents very seriously. Because of that, water filtration devices will be installed both within the main supply as well as on an individual unit level. In terms of reducing water consumption, the properties will use efficient plumbing fixtures such as low-flush toilets.



Transport and Mobility

Under the premise of “more walking, less driving,” the project is planned as a walkable city. This design aims at making outdoor experiences safer, encouraging active living, and promoting social interaction. The project master plan consists of minimal vehicle circulation roads within its premises, but rather more provisions for bicycle lanes, and pedestrian walkways.

Most roads are being constructed with porous materials and a general minimum to no-use of tarmac on the site, because of tarmac's high carbon footprint and its inability to allow water penetration into the ground.



Smart and Wellness

Within Vision City, UDL offers a range of wellness packages that address four areas in particular: air, noise, light, and nourishment. These wellness concepts focus on the human being living in a green area.

UDL provides optional air filtration systems for each unit to promote better health and wellness of the residents of the development. The same system would also be used to track the air quality. Smart appliances will also be incorporated to enable residents to track the amount of energy being consumed in the house. These include energy-efficient appliances for the kitchen, lighting, and other spaces. This boosts both comfort and enables residents to control energy use.

A wellness lighting package, that tweaks light intensity for each room to suit a particular purpose and time of the day, can also be incorporated in order to minimize the amount of energy used and provide extra comfort to the residents.





Vision City Phase II Model Homes Progress

The construction of the Vision City Phase II model homes has registered significant progress to date. The townhouse typology is 66% complete

and single residence is at 64% complete. Rowhouse 1, 2, and 3 are at 74%, 65% and 71% complete respectively. The project is current at overall 68% completion. Below is the current status updates and pictures showing progress for each typology:

Project Update:

Category	Completion Status
TOWNHOUSE	66%
SINGLE RESIDENCE	64%
ROWHOUSE 1	74%
ROWHOUSE 2	65%
ROWHOUSE 3	71%
SALES COMPLEX	67%
OVERALL PROGRESS	68%

Progress Pictures:



Above: Front view of the Single Residence (January 2023)



Above: Side view of the Single Residence (January 2023)



Above: The Single Residence at Vision City Phase II (January 2023)



Above: Front view of the Townhouse (January 2023)



Above: Townhouse side view (January 2023)

Vision City Phase II Sales

With Phase I units completely sold out, Phase II units are now coming to the market. These can be purchased by anyone, regardless of whether they are locals, residents, or foreigners. The model units will soon be available for visits, so interested clients can get a

first-hand impression of the properties. Interested clients should visit www.visioncity.rw or email sales@udl.rw to register their interest.

This article was first published in the EA Property Magazine, a publication of Vibe House Ltd.

About the Developer:

Ultimate Developers Ltd (UDL) is a private real estate company leading the way in the transformation of the residential and commercial property landscape in Rwanda. Its flagship project, the unique Vision City neighborhood is the biggest upscale suburb in Rwanda with 504 units in the first phase of the project. Vision City Phase II will have 1,487 units with wellness and sustainable features integrated in each unit.

UDL is also in the process of developing the Kigali Green Complex (KGC), a 29 storey commercial mixed-use development located in Kigali.

UDL is a subsidiary of Rwanda Social Security Board (RSSB), the largest institutional investor in Rwanda.



Front view of the Rowhouses (January 2023)



Back view of the Rowhouses (January 2023)







View of the Sales center (January 2023)





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