Property Show
with Nancy

Property Listing
June 2015
ALMOND GROOVE - KITENGE L A

Almond Grove is an all new contemporary designed development envisaged for Kitengela. The development is an impressive home investment comprising 58 superbly designed 3 bedroomed maisonettes (1,280 sqft) stretched across 3 acres.

The development offers low entry level prices that will guarantee forthcoming capital appreciation. The residence will enjoy lounge cum dining, spacious kitchen with a yard, master ensuite bedroom with two bedrooms sharing a bathroom.

Amenities include borehole water supply, large common entertainment and children’s playing areas, street lighting, designated garbage disposal areas, Wi-Fi connectivity, solar hardwood, water heating and an electric perimeter wall.

Construction status: Ongoing
Payment Terms: 10% deposit; 10% on signing the sale agreement; 80% on completion.
Prices: 8.2M inclusive of 1 year service charge
8.7M (Corner Plots)

KITENGE L A TERRACES - KITENGE L A

In the urbanized Kitengela Township are this residential apartments 200 metres off Namanga Road, approximately 40 minutes from the CBD. The access road turn is right on the opposite side after the Nairobi Women’s Hospital.

The development will comprise of exquisite 2 bedroom apartments set amidst lush greenery with serene atmosphere in a gated community of 40 units.

Salient features include State of the art finishes, spacious lounge cum dining with balcony, modern fitted kitchen with pantry opening to dhobi area.
Extras include perimeter wall with electric fencing and a guard house, ample parking, borehole, adequate water storage facilities and water connection.

Construction status: ongoing
Payment terms: 20% upfront, 80% on completion
Price: Kshs. 6.5M
Rental income: from Kshs. 27,000

GRACELAND - ATHI RIVER

Located on a 24 acre piece of land in Athi River is this serene development overlooking the Athi River and the beautiful hillside scenery.

The development consists of 209 homes with 3 bedrooms (all ensuite) + SQ maisonettes in courts of not more than 12 houses to enhance privacy.

Features include: majestic river frontage, well drained Cabro paved roads, shopping amenities, swimming pool with club house, backyard garden, borehole and county council water, enhanced security with gatehouse, electric fence and high perimeter walls.

Finishes include ceramic tiles on both wet and dry areas, huge windows that bring in ample natural lighting.

Construction status: Phase 1: complete
Phase 2: 70% complete
Payment terms: 10% upfront, 90% on completion
Price: Phase 1: 10.9 Million
ATHI VIEW – SYOKIMAU

Located in Syokimau vicinity 2.5km from Syokimau Railway Station are this stunningly structured semidetached maisonettes. Phase 1 of the development consist of 90, 4 bedroom units each with a self-contained DSQ and 15, 2 and 3 bedroom apartments. Phase 2 consist of 209,4 bedroom maisons with added features: master balcony and solar heating panel.

Salient features: 630KVA transformer, Borehole water, Razor wire on the perimeter wall, Children’s playground, 1.8M wall dividing each plot, shops and service space for sale.

Construction status: Maisons complete
Apartments 50% complete
Payment terms: 10% upfront, 90% on completion

Prices:
Maisons From Kshs. 11.5M
Apartments From Kshs. 5M

STIMA VILLAGE - SYOKIMAU

Located in Syokimau, is this elegant development comprising of 76 units of 4 and 3 bedroom townhouses.

The 3 bedroom has a plinth area of 124sqm while the 4 bedroom has 141sqm. The townhouses are fine designed with Spacious lounge with balcony, fully fitted Italian kitchen, ensuite Master bedroom while the other two bedrooms share a bathroom.

Amenities: car Park for two, a swimming pool, children’s playground, community center with a gymnasium, restaurant and shops. Extras include borehole, Cabro paved driveways, landscaped gardens, a sewer treatment plant.

Construction status: Complete
Payment terms: 10% upfront, 90% on completion

Price: 3 Bedroom: Kshs. 9.5 M
4 Bedroom: Kshs. 10.15 M

SHABA VILLAGE– MLOLONGO

Shaba village is a magnificent development located along Mombasa road past the Katani road within Syokimau. The property is accessed through Muthama access road. It has two types of properties; 3 and 4 bedroom maisons with self contained DSQ's as well as 2 & 3 bedroom apartments.

Features include Delightful and Spacious lounge cum Dining, Common cloakroom, fitted kitchen with pantry and master ensuite for 3 & 4 bedroomed Maisons.

Extras include a Parking for two, borehole water, electric fence and perimeter wall.

Construction status: Maisons complete
Apartments 50% complete
Payment terms: 10% upfront, 90% on completion

Prices: 3BR Maisonne: Kshs. 13M
2BR Apt: Kshs. 7.75M
4BR Maisonne: Kshs. 14M
3BR Apt: Kshs. 8.5M
**SHESHE GARDENS - MLOLONGO**

Sheshe Gardens are superlatively designed apartments located off Mombasa Road 5 minutes from the highway just after the Molongo weigh-bridge. The development comprises of only 10 Blocks of 10 units each spread spaciously over the 5 acre piece of land.

**Features include** Spacious lounge cum dining, master ensuite, in built wardrobes, ground and overhead tanks for each unit, Provision for solar water heating, water treatment plan, internet connection.

**Construction status**: Complete  
**Payment terms**: 10% upfront, 90% on completion  
**Price**:  
- 2 Br Kshs. 5.5M (95 sq.m)  
- 3 Br Kshs. 8.5M (147 sq.m)

**ZEN RUBY - MLOLONGO**

Overlooking the Nairobi National Park is the magnificently designed Zen-Rubi Apartments 400m off Mombasa Rd. next to Nation Printers, opposite Master Mind.

The 3 bedroomed apartments are conspicuously planned to offer tasteful finishes, lounge cum dining, fully fitted modern kitchen with pantry, master en suite while two bedrooms share a common bath.  
**Amenities include** 90,000 liters water storage capacity, Cabro parking and walk-ways, security boost of perimeter wall with electric fence and guardhouse at the gate.

**Construction status**: Complete  
**Payment terms**: 10% upfront, 90% on completion

**Introductory Price**:  
- 1br. Kshs. 3 M  
- 2br. Kshs. 5.5 M  
- 3br. Kshs. 6.75 M (Sold Out)

**FIRST HOMES - MLOLONGO**

Location in the prime area of Molongo are this 1 and 2 bedroom apartments off Mombasa road. The apartments are strategically located on the second row off the main highway.

Being an upcoming development it comprises of a variety of apartments. Currently, the project is still under construction with the show house expected to be ready by the first week of July.

**Construction status**: 40% complete  
**Payment terms**: 10% upfront, 90% on completion

**Price**:  
- Basic Studio (18sqm) Kshs.1.5 Million  
- Standard studio (23sqm) Kshs.2.254 Million  
- Deluxe (28sqm) Kshs.2.688 Million  
- 1brm (32sqm) Kshs.2.944 Million  
- 2 brm 38sqm. Kshs. 3.420 Million
LUKENYA HILLS PARK

Location: Opposite Devki Steel mills, Athi River is this wonderfully structured homes overlooking the beautiful hills of Lukenya. This great development comprises of 3 bedroom duplex bungalows each with a plinth area of 96.4 sqm and a walk around garden.

Facilities include: front and rear doors, lounge cum dining, fitted kitchen, 3 bedrooms (1 ensuite) all with in-built wardrobes. Extras are 500 litres water tank for each house, landscaped gardens, perimeter wall and electric fence.

Construction status: Phase 1 & 2 - Complete
Phase 3 90% Complete
Payment terms: 10% upfront, 90% within 90 days.

PRICE:
Phase 2 : Kshs. 6.6 Million
Phase 3 : Kshs. 7.9 Million

KINGS MILLENIUM - IMARA DAIMA

Kings Millennium is a stylish apartment complex consisting of 3 bedroom apartment towers (180 apartments) and 40 town houses. Units are being sold off-plan. The 4 Bedrooms townhouses are all ensuite and with Master bedroom walking wardrobe.

Common interior amenities include Family room finish with bamboo flooring, Large living room finish with vitrified tiles, Open type Kitchen provided with granite platform SS sink, with cabinet facilities.

Exterior amenities include Lobby Lounge Area, Indoor Swimming Pool, Mini Theater (for 40 People), Fitness Gym, Gents & Ladies Separate Shower and Toilet Facility, Game Room, Kids Creche, Refreshment Cafeteria, Steam Room And Sauna, Business Lounge With Conference Room.

Construction status: ongoing
Payment terms: 10% upfront, 90% on completion
Prices:
Townhouse Kshs. 17.5 M
Apartments Kshs. 9.5 M

DAIMA SPRINGS APARTMENTS-IMARA DAIMA

Daima Springs Apartments is a family oriented gated community located off Tecla Lorupe Road along Mombasa Road with 3 & 4 bedroom apartments.

Distinctly designed the apartment offers features like Master ensuite, lounge cum dining, spacious and well fitted kitchen. The best of schools like Riara Springs Schools, Bridge International Academy and Tsavo Academy are within the area.

Common Amenities include: Ample Cabro parking, borehole water, Underground water storage, enhanced security with gate house, stone perimeter walling and electric fence, Standby generator, Children Playground, Jogging Track and a commercial centre.

Construction status: Phase 1 - 70% Complete
Payment terms: 10% upfront, 90% on completion
Price 3BR: Kshs. 8.5 M
4BR: Kshs. 9.5 M
MOMBASA RD.

REGAL POINT APARTMENTS — SOUTH B

Regal Point Apartments are conveniently located just 5 minutes away from the Nairobi Central Business District off Mombasa road within the prime location of South B.

The beautiful apartments comprise of 44 suites of 2 and 3 bedroom apartments offering spacious lounge cum dining, European kitchens fitted with cupboards and marble counter-tops, pantry, utility area, master ensuite with walk in closets.

Amenities include heated swimming pool, CCTV, wi-fi, common generator, a borehole, 24hrs security, perimeter wall with electric fence and basement parking space.

Construction status : Complete
Payment terms : 10% upfront
Price: 2 bedroom (710sqft) Kshs. 6.2M
3 bedroom (1220sqft) Kshs. 9.5M
2 bedroom penthouse Kshs. 12M

REAL ESTATE MAISONETTE— SOUTH C

Located in the friendly neighborhood Of South C is this spacious 3 bedroom maisonette in a gated community.

The private entrance porch welcomes one into the ground floor which boosts of lounge cum dining, a cloak room, and a kitchen opening up to the utility area. The upper floor has a safe haven grill that enhances security, roomy master ensuite with balcony and two other bedrooms that share a bathroom.

Finishes comprise wooden parquet flooring in dry areas and ceramic tiles in wet areas.

Construction status : Complete
Payment terms : 10% upfront, 90% within 90days.
Price: Kshs. 13 million
Rental Income: Kshs. 50,000 pm

KARIBU HOMES—ATHI RIVER

Karibu Homes are conveniently located just off Mombasa Road in Athi River just 25 minutes from Nairobi’s Nyayo Stadium and close to the Eastern and Southern Bypasses.

It is a development of 1074 units of 5 different types; the Athi 1,2 and the Tana 2,3 and 3+ attractive, well priced homes in a safe environment with numerous activities. Amenities; health clinic, basketball court, nursery & community centre, pedestrian walkway, borehole, water tank, recreational open square.

Construction status : Construction ongoing
Payment : 20% upfront 80% before completion
Price:
Athi 1 From Kshs. 1,600,000
Athi 2 From Kshs. 2,570,000
Athi 3 From Kshs. 3,480,000
Tana 2 From Kshs. 3,230,000
Tana 3 From Kshs. 5,020,000
Tana 3+ From Kshs. 5,250,000
**OYSTER VILLAGE - DONHOLM**

Oyster Village is 10 Kms from Nairobi City Centre in the metropolitan Donholm residential area. The development comprises maisonettes and apartments designed and finished to the highest standards.

**Salient Features** include an upcoming ultramodern Shopping mall with over 200,000 sq ft of lettable space for shops, offices and restaurants, Community Centre with sports and exercise facilities.

**Construction status:** Phase 1 Ready for occupation

**Payment terms:** 10% upfront, 90% on completion

**Price:**
- 4 br maisonette: (size: 1600 sq ft) 13.5 M & Cash 11.5 M
- 3 br maisonette: (size: 1513 sq ft) 12.5 M & Cash 10.5 M
- 3 br apartment: (size: 1042 sq ft) 7.65 M & Cash 7.25 M
- 2 br apartment: (size: 860 sq ft) 7.65 M & Cash 6.25 M

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**GREENSPAN ESTATE - DONHOLM**

Greenspan Estate is located along Savannah Road, just off Outer Ring Road in Donholm is this contemporary development offering urban living.

The development boasts of immaculate finishing, lounge cum dining, cloak room, master ensuite, spacious layouts, high ceilings, and lush greenery.

The entire project encompasses a modern and large Shopping Mall, a Nursery School, a proposed swimming pool and a fitness centre.

**Construction status:** Phase 1, 2 and 3 Ready

**Phase 4, 5 and 6 ongoing**

**Payment terms:** 10% upfront, 90% on completion

**Price:**
- 3 bedroom maisonette: From 11.8 million
- 2 bedroom apartment: From 6.9 million
- 3 bedroom apartment: From 7.75 million

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**CASA MIA – RUAI**

Casa Mia is strategically located in Ruai, fronting Kangundo Road just 15.6 km from its junction with the Eastern Bypass. The property is within 45 minutes reach of the CBD and less than 30 minutes from Jomo Kenyatta Airport.

The total plot size is 41 acres with a plan for 454 homes to be built in three phases. Phase 1 will comprise 139 units, Phase 2 will have 174 units and Phase 3 a total of 141 units. The homes are located in clusters of between 23 - 50 units each, with access to shared facilities. Based on the overall zoning, each home will be on approx. 1/12th of an acre.

**Construction status:** Ongoing (Show house ready)

**Payment terms:** 10% upfront, 90% on completion

**Price:** Kshs. 6.75M
Flame Tree Park is located 45 minutes from Nairobi’s CBD via the Super Highway, on the main Garissa Road.

Flame Tree Park is a brand new, ultra-modern development of 3 bedroom apartments. The development is set on beautifully landscaped 10 acre property with expansive grounds.

Features include ample parking, cabro pavings, enhanced with modern security features and DSQ that can be let separately or used by your visitors.

**Construction : Phase 1 – 90% Complete**
**Payment terms : 10% upfront, 90% on completion**

**Price:**
PHASE 4 - KSH. 5.25 M

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**EVERDELL APARTMENTS—THIKA**

**Location** 1 kms from Tuskys Supermarket along Garissa RD are this well structured 3 bedroom apartments in Thika town.

Feature incorporate spacious living room cum dining area with balcony, master ensuite with two sharing a bathroom, inbuilt wardrobes, a well fitted kitchen with pantry and large utility area.

Amenities include Parking for 2, perimeter wall with electric fence, cabro paving, and ample water storage tanks.

**Construction : Phase 1 – 90% Complete**
**Payment terms : 10% upfront, 90% on completion**

**Price:**
Kshs. 8.5 – Cash Buy
Kshs. 8.8 – Mortgage
Strategically located 2km away from the newly constructed Thika Super Highway and 30 minutes away from the CBD is this multidesigned Estate comprising of 81 units of townhouse on an 1/8th of an acre and of 105 units of 3 and 4 bedroom apartments and penthouses.

Common features include lounge cum dining, master ensuite, DSQ for the townhouses, borehole and county council water, ample parking and enhanced security. Other amenities include Swimming-pool, clubhouse, shopping complex, playground, proximity to police station.

**Construction : Phase 1 – 90% Complete**
**Payment terms : 10% upfront, 90% on completion**

**PRICE:**
- 2-Br Apartment (86 Sqm)  Kshs. 6.4—6.6 Million
- 3-Br Penthouse (140 Sqm)  Kshs. 10 Million
- 3-Br Townhouse (169 Sqm)  Kshs. 12 Million
- 4-Br Townhouse (173 Sqm)  Kshs. 13 Million

The prestigious Thika Greens is located on 1,706 acre Golf Estate only 30 minutes’ drive from the Nairobi CBD with an excellent infrastructure network.

Thika Greens provides a buyer with 20 pre-approved contemporary house designs and pre-qualified contractors ready on site to build your home and provide you with excellence.

Thika Greens’ intends to complete infrastructure network within the Golf Estate by 2016.

Residents will have access to an array of features of the greater Thika Greens development including the 18-hole championship golf course, commercial and retail centers, hotel and hospitals, clubhouse, sporting Facilities and community center.

**Thika Greens has been developed in three phases:**
- Phase 1 is complete and sold out.
- Phase 2 includes serviced plots – over 50% are sold
- Phase 3 includes serviced plots – over 65% are sold

**Price:**
- Maisonette on 1/8th acre – KSH. 17 Million;
- Land 1/4acre: 3.5 Million – 7 Million (depending on proximity to golf course)
NGONG RD. / KISERIAN

**BARAKA PARK - KERARAPON DRIVE**

In the suburbs of Karen Kerarapon Drive, is gated community of 25 homes with spacious 4 bedroomed all en-suite villas on slightly less than a 1/4 acre each and a minutes' drive from Karen Shopping Centre.

In this gated residential park with tranquil environ the villas benefit from Spacious detached servant's quarters, electricity, a self-governed water project which supplies the residence and its neighbors and a nearby police station.

A recreational park is nestled at one end.

**Construction status - Phase 1 ongoing**
**Payment terms : 10% upfront, 90% on completion**

**Price: 25.5 Million**

**OLOLUA HOMES - NGONG**

Located in Oolua, Ngong is this affordable contemporary development consists of ten, 3 bedroom homes, emphasizing modern and exceptionally high quality design features, materials and construction. The landscaping provides an ambient environment in which to relax with family and friends.

**Features include** parquet flooring in dry areas and ceramic tiles on wet areas, standard DSQ, Solar water heating systems, Invertor battery system and high quality finishing.

**Construction - 80% complete**
**Payment terms : 10% upfront, 90% on completion**

**Price: 8.6 million**
**Rental Kshs. 30,000**

**NAMANISHO - NGONG**

Namanisho Park is a gated community located off the Ngong/Kiserian Road in Matasia. It is 3 kilometres from Ngong town.

The development is on 6 acres which comprises of 19 units of 4 bedroom maisonettes inclusive of detached servant's quarter. Downstairs we have lounge cum dining area, kitchen, utility area a guest bedroom and a DSQ while upstairs consist of master ensuite and two bedrooms sharing a bathroom. A porch is also an extra feature for each unit.

**Other features include** Solar heating, boundary wall with electric fence, recreational and landscaped gardens, and parking for 2 cars.

**Construction status: Complete**
**Payment terms : 10% upfront, 90% within 90days**

**Price : 13.5 Million Kenya Shillings**
**Rental : Kshs. 35,000**
RACECOURSE GARDENS

Location: On Ngong Rd, 5 mins from the Junction shopping Mall and 10 mins from the Karen shopping Centre are this uniquely designed 436 units of apartments. Racecourse Gardens are multidesigned into studio apartments, standard 1 bedroom, deluxe 1 bedroom and 2 bedroom apartments.

Common amenities include exquisite fittings, furnishing, Wi-Fi and CCTV surveillance, Parking bay perimeter wall with electric fencing and a Common 24hrs manned gate.

Construction status: 80% Complete
Payment terms: 10% upfront, 90% on completion

Price:
- Studio Apartments: Kshs. 3 Million
- 1 Br Apartments: Kshs. 4.4M—4.5 Million
- 2 Br Apartments: Kshs. 7.2 Million

LEGACY APARTMENTS

Legacy Apartments are an excellent value development of starter homes in a highly strategic area, with an affordable price to match.

They are located along Naivasha Road, not far from The Junction shopping centre and on a 0.5 acre plot with frontage onto two roads.

The residential is offering studio apartments (420 sq.ft.), 1-bed units (600 sq.ft.) and 2-bed units (860 sq.ft.). These are all designed to modern standards with open-plan living areas and keen attention to detail.

Basement parking has been created to enhance the comfort of occupants along with lift access, backup generator for common areas, borehole water supply and centralized aerials and DSTV connection.

These units are perfect for small family units and an excellent investment for new investors.

Construction: 95% Complete
Payment terms: 10% upfront, 90% on completion
Price: From 3.95m.

MAISONETTE - NGONG

Location: About 1.5Km from Ngong town in a serene suburb is this 3 bedroom maisonette on a quarter acre piece of land with a guestroom.

With a scenic view of the Ngong Hills the maisonette provide a tranquil home away from the commotion of the city.

Features include lounge cum dinning, spacious kitchen with granite tops and well fitted wardrobes.

Extras include cabro parking and gate house.

Title: Freehold title
Price: KSH. 15 Million
JOHARI VALLEY—RONGAI

Johari Valley is located approximately 20Kms from the CBD and 60 metres off the Magadi Road behind the new uchumi in Ongata Rongai Town.

The project consist of 20 units of 2 bedroom master ensuite apartments (78sqm) set amidst lavish greenery within easy reach of a number of shopping malls, Universities as well as recreational centres.

Features incorporate spacious lounge, well fitted kitchen, master ensuite with fitted wardrobes and exquisite finishes. Extras include perimeter wall, ample parking and cabro paving.

Payment terms: 10% upfront, 90% within 90days

Price: Kshs. 5.5 Million

Expected rental: Kshs. 26,000

BREZZYVILLE APARTMENTS – RONGAI

Location: 3km off Magadi Rd. along Maasai Lodge rd. In the serene, affluent area of Ole Kasisi are this 50 units of spacious 2 and 3 bedroom apartments (all ensuite).

The 2 bedroom are of 120sq.m while the 3 bedroom boost of 150sq.m.

Features incorporate spacious lounge, well fitted kitchen, balconies at the back and front, elegantly fitted wardrobes and exquisite finishes.

Extras include perimeter wall, borehole, ample parking and cabro paving.

Payment terms: 10% upfront, 90% within 90days

Price: 2br: 5.5 Million
3br: 6.5 Million

BUNGALOW – RONGAI

Location: in the vicinities of Rongai is this 3 bedroom bungalow on 1/8acre of land. The property is within a friendly neighborhood and its manicured beautiful greenery setting in a serene atmosphere.

Features include Spacious lounge with a fireplace, a separate dining room, large kitchen with pantry, master ensuite with two bedrooms sharing a bathroom.

Extras include ceramic tiles in all areas, water storage tank, a washing area and ample parking.

Title: Freehold title

Price: Kshs. 6 Million (negotiable)
WESTLANDS, WAIYAKI WAY

ASPER APARTMENTS

Located: magnificent property located in Westlands a five minute drive from Nairobi’s CBD. The property is accessed through Brookside road just 200 metres off Waiyaki way past Lion’s place just before Safaricom Centre.

The property comprises of 4 bedroom apartments, all ensuite with excellent finishes and and a balcony, spacious kitchen with a large pantry, cabro paved with a parking for 2

Amenities:
Large tank for water storage, wi-fi connection, beautiful swimming pool, electric fence to enhance security and excellent lighting within the premises and on the access road.

Construction status: complete
PRICE: KSH. 22 Million

BORDER POINT APARTMENTS - LOWER KABETE

Border Point: Apartments are luxurious 3 bedroom apartments (all ensuite) located in the prime vicinity off Lower Kabete Road in Westlands. The apartments boast of high quality finishes and superior fittings.

Amenities include: lounge cum dinner, fine fitted kitchen, in-built wardrobes, lifts in each block, back up generator and electric fencing on the perimeter wall and adequate parking space.

Status: Ready for occupation

Price: Kshs. 22 Million
Rent: Kshs. 120,000 pm (inclusive)

TAJ VIEW - RIVERSIDE

Located in one of the most exclusive address of Riverside Drive are this well designed 3 and 4 bedroomed apartments with accessibility to a variety of amenities.

Its strategic location embraces social places like prime bank, alongside embassies, banks, schools and 3 to 5 minutes’ drive from the CBD.

The 4 bedroom apartment has 2 bedrooms en-suite + DSQ while the 3 bedroom apartment has only a master ensuite + DSQ.

Features include: lounge cum dinner, well fitted kitchen with pantry and utility area, Common amenities include children play area, swimming pool, perimeter wall with electric fence and adequate parking.

Price:
4 Bedroom + SQ, 26 Million
KENWOOD - KIKUYU

Located off Links Rd in Kikuyu in a peaceful, green and tranquil setting is semi-detached townhouses ideal for a calm contemporary lifestyle.

The development will host 14 semi-detached townhouses in-line with top industry standards and a view to satisfy prospective home owners.

Each house has 4 bedrooms, all ensuite and each sits on 1/8th of an acre with a plinth area of 200sqm.

Amenities include SQ, private garden, parking for 2, solar water heating, well lit cabro drive ways, fire-place and underground water tank

Construction status : 80% complete
PRICE: KSH. 19.5 Million

SIGONA VALLEY - WAIYAKI WAY

Location: Beside Gathamba Farm off Waiyaki Way are this 30units villa houses on 4 acres customized to 3 designs to suit your architectural creativity. The villas made to specification with the highest quality materials will include spacious lounges, separate dining, open plan kitchen, master en-suite rooms with walk in closets, a servant’s quarter and 2 car park area.

Common Amenities
These homes sit on approximately 1/10th of an acre with access facilities such as borehole water supply, solar hot water heating, waste water recycling and secured boundary.

Construction : 50% complete
Property Price:  
Jade 3 bd + SQ 1,400 sq ft - 14.95 Million
Auburn 4 bd + SQ 2,200 sq ft 16.95 Million
Vienna 4 bd Deluxe +SQ 2,400 sq ft 19.95 Million
LIMURU ROAD

RIVERS EDGE REDHILL

Location: along Limuru Road approximately 9Km from the Village Market with a significant advantage of being located on the main Limuru Road on 5 acres land.

This iconic site offers lofty 37, 4 bedroom all ensuite villas set on three floors nestled in natures best yet just within minutes reach of Nairobi main centers. It boasts of spacious dining & lounge opening onto balcony, family room with a spectacular balcony, lavish top floor master ensuite with balcony, well-sized kitchens with yard, DSQ for 1 and car park for 2

Common Amenities
Internet connectivity, intercom connections, telephone and TV conducting, water tanks with pumps, borehole, emergency lights, designated garbage disposal areas and electric perimeter wall.

Construction: 80% complete

Property Price:
Villa One                     26.7 Million (cash)                     27.7Million (mortgage)
Villa Two                     30.2 Million                                 31.5Million
KILIMANI, LAVINGTON

**DUCHESS PARK - LAVINGTON**

Located in the exclusive serene leafy suburb of Lavington, along Hatheru road, off Gitanga Rd are this modern 62 units of luxurious apartments.

It comprises of 52 2 bedroom, 3 bedroom and 4 bedroom and 8 luxurious 5 bedroom apartments. Duchess park apartments open up to spacious lounge cum dining with a balcony, cloakroom, american style open plan kitchen, recessed ceilings with designer skylights, all bedrooms en suite with in-built wardrobes and master bedroom with a Jacuzzi.

**Amenities** include large swimming pool cum baby pool, covered basement parking (2 slots per unit), visitor's parking, gym, borehole, backup generator, club house, basketball court, burglar alarm and perimeter wall with electric fence.

**Status:** Construction Ongoing  
**Price:**  
- 5 Bedroom: Kshs. 49.5M  
- 4 Bedroom: Kshs. 39.5M  
- 3 Bedroom: Kshs. 29.5M

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**SUNSHINE COURT - LAVINGTON**

Conveniently located on Hendred Road, Valley Arcade area in Lavington are this multi structured apartments offering luxury and easy access to social amenities.

The apartments open up to lounge cum dining with balcony, well fitted kitchen with pantry and wash area.

**Additional amenities** include concrete frame-construction that can withstand earthquakes of 8.0 magnitude, CCTV system, stone-walled electric fence, two parking slots per house, elevator, power service, water service and well maintained gardens.

**Status:** Ready for occupation  
**PRICE:**  
- 3 Bedrooms: KSH. 21 Million  
- 4 Bedrooms: KSH. 23 Million  
- 6 Bedroom penthouse: KSH. 38 Million

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**AMBOSELI APARTMENTS - LAVINGTON**

Location conveniently on Amboseli Road off Gitanga Road in Lavington, is this unique residency consisting of luxury 2 and 3 bedroom apartments offering high and quick returns on investment.

**Amenities include** lounge cum dining, kitchen with cabinets, master ensuite and MDB wardrobes.

**Extras include** adequate security, Intercom system, internet (already connected), Dstv, adequate water storage and within the vicinity of numerous social facilities.

**Status:** Ready for occupation  
**PRICE:**  
- 2 Bedroom: KSH. 9Million  
- 3 Bedroom: KSH. 10.5 Million
KILIMANI, KILELESHWA, LAVINGTON

CULLINAN APARTMENTS - KILIMANI

Located in the upmarket Kilimani area of Nairobi, within easy walking distance to the Yaya Center. These spacious Fully Furnished apartments represent a wonderful sense of modern style.

**Amenities:**

**Status:** 90% complete

**Price:**
- 2 Bedroom (117 sq.m) - Kshs. 14.3 M - 15 M
- 2 Bedroom (120 sq.m) - Kshs. 14.8 M - 15.5 M
- 2 Bedroom (128 sq.m) - Kshs. 15.5 M - 16.15 M
- 3 Bedroom (168 sq.m) - Kshs. 20 M - 21 M
- 3 Bedroom (176 sq.m) - Kshs. 21.5 M - 22.5 M
- 3 Bedroom (183 sq.m) - Kshs. 22 M - 23 M

SERENITY APARTMENTS - KILELESHWA

Conveniently nestled in the heart of Kileleshwa, along Hamisi road is this magnificent development comprising of 19 Luxury Apartments. Serenity Apartments includes 2bedroom, 3bedroom (type A & B) and 3bedroom penthouse apartments.

**Shared interior amenities** include spacious lounge and dining are, all bedrooms ensuite, imported fixtures and fittings, pantry, cloakroom, laundry.

**Common exterior amenities** include fully equipped gym, generator, elevator, borehole, rooftop lounge are, solar water heater, staff quarters and ample parking.

**Status:** 95% complete

**Prices:**
- 2bd apt - Kshs. 18Million
- 3bd apt (Type A) - Kshs. 23.5Million
- 3bd apt (Type B) - Kshs. 25Million
- 3bd apt (Penthouse) - Kshs. 35Million

TELAGEN GARDENS - LAVINGTON

Located along Hatheru Rd. in lavington are this phenomenally built 36 units of 3 bedroom apartments. Telagen Gardens are conveniently located near major shopping malls, major access roads and hospitals.

**Amenities include** Spacious lounge with balconies, kitchen with well MDF cabinets, MDF wardrobes in the bedrooms and DSQ.

**Features are** Swimming pool with changing rooms, Fully fitted Gym & a Club House, Children’s play ground, CCTV & DSTV connection, Basement Parking, High speed lifts, Stand-by generator and 24hrs security.

**Status:** Complete

**PRICE :**
- Block A & C KSH. 22.5 Million;
- Block B KSH. 25 Million
KAREN

MUHUGU PARK - KAREN (KERARAPON ROAD)

Muhuga Park development entails 20 ultra-luxurious modern and spacious residences. The location is very much ideal for up-scale living with “Gated community” targeting the discerning upper echelons of the business and professional community.

Karen area is perfect as it remains as one of the few Nairobi Residential Areas that is still strictly adhering to planning by laws. Each residence equipped with state-of-the-art home automation.

Price: KES 75,000,000
Contract: Residential
Plot size: 1/2 an acre
Bathrooms: 6
Bedrooms: 5
Area: 450 sqm

TIPUANA PARK - KAREN (KASUKU CLOSE)

Tipuana Gardens offer a serene and secure lifestyle within a gated community of 10 homes. Each house has 5 bedrooms set on approximately 0.5 acres with landscaped gardens.

Tipuana Gardens shall offer a children’s play area, clubhouse with gym and changing facilities and 24 hour security. Tipuana Gardens will be eco-friendly with rain water harvesting provisions and solar water heating & street lighting.

Price: KES 78,000,000
Contract: Residential
Plot size: 1/2 an acre
Bathrooms: 6
Bedrooms: 5 BR (all ensuite)
Area: 500sqm

MARULA GARDENS - KAREN (MARULA LANE)

Marula Gardens a gated community of 6 private villas (5BR +SQ with 3 bedrooms ensuite). The villa has large lounge with central fireplace, kitchen with separate laundry area and pantry. All bedrooms are spacious, lit and have fitted wardrobes.

Other amenities include well manicured gardens, cabro drive way, ample parking excellent water storage facilities, borehole, communal swimming pool and recreation area & mature grounds, sauna and steam room in the development.

Price: Kshs. 90Million
TIGONI

ECHUKA COUNTRY HOMES - TIGONI

Located in Tigoni, 2km from Kentmere Club along Banana Hill rd. Echuka Country Estate is set on a 25 acres land, with a development of Town houses on 1/4 acre each.

The homes are designed to give the natural beauty of the lovely view over tea farmland and trees. Each unit is 4 bedroom all ensuite, family room, spacious lounge with a balcony, separate dining area, fully fitted kitchen and laundry area.

Each house has a generous garden, lovely views over tea farmland, and bird life brims. Echuka provides an ideal country retreat and quality of life impossible to replicate.

There is also a common Club House to be developed.

Status: Ready for occupation

PRICE: KSH. 30 Million

KIAMBU

MIGAA - KIAMBU

Migaa Golf Estate is a magnificent development on a vast 774 acres situated within the suburban area of Nairobi, in the Kiambu County and away from the hustle and bustle of city life. Providing the backdrop for an extraordinary life.

Features:
Migaa has an impressive 18-hole golf course and a myriad of other facilities including health club, swimming pool, club house, business centre, picnic areas and jogging track.

Lavishly designed, the 3 and 4 bed cottages offer ample living space with a private garden and an option to add a fourth bedroom in the attic. Each cottage is surrounded by rolling fairways and wooden landscape. Rich terracotta, tasteful neutral tones and quality craftsmanship create the perfect family home. The ultra in sophisticated living, the Migaa cottages are uncompromised in quality and surroundings.

Status: Ongoing

PRICES: 160 sqm  4-bed value cottage  -  Kshs. 14.25 Million
225 sqm  3-bed deluxe cottage + SQ  Kshs. 19.95 Million
285 sq.m 4-bed deluxe cottage + SQ  Kshs. 24.95 Million

Golf sites are an additional 20% each.

Title: Sub-lease 99 years from 2011
HOLIDAY HOMES

MAIYAN—NANYUKI

Maiyan is situated 5 Kms off the Nanyuki Dol-Dol road, 20 Kms north of on Nanyuki town in Laikipia county. The project is on a total super built up area of 146 acres set on a panoramic backdrop of Loldaiga hills and Mt Kenya with well-developed tourism infrastructure. Duplex villas with a maximum built area of 480 SQM on each plot.

Features include a club house, a hotel, training and events grounds, a chapel, water parks covering one and a half acres, parks, nature trails and open grounds covering at least 11 acres, gate house, sports center, tennis court, basketball court, swimming pool, and health club.

Status: Ongoing

Prices:
- 3Br villa (Ground Floor): Kshs. 20M
- 3Br villa (First Floor): Kshs. 21M
- ¼ acre plot: Kshs. 4M

MAKWETU RESORT—MOMBASA

Location: within Upmarket Nyali close to the Beach, 30 minutes’ drive from the Airport and 15 minutes from the City Centre on a 1.406 Acres parcel of land. The development is a Resort Complex with 6 blocks consisting 6 two bedrooms, 6 three bedrooms and 4 studios Apartments all ensuite and air conditioned.

Salient features include perimeter wall with electric fence, Swimming pool, back-up generator, solar water heating, borehole, splendid lawns and outside ablution block.

RENTAL INCOME:
- 2 Bedroom — Kshs. 50,000/=  
- 3 bedroom — Kshs. 65,000/=  
- Studio — Kshs. 35,000/=  

SALE PRICE: Where sale price sought on the above described property is Kshs. 230 Million
HOLIDAY HOMES

OSOTUA VILLAS - NAIVASHA

Location: The holiday homes are planned on the most scenic section of the lake with the deepest waters that never recede, just before Elsamere (Adamsons home). The first holiday home development of its kind in Kenya, Osotua Holiday Homes is located in Naivasha on an idyllic lake front 10-acre property. Osotua is offering a total of 35 units for purchase.

PRICE
- Studio - Units 13 A delightful and spacious one bedroomed unit with kitchen, bathroom and shower. Ideal for an individual or a couple looking for privacy, intimacy and space. **KSH. 8.5m**
- 2-bedroom - Units7 An ideal property for a small family with 2 en-suite bedrooms and large space kitchen, dining and lounge. **KSH. 14.5m**
- 3-bedroom - Units 15 The ultimate in holiday homes suitable for a large family with spacious living and dining areas. All bedrooms are en-suite with jacuzzi in master bedroom. **KSH. 19.5m**

COCO BAHARI - KIKAMBALA, NORTH COAST

Located along the Kenyan Coastline in Kikambala, North Coast. The Sacre piece of land is strategically located on a cliff with direct view of the Indian Ocean.

The development comprises of 30 luxury beach front Villas. There is easy access to the beautiful private beaches and ample security is provided to allow for privacy and tranquility. Each Villa is 4 bedroom (2 Master Ensuite) with modern finishing that largely borrow from Swahili Architecture.

Amenities: Hotel Facilities with 15 guest rooms, Ultra modern Spa & Gym, Swimming pool, dining room, lounge, bar, solar and wind generated power and 2 Tennis courts.

Status: Construction complete

Price: KSH. 45 Million
MT. KENYA HOLIDAY HOMES

Location: Standing between Mount Kenya and the Aberdare ranges and providing a scenic and tranquil environment. Mt. Kenya Holiday Homes has 95 homes, each on a ½ acre. The site is an exclusive 123 acre residential and holiday estate. Mt. Kenya Holiday Homes will have magnificent features such as a 9-hole lush green golf course, club house, helipad, and forest area. In addition, it will offer its residents various activities like tennis, swimming, biking, wildlife spotting, bird watching, nature walks, a dam for water sports and fishing, and a club house with a steam bath, sauna, and gym. The site has a live perimeter fence and a manned Police Post is situated next to the entrance providing visitors and owners peace of mind.

Status: Ongoing

Prices:
There are 3 designs that are available for the buyer to choose from
- Batian which is the largest house and peak of Mount Kenya with four bedrooms, 26 Million
- Nelion with four bedrooms, 25.5 Million
- Lenana with 3 bedrooms. 24 Million

The current rent rates are from: 480,000 Kenya shillings per month.

Mt. Kenya Holiday Homes Club House
RENTERAL UNITS

**SHESHE GARDENS - MLOLONGO**

*Sheshe Gardens* are superlatively designed apartments located off Mombasa Road 5 minutes from the highway just after the Mlongo weigh-bridge.

The development comprises of only 10 Blocks of 10 units each spread spaciously over the 5 acre piece of land.

**Features include** Spacious lounge cum dining, master ensuite, In built wardrobes, ground and overhead tanks for each unit, Provision for solar water heating, water treatment plan, internet connection.

**Rent:** 3Br  Kshs. 40,000 pm  
**Service charge:**  Kshs. 3,500 pm

**KMA FLATS - UPPERHILL**

This well designed apartment is located in KMA Estate in the busy suburbs of Upperhill which is a stone-throw away from the CBD. It has the option of being residential and commercial office.

The apartment boost of spacious lounge with balcony cum dinning, fitted kitchen with pantry opening up to utility balcony, cloak room for the visitors and three ensuite bedrooms with MDF wardrobes.

Amenities include, Gym, Swimming pool, borehole, ample security, perimeter wall enhanced with electric wire, both free and pay parking, banks, fast food cafe, close proximity to KNH and Nairobi club.

**Res. price** – Kshs. 160,000/=  
**Comm. Price** – Kshs. 1,250/= per sq.f

**KIAMBHERE APARTMENTS - UPPERHILL**

These are residential 42 No. 3BR apartments Conveniently located along Kiambere road in upperhill,

The apartments comprise of expansive lounge Master En-suite, Plinth areas from 1750 sq feet, Kitchen with in-built Cupboards, Spacious Lounge/Dining, Utility laundry yard, All bedrooms with in-built wardrobes.

**Features include** 2 Parking bays per unit, Boundary wall with electric fencing, Landscaped gardens, Self contained guard-house, Intercom Facility, Swimming pool, Separate changing room.

**Rent:**  
Kshs. 85,000 pm (inclusive)
RENTAL UNITS

CHERRYVILLE APARTMENTS - LANGATA

Cherryville is located off Langata Road within the Sun Valley Estate. The residential development is approximately 10 km from Nairobi's Central Business District and a 15 minute drive. Cherryville is a stylish, elegant and eco-friendly consisting of 3 bedroom and 2 bedroom apartments and 1 No Penthouse in a secure neighbourhood.

**Interior amenities include** Living room & an open-plan fitted kitchen with pantry, master bedroom with built-in wardrobes, Common bathroom, Balcony with steel sliding doors,

**Exterior amenities** include latest green technologies lighting and water management, Electric fencing, Internet,DSTV & Zuku and 2parking per apartment.

**RENT:**

Penthouse : Kshs. 40,000 pm

SUNSHINE COURT - LAVINGTON

Located in Hendred Avenue, Valley Arcade, the location is prime, secure and enjoys easy proximity to social, medical, religious and educational facilities.

The structure is better for anti-seismic. The frame construction can withstand earthquakes of 8 magnitude, cctv system, stone-walled with electric fence, two parking, elevator, power service, water service and well maintained gardens.

**RENT:**

Three bedrooms -  Kshs. 120,000 pm
Four bedrooms  -  Kshs. 140,000 pm
6 bedroom duplex penthouse - Kshs. 350,000 pm

EVERDELL APARTMENTS - THIKA

Everdell Apartments are located 1 kms from Tuskys Super-market along Garissa RD are this well structured 3 bedroom apartments in Thika town.

Feature incorporate spacious living room cum dining area with balcony, master ensuite with two sharing a bathroom, inbuilt wardrobes, a well fitted kitchen with pantry and large utility area.

Amenities include Parking for 2, perimeter wall with electric fence, cabro paving, and ample water storage tanks.

**RENT:**

Three bedrooms -  Kshs. 45,000 (inclusive)
COMMERCIAL

REAL TOWERS - UPPERHILL

Located: This building situated along Hospital Road, Upper-hill next to Kenyatta National Hospital. The route is well served with vehicles given that this is a main highway.

It provides unique space that can be utilized by organizations with large space requirements. The property is under construction. It is ideal for business institutions. Fifteen storey twin office tower connected via a grass bridge to the other office block. Eight high speed lifts

Total lettable space 124,000 sq ft with 305 parking silo

RENT: Kshs. 95 per sqft

SERVICE CHARGE: Kshs. 30 per sqft