



MI VIDA
MY HOME, MY LIFE

SUSTAINABLE REAL ESTATE DEVELOPMENT

Mi Vida and Garden City redefining Urban Green Living in Nairobi

By the year 2050, the global population will likely reach nine billion people. Due to household demand and population growth, the world needs to build more than two billion new homes over the next 80 years according to global research.

Nations across the globe are becoming increasingly concerned about the effects of climate change and people are growing environmentally conscious. Property developers are therefore implementing sustainable development practices in their real estate projects to promote energy efficiency, minimize the impacts of global warming and protect natural resources.

The impact of the built environment, including on loss of biodiversity and increased greenhouse gases is well acknowledged. Environmentally

conscious developments are therefore not just growing in popularity but are fast becoming a business imperative. Today, the need for more sustainable homes has also been expedited by contemporary homebuyers' preferences. People want – and will pay more for – sustainable features such as energy-efficient appliances, windows and fittings alongside other features that improve their health and quality of life. Such features also reduce the long-term costs of home ownership. It is also worth noting that as younger generations are expected to enter the home-buying market, they are looking out for built-in eco-friendly and sustainable features.

To marry with the changing times and the need for sectors to go green, in the heart of Nairobi stands an exceptional marvel of sustainable urban planning and design – the Garden City Development. Garden City is a visionary mixed-use development that has achieved an extraordinary feat by becoming the first and only fully green certified project of its kind in the country.

Garden City's commitment to environmental sustainability, energy efficiency and holistic urban living sets it apart as a shining example for future developments in Kenya and beyond. All these can be seen through the green-certified massive projects that are either ongoing or completed at Garden City.

The development success lies in its meticulous integration of sustainable design principles throughout the development's planning, construction, and ongoing operations. From the initial stages, the project prioritized environmental stewardship by carefully considering land use, natural resource preservation and energy efficiency.

Garden City defies the conventional concrete jungle archetype. The development seamlessly blends residential, commercial, retail, and recreational spaces with ample



Garden City 47-acre mixed-use development.

greenery, parks, and water features. The careful preservation of existing trees and the introduction of native vegetation create a harmonious environment that mitigates the heat island effect and promotes biodiversity.

Garden City's sustainability credentials have been recognized through several prestigious green building certifications, including the Leadership in Energy and Environmental Design (LEED) certification. Garden City Business Park, which is currently complete and 95 percent leased was LEED Certified. The Garden City Mall, one the region's largest, is also LEED Certified. On the residential node, the completed Mi Vida Homes at Garden City and the upcoming developments, Amaiya and 237 GC are IFC Edge Certified.

These globally recognized accolades confirm the project's adherence to stringent sustainability standards across various aspects, such as energy efficiency, water conservation, waste management and indoor environmental quality.

Technology is everything. It is the now and the future. Garden City embraces cutting-edge technologies and innovative practices to minimize energy consumption. Buildings within the development employ energy-efficient HVAC systems, intelligent lighting controls, and insulation techniques that reduce heat gain and loss. The installation of solar panels on rooftops and dedicated solar carports generates renewable energy, contributing to a substantial reduction in carbon emissions. The antithesis that installing green

infrastructure is costly has been debunked by developments like the Garden City mall which incorporates a massive solar carport that provides 1.2M kWh of clean electricity to serve the mall's shops, grocery stores, and movie theatres each year.

The development prioritizes responsible water usage and management strategies. It incorporates rainwater harvesting systems, efficient water-flow techniques, and water-efficient fixtures to minimize water wastage. To minimize the use of fuel-powered vehicles, the development has pedestrian-friendly pathways, dedicated cycling lanes to promote active mobility, and eco-friendly commuting options. The fact that everything within the development is in one place and within reach, makes

this possible and effective.

The truth is that as we look into the future, sustainability has become one of the key indices under which businesses get both local and global certifications. Seeing that the UN has deliberately set aside resources to ensure SDG goals are attained, it is not far-fetched to say that green certification might be a key element in deciding the ease with which a company gets business in the future.

The environmental benefits of green building in our contemporary society cannot be underestimated as it enhances and protects biodiversity while improving the quality of water and air that we consume. Going green will in the long run reduce waste streams while conserving and restoring our natural resources.



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Garden City incorporates ample open spaces, greenery, parks and water features.