



# GARDEN CITY



MI VIDA  
MY HOME, MY LIFE







## **REDEFINING AFFORDABLE HOUSING**

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237 by Mi Vida has been designed to provide a unique investment opportunity in affordable housing. Nestled within Garden City, an already established 47-acre mixed-use development 237 offers an affordable entry price into owning a share of Garden City.

## LESS FOR MORE

237 Garden City offers an attractive affordable entry into real estate investment whilst ensuring unmatched value by providing access to the convenient urban green living Garden City amenities offer.





## WHY GARDEN CITY?

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Investing in our residential units gets you more than the unit. You effectively get to be a part owner of our 47-acre City with unlimited access to all the amenities and spaces that come with it .



## UNPARALLELED LIFESTYLE

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We have a diversified mix of amenities that speak to the desires of all demographics. The Garden City Mall is a trolley away with access to East Africa's largest IMAX Cinema.

Our residential developments are served by large green parks and botanical gardens, kids' play areas, commercial-scale gyms and swimming pools, and the largest clubhouses of any development in Nairobi.



## MIXED USE COMMUNITY

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The 47-acre Garden City was Nairobi's first horizontal mixed-use development.

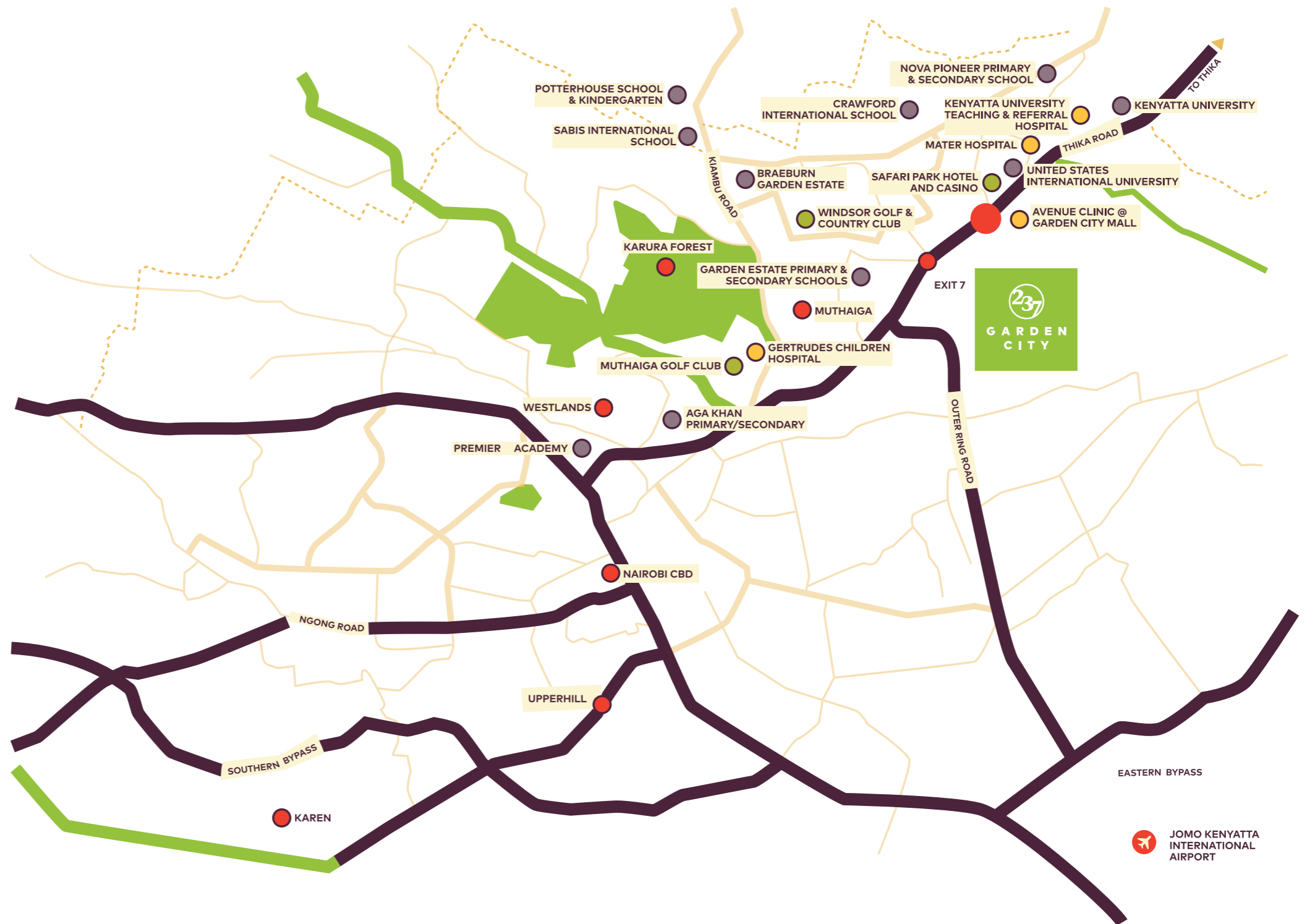
Driven by the growing demand for integrated living, mixed-use developments are able to fetch higher returns on investment for home buyers owing to a premium in price and rent.

The overall quality, planned nature and high-end amenities make Garden City able to sustain long term leasing occupancy, ideal for investors.

# STRATEGIC LOCATION

Thika Road is rated as one of the Top 4 areas to live in Nairobi and enjoys the best connectivity to the key economic nodes of Nairobi. Garden City is located along the Thika Superhighway and within a short drive to the Outring Road and the Eastern Bypass.

Within a 30 minute drive from Garden City: 5 major malls | 3 golf clubs | 20 education facilities | 4 major hospitals | JKIA Airport



## KEY

- 2 Mins** Walk from Garden City Mall
- 14 Mins** Gertrude's Children's Hospital
- 16 Mins** Aga Khan University Hospital
- 18 Mins** CBD
- 20 Mins** Westlands
- 25 Mins** Jomo Kenyatta International Airport

- Schools
- Hospital
- Amenities

Map not to scale, for indicative purpose only. The Map depicts only select landmarks and does not depict all the surroundings of the project.  
Source: Internet. Time mentioned in approximate and is based on moderate traffic and normal road conditions.



# GARDEN CITY MASTER PLAN

- A** Garden City Mall
- B** Garden City Residences
- C** 3-acre park with Amenities
- D** Land Sold to Safaricom
- E** Residential Development
- F** Mi Vida Garden City
- G** Future Developments
- H** Future Developments
- I** Gate House
- J** Commercial Development
- K** Garden City Business Park
- L** Commercial Development
- M** Willmary Estate
- N** Main Public Transport Drop and Pick Up Locations





## A UNIQUE INVESTMENT

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Garden City has been a preferred location for tenants looking for a unique convenient development to live within convenient proximity to the main employment centres of Gigiri, Kasarani, Baba Ndogo, Westlands, and the CBD.

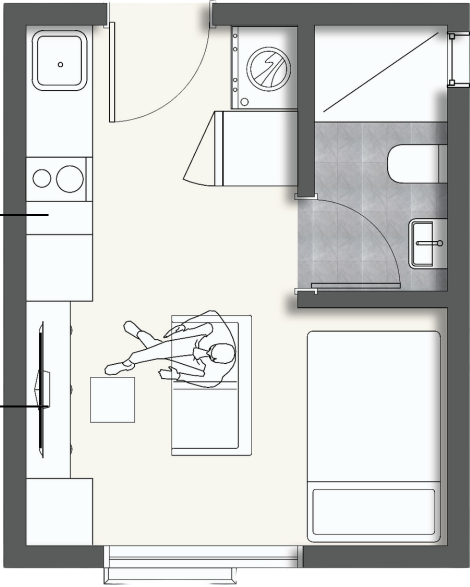
For the discerning investor, this will mean sustained high occupancy rates, inflation-hedged rental income with yields above 8% and a projected total overall return of more than 20% over the medium term.

# OWN A SHARE OF GARDEN CITY

Studio

Kitchen

Living Room

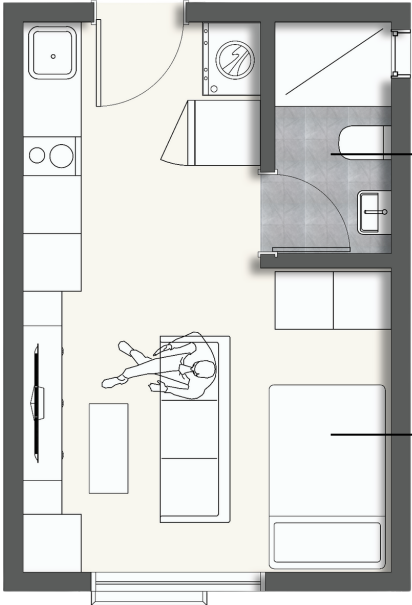


20sqm

Premium Studio

Bathroom

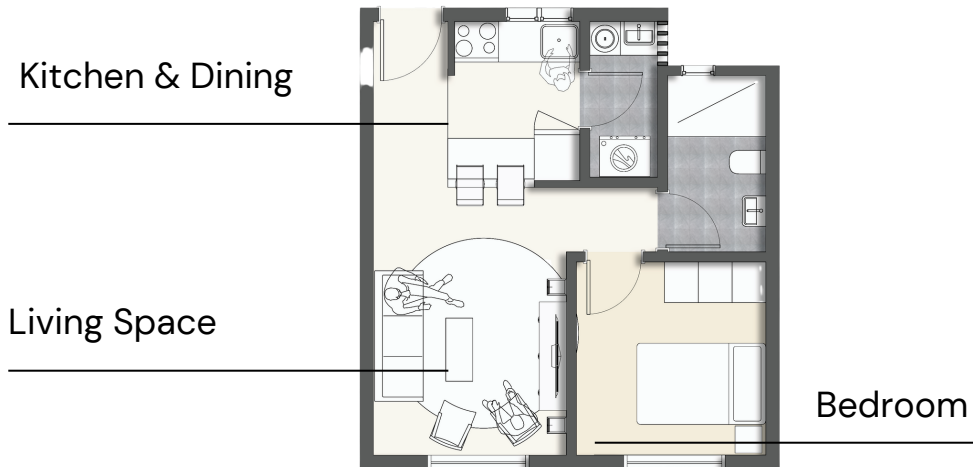
Bedroom



24sqm

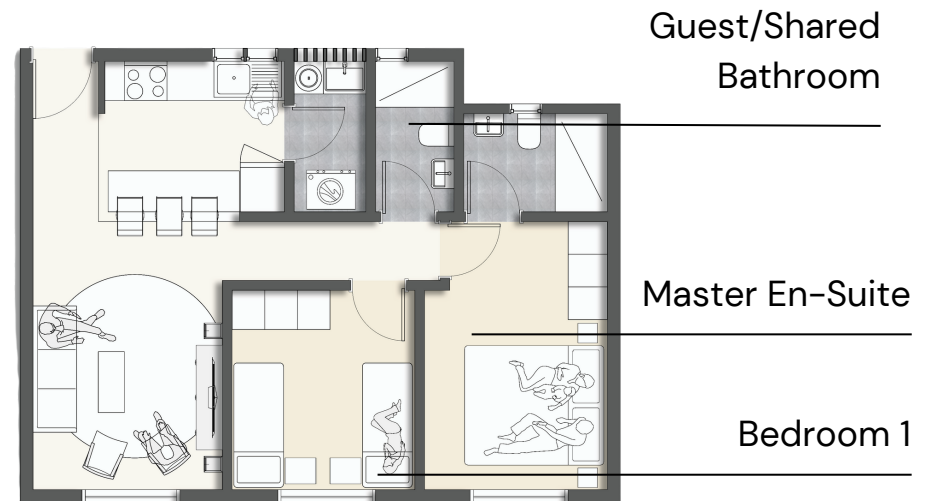
# AN AFFORDABLE ENTRY INTO GARDEN CITY

1 Bedroom Apartment



40sqm

2 Bedroom Apartment



60sqm

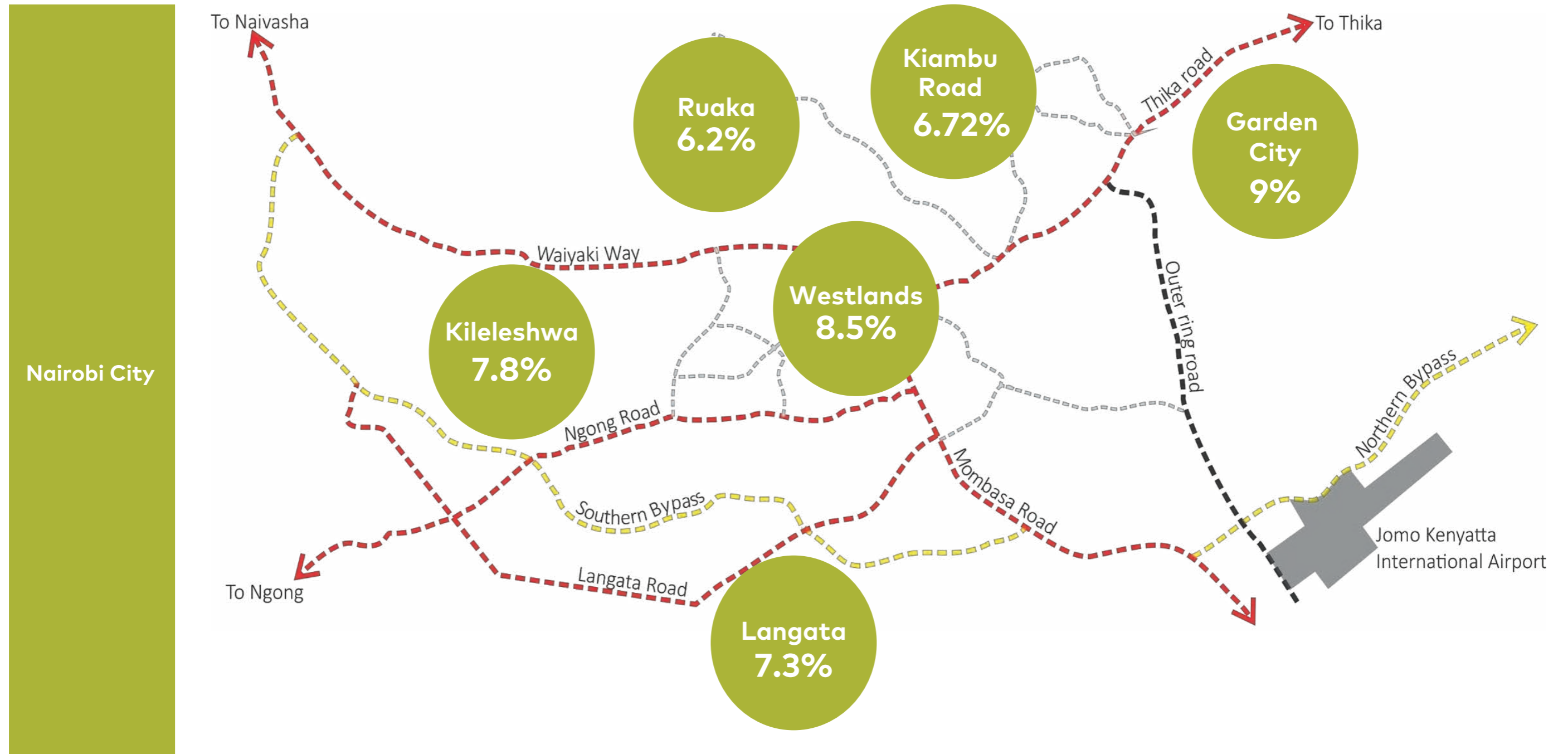
# PAYMENT PLAN

Unit Typology	Price	20% Booking	20% at Sale Agreement	50% During Construction	10% on Completion
Studio	KES 2,400,000	KES 480,000	KES 480,000	KES 1,200,000	KES 240,000
Premium Studio	KES 2,750,000	KES 550,000	KES 550,000	KES 1,375,000	KES 275,000
1 Bedroom Apartment	KES 4,700,000	KES 940,000	KES 940,000	KES 2,350,000	KES 470,000
2 Bedroom Apartment	KES 6,700,000	KES 1,340,000	KES 1,340,000	KES 3,350,000	KES 670,000

# INVESTMENT & RETURNS

Typology	Price	Monthly Rent	Appreciation*	Yield	Capital Gains*	Total Return
Studio	KES 2,400,000	KES 22,000	5%	11%	5%	22%
Premium Studio	KES 2,750,000	KES 26,000	5%	11%	5%	22%
1 Bedroom	KES 4,700,000	KES 44,000	5%	11%	5%	22%
2 Bedroom	KES 6,700,000	KES 63,000	5%	11%	5%	22%

# COMPARABLE MARKET YIELDS





## OUR EXPERIENCE

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Mi Vida is powered by Actis and Shapoorji Pallonji Real Estate who bring 220 years of combined experience, building iconic and award-winning properties around the world.

From palaces in Oman to high-rise offices, hotels, airports and railway stations in China, India and across Africa.

Together the two corporates have invested in and built over 20 million m<sup>2</sup> of real estate and large-scale infrastructure projects, globally.



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**MI VIDA**  
MY HOME, MY LIFE

United by a vision of transformation

**Shapoorji Pallonji** | **actis**  
Real Estate

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