

KEZA
RIRUTA'S URBAN OASIS

STUDIOS
1, 2 & 3 BEDROOM
APARTMENTS



RIRUTA
NAIROBI

WWW.MIVIDAHOMES.COM

INTRO



INTRODUCTION

REDEFINING
AFFORDABLE
HOUSING

Conveniently located 5 minutes off Waiyaki Way, 100m away from the Ndwaru/Naivasha Road Junction, KEZA by Mi Vida has been designed to provide a unique investment opportunity in affordable housing. Spanning over 4.5 acres and centred around a green park with recreational facilities, Keza is planned to be Riruta's Only Urban Oasis.

THE STORY



THE
STORY

BUILT
AROUND
A PARK

The Fig Tree ((*Ficus natalensis*/*Ficus thonningii*) means different things to different communities. To some, it means shelter. To others, it means growth, protection and continuity.

Under its great shade, people meet to tell stories or to be one with nature.

KEZA is built around a giant Fig Tree that forms the centre of its Green Park. For KEZA residents, it will be the anchor of their connection with nature.

A True Urban Oasis.

A UNIQUE INVESTMENT

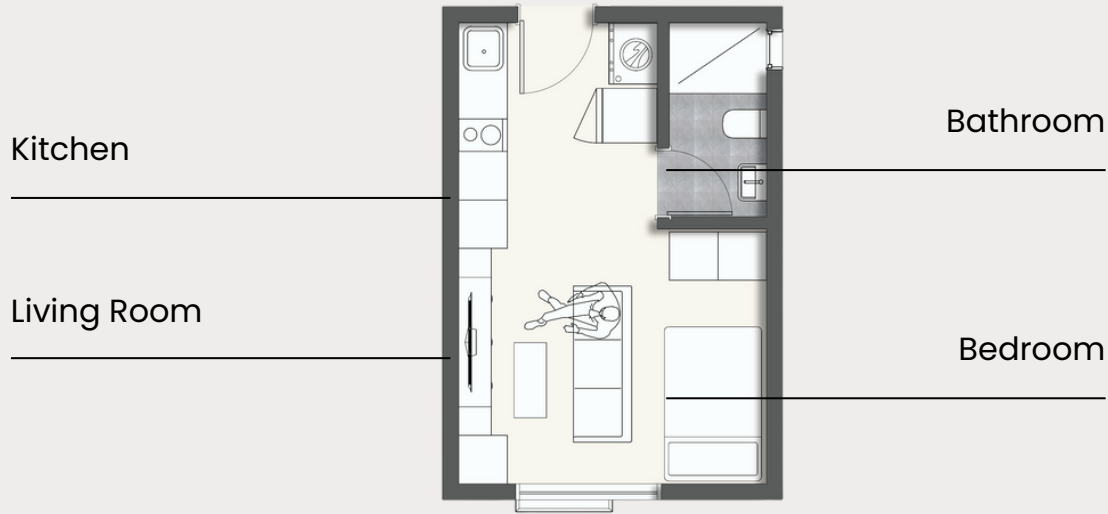
SUSTAINABLE HIGH
RENTAL DEMAND



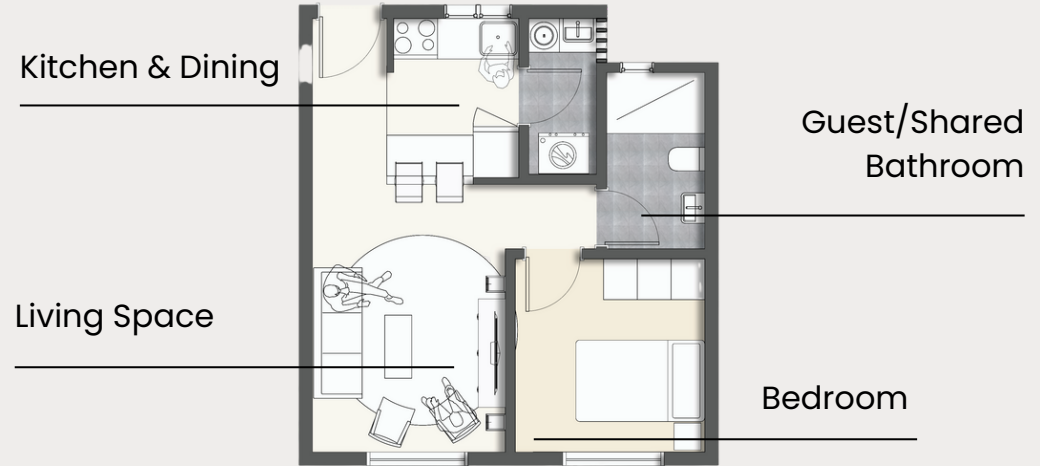
Riruta and the general Naivasha Road location has been one of Nairobi's most preferred locations for tenants looking to live within convenient proximity to the main employment centers of Westlands, Upper Hill and the CBD.

KEZA is uniquely positioned to provide a beautifully designed and integrated residential community. 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.

AN ATTRACTIVE
ENTRY PRICE



Premium Studio
KES 2,700,000
24sqm



1 Bedroom Apartment
KES 4,260,000
40sqm

PAYMENT PLAN

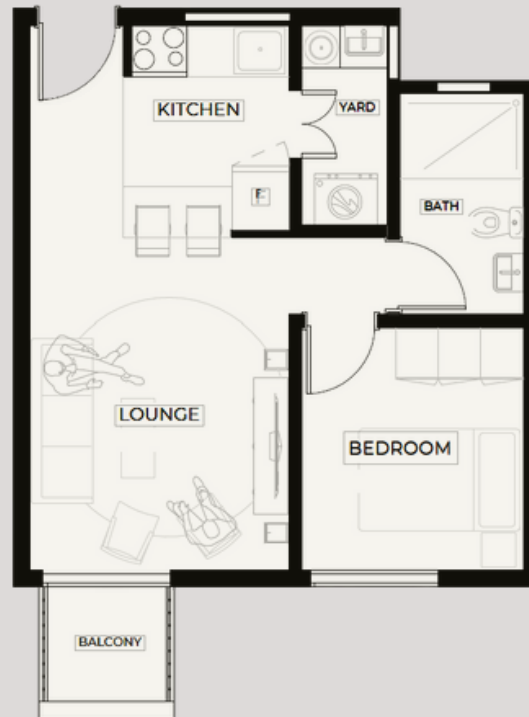
Studio

- 20% BOOKING FEE
- 10% AT GROUND BREAKING
- 60% OVER CONSTRUCTION
- 10% ON COMPLETION

1 Bedroom Apartment

- 20% BOOKING FEE
- 10% AT GROUND BREAKING
- 60% OVER CONSTRUCTION
- 10% ON COMPLETION

**INTRODUCING UNITS
WITH BALCONIES**



1 Bedroom Apartment with Balcony
KES 4,460,000
41.5sqm

PAYMENT PLAN

1 Bedroom

20% DEPOSIT ON LETTER OF OFFER

10% DEPOSIT ON SALE AGREEMENT

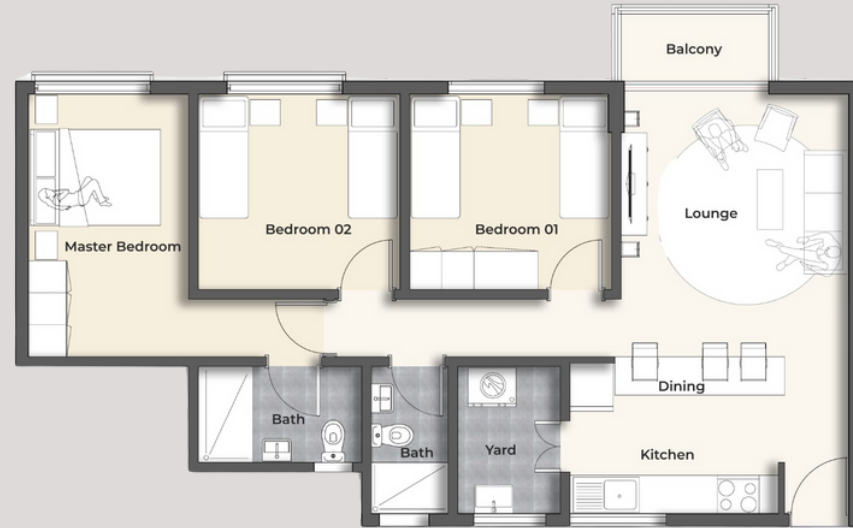
BALANCE OVER CONSTRUCTION

24 MONTHS

**PREMIUM UNITS
WITH BALCONIES**



**2 Bedroom Type A Apartment with Balcony
Off the Living Room
KES 6,400,000
70sqm**



**3 Bedroom Apartment with Balcony Off
the Living Room
KES 8,500,000
85sqm**

PAYMENT PLAN

2 Bedroom

20% DEPOSIT ON LETTER OF OFFER
10% DEPOSIT ON SALE AGREEMENT
BALANCE OVER CONSTRUCTION
24 MONTHS

3 Bedroom

20% DEPOSIT ON LETTER OF OFFER
10% DEPOSIT ON SALE AGREEMENT
BALANCE OVER CONSTRUCTION
24 MONTHS

YIELDS AND PROJECTED RETURNS

Typology	Starting Price	Projected Monthly Rent	Appreciation*	Gross Yield	Capital Appreciation*	Overall Return
Premium Studio	KES 2,700,000	KES 15,000	10%	8%	5%	23%
1 Bedroom Apartment	KES 4,460,000	KES 31,000	10%	8%	5%	23%
2 Bedroom Apartment	KES 6,400,000	KES 40,000	10%	8%	5%	23%
3 Bedroom Apartment	KES 8,500,000	KES 55,000	10%	8%	5%	23%

*OVER THE CONSTRUCTION PERIOD

INVEST WITH CONFIDENCE

STANDARD PAYMENT PLAN

Typology	Starting Price	20% Booking	10% at Sale Agreement	60% During Construction	10% on Completion
Premium Studio	KES 2,700,000	KES 540,000	KES 270,000	KES 1,620,000	KES 270,000
1 Bedroom Apartment	KES 4,260,000	KES 852,000	KES 426,000	KES 2,556,000	KES 426,000
2 Bedroom Apartment	KES 6,400,000	KES 1,280,000	KES 640,000	KES 3,840,000	KES 640,000
3 Bedroom Apartment	KES 8,500,000	KES 1,700,000	KES 850,000	KES 5,100,000	KES 850,000

PAY WITH EASE

AMENITIES & FEATURES

REMARKABLE VALUE IN
AN IDEAL LOCATION



An acre of centralized green space
designed around the Fig Tree

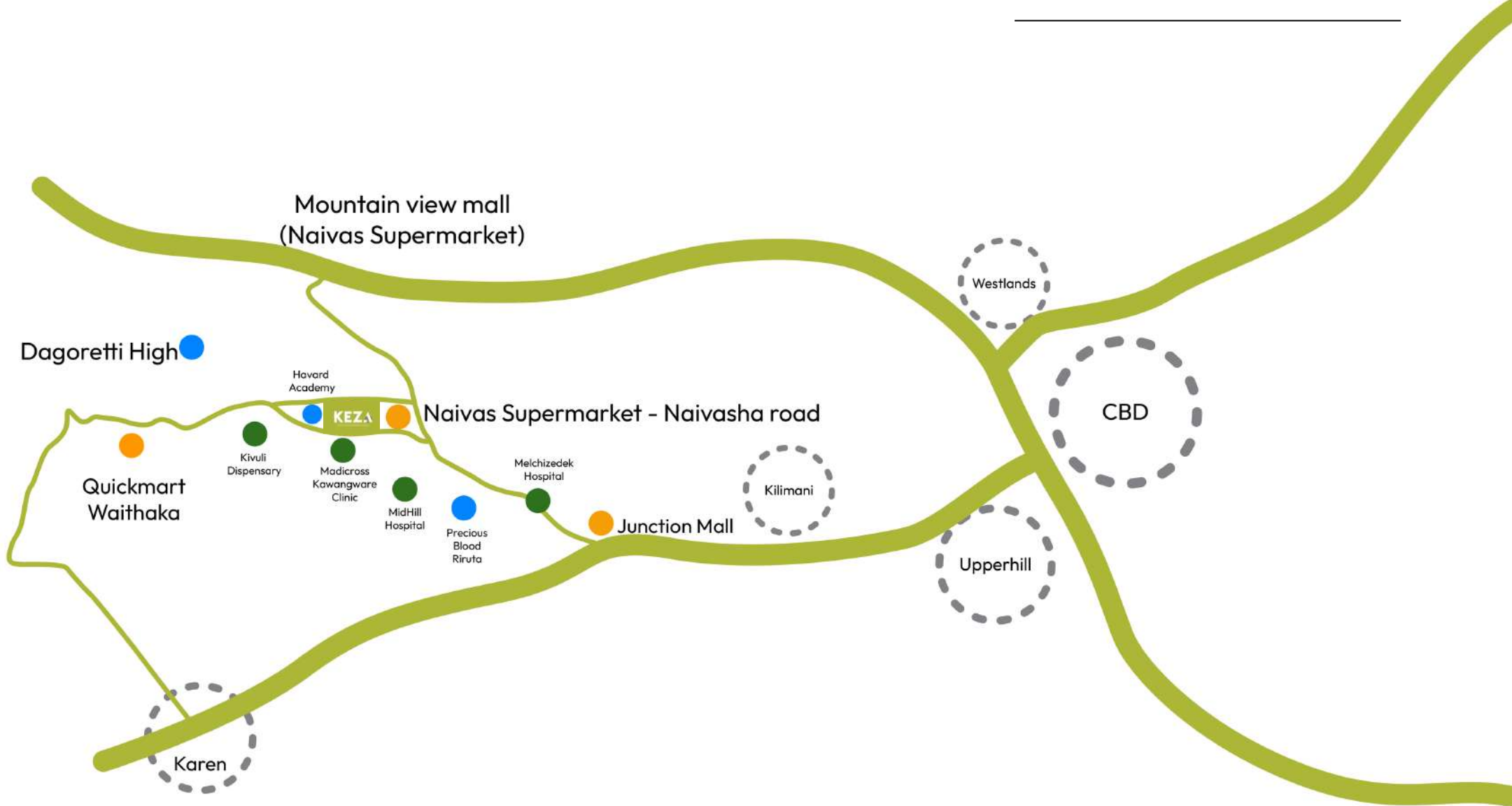
Roof-top residents lounge with Wi-Fi
Outdoor Sporting Facilities

Back-up Borehole

Back-up Generator for Common Areas

24-hour manned security and CCTV
cameras

KEZA LOCATION PLAN













REAL ESTATE PARTNERS YOU CAN TRUST



ABOUT MI VIDA

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 m² of real estate and large-scale infrastructure projects, globally.

COMPLETED PROJECTS (KENYA)

MI VIDA GARDEN CITY



GARDEN
CITY
RESIDENCES



GARDEN CITY
BUSINESS
PARK



GARDEN CITY
MALL

KEZA

RIRUTA'S URBAN OASIS



MI VIDA
MY HOME, MY LIFE

+254 748 588 488

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