

MY HOME

Mi Vida is about lifestyle. It's about living life to the fullest, with joy, laughter and supreme confidence.

A new joint venture to build middle income homes across Africa, Mi Vida is brought to you by Shapoorji Pallonji Real Estate (SPRE), the real estate arm of one of India's largest construction conglomerates, partnered with Actis, the largest emerging markets Private Equity investor in the world with over US \$15 billion under management.

Leveraging the strengths of these two industry giants, the Mi Vida development team has been created from this winning partnership.

A sure-fire formula for exceptional quality construction, on time development and assured delivery.

MY LIFE

MY LIFESTYLE

The first Mi Vida housing development is part of Garden City, an already established 47-acre mixed use development designed around a lush 3-acre central park with a flourishing retail, residential and office community.

Conveniently located at Exit 7 along Thika Highway, your new Mi Vida home is a short drive from Nairobi's central business district and a range of schools, hotels, sports clubs and medical facilities, as well as easy access to Jomo Kenyatta International Airport.

Living at Garden City means you have both Garden City Mall and Garden City Business Park on your doorstep along with direct access to all the Mi Vida amenities that this award-winning residential development has to offer. You can pick up your morning coffee as you walk to work, choose from over 100 shops, restaurants and cafes at the Mall, including the recently opened Carrefour supermarket. You can take in the latest blockbuster movie at East Africa's largest iMAX cinema or enjoy a quiet stroll in Garden City's 3-acre central park, with a children's playground and water park 'on tap'.

Mi Vida at Garden City is the perfect place to live, work and relax in effortless balance. It's your home; it's your life!

OUR MI VIDA PARTNERSHIP

Mi Vida is about growth and new beginnings. Translated from Spanish, the name means 'My Life'.

The Mi Vida team has over 220 years collective 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. We've also created the largest affordable housing brand in India, named Joyville.

So, you could say that Mi Vida is a culmination of all that international expertise, poured into designing and building your new home. The apartments have been meticulously designed by international and local consultants for comfort and easy living.

Investing in a home is an important life choice and that's why Mi Vida offers you space to breathe and grow. Mi Vida also promotes confidence for those investor buyers and first time home owners who recognise the value of a good track record and the commitment to delivering your home on time and to the highest standards.

SPRE

- Part of the Shapoorji Pallonji Group
- Group presence in over 70 countries
- SPRE has delivered over 13 million SQFT of residential space and over 6 million SQFT of commercial space since 1865
- Over 69,000 group employees worldwide
- Projects in over 15 countries in Africa

SPRE (Shapoorji Pallonji Real Estate) is a well-regarded and reputed player in the Indian real estate sector. It constitutes a significant part of the Shapoorji Pallonji Group - an enormous multi-business conglomerate. The group has a 150-year legacy that bridges the earliest celebrated structures of India and modern marvels of construction. SPRE has made inroads into most Indian cities with a variety of developments ranging from luxury apartments to aspirational homes for mid-income home buyers. SPRE is now committed to delivering at least 2,000 residential units in Kenya.

ACTIS

- Largest real estate private equity investor-developer in sub-Saharan Africa (SSA)
- Over US\$500 million invested in SSA
- Over 120 investment professionals in 11 countries
- A signatory to the United Nations backed Principles for Responsible Investing (UNPRI)

At the forefront of real estate development and transformation in emerging markets for over 70 years, Actis has its own well-established track-record of delivering exceptional quality real estate projects globally. With a portfolio of high-growth investments across Africa, Latin America and Asia, Actis has consistently and responsibly rendered financial and social benefits to investors, consumers and communities. Actis has been a key player in the Kenyan residential real estate and commercial property sectors, with successful developments including Nairobi Business Park, Junction Shopping Mall, Garden City Mall, Residences and Business Park and Nairobi Gate Industrial Park.

United by a vision of transformation



The logo for Actis, featuring the word 'actis' in a bold, lowercase, orange sans-serif font.

"Together we recognise the investment potential for building modern, quality homes to meet the growing demand across sub-Saharan Africa and we believe in delivering exceptional products at fair prices."

MI VIDA IN NAIROBI

What's around you.

- Garden City Mall within 2 min walk
- Carrefour supermarket and Game Anchor
- Over 15 quality restaurants
- Kenya's number one IMAX cinema
- Avenue health care
- All major bank branches
- Over 15 world class fashion retailers



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.

MY NEIGHBOURHOOD

**5-10
MINUTES
AWAY**

Medical Facilities

Gertrude's Children's Hospital
AAR Healthcare, Mountain Mall
Avenue Clinic, Garden City Mall

Hotels

Safari Park Hotel & Casino

**10-20
MINUTES
AWAY**

Schools

Aga Khan Academy, Nairobi
Pioneer International University
United States International University
University of Nairobi
Braeburn Garden Estate
Sabis International School

Medical Facilities

Ruaraka Uhai Neema Hospital
St. Francis Hospital
Aga Khan University Hospital
MP Shah Hospital
Avenue Hospital

Hotels

Windsor Golf & Country Club
Park Inn by Radisson
Movenpick Hotels & Residences
Villa Rosa Kempinski

Other

Kasarani Aquatic Centre
Muthaiga Golf Club
United Nations

**20-30
MINUTES
AWAY**

Transportation

Wilson Airport
Jomo Kenyatta International Airport

Schools

Nova Pioneer
Nairobi School
Strathmore School & Strathmore
University
Bridge International Academy
Crawford International School
St Mary's School
International School of Kenya
German School Nairobi
Potterhouse School & Kindergarten
Kenton College Preparatory School
Nairobi International School
Kianda School
Cavina School
Imani Montessori School Ruaraka Uhai

Medical Facilities

The Nairobi Hospital

MY AMENITIES

At the heart of Mi Vida are amenities developed to promote both healthy and sustainable lifestyles and designed for your convenience and enjoyment. Green open spaces and large colourful landscaped flower gardens create a tranquil oasis within a bustling and growing Garden City community.



ADULTS' + CHILDREN'S
SWIMMING POOL



MULTI-PURPOSE
SPORTS COURT

300 METERS LONG
JOGGING TRACK

INDOOR
GYM / **YOGA + FITNESS
STUDIO**



SOCIAL EVENTS
HALL

CRECHE / **KIDS' PLAY AREA.**

**BARBEQUE
AREAS**



FOR EACH APARTMENT
INTERCOM SYSTEM

INTEGRATED
PHYSICAL SECURITY

**GUARD + CCTV
MONITORING**

**FULL TIME COMMON AREA BACK-UP
GENERATOR**

**BACK-UP SUPPLY
BOREHOLE WATER**

The purpose of this brochure/booklet/prospectus/ advertisement is to indicate to the customers, the range of the amenities and facilities that may come up in the project, as per the present approved layout. Few of the common amenities and facilities shown, will be completed along with the completion of all phases in the project.

MI VIDA AT GARDEN CITY



- A** Garden City Mall
- B** Garden City Residences
- C** 3 acre green park with amenities
- D** Land sold to Safaricom
- E** Residential Development
- F** Mi Vida Garden City
- G** Proposed Hotel
- H** Commercial Development
- I** Gate House
- J** Commercial Development
- K** Garden City Business Park – first two office buildings opened 2019
- L** Commercial Development
- M** Willmary Estate
- N** Main public transport drop and pick up locations

Artist's impression of actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases are developed subject to approval from the authorities.

Sales office open at Garden City, off exit 7 Thika Superhighway Nairobi, Monday to Saturday.

MI VIDA SITE PLAN



1. 2 levels of residents parking
2. Access controlled entrance driveway
3. Visitor parking and taxi drop-off point
4. Current sales office and future clubhouse facility for residents
5. 22 x 10m swimming pool + kids plunge pool and sun-bathing deck
6. Internationally designed landscaped park for residents
7. Kids play area and outdoor gym
8. Residents multi-sports court
9. Residents access to Garden City Mall
10. Residents outdoor entertainment area
11. 300m running track

IFC EDGE CERTIFIED

IFC EDGE (Excellence in Design for Greater Efficiencies) is a green building standard and a certification system for over 140 countries. EDGE helps to determine the most cost-effective options for designing green within a local climate context. Our projects will adhere to the **EDGE standard**.

Innovation, Access and Sustainability are our core.

20%
LESS



ENERGY
USE

WATER
USE

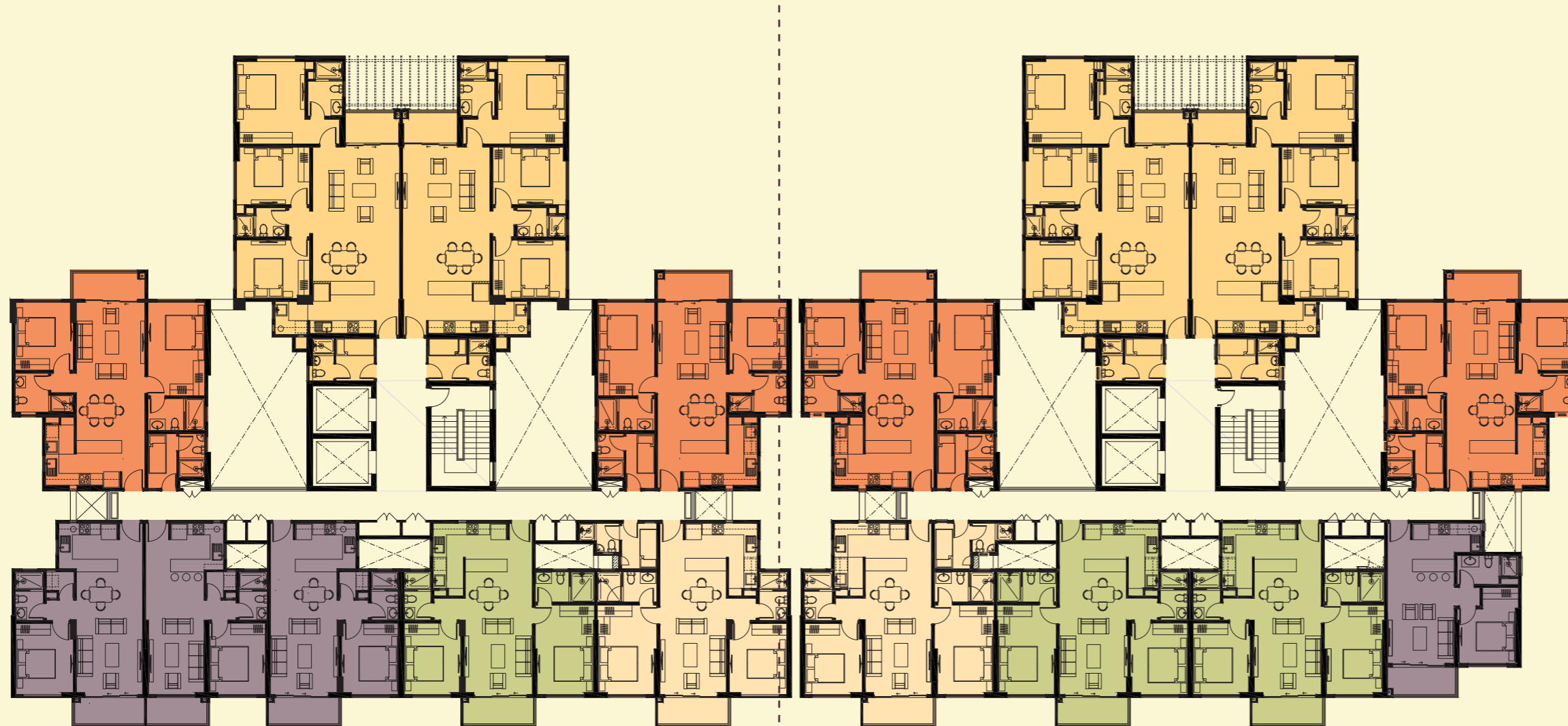
EMBODIED
ENERGY

The Value of EDGE certification is a benefit to everyone, including our customers who will benefit from healthier living and lower utility bills.

IFC – International Finance Corporation
(World Bank Group)

"We build with
you and your future
in mind"

TYPICAL FLOOR PLAN LAYOUT



BLOCK 1
TYPICAL FLOOR PLAN

BLOCK 2
TYPICAL FLOOR PLAN

-  3 Bedroom Unit with DSQ
-  2 Bedroom Unit with DSQ Type 2
-  2 Bedroom Unit with DSQ Type 1
-  2 Bedroom Unit without DSQ
-  1 Bedroom Unit
-  Common area - with 2x high speed lifts (on backup generator), fire escape stair, CCTV cameras and ventilation voids

Products, features, furniture, floor coverings, light fittings, furnishing, pictures, images & etc. shown in these floor plans are shown as illustrations and for reference only.



BEDROOM UNIT

4 typologies

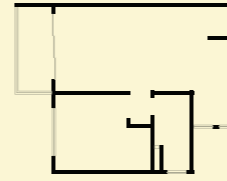
56 sqm

58 sqm

62 sqm

63 sqm

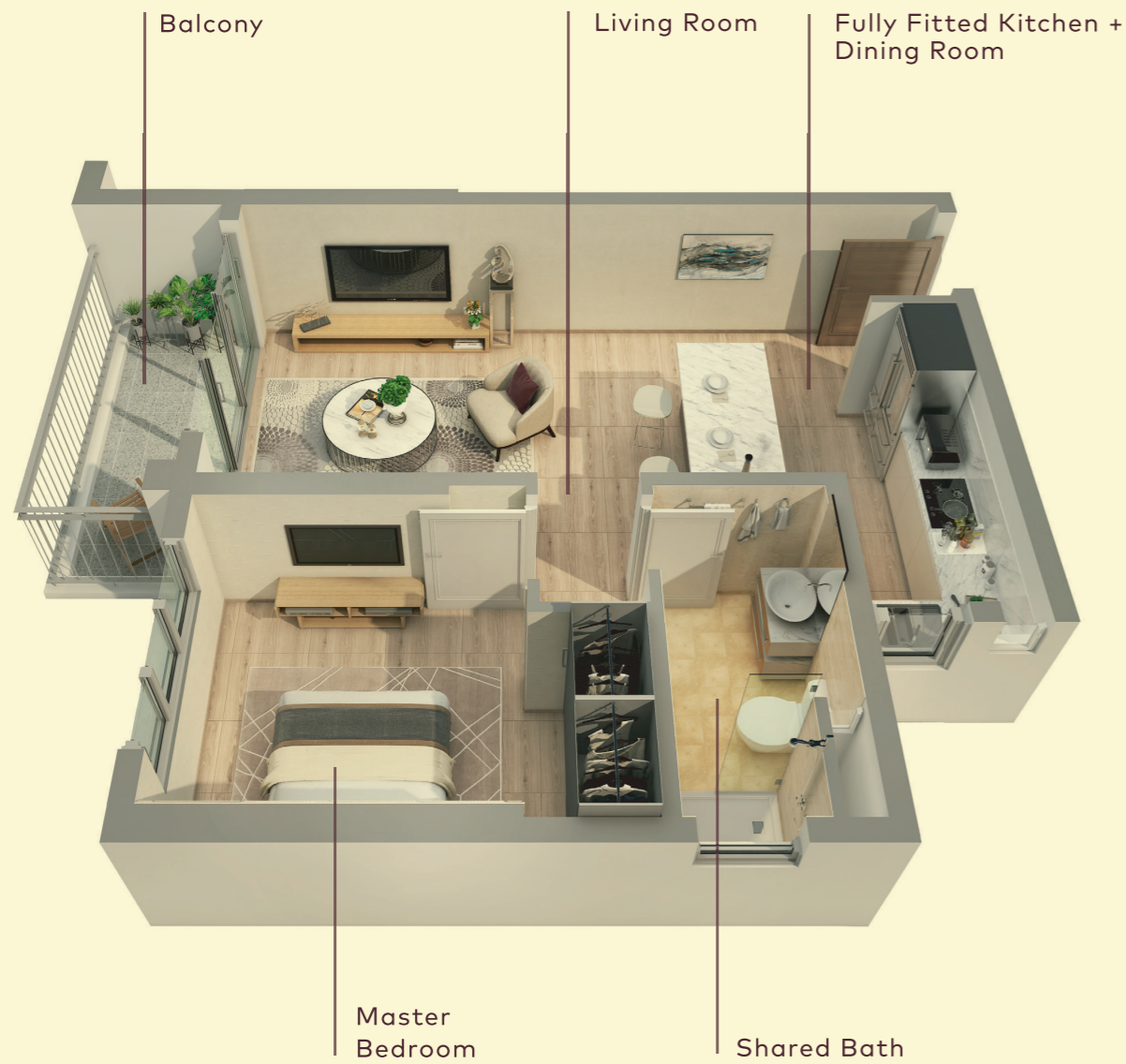
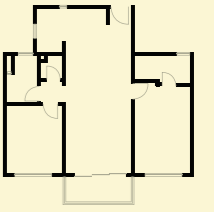
Area



BEDROOM UNIT WITHOUT DSQ

86 sqm

Area



Minimum Variance (+/-) 3% in actual saleable area, may occur on account of site conditions/columns/variations in finishes. Unit plans are for space planning purpose only. Products, features, furniture,

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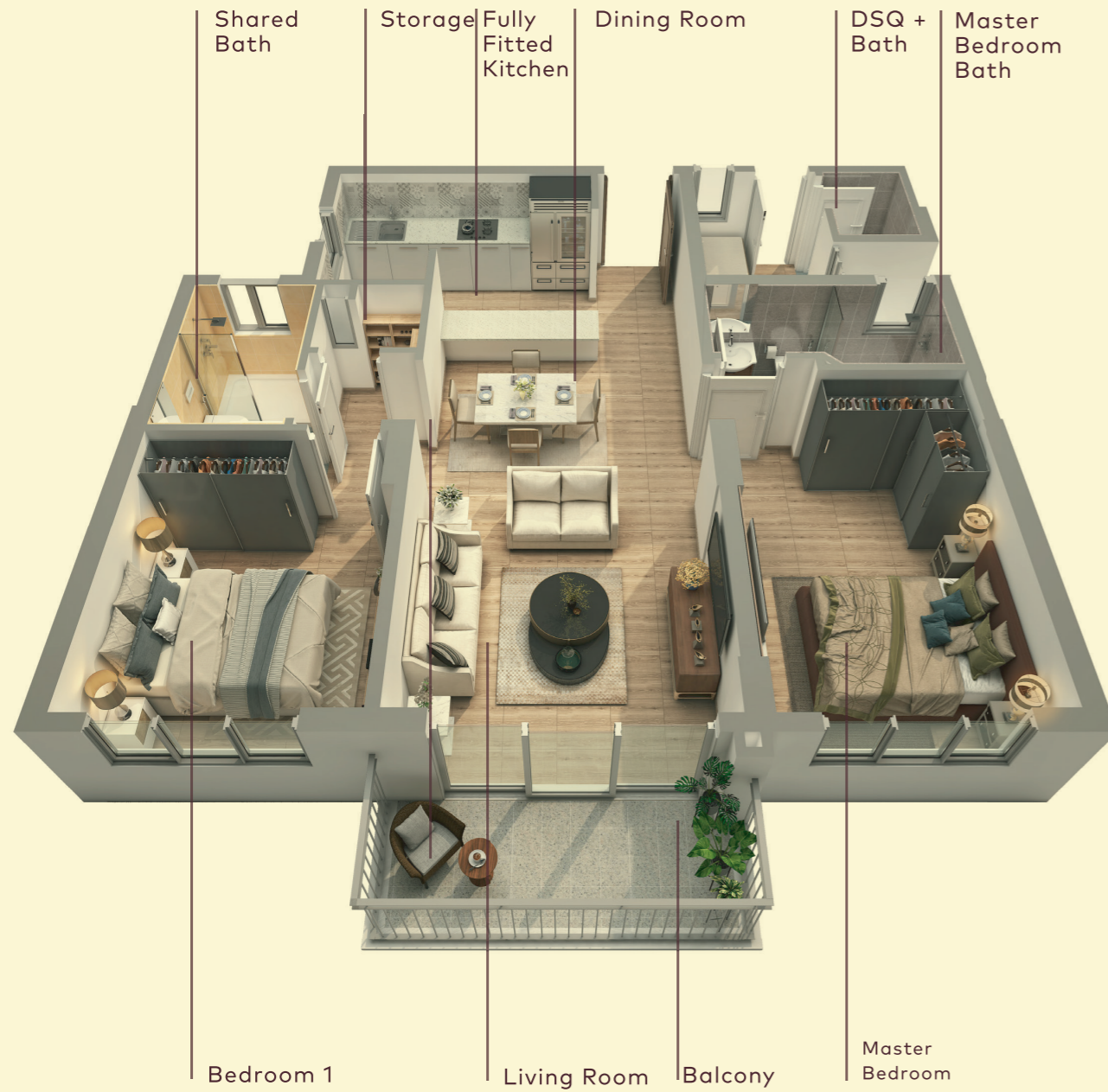
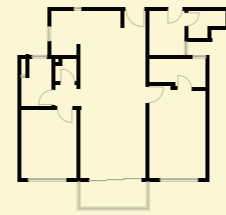
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BEDROOM UNIT WITH DSQ TYPE 1

94 sqm

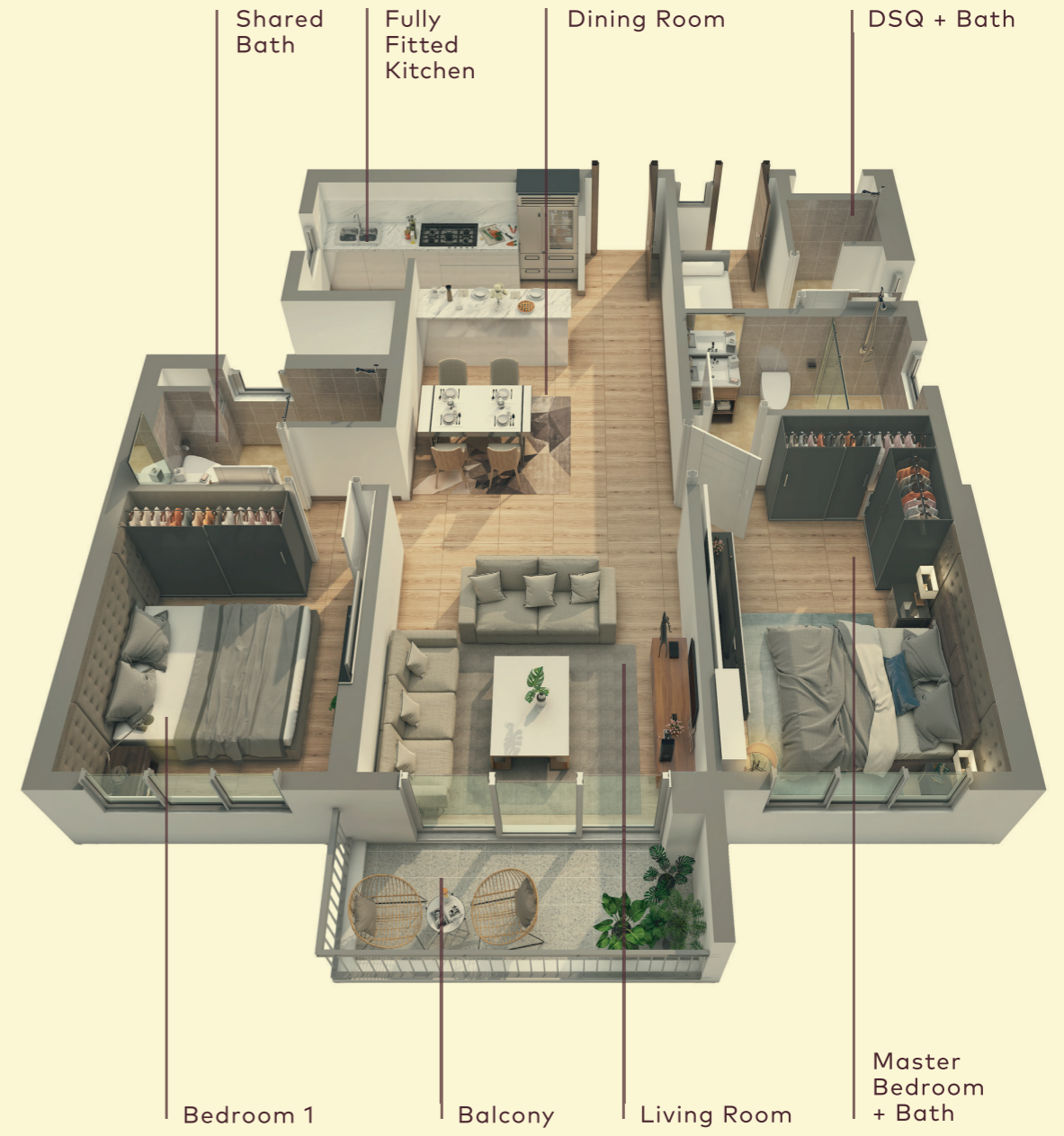
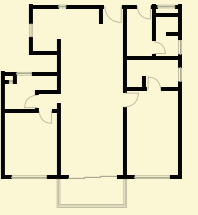
Area



BEDROOM UNIT WITH DSQ TYPE 2

99 sqm

Area



Maximum Variance (+/-) 3% in actual saleable area, may occur on account of site conditions/columns/variations in finishes. Unit plans are shown for space planning purpose only. Products, features, furniture,

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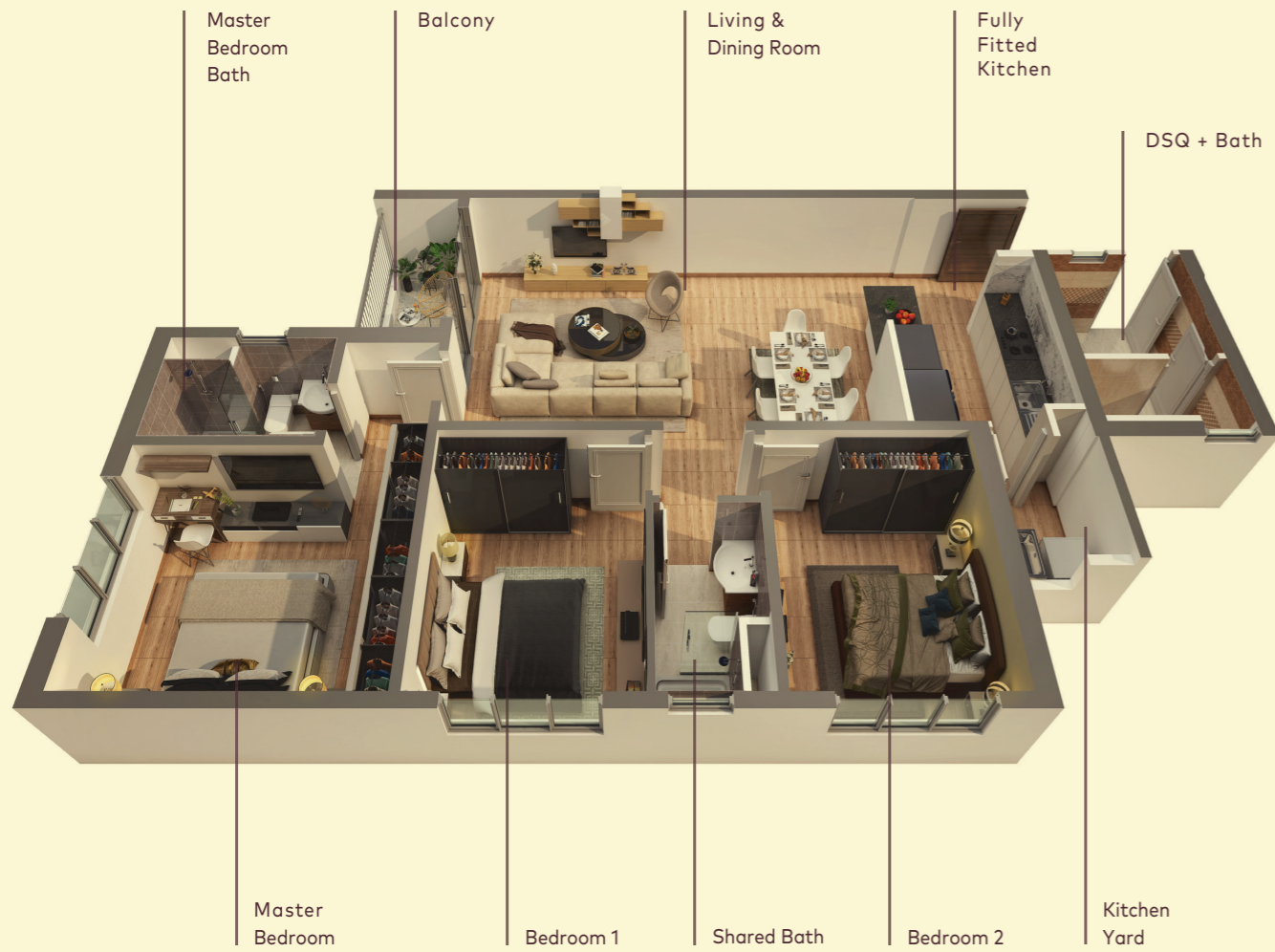
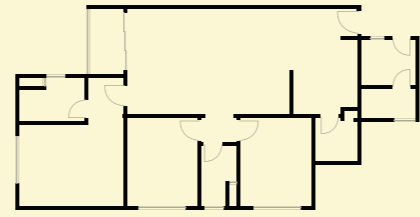
floor coverings, light fittings, furnishing, pictures, images & etc. shown in these Unit plans are shown as illustrations and for reference only.



BEDROOM UNIT WITH DSQ

123 sqm

Area



MI VIDA SHOWHOUSE



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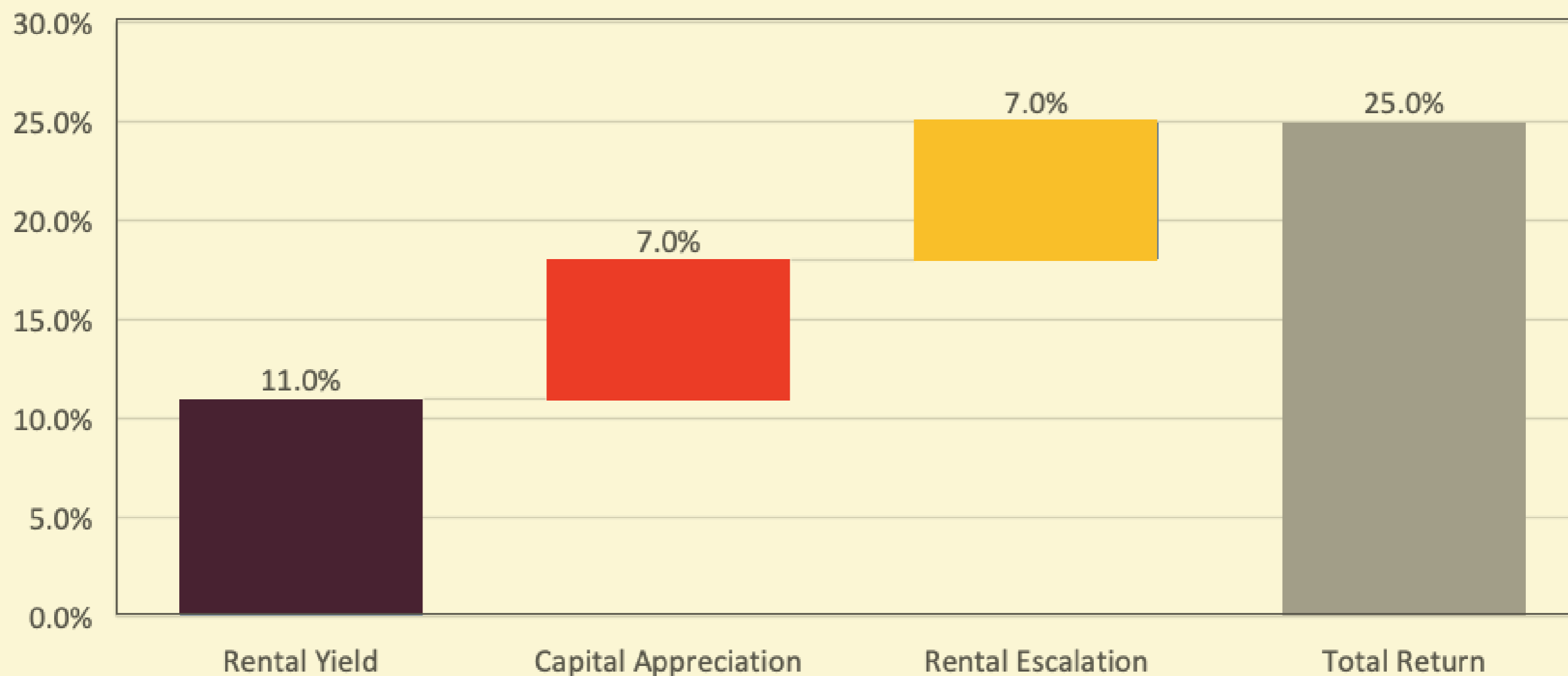
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2 + 3 BEDROOM SHOW APARTMENTS AVAILABLE

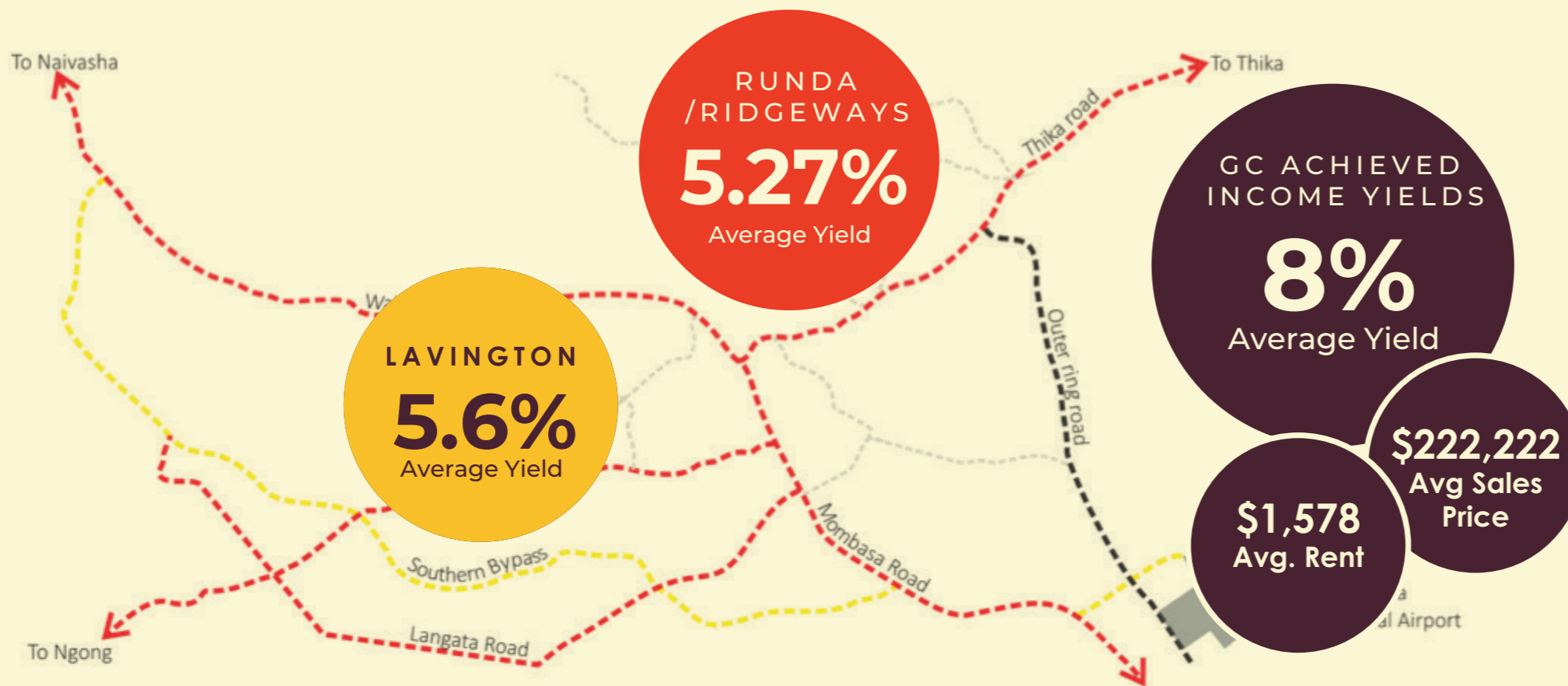
The Mi Vida Showhouse and Sales Office at Garden City is open and waiting to welcome you. Call **0722 123000** to make an appointment.

INVEST IN MI VIDA

Mi Vida -Investor Returns



COMPARABLE MARKET YIELDS



The following map illustrates the main high end residential area nodes and their average sales prices, rents and income yields within the Nairobi market as compared to the GC Residential development.

LIVE . WORK . PLAY AT GARDEN CITY

Garden City is already home to 215 homeowners and residential tenants enjoying the convenience of living alongside a thriving mall with over 100 shops, a range of popular restaurants, bars and cafes, East Africa's largest iMax cinema and a central park with children's water park and playground.

These integrated amenities complete 'the perfect mix' of the 'live, work and play' themed Garden City development and offer excellent add-on value to the anticipated 3,000-strong office community.







