

# KEZA

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RIRUTA'S URBAN  
**OASIS**

**PREMIUM STUDIOS  
1, 2 & 3 BEDROOM  
APARTMENTS**



Welcome to KEZA-Riruta, where urban living intertwines seamlessly with the serenity of nature – **A TRUE OASIS** amidst the bustling cityscape.

# Introduction

## URBAN GREEN LIVING EPITOMIZED

Step into a world where tranquillity meets convenience, lush greenery embraces modern comforts, and every corner invites you to escape the urban chaos and embrace a lifestyle of balance and harmony.

KEZA stands as a beacon of potential, offering a rare blend of modern convenience and natural tranquility. Strategically located just 100 meters from the bustling Kikuyu/Naivasha Road Junction, this visionary development spans 7.5 acres of prime real estate—an investment opportunity like no other.

But KEZA is more than just a property—it's a testament to the power of intelligent investment. With meticulously curated green spaces and a design that harmonizes with nature, KEZA promises not just high returns, but a lifestyle investment—an investment in the future.





# The Mugumo Plaza

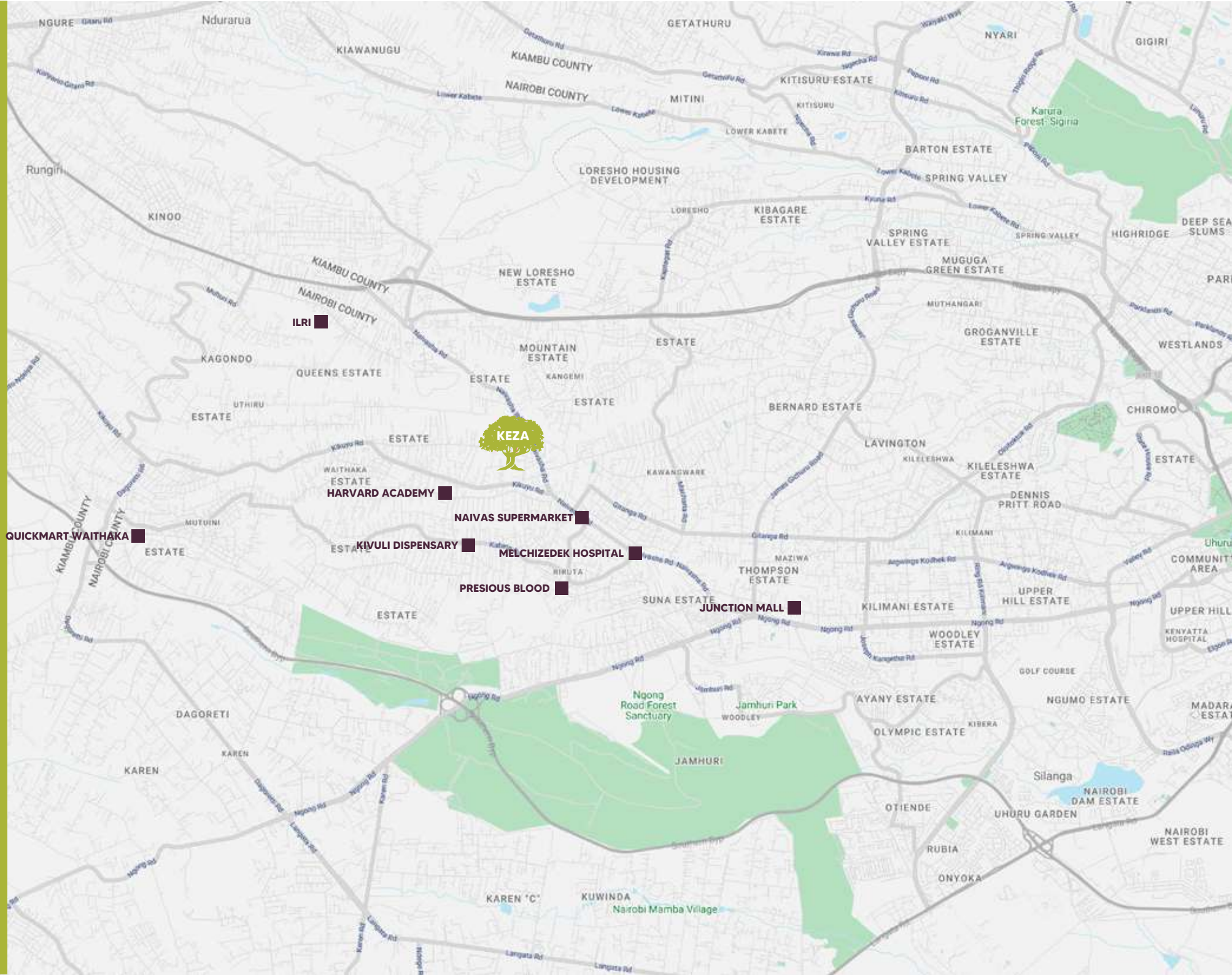
The Fig Tree (*Ficus natalensis*/*Ficus thonningii*) means different things to different communities. To some, it means shelter. To others, it means growth, protection and continuity.

At the core of KEZA lies the majestic Mugumo Tree, the centerpiece of the Mugumo Plaza. This 400-year-old icon embodies the essence of KEZA'S commitment to harmonizing urban living with nature's timeless wisdom.

The Mugumo Plaza isn't merely a green space; it's a vibrant hub designed to promote the well-being of residents and foster a sense of community. Here, amidst the shade of the ancient fig tree, residents can connect, relax, and rejuvenate. The plaza's multifunctional design accommodates a range of activities, from outdoor daycare facilities to communal bonfires and outdoor movie screenings.

Through the Mugumo Plaza, KEZA transcends the conventional boundaries of urban development, embracing a holistic approach to living—one that prioritizes not only modern comforts but also the nurturing embrace of nature. In KEZA, Urban Green Living isn't just a concept; it's a way of life—a testament to the enduring harmony between humanity and the natural world.

# Location



# The Ideal Investment for The Ideal Investor

## Who Is KEZA For?

KEZA is a unique investment opportunity for the forward thinking and eco-conscious buyer.

KEZA could be your leap into the evolving landscape of real estate investment, particularly in the realm of green affordable housing. We recognize the inherent value in KEZA's unique proposition—a blend of sustainability, affordability, and long-term profitability. KEZA not only provides potential for high occupancy rates and premium rentals but also for its promise of above-average capital appreciation over time.

Investors seeking rental properties at KEZA can capitalize on premium rentals thanks to our sustainable design and sought-after amenities. Our commitment to quality living spaces ensures long-term tenant satisfaction, guaranteeing stability and profitability for your investment.



Simultaneously, for those considering KEZA as a potential homebuyer, the project's emphasis on sustainability, community living, and modern conveniences presents an attractive proposition.

KEZA is a sanctuary that embodies the principles of urban green living while offering the promise of future appreciation in property value.

# Everything That Makes KEZA An Oasis

Why is KEZA Ideal?

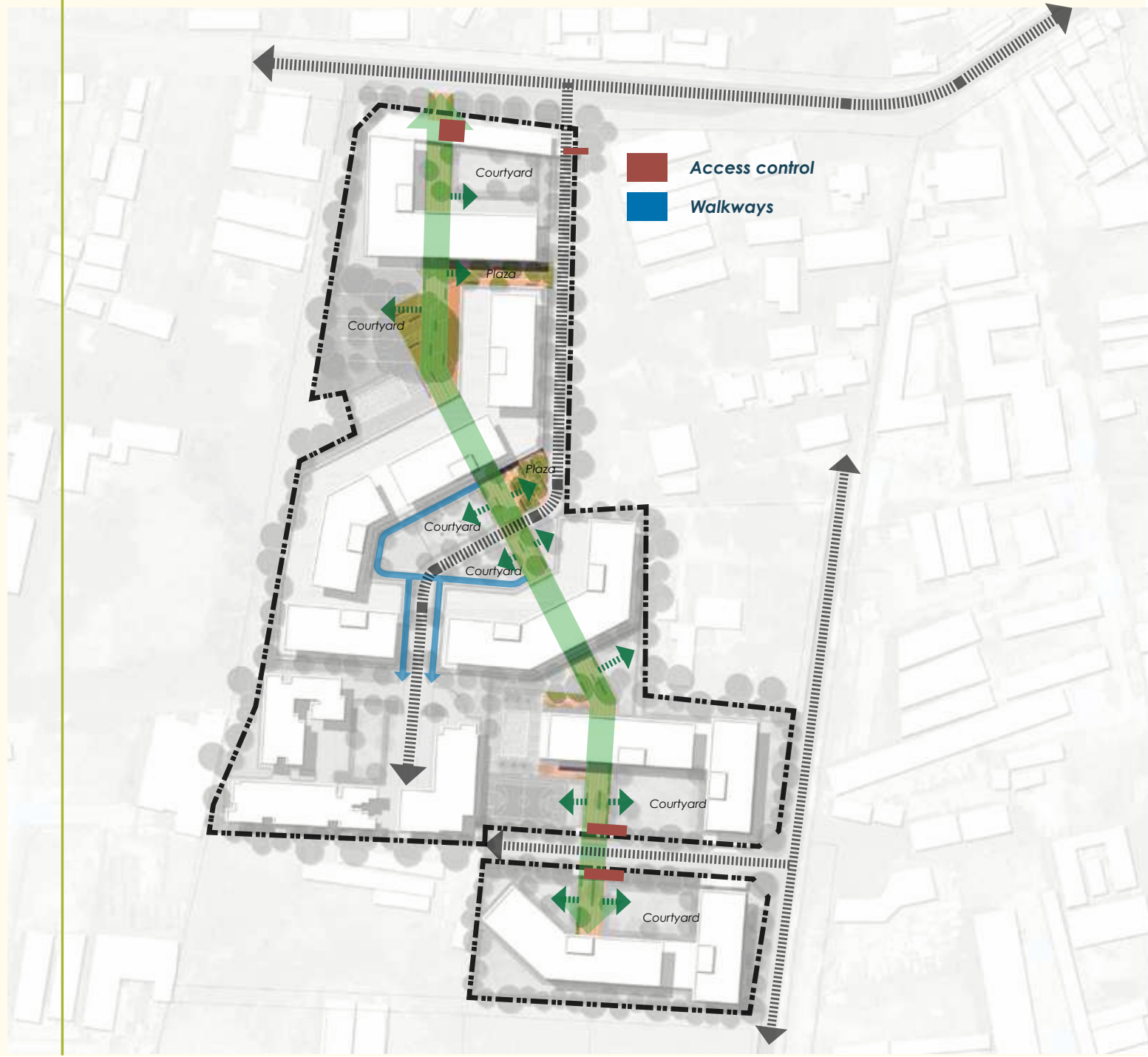


## Amenities

1. Access Road (Ndwaru Road)
2. Retail Centre
3. Pedestrian Access
4. Commercial frontage
5. Main Access
6. Green spaces and Courtyrds
7. Pedestrian promenade
8. Apartment Blocks
9. Plazas
10. Pedestrian Walk way
11. Mugumo Park
12. Clubhouse/Gym Opening out to a swimming pool and desk
13. Apartment Blocks
14. Sand Pit/ Kids play area
15. Connection to Phase 01
16. Phase 01 Block 1
17. Phase 01 Block 2
18. Phase 01 Block 3
19. Swimming pool
20. Basketball Court
21. Future Apartment Blocks

# The Promenade

The promenade transforms into diverse functional spaces such as outdoor gyms, seating areas, and plazas as it winds its way through the site. While fulfilling its primary function of connecting the development's public spaces, it offers a dynamic environment for interaction and recreation.







## Courtyard

The common grounds comprise of the Mugumo Plaza, two courtyards, and plazas, all strategically designed to foster the residents' well-being, cultivate a strong sense of community and encourage social interactions. These spaces serve as vibrant hubs where residents can connect, relax, and engage with one another, enriching the overall living experience at KEZA.



## Fitness Center

The gym offers state-of-the-art facilities designed to promote health and wellness among residents.

With modern equipment and a welcoming atmosphere, it provides an ideal space for residents to prioritize fitness while fostering a sense of community.



## Swimming Pool

At KEZA, our swimming pool redefines leisure and luxury, offering residents an exquisite aquatic retreat. The ultimate setting for relaxation and rejuvenation - whether you're seeking a refreshing swim or simply lounging by the water's edge, we promise moments of serenity and indulgence, enhancing your lifestyle and creating unforgettable memories.



## Clubhouse

With its sophisticated design and upscale ambiance, the clubhouse serves as the perfect venue for gatherings, events, and leisure activities. From elegant lounges and gourmet dining options to recreational facilities and personalized services, the clubhouse at KEZA is where residents can truly experience the height of comfort and sophistication. Whether you're hosting a private event or simply seeking a tranquil escape, the clubhouse at KEZA awaits to exceed your expectations and elevate your lifestyle.



## Sky Garden

With panoramic views stretching as far as the eye can see, this elevated sanctuary provides residents with a peaceful escape from the urban hustle below. Whether you're savoring a morning coffee surrounded by lush greenery or enjoying a sunset cocktail with friends against a backdrop of city lights, the sky garden is a haven for relaxation and contemplation.

# Investment Case

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

KEZA stands out as a meticulously crafted and seamlessly integrated residential enclave. Catering to the astute investor, it guarantees consistently high occupancy rates, rental income insulated against inflation, boasting yields exceeding 8%, and a forecasted total return of over 20% in the medium term.

Forecasted  
total return  
**20%**  
in the medium term

Boasting  
yields exceeding  
**8%**



## WHY YOU SHOULD INVEST IN KEZA

### OUTSTANDING AMENITIES



- ★ From the Mugumo Plaza to the meticulously designed outdoor spaces and recreational facilities, KEZA boasts exceptional amenities that will not only attract tenants but also support long-term sustained occupancy and premium rental rates, maximizing your investment returns.

### EXCEPTIONAL RETURNS



- ★ Over a 5 year period, we project an all-in return above 25% in rental yields and capital appreciation. This is already validated on observed capital appreciation since launch.

### PROPERTY MANAGEMENT



- ★ Mi Vida's property management arm will manage the entire estate and individual units where Investors ask us to. For you, it means that this will be a truly passive investment.

### PRIME LOCATION



- ★ Situated just off Waiyaki Way, one of Nairobi's most sought-after areas, KEZA enjoys a prime location popular among tenants, ensuring consistent demand and high occupancy rates for your investment property.

### CREDIBLE DEVELOPER



- ★ Backed by an institutional, credible developer renowned for delivering on promises of quality, timeliness, and integrity, KEZA provides investors with peace of mind and confidence in the reliability and longevity of their investment.

# Our Progress So Far

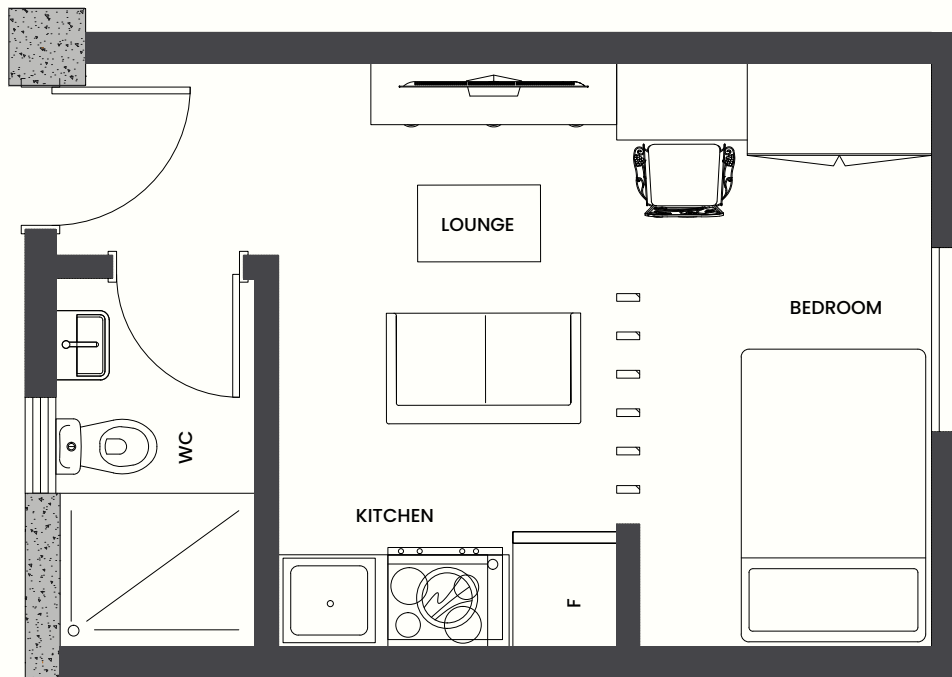
Initiated in 2023, the KEZA-Riruta development project sprawls over 7.5 acres of premium land, strategically crafted to cater to the modern urban lifestyle. With a vision to accommodate around 1400 residential units, this ambitious endeavor is already making significant strides. Phase 1 is currently under construction and is surpassing expectations, scheduled for completion in Q4 2024. Our show house is now open for viewing, and we extend a warm invitation to investors to visit the site and experience the future of urban living firsthand.

You are  
Invited





## AN ATTRACTIVE ENTRY PRICE



TYPE: Premium Studio

PRICE: KES 2,700,000

SIZE: 21.6 sqm x 23.5 sqm

### PAYMENT PLAN

#### STUDIO

20% BOOKING FEE

10% AT GROUND BREAKING

60% OVER CONSTRUCTION

10% ON COMPLETION

## INTRODUCING UNITS WITH BALCONIES

TYPE: 1 Bedroom Apartment

PRICE: KES 4,460,000

SIZE: 35.8 sqm x 40.7 sqm

## PAYMENT PLAN

### 1 BEDROOM APARTMENT

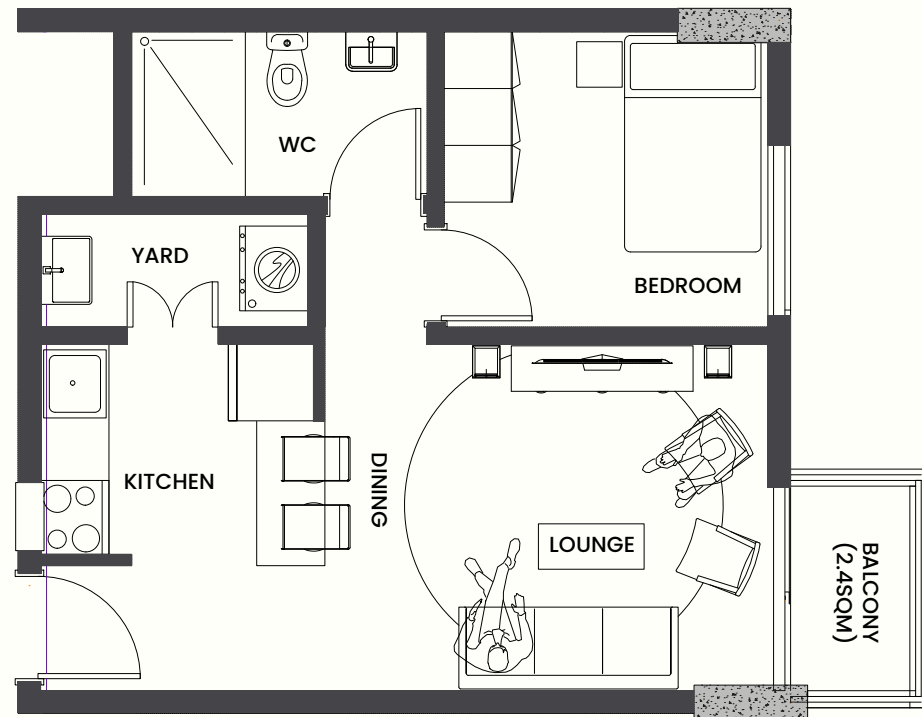
20% DEPOSIT ON LETTER OF OFFER

10% DEPOSIT ON SALE AGREEMENT

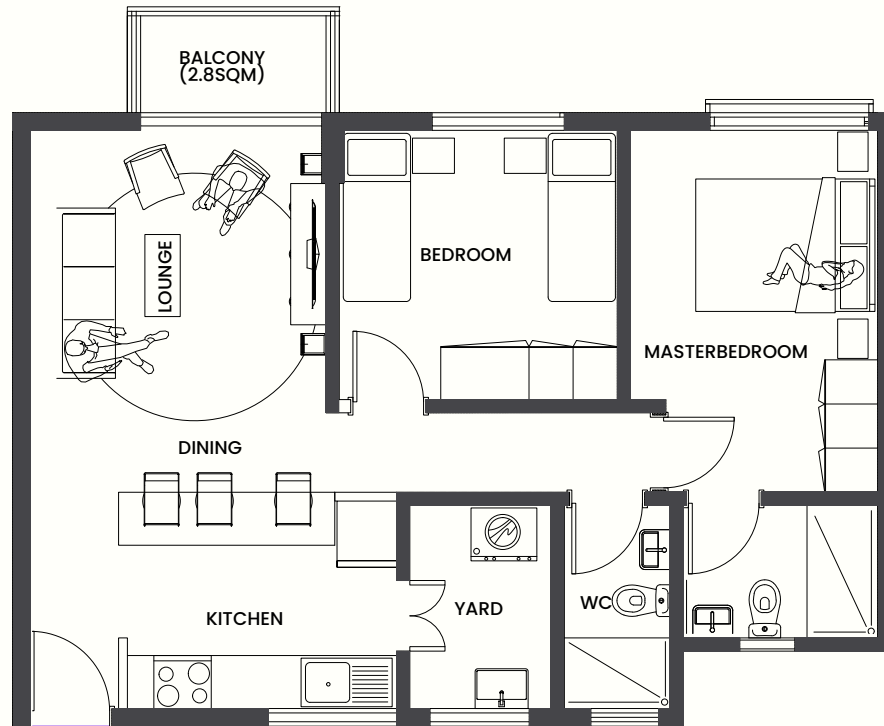
BALANCE OVER CONSTRUCTION

24 MONTHS

## ENCHANTING ENTRY RATE



## ENTICING PREMIUM UNITS



### PREMIUM UNITS WITH BALCONIES

**TYPE:** 2 Bedroom Type A Apartment  
with Balcony Off the Living Room

**PRICE:** KES 6,400,000

**SIZE:** 61.1 sqm x 67 sqm

### PAYMENT PLAN

#### 2 BEDROOM APARTMENT

20% DEPOSIT ON LETTER OF OFFER

10% DEPOSIT ON SALE AGREEMENT

BALANCE OVER CONSTRUCTION

24 MONTHS

**PREMIUM UNITS  
WITH BALCONIES**

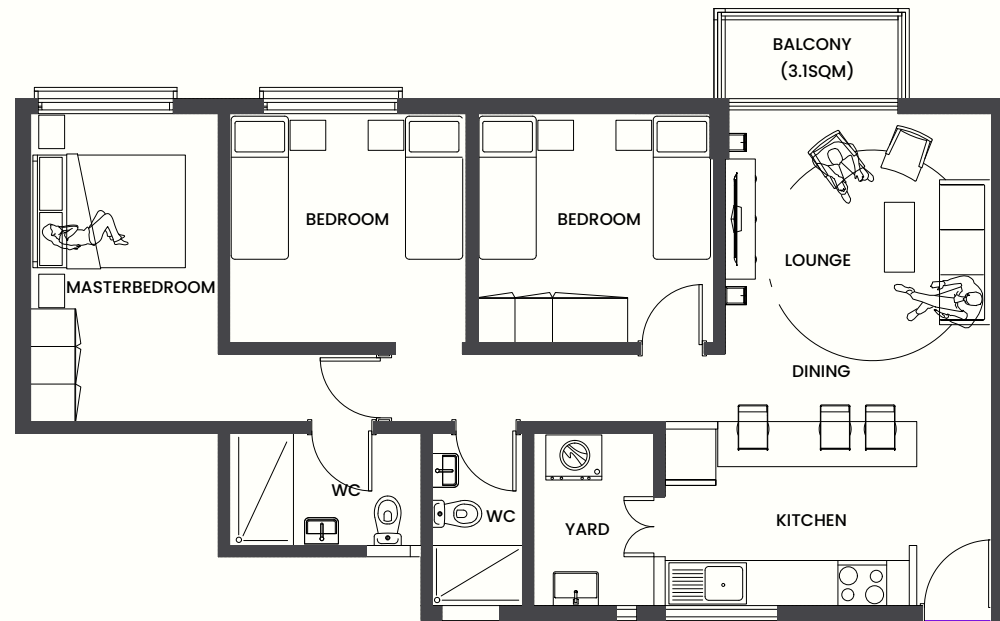
**TYPE:** 3 Bedroom Type A Apartment  
with Balcony Off the Living Room  
**PRICE:** KES 8,500,000  
**SIZE:** 75.3sqm x 82sqm

**PAYMENT PLAN**

**3 BEDROOM APARTMENT**

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

**IRRESISTIBLE PREMIUM UNITS**



## YIELDS AND PROJECTED RETURNS

TYPOLOGY	STARTING PRICE	PROJECTED MONTHLY RENT	APPRECIATION*	RENTAL YIELD	CAPITAL APPRECIATION*	UNIT SIZE (sqm)
PREMIUM STUDIO	KES 2,700,000	KES 18,000	10%	8%	30%	24
1 BEDROOM APARTMENT	KES 4,200,000	KES 28,000	10%	8%	30%	41
2 BEDROOM APARTMENT	KES 6,400,000	KES 45,000	10%	8%	30%	70
3 BEDROOM APARTMENT	KES 8,500,000	KES 55,000	10%	8%	30%	85

\* 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

Unlock the gateway to your dream home with our irresistible 5-year payment plan! Secure your slice of paradise with just a 10% deposit, and then spread the remaining balance over 60 months. Dive into homeownership for as little as KES 47,000 per month, while enjoying remarkable returns of over 25% yields and substantial capital appreciation.

Irresistible  
**5year**  
Payment plan

Remarkable  
returns of over  
**25%**  
Yields

# Invest in your future today







# Our Portfolio

COMPLETED PROJECTS



## Mi Vida Garden City

- Mi Vida's project at Garden City is the first of its kind with the development centred on green space and family living. The project offers one bedroom apartments, 2-bedroom apartments and 3-bedroom apartments. Residents enjoy access to amenities including:
- One acre of outdoor green space
  - The largest residential adult & children's pool
  - Commercial size gym and fitness studio
  - Largest residential clubhouse & BBQ deck
  - Kids play area
  - Multi- Purpose Sports Court
  - 300m walking/jogging track

## Garden City Residences

Garden City is Kenya's first integrated residential, retail and commercial development, offering 2- & 3-bedroom modern apartments, duplexes and 4-bedroom town houses. At its heart is a three- acre landscaped park, with children's play areas, an adult and children's swimming pool, gym, clubhouse and generous lawns and gardens.

Convenience and quality are at the forefront with the world-class retail mall, Grade A offices, landscaped central park and dedicated children's play areas and a selection of family entertainment on the doorstep.



## Garden City Business Park

Garden City Business Park offers the only Grade A Office Space within the Thika Road Nairobi area, with EABL – Diageo and CCI as anchor tenants of its two iconic blocks.



## Garden City Mall

Garden City Mall offers over 100 premium retail stores, restaurants, and entertainment. It is known for hosting international retailers including Panda Mart that opened its first outlet in Kenya in February 2024.

The Mall provides a unique addition to Garden City's Urban Green Living with a 3-acre park, botanical gardens, outdoor kids play area and water park.



## Amaiya Garden City

Amaiya Garden City is a continuation of the unique offering provided by Mi Vida Garden City Phase 1.

Offering 1- & 2-bedroom luxurious duplex units and beautifully designed 3-bedroom apartments. Amaiya upholds our brand promise of innovative design, modern engineering, trusted construction and on-time delivery.

- 1 Bedroom Duplexes
- 2 Bedroom Duplexes
- 3 Bedroom Apartments

#### Completed Amenities including:

- The largest residential adult & children's pool
- Commercial size gym and fitness studio
- Largest residential clubhouse & BBQ deck
- Kids play area

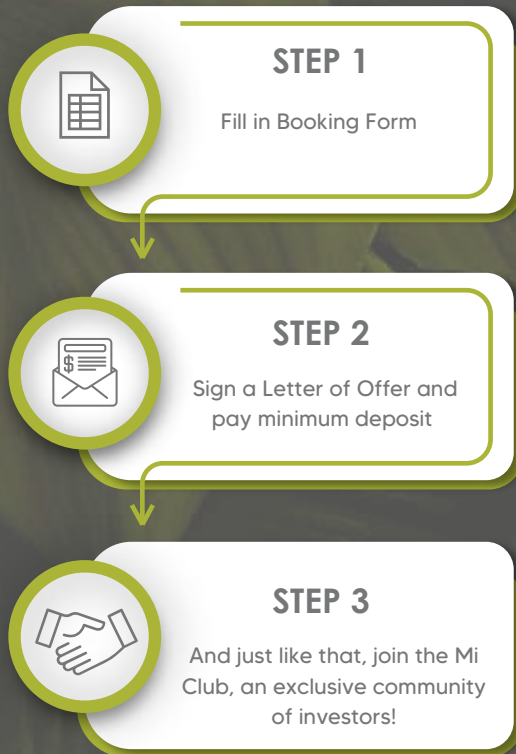
## 237 Garden City

237 Garden City has been designed to provide a unique and affordable investment opportunity. The project offers an affordable entry price into owning a share of Garden City, Premium Studios, 1-bedroom apartments and 2-bedroom apartments.

Garden City has been a preferred location for tenants looking for a unique convenient development to live within, with close proximity to main employment centres including 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 overall return of more than 20% over the medium term.

Ready to invest?  
3 Simple Steps...



# KEZA

RIRUTA'S URBAN OASIS

**BEGIN YOUR INVESTMENT  
JOURNEY TODAY!**

Reach out to one of our Sales Executives  
at +254 748 588 488 or email us at [info@mividahomes.com](mailto:info@mividahomes.com)  
to get started.

**Mi Vida app available**



# MI CLUB

MY HOME , MY LIFE

Discover Mi Club™, an unparalleled destination for those seeking entry into an Exclusive Investor Circle within residential real estate. Beyond conventional loyalty programs, Mi Club redefines real estate investment by offering a curated private club experience exclusively for its members. Here, investors are granted access to a world of exclusive benefits, insider insights, and invaluable networking opportunities.

## WITH FOUR PRESTIGIOUS TIERS



PLATINUM  
MEMBERSHIP



GOLD  
MEMBERSHIP



SILVER  
MEMBERSHIP



BRONZE  
MEMBERSHIP

Membership tailored to your investment level with Mi Vida, ensuring that the more you invest, the higher your tier, and the greater the rewards and benefits you unlock.

Mi Club is more than just virtual rewards; it's a dynamic platform where like-minded investors and homeowners convene, share experiences, and explore new avenues of growth.

**Elevate your real estate investment journey**  
with Mi Club - The Club that Gives You More



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