



MI VIDA
MY HOME, MY LIFE



MI VIDA

MARCH 2025 NEWSLETTER

WWW.MIVIDAHOMES.COM

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MI VIDA IS NOW IN WESTLANDS

*A Bold Investment Opportunity You
Shouldn't Miss*



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Riruta*

MARCH HIGHLIGHTS

*International Women's Day - Accelerate
Action*



MI VIDA IS NOW IN WESTLANDS



97 Alta - A Bold Investment Opportunity in the Heart of Westlands
Offering Mini 1 Bedroom, 1 Bedroom and 2 Bedroom Apartments
From only KES 6.3m

97 ALTA WHERE EVERYTHING IS ELEVATED



Nestled in the heart of Westlands, 97 Alta rises gracefully above the city skyline, a sanctuary of elegance and modern living. Here, morning sunlight spills through floor-to-ceiling windows, painting golden hues across sleek interiors, while the hum of Nairobi's vibrant streets fades into a serene whisper. From the rooftop, the city unfolds like a living tapestry—endless lights, winding roads, and the pulse of possibility. At 97 Alta, life is more than just a home; it's a masterpiece in motion, where luxury meets the rhythm of urban sophistication. Don't miss out on this investment opportunity. Call **0722 123 000** or WhatsApp **0722 200 032**.

CONSTRUCTION UPDATE —



AMAIYA GARDEN CITY

March 2025

We're excited to share the latest progress across our developments as we stay on track to deliver quality homes as promised.

Amaiya Garden City - Construction has reached the 12th floor, keeping us firmly on course for timely completion.

237 Garden City (Phase 1) & KEZA (Phase 1) - External painting will commence soon, bringing these developments closer to their final look. Customers will soon get a glimpse of the beautifully finished exteriors—stay tuned.

237 & KEZA (Phase 2) - Both projects are progressing steadily, with infrastructure works for Phase 1 & 2 well underway.

Visit & Experience - We encourage our customers to stop by and witness the progress of their investment firsthand. Show and mock units are now available for viewing—give us a call to schedule your visit today.



237 GARDEN CITY



KEZA RIRUTA



237 GARDEN CITY PHASE 2

CONSTRUCTION UPDATE —

FINISHING TOUCHES UNDERWAY

Across our developments, significant progress is being made, with mock units in the finishing stage for viewing and infrastructure works advancing steadily. These milestones reflect our unwavering commitment to quality and timely delivery. We invite investors to visit, explore the spaces taking shape, and experience firsthand the attention to detail that defines every Mi Vida project.

To book a site visit:

Call: 0722 123 000 or WhatsApp: 0722 200 032
Book online via: www.mividahomes.com



237 GARDEN CITY



AMAIYA



237 GARDEN CITY PHASE 2



KEZA RIRUTA

CONSTRUCTION UPDATE

Amaiya Garden City			
March Activities	Planned	Achieved	Status
Re-bar fixing, formwork and concreting of columns and shear walls, 10th - 11th Floor.	100%	100%	Complete
Formwork to 11th floor slab & beams	100%	100%	Complete
Re-bar fixing to 11th floor slab and beams	100%	100%	Complete
MEP 1st fix to 11th floor level slab/beams	100%	100%	Complete
Casting of 11th Floor slab and beams	100%	100%	Complete
Internal and external walling at 5th floor level	100%	100%	Complete
French Drains and Surface Drainpipe works	50%	100%	Ahead of Schedule
Re-bar fixing, formwork and concreting of columns and shear walls, 11th - 12th Floor.	100%	100%	Complete
Formwork to 12th floor slab & beams	100%	40%	In Progress
Re-bar fixing to 12th floor slab and beam	100%	0%	To commence in April
MEP 1st fix to 12th floor level slab/beams	100%	0%	To commence in April
Casting of 12th Floor slab and beams	100%	0%	To commence in April
Internal rendering 3rd Floor	75%	100%	Ahead of Shchedule
External Plaster 2nd Floor	100%	100%	Complete
Surface bed works at B2 level	0%	75%	Ahead of Schedule
April Activities			
April Activities	Planned	Achieved	Status
Formwork to 12th floor slab & beams	100%	-	-
Re-bar fixing to 12th floor slab and beams	100%	-	-
MEP 1st fix to 12th floor level slab/beams	100%	-	-
Casting of 12th Floor slab and beams	100%	-	-
Re-bar fixing, formwork and concreting of columns and shear walls, 12th - 13th Floor.	100%	-	-
Formwork to 13th floor slab & beams	50%	-	-
MEP 2nd fix to 3rd & 4th floors	100%	-	-
Waterproofing works at 1st and 2nd floors	100%	-	-
Surface Bed works at B2 level	100%	-	-
Internal and external walling at 6th floor level	100%	-	-
Internal and external walling at 7th floor level	50%	-	-
Internal painting works up to 2nd floor	50%	-	-
Floor Tiling at 1st floor	50%	-	-

CONSTRUCTION UPDATE —

237 Garden City - Phase 1			
March Activities	Planned	Achieved	Status
Commencement of lifts installation	100%	5%	In Progress
Doors frames installations up to 8th floor	100%	75%	In Progress
Commencement of external works	100%	0%	To commence in April
Utility rooms construction.	100%	100%	Complete
Installation of wardrobes and cabinets up to 7th floor	100%	75%	In Progress
Internal paintworks (1st coat) up to 10th floor	100%	60%	In Progress
Installation of granite tops for the kitchens up to 5th floor	100%	70%	In Progress
Final coat of paint to internal walls up to 5th floor.	100%	20%	In Progress
Screed up to 10th floor	100%	90%	In Progress
Floor and wall tiling up to 10th floor	100%	90%	In Progress
Commencement of lobbies finishes (Tiling, ceiling & paint)	30%	10%	In Progress
Plaster to 10th floor walls and ceiling	100%	100%	Complete
April Activities	Planned	Achieved	Status
Commencement of external paint works	75%		
Lobbies and corridors gypsum ceiling installation	10%	-	-
Screed to lobbies and staircase.	100%	-	-
Kitchen cabinets and wardrobes installation	10%		
Installation of lift components	100%		
Skimming and Internal paint up to 10th floor	100%		
Kitchen granite installation	100%		
Door frames installation up to 10th floor	100%		
Internal floor and wall tiling up to 10th floor	100%		
Installation of MS doors in utility rooms	100%		
Commencement of external works (storm, sewer, lighting, roads, and landscaping)	100%		
Installation of doors and door locks up to 7th floor.	30%		

CONSTRUCTION UPDATE —

237 Garden City - Phase 2A			
March Activities	Planned	Achieved	Status
Reinforcement, formwork, and concrete to GF-1st floor columns	100%	100%	Complete
Scaffolding to 1st floor slab	100%	100%	Complete
Reinforcement and formwork to GF-1st floor slab.	100%	100%	Complete
MEP first fixes to 1st floor slab.	100%	100%	Complete
Preparation of MEP shop drawings	100%	80%	In Progress
Tender and award of lifts specialist	100%	80%	In Progress
April Activities	Planned	Achieved	Status
Reinforcement, formwork, and concrete to 1st - 2nd floor columns	100%	-	-
Formwork to 2nd floor slab	100%	-	-
Reinforcement, formwork, and concrete to 2nd floor slab.	100%	-	-
MEP first fixes to 1st floor slab.	100%	-	-
Lifts specialist award and preparation of lifts shop drawings.	100%	-	-
Reinforcement, formwork, and concrete to 2nd - 3rd floor columns	100%	-	-

CONSTRUCTION UPDATE —

KEZA Riruta Phase 1			
March Activities	Planned	Achieved	Status
Eleventh Floor Steel Windows Installation	100%	100%	Complete
Fixing of timber door frames to sixth floor	100%	100%	Complete
Screed and Waterproofing to eighth Floor	100%	100%	Complete
Skimming and sanding to seventh floor units	100%	100%	Complete
Gypsum fixing to second floor wet areas	100%	100%	Complete
Gypsum brandering to seventh floor	100%	100%	Complete
Plaster to eleventh floor internal walls	100%	100%	Complete
Tiling to seventh floor and bathroom walls	100%	100%	Complete
External rendering	60%	90%	Ahead of Schedule
Ancillary buildings setting out and excavation	100%	100%	Complete
April Activities	Planned	Achieved	Status
External glazing for steel windows	100%		
Fixing of door frames to ninth floor	100%		
Screed and Waterproofing to eleventh floor	100%		
Skimming and sanding to ninth floor units.	100%		
Gypsum brandering to eleventh floor	100%		
Wardrobes and cabinets installation in first floor	100%		
Tiling to eleventh floor and bathroom walls	100%		
External rendering	100%		
Ancillary buildings masonry walling	100%		
Access road mass excavation	100%		

CONSTRUCTION UPDATE

KEZA Riruta Phase 2A			
March Activities	Planned	Achieved	Status
Site clearance	100%	100%	Complete
Marking for excavation	100%	100%	Complete
Mass excavation	100%	100%	Complete
April Activities			
April Activities	Planned	Achieved	Status
Setting out for foundation	100%		
Soil compaction and anti-termite	100%		
Concrete blinding	100%		

INTERNATIONAL WOMEN'S DAY

WOMEN ARE AT THE HEART OF PROGRESS - ACCELERATE ACTION



INTERNATIONAL WOMEN'S DAY

INTERVIEW SPOTLIGHT - CIRU WANYOIKE MI VIDA GROUP COMMERCIAL DIRECTOR
COURTESY OF KENYA PROPERTY DEVELOPERS ASSOCIATION

1. What's a day in your shoes like?

5:00 AM - Rise, Shine, and Strategize

The alarm buzzes. Coffee brews. I take a deep breath—another day of deals, decisions, and deadlines. A quick scan of overnight emails (because real estate never sleeps) and a glance at market updates set the tone. I throw on an outfit that says, I mean business, and I'm out the door.

8:00 AM - The Boardroom Ballet

First stop: a meeting with stakeholders. Developers, investors, and 12:30 PM - Power Lunch & Power Moves Lunch isn't just a meal—it's a brokers fill the room. I command attention—not just because I'm leading the discussion, but because I know my numbers, my market, and my worth. We're negotiating a high-value commercial space, and I can already see how this deal will unfold. Spoiler: In my favour.

10:30 AM - Emails, Calls, and Crisis Management

Back at my desk, my inbox is a battlefield of contracts, lease agreements, and urgent requests. Key tenant needs last-minute revisions? Done. A competitor is eyeing our next big project. Noted. My phone is practically an extension of my hand, and my ability to pivot is a well-honed superpower.

12:30 PM - Power Lunch & Power Moves

Lunch isn't just a meal - it's a networking opportunity. Maybe it's an investor lunch, a catch-up with a potential client, or a strategy session with my team. Either way, deals are brewing, and the food is just a bonus.



2:00 PM - Site Visits: Walking the Talk

Time to trade the stilettos for sensible flats as I tour properties. I analyze layouts, assess market potential, and ask the tough questions. Is the foot traffic worth the investment? Will tenants love this space? If not, I have a better plan

4:30 PM - Closing Deals & Opening Doors Back at HQ, it's all about finalizing deals, crunching numbers, and ensuring our commercial portfolio stays winning. I also take time to mentor younger professionals—especially women breaking into the industry. Because success isn't just about making it—it's about bringing others with you.

6:00 PM - Wine, Wins & What's Next?

An industry event? A rooftop networking session? Or just a well-learned glass of wine while reviewing tomorrow's agenda? Whatever the case, I end the day knowing I've closed deals, moved mountains and owned my role. Because being a female Commercial Director isn't just about playing the game. It's about redefining it.

2. What's one lesson from your personal life that has made you a better leader in real estate?

One powerful lesson from my personal life that has shaped me as a leader in real estate is: "Control is an illusion—adaptability is everything." Personal loss, whether through family struggles, setbacks, or unexpected life events, has taught me that no matter how much we plan, life doesn't always go according to script. In real estate—an industry driven by market fluctuations, economic shifts, and human emotions—rigid plans don't work, but adaptability does. How This Has Made Me a Better Leader:

i.) **Resilience in Uncertainty** - Whether it's a market crash or a deal falling through, I've learned to pivot quickly and find solutions rather than dwell on setbacks.

ii.) **Empathy in Negotiations** - Personal challenges have deepened my ability to listen, understand, and connect with clients and teams. Real estate is not just about transactions—it's about people.

INTERNATIONAL WOMEN'S DAY

INTERVIEW SPOTLIGHT - CIRU WANYOIKE MI VIDA GROUP COMMERCIAL DIRECTOR
COURTESY OF KENYA PROPERTY DEVELOPERS ASSOCIATION

iii.) **Long-Term Perspective** - Just like in life, real estate success isn't about short-term wins; it's about building relationships, trust, and lasting impact over time. iv.) **Leading with Authenticity** - I no longer feel the need to have all the answers at all all times. Instead, I lead with transparency, humility, and a willingness to learn alongside my team.

3. What's a piece of 'career advice' that never worked for you—and what would you tell women instead?

One piece of career advice that never worked for me as a working mother is: "Treat work and family as separate—be 100% present in each." This advice assumes a clean divide between career and motherhood, but real life is messy. There are days when work spills into home life and vice versa. Trying to achieve perfect separation often leads to guilt, stress, and unrealistic expectations.



What I'd Tell Women Instead:

i) Embrace integration, not perfection - Some days, you'll answer emails while making dinner; other days, you'll step away from work for a school event. It's okay to blend roles when needed.

ii) Quality over quantity - You don't need to be present 24/7 in either role to be effective. Focus on meaningful time with your family and high impact work tasks.

iii) Leverage flexibility - If your job allows, negotiate for flexible hours or remote work when needed—this isn't a weakness, it's a strategy.

iv) Let go of guilt - Whether you're missing a meeting for a family commitment or stepping away from bedtime for a work deadline, know that you're making the best choices in the moment.

v) Build your village - Both at work and at home, surround yourself with people who support you, whether it's colleagues, mentors, family, or childcare help.

4. Outside of work, what's something that brings you pure joy—something that reminds you who you are beyond the titles and responsibilities?

Joy comes from moments that feel effortless—where I can let my natural hair down, without the pressure of deals and deadlines. Family time isn't just a break from the chaos—it's the core of my joy. It's where I'm not a Commercial Director, not a decision-maker, not managing deals or deadlines. I'm just me—fully present, fully alive, fully connected. It's in the little moments—the laughter over an inside joke, the warmth of a hug, the joy of simply being together.

Whether it's a weekend adventure, a cozy movie night, or just talking about life, these are the moments that fill my cup. No matter how demanding my work gets, this is my reset, my purpose, and my happiness. Because at the end of the day, success isn't just about what I build in my career—it's about the love, the memories, and the life I build with my family.

ICPAK JOINS MI CLUB

Are you a member? Get up to KES 1m off when investing with Mi Vida. Call 0722 123 000 or WhatsApp 0722 200 032 and join the exclusive investors club.





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- 30% off legal Fees
- 6-months Rental Guarantee

Purchase of a 6th unit

- 30% off Legal Fees
- 9-month Rental Guarantee

Purchase of a 7th unit

- 30% off Legal Fees
- 1-year Rental Guarantee

Purchase of 8 Units above

- Bespoke Sales Discount
- Bespoke Legal Fee discount
- 1-year Rental Guarantee

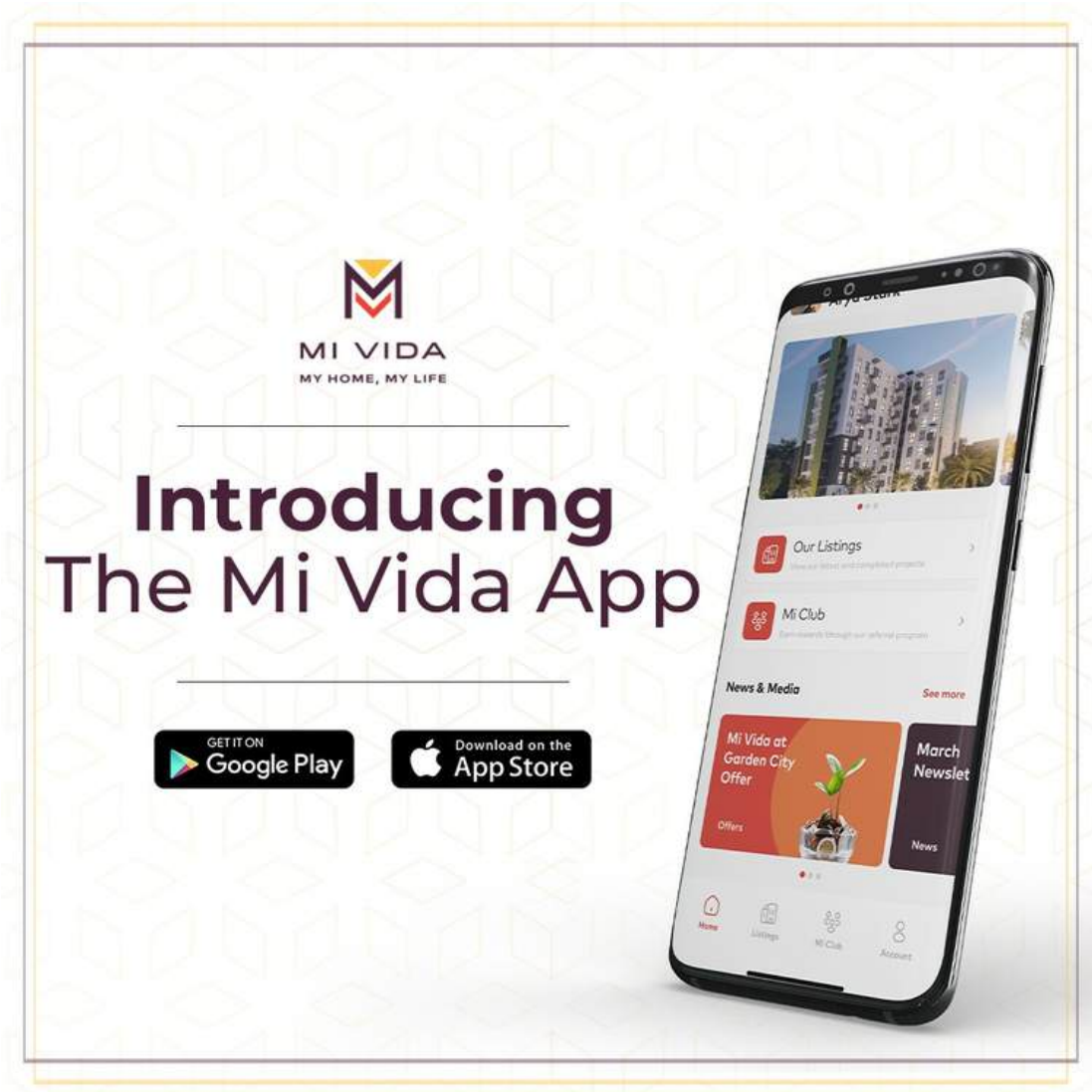
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