



MI VIDA

MY HOME, MY LIFE



# MI VIDA

SEPTEMBER 2025 NEWSLETTER

[WWW.MIVIDAHOMES.COM](http://WWW.MIVIDAHOMES.COM)



# CONTENT

## 237 GARDEN CITY

*We deliver on time, every time*



## 237, AMAIYA & KEZA CONSTRUCTION UPDATE

*Come witness your investment come to life*

## OCTOBER HIGHLIGHTS

*You are invited!*



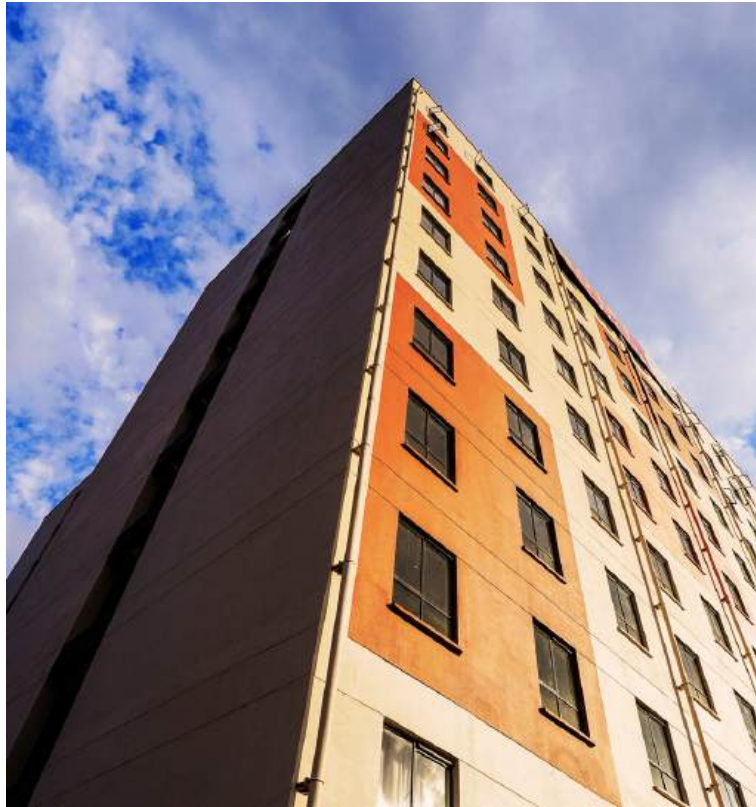


# 237 Garden City Phase 1 is Complete!

**WE DELIVER, ON TIME, EVERY TIME!**







### **At Mi Vida, we deliver on time – every time.**

At Mi Vida, our promise has always been to deliver on time, and we are proud to confirm the handover of 237 Garden City Phase 1, together with an additional 200 units under Muzi Stawi to our strategic business partner.

As the most affordable entry point into the Mi Vida portfolio, 237 has continued to show strong investor demand, with both Phase 1 and Phase 2A now sold out. With just one block still available, we are excited to move forward with the next phase of 237, which will be officially unveiled on Friday, October 3rd at the Grand Opening and Launch Cocktail Dinner.

# THIS OCTOBER

# 494

Apartment Units will be handed over to our investors on time, as promised.



# CONSTRUCTION UPDATE —

Strong progress continues across our active developments this September, reaffirming Mi Vida's promise to deliver on time, every time:

**237 Garden City** – With the Occupational Certificate for Phase 1 secured, the project is in its final stretch. Snagging works are underway as we prepare for handover in the coming weeks. This milestone means both rental and sales opportunities can now be realized immediately, with Phase 2 blocks continuing to make headway.

**KEZA Riruta** – Infrastructure development is progressing steadily, with roadworks and cabro works on course to completion. Phase 1 is substantially ready, while Phase 2 is advancing as planned. Just like 237 Garden City, KEZA Riruta will soon be budding with new residents, reinforcing confidence in our delivery timelines.

**Amaiya at Garden City** – Tower C has topped out, now standing tall and towering over the first phase, Mi Vida Garden City. With amenities already complete and construction milestones being met, Amaiya is on track to deliver as promised and continues to draw strong investor interest.



**KEZA RIRUTA**



**AMAIYA GARDEN CITY**



**KEZA RIRUTA**



**237 GARDEN CITY PHASE 1**

# CONSTRUCTION UPDATE —

## BUILT ON TRUST, DELIVERED WITH COMMITMENT

At Mi Vida, each milestone across our projects — from 237 Garden City and KEZA Riruta to Amaiya — reinforces one simple truth: we deliver on time, every time, with quality and integrity at the heart of everything we build.



**237 GARDEN CITY**



**AMAIYA GARDEN CITY**



**KEZA RIRUTA**



**237 GARDEN CITY**



# CONSTRUCTION UPDATE

<b>Amaiya Garden City - Tower C</b>			
<b>September Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Internal painting works up to 2nd floor	100%	75%	In Progress
Internal painting works 3rd - 6th floor - skimming	100%	100%	Complete
2 Bed & 1 Bed Mock-up completion	100%	100%	Complete
Internal and external walling at 16th floor level	100%	80%	In Progress
Floor and wall tiling to 3rd and 4th floors	100%	80%	Complete
Internal rendering to walls for 7th and 8th floors	100%	100%	Complete
Re-bar fixing, formwork and concreting of Staircase and Lift shaft walls, roof level to water tank level.	100%	100%	Complete
MEP 3rd Fix to 1st and 2nd floors	100%	50%	In Progress
Wardrobes, vanities, granite and shower screens from 1st to 2nd floors	100%	50%	In Progress
Rooftop water tank bearers	80%	100%	Ahead of Schedule
Lift room/hook	100%	100%	Complete
Parapet walling at the rooftop	100%	100%	Complete
Internal and external walling at 13th and 14th floors level	100%	100%	Complete
Internal rendering to 9th and 10th floors	100%	100%	Complete
Screeding to 7th and 8th floors	100%	80%	In Progress
3BHK floor tiling, 3rd - 7th floors	100%	100%	Complete
Internal door frames to 3rd and 4th floors	100%	30%	In Progress
Internal doors, 1st - 4th floor level	100%	60%	In Progress
Waterproofing works to 7th and 8th floors	100%	100%	Complete
Balustrades to internal staircases 3rd - 4th floors	100%	100%	Complete
External plaster, 8th - 12th floors	100%	50%	In Progress
Aluminum windows, 8th -12th floor	50%	0%	Yet to Start
Wiring to 1st and 2nd floors	100%	20%	In Progress



# CONSTRUCTION UPDATE

<b>Amaiya Garden City - Tower C</b>			
<b>October Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Internal painting works up to 2nd floor	100%	-	-
Internal and external walling at 16th floor level	100%	-	-
Floor and wall tiling to 3rd and 4th floors	100%	-	-
MEP 3rd Fix to 1st and 2nd floors	100%	-	-
Wardrobes, vanities, granite and shower screens from 1st to 2nd floors	100%	-	-
Door frames to 3BHK, 1st - 7th floors	100%	-	-
Internal doors to 3BHK, 1st - 7th floor levels	100%	-	-
External Plaster to 3BHK walls, 13th - 16th floors	100%	-	-
External Plaster to 1BHK and 2BHK walls, 13th - 16th floors	100%	-	-
Internal plaster from 11th - 14th floor	100%	-	-
Floor and wall tiling to 5th and 6th floors	100%	-	-
Parking levels painting to the ceilings	50%	-	-
Internal and external walling at 13th and 14th floors level	100%	-	-
MEP 3rd Fix from 3rd to 7th floors,	100%	-	-
Wardrobes, vanities, granite and shower screens from 3rd to 4th floors	100%	-	-
Waterproofing to 9th and 10th floor	100%	-	-
MEP 2nd Fix to 11th and 12th floor	100%	-	-
Hydrotesting to 7th and 8th floors	100%	-	-
Flooding test to bathrooms, yards and clock rooms, 9th & 10th	100%	-	-
Wall and ceiling skimming works, 7th - to 8th floors	100%	-	-
Screeding to 9th and 10th floors	50%	-	-
Balustrades to internal staircases, 5th - 6th floors	100%	-	-

# CONSTRUCTION UPDATE

<b>Amaiya Garden City - Tower D</b>			
<b>September Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Blinding works to the bases	100%	100%	Complete
Reinforcement bars to the column/shear walls bases	100%	100%	Complete
Concreting to the bases	100%	100%	Complete
Reinforcement bars, formwork and concreting to column/shear walls, B2 - B1	100%	100%	Complete
Reinforcement bars, formwork and concreting to lift/staircase walls, B2 - B1	100%	100%	Complete
Formwork, steel re-bars and concreting to oil interceptor.	100%	90%	In Progress
Formwork, steel re-bars and concreting to external drainage sump.	100%	0%	Yet to Start
Formwork to basement B1 Slab and Beams	100%	45%	In Progress
Reinforcement and formwork and concreting to the retaining wall	100%	50%	In Progress
<b>October Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Formwork, steel re-bars and concreting to oil interceptor.	100%	-	
Formwork, steel re-bars and concreting to external drainage sump.	100%	-	
Formwork to basement B1 Slab and Beams	100%	-	
Reinforcement and formwork and concreting to the retaining wall	100%	-	
Reinforcements and concreting to Basement B1 slab and beams	100%	-	
Reinforcement bars, formwork and concreting to column/shear walls, B1 - GF	100%	-	
Reinforcement bars, formwork and concreting to lift/staircase walls, B1 - GF	100%	-	
Formwork, steel re-bars and concreting to Ground floor slab (Podium).	100%		
Reinforcements to shear walls and columns, GF - 1st floor	50%		



# CONSTRUCTION UPDATE —

237 Garden City Phase 1  
September Activities

**COMPLETE!**

# 340

**APARTMENT UNITS BEING  
HANDED OVER**

---

**NOW RENTING**

# CONSTRUCTION UPDATE —

237 Garden City - Phase 2A			
September Activities	Planned	Achieved	Status
Concrete to 7th floor slab	100%	100%	Complete
Mock-up units' completion	100%	80%	In Progress
2nd floor and 3rd floor masonry works	100%	100%	Complete
Finishes samples approvals	100%	80%	In Progress
De-shuttering to 4th & 5th floor slabs	100%	100%	Complete
Internal plaster to 1st & 2nd floors	100%	90%	In Progress
Commencement of lifts procurement	50%	0%	Yet to Start

October Activities	Planned	Achieved	Status
Concrete to 8 <sup>th</sup> and 9 <sup>th</sup> floors	100%	-	-
Masonry works to 5th and 6 <sup>th</sup> floors	100%	-	-
Windows installations to 5 <sup>th</sup> and 6 <sup>th</sup> floor	100%	-	-
Commencement of lifts procurement	100%	-	-
Wardrobes and cabinets to 1 <sup>st</sup> floor	100%	-	-
MEP 2 <sup>nd</sup> finishes to 3 <sup>rd</sup> & 4 <sup>th</sup> floor	100%	-	-
Plaster to 3 <sup>rd</sup> & 4 <sup>th</sup> floors	100%	-	-

237 Garden City - Phase 2B			
September Activities	Planned	Achieved	Status
Concrete to sub-structures columns	100%	90%	In Progress
Completion of column bases	100%	90%	In Progress
Backfilling	100%	50%	In Progress
Award of electrical and mechanical sub-contractors	100%	100%	Complete

October Activities	Planned	Achieved	Status
Backfilling to substructures	100%	-	-
Ground beam RC works	100%	-	-
Completion to lift shaft RC works	100%	-	-
GF-1 <sup>st</sup> floor RC works commencement	100%	-	-



# CONSTRUCTION UPDATE

KEZA Riruta Phase 1  
October Activities

OCTOBER 2025

# 154

## APARTMENT UNITS TO BE HANDLED OVER

## SAVE <sup>THE</sup> DATE

31.10.25

# CONSTRUCTION UPDATE —

<b>KEZA Riruta Phase 1B</b>			
<b>August Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Hardcore filling between ground beams	100%	100%	Complete
Formwork to ground floor-1st floor columns	100%	100%	Complete
Concrete casting to ground -1st floor columns	100%	100%	Complete
Formwork to 1st floor beam, slab, and staircase	100%	50%	In Progress
Steel fixing to 1st floor beam, slab, and staircase	100%	60%	In Progress
MEP 1st fix to 1st floor beam, slab, and staircase	100%	60%	In Progress
Concrete casting to 1st floor beam, slab, and staircase			
<b>September Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Formwork to ground beams and stub columns-Zone B	100%	-	-
Steel fixing to ground beams-Zone B	100%	-	-
Casting of concrete to ground beams and stub columns Zone B	100%	-	-
Hardcore filling between ground beams	100%	-	-
Steel fixing to ground floor columns	100%	-	-
Formwork to ground floor columns	100%	-	-





MI VIDA  
MY HOME, MY LIFE

NEWSLETTER - 2025



# Member ALERT

Join us for the KEZA Laika Open Weekend on 18th & 19th October in the heart of Ruaka.

KEZA Laika is one of our newest projects – in a location that needs no defense when it comes to tenant demand. Discover why this address is quickly becoming Ruaka's most sought-after investment and living destination.



MI VIDA  
MY HOME, MY LIFE

NEWSLETTER - 2025



GARDEN  
CITY

AN

# EXCLUSIVE INVITATION

TO THE GRAND OPENING OF  
237 PHASE 1, MUZI STAWI AND  
THE LAUNCH OF 237 LULU

October

Friday

3

2025

6:00 PM TO 11:00 PM | GARDEN CITY 3-ACRE PARK

CALL 0722 123 000 TO RSVP OR EMAIL [INFO@MIVIDAHOMES.COM](mailto:INFO@MIVIDAHOMES.COM)



MI VIDA  
MY HOME, MY LIFE

*International  
Housing Solutions*

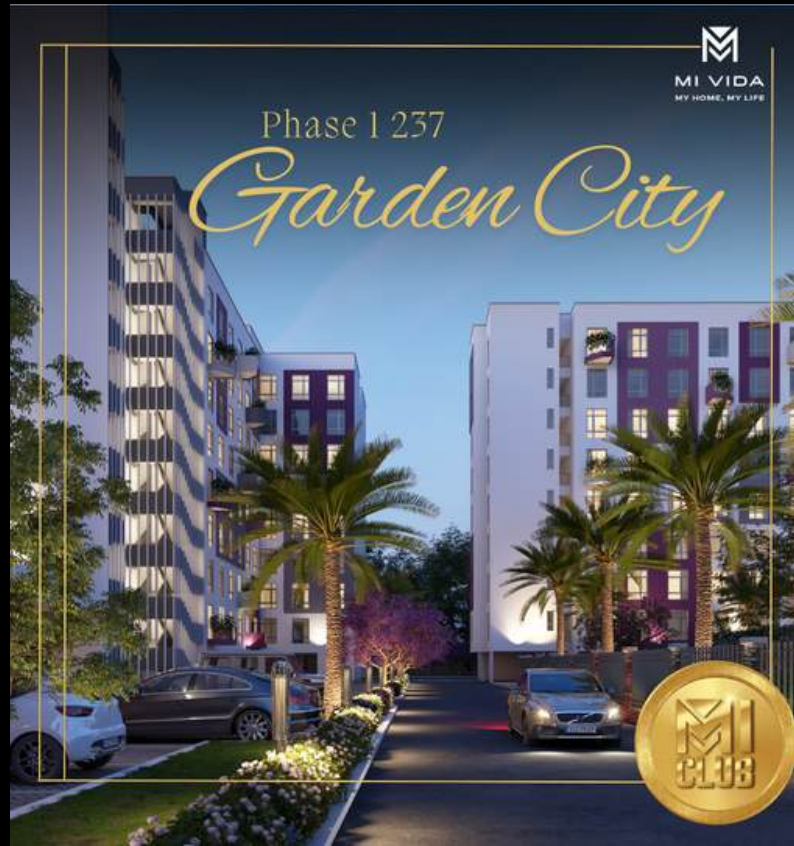
A HUNT COMPANY





MI VIDA  
MY HOME, MY LIFE

NEWSLETTER - 2025



# *Investors* **ALERT**

KEZA & 237 Garden City – Phase 1 are **SOLD OUT** and **COMPLETE!**  
Demand is soaring! With the handover just around the corner, rental waiting lists are now open for both KEZA and 237 Garden City.

But the real opportunity?  
Phase 2 units, which are selling fast – buy now and unlock up to 40% capital appreciation by getting in early.

Join the Club That Gives You More. Mi Club by Mi Vida



**KEZA Riruta & KEZA Ruaka**  
**KES 200,000 OFF**

*A Unique Investment  
Opportunity*



# *Buyer* **ALERT**

The time to secure your financial future is NOW!

Are you already a Mi Vida Buyer? You now have exclusive access to a KES 200,000 discount on select units at KEZA Phase 2 and KEZA Laika – for a limited time only.

Whether you're looking to invest, upgrade, or expand your portfolio, this special offer is designed to help you make your next smart move.

This is more than a discount – it's a loyalty reward and a strategic opportunity to invest in proven value.





# *Referral* **ALERT**

Earn **4% Commission** on All KEZA Sales – Partner with Mi Vida Today

We're offering a 4% commission on all units sold across our KEZA projects – KEZA  
Riruta and KEZA Laika.

Whether you're a seasoned agent, channel partner, or simply part of our extended Mi  
Vida network, this is your opportunity to earn more while offering your clients access  
to high-quality, well-located developments backed by a trusted brand.

To register as a Business Partner or to refer a client, contact us on:  
0722 123 000 or 0748 588 488

The world of  
*More*



## THE LOYALTY REWARDS

### Purchase of a 2nd unit

- 10% off Legal Fees

### Purchase of a 3rd unit

- 15% off Legal Fees

### Purchase of a 4th unit

- 20% off Legal Fees
- 3-months Rental Guarantee

### Purchase of a 5th unit

- 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

The world of  
*More*





**MI VIDA**

MY HOME, MY LIFE

***Whenever Life, Moves Forward, So Do We.  
We Deliver, On Time, Every Time.***



Call: +254 722 123 000

WhatsApp: +254 722 200 032

Email: [info@mividahomes.com](mailto:info@mividahomes.com)

Visit: [www.mividahomes.com](http://www.mividahomes.com) ; [www.gardencityliving.co.ke](http://www.gardencityliving.co.ke)