



MI VIDA
MY HOME, MY LIFE



MI VIDA

OCTOBER 2025 NEWSLETTER

WWW.MIVIDAHOMES.COM

CONTENT

KEZA RIRUTA

We deliver on time, every time



237, AMAIYA & KEZA CONSTRUCTION UPDATE

Come witness your investment come to life

OCTOBER HIGHLIGHTS

You are invited!



Your Next High-Yield Asset is in KEZA.



STARTING FROM
KES 2.7M

0748 5888 4888

WWW.MIVIDAHOMES.COM



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

KEZA Riruta Phase 1 is Complete!

Our commitment to quality and reliability remains unwavering, and we are proud to confirm the successful handover of KEZA Riruta Phase 1 to our homeowners.

As one of the most accessible and well-planned communities in our portfolio, KEZA continues to attract strong interest from both end-users and investors. Phase 2 is now selling, with units moving quickly due to the proven capital appreciation experienced by Phase 1 buyers who came in off-plan.

With limited units remaining, we are excited to continue shaping a community designed for modern living, convenience, and true value growth.

THIS NOVEMBER

494

Apartment Units are being handed over to our investors on time, as promised.

CONSTRUCTION UPDATE



KEZA RIRUTA

Handover Season Begins at Mi Vida

October marked pivotal milestones across our portfolio, reflecting steady execution and our continued focus on timely delivery and quality:

237 Garden City - Now Occupation-Ready

Phase 1 has secured its Occupational Certificate and is officially occupation-ready. Snagging is in the final stages as we prepare for resident move-ins and handovers. This milestone unlocks immediate rental and sales opportunities, while Phase 2 progresses steadily.

KEZA Riruta - Phase 1 Complete

Phase 1 works are now complete, with infrastructure—including roads and cabro paving—substantially done. Phase 2 continues on schedule. KEZA is gearing up to welcome its first residents, reinforcing confidence in the project's delivery and value.



AMAIYA GARDEN CITY



KEZA RIRUTA



237 GARDEN CITY PHASE 1

CONSTRUCTION UPDATE —

BUILT ON TRUST, DELIVERED WE BUILD WITH PURPOSE, WE DELIVER WITH PRIDE – ON TIME, EVERY TIME. WITH COMMITMENT

At Mi Vida, every milestone – from 237 Garden City and KEZA Riruta to Amaiya – proves one thing: we deliver on time, every time, with quality at the core.



CONSTRUCTION UPDATE

Amaiya Garden City - Tower C			
October Activities	Planned	Achieved	Status
Internal painting works up to 2nd floor	100%	90%	In Progress
Internal and external walling at 16th floor level	100%	90%	In Progress
Floor and wall tiling to 3rd and 4th floors	100%	98%	In Progress
MEP 3rd Fix to 1st and 2nd floors	100%	90%	In Progress
Wardrobes, vanities, granite and shower screens from 1st to 2nd floors	100%	100%	Complete
Door frames to 3BHK, 1st - 7th floors	100%	100%	Complete
Internal doors to 3BHK, 1st - 7th floor levels	100%	90%	In Progress
External Plaster to 3BHK walls, 13th - 16th floors	100%	50%	In Progress
External Plaster to 1BHK and 2BHK walls, 13th - 16th floors	100%	50%	In Progress
Internal plaster from 11th - 14th floor	100%	50%	In Progress
Floor and wall tiling to 5th and 6th floors	100%	80%	In Progress
Parking levels painting to the ceilings	50%	50%	In Progress
Aluminum windows, 13th - 16th floor, for 3BHK side	100%	20%	In Progress
MEP 3rd Fix from 3rd to 7th floors,	100%	50%	In Progress
Wardrobes, vanities, granite and shower screens from 3rd to 4th floors	50%	50%	In Progress
Waterproofing to 9th and 10th floor	100%	100%	Complete
MEP 2nd Fix to 11th and 12th floor	100%	100%	Complete
Hydrotesting to 7th and 8th floors	100%	100%	Complete
Flooding test to bathrooms, yads and clock rooms, 9th & 10th	100%	100%	Complete
Wall and ceiling skimming works, 7th - to 8th floors	100%	75%	In Progress
Screeding to 9th and 10th floors	100%	50%	In Progress
Balustrades to internal staircases, 5th - 6th floors	50%	75%	Ahead of Schedule
Main staircase balustrade	0%	20%	Ahead of Schedule

CONSTRUCTION UPDATE

Amaiya Garden City - Tower C			
November Activities	Planned	Achieved	Status
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%	-	-
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	80%	-	-
Aluminum windows, 13th - 16th floor, for 3BHK side	75%	-	-
MEP 3rd Fix from 3rd to 7th floors, 3BHK	100%	-	-
Wardrobes, vanities, granite, and shower screens from 3rd to 6th floors	100%	-	-
Wall and ceiling skimming works, 7th - to 8th floors	100%	-	-
Screeding to 9th and 14th floors, 3BHK side	100%	-	-
Balustrades to internal staircases, 5th - 8th floors	100%	-	-
Drainage pipes to levels, B1 and GF	50%	-	-
Main staircase balustrade	50%	-	-
MEP 3rd Fix from 3rd to 7th floors, 1 and 2 BHK of section B (South-Western side)	50%	-	-
Roof to the lift shaft and railing for lift car	100%	-	-
Waterproofing of 11th - 12th floors	100%	-	-
Door frames to 3BHK, 9th - 13th floors	100%	-	-
MEP 2nd Fix to 13th and 14th floor	100%	-	-

CONSTRUCTION UPDATE

Amaiya Garden City - Tower D			
October Activities	Planned	Achieved	Status
Formwork, steel re-bars and concreting to oil interceptor	100%	100%	Complete
Formwork, steel re-bars and concreting to external drainage sump	100%	0%	Yet to Start
Formwork to basement B1 Slab and Beams	100%	80%	In Progress
Reinforcement and formwork and concreting to the retaining wall, B2 - B1	100%	100%	Complete
Reinforcements and concreting to Basement B1 slab and beams	100%	80%	In Progress
Reinforcement bars, formwork and concreting to column/shear walls, B1 - GF	100%	90%	In Progress
Reinforcement bars, formwork and concreting to lift/staircase walls, B1 - GF	100%	100%	Complete
Formwork, steel re-bars and concreting to Ground floor slab (Podium).	100%	75%	In Progress
Reinforcements to shear walls and columns, GF - 1st floor	100%	0%	Yet to Start
MEP 1st Fix to sump and B1 slab	90%	90%	In Progress
October Activities			
October Activities	Planned	Achieved	Status
Formwork, steel re-bars and concreting to external drainage sump	50%	-	
Formwork to basement B1 Slab and Beams	100%	-	
Reinforcements and concreting to Basement B1 slab and beams	100%	-	
Reinforcement bars, formwork and concreting to column/shear 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	100%	-	
Reinforcements to lifts and Staircase walls, GF - 1st floor	100%	-	
Waterproofing the far side of the retaining wall	100%		
MEP 1st Fix to the GF slab	100%		
Concreting to the retaining wall, B1 - GF	90%		

CONSTRUCTION UPDATE

237 Garden City Phase 1
September Activities

COMPLETE!

340

**APARTMENT HANDED
OVER**

NOW RENTING

From KES 22,500

CONSTRUCTION UPDATE —

237 Garden City - Phase 2A			
October Activities	Planned	Achieved	Status
Concrete to 8 th & 9 th floors	100%	100%	Complete
Masonry works to 5 th and 6 th floor	100%	50%	In Progress
Window installations to 5 th and 6 th floor	100%	50%	In Progress
Commencement of lifts procurement	100%	50%	In Progress
Doors	100%	7%	In Progress
MEP 2 nd finishes to 3 rd and 4 th floors	100%	20%	In Progress
Plaster to 3 rd and 4 th floors	100%	10%	In Progress

November Activities	Planned	Achieved	Status
Concrete to 9 th & 10 th floor	100%	-	-
Masonry works to 7 th floor	100%	-	-
Windows installations to 6 th & 7 th floor	100%	-	-
Wardrobes & Cabinets to 1 st floor	100%	-	-
Doors	20%	-	-
MEP to 4 th & 5 th Floors	100%	-	-
Plaster to 4 th & 5 th Floors	100%	-	-

237 Garden City - Phase 2B			
October Activities	Planned	Achieved	Status
Backfilling to sub-structures	100%	60%	In Progress
Ground beam to RC works	100%	50%	In Progress
Completion of lift shafts RC works	100%	100%	Complete
GF - 1 st floor RC works commencement	100%	40%	In Progress

November Activities	Planned	Achieved	Status
Backfilling to substructures	100%	-	-
Ground beam RC works	100%	-	-
MEP fixes to 1 st floor	100%	-	-
RC slab up to 1 st Floor	100%	-	-

CONSTRUCTION UPDATE

KEZA Riruta Phase 1
October Activities

OCTOBER 2025

154

APARTMENT UNITS TO BE HANDLED OVER

SAVE THE DATE

08.11.2025

CONSTRUCTION UPDATE —

KEZA Riruta Phase 1B			
October Activities	Planned	Achieved	Status
Steel fixing to 1st -2nd floor columns	100%	100%	Complete
Formwork to 1st -2nd floor columns	100%	100%	Complete
Concrete casting to 1st -2nd floor columns	100%	100%	Complete
Formwork to 2nd floor beam, slab, and staircase	100%	100%	Complete
Steel fixing to 2nd floor beam, slab, and staircase	100%	100%	Complete
MEP 1st fix to 2nd floor beam, slab, and staircase	100%	100%	Complete
Concrete casting to 2nd floor beam, slab, and staircase	100%	100%	Complete
November Activities			
November Activities	Planned	Achieved	Status
Steel fixing to 2nd -3rd floor columns	100%	-	-
Formwork to 2nd-3rd floor columns	100%	-	-
Concrete casting to 2nd-3rd floor columns	100%	-	-
Formwork to 3rd floor beam, slab, and staircase	100%	-	-
Steel fixing to 3rd floor beam, slab, and staircase	100%	-	-
MEP 1st fix to 3rd floor beam, slab, and staircase	100%	-	-
Concrete casting to 3rd floor beam, slab, and staircase			



MI VIDA
MY HOME, MY LIFE

NEWSLETTER - 2025



KEZA LAIKA *Open
Weekend*



Member **ALERT**

Join us for the KEZA Laika Open Weekend on 29th & 30th November 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.



KEZA

RIRUTA'S URBAN OASIS

EXCLUSIVE INVITATION

TO THE GRAND HANDOVER OF
KEZA RIRUTA PHASE 1

NOVEMBER
SAT | **8TH** | 2025

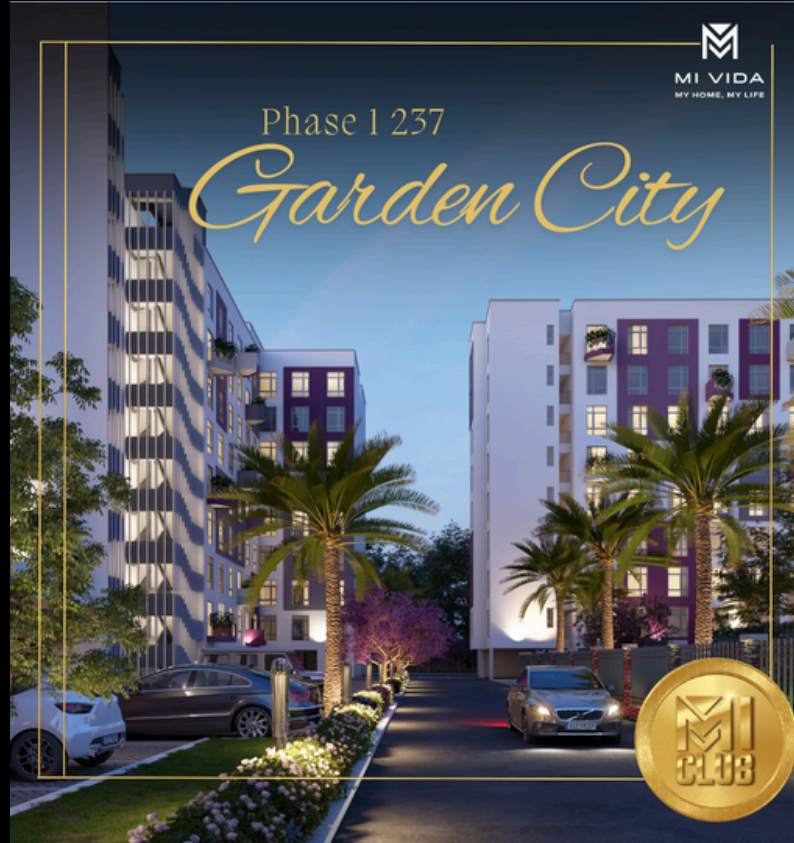
FROM 10.30AM // KEZA RIRUTA

CALL 0722 123 000 TO RSVP OR EMAIL INFO@MIVIDAHOMES.COM



MI VIDA
MY HOME, MY LIFE





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



Investors ALERT

We are pleased to introduce 237 Lulu – the newest residential phase at Garden City. Following the success of 237 Garden City Phase 1, demand remains strong with 80 units already sold during priority release.

Offering Mini 1 Bedroom, 1, 2 & 3 Bedroom Apartments starting from KES 5.9M, 237 Lulu delivers modern living in an established mixed-use community with strong rental demand and proven capital growth.

- ✓ Garden City masterplan
 - ✓ Strong investor and rental appeal
 - ✓ Limited units now available
- Invest early. Secure your unit. Grow with Garden City.



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

Visit: www.mividahomes.com ; www.gardencityliving.co.ke