



MI VIDA

MY HOME, MY LIFE

MI VIDA

NOVEMBER 2025 NEWSLETTER

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



# CONTENT

## KEZA LAIKA

*Bringing urban green living to the heart of Ruaka*



## 237 PHASE 2, AMAIYA & KEZA 1B CONSTRUCTION UPDATE

*Come witness your investment come to life*

## NOVEMBER HIGHLIGHTS

*Mi Vida Extends IHS Partnership to Riruta*





# Ruaka's Urban Oasis

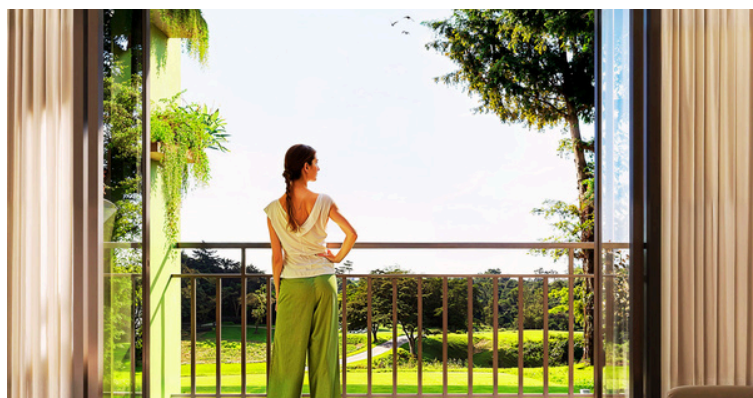
STARTING FROM

**KES 5.9M**

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### **KEZA LAIKA BY MI VIDA**

There's something special about coming home to greenery – a feeling of calm that instantly softens the rush of the day. With KEZA Laika, we're bringing Mi Vida's iconic urban green-living experience to Ruaka, creating a home where nature isn't an amenity... it's the heart of the community.

Thoughtfully designed around lush landscaped gardens, quiet pockets of greenery, and vibrant outdoor spaces, Laika introduces a new rhythm of living – one that blends modern comfort with the serenity of nature. This is the urban refresh Ruaka has been waiting for.

Welcome to KEZA Laika. Where life grows beautifully.



**KEZA LAIKA**

# BLACK FRIDAY



**DISCOUNTS UP TO KES 1,000,000 OFF**  
1, 2 & 3 bedroom apartments in the heart of Ruaka





# CONSTRUCTION UPDATE

<b>Amaiya Garden City - Tower C</b>			
<b>November Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Internal painting works up to 2nd floor	100%	100%	Complete
Internal and external walling at 16th floor level	100%	100%	Complete
Floor and wall tiling to 3rd and 4th floors	100%	100%	Complete
MEP 3rd Fix to 1st and 2nd floors	100%	95%	In Progress
Internal doors to 3BHK, 1st - 7th floor levels	100%	100%	Complete
External Plaster to 3BHK walls, 13th - 16th floors	100%	100%	Complete
External Plaster to 1BHK and 2BHK walls, 13th - 16th floors	100%	30%	In Progress
Internal plaster from 11th - 14th floor	100%	100%	Complete
Floor and wall tiling to 5th and 6th floors	100%	100%	Complete
Parking levels painting to the ceilings	80%	50%	In Progress
Aluminum windows, 13th - 16th floor, for 3BHK side	75%	30%	In Progress
MEP 3rd Fix from 3rd to 7th floors, 3BHK	100%	50%	In Progress
Wardrobes, vanities, granite and shower screens from 3rd to 6th floor	100%	75%	In Progress
Wall and ceiling skimming works, 7th - to 8th floors	100%	100%	Complete
Screeding to 9th and 14th floors, 3BHK side	100%	66%	In Progress
Balustrades to internal staircases, 5th - 8th floors	100%	80%	In Progress
Drainage pipes to levels, B1 and GF	50%	20%	In Progress
Main staircase balustrade	50%	50%	In Progress
MEP 3rd Fix from 3rd to 7th floors, 1 and 2 BHK of section B (South-Western side)	50%	20%	In Progress
Roof to the lift shaft and railing for lift car	50%	50%	In Progress
Waterproofing of 11th - 12th floors	100%	0%	Yet to Start
Door frames to 3BHK, 9th - 13th floors	100%	50%	In Progress
MEP 2nd Fix to 13th and 14th floor	100%	100%	Complete



# CONSTRUCTION UPDATE

<b>Amaiya Garden City - Tower C</b>			
<b>December Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
MEP 3 <sup>rd</sup> Fix to 1 <sup>st</sup> and 2 <sup>nd</sup> floors	100%	-	-
External Plaster to 1BHK and 2BHK walls, 13th - 16th floors	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%	-	-
Parking levels painting to the ceilings	100%	-	-
Aluminum windows, 13th - 16th floor, for 3BHK side	100%	-	-
MEP 3rd Fix from 3rd to 7th floors, 3BHK	100%	-	-
Wardrobes, vanities, granite and shower screens from 3rd to 6th floors	100%	-	-
External painting to the front façade	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%	-	-
Screeding to 9th and 14th floors, 3BHK side	100%	-	-
Balustrades to internal staircases, 7th - 10th floors	100%	-	-
Door frames to 3BHK, 9th - 16th floors	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	50%	-	-
Waterproofing of 11th - 12th floors	100%	-	-
Door frames to 3BHK, 9th - 16th floors	100%	-	-



# CONSTRUCTION UPDATE

<b>Amaiya Garden City - Tower D</b>			
<b>November Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Formwork, steel re-bars and concreting to external drainage sump	50%	0%	Yet to Start
Formwork to basement B1 Slab and Beams	100%	100%	Complete
Reinforcements and concreting to Basement B1 slab and beams	100%	100%	Complete
Reinforcement bars, formwork and concreting to column/shear walls, B1 - GF	100%	100%	Complete
Formwork, steel re-bars and concreting to Ground floor slab (Podium)	100%	100%	Complete
Reinforcements to shear walls and columns, GF - 1st floor	100%	100%	Complete
Formwork and concreting to shear walls and columns, GF - 1st floor	100%	100%	Complete
Waterproofing the far side of the retaining wall	100%	100%	Complete
MEP 1st Fix to the GF slab	100%	100%	Complete
Concreting to the retaining wall, B1 - GF	90%	90%	In Progress
Formwork to 1 <sup>st</sup> floor slab and beams	0%	50%	In Progress
Reinforcement to 1 <sup>st</sup> floor slab and beams	0%	30%	In Progress
<b>December Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Concreting to the retaining wall, B1 - GF	100%	-	
Formwork to 1st floor slab and beams	100%	-	
Reinforcement and concreting to 1st floor slab and beams	100%	-	
Reinforcement, formwork and concreting to lift and staircase walls, 1 <sup>st</sup> - 2 <sup>nd</sup> floor level	100%	-	
Reinforcement, formwork and concreting to columns and shear walls, 1 <sup>st</sup> - 2 <sup>nd</sup> floor level	100%	-	
Formwork to 2nd floor slab and beams	100%	-	
Reinforcement and concreting to 2nd floor slab and beams	100%	-	
Reinforcement bars, formwork and concreting to column/shear walls, 2nd - 3rd	100%		
MEP 1 <sup>st</sup> Fix to the 1st and 2 <sup>nd</sup> slab	100%		
Concreting to the retaining wall, B1 - GF	100%		



# CONSTRUCTION UPDATE —

237 Garden City - Phase 2A			
October Activities	Planned	Achieved	Status
Concrete to 9 <sup>th</sup> and 10 <sup>th</sup> floors	100%	70%	Complete
Masonry works to 7 <sup>th</sup> floor	100%	0%	In Progress
Windows installations to 6 <sup>th</sup> & 7 <sup>th</sup> floors	100%	50%	In Progress
Doors Installations to 1 <sup>st</sup> & 2 <sup>nd</sup> floors	100%	50%	In Progress
MEP 1 <sup>st</sup> fix to 4 <sup>th</sup> & 5 <sup>th</sup> floors	100%	50%	In Progress
Plaster to 4 <sup>th</sup> and 5 <sup>th</sup> floors	100%	50%	In Progress
Mock-up units sign-off	100%	75%	In Progress

November Activities	Planned	Achieved	Status
Concrete to 10 <sup>th</sup> & 11 <sup>th</sup> floors.	100%	-	-
Masonry works to 7 <sup>th</sup> & 8 <sup>th</sup> floors.	100%	-	-
Windows installations to 7 <sup>th</sup> & 8 <sup>th</sup> floors	100%	-	-
Door frames installations to 2 <sup>nd</sup> & 3 <sup>rd</sup> floors.	100%	-	-
MEP 1 <sup>st</sup> fix installations to 5 <sup>th</sup> & 6 <sup>th</sup> floors.	100%	-	-
Plaster to 5 <sup>th</sup> , 6 <sup>th</sup> & 7 <sup>th</sup> floors.	100%	-	-
Tiles installations to 3 <sup>rd</sup> & 4 <sup>th</sup> floors.	100%	-	-

237 Garden City - Phase 2B			
October Activities	Planned	Achieved	Status
Backfilling to sub-structures	100%	100%	Complete
Ground beam to RC works	100%	100%	Complete
Completion of lift shafts RC works	100%	100%	Complete
GF - 1 <sup>st</sup> floor RC works commencement	100%	100%	Complete

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



# CONSTRUCTION UPDATE —

<b>KEZA Riruta Phase 1B</b>			
<b>October Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Steel fixing to 2nd -3rd floor columns	100%	100%	Complete
Formwork to 2nd-3rd floor columns	100%	100%	Complete
Concrete casting to 2nd-3rd floor columns	100%	100%	Complete
Formwork to 3rd floor beam, slab, and staircase	100%	100%	Complete
Steel fixing to 3rd floor beam, slab, and staircase	100%	100%	Complete
MEP 1st fix to 3rd floor beam, slab, and staircase	100%	100%	Complete
Concrete casting to 3rd floor beam, slab, and staircase	100%	100%	Complete
<b>November Activities</b>	<b>Planned</b>	<b>Achieved</b>	<b>Status</b>
Steel fixing to 3rd -4th floor columns	100%	-	-
Formwork to 3rd-4th floor columns	100%	-	-
Concrete casting to 3rd-4th floor columns	100%	-	-
Formwork to 4th floor beam, slab, and staircase	100%	-	-
Steel fixing to 4th floor beam, slab, and staircase	100%	-	-
Concrete casting to 4th floor beam, slab, and staircase	100%	-	-
Masonry walling to first floor.	100%		



# MI VIDA

## NOVEMBER HIGHLIGHTS





## ANOTHER PROMISE DELIVERED

At Mi Vida, every handover represents more than the completion of a building – it's the beginning of new stories, new dreams, and new communities.

On November 8th, we proudly handed over 154 homes at KEZA Riruta Phase 1A, reaffirming our commitment to deliver quality, affordable housing.

From blueprints to real homes, from vision to reality – KEZA Riruta stands as a symbol of growth, resilience, and renewal. Anchored by the iconic Mugumo tree, the estate represents more than just modern living – it embodies a shared belief that everyone deserves a beautiful place to call home.

Thank you to our homeowners, partners, and the entire Mi Vida team for making this milestone possible. Here's to new beginnings, thriving communities, and a greener, more inclusive future. ❤️

Mi Vida - We deliver on time, every time.



## MI VIDA & INTERNATIONAL HOUSING SOLUTIONS EXTEND PARTNERSHIP

Our journey with International Housing Solutions (IHS) Kenya continues!

We're proud to announce the extension of our partnership with International Housing Solutions (IHS) to deliver an additional 240 affordable, green-certified homes at KEZA Riruta.

This collaboration reflects our shared commitment to sustainable, inclusive urban growth – creating quality homes, supporting jobs, and advancing Kenya's Affordable Housing Agenda.





## MI VIDA AND IT'S PARTNERS

On this November, we were proud to stand alongside our valued Business Partners at key events hosted by PSSF Kenya, Women on Boards Kenya, and the Institute of Certified Public Accountants of Kenya (ICPAK). We are honoured to be associated with these institutions and to support their members with credible, high-quality investment opportunities – including exclusive discounts across our projects. We look forward to deepening these partnerships as we continue delivering trusted, sustainable real estate solutions.







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# 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.





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SELL 20 UNITS ACROSS THE MI VIDA PORTFOLIO

# WIN A STUDIO

YOUR BIGGEST REWARD YET - PLUS COMMISSIONS STILL APPLY

**CALL 0722 123 000**

*Terms and Conditions Apply*



# *Agent* ALERT

Calling all real estate agents! This is your moment to shine – and win big. Mi Vida Homes is giving agents the chance to win a studio apartment in our next draw simply by driving sales across our projects. Every successful sale gets you closer to the grand prize. Don't miss out – activate your networks, close those deals, and you could be our next studio homeowner!





# *Agent* 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

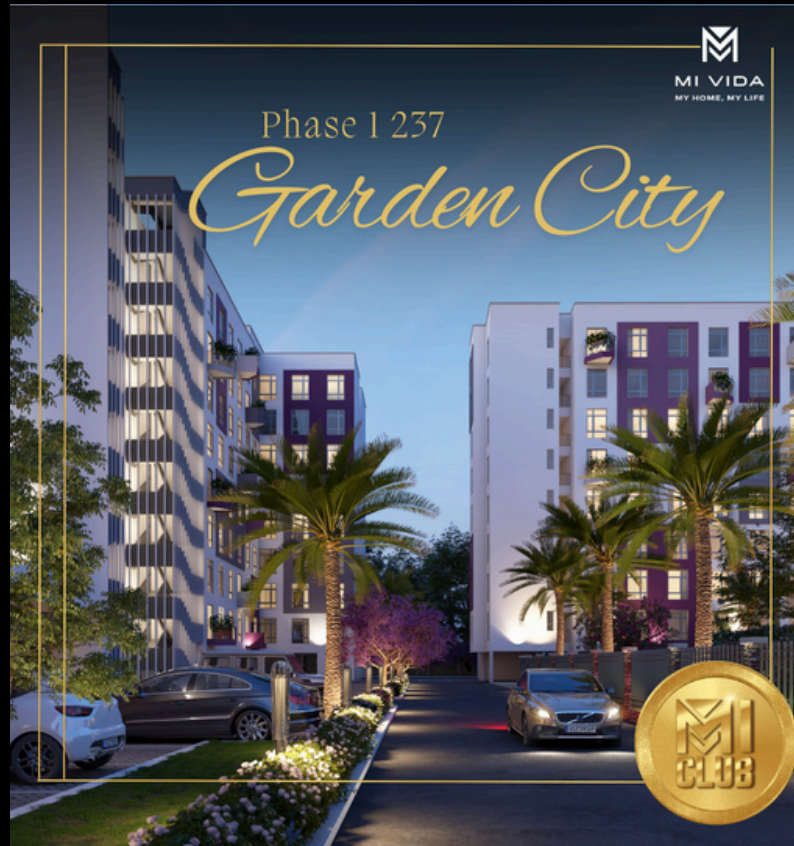
The world of  
*More*





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# *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





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# 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.





**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.





## 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**

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



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