



MI VIDA
MY HOME, MY LIFE



MI VIDA

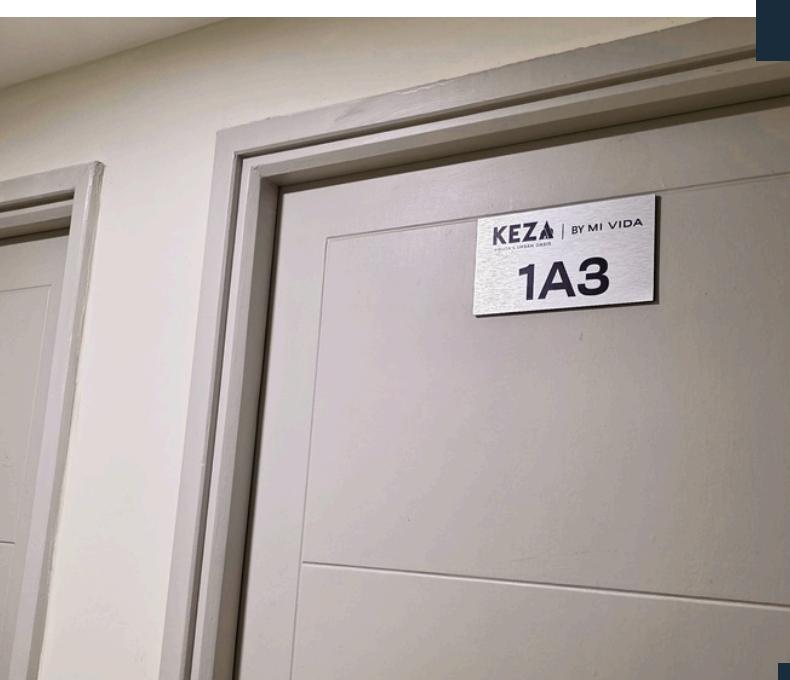
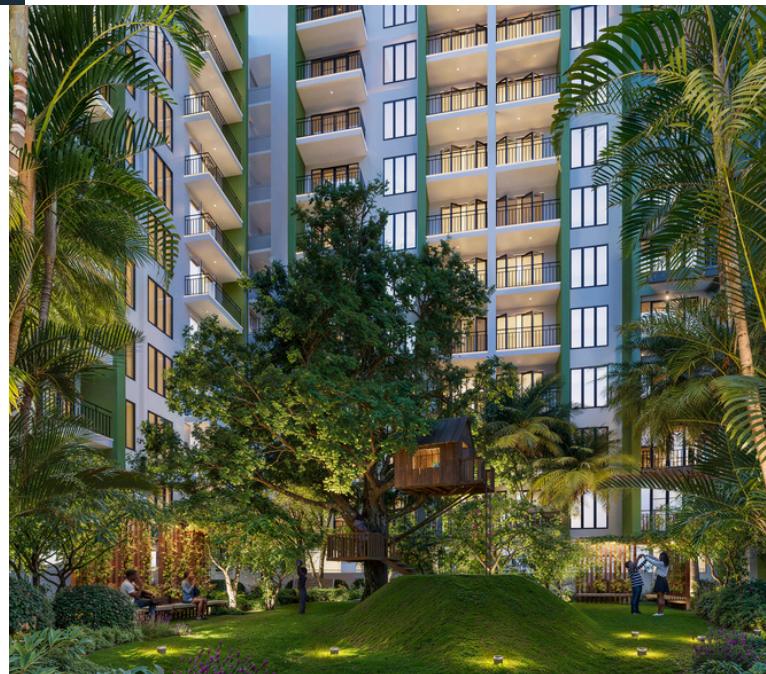
NOVEMBER 2025 NEWSLETTER

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Bringing urban green living to the heart of Ruaka



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Come witness your investment come to life



NOVEMBER HIGHLIGHTS

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Ruaka's Urban Oasis

STARTING FROM

KES 5.9M

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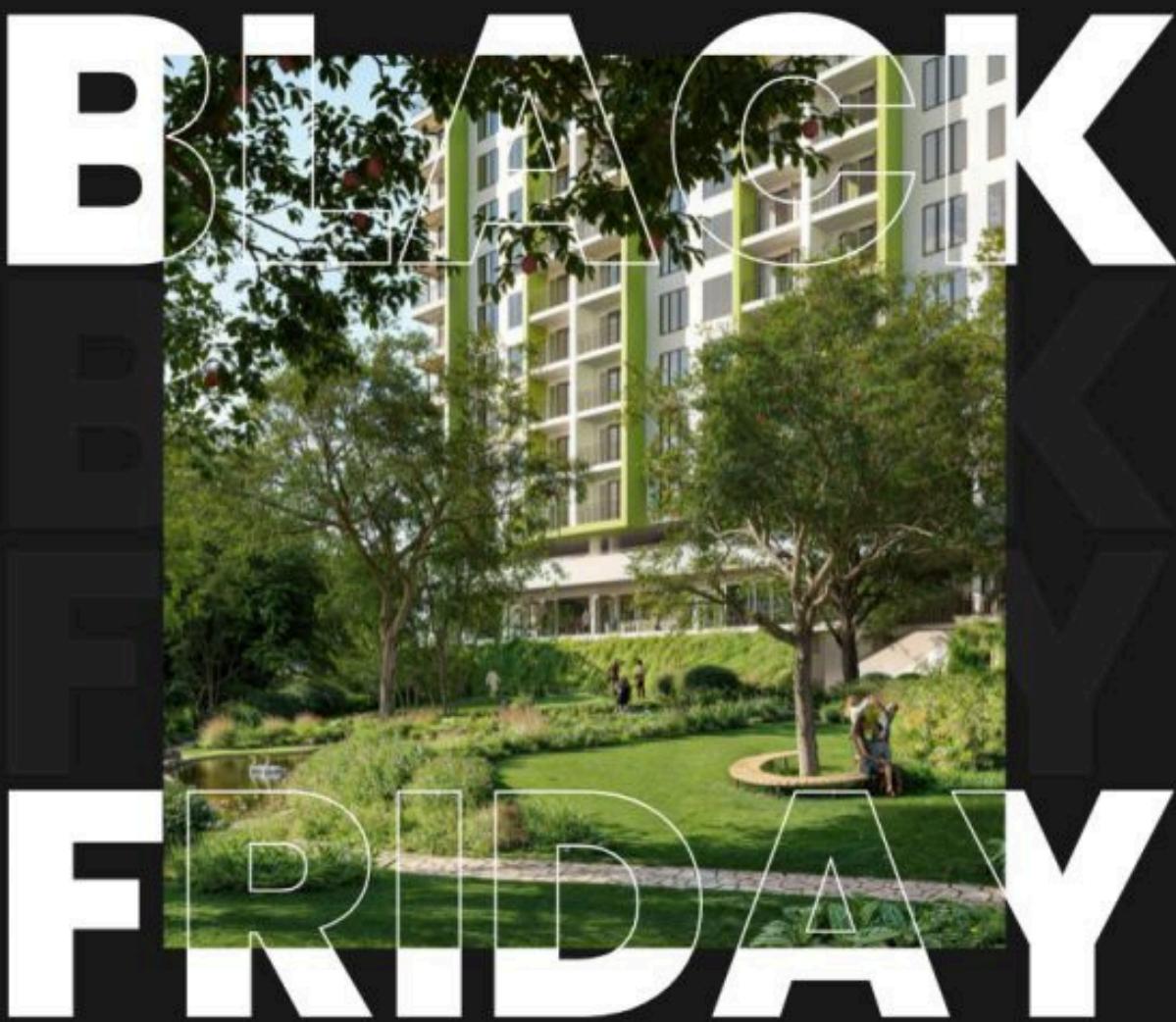
KEZA LAIKA BY MI VIDA

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



DISCOUNTS UP TO KES 1,000,000 OFF

1, 2 & 3 bedroom apartments in the heart of Ruaka

CONSTRUCTION UPDATE

Amaiya Garden City - Tower C			
November Activities	Planned	Achieved	Status
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%	1005	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%	1005	Complete
Screeeding to 9th and 14th floors, 3BHK side	1005	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	1005	50%	In Progress
MEP 2nd Fix to 13th and 14th floor	100%	100%	Complete

CONSTRUCTION UPDATE

Amaiya Garden City - Tower C			
December Activities	Planned	Achieved	Status
MEP 3 rd Fix to 1 st and 2 nd 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%	-	-
Scudding 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

Amaiya Garden City - Tower D			
November Activities	Planned	Achieved	Status
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 st floor slab and beams	0%	50%	In Progress
Reinforcement to 1 st floor slab and beams	0%	30%	In Progress
December Activities			
December Activities	Planned	Achieved	Status
Concreting to the retaining wall, B1 - GF	100%	-	
Formwork to 1 st floor slab and beams	100%	-	
Reinforcement and concreting to 1 st floor slab and beams	100%	-	
Reinforcement, formwork and concreting to lift and staircase walls, 1 st - 2 nd floor level	100%	-	
Reinforcement, formwork and concreting to columns and shear walls, 1 st - 2 nd floor level	100%	-	
Formwork to 2 nd floor slab and beams	100%	-	
Reinforcement and concreting to 2 nd floor slab and beams	100%	-	
Reinforcement bars, formwork and concreting to column/shear walls, 2 nd - 3 rd	100%	-	
MEP 1 st Fix to the 1 st and 2 nd 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 th and 10 th floors	100%	70%	Complete
Masonry works to 7 th floor	100%	0%	In Progress
Windows installations to 6 th & 7 th floors	100%	50%	In Progress
Doors Installations to 1 st & 2 nd floors	100%	50%	In Progress
MEP 1 st fix to 4 th & 5 th floors	100%	50%	In Progress
Plaster to 4 th and 5 th floors	100%	50%	In Progress
Mock-up units sign-off	100%	75%	In Progress

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

CONSTRUCTION UPDATE —

KEZA Riruta Phase 1B			
October Activities	Planned	Achieved	Status
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
November Activities			
November Activities	Planned	Achieved	Status
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

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.





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.



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

MI CLUB

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



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.



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.***



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