

PROJECTS

SEPTEMBER/OCTOBER 2020

MAGAZINE

INTERSPRAY DURBAN cc

Reg. No: CK2004/122960/23

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Rosebank Link



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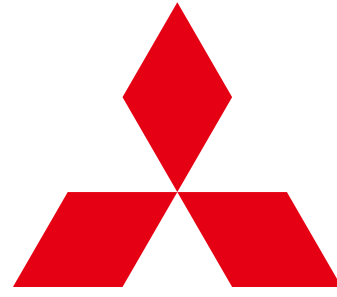
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WILMA TOWERS

BY **VAAL** REAL ESTATE



 **mitsubishi
ELECTRIC**
Changes for the Better

वर्डाजअओरुअकळलूअकककओअनयखजअओरुअकळलूअकककग अ

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WHAT IS WILMA TOWERS?



WILMA is an ongoing Manhattan style residential development by **VAAL** real estate, scheduled for completion in October 2022.



A + I design is an architectural firm established in 2002 with the main office in Mumbai and another office in Nairobi. We are architects and designers whose work covers a range of building types including residential projects, retail shops, office buildings and other structures.

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MANHATTAN STYLE?

The building architecture, apartment layout, modern finishing and amenities is what you will find in the streets of Manhattan.



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Contributions

The editors welcome news items, press releases, articles and photographs relating to the Construction Industry. These will be considered and, if accepted, published. No responsibility will be accepted should contributions be lost, damaged or incorrectly printed.

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Empire Tower A

Crown Tower B

Elgeyo Marakwet Rd

STREET

QUIET



TYPE CD THREE BED 1048 SqFt

TYPE B ONE BED 536 SqFt

TYPE A ONE BED 473 SqFt



- Two Blocks
- 11 floors
- 20 meters bet blocks



WILMA TOWERS
K I L I M A N I

FINISHING

VAAL takes great pride in its finishing. For all its own developments it fits Turkish finishing and German kitchen appliances.

ADDED VALUE

What else are you getting for your money?

Why should your tenant pick your development?



HEATED SWIMMING POOL



INDOOR BASKETBALL COURT



GYM AND SAUNA

- Indoor kids play
- BBQ area
- Full backup generator
- Solar water heating
- Borehole
- CCTV
- Intercom

100 METER RUNNING TRACK



INVESTOR POTENTIAL

One bedrooms are in short supply in the high end areas including Kilimani. Sqs are what are being used to meet the demand with them fetching 35 to 50K.

The increasing number of corporate companies are attracting young corporate workers within the area and will continue to raise the demand.



VALUE APPRECIATION

THREE KEY FACTORS

1. **Location:** The closer the development is to CBD the more demand.
2. **Accessibility:** To work places, schools, hospital and social amenities.
3. **Quality of development.**



Don't wait to buy real estate,
buy real estate
and wait.

- T. Harv Eker



FairValley Heights Forward Living

Location: Athi River, Nairobi

About FairValley Heights

FairValley Heights is the latest upcoming development by Fairdeal Properties. It features efficiently designed 1, 2 and 3 bedroom apartments and spacious 4 bedroom villas.

FairValley Heights is ideally located in a serene corner of Athi River, yet only a km from the busy Msa-Nbi highway and minutes away from major shopping malls, the airport and other major industries.

With its exclusive amenities, ideal location and diligent design, FairValley

heights is set to become the desired affordable housing scheme in Kenya, ensuring attractive returns for investors and a home to be proud of for first time home buyers.

In line with the government's Big 4 Agenda, The Project's attractive prices and 3 year interest-free payment plan will help make the home-ownership journey a reality for many more Kenyans.

Apartment Sizes & Prices:

1 Bedroom: 500 Sq. Ft- 1.9M

2 Bedroom: 770 Sq. Ft- 2.9M

3 Bedroom: 1040 Sq. Ft- 3.75M

4 Bedroom Villa: 1610 Sq. Ft- 7.5M



The project is designed to include several amenities & services keeping in mind the convenience of the residents.

Project Amenities:

Swimming Pool

Large Garden & Children's Play area

ClubHouse/Theatre Room

Fully equipped Gym

Jogging Track

Convenience Shops for residents

Services:

Borehole water supply

CCTV and Electric fence

Satellite TV and internet infrastructure

24/7 Manned Security

Dedicated site manager

1 Parking for all 2, 3 and 4 bedroom units



VIZZONS SERVICES
Electrical and Mechanical Engineers
0723984083

WE ARE PROUD TO BE ASSOCIATED WITH
FAIRDEAL PROPERTIES AS THE ELECTRICAL AND MECHANICAL ENGINEERS FOR THEIR FAIRVALLEY HEIGHTS ,ATHI RIVER ,NAIROBI ,PROJECT

Location:

The project is strategically located with important connectivity within the same vicinity.

Nearby Connectivity:

1Km from Mombasa – Nairobi Highway

20 km to JKIA and Nairobi SGR terminus

8 Km to Signature Mall

Close to schools, hospitals and churches

4km to Athi river town

Close to major Nairobi industries and jobs e.g. EPZ athi river, Bamburi cement, Devki etc



Disclaimer: "Information provided herein has been obtained from reliable sources, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. The company, its employees, or its affiliates are not legally liable for any such discrepancies as mentioned above."

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info@centralelectricals.com



WE ARE PROUD TO BE ASSOCIATED WITH FAIRDEAL PROPERTIES

Lighting Africa in a brighter future

NEWLY LAUNCHED
UPCOMING PROJECT

Fairvalley
Heights
ATHI RIVER - NAIROBI

PRICES
STARTING
FROM KSH
1.9M

EFFICIENTLY DESIGNED
1,2 & 3 BR apartments & spacious 4BR Villas
First time home buyers' dream.



AMENITIES

- Large Garden & Children's Play area
- ClubHouse/Theatre Room
- CCTV and Electric fence
- Swimming Pool
- Fully equipped Gym
- Jogging Track
- Borehole water supply

Developed and Marketed By
FAIRDEAL
PROPERTIES

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The Beach Road Apartment

Real Estate developers. Accredited by National Construction Authority (NCA). We have developed several projects including our own The Beach Road Apartments from Phase 1 to 7.

Our apartments have modern finishing and fixtures. From carefully selected tiles, unique fixtures, well painted walls and ceilings, we meet the utmost standards of quality and go beyond. Our spaces are simply exquisite with a perfect combo of appealing color coordination and style. From our inviting living spaces, bright balconies, warm kitchens, lovely bedrooms to our neatly tiled bathrooms, our apartments are well put together to create a home you will cherish forever.

AMENITIES

Our apartments simply make living a daily delight with dependable amenities that range from:

- Perimeter wall fortified with an electric fence
- 24 hour surveillance in all common areas plus alarm response
- Round the clock security guards
- Two manned entrance gates
- Ample, ca-bro paved driveway and parking
- Clean and well-kept premises
- Spacious roof top terraces for outdoor relaxation

underground reservoirs of 30,000 litres
Proximity to other amenities within Nyali like City Mall, Nyali Centre, Oshwal Academy, Sanana Hotel, Beachmatt Supermarket, Premier Hospital, restaurants, major international organizations and other prime business centers.

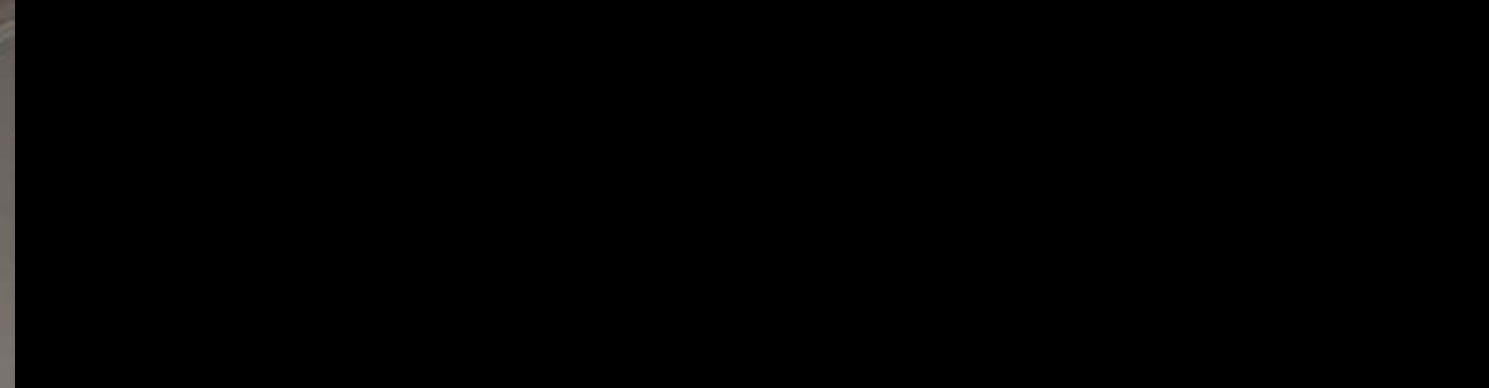
Location: Located in Nyali Area, along Beach Road
Prices 9.5 Negotiable

Call 0722784692, 0727637676, 0725456318



1000 litre tank per unit plus





The Beach Road Apartment



EARLY BIRD
OFFER
R18.5m



Overview

Whether you are searching for a well-appointed second home or seeking a permanent change of lifestyle, Heritage Villas, Ngong 46 offers a property priced right for those looking to invest in contemporary living, with a touch of country charm. Built on generous 1/8 acre lot, these are tasteful, meticulously fitted double storey homes with 4 ensuite bedrooms and self contained DSQ with plenty of room to grow for families.

The exclusive gated villas are located just 45 minutes' drive from the city centre and 4km from the SGR train station in Ngong and are within surprisingly close proximity to supermarkets, schools, hospitals and highways. Each unit features a spacious family kitchen, lounge and dining area that flow effortlessly into one another and out to a large terrace and garden to promote a happy, sociable lifestyle. There are only 50 units in the development.

Features

- 45 minutes from the CBD using the Southern Bypass and 4km from the SGR train station in Ngong
- Spacious, easy to maintain front and back garden areas
- Drive way with carport to accommodate up to 3 cars
- 4 bedrooms all ensuite
- Self contained DSQ, perfect for a teenager or domestic quarters
- Very spacious kitchen with fitted mahogany cabinets and detached pantry
- 3 outdoor terraces for bright and breezy living
- Reliable water source via dedicated borehole
- Eco-friendly solar water heating
- 24/7 Security for peace of mind living
- Exceptionally sized at 240 square metres (2640 square feet)

Ground Floor

- Spacious lounge and dining room opening to a wide outdoor terrace
- Fitted Kitchen with detached pantry
- Ensuite Guest Bedroom
- Cloakroom

First Floor

- Spacious Master ensuite bedroom with walk-in closet
- Ensuite 2 & 3 bedrooms
- Two upstairs terraces for indoor-outdoor living
- Study Room

Exclusive 4 Bedroom Villas Plus DSQ

The luxury of space at a price that's right!

Heritage Villas

NGONG 46



Floor Plans

Ground Floor Plan

AREA
FIRST FLOOR = 118.5M² | TERRACE = 26M² | YARD = 9M² | DSQ = 11.5M²



First Floor Plan

AREA
FIRST FLOOR = 103M² | TERRACE = 18M²



Security Features



Stone Wall
topped with electric
and razor wire.



CCTV Cameras
within the common
estate roads to a central
control facility



Common Gate
having separate entry
and exit gates with
security



An In-project Police Post
to provide assistance to the
public when in need and
maintenance of law and order

Street View



Garden View



Master Plan Layouts

Phase 1



Phase 2







Location Map



SCHOOLS

- Serare School
- Banda School
- Oloolaiser High School
- St. Christophers Preparatory School
- Gemis Cambridge Int'l School



BANKS

- Barclays Bank
- Equity Bank
- KCB ATM
- Cooperative Bank



HOSPITALS

- The Karen Hospital
- Melchizedek Hospital
- Santa Maria's Medical Clinic
- Kenya National Hospital, Ngong

A project by:



**INSEASON
DEVELOPERS
LIMITED**

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The Green Zone

A PROJECT BY MEERA CONSTRUCTION LTD

Affordable | Luxury | Living

FOR SALE

Show House Ready



ABOUT

The Green Zone is a residential complex with 2 and 3 bedroom exclusive units in the serene area of Thindigua, Kiambu Rd. Approx. 5km from UN Avenue.

This unique Development serves the growing need of Residential focused housing.

The development features spacious, open living areas, ample parking and luxurious amenities.

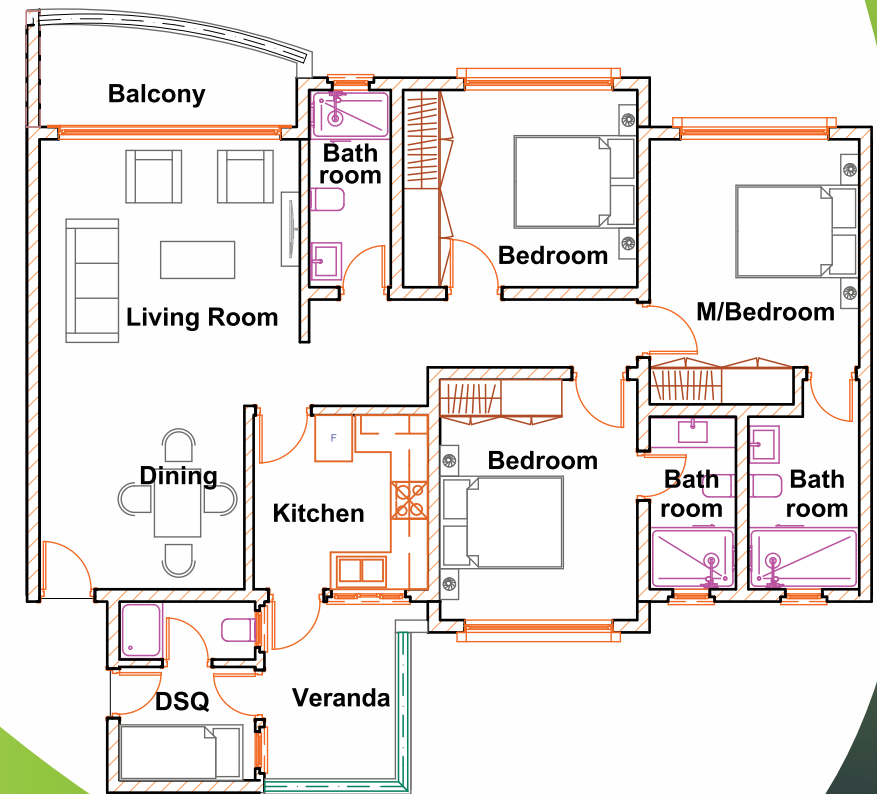
The Green Zone is adjacent to Quickmart Supermarket and is also close to several shopping centres, quality schools, public transport & major roads.

FEATURES

- 2-Bedroom Units, Ensuite Bedrooms - 64 Units.
- 3-Bedroom Units, Ensuite Bedrooms - 160 Units.
- Fitted Kitchen with Microwave and Oven.
- Spacious living space.
- Each apartment with designated parking.
- Plug in TV linkage & internet.
- 24/7 Guarded Security & Safety Equipment.
- Boundary wall with electric fence
- Borehole on Site for Water Supply
- High Speed Lift in Each Block
- Solar Water Heating System for Each Unit
- Swimming Pool
- Gym Room
- CCTV
- Controlled Entry System
- Generator for Common Areas
- Entertainment Hall

THREE BEDROOM WITH DSQ

Floor Plan



Floor Plan Render

Area:
144Sq.m
12 million Khs.
with Dsq and
2 parking spaces



Floor Plan



Floor Plan Render

TWO BEDROOM



Back Up Power Solution by New Way Power

WE KEEP YOUR BUSINESS RUNNING



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- Remote Monitoring
- Short Term & Long Term Rentals
- Flexible Financing

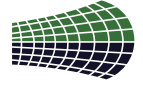
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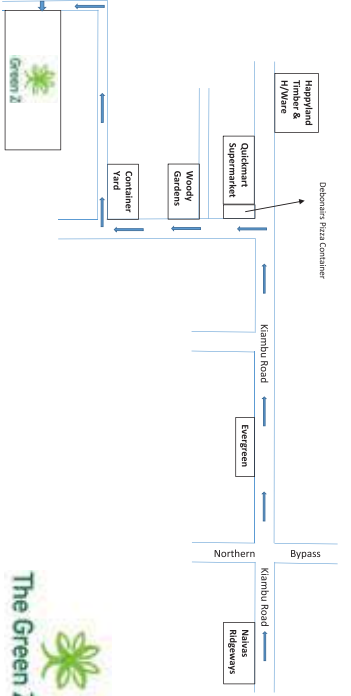


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SALES REP CONTACT

*** PAYMENT TERMS:**
 20% on booking
 20% within the next 4 months
 20% within the next 6 months
 20% within the next 6 months
 20% on completion
 *Terms and conditions apply



The Green Zone

FROM BRICKS TO BRILLIANCE WE BUILD!



CONTACT DETAILS: BUCO PINETOWN, CNR. HENWOOD & STEPSTONE ROAD,
PINETOWN. TEL: [031] 713 7500

TRADING HOURS: MONDAY - FRIDAY: 07H00 - 17H00
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