



URBAN COMMUNITY

• INVESTMENT •



Macro Factors

Rapid National Population Growth

39% of the population was under 15 in 2019.

Fertility rate reached 3.4 children per woman (KDHS 2022).

National GDP Growth & Urbanization

Kenya's annual GDP growth is sustained at around 5%.

The Kenyan Shilling is stable.

Kenya's currency performs stably in the international financial market.



Nairobi's annual population growth rate is around 4%.
significantly higher than the global average of 1.7%.

Urbanization:

Kenya's urbanization rate is a high 3.8%,
also well above the global average of 0.9%.

This rapid urbanization leads to sustained growth
in demand for housing,
commercial, and retail spaces in Nairobi.

For the FY 2024/25

apartments recorded an average total return of 6.4%
(up from 6.3% in FY 2023/24).

The rental yield stood at 6.0% (up from 5.7%)."

The real estate sector's contribution to Kenya's GDP is significant.
According to the Kenya National Bureau of Statistics (KNBS) 2025 Economic Survey,
the real estate sector's contribution to GDP grew by 4.6% in Q4 2024, reaching KSh 283.
1 billion, up from KSh 270.5 billion in Q4 2023, accounting for 10.0% of the GDP."

Kitengela



a rapidly developing town
in the Nairobi Metropolitan Area,
boasts an urban population of 154,436

It is strategically located near major industrial
and commercial zones,
complementing its robust residential growth.



Located in
Kitengela

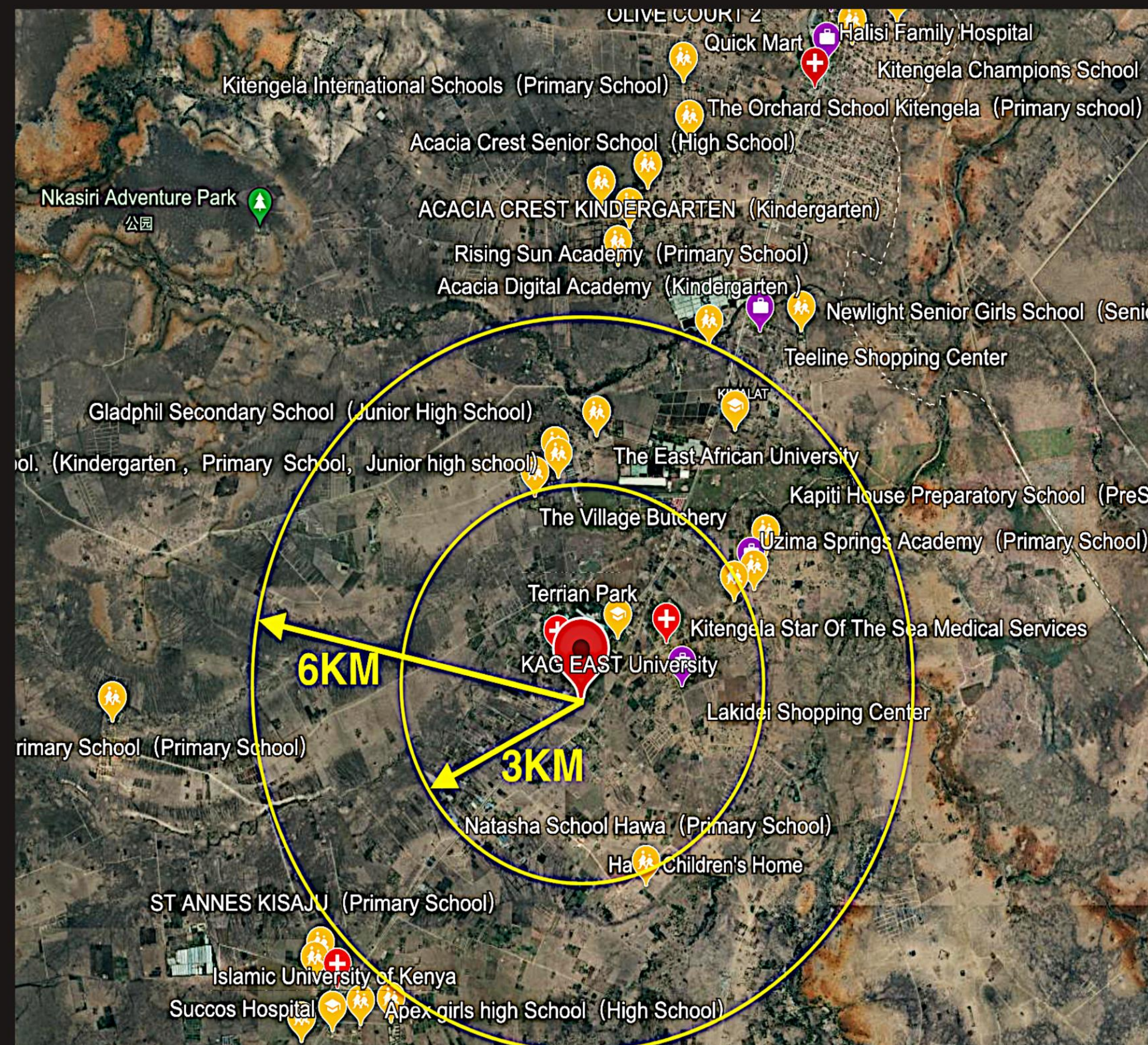
along the
**Nairobi-Namanga/
A104 Highway/**

next to
KAG University.

Easy access to Nairobi and beyond.

Numerous surrounding factories
and companies drive high rental demand.





Enjoy easy access to

14 Educational

3 Medical

3 Shopping facilities

all within a 6km radius of Terrian Park.

NOW



December 2024

September 2024

July 2024

84 Blocks Planned
Target:
2000 Families /
7000 Residents



Kitengela's
Biggest
Residential
Community
& Strong Growth
Potential

Commercial Hub

12,000 Sqm

Modern,
Full-service Shopping Mall.

Retailing
Shop

Supermarket

Entertainment
Square

Business Hotel
with
Basement Parking

Bar
and
Café





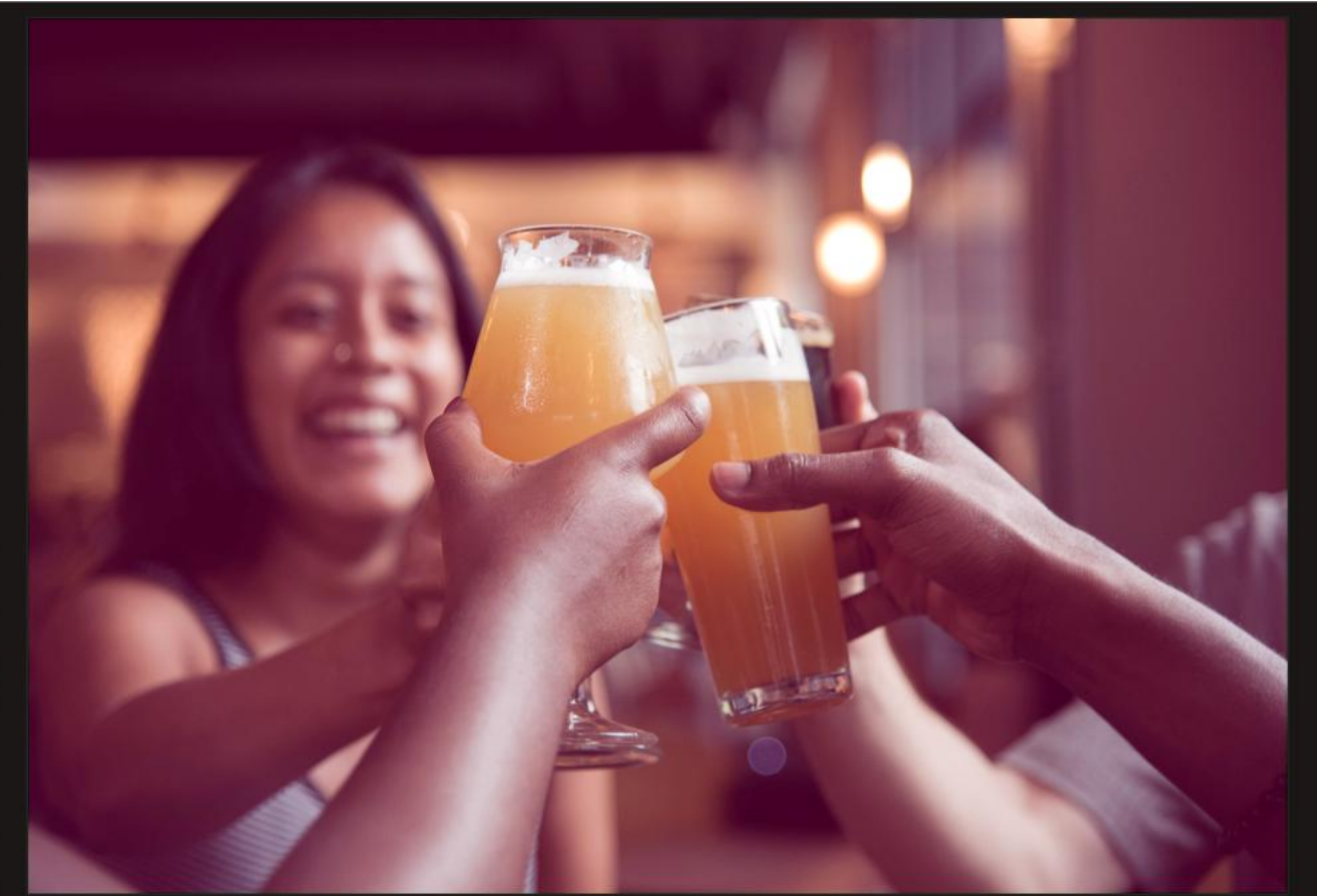
**SWIMMING
POOL**



Football Pitch



**Game
Room**

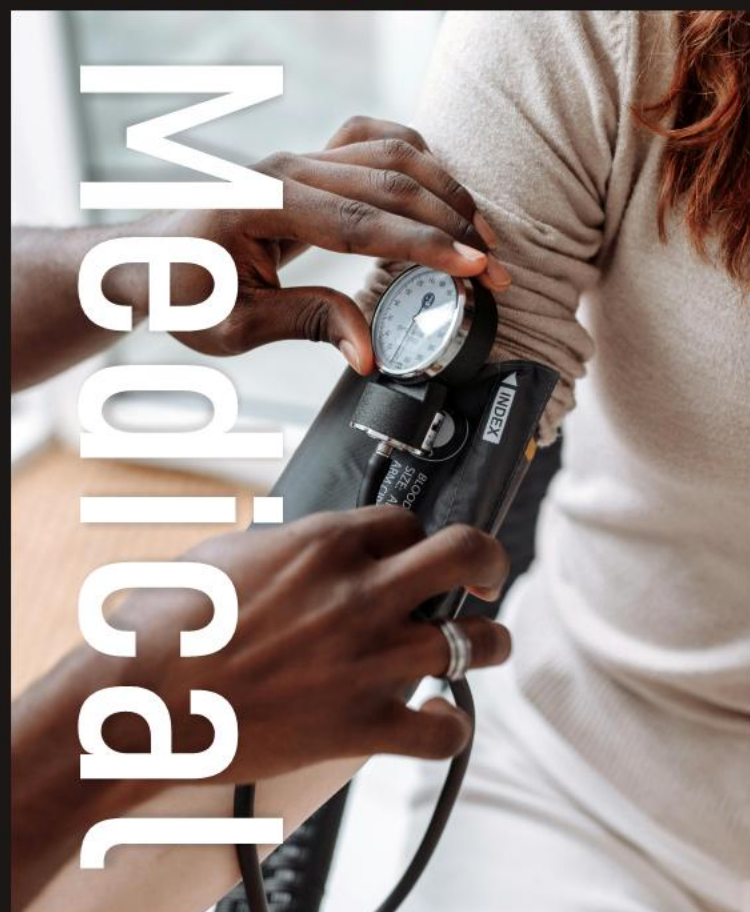


**FAMILY
TIME**

**URBAN
COMMUNITY**



**FOOTBALL
SPACE**



Medical



**Shopping
Mall**



FASHION

Education Center

1,800 Sqm
Education Center



- Huge Kids' Playground



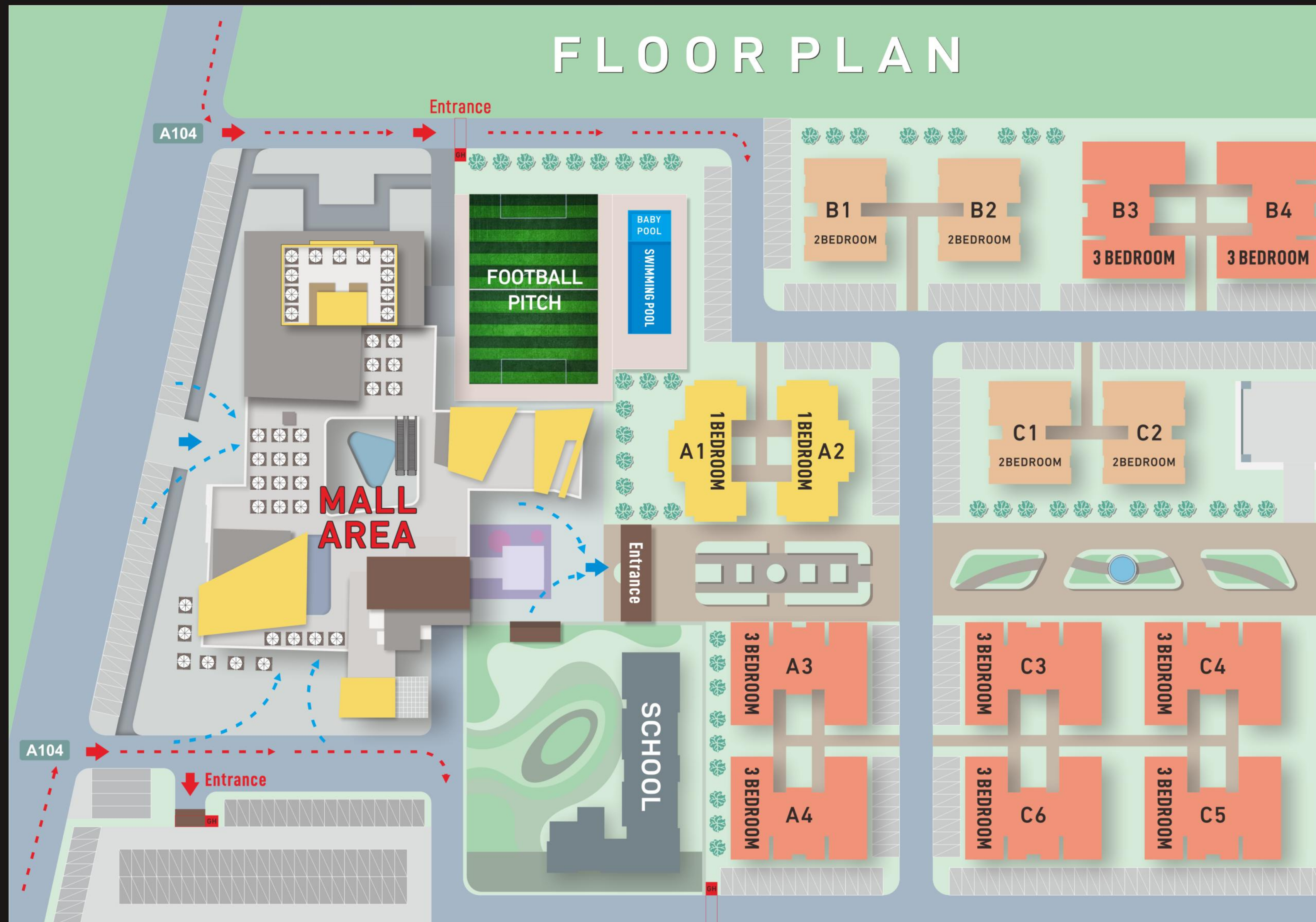
- Weekend Nanny Care



- Pre-school & Kindergarten

Phase One

- 10 Blocks
- 288 Units



Residential Area



- Residential nits: 1, 2, & 3 Bedrooms (Ideal for Living & Investment)
 - All units feature private balconies
 - 2 & 3 Bedroom units with Master Ensuite
 - Master bedrooms with bay windows

Leisure

Resident Gazebo
Central Boulevard



Landscaped Gardens
Kids' Play Area

FITNESS



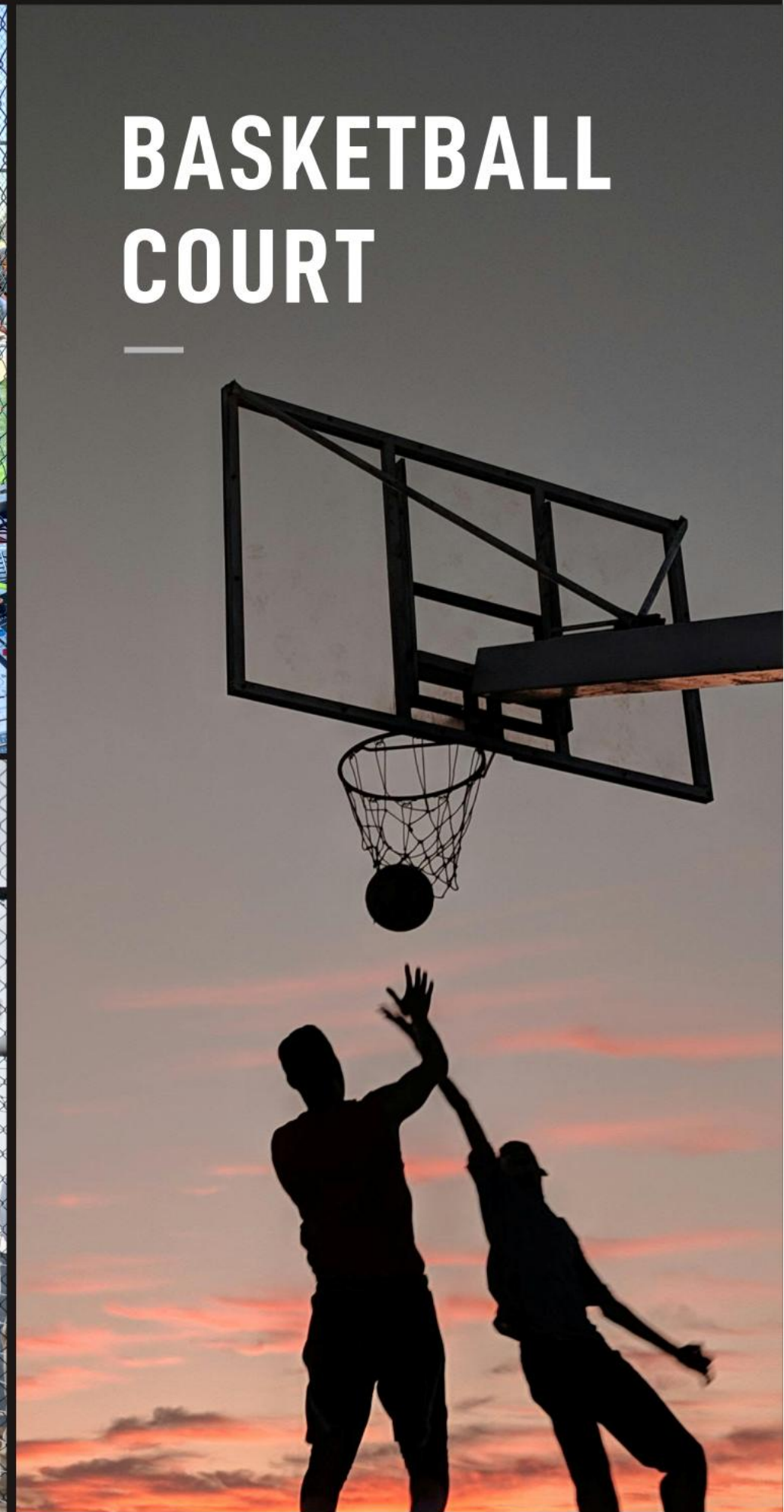
SWIMMING POOL



FOOTBALL FIELD



BASKETBALL COURT



Convince Provision



- *Solar power for public areas*

- *Independent borehole for water supply
Advanced water purification system
(Drinkable Water)*



- *Low density
Natural light
Ample parking
Separate entries*



SOLAR



*24/7 Security
Access registration
required*



*Electric-Fenced
boundary wall*



*Digital access cards
for block gates*

UNIT LAYOUT

1 BEDROOM

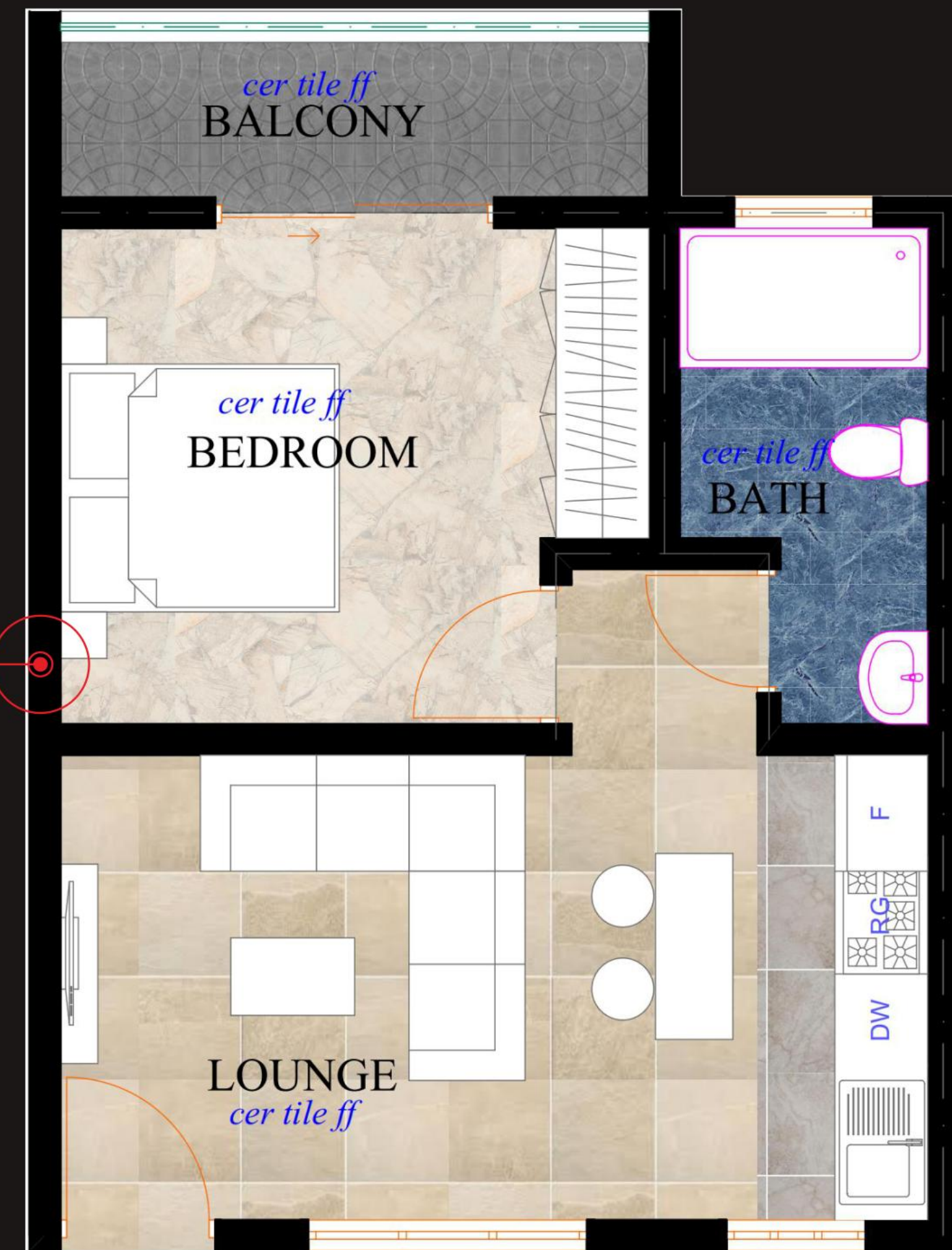
55m²

1BR Block (36 Units)

593 Sqft / 55 Sqm

Excellent natural light

Balcony lounge



UNIT LAYOUT

2 BEDROOM **77m²**



2BR Block (24 Units)

829 sq ft / 77 sqm

Bright, Spacious lounge

Balcony with laundry area

Master Ensuite & Bay window

UNIT LAYOUT

3 BEDROOM

95m²

3BR Block (30 Units)

1024 sqft / 95 sqm

Excellent natural light

Extended living room

Balcony with Laundry area

Master Ensuite & Bay window



B



C





SHOWHOUSE



Yields and Returns

TYPOLGY	PRICE	PROJECTED MONTHLY RENT	ANNUAL RENT APPRECIATION
1 BR UNIT	KES 3,000,000	KES 25,000	KES 300,000
2 BR UNIT	KES 4,400,000	KES 30,000	KES 360,000
3 BR UNIT	KES 5,500,000	KES 35,000	KES 420,000



Multiple Units



Price
Affordable



Investment
Opportunity



Rental Income



Stable investment
returns and
objective
rental income



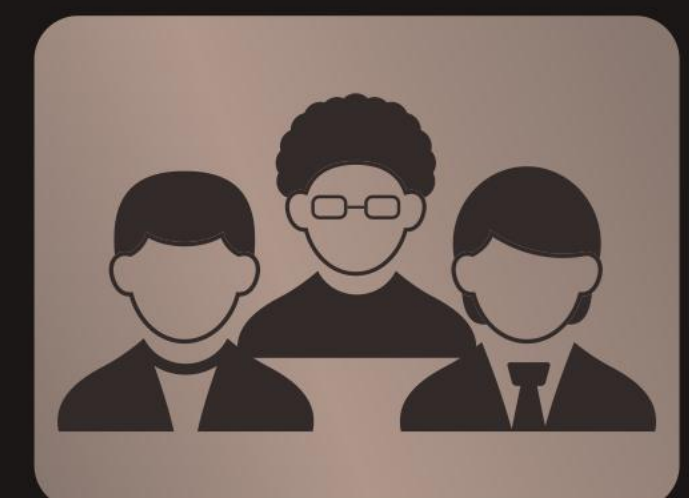
Considerable
Capital Gains



Easy to rent out
(even for
the staff)



Corporate income
tax deduction



Improve employee
stability
(Provided staff
transport)



• THANKYOU •

