



Welcome to KEZA – Riruta, where urban living blends effortlessly with the calm of nature, right in the heart of a bustling cityscape. Here, the seeds of a unique investment are bearing fruit — where affordable living meets premium amenities and lush green landscapes. KEZA is redefining sustainable, premium, affordable housing in Nairobi.

Phase 1 is **SOLD OUT** and set for completion in August 2025. Phase 2 is now selling and already under construction.

Introduction

URBAN GREEN LIVING EPITOMIZED

Step into a world where tranquillity meets convenience, lush greenery embraces modern comforts, and every corner invites you to escape the urban chaos and embrace a lifestyle of balance and harmony.

Keza stands as a beacon of potential, offering a rare blend of modern convenience and natural tranquility. Strategically located just 100 meters from the bustling Kikuyu/Naivasha Road Junction, this visionary development spans 7.5 acres of prime real estate—an investment opportunity like no other.

But Keza is more than just a property—it's a testament to the power of intelligent investment. With meticulously curated green spaces and a design that harmonizes with nature, Keza promises not just high returns, but a lifestyle investment—an investment in the future.





The Mugumo Plaza

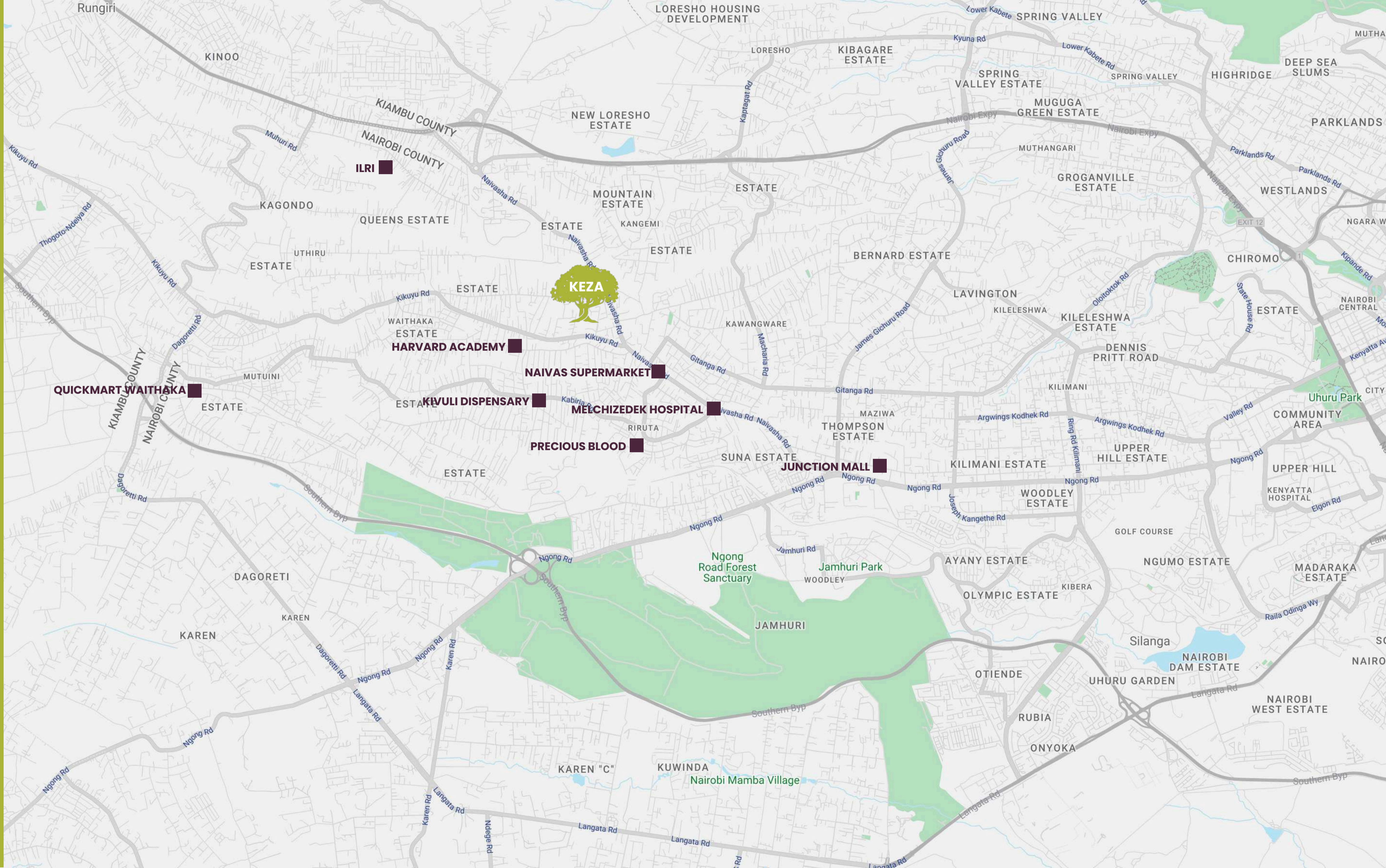
The Fig Tree (*Ficus natalensis*/*Ficus thonningii*) means different things to different communities. To some, it means shelter. To others, it means growth, protection and continuity.

At the core of Keza lies the majestic Mugumo Tree, the centerpiece of the Mugumo Plaza. This 400-year-old icon embodies the essence of Keza's commitment to harmonizing urban living with nature's timeless wisdom.

The Mugumo Plaza isn't merely a green space; it's a vibrant hub designed to promote the well-being of residents and foster a sense of community. Here, amidst the shade of the ancient fig tree, residents can connect, relax, and rejuvenate. The plaza's multifunctional design accommodates a range of activities, from outdoor daycare facilities to communal bonfires and outdoor movie screenings.

Through the Mugumo Plaza, Keza transcends the conventional boundaries of urban development, embracing a holistic approach to living—one that prioritizes not only modern comforts but also the nurturing embrace of nature. In Keza, Urban Green Living isn't just a concept; it's a way of life—a testament to the enduring harmony between humanity and the natural world.

Location



The Ideal Investment For The Ideal Investor

Who Is Keza For?

KEZA is a unique investment opportunity for the forward thinking and eco-conscious buyer.

KEZA could be your leap into the evolving landscape of real estate investment, particularly in the realm of green affordable housing. We recognize the inherent value in KEZA's unique proposition—a blend of sustainability, affordability, and long-term profitability. KEZA not only provides potential for high occupancy rates and premium rentals but also for its promise of above-average capital appreciation over time.

Investors seeking rental properties at KEZA can capitalize on premium rentals thanks to our sustainable design and sought-after amenities. Our commitment to quality living spaces ensures long-term tenant satisfaction, guaranteeing stability and profitability for your investment.



Simultaneously, for those considering KEZA as a potential homebuyer, the project's emphasis on sustainability, community living, and modern conveniences presents an attractive proposition.

KEZA is a sanctuary that embodies the principles of urban green living while offering the promise of future appreciation in property value.

Everything That Makes

KEZA An Oasis



Why is Keza Ideal? Amenities

1. Access Road (Ndwaru Road)
2. Pedestrian Access
3. IHS Block
4. IHS Entrance
5. Parking Entrance
6. Commercial Strip
7. Children Play Area
8. Closed Garden
9. Botanical Garden
10. Outdoor Gym
11. Open Plaza
12. Chill Zone
13. Open Garden/Picnic Area
14. Residential Blocks
15. Outside Parking
16. Swimming Pool
17. Club House
18. Internal Driveway
19. Utility Block

Courtyard

The common grounds comprises of the Mugumo Plaza, two courtyards, and plazas, all strategically designed to foster the residents' well-being, cultivate a strong sense of community, and encourage social interactions. These spaces serve as vibrant hubs where residents can connect, relax, and engage with one another, enriching the overall living experience at KEZA.



Fitness Center

The gym offers state-of-the-art facilities designed to promote health and wellness among residents. With modern equipment and a welcoming atmosphere, it provides an ideal space for residents to prioritize fitness while fostering a sense of community.



Swimming Pool

At KEZA, our swimming pool redefines leisure and luxury, offering residents an exquisite aquatic retreat. The ultimate setting for relaxation and rejuvenation - whether you're seeking a refreshing swim or simply lounging by the water's edge, we promise moments of serenity and indulgence, enhancing your lifestyle and creating unforgettable memories.



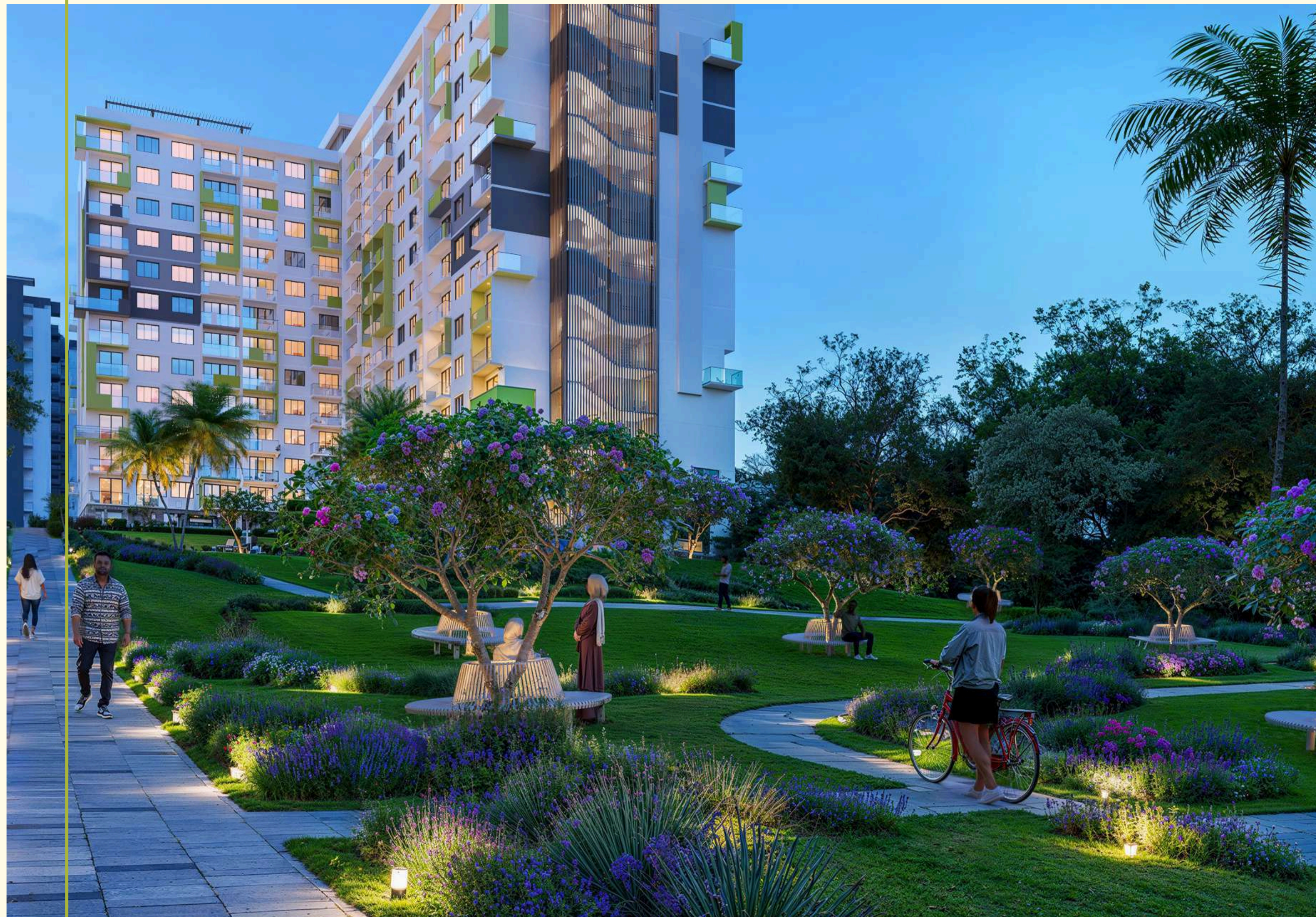
Clubhouse

With its sophisticated design and upscale ambiance, the clubhouse serves as the perfect venue for gatherings, events, and leisure activities. From elegant lounges and gourmet dining options to recreational facilities and personalized services, the clubhouse at KEZA is where residents can truly experience the height of comfort and sophistication. Whether you're hosting a private event or simply seeking a tranquil escape, the clubhouse at KEZA awaits to exceed your expectations and elevate your lifestyle.



Green Sanctuary

With panoramic views stretching as far as the eye can see, this elevated sanctuary provides residents with a peaceful escape from the urban hustle below. Whether you're savoring a morning coffee surrounded by lush greenery or enjoying a sunset cocktail with friends against a backdrop of city lights, the sky garden is a haven for relaxation and contemplation.



Investment Case

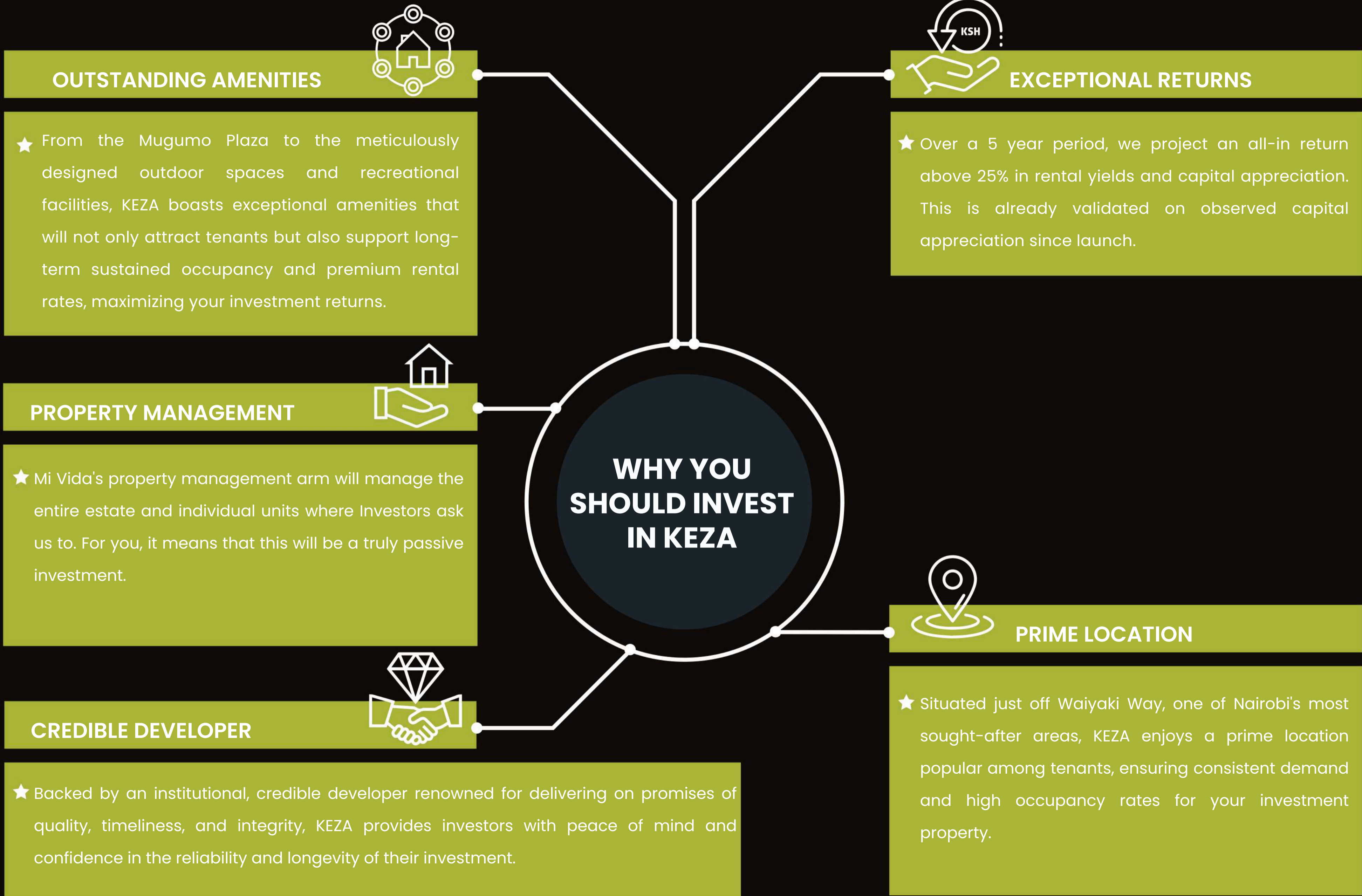
Riruta, and the general Naivasha Road location, has been one of Nairobi's most preferred locations for tenants looking to live conveniently near the main employment centres of Westlands, Upper Hill and the CBD.

KEZA stands out as a meticulously crafted and seamlessly integrated residential enclave. Catering to the astute investor, it guarantees consistently high occupancy rates, rental income insulated against inflation, boasting yields exceeding 8%, and a forecasted total return of over 20% in the medium term.

Forecasted
total return
20%
in the medium term

Boasting yields
exceeding
8%

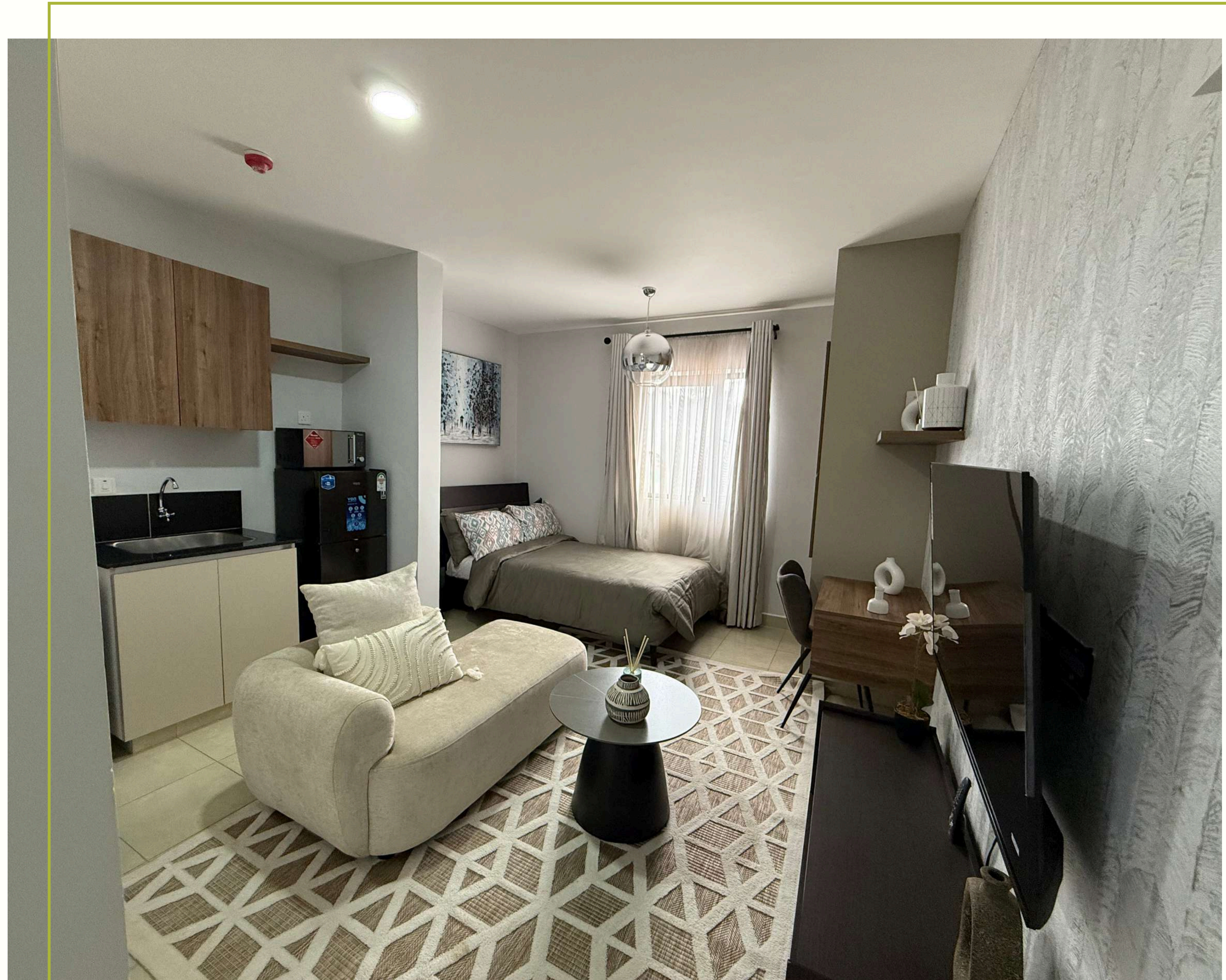




Our Progress So Far

Initiated in 2023, the Keza Riruta development project sprawls over 7.5 acres of premium land, strategically crafted to cater to the modern urban lifestyle. With a vision to accommodate around 1400 residential units, this ambitious endeavor is already making significant strides. Phase 1 is sold out and construction is surpassing expectations, scheduled for completion in August of 2025. Our show house is now open for viewing, and we extend a warm invitation to investors to invest in phase 2 and experience the future of urban living firsthand.

We Deliver



PHASE 2

A SMART INVESTMENT



TYPE: Premium Studio

PRICE: KES 2,700,000

Size: 25SQM

PAYMENT PLAN

STUDIO

20% BOOKING FEE

10% AT GROUND BREAKING

60% OVER CONSTRUCTION

10% ON COMPLETION

INTRODUCING UNITS WITH BALCONIES

TYPE: 1 Bedroom Apartment

PRICE: KES 4,900,000

Size: 45 SQM

PAYMENT PLAN

1 BEDROOM APARTMENT

20% DEPOSIT ON LETTER OF OFFER

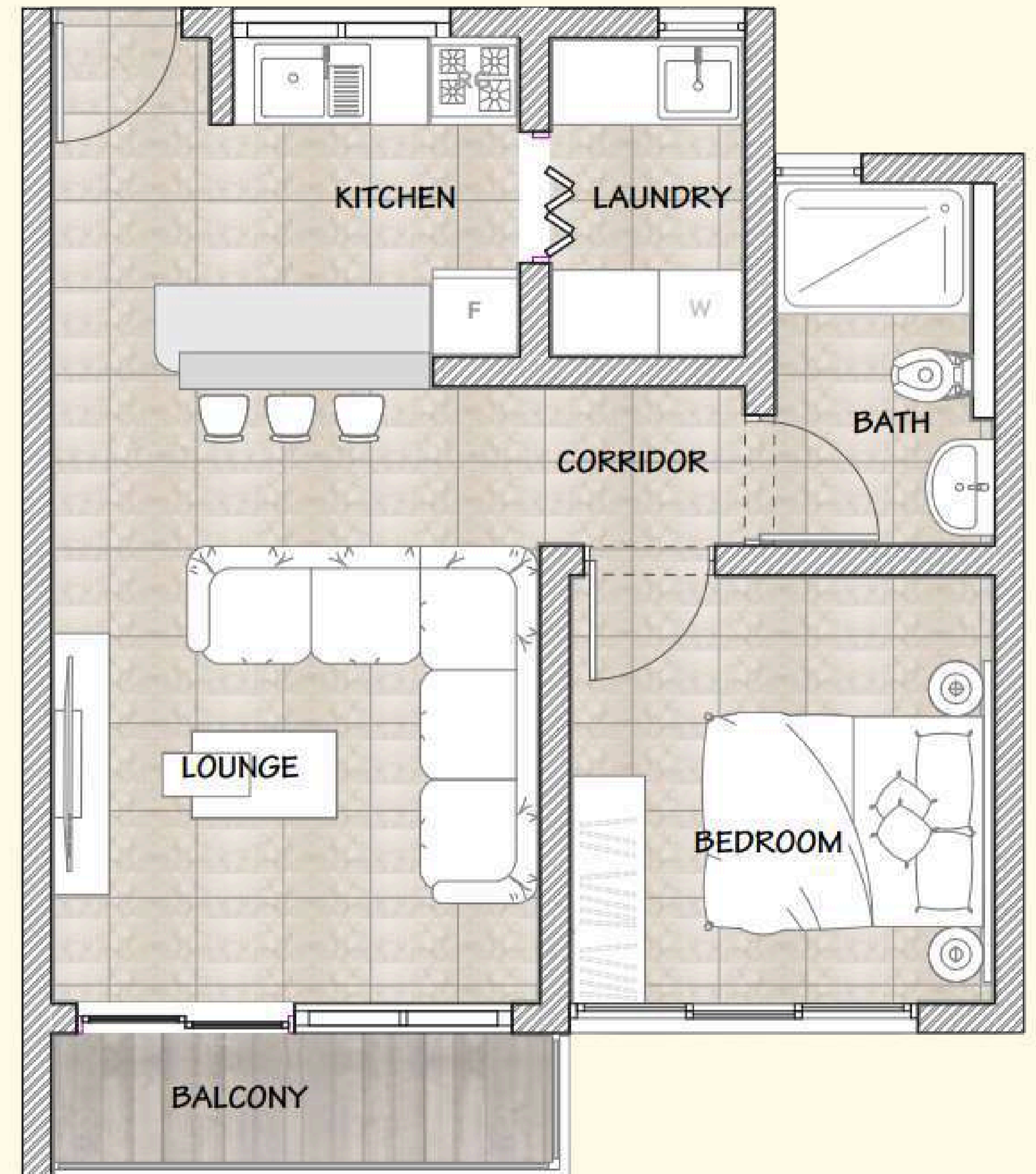
10% DEPOSIT ON SALE AGREEMENT

BALANCE OVER CONSTRUCTION

24 MONTHS

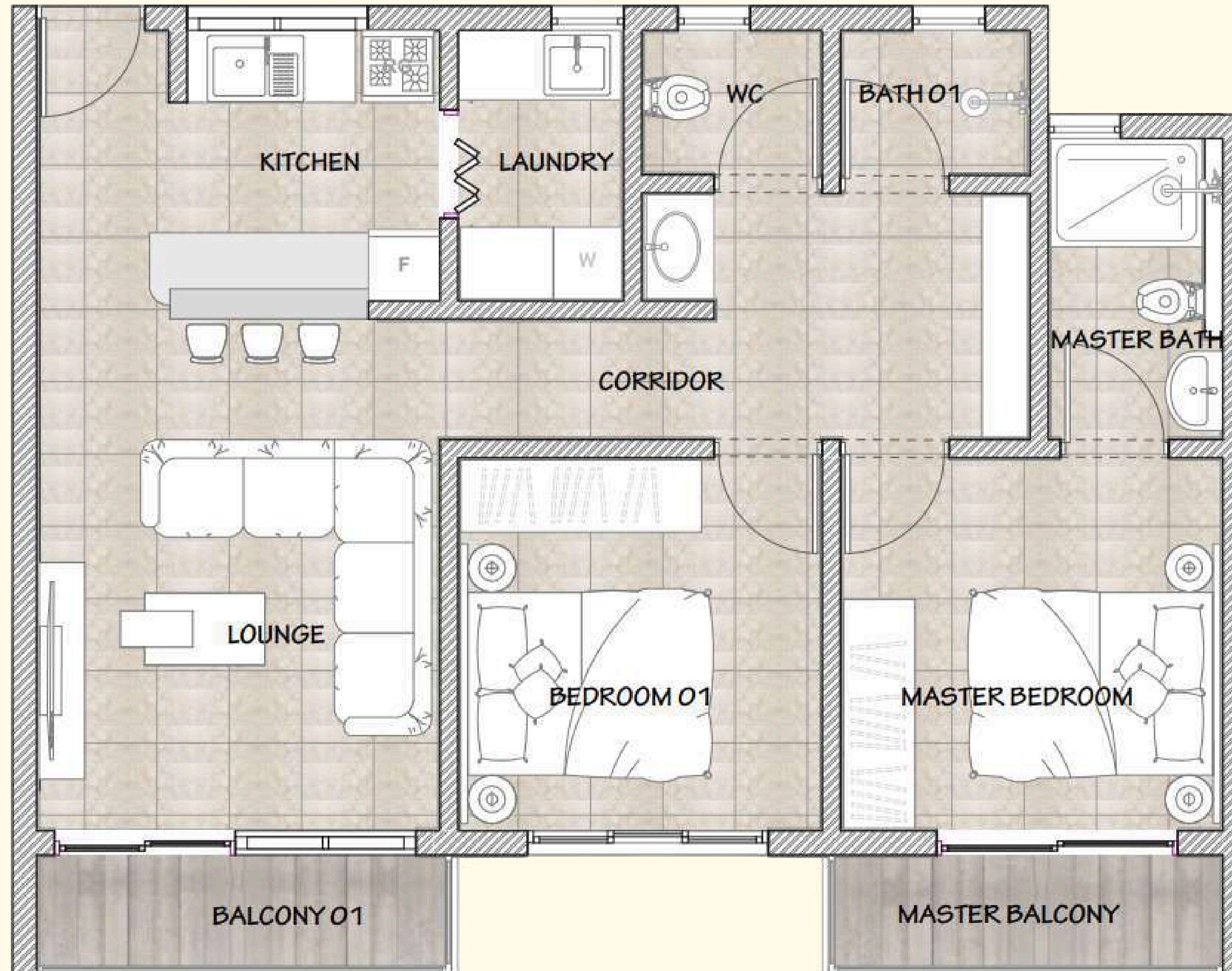
PHASE 2

MAXIMISE YOUR RETURNS



PHASE 2

EXCEPTIONAL DESIGN



PREMIUM UNITS WITH BALCONIES

TYPE: 2 Bedroom Type A Apartment

PRICE: KES 7,800,000

Size: 75SQM

PAYMENT PLAN

2 BEDROOM APARTMENT

20% DEPOSIT ON LETTER OF OFFER

10% DEPOSIT ON SALE AGREEMENT

BALANCE OVER CONSTRUCTION

24 MONTHS

PREMIUM UNITS WITH BALCONIES

TYPE: 3 Bedroom Type A Apartment
with Balcony Off the Living Room

PRICE: KES 9,700,000

Size: 95 SQM

PAYMENT PLAN

3 BEDROOM APARTMENT

20% DEPOSIT ON LETTER OF OFFER

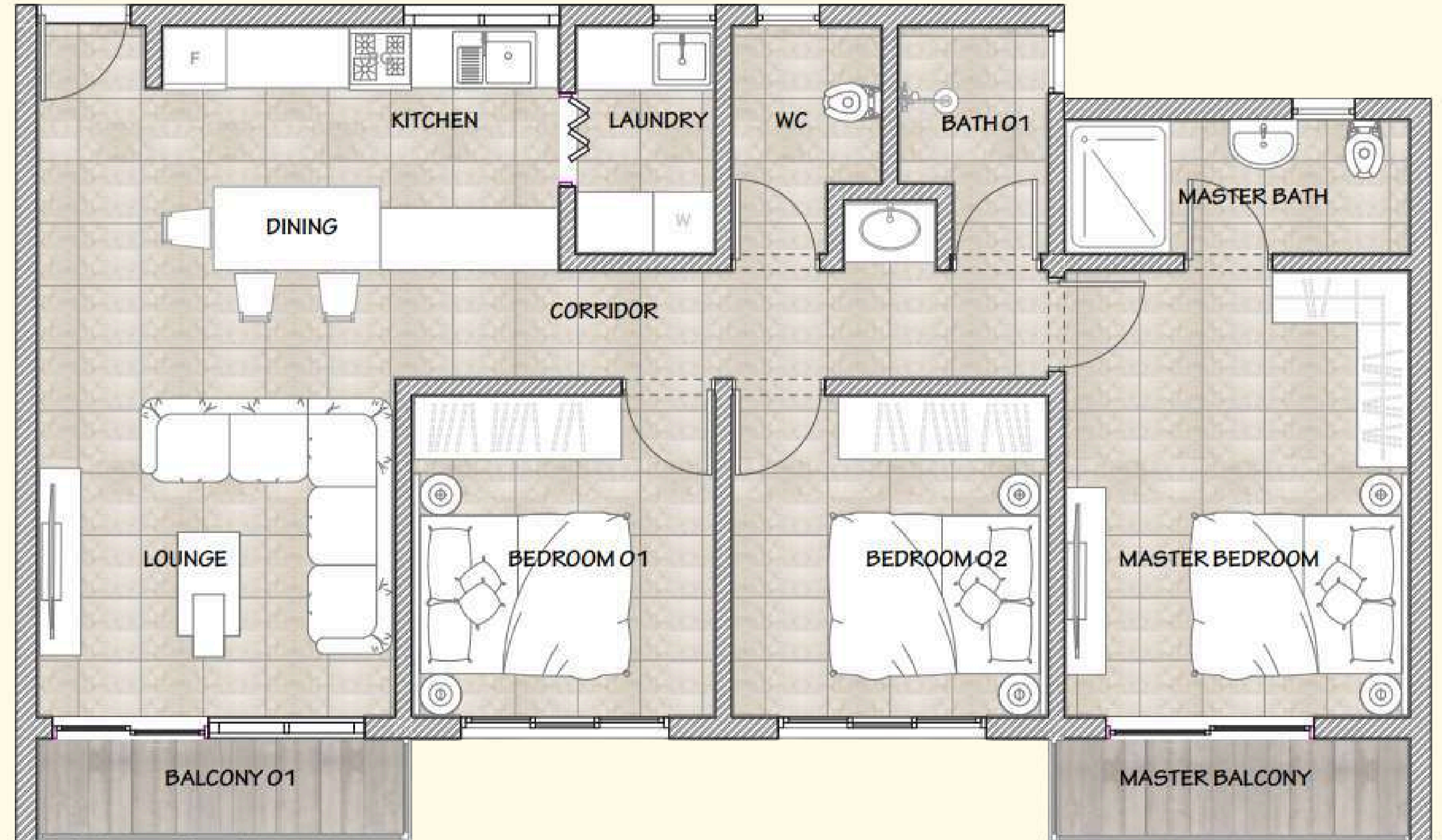
10% DEPOSIT ON SALE AGREEMENT

BALANCE OVER CONSTRUCTION

24 MONTHS

PHASE 2

ELEGANT BY DESIGN



YIELDS AND PROJECTED RETURNS

TYPOLGY	STARTING PRICE	PROJECTED MONTHLY RENT <small>Exclusive of service charge</small>	APPRECIATION*	RENTAL YIELD	CAPITAL APPRECIATION*	UNIT SIZE (sqm)
PREMIUM STUDIO	KES 2,700,000	KES 20,000	10%	8%	30%	24
1 BEDROOM APARTMENT	KES 4,900,000	KES 35,000	10%	8%	30%	41
2 BEDROOM APARTMENT	KES 7,800,000	KES 41,000	10%	8%	30%	70
3 BEDROOM APARTMENT	KES 9,700,000	KES 60,000	10%	8%	30%	85

* OVER THE CONSTRUCTION PERIOD

Invest With Confidence

STANDARD PAYMENT PLAN

TYOLOGY	STARTING PRICE	20% BOOKING	10% AT SALE AGREEMENT	60% DURING CONSTRUCTION	10% ON COMPLETION
PREMIUM STUDIO	KES 2,700,000	KES 540,000	KES 270,000	KES 1,620,000	KES 270,000
1 BEDROOM APARTMENT	KES 4,900,000	KES 980,000	KES 490,000	KES 2,940,000	KES 490,000
2 BEDROOM APARTMENT	KES 7,800,000	KES 1,560,000	KES 780,000	KES 4,680,000	KES 780,000
3 BEDROOM APARTMENT	KES 9,700,000	KES 1,700,000	KES 970,000	KES 5,820,000	KES 970,000

Unlock the gateway to your dream home with our irresistible 5-year payment plan! Secure your slice of paradise with just a 10% deposit, and then spread the remaining balance over 60 months. Dive into homeownership for as little as KES 47,000 per month, while enjoying remarkable returns of over 25% yields and substantial capital appreciation.

Invest In Your Future Today







Mi Vida Garden City

Mi Vida's project at Garden City is the first of its kind with the development centred on green space and family living. The project offers one bedroom apartments from KES 8.8m, 2-bedroom apartments from Kes 12.1m and 3-bedroom apartments from 15.7m. Residents enjoy access to amenities including:

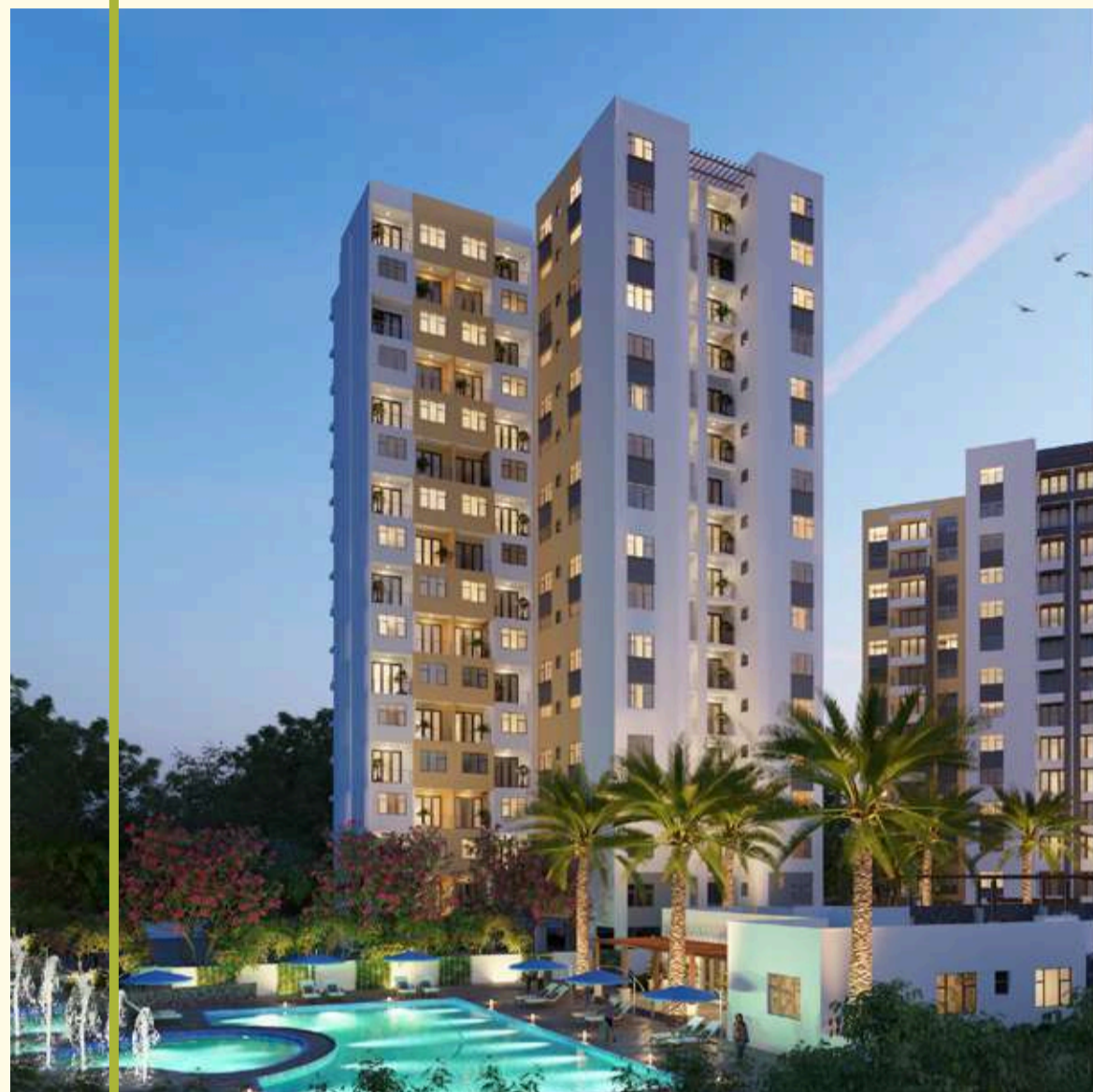
- One acre of outdoor green space
- The largest residential adult & children's pool
- Commercial size gym and fitness studio
- Largest residential club house & BBQ deck
- Kids play area
- Multi- Purpose Sports Court
- 300m walking/jogging track
-



Garden City Residences

Garden City is Kenya's first integrated residential, retail and commercial development, offering 2- & 3-bedroom modern apartments, duplexes and 4-bedroom town houses. At its heart is a three-acre landscaped park, with children's play areas, an adult and children's swimming pool, gym, club house and generous lawns and gardens.

Convenience and quality are at the forefront with the world-class retail mall, Grade A offices, landscaped central park and dedicated children's play areas and a selection of family entertainment on the doorstep.



Amaiya Garden City

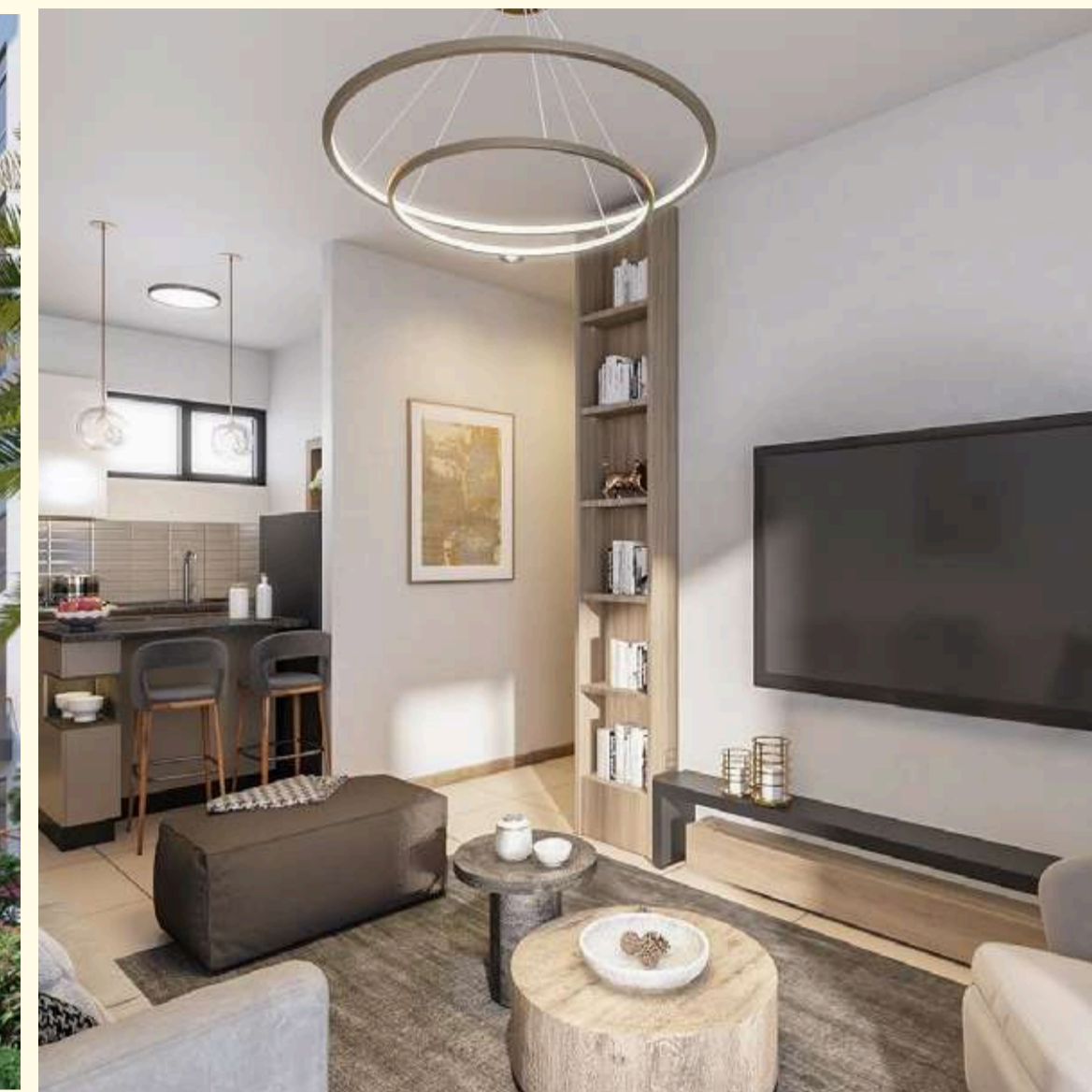
Amaiya Garden City is a continuation of the unique offering provided by Mi Vida Garden City Phase 1.

Offering 1- & 2-bedroom luxurious duplex units and beautifully designed 3-bedroom 3-bed room apartments. Amaiya upholds our brand promise of innovative design, modern engineering, trusted construction and on-time delivery.

- 1 Bedroom Duplexes from **KES 9.7m**
- 2 Bedroom Duplexes from **KES 15m**
- 3 Bedroom Apartments from **KES 17m**

Completed Amenities including:

- The largest residential adult & children's pool
- Commercial size gym and fitness
- studio Largest residential club house &
- BBQ deck Kids play area



237 Garden City

237 Garden City has been designed to provide a unique and affordable investment opportunity. The project offers an affordable entry price into owning a share of Garden City with Studios from **KES 2.9m**, Premium Studios from **KES 3.5m**, 1-bedroom apartments from **KES 5.5m** and 2-bedroom apartments from **KES 8m**.

Garden City has been a preferred location for tenants looking for a unique convenient development to live within, with close proximity to main employment centres including Gigiri, Kasarani, Baba Ndogo, Westlands and the CBD.

For the discerning investor, this will mean sustained high occupancy rates, inflation-hedged rental income with yields above 8% and a projected overall return of more than 20% over the medium term.