



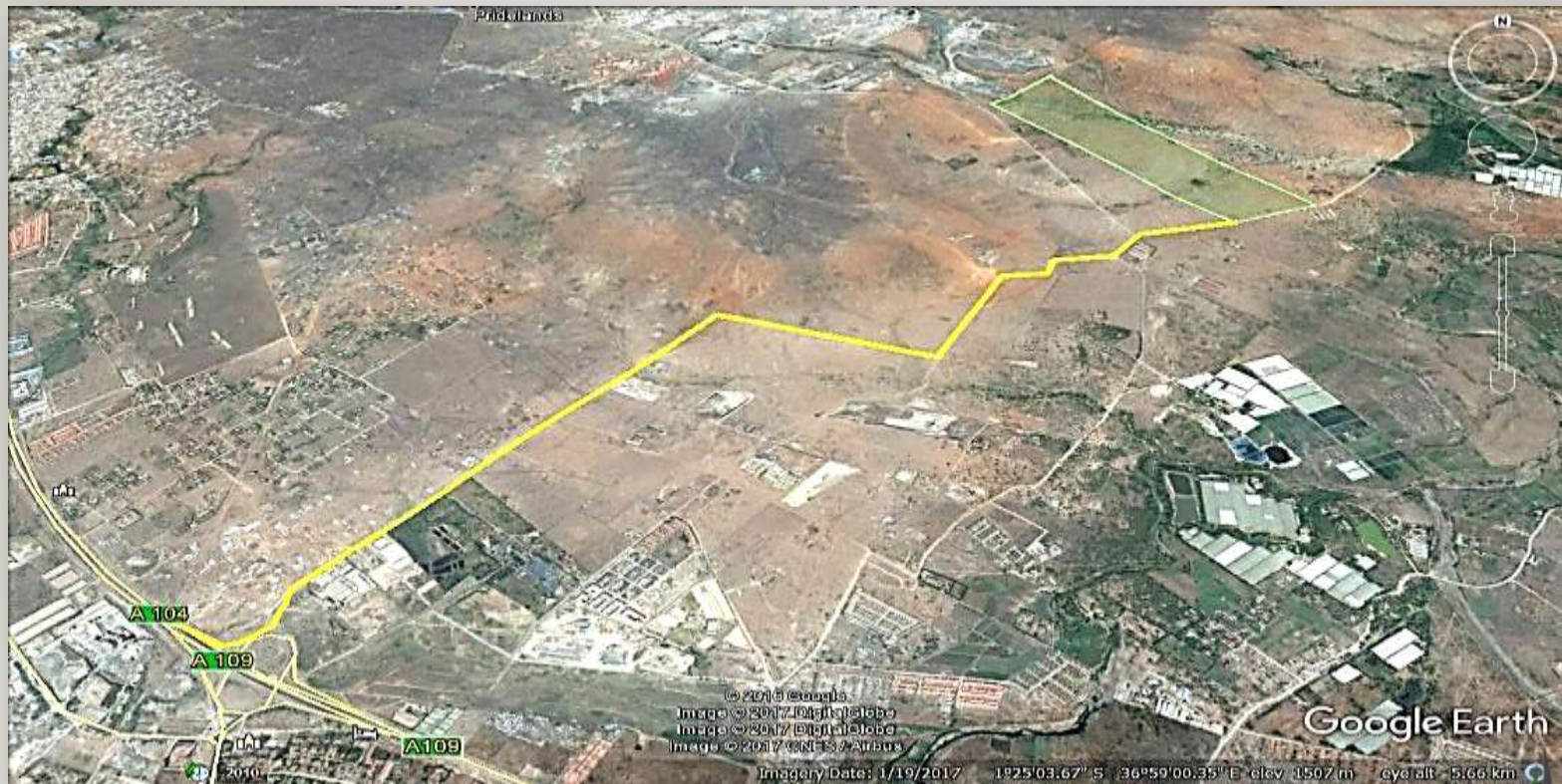
SUNCITY

REAL ESTATE

a ground-breaking development by



PROJECT LOCATION



PROJECT LOCATION

- ❖ 25 km from Nairobi CBD
- ❖ 5 km Tarmacked from
Mombasa road,Athi River
Interchange
- ❖ 9 Km from JKI Airport



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THE PROJECT

SUNCITY REAL ESTATE will initially consist of 3,500 units on 64 acres for 4 subphases divided into phases of minimum 500 units a year



Welcome to



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LIVE, WORK & PLAY AT SUN CITY

Suncity Real Estate is a mixed-use development consisting of an integration of, **Residential, Commercial, Social & Recreational** amenities for an estimated **50,000 residents** and **20,000 day visitors**.

It is a **Land Mark Project** aimed at shifting urban development in Nairobi from the usual single node model to decentralized urban environment.

MASTER PLAN PHASE 1



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PRIVATE

12,000 total units:

**PHASE 1: 3,500 units on 64
acres**

Divided into 5-7 sub-phases of 500
units each over 5-7 years and
comprised of the following:

- ❖ 175 units – 1 bedroom
- ❖ 1,050 units – 2 bedrooms
- ❖ 2,275 units – 3 bedrooms

**PHASE 2&3: 8,500 units in 128
acres: 5-7 Sub-phases over 6-7
years**

- ❖ May vary according to market
needs
- ❖ Total project over 10-14 years



SUN CITY BLOCK COMPOSITION

BLOCK TYPE	BLOCK COMPOSITION	N ^o OF UNITS
Block A	24 3 Bedroom Units	24
Block B	12 2 bedroom + 24 3 bedroom Units	36
Block C	24 2 bedroom + 24 3 bedroom Units	48
Block D	12 2 bedroom + 24 3 bedroom Units	36
Block E	36 2 bedroom + 24 3 bedroom Units	60
Block F	36 3 bedroom Units	36
Block G	48 1 bedroom + 12 2 bedroom Units	60

FACTS & FIGURES

UNIT DESCRIPTION	UNIT SIZE (M ²)
1 bedroom	50
2 bedrooms	80
3 bedrooms	100
3 bedrooms + DSQ	110

***Rental return values given above are based on assumptions and are subject to change with change in market trends*

1 BEDROOM – 50 SQM



2 BEDROOMS – 80SQM



3 BEDROOMS + DSQ – 110SQM



OUR PRICES

UNIT PRICES (Kshs):

From

- ❖ 1 bedroom – 2.5 Million
- ❖ 2 bedrooms – 4.5 Million
- ❖ 3 bedrooms – 6.0 Million

****Please note the rental return values given above are based on assumptions and are subject to change with change in market trends**

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SUBURBAN LIVING

Suncity Real Estate is to be set in an idyllic suburban environment away from the hustle and bustle of Nairobi.

Well spaced apartment blocks, separated by landscaped gardens and tarmacked estate roads and walk ways, will all contribute to a blissful lifestyle.



APPEALING, QUALITY FINISHES





HIGH SPEED INTERNET CABLE & SATELLITE TV



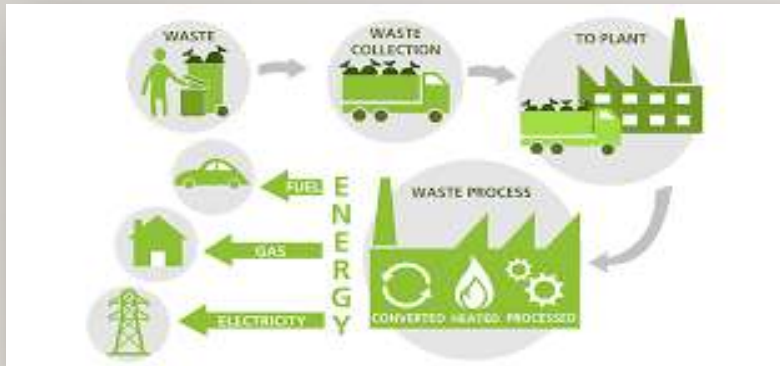
LIQUID
TELECOM

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CONGRUENCE OF LIFESTYLE



HYBRID POWER & ENERGY





GREEN BUILDING AT SUN CITY

Energy Production Through A Hybrid Of Solar, Wind And Biomass Recycling

Hot Water Supplied To All Residents From A Central Solar Heating System

Kenya Power Supply Will Be Connected But Serving As Back Up Power Source

Liquid Waste Will Also Be Recycled For Use In Irrigation Of Gardens Around The Blocks



LIVE, WORK & PLAY AT SUNCITY

PUBLIC SPACES & AMENITIES

- 6 Km Tarmacked access road from Mombasa Road
- Shopping Mall, Office Blocks Hotel & Conference Halls
- Primary & Secondary Schools;
- Medical Centre;
- Skating Rink;
- Community Centers, Water Ponds, Walking/Jogging Track, Green Park
- Police Post;
- Swimming Pool, Water Park, Ponds
- Soccer Field, Basketball, Tennis & Volleyball Courts
- Other Complimentary Facilities



PRIVATE DEVELOPERS SITES

Private developers will partner with Sun City to develop amenities in line with their expertise.

Parcels of land have been allocated for investors willing to invest in Suncity project.

PRIVATE DEVELOPERS SITE LAND ALLOCATIONS

SITE DESIGNATION		SIZE OF ALLOCATION (ACRES)
1	Shopping Mall	10
2	Hotel & Conference	1
3	Nursery school	3
4	Primary	2
5	High	2
6	Office Block	1
7	Entertainment	3
8	Church	3
9	Medical Centre	1
TOTAL		26 ACRES



SUBSIDISED MORTGAGE RATES

- † Our international financiers have extended a line of credit facility to local Kenyan banks to issue mortgages to end buyers & SACCOS.
- † Organizations & Individuals who purchase in bulk (i.e. in excess of 100 units are entitled to discounted prices on Suncity apartments. The extent of the discount to be determined on a case by case basis based on size of the transaction.