



**Cytonn**  
REAL ESTATE



# Table of Contents

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- I. Karen Overview
- II. Project Overview

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## **I: Karen Overview**

# Karen Overview

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## Karen offers the tranquility of country living while enjoying easy accessibility to the city centre

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- Karen is an affluent, secure and attractive suburb in Nairobi, Kenya, situated Southwest of the city centre, about 20km from the Nairobi CBD – a 30 minute drive to the CBD during off peak hours
- Karen, in comparison to other high-end residential areas in Nairobi, has seen the greatest increase in land prices, fivefold, over the last 7 years
- Karen offers a blend of colonial bungalows and villas on stunning, expansive grounds, and has ensured its continuing sense of country life around modern, urban centres and facilities
- It hosts a diverse population, both local and global individuals, with a large number of expatriate residents
- Various infrastructural developments and facilities in Karen have enhanced its ambience:
  - **A Good Transport Network:** Karen sits between Ngong Road and Langata Road hence residents can use either road to access it from the city. With the development of the Southern Bypass and the upgrade of Lang'ata Road, accessibility to the area has been eased
  - **Recreational Facilities :** The Jockey Club, on the edge of Ngong Forest, houses the seasonal horse racing events. The Karen Country Club offers a world class 18-hole golf course on exquisite grounds. Karen is also home to the Karen Blixen Museum and the Bomas of Kenya – a cultural centre displaying Kenya's diversity. Children can also visit The Giraffe Centre and interact with the wildlife

# Karen Overview contd...

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## Karen offers the tranquility of country living while enjoying easy accessibility to the city centre

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- **International Shopping Centres & Amenities:** Standing at the junction of Ngong road and Langata road, the Karen shopping centre and the Karen Crossroads Shopping Mall offer a full shopping experience. Galleria Shopping Mall, at Bomas and The Hub, Karen Mall, a Kshs 4Bn development are other malls positioned to capture the need for sophisticated retail experiences in the area
- **Eateries:** Karen is the home of a myriad of both local and international hotels, including; Hemingways Nairobi, Tamambo Karen Bixen, Dari Restaurant, Que Pasa, Talisman Restaurant, to mention but a few
- **Schools:** Karen is home to international schools including; Hillcrest School, Brookhouse International School and Banda School. Other good schools include Light Academy, St. Christophers, and Nairobi Academy
- **Hospitals:** Situated along Langata Road, the very modern and well equipped Karen Hospital and Nairobi Hospital offer both in-patient and out-patient facilities
- **Places Of Worship:** Citam-Karen, Karen Vineyard Church, and Karen Community Church are some of the churches within the vicinity
- **Residents association:** Karen Langata District Association is tasked by the residents to look after their interests. The association liaises with the city council to monitor development and maintenance of the suburb

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## II: Project Overview



# Situ Village - A new gem in Real Estate

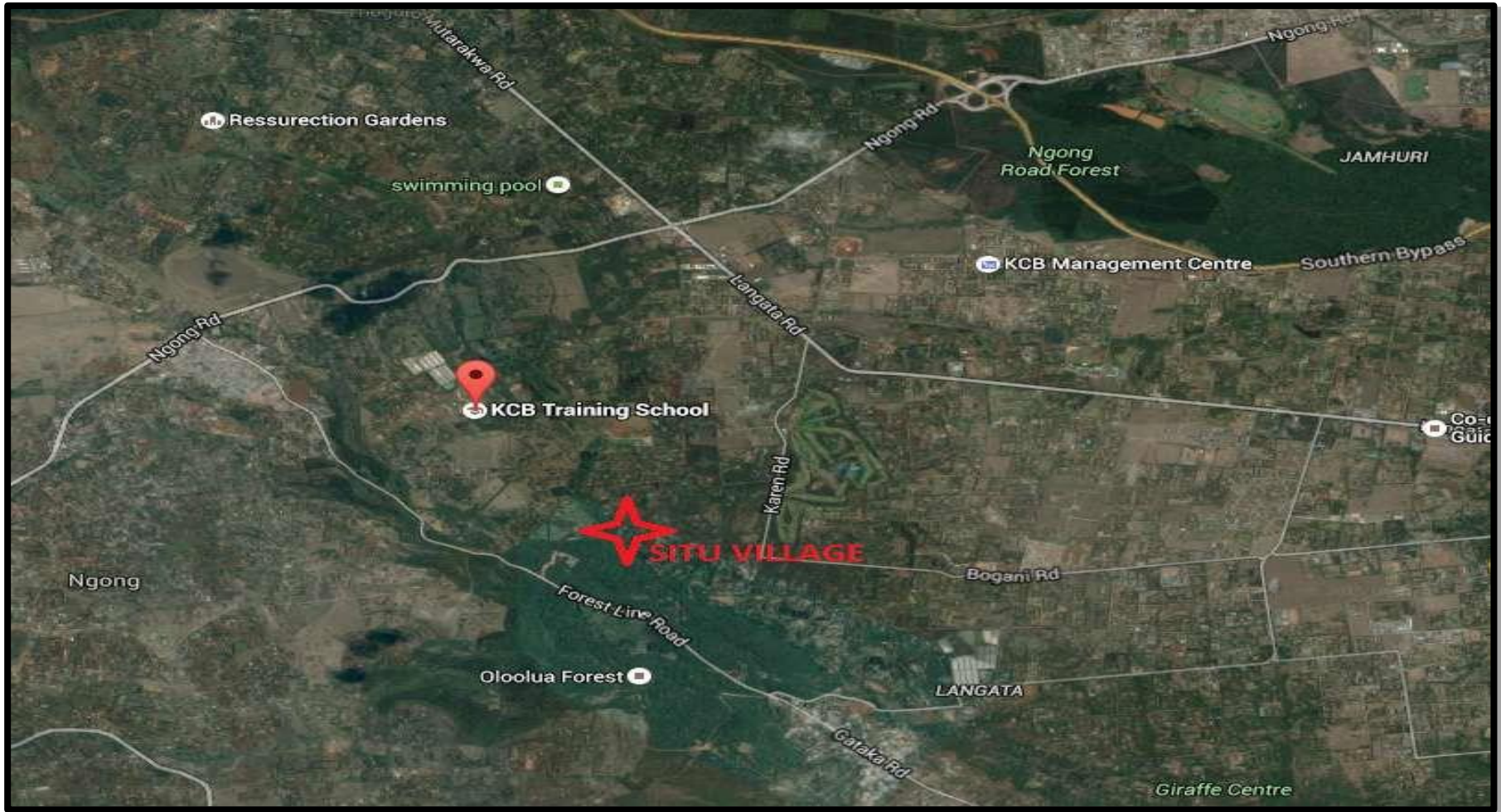
## Site Location

- The development sits on 29 acres of land bordering the expansive evergreen Ololua Forest, 5 mins from The Hemingways Boutique Hotel and 45 minutes to the Jomo Kenyatta International Airport



# Site Location

Situ's supreme location makes it the ultimate home of luxury and serenity





# Project Overview

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## Situ Village offers you a journey into a world of calming green in a utopian space

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- Situ Village is a destination where fast paced living decelerates to a more fulfilling, contented rhythm breaking away from the tedium of city life
- The development is nestled in the green leafy suburbs of Karen, a few minutes drive from The Hub, Karen Mall
- It is a private, exclusive gated community with 50 4 bedroom villas, each with a plinth area of 380 sqm, all en-suite, sitting on ½ acre plots. The villa types feature two designs; The Mediterranean and The Andalusian.
- The development also boasts of 10 3-bedroomed cottages with a plinth of 221sqm
- The development will be in 3 phases;
  - Phase I - 22 Villas and 10 cottages
  - Phase II - 18 Villas
  - Phase III - 10 Villas, clubhouse and commercial centre
- The development boasts rare features including:
  - a retail centre
  - cottages
  - a clubhouse
  - a jogging track and a hiking trail

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### **III. House designs**

# Project Description

## The Andalusian house design



- The Andalusian home designs have special features such as:
  - Long and rectangular with natural stone walls
  - Bedroom feature extended wings
  - Tile roofs cover the tops of the expansive homes
  - The roof is finished in a gable style with the form elevation being dominated by eave lines
  - Windows set within thick walls and lined with sloping sills

# Project Description

## Andalusian house living room

- **The Andalusian living room has bright appeal with a lot of natural light coming from the French glazed doors opening up to the huge classic balconies**
- **The light colored tiles and walls with classical moulded cornices and pelmets add to this illusion giving a vibrant look to the room**





# Project Description

## Andalusian house kitchen interiors



- **The Andalusian kitchen has a solid hardwood finish with rich hardwood veneer joinery and granite countertops**
- **The wet areas are furnished with first quality ceramic tiles with a colour theme to complement the rich look of the interior space**

# Project Description

## Andalusian house bedroom interiors



- **The Andalusian bedroom has a solid hardwood finish with rich hardwood veneer joinery and granite countertops**
- **The wet areas are furnished with first quality ceramic tiles with a colour theme to complement the rich look of the interior space**



# Project Description

## Andalusian house family room

- The Andalusian family room on the first floor of the house with the rest of the bedrooms has cathedral ceilings with sawn timber and hardwood timber strips for the floors
- The room with an extension to the study has a chimney with natural stone finish that the family can enjoy during chilly Sunday mornings



# Project Description

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## The Mediterranean house design

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Features of the Mediterranean design:

- Low pitched tile roof
- Stucco siding
- Wrought-iron balconies
- Extensive outdoor living areas
- Cladded walls
- Arches over the windows and doors
- Courtyard, patio or lanai



# Project Description

## Mediterranean house dining room



- **The Mediterranean dining room has a modern yet homely feel with wooden finishes on a number of areas and polished porcelain tiles complemented by vanished hardwood timber cornices**
- **It gives the ultimate family bonding space during meals and other recreational moments**

# Project Description

## Mediterranean house bedroom interiors

- **The Mediterranean bedroom has bright appeal with a lot of natural light coming in an minimal artificial light**
- **The dark coloured mahogany strips give the floors of the room a natural feel and look**





# Project Description

## Mediterranean house family room

- The Mediterranean family room on the first floor of the house with the rest of the bedrooms has cathedral ceilings with sawn timber and dark hardwood timber strips for the floors



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## **IV: Investment**



# Villas Pricing Structure

## Flexible payment plans to suit your needs

- We are currently selling at an off-plan price of:
  - Villas – Kes 80 Million
- The development will have a 25% p.a return to the investor

**All values are in Kes  
unless stated**

Villas	Instalment Plan	Mortgage Plan
<b>Cash Plan</b>		
10% deposit	10% deposit	10% deposit
90% within 90 days	80% staggered over construction period	90% on completion
	10% on completion	
<b>Pricing</b>	<b>Pricing</b>	<b>Pricing</b>
73,500,000	80,000,000	87,500,000

# Cottages Pricing Structure

## Flexible payment plans to suit your needs

- We are currently selling at an off-plan price of:
  - Cottages – Kes 45 Million
- The development will have a 25% p.a return to the investor

### All values are in Kes unless stated

Villas		Instalment Plan	Mortgage Plan
Cash Plan			
	10% deposit	10% deposit	10% deposit
	90% within 90 days	80% staggered over construction period	90% on completion
		10% on completion	
	<b>Pricing</b>	<b>Pricing</b>	<b>Pricing</b>
	41,500,000	45,000,000	49,000,000

# Investment opportunity

## Situ Village offers investors the pinnacle of lucrative investment opportunities

- Karen sells itself as a high-end area for rentals. Units in gated communities in Karen have average rental rates of Kes 275,000 per month, exclusive of service charge
- The total return on investment on average is about 25%, being the sum total of capital appreciation estimated at 19% p.a , a rental yield averaging to 5.5%

All values are in Kes unless stated otherwise

Selling Price & Rental Rates Research					
Project Name	Location	Size per unit SQM	Capital Appreciation	Rental Yield	Total Return
Muhugu Park 11	Kerarapon Rd	450	18%	5%	23%
Dik Dik Gardens	Karen Hardy	350	14%	6%	20%
Tai Woods	Murisho Rd	250	24%	7%	31%
Pergola Villas	Karen plains	250	N/A	4%	N/A
Marula Gardens	Marula Lane	300	N/A	5%	N/A
<b>Max</b>		<b>450</b>	<b>24%</b>	<b>7%</b>	<b>31%</b>
<b>Min</b>		<b>250</b>	<b>14%</b>	<b>4%</b>	<b>18%</b>
<b>Total Mean</b>		<b>350</b>	<b>19%</b>	<b>5.5%</b>	<b>25%</b>

# Situ Village

Luxury, greenery and calm embrace you in Situ Village





# The Grand Piazza

Marks the entrance into the elite world, where only a select few can enter..



# The Club House

With a gym, a leisure deck a rooftop lounge and a sports bar





# The Retail Centre

With convenience stores, boutique offices, clinics. and a daycare



# Q&A

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