



THE RIDGE
LUXURIOUS LIFESTYLE



I. Ridgeways Overview

Ridgeways Overview

Ridgeways offers a private, luxurious and serene living environment in Nairobi

- Ridgeways is located North West of Nairobi, 10 Km from the Nairobi CBD - a 20 minute drive from the CBD and 40 minute drive during rush-hour
- Ridgeways is considered the epitome of convenient, community living for the ever-growing middle class and high end population and this can be attributed to:
 - **A Good Transport Network:** Ridgeways is easily accessed using either the new Northern Bypass or Kiambu Rd. The Northern Bypass has further provided ease of accessibility to CBD. It also connects the area to the main transport beltway, linking it to major roads such Thika Superhighway and Eastern Bypass
 - **Hotels and Malls:** Ridgeways is surrounded by luxurious hotels such as Tribe Hotel and lavish malls like Ridgeways Mall, The Village Market, Rosslyn Mall & Two Rivers (newly opened) which creates and opportunity for employment thus favouring property development
 - **Hospitals:** Hospitals and clinics such as the Aga Khan Hospital and Gertrude's Hospital offer residents fast medical attention in case of emergencies
 - **Security :** Ridgeways is within the Blue Zone area as per the UN international zoning standards.

Ridgeways Overview contd...

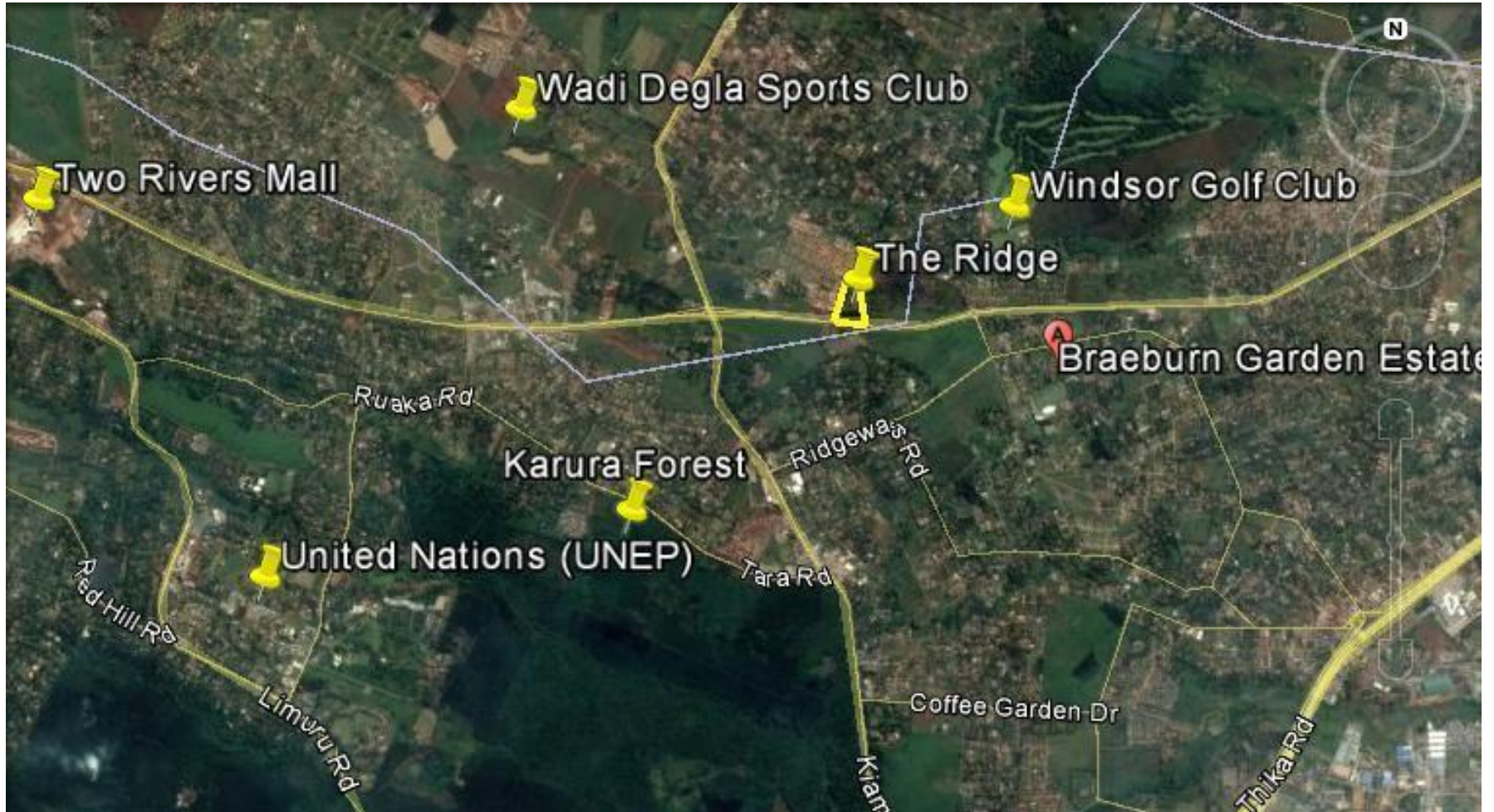
Other selling propositions

- **International Organisations:** Close proximity to United Nations Environmental Program in Gigiri (10 Minutes from Ridgeways) provides it with an attractive catchment area from the UNEP population. Ridgways is also located within close proximity to Embassies at United Nations Avenue
- **Affordability:** The standard of living in Ridgeways is relatively affordable compared to its neighboring areas thus attracting the middle class
- **Recreational Amenities:** Ridgeways houses a host of recreational amenities such as Windsor Golf Club (Located just 3 mins from our development), Karura Forest, Muthaiga Golf and Country Club and Paradise Lost for picnics, Wadi Degla Sports Club among others
- **Educational Facilities:** Ridgeways hosts International schools such as Braeburn Group of schools and Potterhouse School among others
- **Diverse Population:** It ranges from foreigners to both wealthy and middle class locals

Whether for investment or occupation, The Ridge in Ridgeways offers a unique opportunity to be part of a luxurious lifestyle development in one of the most sought after neighborhoods in Nairobi, Kenya

Project Particulars

Ridgeways is close to amenities such as Braeburn school, Windsor Golf Club and Two Rivers Mall



Project Overview

The Project is located approx. 300m from the Junction of Kiambu Rd and the Northern Bypass



II. Project Team

Project Team

The Project is located approx. 300m from the Junction of Kiambu Rd and the Northern Bypass

SPV Board		
1	Madhav Bhalla	Chair
2	Ian Henderson	Board Member
3	Project Manager	Cytonn Real Estate
4	Real Estate Services Manager	Cytonn Real Estate
Consultant Team		
5	Project Architects	Aspera Architects Ltd
6	Civil/Structural Engineers	EngPlan Consulting Ltd
7	Mechanical/Electrical Engineers	Norkun Intakes Ltd
8	Quantity Surveyor	YMR Consulting Ltd
9	Landscape Consultants	LandTech Consultants
10	NEMA Consultant	Anchor Plans
11	Physical Planner	Anchor Plans
12	Land Surveyor	Ardhi Survey Consultants
13	Hydrogeologist	Entox Solutions Ltd
14	Geotechnical Surveyor	Kelly Construction Ltd.
15	Project Surveyor	Nile Surveys
Construction Team		
16	Main Works Contractor	CRJE (East Africa) Ltd
17	Piling Sub-Contractor	Seokang Limited
18	Electrical Sub-Contractor	Infinity East Africa
19	Mechanical Sub-Contractor	Plumbing Systems

III. Project Highlights

Project Particulars

The project shall consist of 1 Bed-, 2 Bed-, 3 Bed- and 3 Bedroom with DSQ Apartments with Retail

- The Ridge is a comprehensive and luxurious mixed use development located in Ridgeways, Nairobi approximately 10 km from the CBD, 300m from the junction of Kiambu Rd and the Northern Bypass, 5 minutes' drive from the Two Rivers Mall, the biggest shopping mall in East Africa, less than 10 minutes' to Windsor Golf Club and 15 minutes' from UNEP headquarters in Gigiri
- The Ridge, which sits on 9.9 acres of land and touches the Northern Bypass, was inspired by the need for a live-work-play environment that aims at bringing together people from different walks of life to share a luxurious and convenient lifestyle. The development comprises of residential and commercial spaces
- The residential development consists of 1, 2 and 3 bedroom apartments. There are also 2 options of 3 bedrooms with a domestic servant quarter, standard and premium, and penthouses that occupy the topmost floor. The Ridge has lots of green spaces, outdoor sitting spaces and recreational facilities including swimming pools, children's playgrounds, landscaped courtyards and a health club
- The development also offers world class serviced apartments for both short stay and long stay residents
- The Ridge offers convenience with over 4,000 square meters of retail and office space consisting of a mini-mart, convenience stores, salon and laundry among others
- The Ridge is a secure gated community with 24-hour CCTV surveillance and ample parking spaces

Project Particulars

The project shall be implemented in 2 phases

- The project shall be implemented in 2 phases as shown below:

<i>Timeline Assumptions</i>	<i>Months</i>	<i>Date</i>
<i>Project Start Date</i>		
<i>Phase 1 Construction Start Date</i>	24	Q2' 2017
<i>Phase 2 Construction Start Date</i>	24	Q4' 2019
<i>Phase 2 DLP Start Date</i>	12	Q4' 2021
<i>Project Exit Date</i>		Q4' 2022

- The Ridge project shall be implemented in 2 phases
- The phases shall consist of approximately 300 units each and shall have a mix of all typologies of units

- Particulars not warranted*

Project Particulars

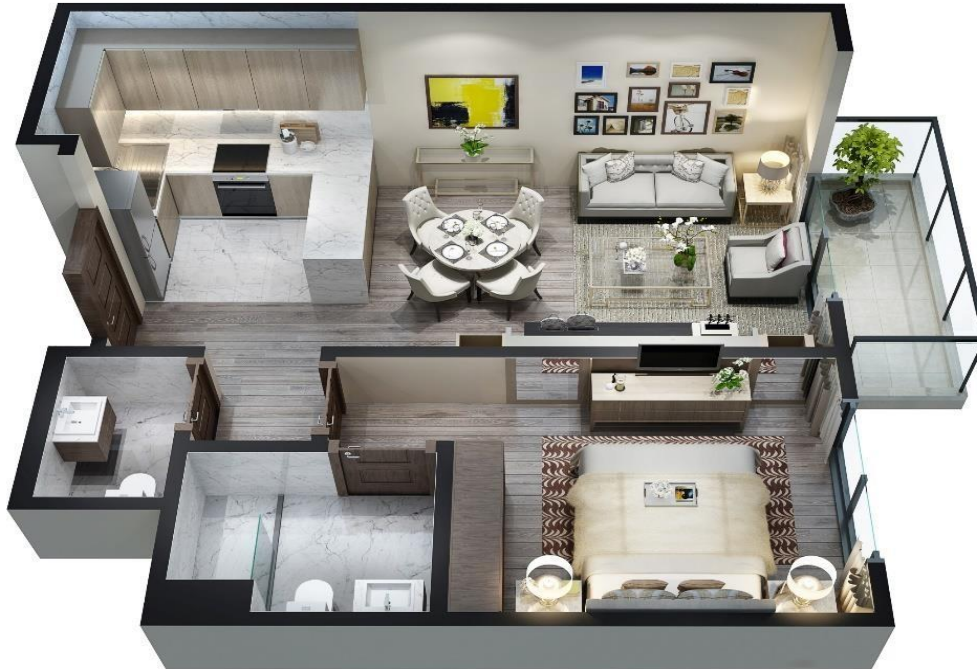
The Ridge offers amenities such as infinity pools, a health club and expansive gardens for relaxation



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Unit Typology

1 Bedroom Floor Plans



Features of the 1 Bedroom Apartment

- ❖ Size: 580 SQ FT (54 SQM)
- ❖ Open Plan
- ❖ Bedroom en-suite
- ❖ Balcony with a view of the courtyard

Unit Typology

2 Bedroom Floor Plans



Features of the 2 Bedroom Apartment

- ❖ Size: 1066 SQ FT (99 SQM)
- ❖ Closed kitchen/Open Kitchen Options
- ❖ Master Bedroom en-suite
- ❖ Spacious Lounge
- ❖ Balcony with a view of the courtyard

Unit Typology

3 Bedroom Floor Plans



Features of the 3 Bedroom Apartment

- ❖ Size: 1260 SQ FT (117 SQM)
- ❖ Closed kitchen/Open Kitchen Options
- ❖ Master Bedroom ensuite
- ❖ Lounge balcony with a view of the courtyard

Unit Typology

3 Bedroom with DSQ Premium Floor Plans



Features of the 3 Bedroom with DSQ Premium Apartment

- ❖ Size: 1475 SQ FT (137 SQM)
- ❖ Spacious Lounge
- ❖ Closed kitchen/Open Kitchen Options
- ❖ Master Bedroom en-suite
- ❖ Living room balcony with a view of the courtyard

Unit Typology

5 Bedroom Duplex Penthouse Lower Floor Layout



Features of the Lower Floor

- ❖ Spacious Lounge
- ❖ Closed kitchen
- ❖ Guest Bedroom on the lower floor en-suite
- ❖ Cloak room
- ❖ Living room balcony with a view of the courtyard and opening to a spacious terrace

III. Investment Opportunity

The Ridge Pricing

A summary of the prices of units at The Ridge

Summary of Prices

	Cash Price	Installment Price	Mortgage Price	Zero Deposit
NON- TERRACED				
1 Bedroom	7,000,000	7,800,000	8,900,000	9,100,000
2 Bedroom	12,000,000	13,400,000	14,800,000	14,900,000
3 Bedroom	14,100,000	15,900,000	18,200,000	18,300,000
3 Bedroom with Dsq	16,500,000	18,600,000	21,100,000	21,300,000
3 Bedroom with Dsq Premium	17,300,000	19,500,000	22,200,000	22,400,000
5 Bedroom Duplex Penthouse	26,600,000	30,000,000	34,900,000	35,300,000

- The payment plans are flexible and can be customised to a clients needs

Project Particulars

The Ridge – A Comprehensive Lifestyle Development in Ridgeways, Nairobi



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Q&A

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