



APRIL 2023

Newsletter

ISSUE

CENTUM ^{re}

sales@tworivers.co.ke

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AVAILABLE
FOR RENT

AVAILABLE
FOR SALE

Love Life at Riverbank

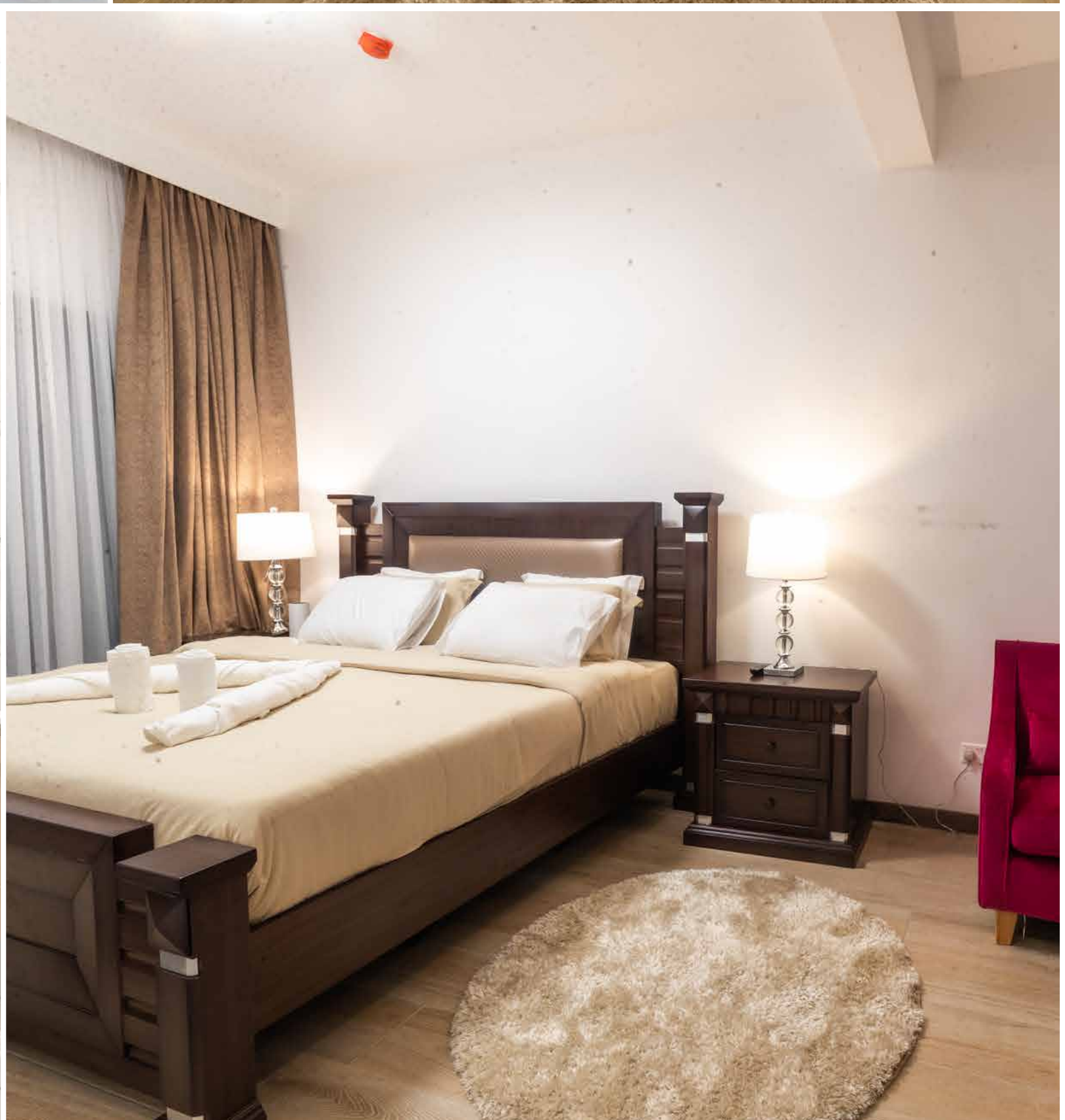
BASELINE RENT PER MONTH

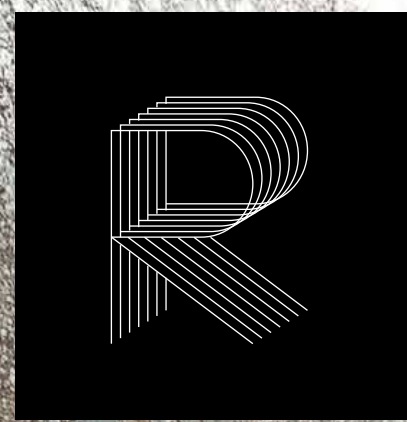
1 BED: KSH 120,000 | 2 BED: KSH 170,000 | 3 BED + DSQ: KSH 220,000



Your Home is now Ready for Occupation







RIVERBANK
AT TWO RIVERS

DOĞTAŞ
exclusive

— INSPIRED BY THE DESIRE FOR —

Freedom & Purity

EXCLUSIVE FURNITURE OFFERS BY DOGTAS, FOR RIVERBANK APARTMENT OWNERS

Dogtas Exclusive is offering discounted and competitive price offers for their furniture to all the Riverbank Apartment owners. The furniture comes in 3 classes, namely, entry level, mid-range level and high-end level, with the prices starting from the below:

TYOLOGY	OLD PRICE	DISCOUNTED PRICE
1 Bedroom	KES 779,625	KES 467,900
2 Bedroom	KES 926,800	KES 556,500
3 Bedroom	KES 1,533,925	KES 920,355

The furniture prices are exclusive of electronics, crockery, utensils and linen

For more details, email **Robert** at robert.kimotho@homeartafrica.com or get in touch with your Riverbank sales representative for assistance.



LOFT RESIDENCES



Everyday Elegance
at Two Rivers

DEVELOPMENT UPDATE

APRIL-23 MILESTONES

TASK	TARGET	%COMPLETE
<u>BLOCK A</u>		
Bedroom wardrobes installation	100%	100%
Testing & commissioning	100%	70%
Joint snagging - developer & clients	100%	70%
<u>BLOCK B</u>		
Testing and commissioning	100%	70%
Joint snagging - developer & clients	100%	70%
<u>BLOCK C</u>		
Testing and commissioning	100%	70%
Joint snagging - developer & clients	100%	40%
<u>BLOCK D</u>		
Bedroom wardrobes installation	80%	50%
Kitchen counter top installation	80%	50%
Testing and commissioning	80%	50%
Joint snagging - developer & clients	70%	20%
<u>BLOCK E, F</u>		
Gypsum studs	100%	100%
External painting	100%	95%
External cabling	50%	60%
<u>BLOCK G</u>		
External plaster	100%	60%
Internal plaster & skimming all levels	100%	100%
External painting	50%	10%
Gypsum studs	30%	70%
<u>CLUB HOUSE</u>		
Clubhouse external plaster	100%	80%
Swimming pool tiling	50%	10%

MAY-23 TARGETS

TASK	TARGET
<u>BLOCK A</u>	
Testing & commissioning	100%
Joint snagging - developer & clients	100%
<u>BLOCK B</u>	
Testing and commissioning	100%
Joint snagging - developer & clients	100%
<u>BLOCK C</u>	
Testing and commissioning	100%
Joint snagging - developer & clients	100%
<u>BLOCK D</u>	
Bedroom wardrobes installation	100%
Testing & commissioning	100%
Kitchen counter top installation	100%
Joint snagging - developer & clients	80%
<u>BLOCK E, F</u>	
External painting	100%
External cabling	100%
Internal first coat of painting	30%
<u>BLOCK G</u>	
External plaster	100%
Internal plaster & skimming all levels	100%
External painting	50%
Gypsum studs	100%
<u>CLUBHOUSE</u>	
Clubhouse external plaster	100%
Swimming pool tiling	50%

PROJECT PROGRESS

March 2023: Block A



April 2023: Block A



March 2023: Block B



April 2023: Block B



PROJECT PROGRESS

March 2023: Block C



April 2023: Block C



March 2023: Block D



April 2023: Block D



PROJECT PROGRESS

March 2023: Block E



April 2023: Block E



March 2023: Block F



April 2023: Block F



PROJECT PROGRESS

March 2023: Block G



April 2023: Block G



March 2023: Club House



April 2023: Club House







Real Estate with
Real Experience

DEVELOPMENT UPDATE

APRIL - 23 MILESTONES

TASK	TARGET	ACHIEVED
<u>BLOCK A</u>		
Level 1 Masonry works	100%	100%
Level 2 Masonry works	50%	40%
Cascades plasterworks	50%	30%
Level 4 Basement hardcore hand packing	100%	100%
<u>BLOCK B</u>		
Plaster in level 2 to 8	100%	100%
Plaster in all Cascade levels	100%	50%
<u>BLOCK C</u>		
Cascades level - 3 works	50%	40%
<u>BLOCK D</u>		
Formwork,steel & casting of 13th to 14th floor level columns	100%	100%
Casting of level 14 slab	100%	100%
Formwork,steel and casting of 15th to 16th floor level columns	100%	50%
Casting of level 15 slab	100%	20%
Masonry works in level 9 - 12	100%	90%
<u>BLOCK E</u>		
Casting of Block E 14th floor slab	100%	100%
Formwork,steel & casting of 14th to 15th floor level columns	100%	50%
Casting of level 15 slab	100%	50%
Formwork,steel and casting of 15th to 16th floor level columns	100%	20%
Masonry works in level 9 - 12	100%	90%

MAY - 23 TARGETS

TASK	TARGET
<u>BLOCK A</u>	
Level 2 & 3 Masonry works	100%
Cascades plasterworks	75%
Level 4 Basement concreting	100%
Level 6 slab concreting	100%
<u>BLOCK B</u>	
Plaster in level 9, 10, 11 & 12	100%
Plaster in all Cascade levels	100%
External plasterworks	30%
<u>BLOCK C</u>	
Cascades level - 3 works	75%
Level 1 slab concreting	100%
<u>BLOCK D</u>	
Level 1, 2 & 3 plasterworks	100%
Masonry works level 1 - 13	100%
Formwork,steel and casting of 14th to 15th floor level columns	100%
Casting of level 15 slab	100%
Formwork,steel and casting of 15th to 16th floor level columns	100%
Formwork,steel and casting of level 16 slab	100%
<u>BLOCK E</u>	
Level 1, 2 & 3 plasterworks	100%
Masonry works level 1 - 13	100%
Casting of level 15 slab	100%
Formwork,steel and casting of 15th to 16th floor level columns	100%
Formwork,steel and casting of level 16th	100%

APRIL 2023 - PROGRESS



APRIL 2023 - PROGRESS

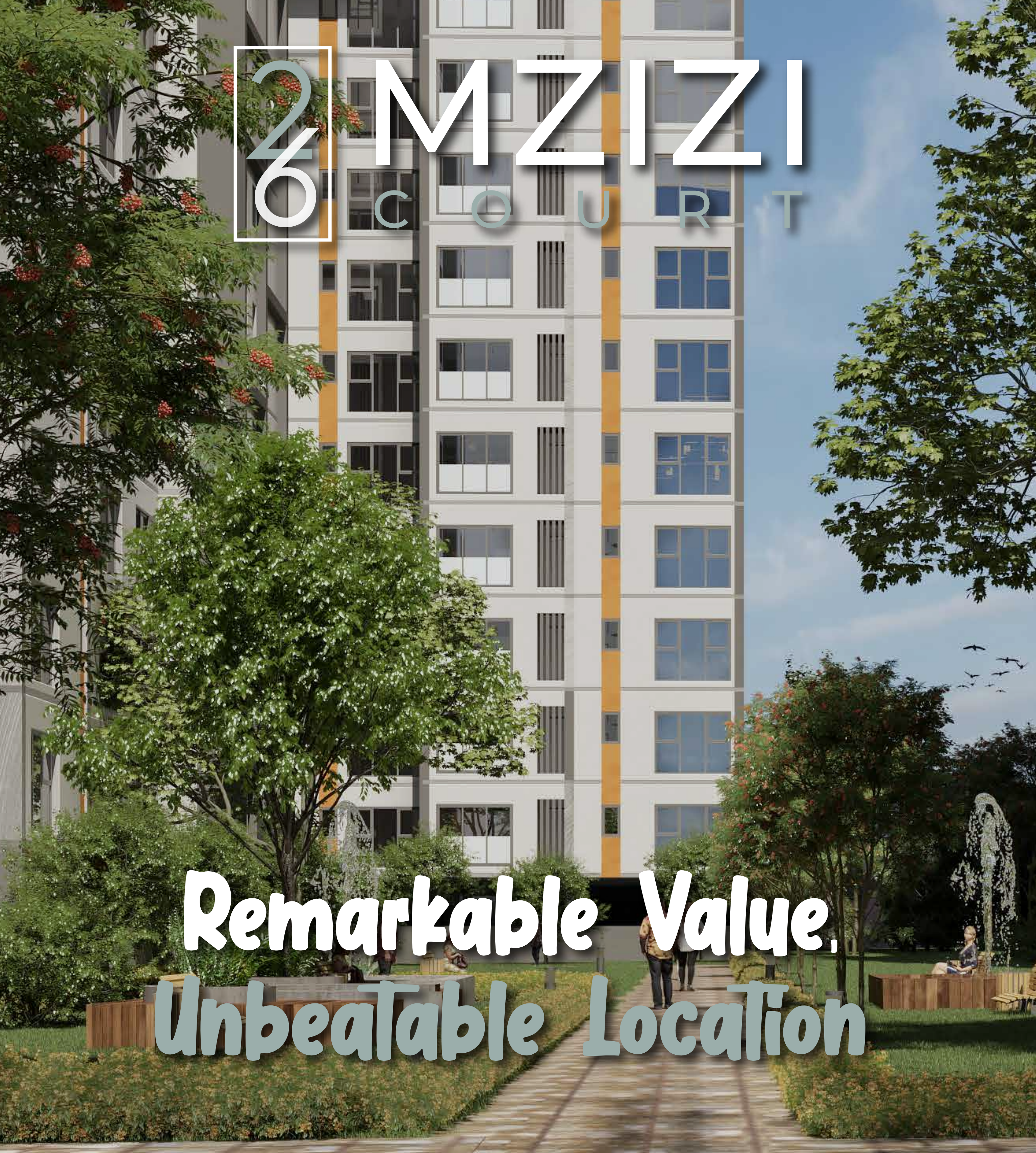




APRIL 2023 - PROGRESS







26 MZIZI COURT

Remarkable Value.
Unbeatable Location

PROJECT PROGRESS UPDATE:

APRIL - 23 MILESTONES

ACTIVITY	TARGET	%COMPLETE
Block B - 8th to 9th floor column casting	100%	100%
Block B - 9th floor slab & beam formwork , reinforcement& casting	100%	50%
Block B -9th to 10th floor column casting	70%	50%
Block B - 10th floor slab & beam formwork , reinforcement& casting	100%	20%
Block C - 8th floor slab & beam formwork , reinforcement& casting	100%	100%
Block C - 8th to 9th floor column casting	70%	30%
Block C - 9th floor slab & beam formwork , reinforcement & casting	70%	20%
Block C - 9th to 10th floor column casting	70%	20%

MAY - 23 TARGET

ACTIVITY	TARGET
Block B - 9th & 10th floor slab & beam formwork , reinforcement& casting	100%
Block B -9th to 10th floor column casting	100%
Walling level 2, 3, 4	100%
Block C - 8th to 9th floor column casting	100%
Block C - 9th floor slab & beam formwork , reinforcement & casting	100%
Block C - 9th to 10th floor column casting	100%

APRIL 2023 - PROGRESS



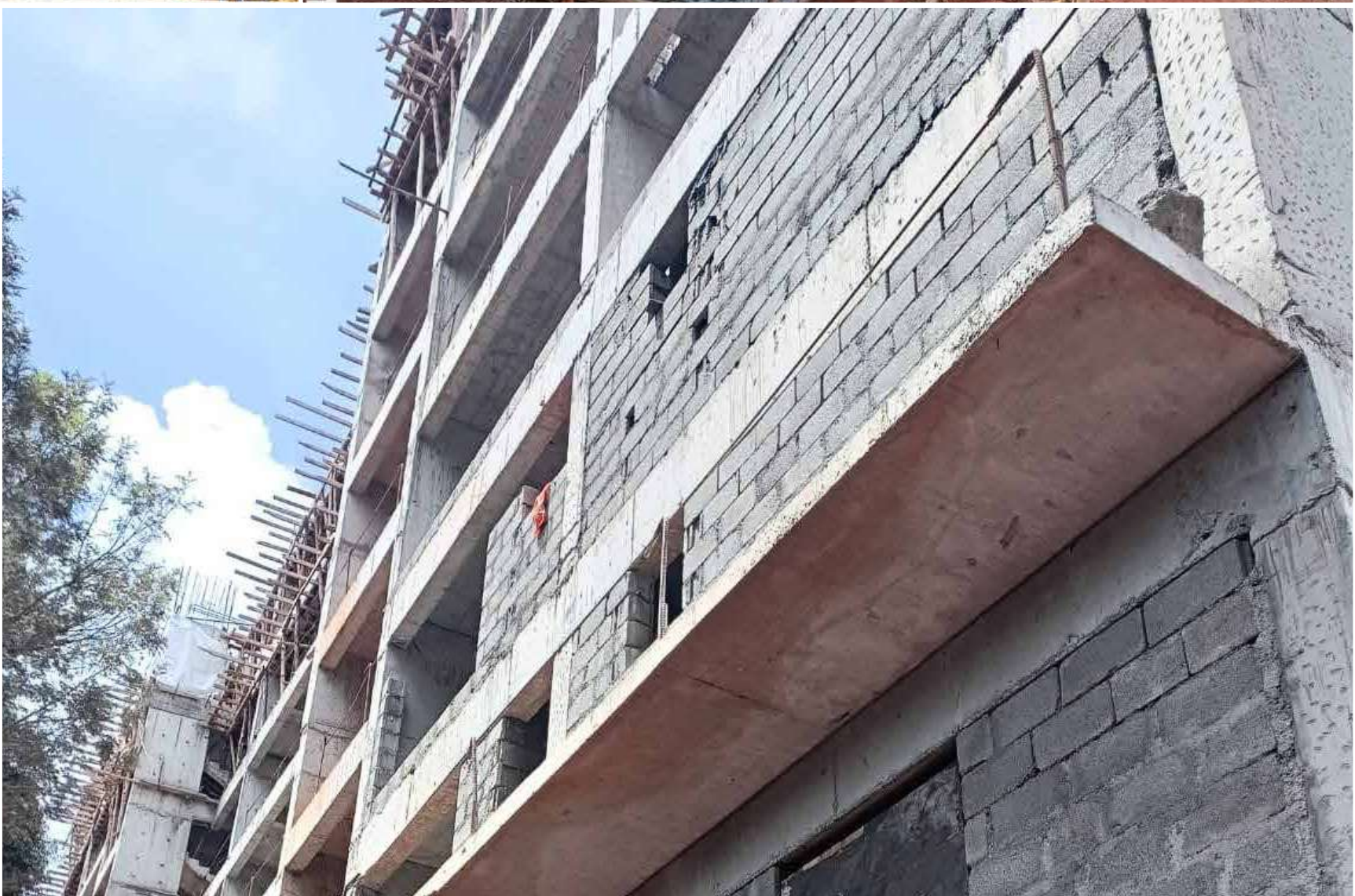
APRIL 2023 - PROGRESS



APRIL 2023 - PROGRESS



OPPO Reno7 5G



OPPO Reno7 5G

265 Elmer One



Invest in Affordable Luxury

265 Elmer One

PROJECT PROGRESS UPDATE

APRIL - 23 MILESTONES

ACTIVITY	TARGET	%COMPLETE
BLOCK A - 7th floor column reinforcement, formwork & casting	100%	60%
BLOCK A - 8th floor slab & beam formwork, reinforcement & casting	50%	40%
BLOCK B -Casting roof floor slab	100%	85%
BLOCK C - Roof floor slab & beam formwork, reinforcement & casting	80%	40%

MAY - 23 TARGET

ACTIVITY	TARGET
BLOCK A - 8th floor column reinforcement, formwork & casting	100%
BLOCK A - 8th floor slab & beam formwork, reinforcement & casting	100%
BLOCK A - Roof slab & beam formwork, reinforcement & casting	100%
BLOCK B -Casting roof floor slab	100%
BLOCK C - Roof floor slab & beam formwork, reinforcement & casting	100%

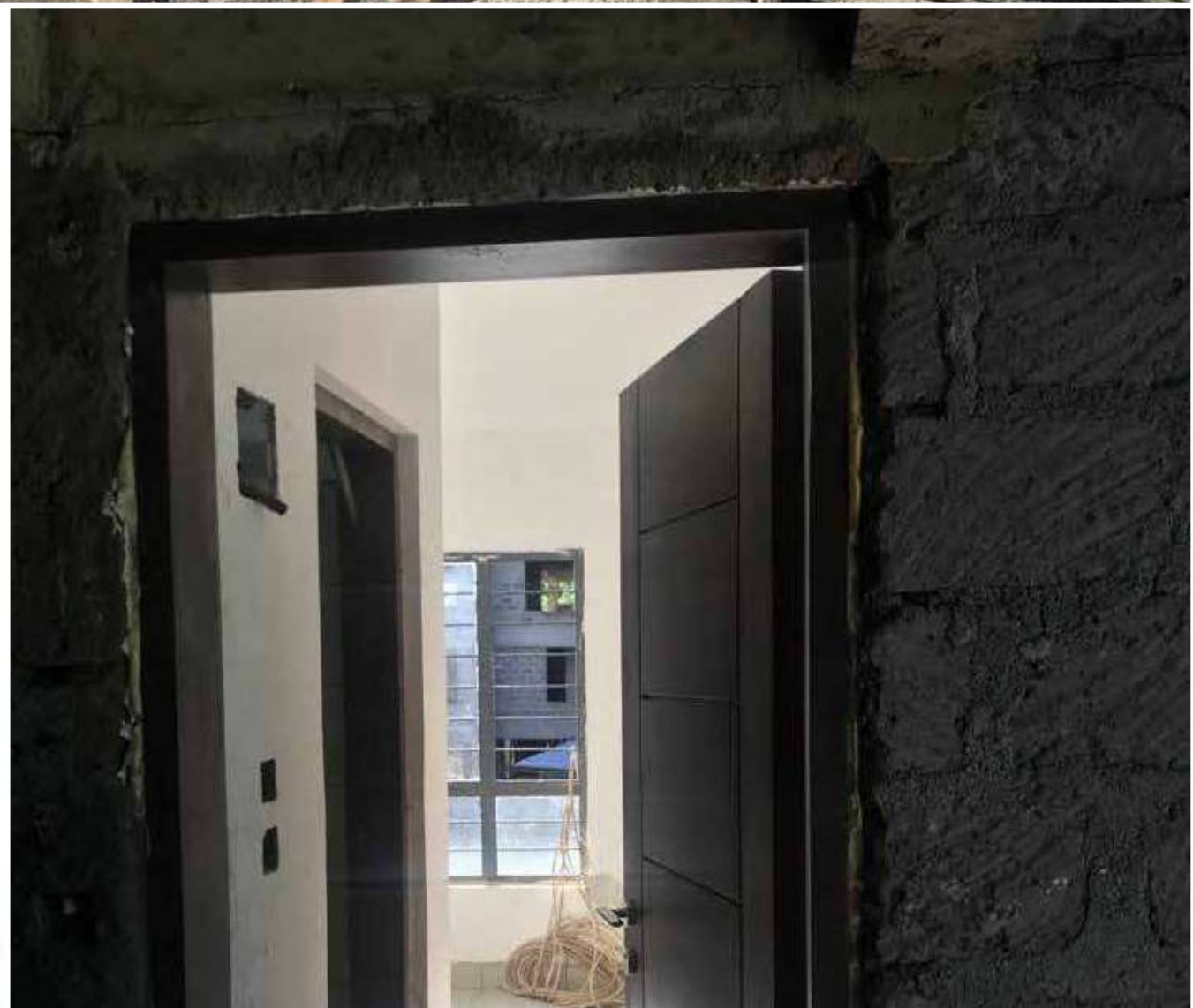
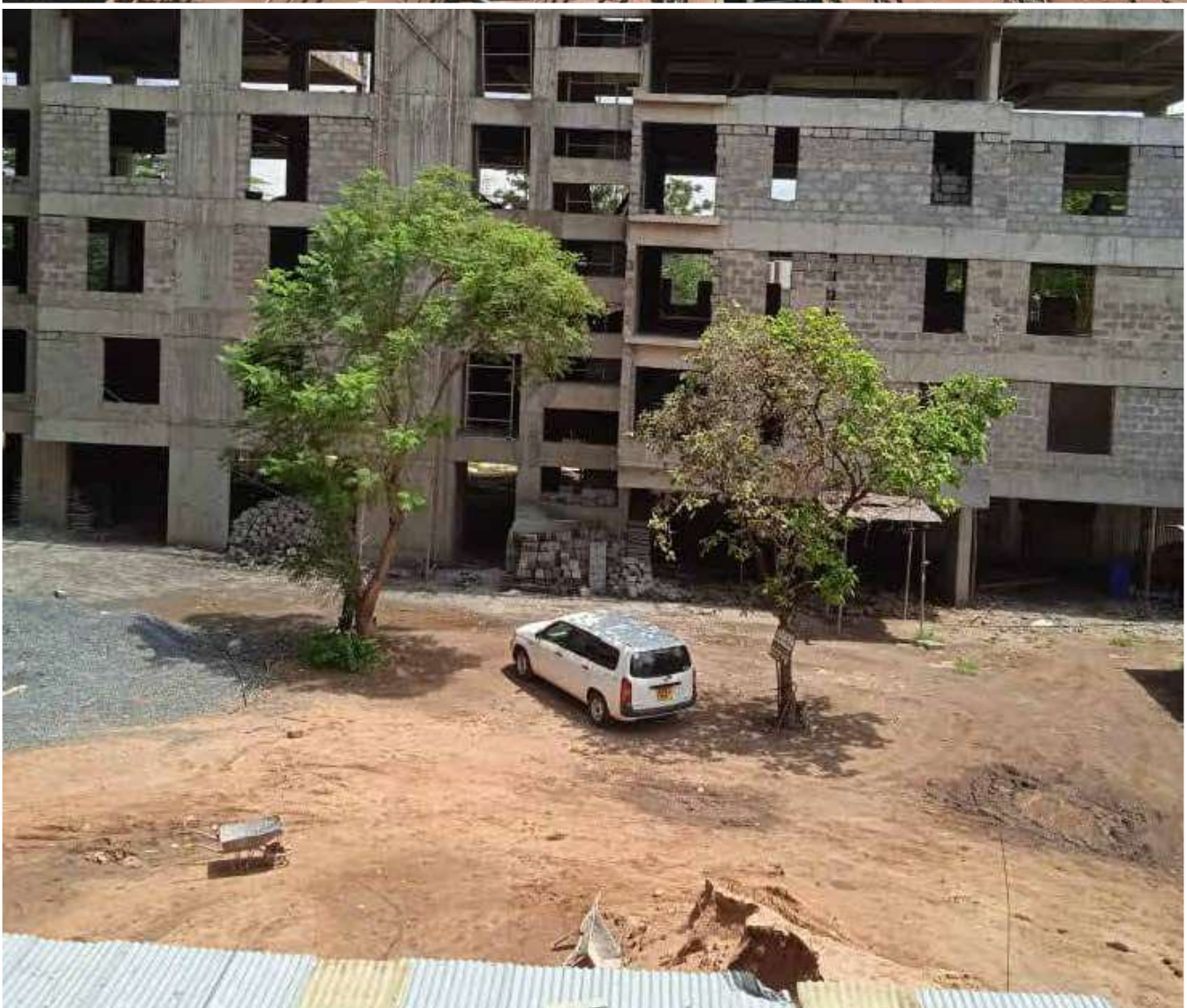
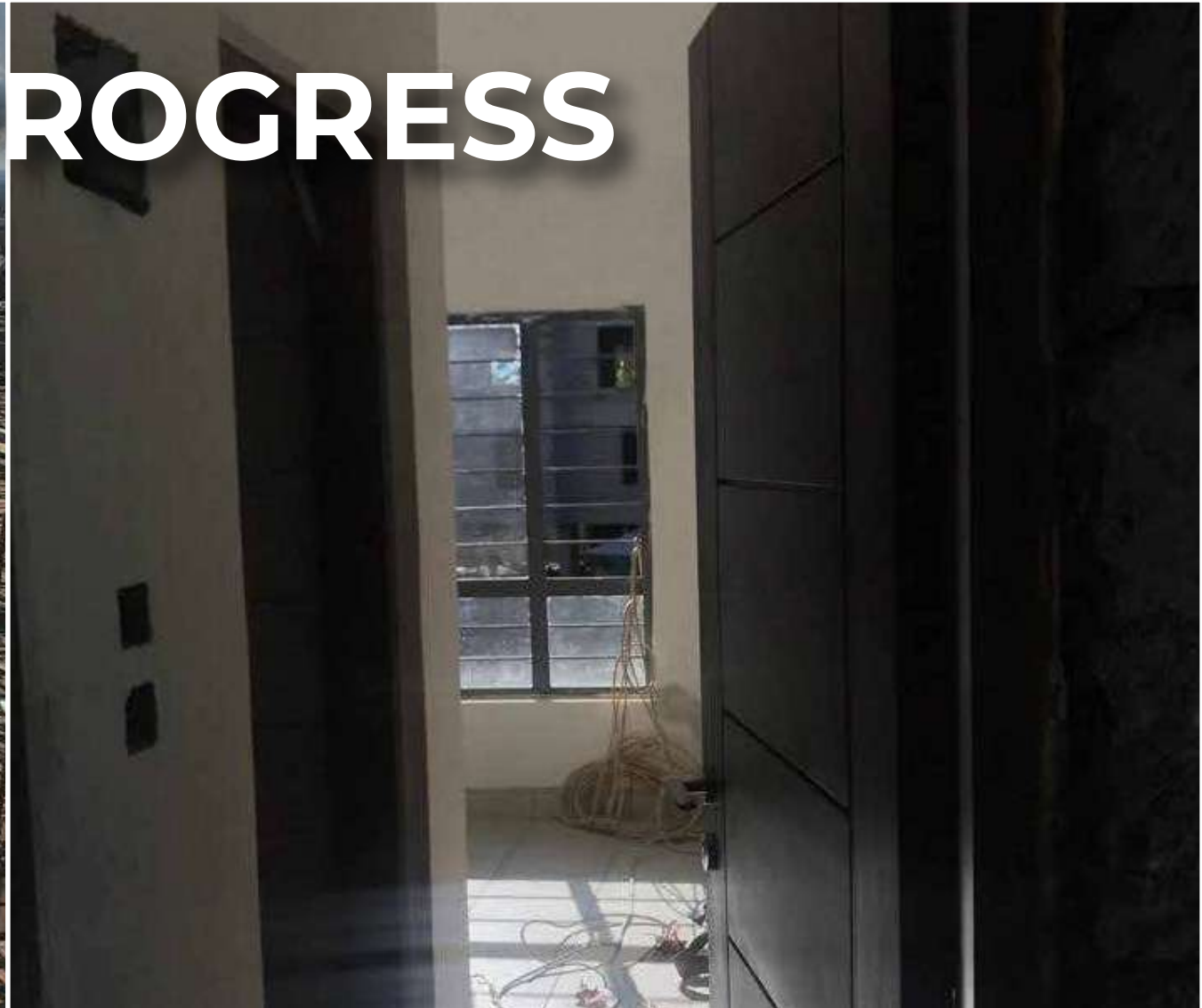
SHOWHOUSE PROGRESS



APRIL 2023 - PROGRESS



APRIL 2023 - PROGRESS



APRIL 2023 - PROGRESS



BENEFITS OF OWNING A HOUSE BY CENTUMRE



Property Management

Subsidized inhouse property management by Centumre



Enviably Location

Strategically set in the diplomatic blue zone bordering Nairobi's exclusive suburbs for Two Rivers projects. Elmer is located in one of the most sought after neighbourhood of Kasarani for affordable housing.



Exquisite Lifestyles

Neighbourhood is yours for the taking in an eclectic combination of culture, entertainment, fashion, food, hotels and premier offices.



Exceptional Infrastructure

With a USD 10 Million investment in security systems and ICT infrastructure, Two Rivers is a safe, smart city.



30% Greenery

Landscaped parks, promenades and plenty of safe and secure picnic and play areas.



Tenancy

Centumre takes the mandate to seek tenants on behalf of investors, and manage the tenancy onboarding process.





OTHER PROJECTS BY CENTUM RE



Pearl Marina Estate

Set on **389 acres at Entebbe**, Uganda, with over 3km of lake frontage, the Pearl Marina estate comprises of various residential units; villas, bungalows, townhouses and apartments costing from **USD 42,000 to USD 330,000**.

Vipingo Development

Vipingo Development is a modern mixed use development located at the **Kenyan Coast** on over **10,254 acres**, supported by an urban environment, high quality infrastructure and state of the art amenities and services. The development comprises of residential, land and industrial investment opportunities costing from **KES 2.45 Million**.





- ★ Refer a customer to us and earn a **1% discount** of the **sales value**
- ★ Applicable to existing customers referring new clients only

RIVERBANK



LOFT



265 ELMER ONE



26 MZIZI COURT



CASCADIA



**For details; talk to us on +254 713 877 777
or email centum.re@centum.co.ke**

KENYA MORTGAGE REFINANCE CORPORATION

The Kenya Mortgage Refinance Company (KMRC) is a financial institution in Kenya that specializes in lending to Primary Mortgage Lenders (PMLs) such as banks, microfinance institutions and Savings and Credit Cooperatives (SACCOs) for onward lending to potential homeowners.

Its main aim is to increase home ownership through issuance of affordable mortgages.

KMRC has two main types of products, they include:

1. Affordable Housing Loans: These are loans that are extended to Primary Mortgage Lenders (PML) to refinance mortgage loans capped at Kshs 8M for Nairobi Metropolitan Area (Nairobi, Kiambu, and Machakos & Kajiado) and Kshs 5M elsewhere, at single digit interest rate to individual borrowers whose monthly income is not more than Kshs 150,000.
2. Market Housing Loans: These are loans that are extended to Primary Mortgage Lenders to re-finance mortgage loans above the affordable housing loans threshold. The market housing loans have a limit of above Kshs 4.0 mn and will be issued at interests determined by the average market rates.

The applicable terms and conditions for the above loans include:

1. The properties eligible must be a residential unit meant for occupation by the owners or immediate family of the occupants,
2. The loans are eligible for both self-employed individuals and the employed,
3. The loan to value (LTV) ratio of all the eligible properties is up to 90.0% of the value of the properties, and this implies that a minimum deposit rate of 10.0% is required to be eligible for the loans,
4. The payment terms of the mortgage loans are fixed for 25 years for both the salaried and the non-salaried applicants, and,
5. The properties that qualify for financing needs to be valued for purposes of giving a quotation before the loan is approved

To access KMRC services, you may contact any of these primary mortgage lenders

- ABSA
- Bingwa Sacco
- Credit Bank
- Co-operative Bank
- Diamond Trust Bank
- HF Group
- Harambee Sacco
- KCB Bank
- NCBA Bank
- Imarika Sacco
- Kenya Police Sacco
- Safaricom Sacco
- Stanbic Bank
- Stima Sacco
- Unaitas
- Ukulima Sacco
- Kenya Women Microfinance Bank

CENTUM ^{re}

Centum RE App Convenient & Easy

- Explore your future home virtually
- Make payments conveniently
- Get real time updates on the go



GET IT ON:
Google Play



Download on the:
App Store



JOIN US

**Your financial partner of choice in making
owning your own home a reality!**

Safaricom SACCO Ltd is a Top Tier deposit taking Sacco formed in 2001 to provide members with an opportunity to access affordable credit & improve their economic & social status. The SACCO is now open to you to join and is regulated by SASRA with a membership of over 15K and an asset base of Kes.10Bn. We are now in partnership with Centum to allow you enjoy the most affordable mortgage facilities (for as low as 8%p.a) when you are a member of our SACCO.

REQUIREMENTS TO JOIN THE SACCO



Copy of ID



Copy of
KRA PIN
certificate



Passport photo



Registration Fee ksh. 1000.00



MORTGAGE LOANS FARAJI READY HOMES LOAN (KMRC)

Features

- Loan Issued: 5 times of member's deposits
- Repayment period – 25 Years (300 months)
- Interest rate – 8 % per annum on reducing balance.
- Maximum amount – Kshs. 8,000,000
- Financing : up to 100% of the Mortgage value

FARAJI HOME CONSTRUCTION LOAN (KMRC)

Features

- Repayment period – 25 Years (300 months)
- Interest rate – 9 % per annum on reducing balance.
- Maximum amount – Kshs. 8,000,000
- 0.5% processing fee charge on the loan issued.
- Financing: up to 100% of the Mortgage value
- Loan Issued : 5 times of member's deposits



MORTGAGE - USTAWI LOAN

Features

- Loan issued at 5 times of one's deposits.
- Maximum Repayment period 15 Years
- Interest Rate - 12% p.a. on reducing balance
- No Guarantors required
- Maximum Loan - KShs. 20M
- Minimum Value - KShs. 3M
- Property Insurance at 100% of Mortgage value
- Security : Title Deed or Sub lease
- Must have saved with the SACCO for 1 Year.

Contact Martin Kariuki - 0735 142 826
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