



RIVERBANK
A P A R T M E N T S
A T T W O R I V E R S

A Project By Centum Real Estate

PROJECT COMPLETED
AND MOVE IN READY
Visit us at Two Rivers

WELCOME TO **TWO RIVERS** , AFRICA'S MOST **SOCIAL CITY**

Two Rivers is a seamless combination of luxury, convenience and exceptional value packaged into a 102 acre mixed use development, a city within a city of Nairobi.

The Riverbank Apartments, Two Rivers residential flagship project, offers premium urban luxury living in its stylish, practical and sophisticated apartments built with architectural precision.

Riverbank Apartment residents will have access to the various zones in Two Rivers:

- a) Entertainment
- b) Recreation zones
- c) Retail zone
- d) Hospitality zone
- e) Commercial zone
- f) Residential zone





PICTURESQUE LOCATION

With easy access from Limuru Road and the Northern Bypass, you have easy connections to key urban nodes, including Nairobi CBD, Westlands and the Airport.

The Riverbank is located in Kenya’s most exclusive communities close to various foreign embassies and the UN Headquarters.

10

minutes

TO THE UNITED NATIONS COMPLEX

14

minutes

TO PARKLANDS

20

minutes

- TO WESTLANDS
- TO NAIROBI CBD

30

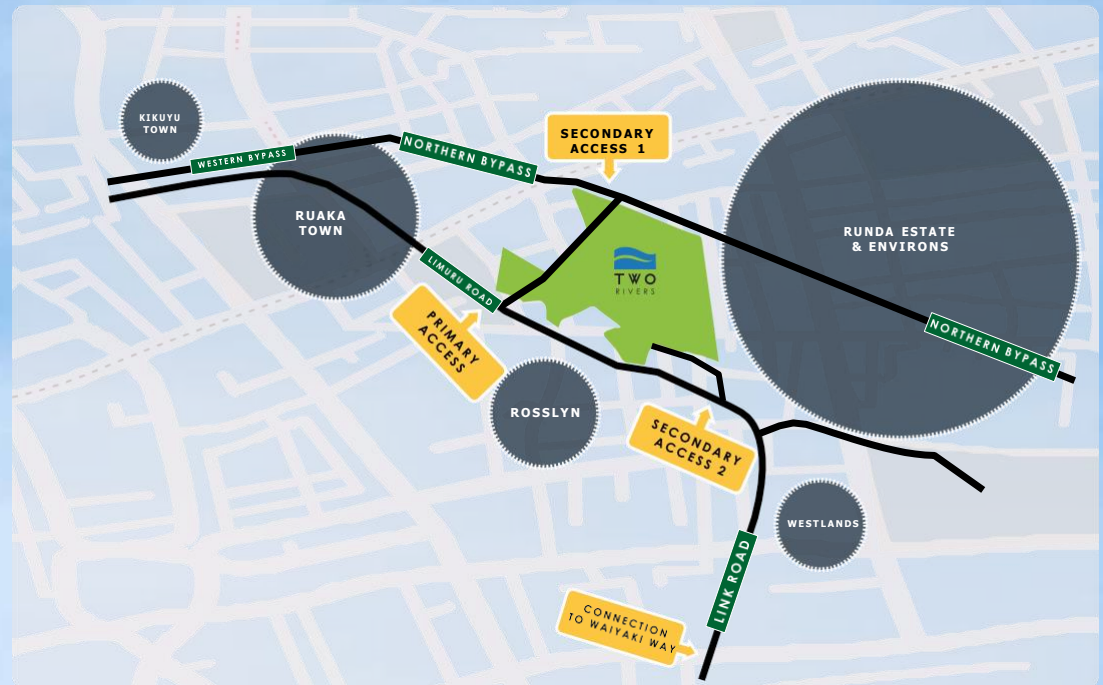
minutes

TO JOMO KENYATTA INTERNATIONAL AIRPORT



Connectivity to the development will also be enhanced by the planned dualling megastructures of the:

- Northern bypass connecting to the Western Bypass
- Limuru Road
- Completed Red Hill Link road connecting to Waiyaki Way.





CREATE THE **LIFESTYLE** YOU WANT AT **TWO** **RIVERS**

If you love the good life and a real sense of community, value convenience and security, then living at Riverbank Apartments will be a dream come true.

The apartments are a short walk from retail shops, coffee venues, fine dining restaurants and plenty of places to relax, socialise and be entertained.

LIVE, WORK & EXERCISE

The Riverbank Apartments to-do-list is a wonderfully varied daily list from a quiet relaxing walk in landscaped and paved gardens, parks and dams to a heart pumping jog or run on the private 102 acre jogging track covering the Two Rivers Development.

SURROUNDED BY GREENERY

Riverbank Apartments will be surrounded by landscaped parklands, promenades and plenty of safe and secure picnic and play areas to make memories with family and friends.

The Two Rivers Masterplan has a provision of 30% greenery space within the development.



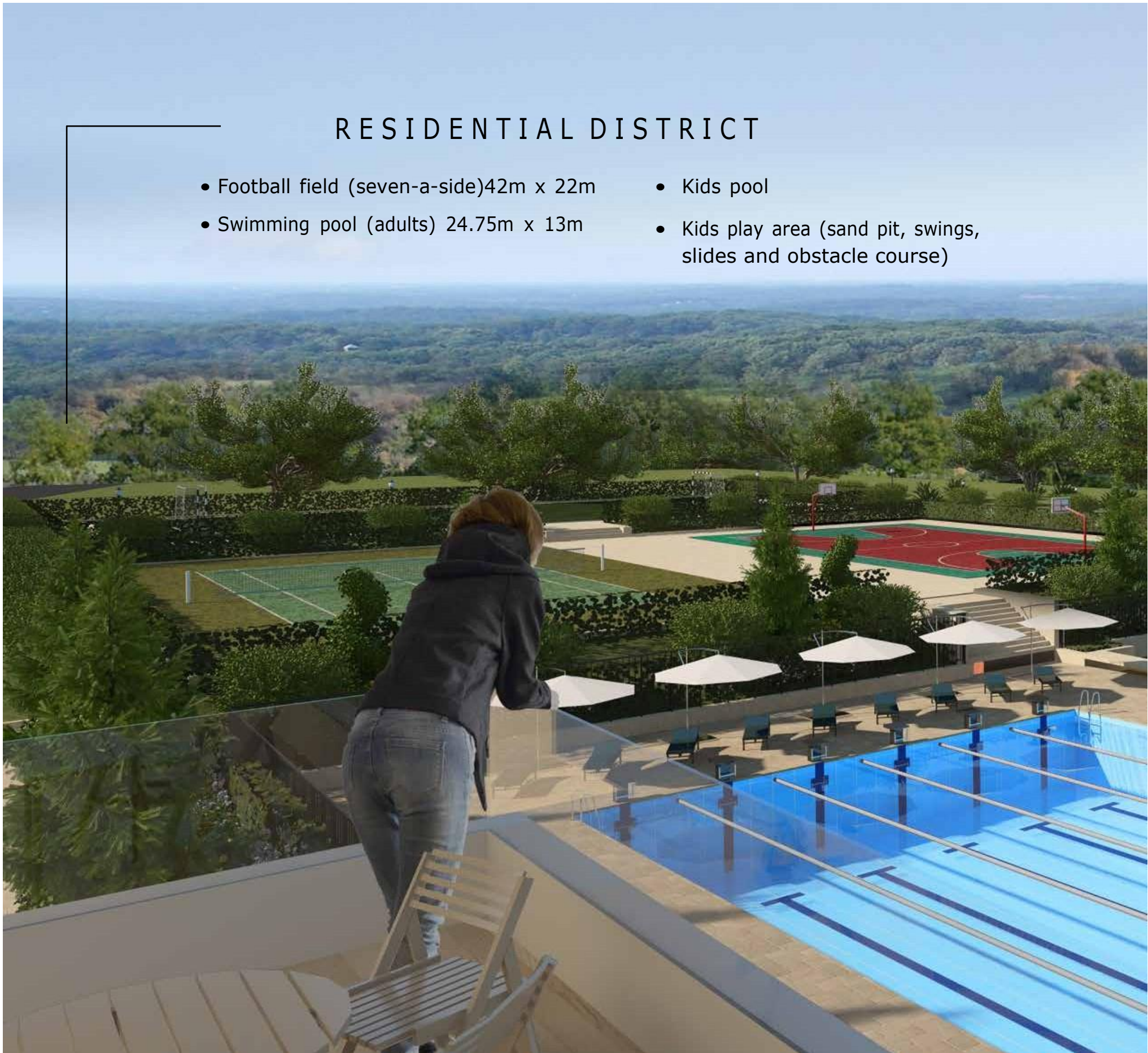
30%

**GREENERY IN THE
DEVELOPMENT**



RESIDENTIAL DISTRICT

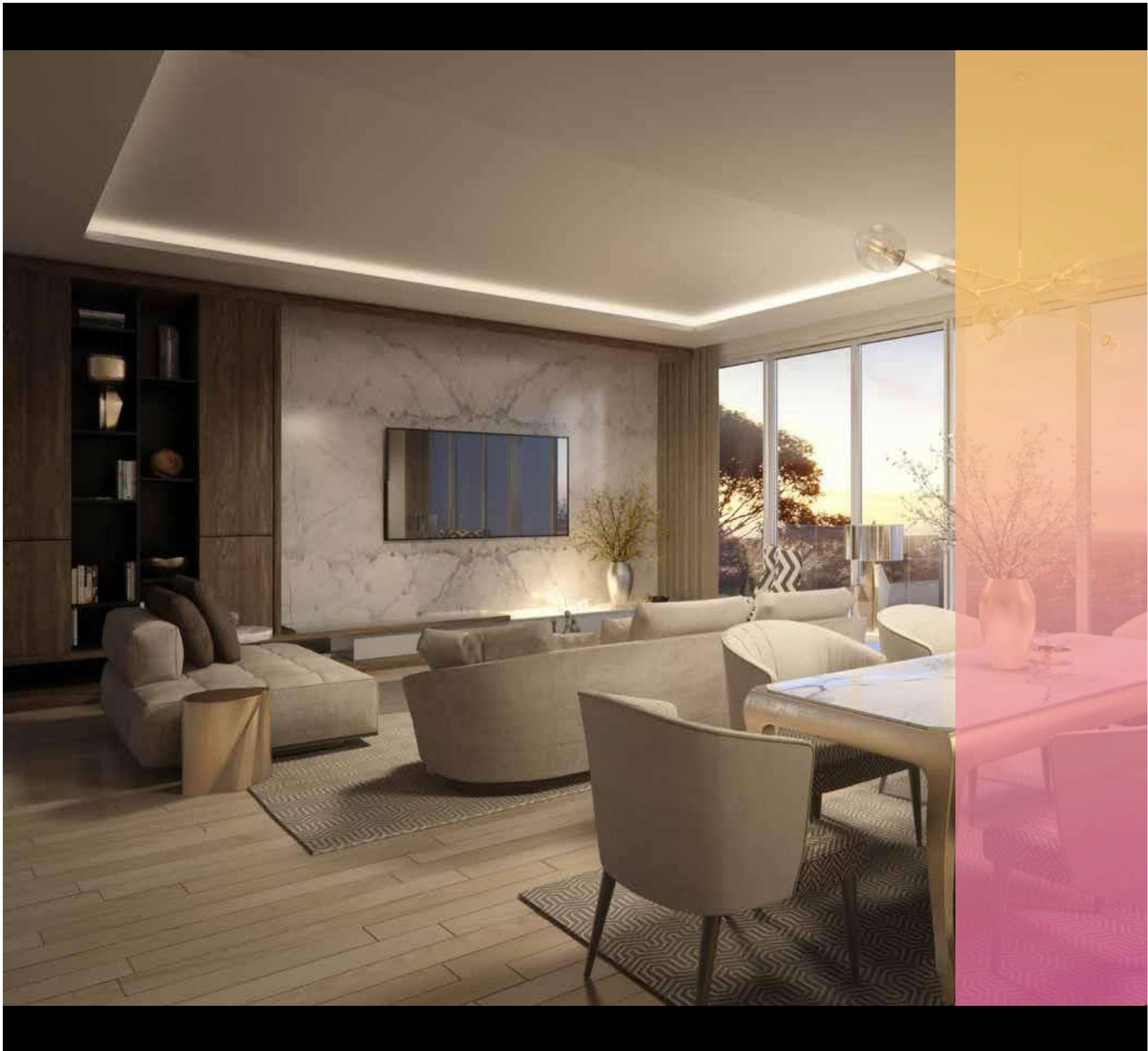
- Football field (seven-a-side) 42m x 22m
- Swimming pool (adults) 24.75m x 13m
- Kids pool
- Kids play area (sand pit, swings, slides and obstacle course)



SPORTING FACILITY

- Tennis court (24 m x 11m)
- Basketball court (28 m x 15m)
- Gym and changing rooms with entertainment area







ELEGANT, SLEEK & PREMIUM **FINISHES**

With luxury spaces, light and breathtaking views, the interior of your Riverbank apartment is as beautifully laid out as the gardens and dams that surround it.

From bedroom to bathroom to lounge and kitchen, only the finest fittings and appointments are used.

OUR 1, 2 & 3 BEDROOM APARTMENTS PERFECTLY LAID OUT

1 BEDROOM



936 SQ. FT

OR

87 Sq Meters

1 CAR PARKING SPACE

2 BEDROOM



1400 SQ. FT

OR

130 Sq Meters

1 CAR PARKING SPACE

3 BEDROOM



1991 SQ. FT

OR

185 Sq Meters

2 CAR PARKING SPACES

AMENITIES

Riverbank residents are assured of reliable power and potable water provided by Two Rivers Power and Two Rivers Water companies respectively.

BUILDING AMENITIES



Fiber optic link to digital telephone exchange, DSTV and internet provision



2 high speed lifts per tower



Reliable water provided by Two Rivers Water Company and full backup power provided by Two Rivers Power Company



Ample car parking for both residents and visitors



Provision for Smart Home Facilities



Wheelchair access

SECURITY AMENITIES



Access controlled entry to the apartment blocks



Intercom



CCTV camera

LIFESTYLE AMENITIES

Multipurpose room with barbeque area.

Beautifully landscaped gardens and dams.

UNIT	SIZE	PARKING PER UNIT	SELLING PRICE (KES)	MONTHLY RENTAL (KES)	YIELD
1 Bedroom	936 sq. Feet	1	From 17.4 Million	150,000	10%
2 Bedroom	1400 sq. Feet	1	From 25.6 Million	200,000	9%
3 Bedroom +dsq	1991 Sq. Feet	2	From 37 Million	250,000	8%

RENTAL RETURNS

Projected rental yield on the units is 9% and capital appreciation per annum is 5%.

PAYMENT PLAN

- 2 Month Rental Deposit
- 1 Month Rent

TOP GRADE SECURITY

From your point of entry to Two Rivers, to the concierge desk of your Riverbank apartment, security is of the highest global standard.

LIMURU ROAD GATE

INTELLIGENT
THREAT
DETECTION



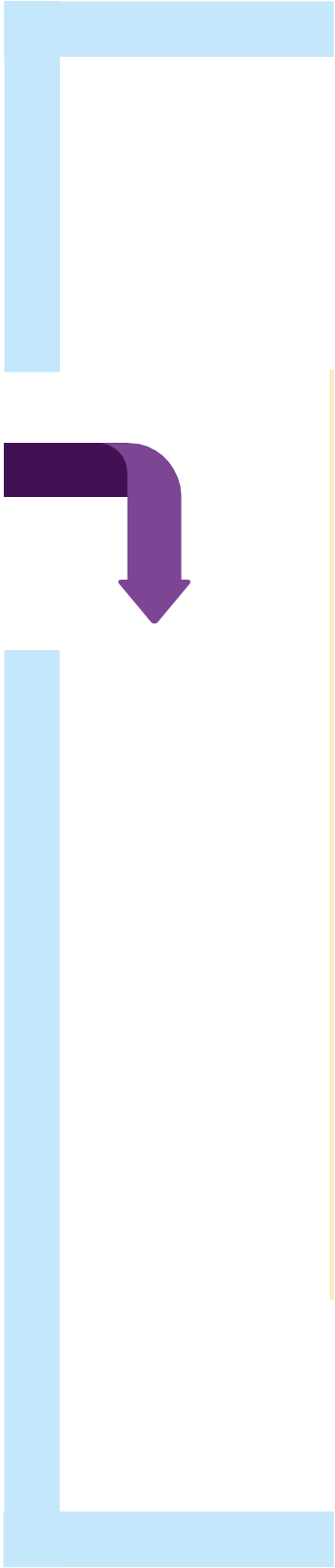
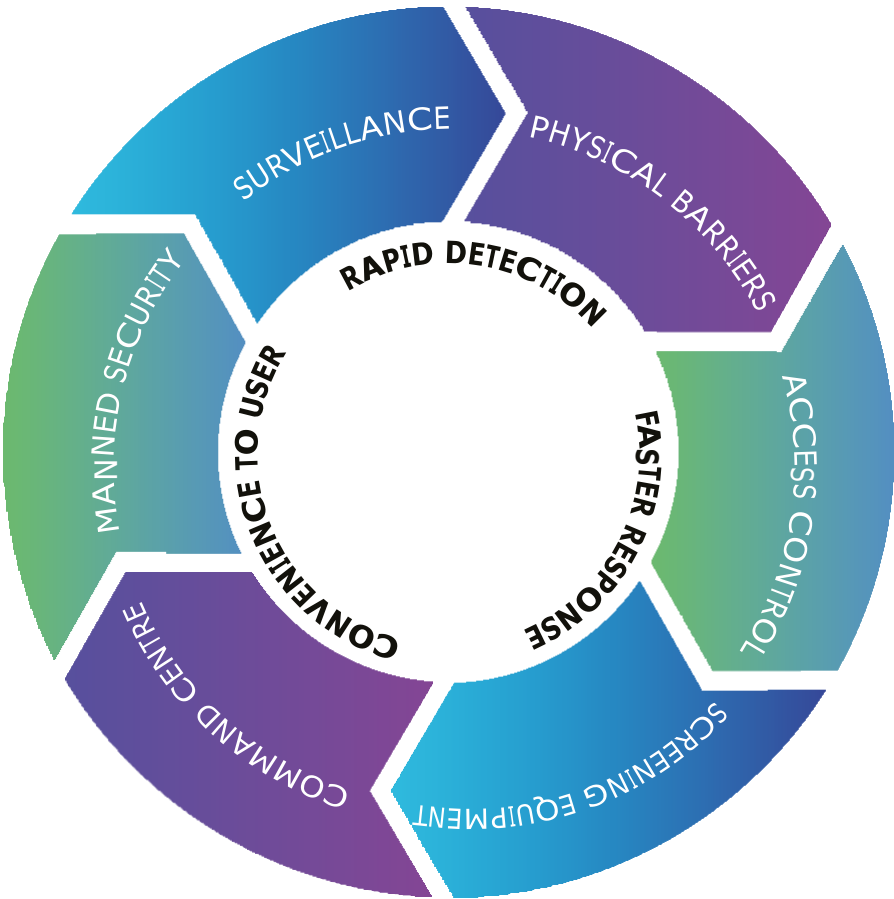
CRASH RATED
BOLLARDS

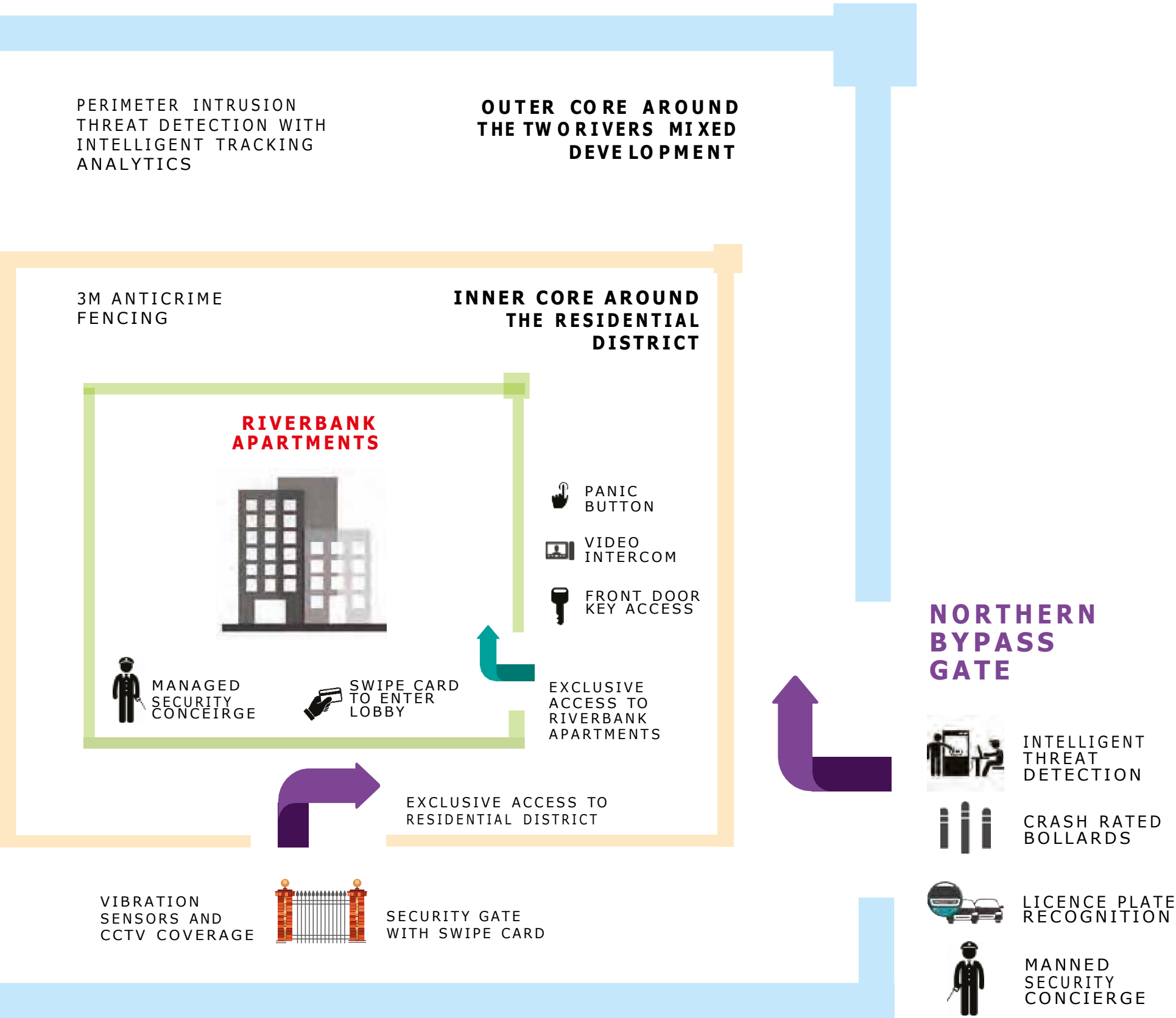


LICENCE PLATE
RECOGNITION



MANNED
SECURITY
CONCIERGE







TWO RIVERS DEVELOPMENT, NAIROBI, KENYA



VIPINGO DEVELOPMENT, KILIFI, KENYA



PEARL MARINA ESTATES, ENTEBBE, UGANDA

THE DEVELOPER

Centum Real Estate is the region's leading developer of mixed-use urban nodes, who master develop attractive sites across the region and provide commercial impetus for investors to establish urban node developments therein. Within their current portfolio, they are developing the Vipingo development at the Coast of Kenya (vipingodevelopment.com), Pearl Marina Estates in Entebbe, Uganda (pearlmarina.co.ug) and the Two Rivers precinct in Nairobi (tworivers.co.ke), which consists of the Riverbank Apartments (riverbankapartments.co.ke) and Cascadia Apartments (cascadiaapartments.co.ke). Affordable urban nodes in the wider Nairobi and catchment areas are also in the pipeline.

Centum Real Estate is part of Centum Investment Company Plc, East Africa's largest listed investment company listed on the Nairobi Securities Exchange and Uganda Securities Exchange.

DEVELOPMENT TEAM

Development & Project Managers

Athena Properties Ltd (www.athena-properties.com), is a subsidiary of Centum Investments and a real estate investment solution provider offering Centum & 3rd party clients a comprehensive range of services for large scale mixed use developments.

ARCHITECTS

JRHP (www.johnrharris.com), are part of Auckett Swanke Group, an international practice of architects, engineers and interior design specialists who design and deliver commercial projects. Their talented and international team act as custodians for a sustainable built environment, working on grand heritage projects as well as bold new additions to urban and rural landscapes.

INTERIOR DESIGNER

Interior designs are by Image Three Sixty Designs Ltd, a Kenyan award winning interior design firm.

"AT CENTUM, WE SET OUT TO CHANGE THE WAY PEOPLE THINK, THE WAY PEOPLE LIVE, THE STANDARDS WE AS EAST AFRICANS STRIVE TO UPHOLD. WE ARE CREATING AN ENTIRELY NEW PARADIGM, A WAY OF THINKING FOR REAL ESTATE IN THE REGION, DOING OUR PART TO PUT EAST AFRICA AT PAR WITH THE REST OF THE WORLD.

WE TAKE A GRAND VISION AND BREATHE LIFE INTO IT."

FOR FURTHER INFORMATION CONTACT

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