



CENTUM REAL ESTATE

Overview

Centum Real Estate is a pan-African developer of mixed-use urban nodes.

It is part of Centum Investment Company Plc, East Africa's largest listed investment company founded in 1967 as Industrial and Commercial Development Corporation Investment (ICDCI) and rebranded to Centum Investment Company Limited (Centum) in 2008.





Strategy

(centumre.co.ke)

Centum Real Estate has established itself as the trusted real estate

developer by master developing attractive sites across the region and providing commercial impetus for investors to establish urban node developments therein.



Presently our portfolio consists of Two Rivers Development in Nairobi (tworivers.co.ke), Vipingo Development at the Coast of Kenya (vipingodevelopment.com) and

Pearl Marina in Entebbe, Uganda (pearlmarina.co.ug). We also have a pipeline of affordable housing projects in the wider Nairobi catchment areas.



“

...We are master
developers of urban
nodes in East Africa,
transforming areas
into places....

..where people want
to live, companies
want to grow and
neighbourhoods
come alive.

”



TWO RIVERS
DEVELOPMENT
LIMITED



Two Rivers is a Kenya Vision 2030 flagship project. We have a total of 102 acres available for development. Two Rivers is located within the Diplomatic Blue Zone of Gigiri, Nairobi. The development has 1.5 Mn SQM of approved bulk rights. Over 100,000 SQM of bulk has been developed so far by other developers among them Centum RE, Two Rivers Lifestyle Centre, City Lodge, Victoria Commercial Bank and Two Rivers Development LTD.

The development integrates a retail, entertainment and lifestyle centre, Grade A offices, 3 and 5-star hotels, conferencing facilities, a residential offering and medical facilities. We have developed Two Rivers Mall, the largest mall in Sub-Saharan Africa outside of South Africa as the anchor development with 67,000 SQM of retail space and 21,000 SQM of office space.



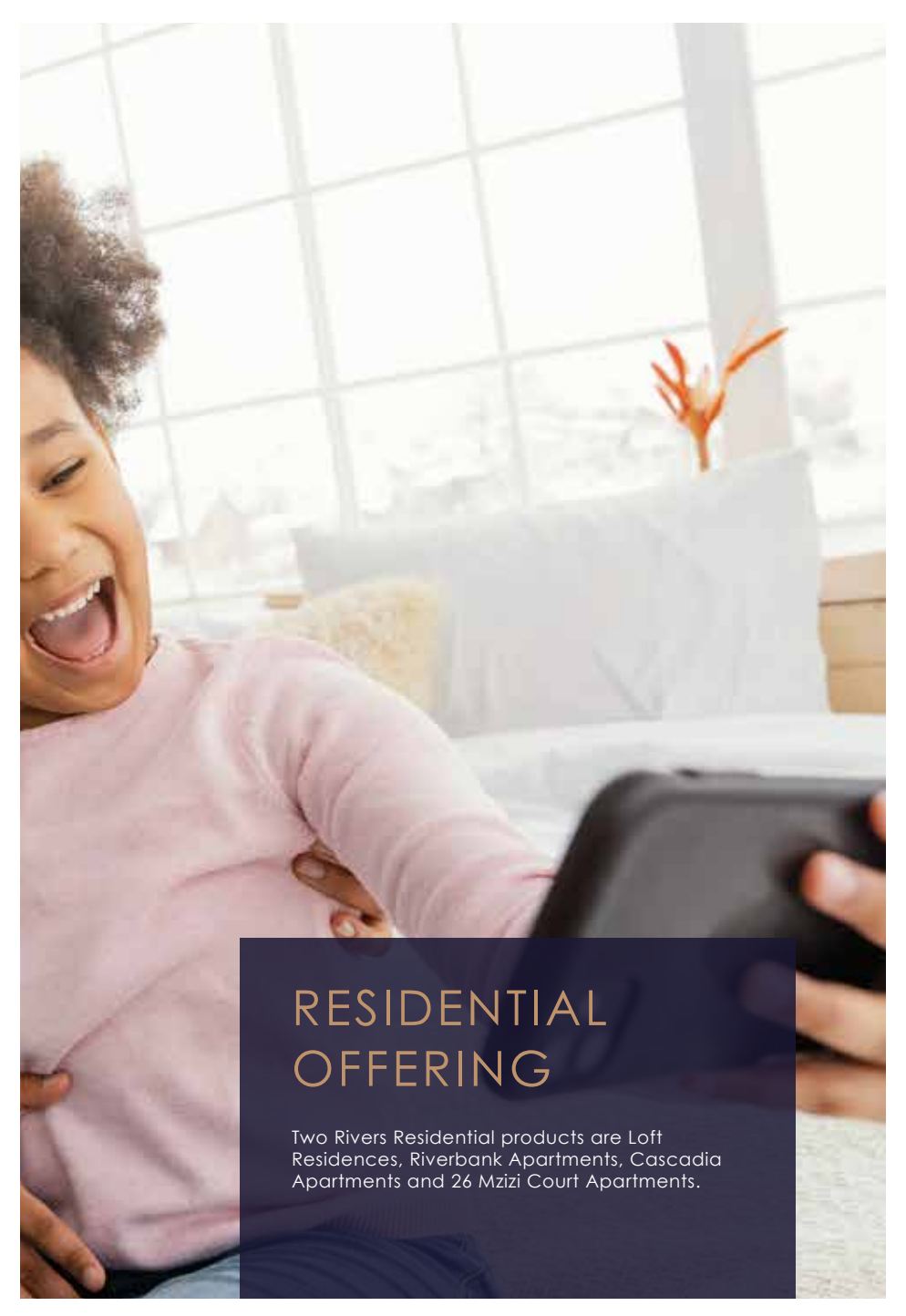
Following the gazetting of Two Rivers as a private service-focused special economic zone, SEZ, there is no better time to invest in Two Rivers than now to take advantage of the heavy rental demand expected to arise as more service businesses set up their base within Two Rivers International Finance and Innovation Center (TRIFIC).

Construction ready plots are available for sale within Two Rivers Development. Investors are assured of double-digit rental yields and high-tech security; the precinct is also on the right side of traffic with all infrastructure in place.



Through its urban planning and property management initiatives, the Two Rivers Development has created an attractive, safe, secure and well managed environment with high levels of urban amenities, sustainable infrastructure and service delivery excellence.





RESIDENTIAL OFFERING

Two Rivers Residential products are Loft Residences, Riverbank Apartments, Cascadia Apartments and 26 Mzizi Court Apartments.

RIVERBANK APARTMENTS

PHASE 1
SOLD OUT

AVAILABLE
FOR RENT

NOW SELLING PHASE 2



Two Rivers' inaugural residential development is the luxurious Riverbank Apartments, where the beauty of nature combines with all the benefits of modern living.

For the working community, Riverbank has a multipurpose area ideal for barbeque area and meetings. Additional security features include; access controlled entry into the apartments, intercom, CCTV cameras and reinforcement security support from the Two Rivers security centre with a police station, to give you a sense of safety for living and working at the apartments.

The apartments are also supported by a variety of amenities and facilities; a fully equipped gym, children play area, barbecue area, heated lap pool, over 4.5km of jogging track, walking paths, recreation parks and water dams for boat riding and fun fishing.

For details on the Riverbank Apartments, reach us on **sales@tworivers.co.ke**

rent.centumre.co.ke

#LoveLifeAtRiverbank



Residents will be treated to its spectacular views, smart home technology, state of the art security and most of all unlimited access to the Two Rivers Mall providing perfect setting to spend quality time with family, friends and neighbours.





...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.

”

LOFT RESIDENCES

AVAILABLE
FOR RENT

PHASE 1
MOVE IN
READY



An unmatched level of excellence defines the magnificent and luxurious Loft Residences duplexes against a clear blue sky and sprawling greens that will offer you phenomenal panoramic views of the burgeoning Two Rivers Social City. This sweeping development is perfectly situated between Runda and Rosslyn and comprises of 4 bedroom duplex units, each set on two levels offering luxurious, exquisite and spacious lifestyles.

Homes at Loft not only provide urban elegance, they exude luxury. Built with the best-in-class products and materials, they offer unparalleled quality and contemporary elegance with subtle, signature Loft touches. The duplexes come complete with a generous private garden that plays host to a beautiful landscape of plants and flowers and also feature a communal club house and gym.

Residents at the estate will enjoy the communal jogging trail with lush gardens, reading spaces, splash and fun filled days with friends and family at the infinity pool; work out at the clubhouse gym, bask in the warm sun at your balcony or take a walk to the minutes away Two Rivers Mall with an extravaganza of retail, dining and thrilling experiences everyday.

The Loft Residences are exclusively reserved for the elite looking for refined privacy and everyday elegance in an exquisite location, Two Rivers Social City.

**Everyday elegance at the most
exclusive residences at Two Rivers**



Only the sophisticated signature, easy to maintain wood and marble finishes in intricate details are used to add aesthetic appeal to your home. Floor to ceiling windows maximize sightlines and bathe the duplexes in the stunning Ferris wheel views, providing a sense of spaciousness and a continuity of form and function.





...whether your tastes
lean towards modernist
furniture or classic vinyl,
this is the perfect place
to relax or entertain...

...friends. Life at The Loft will be a thrilling adventure. This neighborhood is yours for the taking.

”

CASCADIA APARTMENTS





This is an avant garde residential precinct within Two Rivers that is set to be a masterpiece project, setting the tone for architecture in the region.

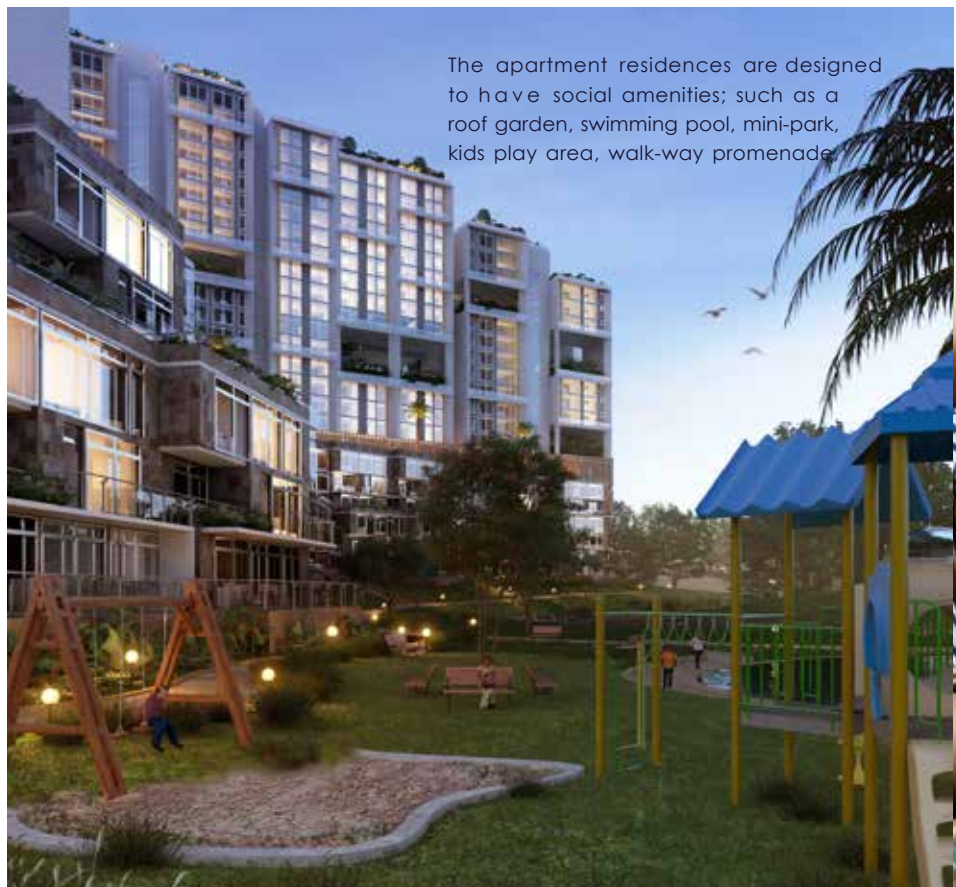
For investors, Cascadia Apartments offers competitive entry pricing to Two Rivers development, with compelling rental yields, and for home owners, the apartments offer convenience, quality and luxury living.

Two Rivers Mall offers the perfect downtime with hypermarkets, restaurants, fashion avenues, indoor entertainment (4DX Two Rivers Cinema and Funscape) and outdoor entertainment (Aquapark with the ferris wheel, skate park, jogging tracks, cycling and water sports like kayaking, boating and fun fishing).

State of the art security and surveillance system is assured, uninterrupted power and potable water guaranteed by Two Rivers Power and Two Rivers Water respectively.

Flexible payment plans available, email sales@tworivers.co.ke to reserve your unit.

Tranquil living at the heart of it all.



The apartment residences are designed to have social amenities; such as a roof garden, swimming pool, mini-park, kids play area, walk-way promenade,



7-a-side football pitch,
recreational center and
a gym.





....for investors,
Cascadia Apartments
offers competitive
entry pricing to Two
Rivers development
with compelling...

...rental yields, and
for home owners, the
apartments offer
convenience, quality
and luxury living.

”

26 MZIZI COURT RESIDENCES





26 Mzizi Court is uniquely positioned to earn you a projected minimum return of 8% p.a. How? Its affordability in a high-end area means high demand for rental units, which will lead to sustained occupancy rates and high rental yields.

Our residences have achieved a flawless blend of functionality and aestheticism. From communal amenities to your personal home and neighborhood, we have made sure that Mzizi is the sanctuary you expect it to be.

Despite their affordability, we are not compromising on the quality of a Mzizi apartment. Every square inch has been intentionally designed for your comfort. We've worked with the best architects to ensure that every apartment is adapted to your needs. Life at Mzizi will be a thrilling adventure.

Surrounded by features that make every moment a pleasure to live and enjoy life, Mzizi is a perfect choice for every astute investor and homeowner looking to pamper themselves with a comfortable, ultra-modern home.

You will be living at Two Rivers, the city that never sleeps. Flexible payment plans are available, talk to us on sales@tworivers.co.ke to reserve your unit.

#RemarkableValueUnbeatableLocation

Enjoy unique character in every 26 Mzizi Court apartment. From the floor tiles to the expansive windows and bathroom marble, every detail was deliberately selected. Specific materials and combinations have been chosen for their originality, refinement, and long-lasting quality.







...26 Mzizi Court offers
you a once in a lifetime
chance to affordably....

...live or diversify your
investments within
Two Rivers development.

”

DEVELOPABLE BULK RIGHTS





Two Rivers Development is a benchmark for urban planning in the region. We have land bulk rights available for developers looking to invest in this master-planned city.

The development is the most cost-effective and strategic location for developers looking to build residential, health, hospitality or commercial developments. This development is a 102-acre master planned marvel in the heart of Nairobi. It is home to City Lodge Hotel, Loft Residences, Victoria Bank, Cascadia Apartments, Two Rivers Mall, Riverbank Apartments and 26 Mzizi Court.

Two Rivers has built a reputable brand in the market making it attractive to investors and tenants. This is reflected in the sales of units for residential projects within the development with an average sales velocity of 250 units per annum representing over 50% of the units under construction.

Other benefits include:

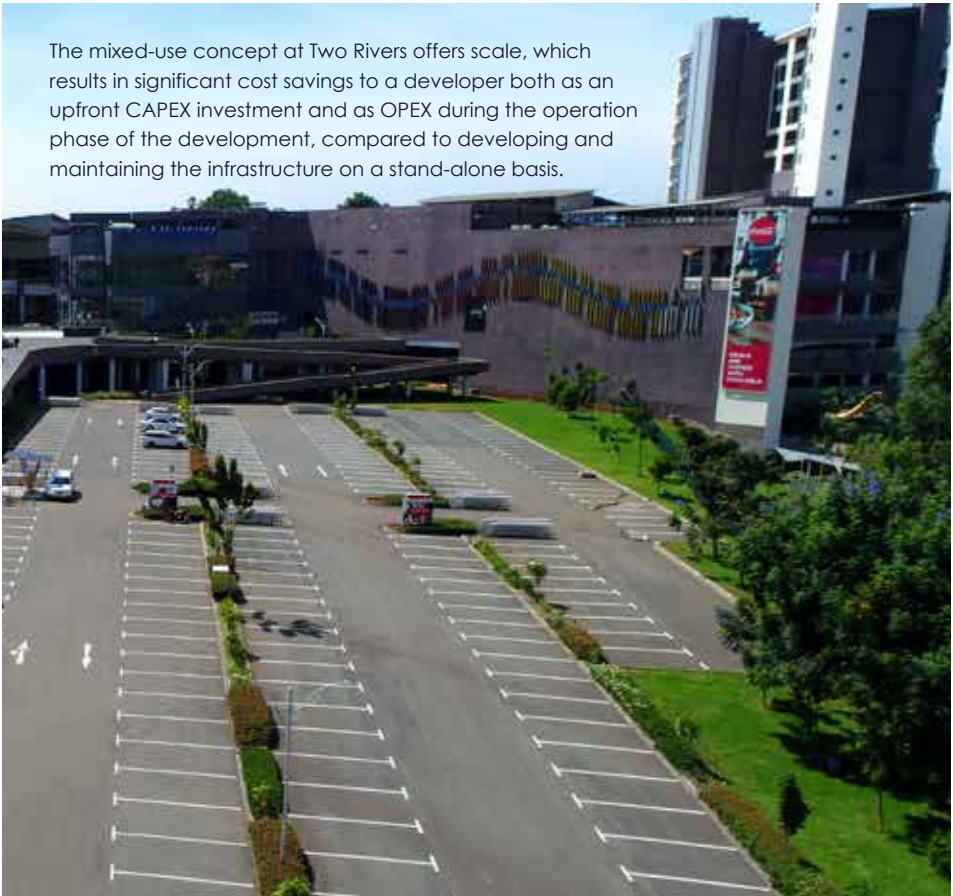
- Gazettement as a private-service focused special economic zone
- Double digit rental yields
- Superior location
- High tech security
- Unrivalled quality infrastructure
- Value ad services
- Recognized brand

Two Rivers is in the highest income location with a significant commercial catchment, invest in Two Rivers now, email us on sales@tworivers.co.ke.

www.tworivers.co.ke



The mixed-use concept at Two Rivers offers scale, which results in significant cost savings to a developer both as an upfront CAPEX investment and as OPEX during the operation phase of the development, compared to developing and maintaining the infrastructure on a stand-alone basis.





...Two Rivers has an experienced inhouse development team with over 20 years of combined experience who work with developers during...

...the feasibility
stage to help
determine the highest
and best use of the
development rights
within Two Rivers.

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TWO RIVERS OFFICE TOWERS

This is a grade A office complex within the thriving Two Rivers mixed use development. It is situated within the diplomatic blue zone along Limuru Road/Northern Bypass.

The towers, named Northern and Southern Office Towers boast world class technological capabilities befitting its status as a premier business address.

The Northern and Southern towers sit atop the Two Rivers Mall and they have magnificent double volume entrance foyers with marble finishes and modern concierge desks manned by a dedicated service team and large floor plates with great fit factors and ceiling-to-floor heights.

Email: sales@tworivers.co.ke

Website: tworivers.co.ke



TWO RIVERS



Premier finishes in common areas include lift lobbies and washrooms, with kitchen and break out areas on all levels.

Additional features include high speed lifts, wheelchair access and 24-hr access with state-of-the-art security, including controlled access at all entry points, manned security and CCTV surveillance connected to the Two Rivers Security Operations Centre.



Two Rivers Office Towers consist of 21,000 SQM of lettable space across two towers and is home to Centum Real Estate's headquarters.





...The office towers
boast world class
technological.....

...capabilities
befitting its status as
a premier business
address.

”

265 ELMER ONE APARTMENTS





265 Elmer One is located at the bustling Kasarani community. The development is about 1KM from the Thika Super Highway. The apartments promise stellar connection to major hubs in Nairobi via the highway.

Kasarani is a highly populated area with high rental demand in close proximity to all key services ensuring sustained tenancy. Elmer is also a differentiated high-quality product compared to the stock in the wider Kasarani area making it highly competitive in the rental market hence guarantees sustainable occupancy.

265 Elmer One undeniably meets all your housing investment needs harmoniously. Elmer is a destination that is affordable and incorporates high quality materials and the best use of the location. Its a product that provides value for the residents by offering distinct recreational facilities and amenities that are uniquely designed to provide comfort and a serene ambience. Elmer will be professionally managed post-construction to ensure tenants' comfort, health and safety.

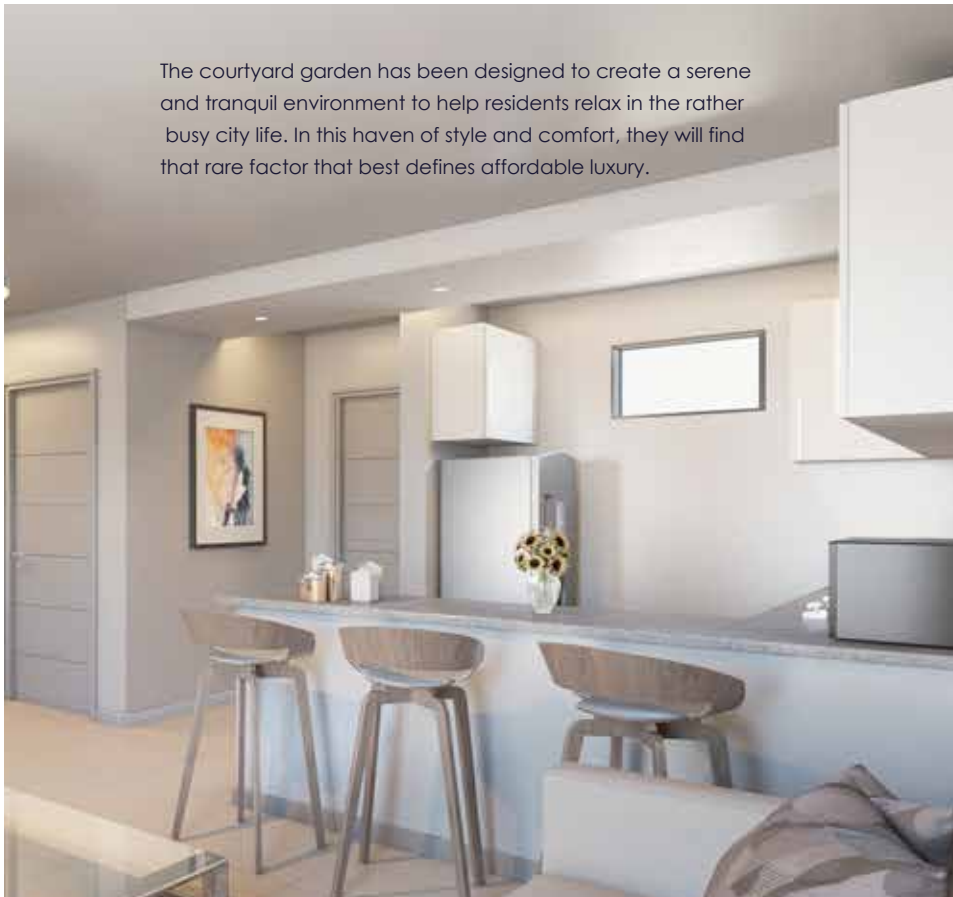
Featuring the first one bedroom duplex apartment in the affordable market, the Elmer units blend a variety of world-renown designs and features guided by the experience and thoughtful planning into a premium yet affordable real estate.

Affordable luxury at the heart of the city

www.elmerone.co.ke



The courtyard garden has been designed to create a serene and tranquil environment to help residents relax in the rather busy city life. In this haven of style and comfort, they will find that rare factor that best defines affordable luxury.





...265 Elmer One
in Kasarani offers
a one-of-a-kind
opportunity in...

...the real estate
landscape for both
investors and
residents.

”



VIPINGO DEVELOPMENT

Vipingo Development is a modern mixed-use development spread over 10,254 acres that will be a model for East African cities.

The development is supported by an urban environment, state of the art amenities and services as well as high quality infrastructure. It is strategically located along the Mombasa–Malindi Highway with excellent transport connections by road, air and water.

The development offers several investment opportunities in residential, commercial, investment park, hospitality, healthcare and institutional.



AWALI ESTATE



Awali Estate is a magnificent residential complex within Vipingo Development comprising of 152 three-bedroom residential units; 90 bungalows and 62 maisonettes.

Social amenities within the estate include a swimming pool, green parks, children play areas and playgrounds.

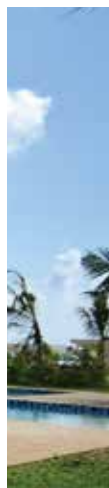
Awali Estate is perfect for a coastal getaway or as an investment.

rent.centumre.co.ke

PHASE 1 COMPLETE AND SOLD OUT,
ONLY AVAILABLE FOR RENT.

PHASE 2
NOW
SELLING



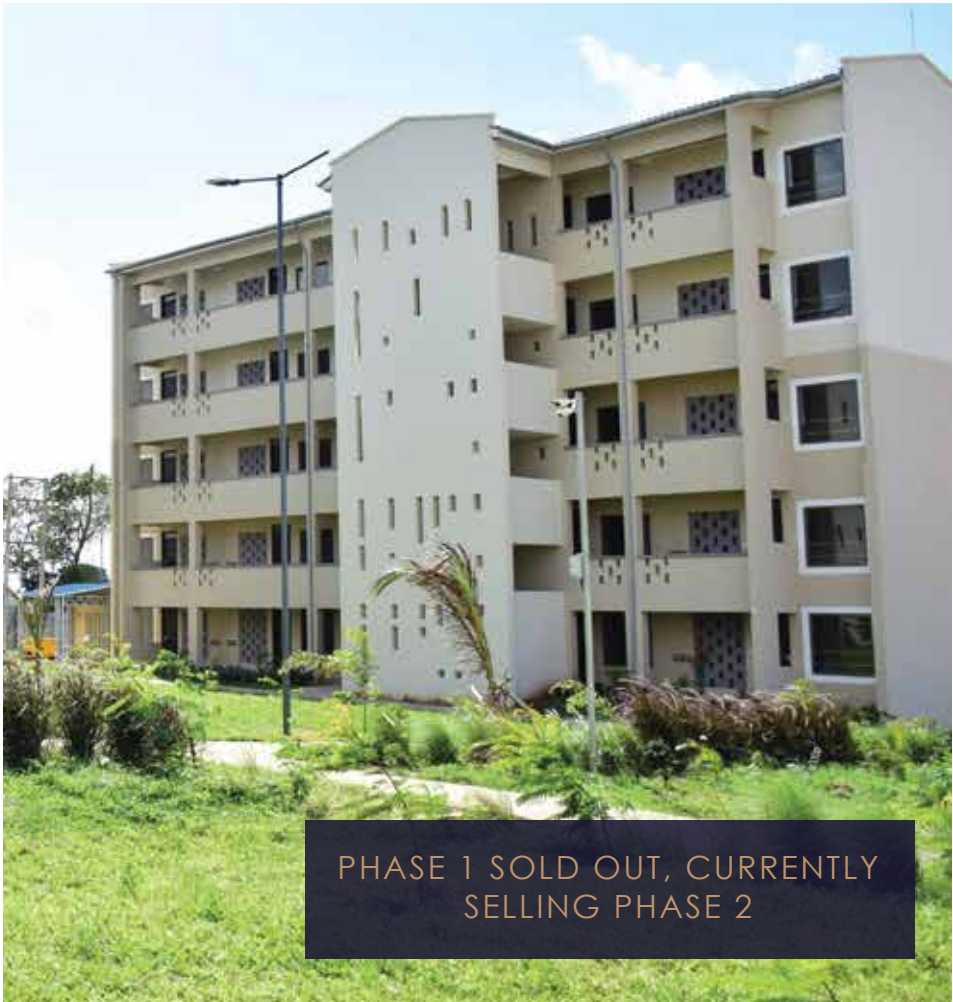




1255 PALM RIDGE

As the name suggests, 1255 Palm Ridge comprises of 1,255 units of 1, 2 and 3 bedroom apartments.

Residents are promised ample parking, children play area and playgrounds and access to a white sandy beach complete with a beach club.



PHASE 1 SOLD OUT, CURRENTLY
SELLING PHASE 2

Additional amenities include high tech security, constant power, CCTV and security patrols to mention a few will be readily available. The 1255 Palm Ridge apartments are layed out in modern storey apartment blocks.

rent.centumre.co.ke

Text 'Palm Ridge' to 22365 | vipingodevelopment.com





VIPINGO INVESTMENT PARK



Vipingo Investment Park is the anchor for Vipingo Development and it consists of 1,250 acres of serviced plots suitable for light manufacturing, warehousing, logistics, export processing zones (EPZ) and commercial developments.

Phase 1 of the investment park is set on 250 acres of fully serviced construction ready plots within an integrated master plan development. Supported by high quality, reliable and cost-effective infrastructure, located in close proximity to Mombasa and with good transport network connection, Vipingo Investment Park is set to be the lowest cost regional destination for light to medium industrial activities in East Africa.

Text your "Plots" to 22365 to reserve your unit or your construction ready plot.



VIPINGO DEVELOPMENT

OVERALL MASTERPLAN

To Malindi



INVESTMENT PARK

RESORT CITY Phase 01

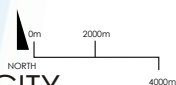
Indian Ocean

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KEY

- 01. 20 Acre 1255 Palm ridge
- 02. Investment city ,phase 01 169 Acres
- 03. Proposed Club House Plot.
- 04. Retail centre phase 01 (Lifestyle city)
- 05. 50 Acres Awali estate
- 06. 25 Acre school
- 07. 5 Acre Desalination Plant Parcel



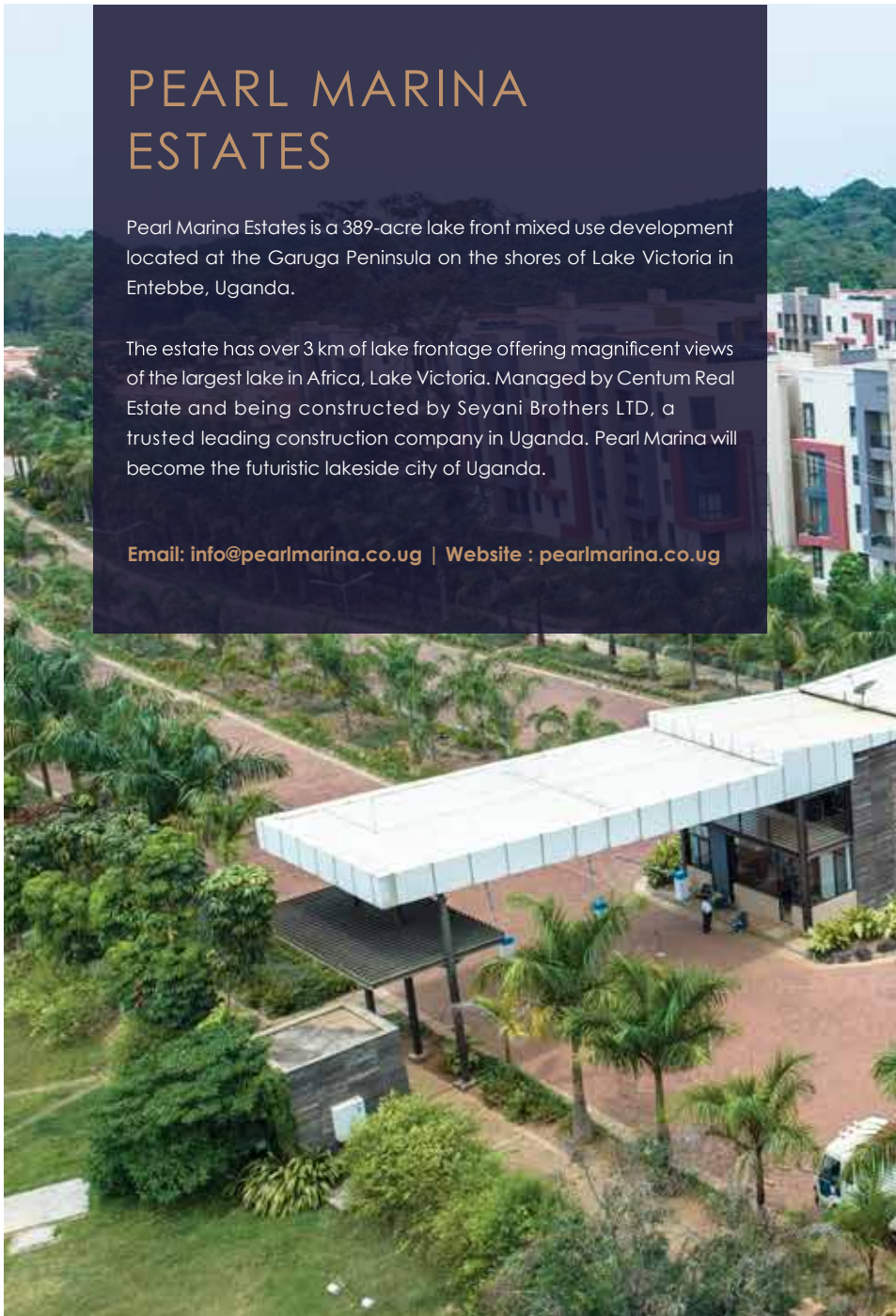
CITY

PEARL MARINA ESTATES

Pearl Marina Estates is a 389-acre lake front mixed use development located at the Garuga Peninsula on the shores of Lake Victoria in Entebbe, Uganda.

The estate has over 3 km of lake frontage offering magnificent views of the largest lake in Africa, Lake Victoria. Managed by Centum Real Estate and being constructed by Seyani Brothers LTD, a trusted leading construction company in Uganda. Pearl Marina will become the futuristic lakeside city of Uganda.

Email: info@pearlmarina.co.ug | Website : pearlmarina.co.ug







256
BELLA VISTA



Lying on 6 acres, 256 Bella Vista apartments is a modern residential complex comprising of 1,2 and 3 bedroom units.

Its quality and reliable infrastructure including paved roads, perimeter fencing, power connection, sewer reticulation, playgrounds and beautifully landscaped green parks are among the top features that make 256 Bella Vista a prime investment and home away from home.

RIVIERA RESIDENCES



Waking up to beautiful sunrises by the lakeside, having quiet relaxing walks in its lush green parks, to interactive engagements in the sporting and recreational facilities at the playgrounds, tennis court, kids play areas and the Wadi Degla sports academies with a sports café will be the norm when living at the Riviera Residences.





LA PERLA BUNGALOWS



La Perla bungalows are 3 bedroom units on 150 sqm. The residence was the latest addition to the Pearl Marina estate. If you favor quiet peaceful moments, life at the La Perla Bungalows will allow you to soak in the Lake Victoria skyline in a dimension that is picture perfect everyday.

The units feature a self contained maid's room, kitchen, dinning, lounge, 2 parking spots and allow residents access to the shared amenities (Swimming pool, kids play area, beach, gym, clubhouse and community park plus so much more) within the Pearl Marina estate.

KINGSWOOD PARK PLOTS



Kings wood park (plots) comprises of 25 and 12.5 decimals serviced plots that allows owners to choose from 4 pre-approved unit typologies to build their dream home at the estate. 30% of the land will be reserved for green spaces and parks. Plot owners will get to enjoy the benefits of a gated community in a controlled development, 24/7 security, a jogging track and walkways plus services to the plot boundary ie water, sewer and roads.

You will also get to build your home at your own pace.

- Plot size: 25 and 12.5 Decimals
- Flexible payment plan: 10% every quarter.



MIRABELLA RESIDENCES

**MOVE IN
READY**



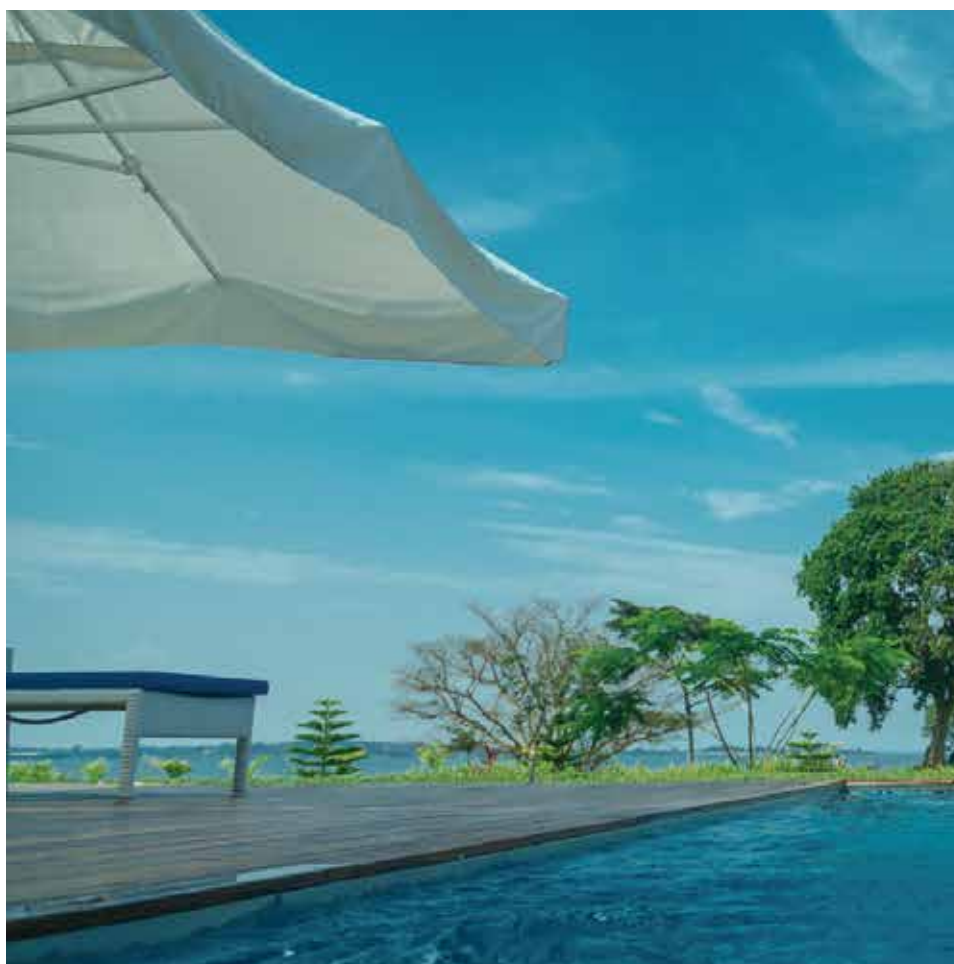
Mirabella is the signature estate within Pearl Marina comprising of signature 4-bedroom villas with 2 living rooms and a DSQ.

Set on two floors occupying an area of 300 square meters each providing high-end, luxurious living they are perfect for families, as a getaway or a potential investment.

The residences are supported by quality and reliable infrastructure, including paved roads and walkways, perimeter fencing, power connection, potable water connection, sewer reticulation, playgrounds and beautifully landscaped green parks to provide all the convenience you need from a home.

Access to our sandy beach, the lakeside boardwalk and beach club within the Pearl Marina Estate are also part of the luxury package offered to the Mirabella residents.

Luxurious lakeside living is now within reach.







Call us on:

+254 713 877 777 | +254 703 262 626

Email: sales@tworivers.co.ke

centumre.co.ke

rent.centumre.co.ke