

Newsletter

JULY 2024

New Beginnings
at the Coast

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From the Managing Director

We're excited to introduce our newly revamped monthly newsletter, designed to keep you informed on our latest products & the construction progress of our portfolio projects.

As we enter a new month, we recognize the importance of monitoring the conditions driving your investments. The East African real estate market presents significant opportunities, especially in residential properties within integrated live-work-play environments. For example, Kenya and Uganda both show increasing housing demand due to high population growth rates (2.28% in Kenya and 3.32% in Uganda), urbanization rates (4.4% in Kenya and 5.2% in Uganda), and strong economic growth (Kenya's GDP grew by 5.3% and Uganda's by 5.7% in 2023). These factors have led to high rental growth, occupancy levels, and double-digit yields for investors.

As a master developer of large integrated projects, Centum RE capitalizes on these market dynamics by offering residential products that prioritize quality of life and deliver attractive returns. This approach, along with your feedback, has earned us global recognition in property development. We're grateful for your trust and support—thank you for making our success possible!

We look forward to continued success together in Kenya and Uganda. Our dedicated team is committed to completing ongoing construction, launching new products, and enhancing our offerings to meet your investment or homeownership needs.

Please read and share our monthly newsletters to stay updated on our portfolio and take advantage of various offers. Thank you for your continued partnership with Centum Real Estate.

Kenneth Mbae

The Real Conversation

Welcome to The Real Conversation, your go-to section for insightful real estate tips and expert advice. Here, we delve into topics that matter most to homeowners, investors, and anyone with an eye on the property market. Whether you're looking for practical tips or the latest trends, our blog articles are designed to keep you informed & inspired.

For more in-depth reads and additional articles, visit the link below & explore the full range of our blogs.

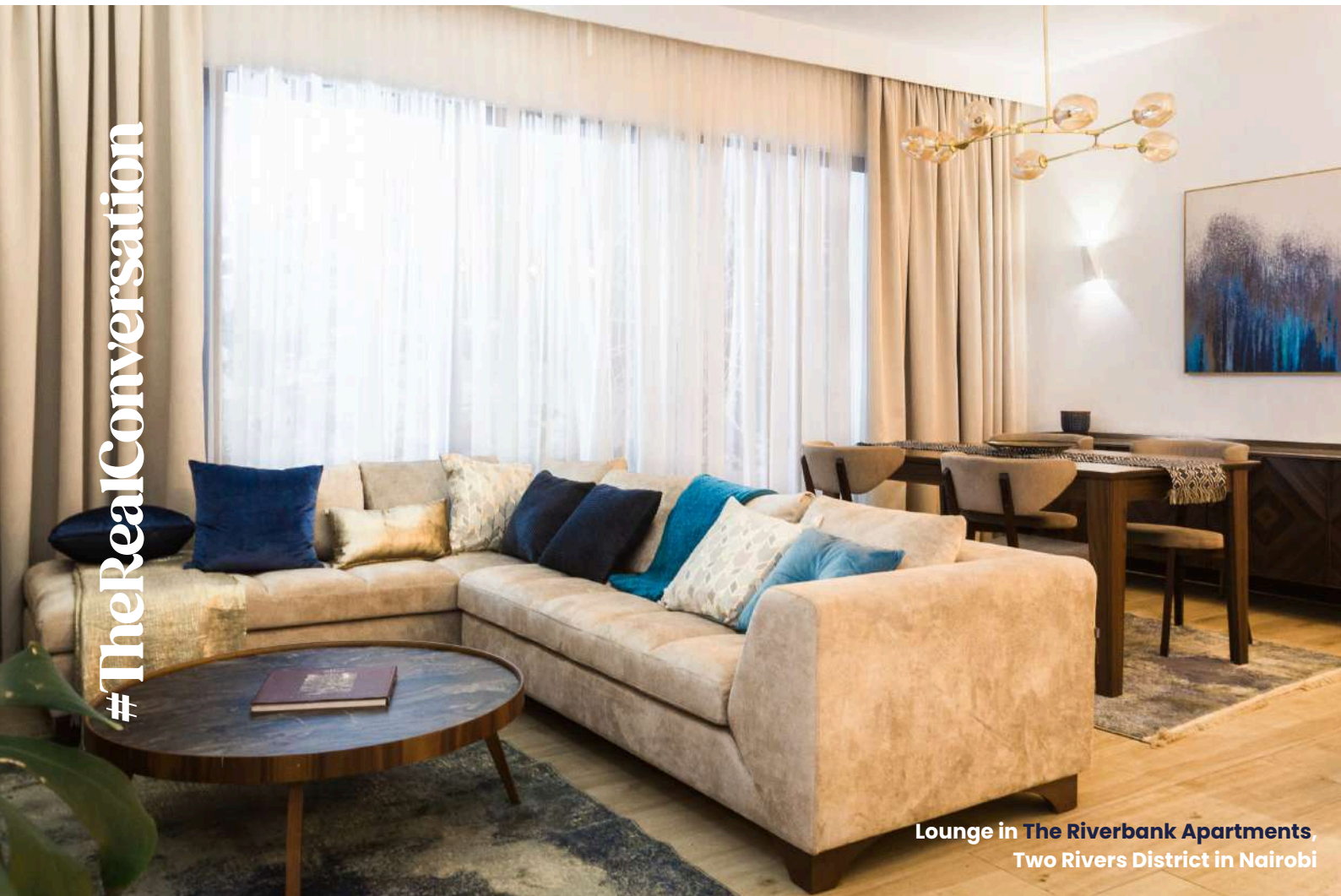
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Your next property insight is just a click away!



**The One Luxury Apartments
Two Rivers, Nairobi**

#TheRealConversation



Lounge in The Riverbank Apartments,
Two Rivers District in Nairobi

ESSENTIAL CONSIDERATIONS WHEN VIEWING A PROPERTY

By Elaine Nyambura

Finding the perfect property, whether it is your dream home or a functional location for your business, can be both exciting and daunting. While aesthetics is undeniably significant, a large universe beyond the first impression includes critical information for making sound decisions. However, it is not just about aesthetics; there are several key factors to consider during the evaluation process.

Location Matters:

When looking at a home, I ask that you please think about the location first. Proximity to critical amenities such as schools, healthcare, and public transit is important in your daily life. Consider the commute time and how it affects your schedule and energy levels. Furthermore, the neighbouring area should be evaluated for safety, noise levels, and overall ambience.

Does it reflect your lifestyle preferences and foster a feeling of community for you?

Assessing the Foundation:

Beyond aesthetics, it is critical to examine the property's structural features. Examine the walls, roof, and plumbing for signs of wear and tear, water damage, or potential insect issues. These flaws can result in pricey repairs down the road. Consider scheduling a professional inspection to detect any hidden issues that may not be obvious during your viewing.

Space and Functionality:

The property's layout should not only satisfy your current needs but also provide for future flexibility. Consider the number and size of rooms, storage choices, and overall layout of the area.

**Dinning Room in 26 Mzizi Apartments,
Two Rivers District in Nairobi**



Does it fit your current lifestyle and allow for future changes, such as a growing family or changing business needs?

Budgeting for Sustainability:

Financial responsibility is essential when looking for a new house. Create a precise budget that includes all connected expenses, such as down payments (for purchases), monthly payments (rent or mortgage), property taxes, and maintenance costs. You must be realistic about your financial status and avoid overextending yourself. Consider hidden expenditures like utilities, insurance, and future improvements or repairs.

Legal Landscape:

Before making any decisions on a property, it is critical to do a complete legal investigation. This process, also known as due diligence, is critical for identifying any potential difficulties that may affect your rights and ownership, as well as the transaction's overall performance.

By taking these crucial elements into account during your property viewings, you'll be better prepared to make informed judgments that meet your needs and long-term goals. Remember that a comprehensive examination at the start will help you avoid future problems and ensure a seamless transition into your new place.



Elaine Nyambura
Sales Lead - Digital



Construction Updates ; Nairobi Projects

Take a sneak peek into the latest construction updates on your new home!
We're excited to share the progress & milestones
as your property comes to life. Watch as each detail
comes together, bringing you closer to the day
you can step into your completed home.

For more detailed updates or any specific inquiries, feel free to contact
Centum Real Estate's offices using the
information provided below:

+254 747 01 99 70 or +254 747 01 99 77
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We're here to keep you informed every step of the way

Cascadia Apartments

Jul-24			Aug-24	
Task	Target	Achieved	Activity	Target
Block D				
Level 6 to 14 Limuru road external plasterworks	100%	100%	Aluminium Windows Fabrication-Limuru road	100%
Level 11 Floor screed	100%	100%	Level 12 to 14 Floor screed	100%
Aluminium Windows Fabrication-Limuru road	100%	50%	Aluminium Windows Installation-Limuru road	100%
BLOCK E				
Level 6 to 14 Limuru road external plasterworks	100%	80%	Level 6 to 14 Limuru road external plasterworks	100%
Level 11 Floor screed	100%	100%	Level 1 to 14 Rosslyn Avenue facade plasterworks	100%
Aluminium Windows Fabrication-Limuru road	100%	25%	Aluminium Windows Fabrication-Limuru road	100%
Level 14 Masonry works	100%	100%	Roof top -Overhead tanks area parapet works	100%

Cascadia Apartments



26 Mzizi Court Apartments

Jul-24			Aug-24	
Activity	Target	Achieved	Activity	Target
Block C				
12th & 13th external walling	100%	65%	Ground Floor; Ground Beams	70%
			12th & 13th external walling	100%



26 Mzizi Court Apartments



265 Elmer One Apartments

Jul-24			Aug-24		
Activity	Target	Achieved	Activity	Target	
Block C					
External Masonry walling level 4 and 5	100%	100%	level 6 and level 7 external masonry walling	100%	

265 Elmer One Apartments

CONSTRUCTION UPDATES

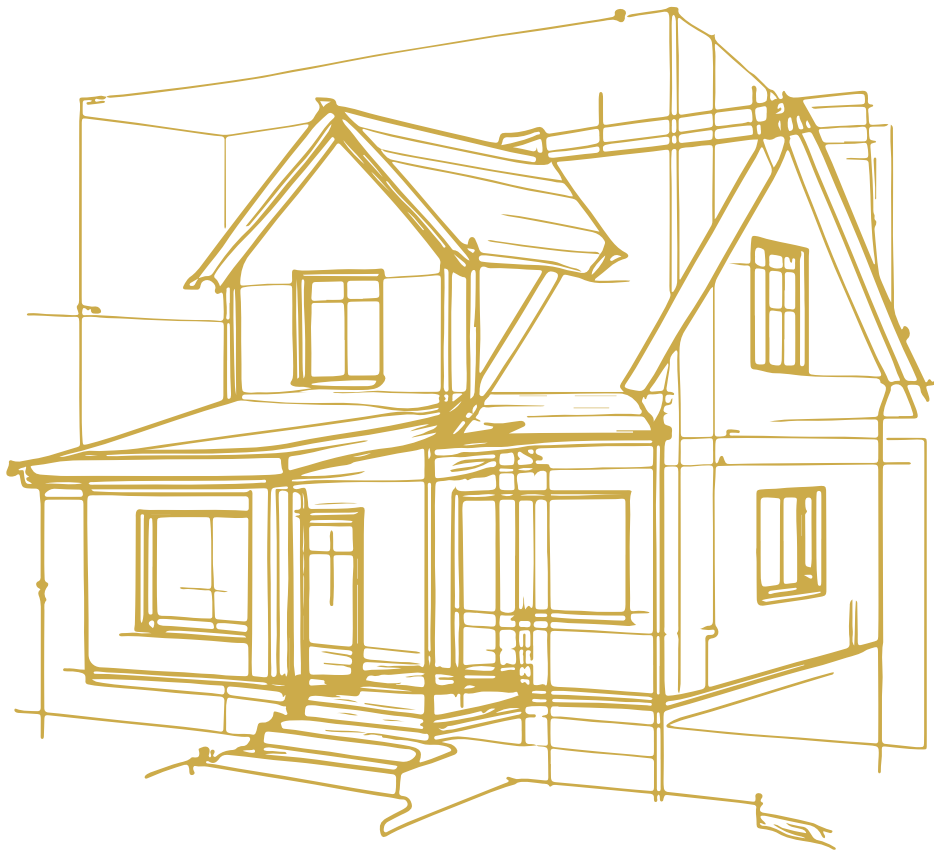




Escape to your dream home in the breathtaking Vipingo Development.

With the launch of Phase 2, your coastal paradise awaits—where luxury living meets serene landscapes & endless possibilities.

WWW.CENTUMRE.CO.KE/VIPINGODEVELOPMENT



Construction Updates ; Vipingo Projects

Welcome to the Construction Updates section for Phase 2 of our Vipingo development! We're excited to announce that Phase 2 has officially commenced, and we'll be sharing regular updates on the progress right here. Stay tuned to see how your future home is taking shape. If you'd like a more detailed update or have any questions, feel free to contact Vipingo Development's offices directly at:

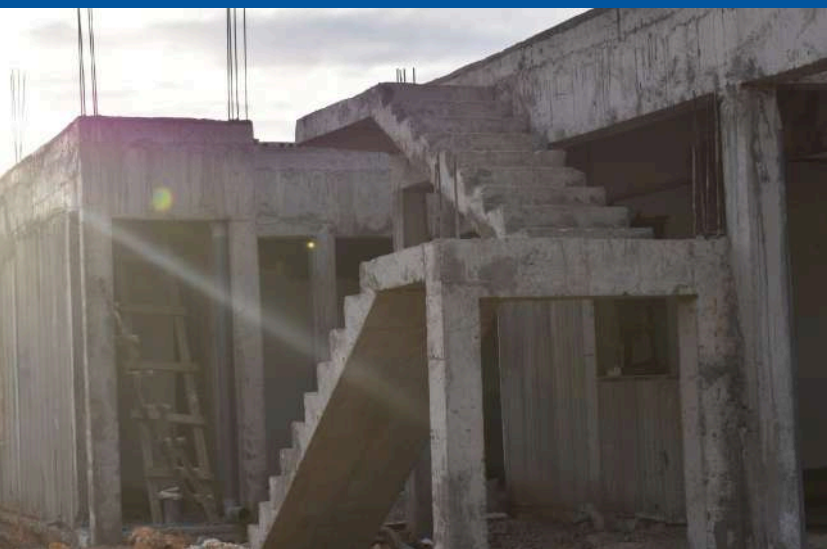
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Awali Bungalow - Showhouse

Jul-24			Aug-24	
Activity	Target	Achieved	Activity	Target
Roof Floor Screeding and Water Proofing Works	100%	100%	Parapet walling placement	100%
Ground Floor Screeding Works	100%	100%	External Walls Plaster and Skimming Works	100%
Internal Walls Plaster Works	100%	100%	Floor and Bathroom Tiling Works	100%
Internal Walls Skimming Works	100%	100%	Wooden Doors and Iron Mongery Fixing	100%
External Walls Plaster and Skimming Works	50%	0%	Aluminum Doors and Windows Fabrication and Fixing	100%
			Internal and External Paint Works	100%
			Electrical and Sanitary Ware Fitting	100%
			External Landscaping Works	100%

Awali Maisonette - Showhouse

Jul-24			Aug-24	
Activity	Target	Achieved	Activity	Target
First Floor Slab Panels Placement	100%	100%	First Floor Screeding and Water Proofing Works	100%
First Floor Screeding and Water Proofing Works	50%	0%	Ground Floor Screeding Works	100%
Ground Floor Screeding Works	50%	0%	Ground Floor Internal Walls Plaster Works	100%
Ground Floor Internal Walls Plaster Works	30%	0%	Ground Floor Internal Walls Skimming Works	100%
Ground Floor Internal Walls Skimming Works	30%	0%	First Floor Wall Panels Placement	100%
			Roof Floor Beams and Columns Casting	100%
			Roof Floor Slab Panels Placement	100%



Awali



1255 Palm Ridge Apartments Phase 2

Cluster 1				
Jul-24			Aug-24	
Activity	Target	Achieved	Activity	Target
Hoarding Works	100%	100%	Contract Awarding to Main Contractor	100%
Site Clearance	100%	100%	Foundation Excavation Works	100%
Contract Awarding to Main Contractor	100%	0%	Foundation Casting and Backfilling	100%
			Ground Floor Casting	100%
				100%

1255 Palm Ridge Apartments

Phase 2



1255 Palm Ridge Apartments Phase 2

Cluster 1				
Jul-24			Aug-24	
Activity	Target	Achieved	Activity	Target
Hoarding Works	100%	100%	Contract Awarding to Main Contractor	100%
Site Clearance	100%	100%	Foundation Excavation Works	100%
Contract Awarding to Main Contractor	100%	0%	Foundation Casting and Backfilling	100%
			Ground Floor Casting	100%
				100%

Kingswood Park



Kingswood Park

Jul-24			Aug-24	
Activity	Target	Achieved	Activity	Target
Phase 1				
Electrical Reticulation Works	100%	100%	Road D Channels, kerbs and drainage works	100%
KPLC Transformer Commissioning	100%	100%	Road D chippings surfacing	100%
KPLC Cable Pulling to turrets	100%	70%	KPLC Cable Pulling to Turrets	100%
Road D Channels, kerbs and drainage works	100%	80%	Internal Roads Channels, Kerbs and Drainage Works	100%
Landscaping Works(Courts maintenance and tree planting)	50%	50%	Internal Roads chippings surfacing	70%
Bush Clearing Works	100%	90%	Landscaping Works(Courts maintenance and tree planting)	80%
Phase 2				
Sewer Reticulation Network	100%	60%	Sewer Reticulation Network	100%
Potable and Water Reticulation Network	40%	0%	Potable and Water Reticulation Network	50%
Electrical Reticulation Design by KPLC	50%	30%	Electrical Reticulation Design by KPLC	100%
Bush Clearing Works	100%	100%	Road Works (base and subbase preparation)	100%
Road Works (base and subbase preparation)	80%	50%	Landscaping Works(Courts maintenance and tree planting)	30%

Business, Holiday, or Retirement?

Vipingo Cityscape is Ready for you.

Vipingo Cityscapes is a modern mixed-use masterplanned development project by Centum Real Estate spread over 10,254 acres and is poised to be a model for East African cities. It is in a prime and strategic location in Kilifi County, with excellent connectivity via road, air, and rail. The development has put in place key infrastructure ranging from a seawater desalination plant (3 Million litres daily capacity) to roads, power, and sewer lines. We have investment-ready land with all approvals, for residential and commercial and an industrial park zone.



OPPORTUNITY		ACRE	PRICE PER ACRE (KES)
Kingswood Residential	Single Purchase	1/8 Acres	3,000,000
Kingswood Residential	Bulk Buying	Minimum 5	10,000,000
Vipingo CBD	Commercial	Minimum 1	10,000,000
Vipingo Industrial Park Zone	Industrial Park	Minimum 1	15,000,000



1 Vipingo Industrial Park

The Vipingo Industrial Park Zone presents over 2,000 acres of serviced plots tailored for light manufacturing, warehousing, logistics, export processing zones (EPZ) and commercial ventures.



2 Kingswood Residential (Bulk Buying)

Are you a land-buying company, Sacco or Chama? Consider this product for your subsequent retail sales to your customers and members.



3 Vipingo Central Business District

Discover the prime location of Kingswood CBD nestled along the bustling Mombasa / Malindi highway, offering unparalleled visibility and effortless access for all your commercial needs.

Amenities



Water Desalination Plant

3 million litres of clean potable water a day capacity.



Golfing

Access Kenya's number 1 PGA golf course.



Vipingo Airstrip

With daily commutes directly to the Vipingo Development.



Development & Off-plan financing available by Kimisitu SACCO



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TELL AN INVESTOR

We are presenting you with an opportunity to earn back 1% of your property sale value by referring a fellow investor to buy any of Centum Re properties.





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