

Newsletter

September

The Loft: A Vision Realized

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SCAN TO CREATE
TANGIBLE WEALTH

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From the Managing Director

Dear Investors,

We're excited to share some excellent news about the continued growth and success of Centum Real Estate.

Our luxury development, **The Loft Residences**, has officially entered the monetization phase, marking a significant milestone for both our residents and investors.

The Loft's prime location, coupled with its innovative design and world-class amenities, has made it a highly sought-after address in Nairobi. In turn, this has created immense returns for our investors who have grown their wealth through double digit capital gains and rental yields. Our residents are also experiencing a redefined urban lifestyle and we are confident that The Loft will continue to deliver exceptional value for years to come.

Centum Real Estate envisions the same success and progress across all our projects to create more of this value to you, our esteemed customers. We remain committed to delivering sustainable, high-quality real estate solutions that meet the evolving needs of our clients.

Thank you for your continued support.

Kenneth Mbae



Unveiling Loft Residences: A Symphony of Luxury & Investment

Centum Real Estate's Loft Residences have redefined the luxury living experience in Nairobi, Kenya. This exquisite development, nestled within the prestigious Two Rivers community, has captured the hearts of discerning investors and residents alike. In this blog post, we delve into the factors that make Loft Residences a truly exceptional investment and explore the reasons behind its resounding success.

A Prime Location

The Loft Residences' strategic location within Two Rivers is a key factor contributing to its appeal. This thriving mixed-use development offers a harmonious blend of residential, commercial, and retail spaces, creating a vibrant and self-sufficient community. The proximity to international schools, hospitals, shopping malls, and recreational facilities provides residents with unparalleled convenience and amenities.

Investment Opportunities

Loft Residences have proven to be a lucrative investment opportunity for both local and international buyers. The project's rapid appreciation in value, coupled with its strong rental yields, has made it a highly sought-after asset. Investors have benefited from significant capital gains and consistent rental income, making Loft Residences a compelling choice for those seeking to build wealth.

Expert Insights

Loft Residences has successfully created a compelling investment opportunity by offering flexible payment plans, high capital returns, and strong rental yields, alongside premium living amenities. Investors have benefited from a 24-month payment plan starting at 10%, with significant capital appreciation—some units bought for KES 36M have been sold for KES 50M or KES 52M. The properties have also achieved rental yields exceeding 11% in USD, thanks to demand from diplomatic missions and multinational organizations located nearby. The USD/KES financing options provided further enhance the accessibility of these investments, making them attractive to a diverse range of buyers.

The property management team at Loft emphasizes a proactive approach to resident satisfaction by ensuring high-quality utilities and security features, tailored to the needs of tenants. The rental market in the area is thriving, with 96% of completed homes occupied and an average rental yield of over 10%. Factors driving demand include positive demographics, urbanization, and infrastructure developments. Additionally, the focus on mixed-use developments highlights a shift towards sustainable living environments. Despite concerns about housing bubbles, experts affirm that the significant deficit in quality housing ensures ongoing demand, particularly for mid-market properties.



Mildred Mwebi
Digital Channel Sales Lead



Martin Kariuki
Sales Manager



James Wallunya
Strategy & Project Delivery



Gladys Mburu
Property Manager
(The Loft Residences)



Anthony Watare
Projects Manager



Monica Ng'ang'a
Rental Chanel Lead



A Commitment to Quality

Centum Real Estate has meticulously crafted Loft Residences with a focus on quality and attention to detail. From the premium materials used to the innovative architectural design, every aspect of the project reflects a commitment to excellence. The development's emphasis on sustainable practices and energy efficiency further enhances its appeal to environmentally conscious buyers.





A Successful Handover

The recent handover of the second phase of Loft Residences marked a significant milestone for Centum Real Estate and its investors. The event was a celebration of the project's completion and a testament to the developer's dedication to delivering exceptional real estate solutions.

Testimonials from Satisfied Owners

The success of Loft Residences is evident in the positive feedback from its owners. Many have expressed their satisfaction with the quality of construction, the prime location, and the exceptional lifestyle that the development offers. Their testimonials serve as a powerful endorsement of Loft Residences' value proposition.



“

My family is happy, we were off plan investors in this project and the developer has exceeded our investment objective and created real wealth for us. They have linked us to a dollar rental market, provided access to long term fixed rate interest mortgage and created a world class neighborhood where “certainly the residents will thrive

JOYCE
LOFT RESIDENT OWNER

Conclusion

Loft Residences by Centum Real Estate have emerged as a premier residential development in Nairobi. With its prime location, luxurious amenities, and investment potential, the project continues to attract discerning buyers seeking a high-quality lifestyle. Whether you are looking for a comfortable home or a profitable investment, Loft Residences offer an exceptional opportunity to experience the best of urban living.

For this and other investment offerings,
call us on **0747 01 99 71** or email us on **centum.re@centum.co.ke**



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:

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sales@centumre.co.ke

We're here to keep you informed every step of the way.

Cascadia Apartments

Sep-24			Oct-24	
Task	Target	Achieved	Activity	Target
Block D				
Level 12 to 14 Floor screed	100%	60%	Level 12 to 14 Floor screed	100%
External paintworks undercoat-Limuru road	100%	60%	External paintworks undercoat-Limuru road	100%
External plasterworks - River facade	50%	40%	External plasterworks - River facade	100%
BLOCK E				
Aluminium Windows Installation-Limuru road	100%	85%	Aluminium Windows Installation-Limuru road	100%
Level 12 to 14 Floor screed	100%	55%	Level 12 to 14 Floor screed	100%
External paintworks undercoat-Limuru road	100%	70%	External paintworks undercoat-Limuru road	100%
External plasterworks - River facade	50%	40%	External plasterworks - River facade	100%

Cascadia Apartments



BLOCK D & E FROM LIMURU ROAD

1st under coat of paint placed on Block D



BLOCK E

View from Rosslyn



Aluminium window frames
installations in Block D, B & E

Phased approach to completing Cascadia will see Block B, D, E finished earlier and block A,C to follow

26 Mzizi Court

Sep - 24			Oct - 24	
Activity	Target	Achieved	Activity	Target
Block C				
Ground floor; Ground beams	100%	80%	Ground floor; Ground beams	100%
15th - 16th floor column formwork and concrete	50%	30%	15th - 16th floor column formwork and concrete	70%

26 Mzizi Court

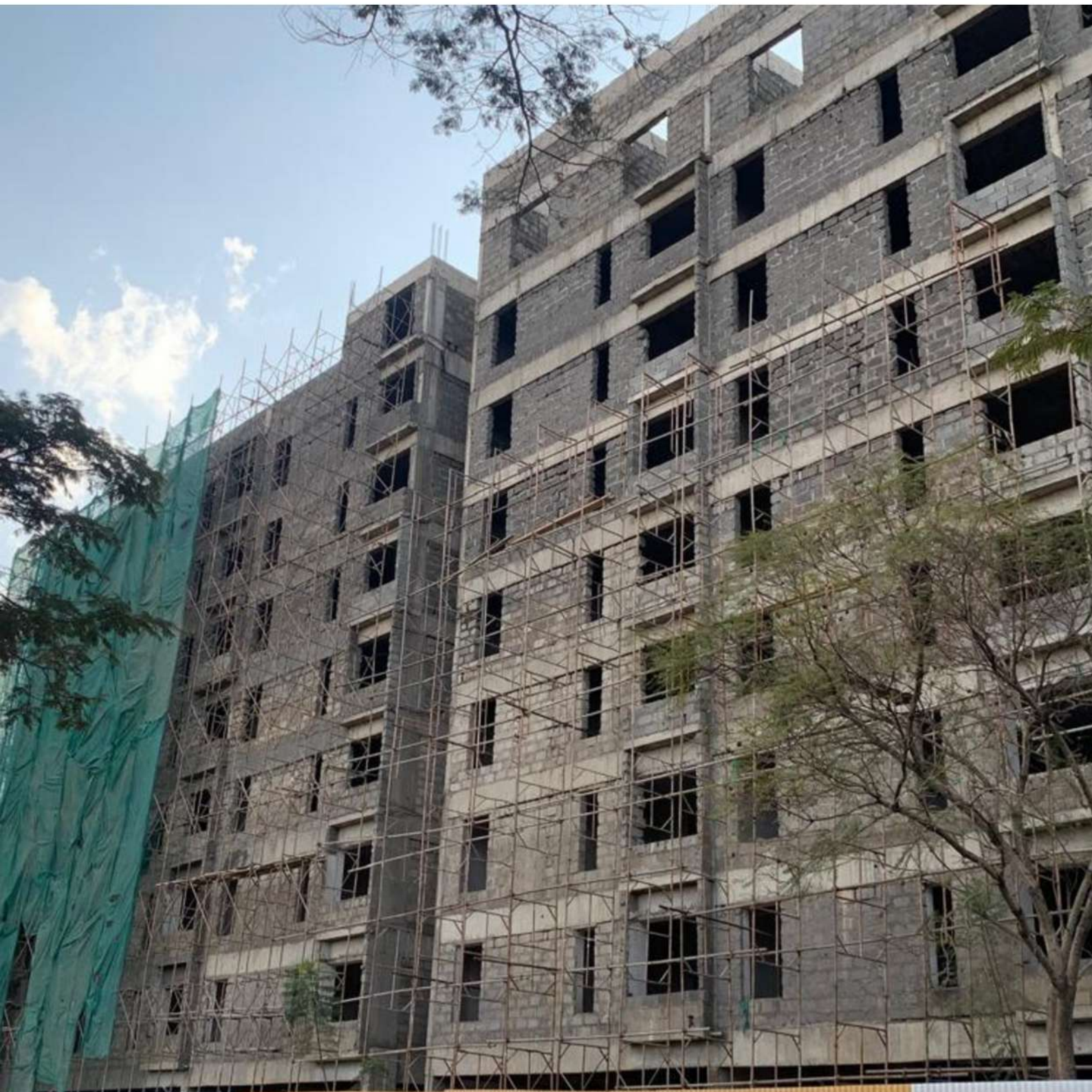


265 Elmer One Apartments

Sep-24			Oct-24	
Activity	Target	Achieved	Activity	Target
Block C				
level 6 and level 7 external masonry walling	100%	100%	Plaster works on the rear facade in block C	50%
			Internal walling block C Level 7	100%

Phased approach in 265 Elmer One will see block C finished earlier, followed by B and eventually block A

265 Elmer One Apartments





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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:

+254 747 01 99 78

sales@centumre.co.ke

Awali Bungalow - Showhouse

Sep - 24			Oct - 24	
Activity	Target	Achieved	Activity	Target
Parapet walling placement	100%	100%	Floor and Bathroom Tiling Works	100%
External Walls Plaster and Skimming Works	100%	100%	Wooden Doors and Iron Mongery Fixing	100%
Floor and Bathroom Tiling Works	100%	10%	Aluminum Doors and Windows Fabrication and Fixing	100%
Wooden Doors and Iron Mongery Fixing	50%	0%	Internal and External Paint Works	100%
Aluminum Doors and Windows Fabrication and Fixing	50%	20%	Electrical and Sanitary Ware Fitting	100%
Internal and External Paint Works	100%	80%	External Landscaping Works	100%
Electrical and Sanitary Ware Fitting	50%	0%	Staircase Railing and Terrazo Works	100%
External Landscaping Works	50%	20%	Cabinetry and Wardrobes Fitting	80%
Staircase Railing and Terrazo Works	100%	50%	Unit furnishing and interior décor	30%

Awali Bungalow - Showhouse

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%
Finishes/Pending Works Contractor Onboarding	100%	100%	Roof Floor Beams and Columns Casting	100%
			Roof Floor Slab Casting	100%

Awali Estate - Phase 2



1255 Palm Ridge Apartments

Phase 2

Sep - 24			Oct - 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%

1255 Palm Ridge Apartments

Phase 2



Kingswood Park

Sep - 24			Oct - 24	
Activity	Target	Achieved	Activity	Target
Phase 1				
Road D Chippings surface works	100%	100%	Internal Roads Channels, Kerbs and Drainage Works	100%
Road D Pedestrian Walkways	100%	100%	KPLC Power Application to active Construction Sites	100%
KPLC cable termination and turret activation	100%	100%	Internal Roads chippings surfacing	100%
KPLC Power Application to active Construction Sites	50%	30%	Landscaping Works(Courts maintenance and tree planting)	100%
Internal Roads Channels, Kerbs and Drainage Works	80%	60%	Road D Solar Street Lighting	50%
Internal Roads chippings surfacing	50%	20%	Street and Court Signages	50%
Landscaping Works(Courts maintenance and tree planting)	80%	80%		
Guests parking area	100%	80%		
Phase 2				
Sewer Reticulation Network	100%	80%	Sewer Reticulation Network	100%
Potable and Water Reticulation Network	40%	10%	Potable and Water Reticulation Network	50%
Electrical Reticulation Design by KPLC	30%	10%	Electrical Reticulation Design by KPLC	100%
Road Works (base and subbase preparation)	100%	90%	Road Works (base and subbase preparation)	100%
Landscaping Works(Courts maintenance and tree planting)	30%	20%	Landscaping Works(Courts and roads tree planting)	50%

Kingswood Park



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