

NOVEMBER 2024

Newsletter



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Nairobi Office
+254 747 01 99 70
sales@centumre.co.ke

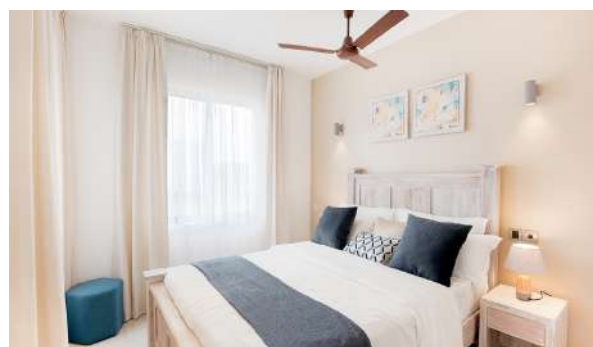
Vipingo Office
+254 747 01 99 78
info@vipingodevelopment.com

Entebbe Office
+256 707 76 40 20
sales@pearlmarina.co.ug

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by E. Ochieng' and L. Kanario

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Photographs: Awali phase 1 interior

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

From our MD

As we approach the end of the year, we begin to enjoy the holiday season and festivities with family and friends. We look forward to enhancing your celebrations through our exclusive holiday offers for your investments in our prime coastal, waterfront and urban destinations, in either Kenya or Uganda.

We will reward you for any milestone payments you make, through cashback offers as well as fully paid stays at either Holiday Inn at Two Rivers or Awali Estate in Vipingo. In addition, we are excited to offer you the opportunity to earn up to 1% of the property value in cash for referring your friends, family or colleagues to pursue their homeownership and investment journeys through Centum RE. These opportunities will enhance your holiday plans and celebrations, allowing you to enjoy the festivities while staying aligned with your long-term goals. Take a moment to review this newsletter for comprehensive details on our exclusive holiday season special offers, tailored financing opportunities, and the exceptional lifestyle and amenities that define our developments.

We are deeply grateful for your continued support, which continues to drive our shared growth and success. This inspires our efforts in delivering quality projects that guarantee aspirational lifestyles as well as above-market yields.

Centum RE wishes you a joyful holiday season and a prosperous New Year!



Kenneth Mbae

KENNETH MBAE

**CHIEF
OPPORTUNITY
OFFICER**

**CENTUM REAL
ESTATE**



TOP 5 PLACES TO VISIT IN KILIFI COUNTY

BY ISAAC LMATETIAN

Kilifi County, located along Kenya's coastline, is a true hidden gem. With its rich cultural heritage, breathtaking beaches, and abundant wildlife, it offers a perfect blend of adventure and relaxation. Whether you're drawn to the serenity of its coastal mangroves or the ancient remains of Swahili architecture, Kilifi has something for everyone. And if you're considering making this enchanting region your new home, Vipingo is the place to start. You can experience the beauty and charm of Kilifi first-hand by booking a stay at one of our properties on Airbnb, where you'll get to explore this amazing area in just few minute drives. If you find yourself enchanted by the surroundings, we also offer the opportunity to invest in your very own holiday home.

Here are my Top 5 picks for places to Visit in Kilifi County that will make your visit unforgettable:



Mnarani Monument- 22kms away

Mnarani Monument offers a glimpse into the past with its well-preserved ruins dating back to the 14th century. This ancient Swahili settlement, once a busy port for Arab traders, features coral stone mosques and tombs. It is an excellent spot to learn about Kenya's rich history.



Gede Ruins - 69kms away

Gede Ruins are the remains of a once-thriving Swahili town, abandoned in the 17th century. Hidden within a forest near Malindi, the ruins include mosques, houses, and a palace made from coral stone. The mysterious site is a must-see for history enthusiasts.



Mida Creek - 80kms away

Mida Creek is a serene mangrove ecosystem north of Vipingo, ideal for birdwatching and boat tours. Part of the Watamu Marine National Park, it's a perfect spot for nature lovers seeking tranquility and scenic views.



Vasco da Gama Pillar - 86kms away

The Vasco da Gama Pillar, built by the Portuguese in 1498, stands as a historical landmark in Malindi.

Experience the charm of Kilifi County by booking a stay at one of our Airbnb properties in Vipingo—your gateway to exploring this coastal paradise, and perhaps, your new home.

Malindi Marine Park - 88 kms away

If you've ever dreamt of swimming in a living coral garden, Malindi Marine Park is the place to make that dream a reality. Just a short drive from Vipingo, this marine park is a treasure trove of underwater beauty. Whether you're snorkeling, diving, or cruising in a glass-bottom boat, the marine park's coral reefs are beaming with life, from rainbow-colored fish to majestic sea turtles. Above the water, the park's sandy beaches are equally stunning, making it an ideal place for both adventure and relaxation. For anyone who loves marine life, this is a must-visit spot.

Kilifi County is not just a destination; it's a lifestyle. Whether you're drawn to its serene beaches, historical landmarks, or nature reserves, there's no shortage of beauty and adventure. Vipingo offers the perfect balance of peaceful coastal living with easy access to all that Kilifi County has to offer. If you're looking for an investment that combines tranquility with potential, our properties in Vipingo are the ideal choice.



Join us in discovering the magic of Kilifi County and make this extraordinary corner of Kenya your new home or investment opportunity. Reach out today to find your perfect property in Vipingo—where your dream coastal lifestyle awaits.

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Land banking and why it is important

BY ERIC OCHIENG AND LINET KANARIO | PHOTOS BY VIPINGO DEVELOPMENT LTD

“Land banking offers a powerful strategy for long-term profits, capitalizing on Kenya's urban growth and infrastructure developments”

It is in the dream of every person, young or old, to be great at what they do and make the maximum profit out of it. When it comes to investment and real estate this rule still applies, ever wondered what differentiates great developers/investors from good ones? The former have mastered a key strategy called land banking where they bet on barren and underdeveloped land to grow into real estate empires. In this blog we shall delve into the power of buying and holding land and why it is the secret to great returns.

What is Land Banking?

According to Local Housing Solutions land banking is the practice of buying barren or underutilized land with the intention of holding onto it until such a time when a profitable sale can be made or for development. This, however, is one among the many definitions that exist on the same. Land banking, just like other real estate terminologies, can be understood in various ways influenced by context and whether it is pursued by the private or public sector.

In the context of private sector, developers use land banking as a speculative investment strategy by acquiring land in advance that might appreciate as nearby infrastructure or new developments emerge. In the public sector, on the other hand, land banking is used as a strategy for dealing with urban regeneration, preserving open spaces and stabilizing land values especially in developed countries.

When it comes to third world countries like Kenya, the concept is often associated with the government providing land for public purposes such as housing, sports areas and managing land markets. Recently, The Kenya Kwanza government, through Affordable Housing Program (AHP), gave private developers access to public land set aside for housing and infrastructure for construction of affordable housing units.

Steps of land banking

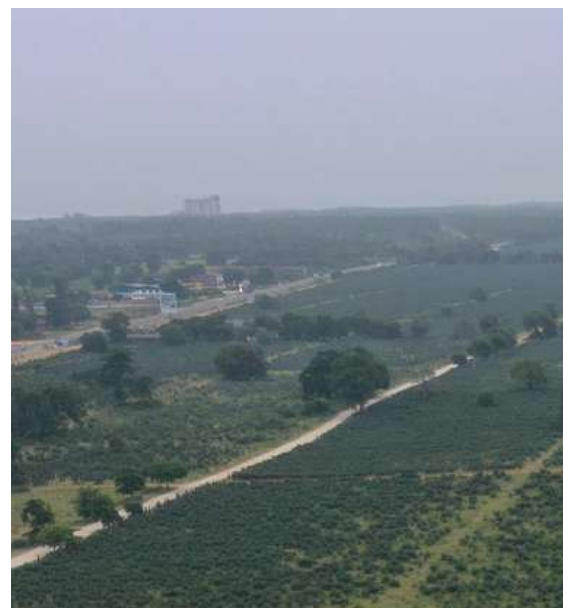
There are three crucial actions to land banking that determine whether its objectives are met. These are:

- Land acquisition
- Land management
- Land development



Why Land Banking is attractive in Kenya?

1. Value Appreciation – As Kenya's urban population grows, the demand for land and real estate increases. Projects like the Standard Gauge Railway and Nairobi Expressway have led to significant land value appreciation in certain areas.
2. Low Maintenance Costs – Undeveloped land is inexpensive to maintain, making it a low-risk, long-term investment. Basic upkeep and property taxes are minimal compared to developed properties.
3. Hedge Against Inflation – Land typically appreciates faster than inflation, providing a safe haven for investors during periods of rising costs. With Kenya's real estate market projected to grow at 5.18% annually through 2029, land banking offers a strong inflation hedge.
4. Speculative Opportunities – Land banking allows investors to capitalize on timing. Purchasing land before infrastructure projects or zoning changes can lead to significant appreciation when development occurs.
5. Tax Incentives – In certain zones, such as Special Economic Zones (SEZs), investors may enjoy tax benefits. Two Rivers International Finance and Innovation Center (TRIFIC) is an example of such a zone in Kenya.





Conclusion

Several trends are driving growth of land banking in Kenya. One predominant trend is the rapid urbanization rate, currently at 4.3% annually. As more Kenyans move to urban areas, the demand for space for housing, commercial development and industrial use is increasing. As one pursues their personal objectives it's important to identify suitable land, ensure legal compliance, explore various financing options and factor in holding and management costs in the long run. With strategic foresight, patience and effective management to overcome its inherent challenges, land banking is a powerful strategy that offers substantial potential for profit with relatively low risk.



EVENT GALLERY





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:

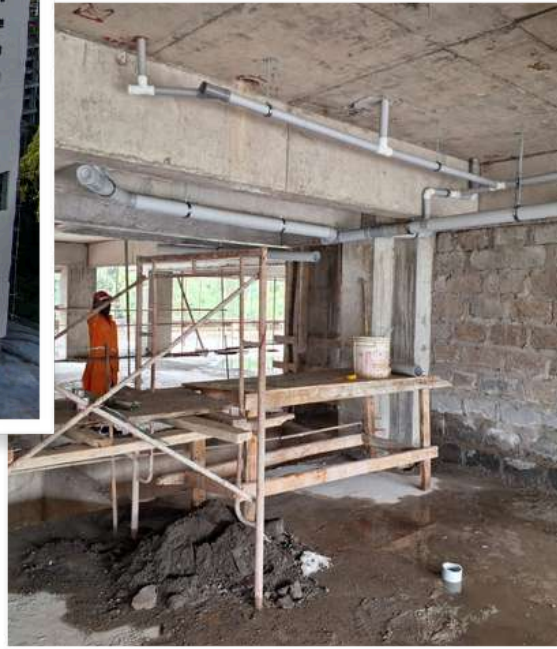
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We're here to keep you informed every step of the way.

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CONSTRUCTION UPDATES

CASCADIA APARTMENTS



Drainage pipes installation



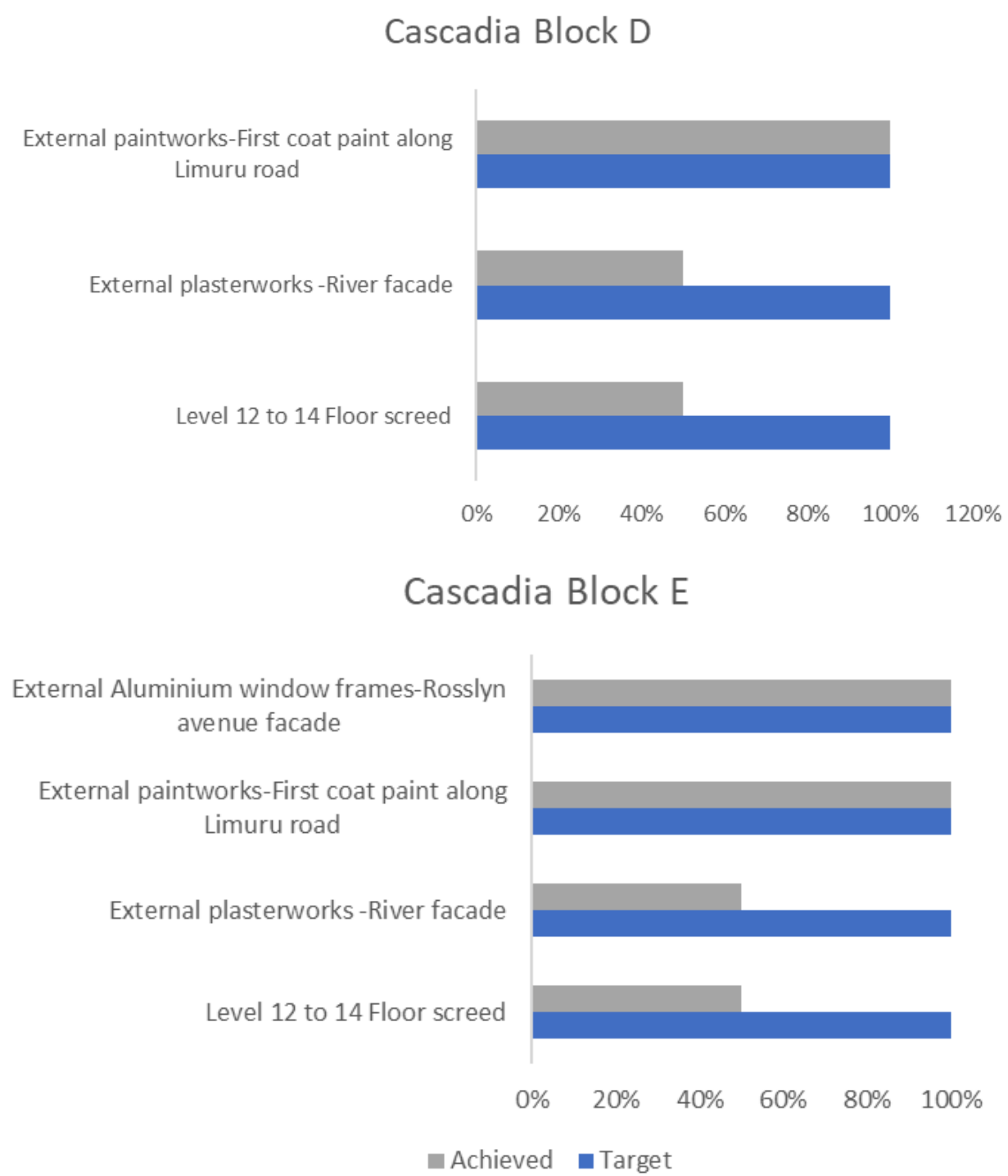
River facade plasterworks

Cascadia Apartments

The construction of Cascadia Apartments is being carried out in multiple phases to ensure a smooth and efficient process. Phase 1A focuses on the finishes of Blocks D and E, which are the top priority in the current phase.

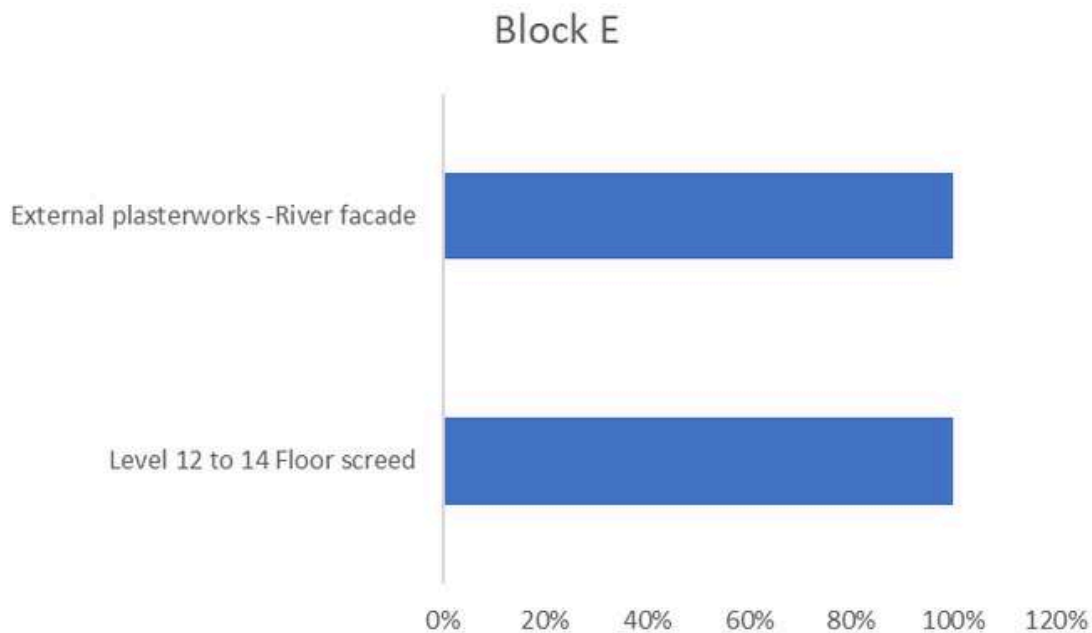
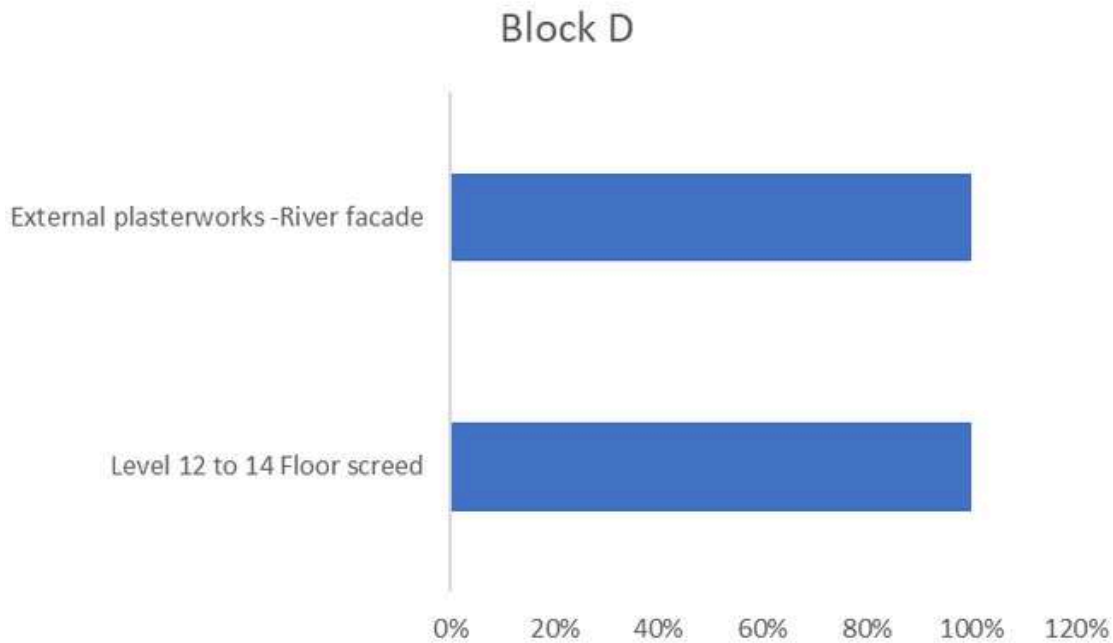
When Phase 1A is underway, Phase 1B (Blocks A and C Reinforced Concrete structure) will be ongoing in parallel with Blocks D and E. Block B will also be developed simultaneously with Blocks D and E, ensuring steady progress across the entire project construction. This phasing will maintain the overall construction timeline and ensure efficient progress and timely completion of Cascadia Apartments.

November Progress



Cascadia Apartments

December Targets



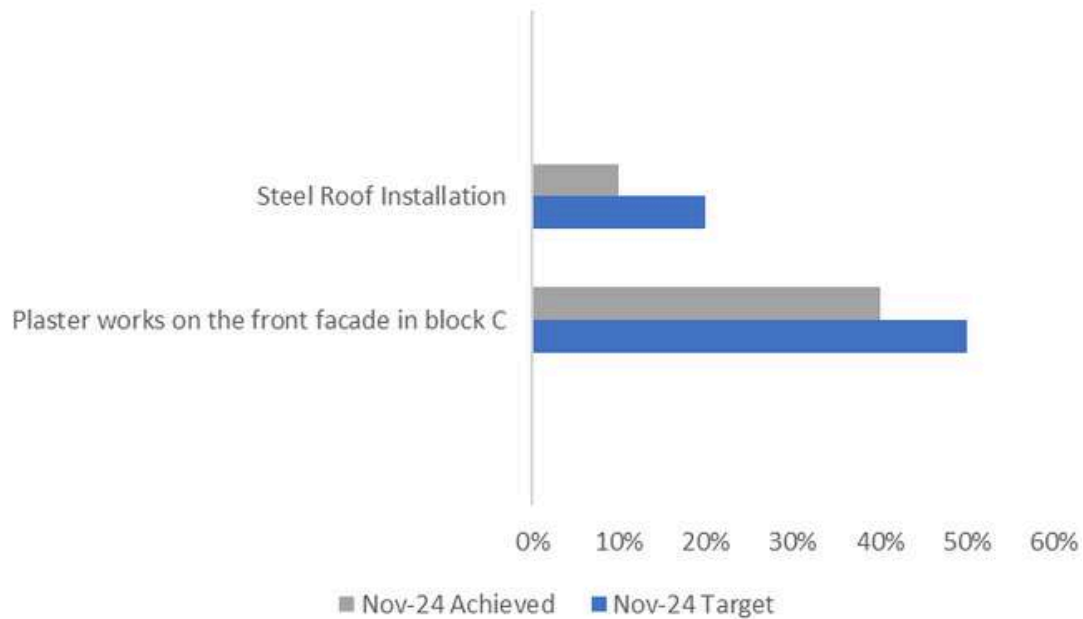
265 ELMER ONE



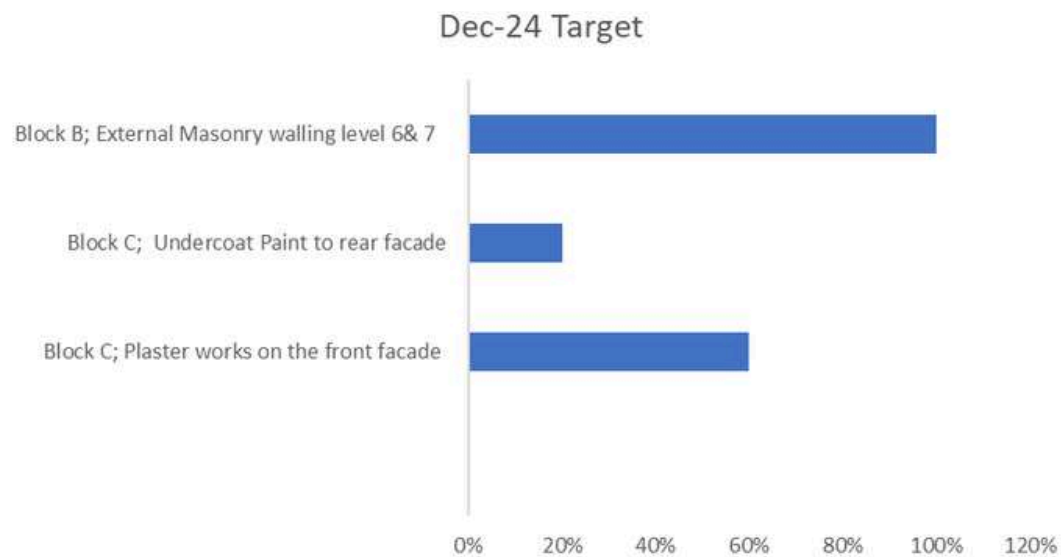
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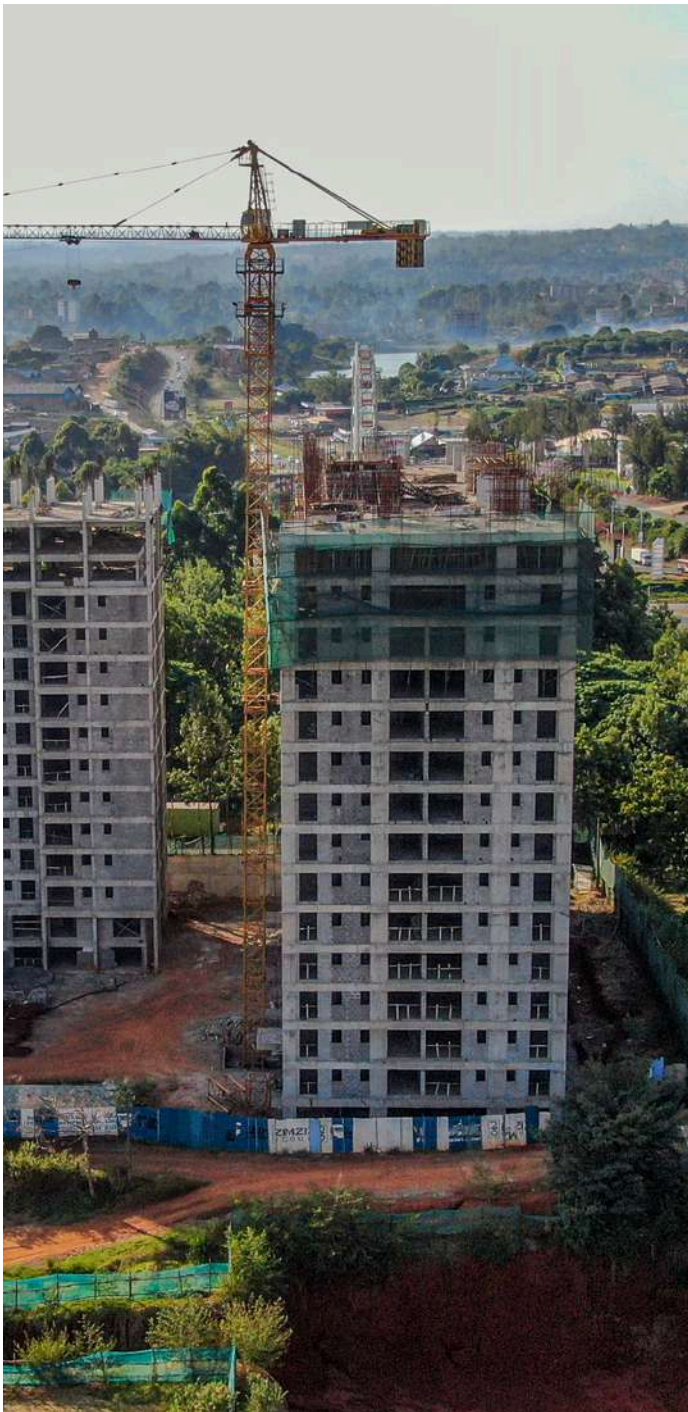
265 Elmer One Apartments

November Progress



December Targets



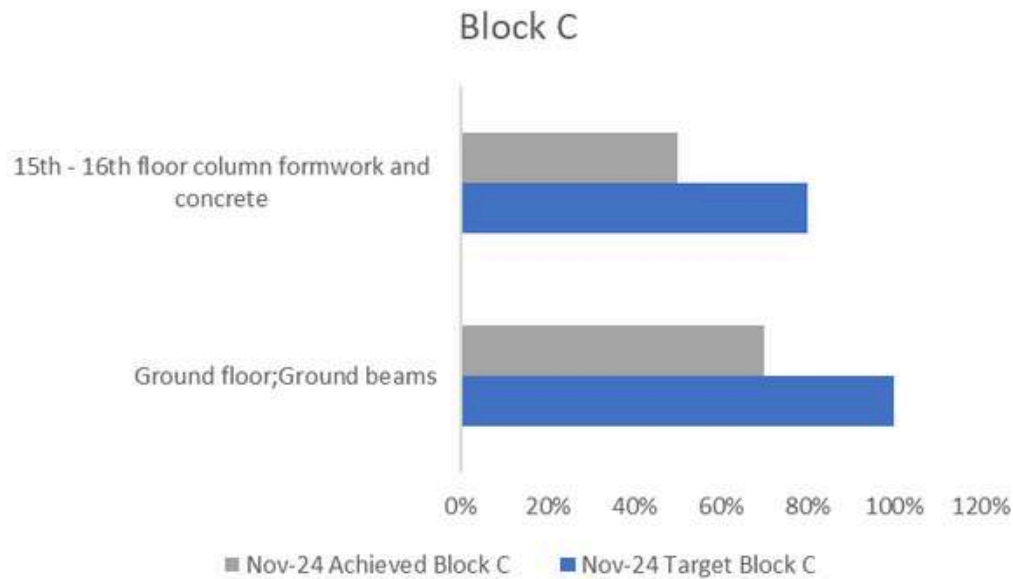


26 MZIZI COURT

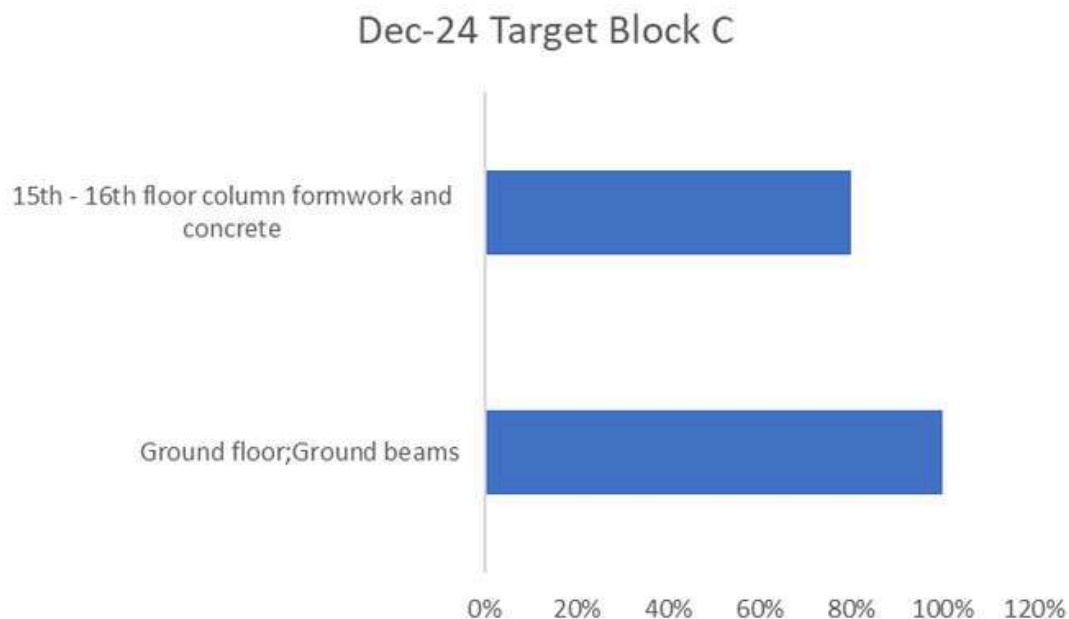
26 Mzizi Court

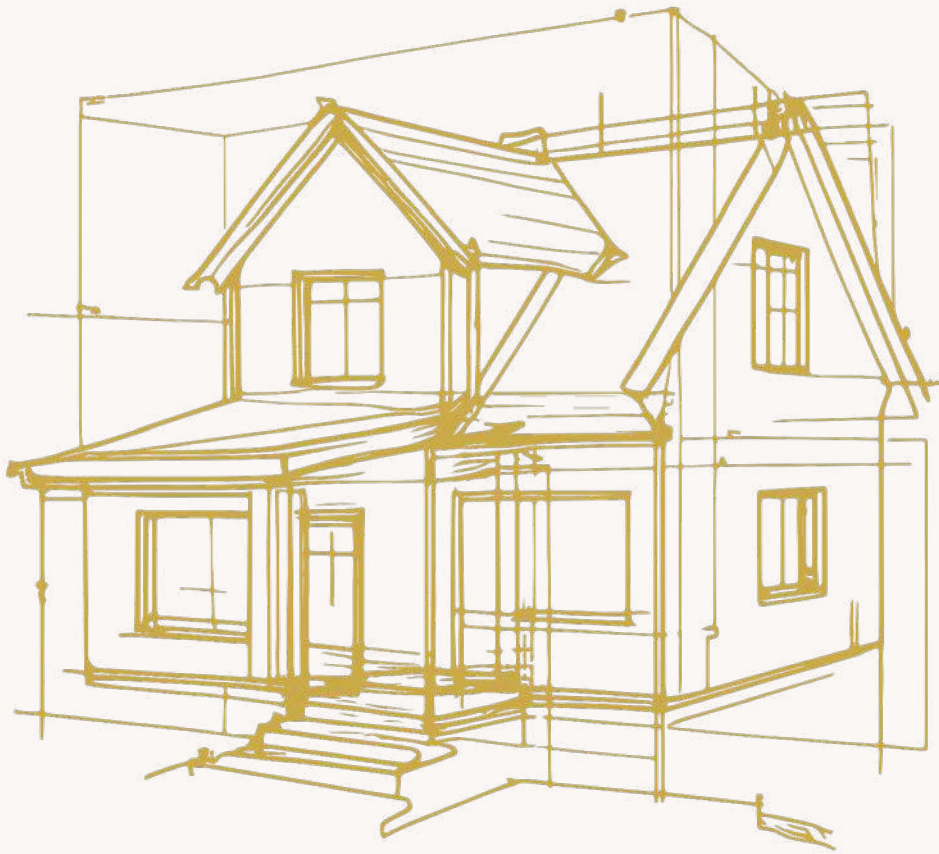
The construction of Mzizi Court Apartments is being carried out in multiple phases to ensure a smooth and efficient process. Phase 1A focuses on Blocks B and C while Phase 1B focuses on Blocks D and E. This phasing will maintain the overall construction timeline and ensure efficient progress and timely completion of the project.

November Progress



December Targets





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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info@vipingodevelopment.com

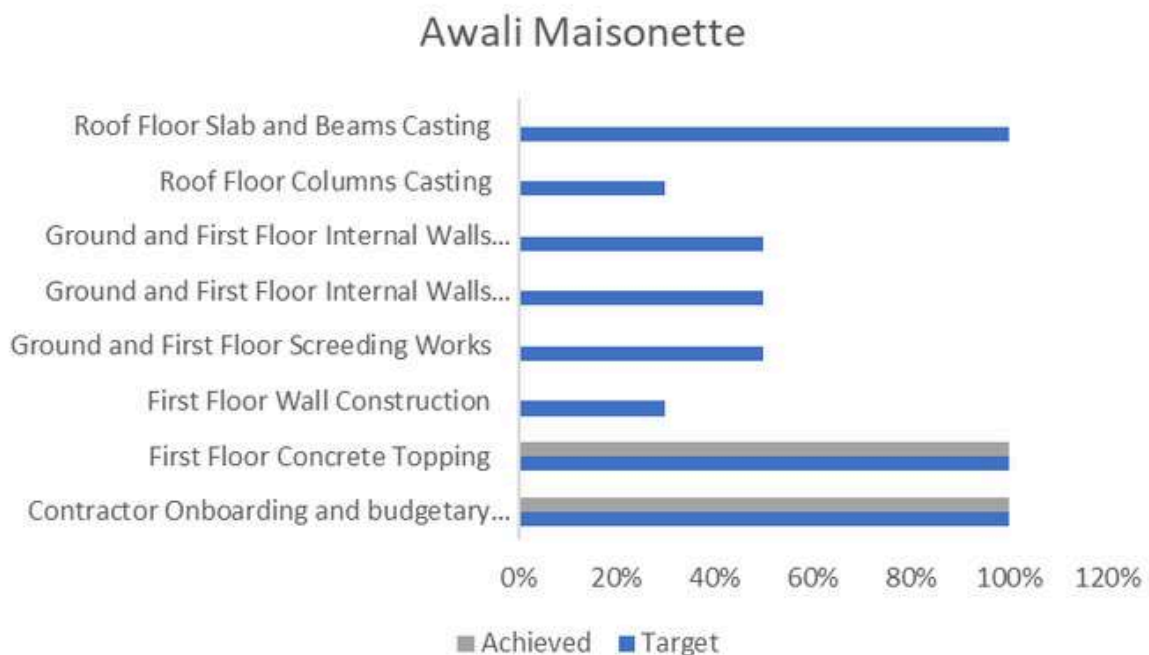


AWALI ESTATE PHASE 2



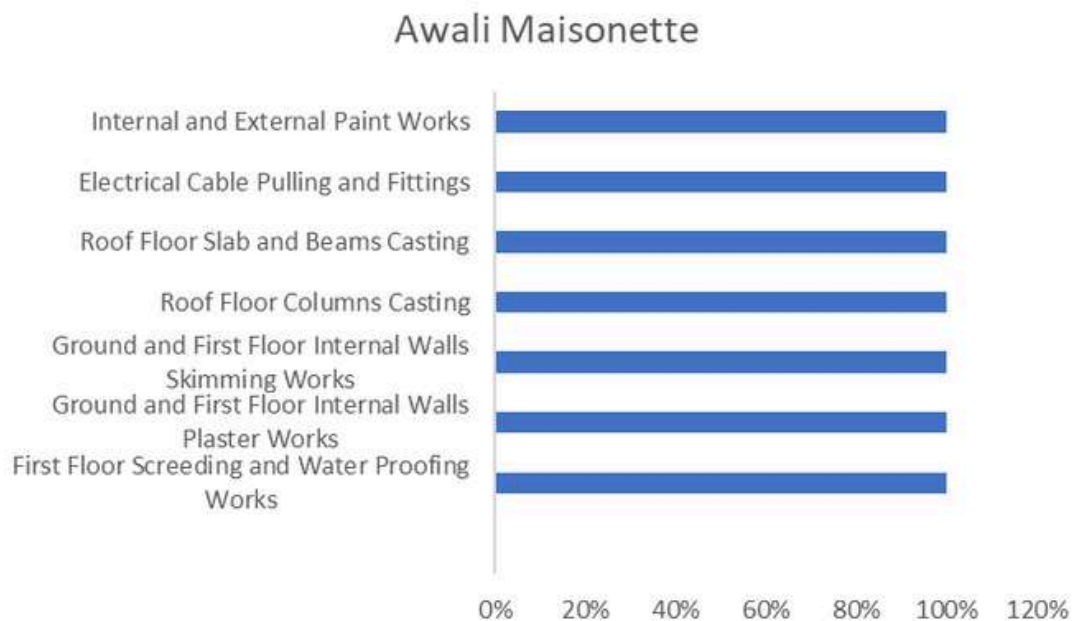
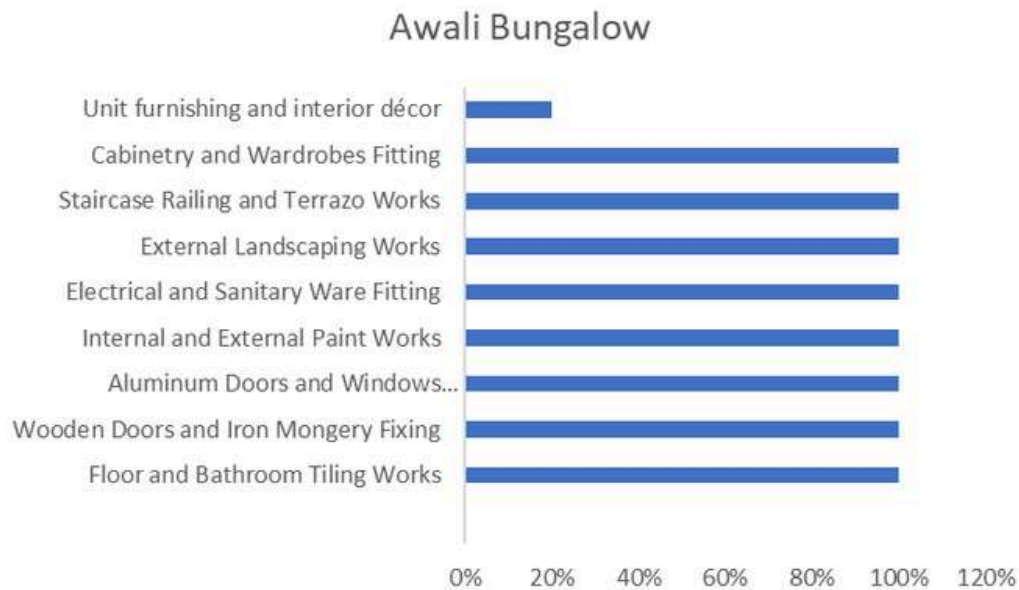
Awali Estate - Phase 2

November Progress



Awali Estate - Phase 2

December Targets



1255
PALM RIDGE
APARTMENTS
PHASE 2

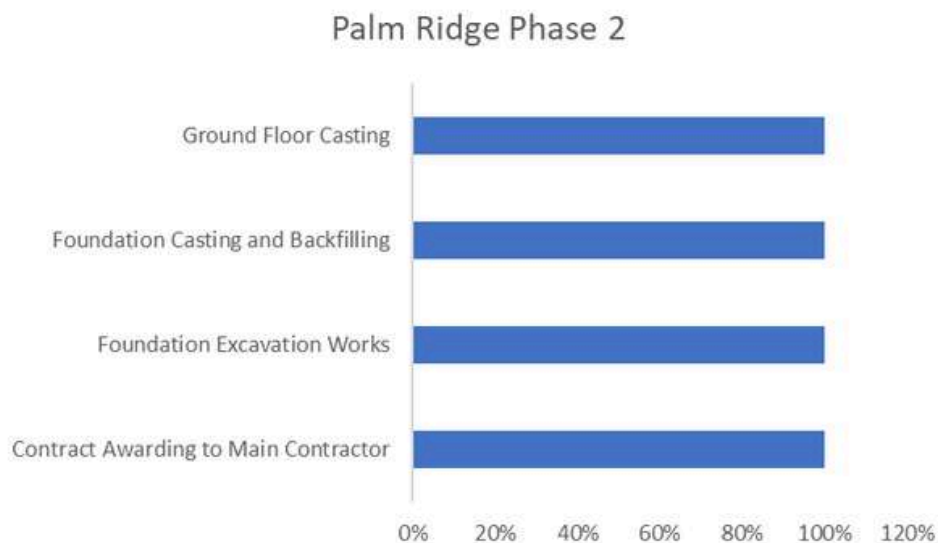
1255 Palm Ridge Apartments

Phase 2

November Progress

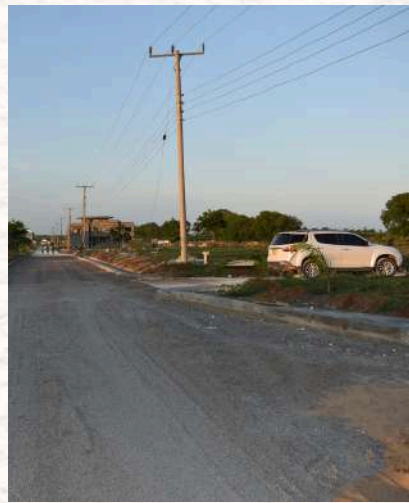


December Targets





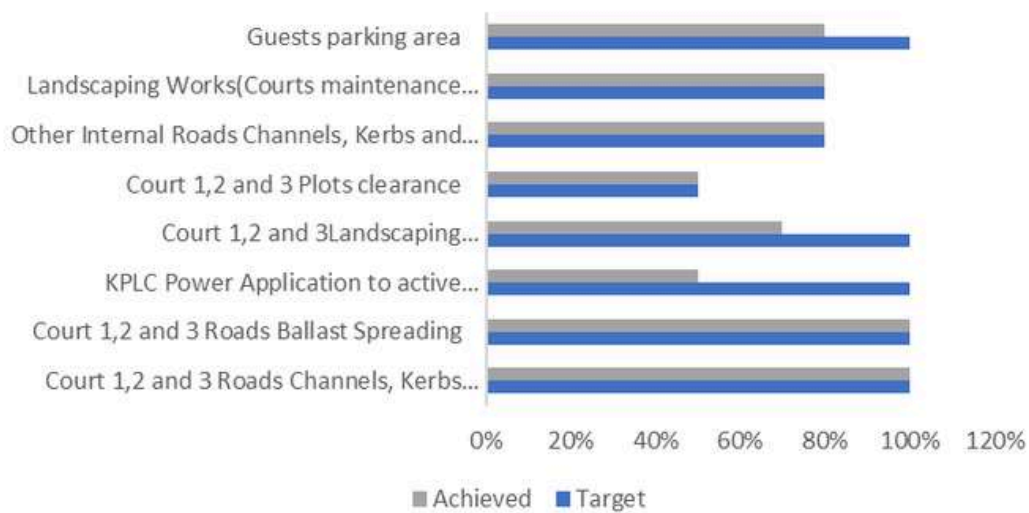
KINGSWOOD PARK



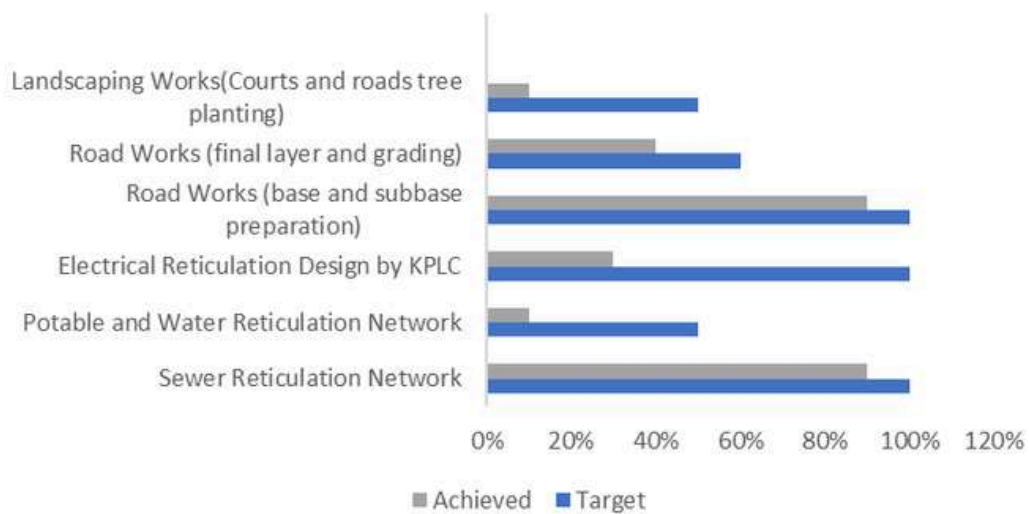
Kingswood Park

November Progress

Kingswood Park Phase 1



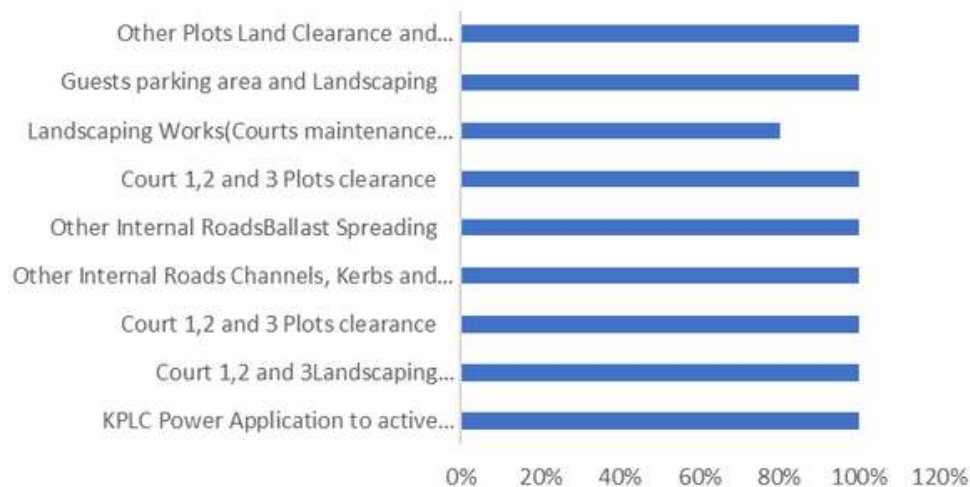
Kingswood Park Phase 2



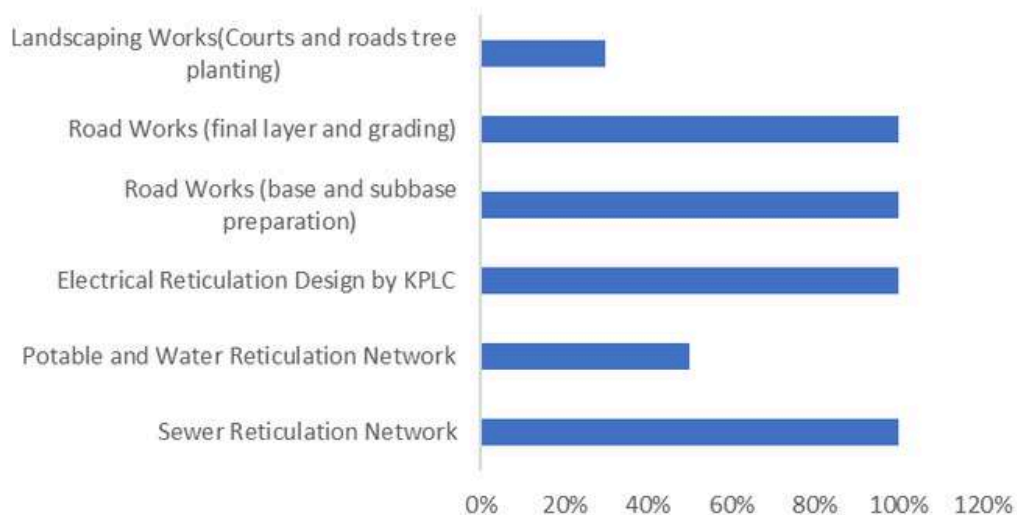
Kingswood Park

December Targets

Kingswood Park Phase 1



Kingswood Park Phase 2



Experience our Perfect Portfolio Virtually

Centum Real Estate is excited to announce that you can now explore our Nairobi portfolio like never before with immersive virtual tours!

Now, you can effortlessly **view any property by simply clicking on the project you're interested in below** and experience every detail up close and get a true sense of what each property has to offer. Start your virtual tour today and discover the perfect one for you!



Elmer-Kasarani

[Click here for Studio Tour](#)

[Click here for 2 Bedroom Tour](#)



The Loft Residences

[Click here for 4 Bedroom Duplex with Garden + DSQ](#)

[Click here for 4 Bedroom Duplex + DSQ Tour](#)



Riverbank

[Click here for 1 Bedroom Tour](#)

[Click here for 2 Bedroom Tour](#)

[Click here for 3 Bedroom Tour](#)



Mzizi Court

[Click here for 1 Bedroom Tour](#)

[Click here for 2 Bedroom Tour](#)



Cascadia Apartments

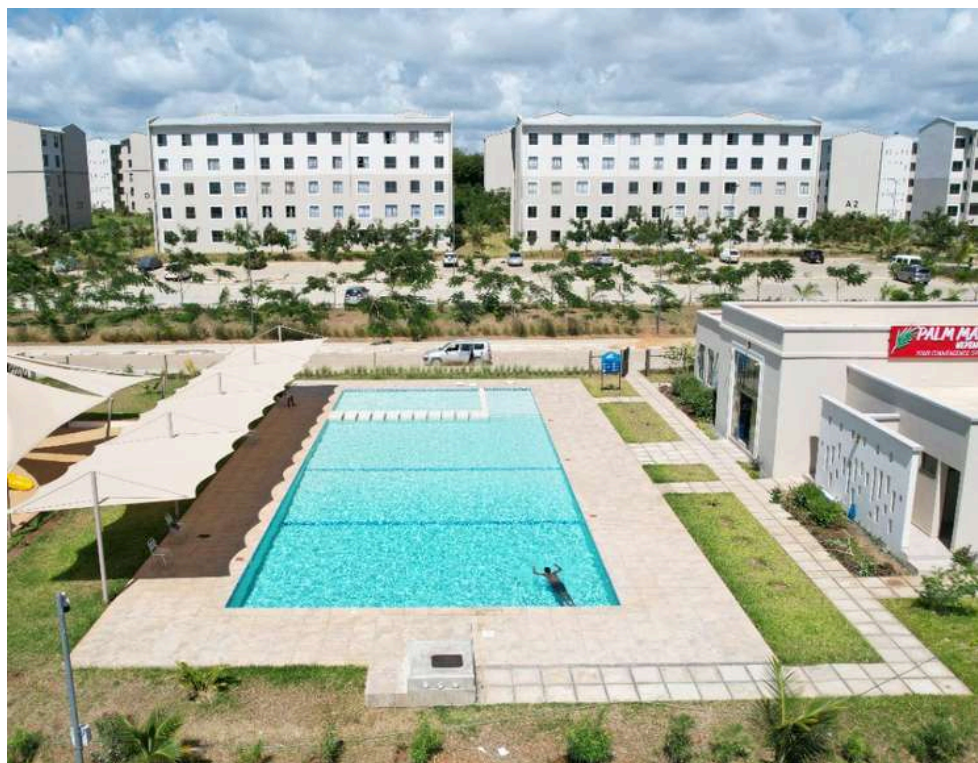
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[Click here for 2 Bedroom Tour](#)

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9TH FLOOR, SOUTH TOWER, TWO
RIVERS P.O. BOX 10518-00100
NAIROBI, KENYA

Nairobi Office

+254 747 01 99 70
sales@centumre.co.ke

Vipingo Office

+254 747 01 99 78
info@vipingodevelopment.com

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Websites

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