

APRIL 2025

Newsletter



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by IE. Ochieng' and L Kanario



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For this and other investment offerings, call us on +254 747 01 99 77 /78 or email us on [centum.re@centum.co.ke/](mailto:centum.re@centum.co.ke) info@vipingodevelopment.com



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LETTER FROM THE MD



Dear Clients,

We hope this message finds you well.

In this month's newsletter, we wish to take a moment to express our deepest gratitude and appreciation to you, for choosing to pursue your investment or homeownership journey with us. Your trust and support mean everything, and we remain committed to delivering excellence as we bring our brand to life.

As we endeavour to deliver our projects, we remain committed to delivering excellence in order to live up to the vision that we promised. A key feature of our vibrant, mixed-use developments is their ability to embody and offer ultimate aspirational lifestyles, by seamlessly integrating living spaces with opportunities to work, play, grow and thrive.

Our communities provide easy access to essential services such as retail shops, healthcare facilities, fitness centres, hotels, green spaces, workspaces, banking halls, as well as entertainment hubs within a short walking distance. This reduces time spent in traffic and makes daily errands effortless, allowing residents to focus on their ambitions, peace of mind, and having quality time with loved ones.

Additionally, our developments are supported by professional property management as well as top-tier security and foster both personal and financial growth by promoting networking opportunities, enhancing work productivity, and supporting overall well-being. This exceptional lifestyle presents lucrative opportunities for investors due to high market demand, occupancy rates and yields.

As we strive to deliver projects that truly meet your needs, we would love to hear from you, especially about your lifestyle preferences and the options. We kindly invite you to participate in a quick poll and share your feedback, which will directly inform our future developments and help us design communities that offer lifestyle fulfilment and high returns by providing exactly what matters most to you. Thank you once again for your continued trust and support and we look forward to achieving even greater prosperity together.

Kenneth Mbae



We'd love to hear from you!

Your feedback helps us improve! Please take just 2 minutes to share your thoughts by clicking the link below or scanning the QR code.

[Click here!](#)

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SCAN ME

SUSTAINABLE LIVING: ECO-FRIENDLY HOMES FOR A GREENER FUTURE



By E. Ochieng' and L. Kanario

We are living in a time where sustainability is a key aspect of life and environmental consciousness is no longer an option but a necessity. Given that climate change and resource scarcity are a continually pressing set back globally, the evolution towards sustainability is not just a trend but a key step towards a greener future with minimized environmental pollution. Stay with us as we delve into the concepts of sustainable living, eco-friendly homes and how private developers are at the heart of a greener future.

The rise of lifestyle properties

A report by the Global Wellness Institute highlighted that in the aftermath of the pandemic, high-net-worth individuals (HNWIs) are increasingly prioritizing health and well-being. This shift has created a ripple effect across the real estate market, with buyers keen on properties that support their lifestyles and wellness goals.



swimming pool at Riverbank Apartment

To put this into context, a survey conducted by the National Association of Realtors revealed that nearly 70% of homebuyers are willing to pay more for homes equipped with features such as a fitness gym, air filtration systems and noise reduction technology.

This new preference is understandable so, after all, who would not want to live in an eco-friendly home designed to minimize environmental impact while maximizing energy efficiency, comfort, and cost savings? UNEP conducted a study that showed that buildings account for nearly 40% of global energy consumption and 30% of greenhouse gas emissions (UNEP, 2022), hence the need for such homes. Consequently, shrewd developers are adopting sustainability to curb this pollution since eco-friendly homes reduce ecological footprints while boosting waste management, energy and water conservation.

Key features of Eco-friendly homes

Again, sustainable living is not just a trend, it is a smarter, healthier way to live. Eco-friendly homes blend nature with innovation, featuring lush green spaces, smart waste management, and sustainable materials. They reduce energy wastage using solar panels and smart tech while cutting down water wastage via rainwater harvesting and greywater recycling. Designed for walkability and community living, these homes reduce homeowners' footprint without sacrificing their comfort. Sustainability not only conserves the environment but also creates better living conditions

The Future of Eco-Friendly Homes in Kenya

There is a growing demand for green buildings in Kenya, driven by increased awareness, government incentives and international sustainability standards.

The Kenya Green Building Society (KGBS) promotes sustainable living through efforts such as adoption of green certification programs e.g. EDGE (Excellence in Design for Greater Efficiencies) and LEED (Leadership in Energy and Environmental Design).



Riverbank Apartment at Two Rivers

These standards, if fully adhered to, will cement Kenya as a leader in green living in Africa.

Private developers, therefore, have a unique opportunity to lead by adopting innovative technologies, collaborating with green finance institutions, and educating homebuyers on the benefits of sustainable living. As the population grows, investing in sustainable homes will not only reduce the impact on the environment but also enhance property value and long-term cost savings.

Conclusively, since concerns about climate change keeps growing, sustainable living is Earth's go to for a greener future. As elaborated, eco-friendly homes play a crucial role in mitigating climate change, conserving natural resources, and promoting a healthier lifestyle. Projects like the Two Rivers Social City and Vipingo Development are a demonstration of private developers' strong commitment to sustainability. Through adoption of sustainable practices, Kenya's real estate sector can pave the way for a more resilient and eco-conscious future.

Modern Luxury Duplex for Sale

Starting from
KES 40,000,000



3 Bed + DSQ +
Private office



4 Bathrooms



307 sqm



Rooftop
Gardens



Clubhouse
+ Gym



Construction Updates; Nairobi Projects

Take a sneak peek into the latest construction updates on your new home! We are 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 77 or +254 747 01 99 78
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We are here to keep you informed every step of the way.

Cascadia

April 2025



April 2025

CASCADIA

Construction Updates



Block D and E corridors skimming



Aluminium windows



Glass Panel



Timber door frame



Boundary wall along Limuru Road



Basement parking plumbing

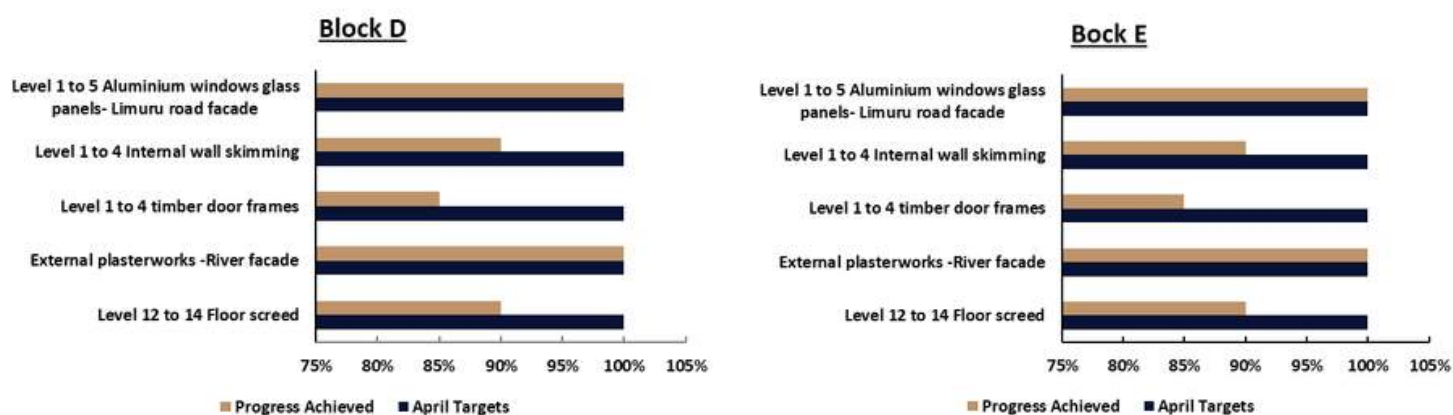
Cascadia

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 currently being fast-tracked on site.

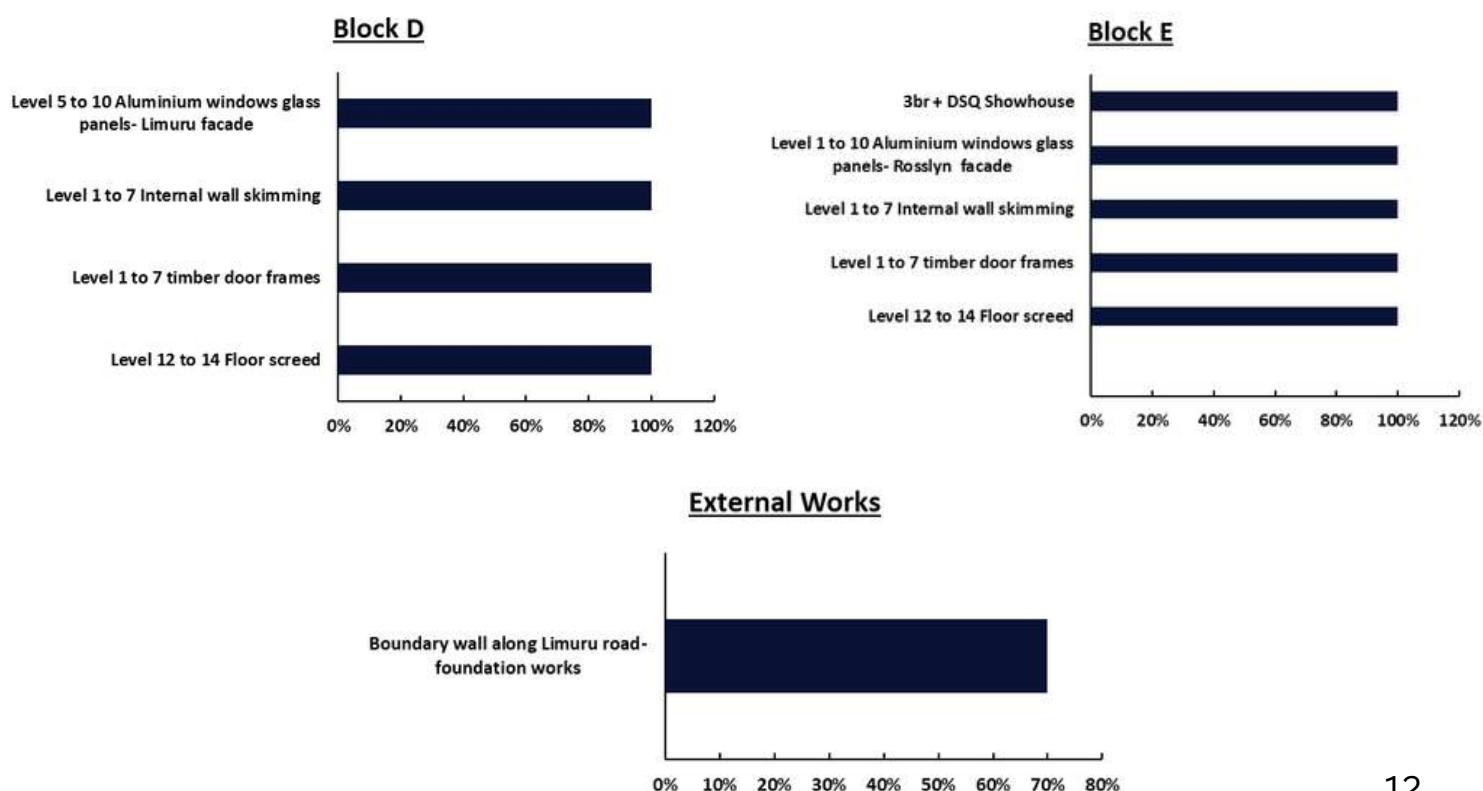
While Phase 1A is underway, the team is in the final stages of finalizing the necessary plans to accelerate work on Phase 1B (Blocks A, B, and C) in Q2 2025, ensuring steady progress across the entire project.

This phasing will ensure efficient progress of the remaining workstream at Cascadia Apartments.

April Progress

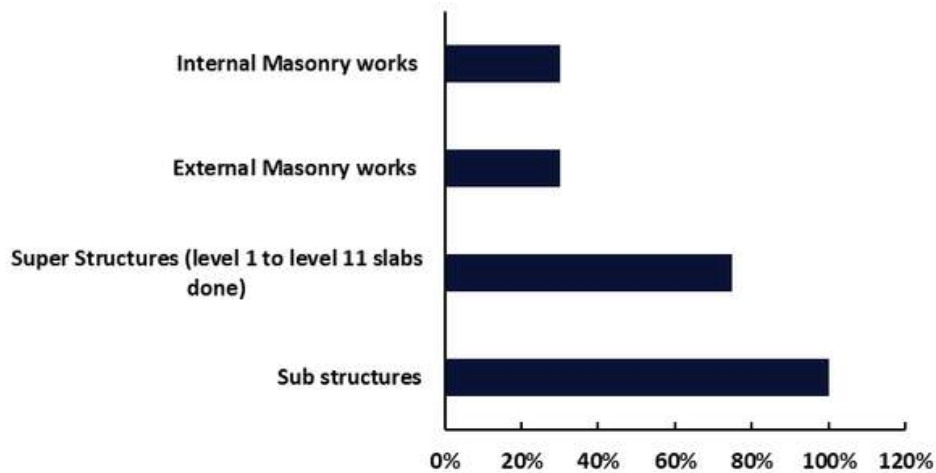


May Targets

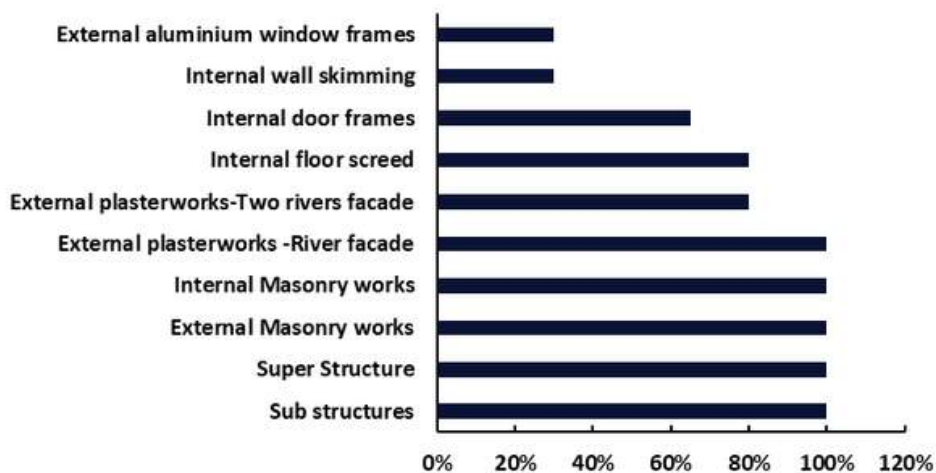


Block A,B & C Status

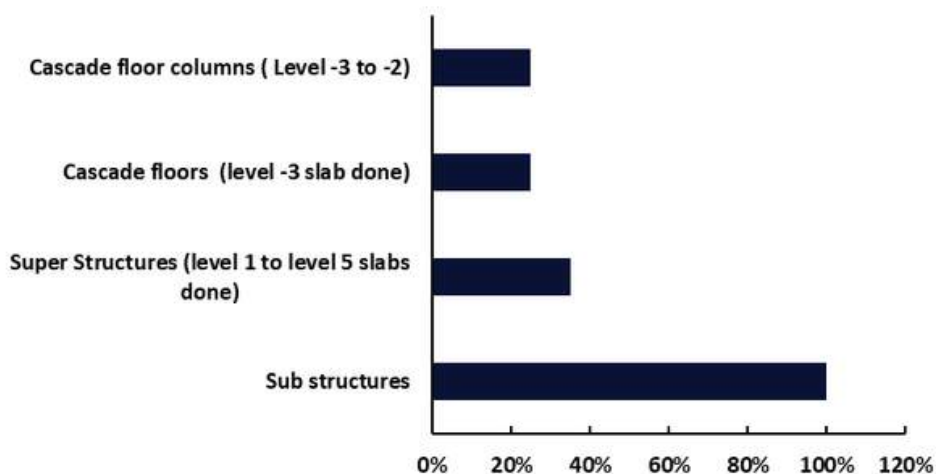
Block A



Block B



Block C



CASCADIA

SHOW HOUSE



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APRIL 2025

265 ELMER ONE

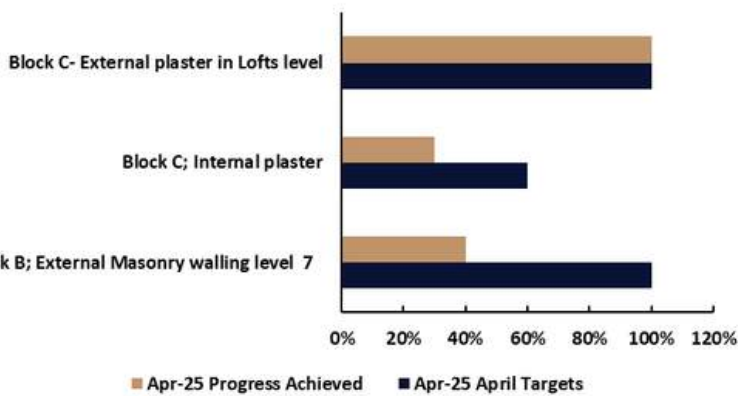


265 Elmer One Apartments

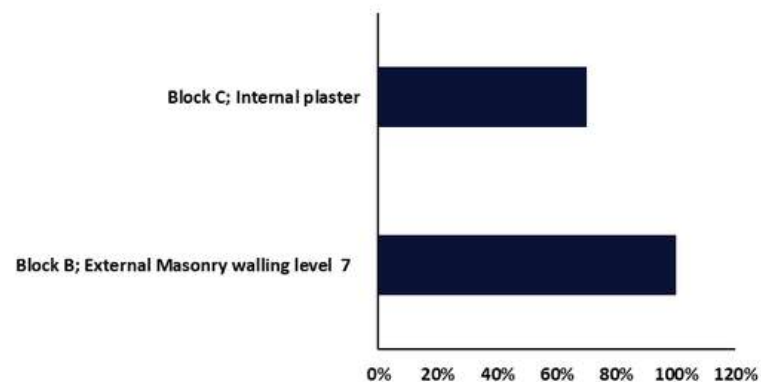
April Progress

May Targets

Elmer One



Elmer One



Plumbing works



external masonry walling

26 MZIZI COURT

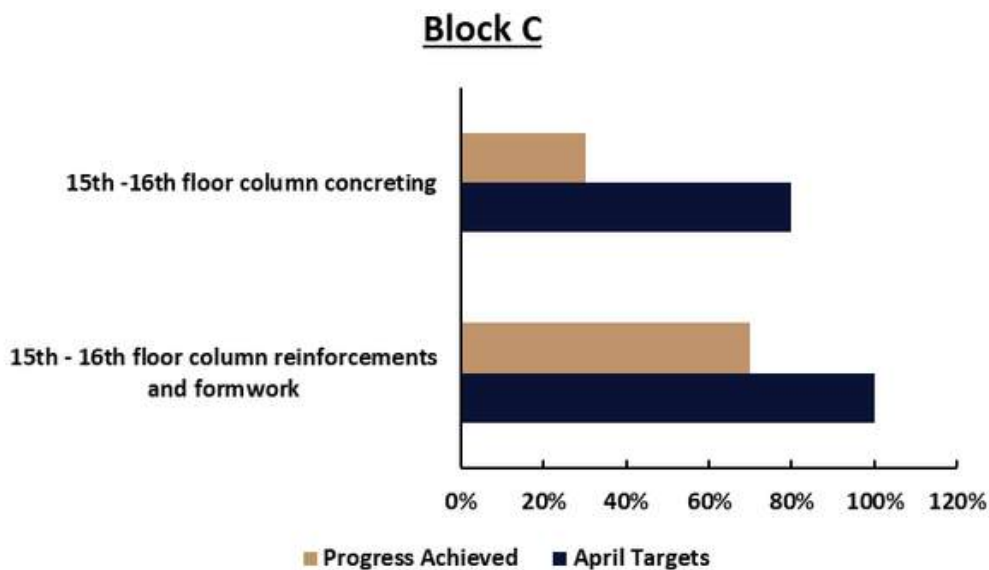


26 Mzizi Court

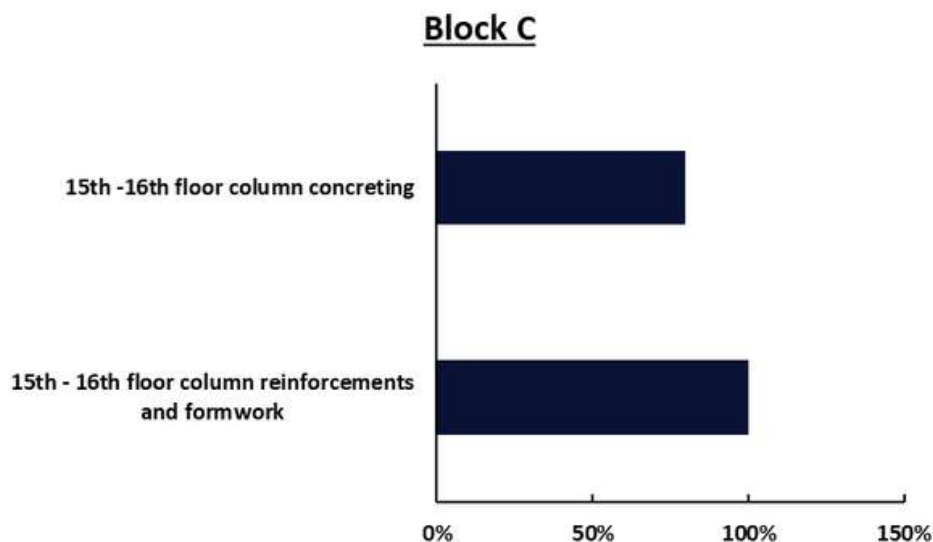
The construction of Mzizi Court Apartments is being carried out in multiple phases to ensure a smooth and efficient process. Phase 1A focuses on Blocks B and C while Phase 1B focuses on Blocks D and E

The phasing aligns with IFC funding that is projected to accelerate the remaining work streams across all Mzizi projects

April Progress



May Targets

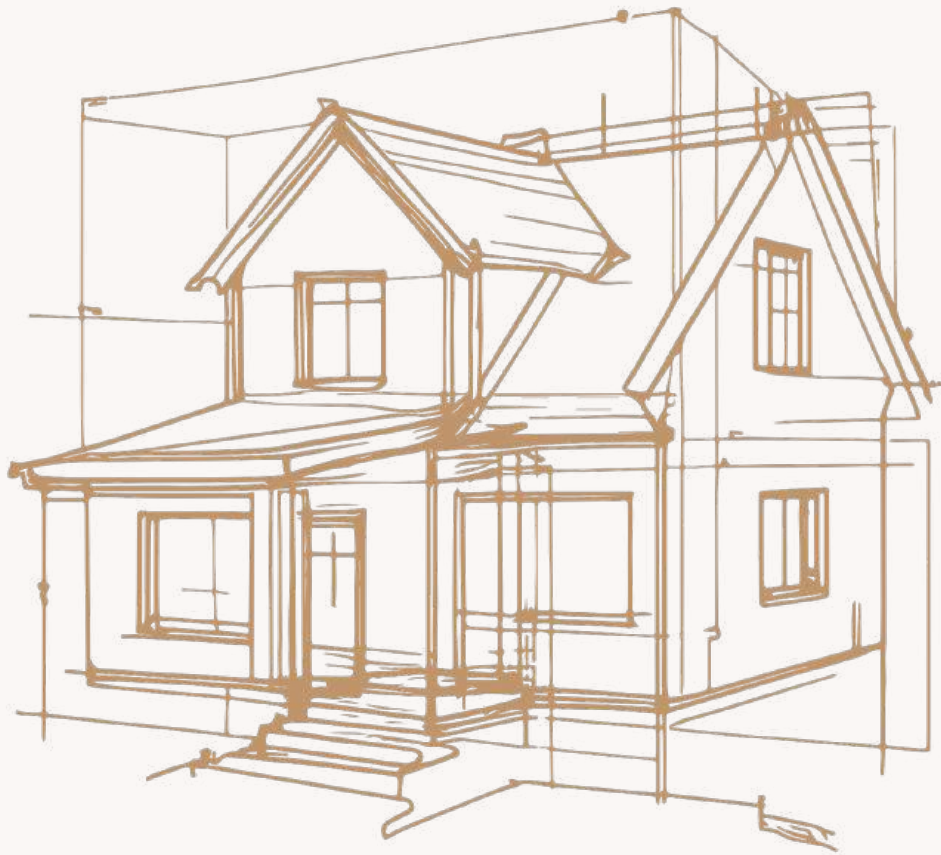


26 MZIZI COURT

SHOW HOUSE



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Construction Updates ; Vipingo Projects

Welcome to the Construction Updates section for Phase 2 of our Vipingo development! We are excited to announce that Phase 2 has officially commenced, and we will be sharing regular updates on the progress right here. Stay tuned to see how your future home is taking shape. If you would 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

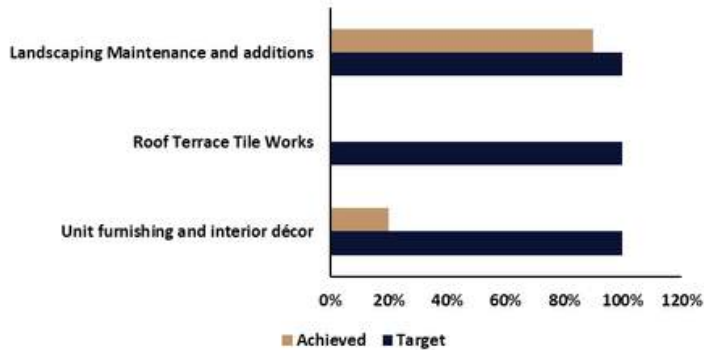
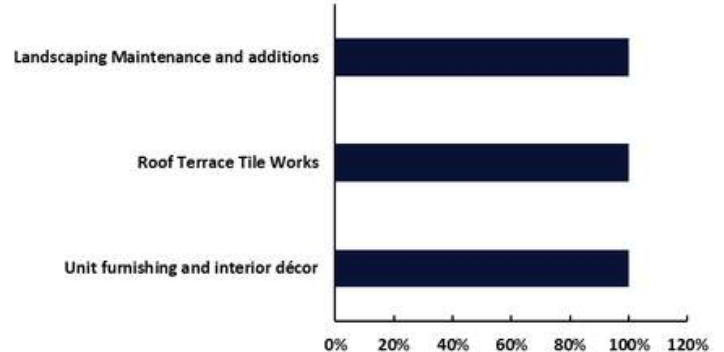


AWALI ESTATE PHASE 2

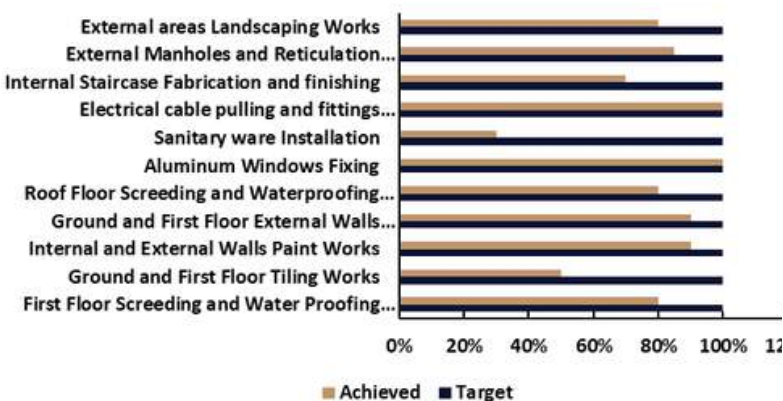
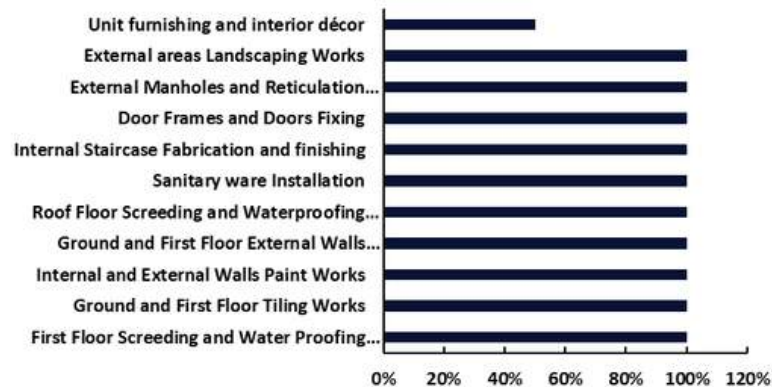


Awali Estate - Phase 2

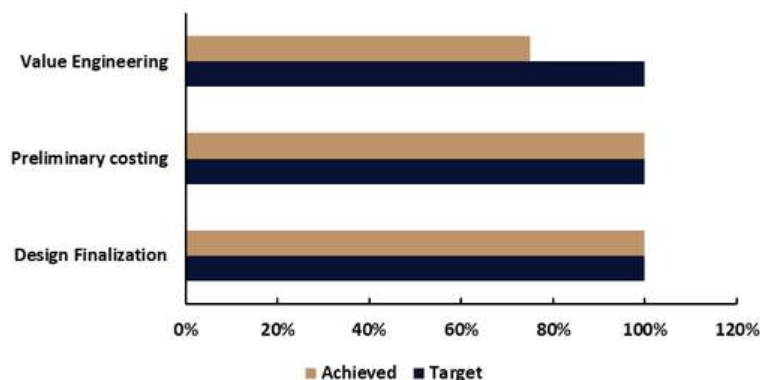
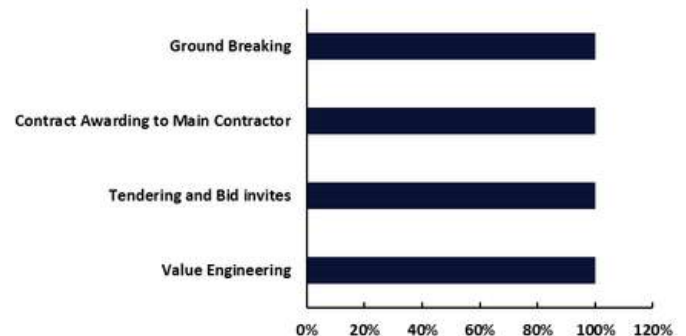
Awali Bungalow Show house

April ProgressMay Target

Awali Maisonette Show house

April ProgressMay Target

Awali Phase 2 Rollout

April ProgressMay Target

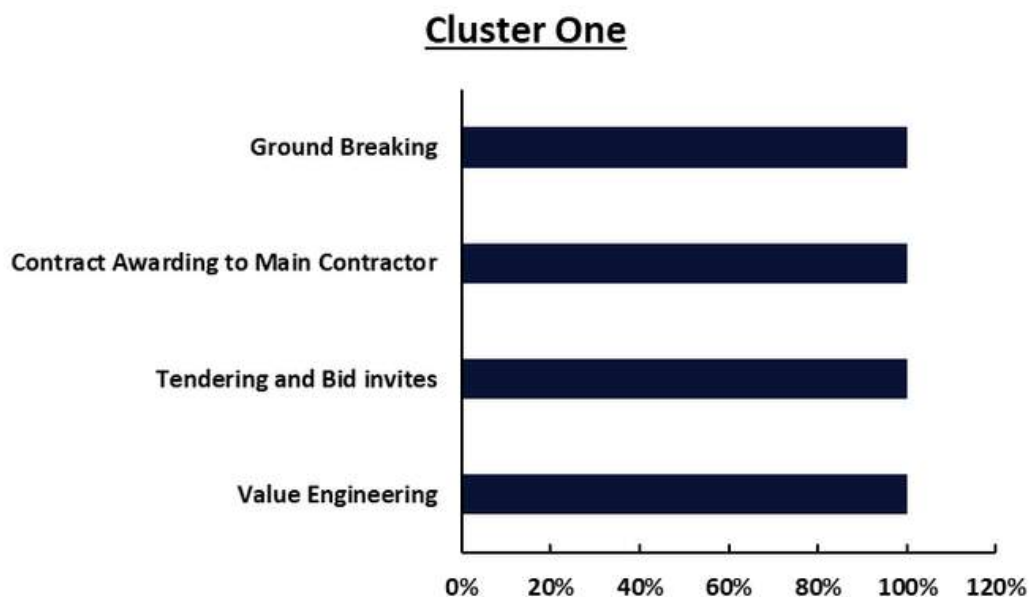
**1255
PALM RIDGE
APARTMENTS
PHASE 2**

1255 Palm Ridge Apartments

April Progress



May Targets





KINGSWOOD PARK





KINGSWOOD PARK HOMEOWNERS CONSTRUCTION PROGRESS





KINGSWOOD PARK PHASE 3 ROAD WORKS



Kingswood Park

April Progress

Phase 1

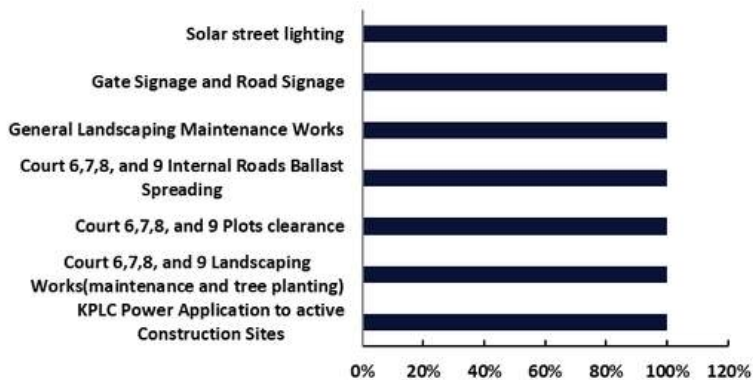


Phase 2

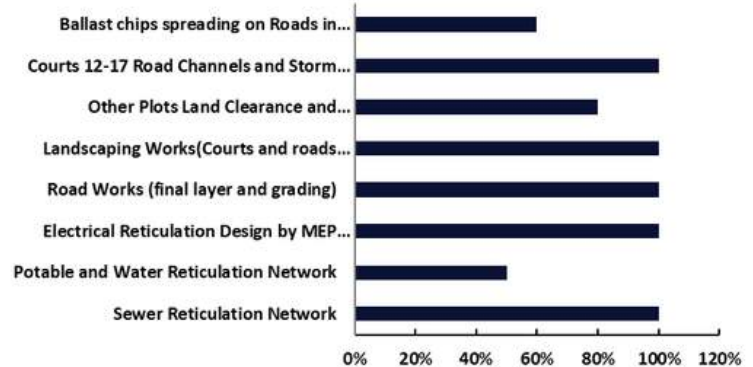


May Targets

Phase 1



Phase 2



INTRODUCING.....

Kingswood Platinum at Vipingo

EXCLUSIVE 1 ACRE FULLY SERVICED RESIDENTIAL PLOTS



EXCLUSIVE
1 ACRE
PLOTS

**SELLING
AT
KSH 20M**

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Prestige

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NEW EPISODES EVERY WEEK



Event Gallery



Ken Mbae (MD, Centum RE) with Caroline Wanjeri Kihara (Director Mortgage Business at KCB Bank Kenya) signing an MoU with Dr. James Mworira looking on



Ken Mbae and Caroline Kihara after the MoU signing



Centum and KCB staff during the MoU signing at the Loft Clubhouse



Centum RE MD Ken Mbae speaking at an event by 'The Executive Table'



Vipingo Development Staff leaving the boat after a tour of Kuruwitu Marine Sanctuary



Kuruwitu Conservancy CBO chair Miriam Jabali with Vdplc general manager Martin Kariuki during the MoU signing at Kuruwitu

Event Gallery



Wycliff Mairura, Vipingo Development Plc sales Manager, receiving an award on behalf of Centum RE at the 52nd Kenya Medical Association (KMA) Annual Conference



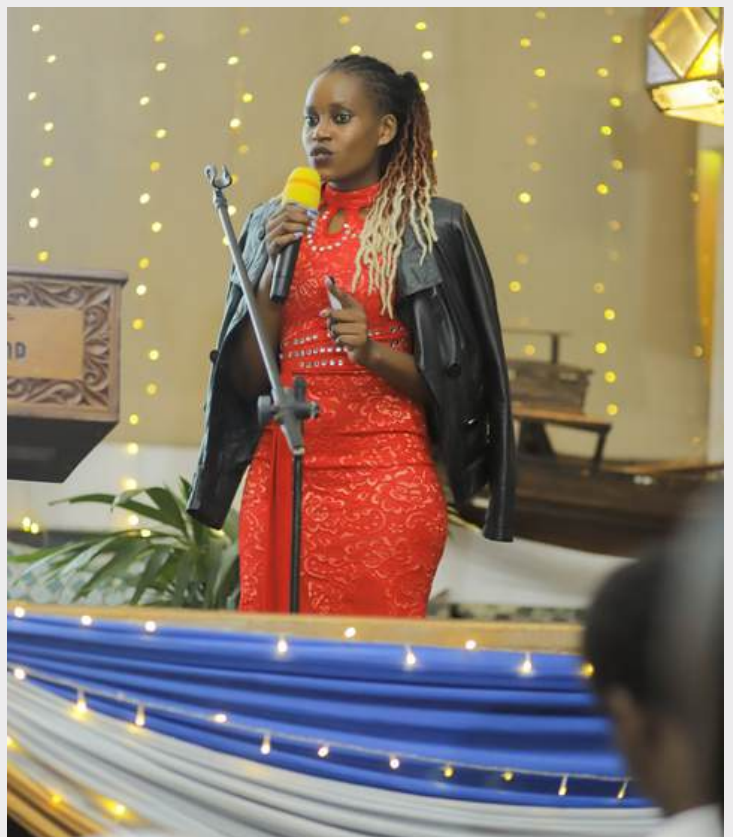
Martin Kariuki (GM, Vipingo Development Plc) in the panel at the joint cocktail event by Vdplc and Stanbic bank at Tamarind hotel, Mombasa



Wycliff and Mercy at the 52nd Kenya Medical Association (KMA) Annual Conference



Wycliff Mairura at the 52nd Kenya Medical Association (KMA) Annual Conference held at Kamel Park, Kisii



Mary Nyambura presenting at the joint cocktail event by Vipingo Development Plc and Stanbic bank at Tamarind hotel, Mombasa

Event Gallery



NCBA staff and Vdplc staff during the NCBA tour of Vipingo Development



Tree Planting series held throughout April at Vipingo Development

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

[Click here for 1 Bedroom Tour](#)

[Click here for 2 Bedroom Tour](#)

Experience our Perfect Portfolio Virtually

Vipingo Development Limited is excited to announce that you can now explore our 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!



Awali Estates

[Click here for Awali 3 Bedroom Tour](#)



1255 Palm Ridge

[Click here for 1 Bedroom Apartment Tour](#)

[Click here for 2 Bedroom Apartment Tour](#)

[Click here for 3 Bedroom Apartment Tour](#)



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