

MAY 2025

Newsletter



Nairobi Office

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

Vipingo Office

+254 747 01 99 78
info@vipingodevelopment.com

Entebbe Office

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



SCAN TO CREATE
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LETTER FROM THE MD



Greetings from the Centum RE Family,

We hope the new month has started off well for you.

In this edition of our monthly newsletter, we take a moment to reflect on our development approach and how it aligns with your investment and lifestyle aspirations.

At Centum Real Estate, our mission goes beyond building houses: we are crafting vibrant, inclusive communities that promote quality living, social connections, and deliver long-term value for both investors and homeowners. Our approach is anchored on the principle of integration, with a vision to create "15-minute cities," which are urban environments where everything you need is located within a short walk from your doorstep.

That is why we develop mixed-use neighbourhoods that seamlessly bring together residential homes, retail, entertainment and hospitality offerings, green spaces, as well as sports and recreational facilities in one master-planned environment.

We understand that today's homeowner and investor seek more than just a roof; you want to live or invest in aspirational neighbourhoods that are located in strategic nodes, offer diverse typologies, quality modern finishes, world-class infrastructure, green and serene environments, top-grade security, and support a holistic lifestyle. To complement this, we offer linkages to financing as well as shovel-ready residential land for hands-on developers, and professional estate management services to ensure a seamless ownership and investment experience.

This vision is reflected across our portfolio from the Two Rivers Social City in Nairobi, Pearl Marina Estates in Entebbe, and Vipingo City in Kilifi, to our standalone developments like 265 Elmer One in Kasarani, Nairobi. These projects are not just places to live, but places where individuals, families, and enterprises can grow, thrive, and prosper.

LETTER FROM THE MD



Our integrated approach enables us to deliver a live-work-play-grow-thrive lifestyle that continues to attract residents, tenants, and businesses. For our investors, this translates to consistent rental yields, strong occupancy levels, and long-term capital growth driven by a growing rental demand in the region and supported by sound urban planning. As such, our developments enable you to be part of a growing ecosystem designed with sustainability and value at its core, whether you are living in a Centum RE home or leasing it out.

In this issue, you will hear stories from our clients who are already enjoying high returns from their investments, get the latest updates from our project sites, and see what's next in our development pipeline. We hope you enjoy this edition.

Thank you for making Centum Re your trusted partner in property and prosperity.

Warm Regards,
Kenneth Mbae
Managing Director, Centum Real Estate

Kenneth Mbae

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Gardens



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+ Gym

UN RELOCATION TO NAIROBI

By E. Ochieng' and L. Kanario

In a landmark move set to redefine global development operations, Antonio Guterres, the current Secretary-General of the United Nations, recently reaffirmed the UN's objective of relocating several key programs and a significant portion of its staff from New York to Nairobi. As part of this initiative, 2,000 employees are scheduled to be relocated by July 2025. This move by the UN, particularly for agencies like UNFPA and UNOPS, is driven by a compelling blend of the need for enhanced operations, cost-cutting imperatives and the UN's strategic desire to strengthen its presence in the Global South, primarily to be closer to the populations and the regions it serves.

This relocation is not only a geographic shift but also a symbolic one, solidifying Nairobi as a new epicenter of global diplomacy and humanitarian coordination in Africa.

As the UN transfers some of its operations to Kenya's capital, the ripple effects of this move are already being seen in Nairobi's luxurious neighborhoods. Notably in Gigiri, the traditional blue diplomatic zone, and Two Rivers Social City, the city's mixed use development hub.

The Strategic Shift to Nairobi

The presence of the UN in Nairobi dates to 1973, when the United Nations Environment Programme (UNEP) established the first UN headquarters in the Global South. In 1978, the United Nations Centre for Human Settlements, also known as UN Habitat, joined the UNEP in Nairobi. Today, 23 UN agencies have operations in Nairobi. Additionally, the UN plans to set up three new global offices i.e. the United Nations Children's Fund, the United Nations Population Fund, and the United Nations Entity for Gender Equality and the empowerment of women, in Kenya by the end of 2026, as reported by the Business daily.

Implications for Real Estate in Gigiri

Gigiri is the capital's diplomatic center and has been the home to the United Nations Office at Nairobi (UNON), several embassies, and diplomatic residences. With the expected increase in UN staff, the neighborhood is set to experience heightened demand for both commercial and residential property.

For the residential properties, market studies have shown that as the UN expands its footprint in Nairobi, there will be a spillover to nearby areas resulting in UN staff relocating with their families seeking high-end, secure housing upon arriving in the capital. This will result in potential resurgence in demand for diplomatic-grade residences around Gigiri.



Loft Residence at Two Rivers

Case Study: Two Rivers Social City

Just a 5-minute drive from Gigiri, the Two Rivers Social City is strategically located to benefit directly from increased UN operations in the capital.

Designed as a highly secured mixed-use development that integrates residential, office and the home to the largest shopping mall in East Africa, it offers fresh alternative within the diplomatic enclave.

In the recent past, the area has seen:

- 98% occupancy in Riverbank apartments and serviced residences.
- A surge in long-term leases at the Loft Residences from UN and embassy employees and other affiliated organizations
- Higher intake of the office spaces at the Southern Tower and the Northern Tower (TRIFIC) from service providers, legal consultancies and experts aligned with the UN ecosystem.



Loft Residence at Two Rivers

The development's proximity to international schools, (SABIS and Aga Khan) as well as recreational amenities, makes it a natural fit for expatriate families and is predicted to benefit highly from the relocation.

Investment Opportunities

With the expected shift and relocation investors, developers and property owners ought to position themselves strategically to fully benefit from it. Some of the opportunities available include:

- **Mixed Use and Smart Infrastructure Projects:** Projects like the Two Rivers Social City that have integrated the work-live-play ecosystems and sustainable building practices will have a competitive edge, as they appeal to the eco-conscious UN agencies.
- **Commercial Developments:** The influx of UN expatriates into the capital will create new demand for office spaces, serviced office suites, and diplomatic support facilities.
- **Residential Real Estate:** The arrival of the UN staff will lead to a surge in demand for furnished apartments, serviced residences, and secure gated communities, especially for the family-oriented employees.
- **Public-Private Partnerships:** The relocation also presents an opportunity for collaboration between developers, the government, and UN agencies in planning sustainable development, transit solutions and housing for staff.

Conclusively, the UN's decision to relocate staff and key programs from New York to Nairobi reaffirms the capital's standing as a diplomatic and operational epicenter for the Global South and redefines the city's ever evolving real estate market. As the capital strives to adjust to this new global role, it is imperative that the developers, planners, government, and investors respond with vision, strategy, and commitment to an integrated and sustainable urban development.



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:

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

Cascadia

May 2025



A project by Centum Real Estate

May 2025

CASCADIA

Construction Updates



basement parking skimming



Floor tiling on first floor block D & E



Block D & E river facade external plaster



Timber door frames in block D & E



Level 14 plaster in block D & E

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.

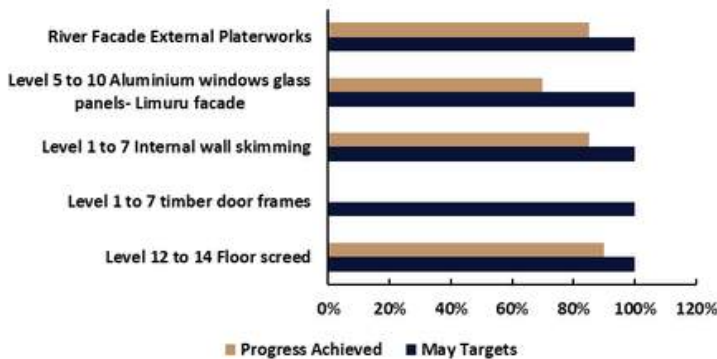
While Phase 1A is underway, the team is in the final stages of finalizing the necessary plans to accelerate work on Phase 1B (Blocks A, B, and C) in Q2 2025, ensuring steady progress across the entire project.

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

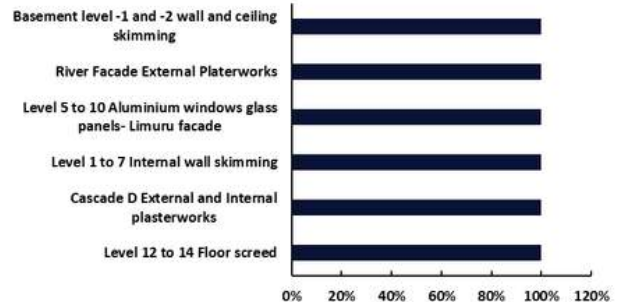
May Progress

June Targets

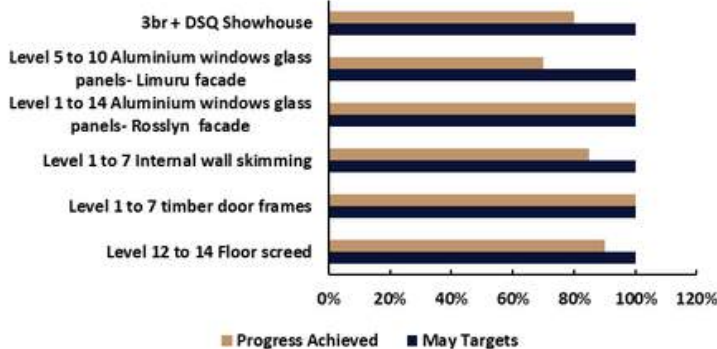
Block D



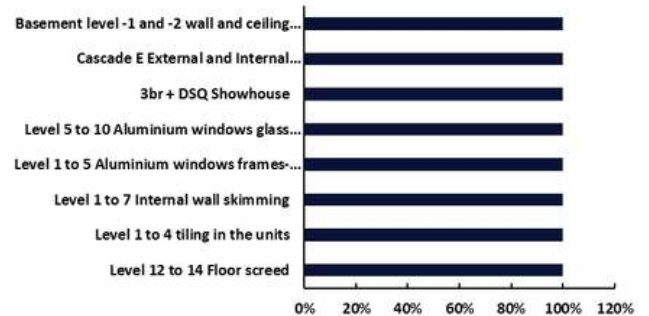
Block D



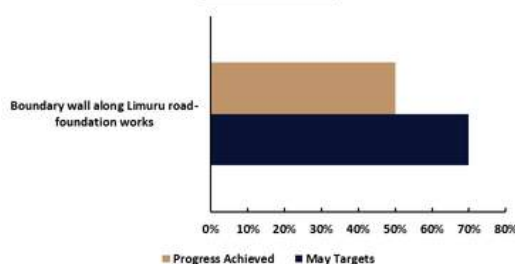
Block E



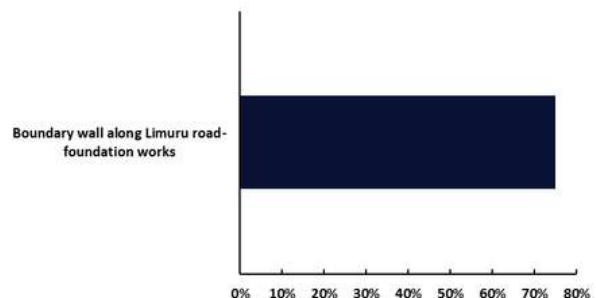
Block E



External Works

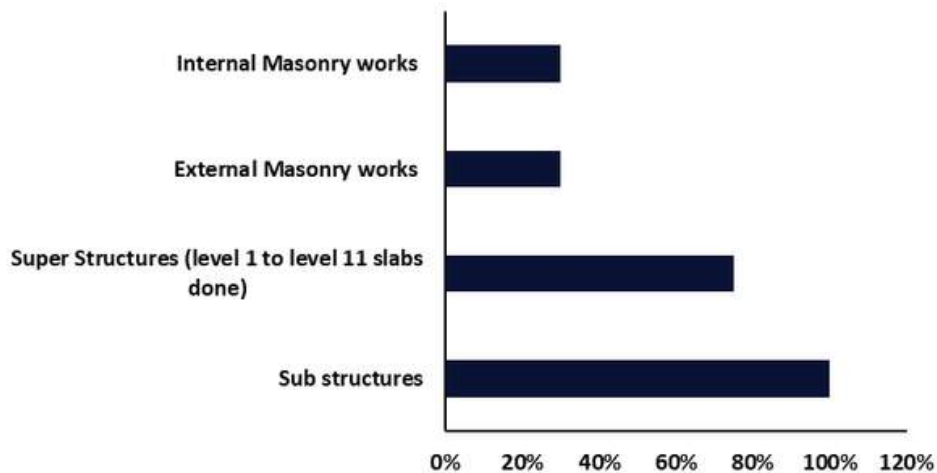


External Works

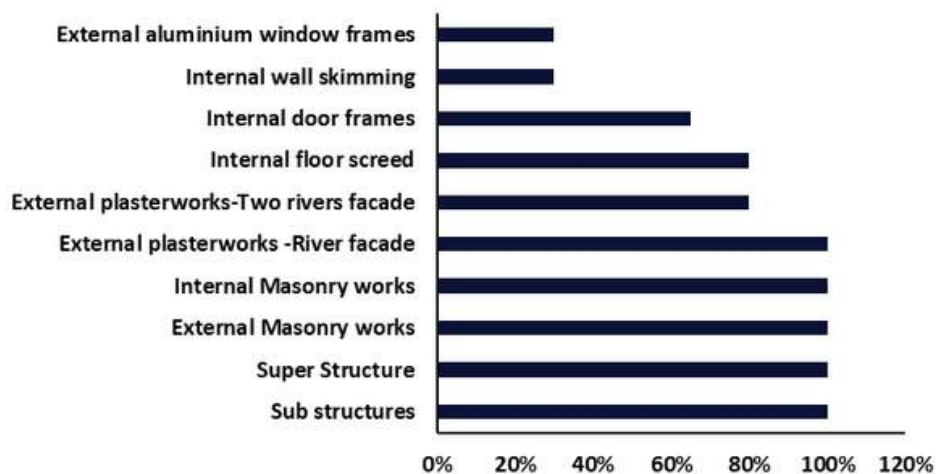


Block A,B & C Status

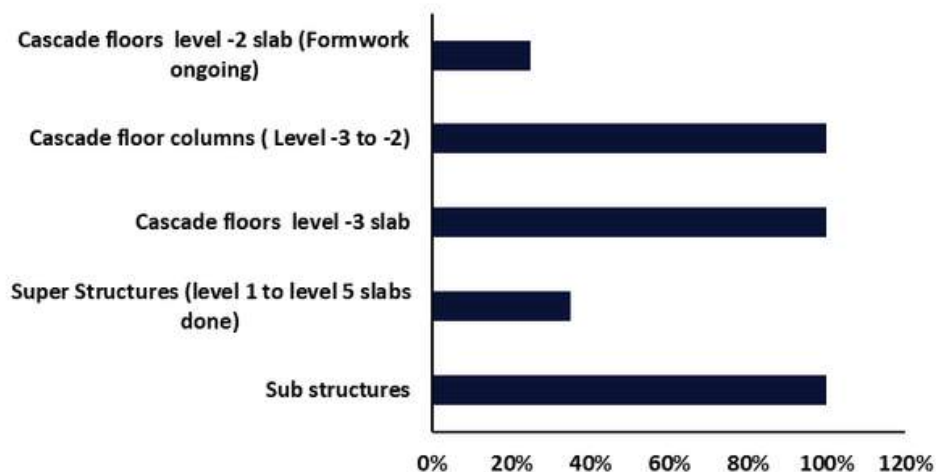
Block A Progress



Block B Progress



Block C Progress



CASCADIA

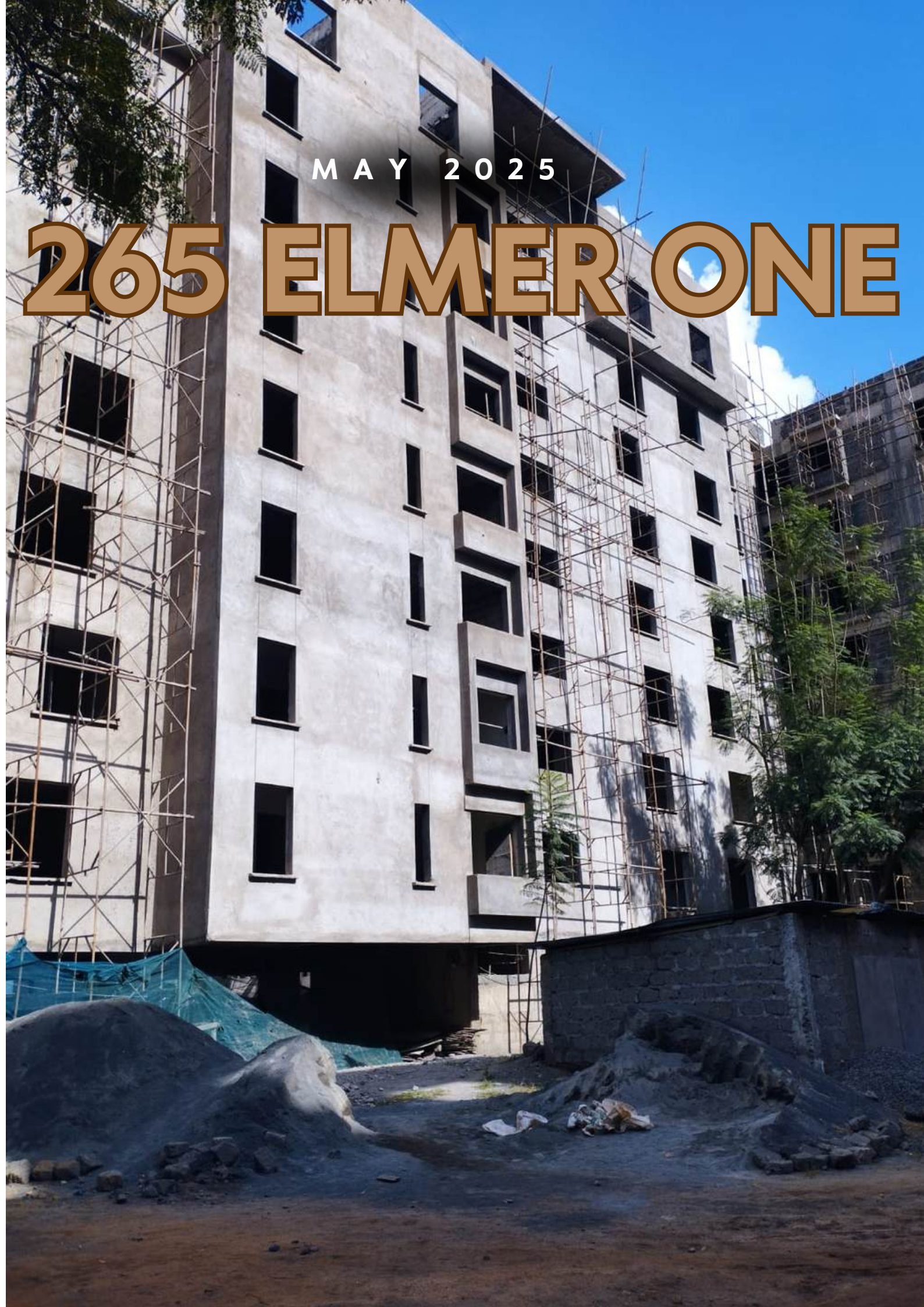
SHOW HOUSE



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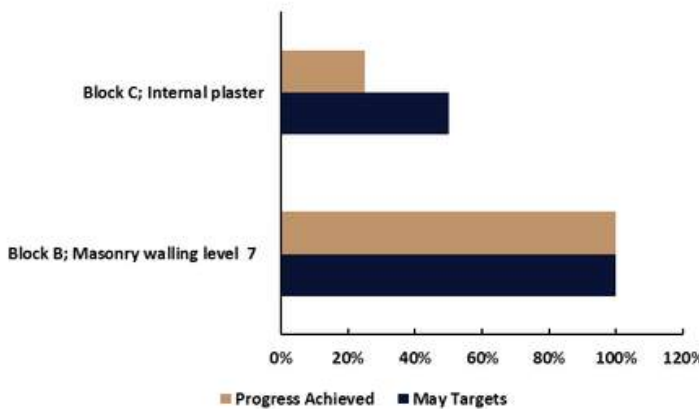
M A Y 2 0 2 5

265 ELMER ONE

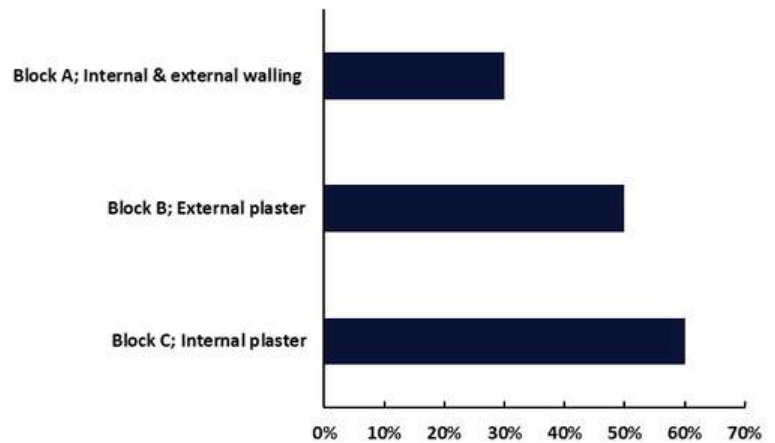


265 Elmer One Apartments

May Progress



June Targets



Block C internal Plaster



external and internal walling in block C



Block B external Plaster Preparation



Block C external Plaster 100% complete

26 MZIZI COURT



CONSTRUCTION UPDATE

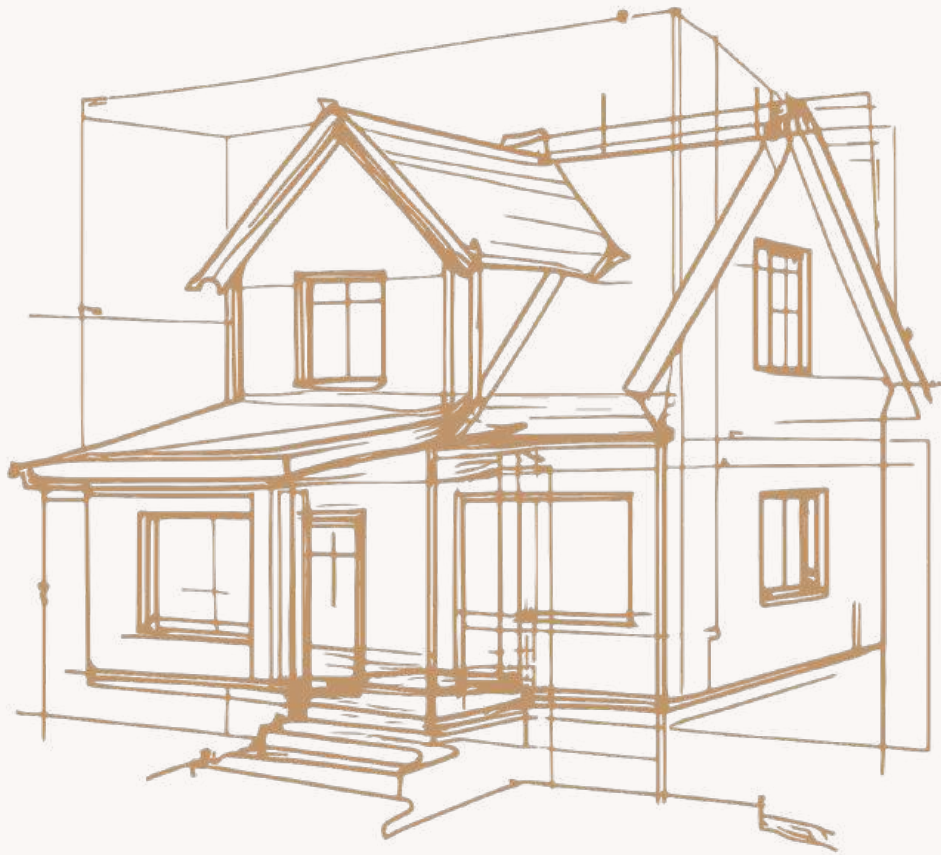
Mzizi is expected to resume active construction beginning July 2025, to finish the current blocks B & C and break ground on D & E as the project backed funding by world bank- IFC is about to be availed.

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

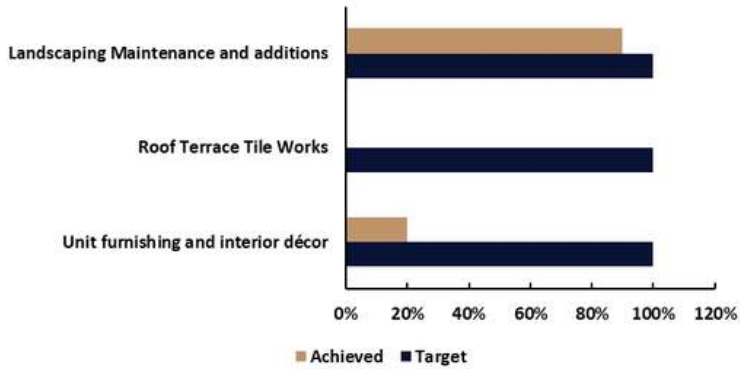
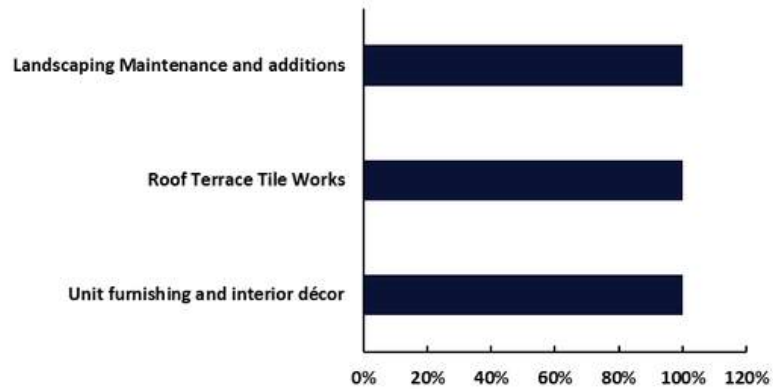


AWALI ESTATE PHASE 2

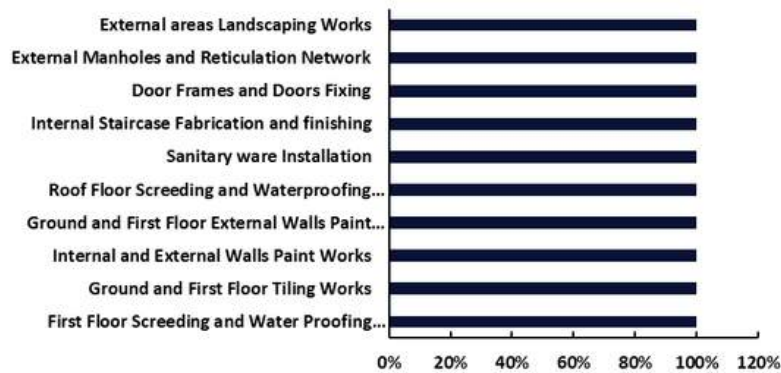


Awali Estate - Phase 2

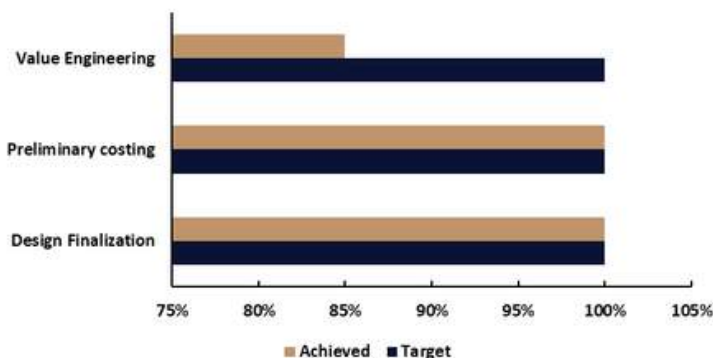
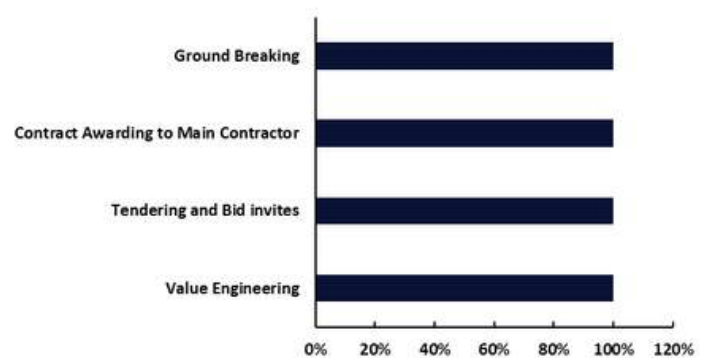
Awali Bungalow Show house

May ProgressJune Target

Awali Maisonette Show house

May ProgressJune Target

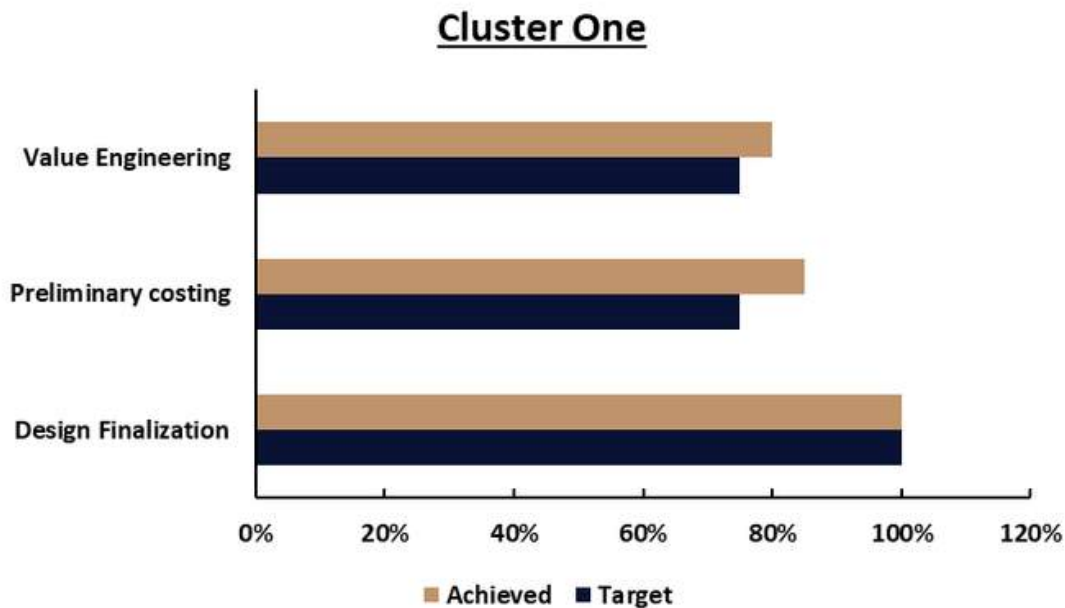
Awali Phase 2 Rollout

ProgressTarget

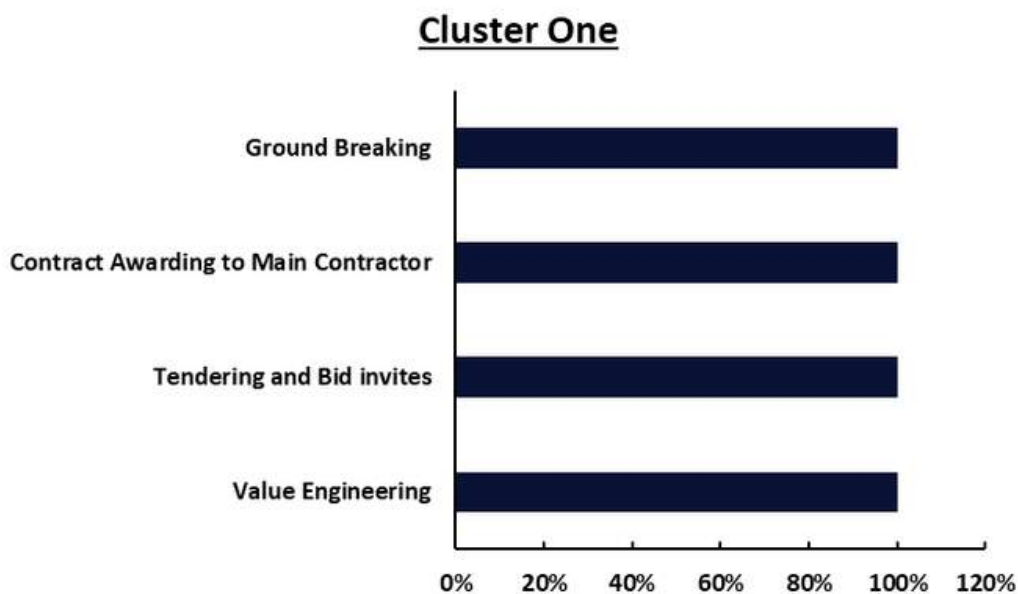
**1255
PALM RIDGE
APARTMENTS
PHASE 2**

1255 Palm Ridge Apartments

May Progress



June Targets





KINGSWOOD PARK





KINGSWOOD PARK HOMEOWNERS CONSTRUCTION PROGRESS





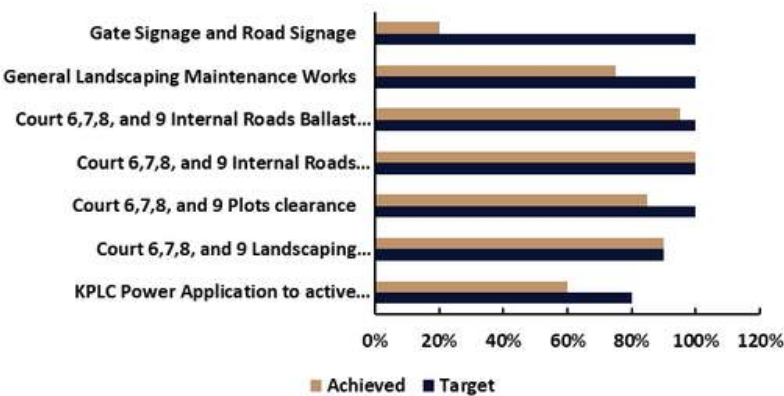
KINGSWOOD PARK PHASE 3 ROAD WORKS



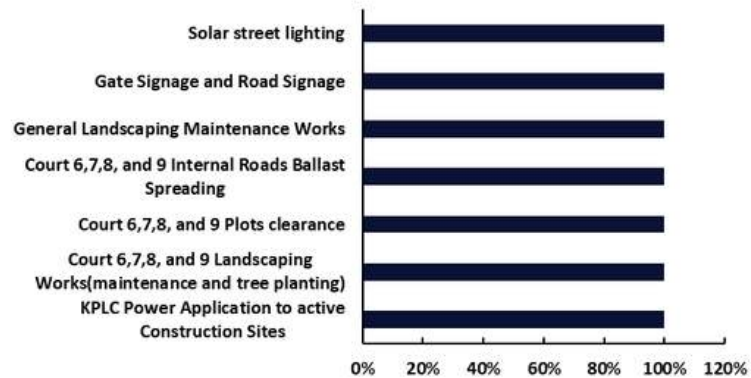
Kingswood Park

May Progress

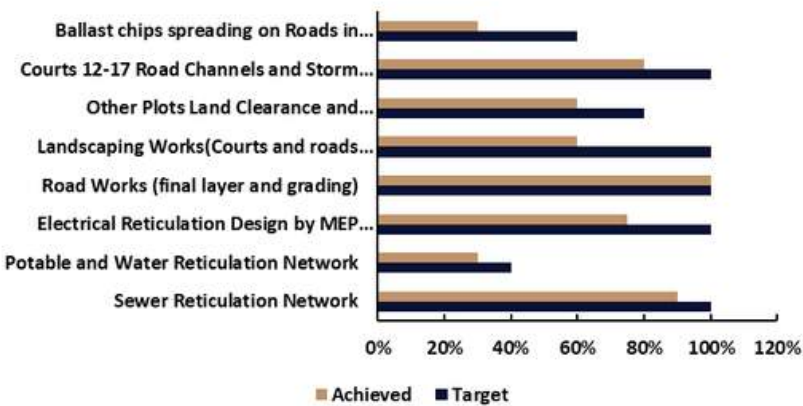
Phase One



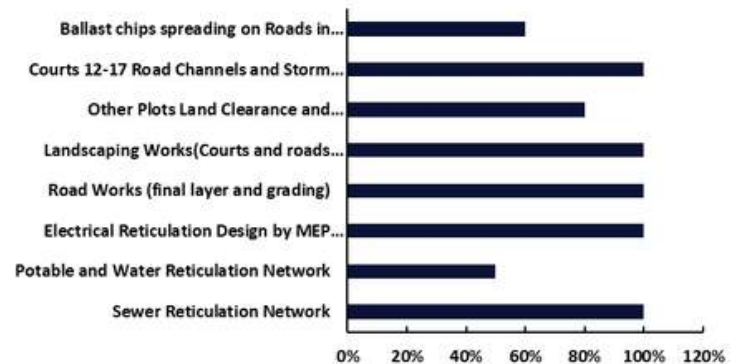
Phase One



Phase Two



Phase Two



INTRODUCING.....

Kingswood Platinum at Vipingo

EXCLUSIVE 1 ACRE FULLY SERVICED RESIDENTIAL PLOTS



EXCLUSIVE
1 ACRE
PLOTS

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NEW EPISODES EVERY WEEK



Event Gallery



Ken Mbae MD, Centum RE (Center) with KCB revvisha campaign Kingswood Serviced Plot winner, Joan Cheruto (second right), Edwin (Right), Stephanie (Left) and Wycliff (second left)



Kingswood serviced plot winner, Joan Cheruto with Kilifi Governor H.E. Gideon Mung'aro (Right), her father (left) and KCB's Caroline Wnjari



Ian Okova and Linet Kanario at the registration desk during the KCB revvisha plot handover ceremony



Centum RE MD Ken Mbae speaking during the KCB revvisha plot winner handover ceremony



Vipingo Development's Samuel Kahindi and KCB Staff during the KCB Revvisha plot winner handover ceremony



Kilifi county governor Gideon Mung'aro during the KCB revvisha plot winner handover ceremony

Event Gallery



Centum RE team with the Estate Agents Registration board during the team's registration as Estate Agents



Runda Women's Association during Mothers Day celebration at Two Rivers



Successful delivery complete: 10,000 metric tonnes of LPG safely offloaded from the vessel and transferred to storage at the newly commissioned Lake Gas mooring facility in Vipingo Development Industrial Zone



Ken Mbae speaking at the Runda Women's Association Mothers' Day event at Two Rivers



Kuruwitu CBO stakeholders with Vdplc staff during the tree planting series at Vipingo

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](#)

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Vipingo Development Limited is excited to announce that you can now explore our portfolio like never before with immersive virtual tours!

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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](#)



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

Nairobi Office

+254 747 01 99 77
centum.re@centum.co.ke
www.centumre.co.ke

Vipingo Office

+254 747 01 99 78
info@vipingodevelopment.com
www.vipingodevelopment.com

Entebbe Office

+256 707 76 40 20
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