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## I. Ruaka Overview

# Location

Taraji Heights is located in Ruaka, along Limuru Road

- The development sits on 2.8 acres, in Ruaka, Kiambu County, about 2km from the Ruaka town center
- It is served by major shopping malls such as Two Rivers, Rosslyn Riviera and The Village Market





# Ruaka Overview

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## Ruaka provides a private, secure and serene living environment in Nairobi

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- Ruaka forms part the Nairobi Metropolis, and is 15km North West of Nairobi
- The skyline of Ruaka, once a small rural centre known for its security challenges, has changed drastically over the last five years to become a secure, vibrant middle income satellite town mainly driven by infrastructural developments:
  - **Good road connectivity:** The new Northern Bypass eased accessibility into Ruaka and connected Ruaka to Thika. Limuru Road connects Ruaka to the City Centre and Nakuru highway
  - **Hotels, Malls and Recreational Facilities:** Ruaka is surrounded by luxurious hotels such as Tribe Hotel and lavish malls like The Village Market, Rosslyn Mall & Two Rivers which creates a huge market for tenants and entertainment facilities for middle class families in the area
  - **Social amenities:** Ruaka has experience a surge in the number of high end private schools and hospitals in recent past including Aga Khan hospital, Nairobi hospital, Getrude Children's Hospital etc

# Ruaka Overview contd...

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## Other selling propositions

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- **Affordability:** The standard of living in Ruaka is relatively affordable compared to its neighboring areas thus attracting the middle class
- **Security:** Due to county measures on security and a general increase in security personnel in the country, Ruaka has seen an improvement in security
- **Diverse Population:** Ruaka has developed to be a truly cosmopolitan area with people of different races, ethnicities, religions and backgrounds. Everyone feels at home.
- **Diplomatic missions:** Due to proximity to the UN Nairobi office and many diplomatic missions, the area is attractive to expatriates and locals working in the area

**Whether for investment or occupation, Taraji Heights in Ruaka offers a unique opportunity to be part of a comprehensive development in an upcoming neighborhood**

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## II. Project Team

# Project Team

## SPV Board

|   |                       |          |
|---|-----------------------|----------|
| 1 | Kairu Bachia          | Chairman |
| 2 | Antti-Jussi Ahveninem | Member   |
| 4 | Elizabeth Nkukuu      | Member   |
| 4 | Shiv Arora            | Member   |

## CONSULTANTS TEAM

|   |                                 |                                     |
|---|---------------------------------|-------------------------------------|
| 1 | Project Architects              | Tectura International               |
| 2 | Civil/Structural Engineers      | JM Kariuki Limited                  |
| 4 | Mechanical/Electrical Engineers | Geomax Consulting Engineers         |
| 4 | Quantity Surveyor               | Aegis Development Solutions Limited |
| 5 | Physical Planner                | Anchor Plans                        |
| 6 | EIA Consultant                  | Anchor Plans                        |
| 7 | Land Surveyor                   | Map Surveys Ltd                     |
| 8 | Hydrogeologist                  | Entox Solutions Limited             |
| 9 | Geotechnical Surveyor           | Kelly Construction Limited          |

## CONSTRUCTION TEAM

|   |   |                              |
|---|---|------------------------------|
| 1 | Main Contractor                         | Landmark Holdings Limited    |
| 2 | Electrical Sub-contractor               | Master Power Systems Limited |
| 3 | Mechanical Sub-contractor               | Yogi Plumbers Limited        |
| 4 | Borehole Subcontractor                  | Drilling for Life            |
| 5 | Pool Specialists                        | Poolshop EA                  |
| 6 | Waste Water Treatment Plant Specialists | Vex Engineers                |
| 7 | Landscape Subcontractor                 | Greernersol                  |

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### III. Project Highlights



# Project Highlights

A comprehensive development encompassing residential apartments, a retail center and a club house

| Type               | Plinth Area (sqm) | Parking per Unit | No of units |
|--------------------|-------------------|------------------|-------------|
| 2 Bedroom          | 84                | 1                | 134         |
| 3 Bedroom          | 117               | 2                | 116         |
| 3 Bedroom with DSQ | 130               | 2                | 17          |
| <b>Total</b>       |                   |                  | <b>267</b>  |

## Key features

- 2, 3 & 3 Bdr with DSQ apartments
- Ample parking
- Standby generator for common services
- High-speed lifts
- Retail center
- Private club house with a swimming pool and gym

# Welcome to Taraji Heights – The Home of Quality Living

Complete with residential apartments, a retail centre, a club house, lush greenery and playing fields





# Terraced Rooftops

Residents can enjoy panoramic views as they soak in the evening sun...



# Club House

Fully equipped with a bar, gym, and a swimming pool





# Numbering of Units

267 units comprised of 2 Bedroom, 3 bedroom and 3 bedroom+DSQ apartments

| TARAJI HERIGHTS; NUMBERING OF UNITS |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|-------------------------------------|------------------|-----|-----|---------|-----|-----|---------|-----|-----|---------|-----|-----|------------------|-----|-----|---------|-----|-----|---------|-----|-----|---------|-----|-----|--|--|--|--|
|                                     | BLOCK 1          |     |     |         |     |     | BLOCK 2 |     |     |         |     |     | BLOCK 3          |     |     |         |     |     | BLOCK 4 |     |     |         |     |     |  |  |  |  |
| FLOOR LEVEL                         | WING A           |     |     | WING B  |     |     | WING C  |     |     | WING D  |     |     | WING E           |     |     | WING F  |     |     | WING G  |     |     | WING H  |     |     |  |  |  |  |
| FIFTEENTH FLOOR                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| FOURTEENTH FLOOR                    |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| THIRTEENTH FLOOR                    | A37              | A38 | A39 | TERRACE |     |     | C40     | C41 | C42 | TERRACE |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| TWELVETH FLOOR                      | A34              | A35 | A36 | B37     | B38 | B39 | C37     | C38 | C39 | D37     | D38 | D39 |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| ELEVENTH FLOOR                      | A31              | A32 | A33 | B34     | B35 | B36 | C34     | C35 | C36 | D34     | D35 | D36 |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| TENTH FLOOR                         | A28              | A29 | A30 | B31     | B32 | B33 | C31     | C32 | C33 | D31     | D32 | D33 |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| NINETH FLOOR                        | A25              | A26 | A27 | B28     | B29 | B30 | C28     | C29 | C30 | D28     | D29 | D30 |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| EIGHTH FLOOR                        | A22              | A23 | A24 | B25     | B26 | B27 | C25     | C26 | C27 | D25     | D26 | D27 |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| SEVENTH FLOOR                       | A19              | A20 | A21 | B22     | B23 | B24 | C22     | C23 | C24 | D22     | D23 | D24 | E28              | E29 | E30 | TERRACE |     |     |         |     |     |         |     |     |  |  |  |  |
| SIXTH FLOOR                         | A16              | A17 | A18 | B19     | B20 | B21 | C19     | C20 | C21 | D19     | D20 | D21 | E25              | E26 | E27 | F25     | F26 | F27 |         |     |     |         |     |     |  |  |  |  |
| FIFTH FLOOR                         | A13              | A14 | A15 | B16     | B17 | B18 | C16     | C17 | C18 | D16     | D17 | D18 | E22              | E23 | E24 | F22     | F23 | F24 |         |     |     |         |     |     |  |  |  |  |
| FOURTH FLOOR                        | A10              | A11 | A12 | B13     | B14 | B15 | C13     | C14 | C15 | D13     | D14 | D15 | E19              | E20 | E21 | F19     | F20 | F21 |         |     |     |         |     |     |  |  |  |  |
| THIRD FLOOR                         | A07              | A08 | A09 | B10     | B11 | B12 | C10     | C11 | C12 | D10     | D11 | D12 | E16              | E17 | E18 | F16     | F17 | F18 | G22     | G23 | G24 | TERRACE |     |     |  |  |  |  |
| SECOND FLOOR                        | A04              | A05 | A06 | B07     | B08 | B09 | C07     | C08 | C09 | D07     | D08 | D09 | E13              | E14 | E15 | F13     | F14 | F15 | G19     | G20 | G21 | H25     | H26 | H27 |  |  |  |  |
| FIRST FLOOR                         | A01              | A02 | A03 | B04     | B05 | B06 | C04     | C05 | C06 | D04     | D05 | D06 | E10              | E11 | E12 | F10     | F11 | F12 | G16     | G17 | G18 | H22     | H23 | H24 |  |  |  |  |
| GROUND FLOOR                        | RETAIL CENTRE    |     |     | B01     | B02 | B03 | C01     | C02 | C03 | D01     | D02 | D03 | E07              | E08 | E09 | F07     | F08 | F09 | G13     | G14 | G15 | H19     | H20 | H21 |  |  |  |  |
| NEG. 1 FLOOR                        | BASEMENT PARKING |     |     |         |     |     |         |     |     |         |     |     | E04              | E05 | E06 | F04     | F05 | F06 |         |     |     |         |     |     |  |  |  |  |
| NEG. 2 FLOOR                        | BASEMENT PARKING |     |     |         |     |     |         |     |     |         |     |     | E01              | E02 | E03 | F01     | F02 | F03 |         |     |     |         |     |     |  |  |  |  |
| NEG. 3 FLOOR                        |                  |     |     |         |     |     |         |     |     |         |     |     | BASEMENT PARKING |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| NEG. 4 FLOOR                        |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| NEG. 5 FLOOR                        |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| NEG. 6 FLOOR                        |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| NEG. 7 FLOOR                        |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| NEG. 8 FLOOR                        |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
| NEG. 9 FLOOR                        |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
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|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
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|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |
|                                     |                  |     |     |         |     |     |         |     |     |         |     |     |                  |     |     |         |     |     |         |     |     |         |     |     |  |  |  |  |

# Floor Plan

## 2 Bedroom unit



### Key Features

- ❑ Size - 84sqm
- ❑ Ceramic tiles
- ❑ Spacious lounge



# Floor Plan

## 3 Bedroom unit



### Key Features

- ❑ Size – 117sqm
- ❑ Kitchen Pantry
- ❑ Kitchen Yard
- ❑ Spacious lounge with a balcony

# Floor Plan

3 Bedroom with DSQ unit – 130 sqm



## Key Features

- ❑ Size – 130sqm
- ❑ DSQ
- ❑ Kitchen Yard and Pantry
- ❑ Spacious lounge with a balcony

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### III. Investment Opportunity

# Pricing

## Limited units are selling at an introductory price

- We have a limited number of units selling at the Introductory Price Offer
- Payment plans can be customized to fit a client's needs

All prices in Kshs.

### Summary of Introductory Offer

|           | Cash Price | Installment Price | Mortgage Price |
|-----------|------------|-------------------|----------------|
| 2 Bed     | 6,900,000  | 7,900,000         | 9,100,000      |
| 3 Bed     | 10,100,000 | 11,500,000        | 13,300,000     |
| 3 Bed DSQ | 11,200,000 | 12,800,000        | 14,800,000     |

# Opportunity for a potential 28% Per Annum Total Return

Investors stand to gain from both capital appreciation and rental yield

- Taraji Heights offers investors a very attractive return on investment due to:
  - i. Highly discounted off-plan prices that offer investors good prospects for huge capital appreciation
  - ii. Upcoming developments such as Two Rivers Mall and Rosslyn Riviera Mall present a huge opportunity for capital appreciation in the area
  - iii. Easy rental uptake given the work opportunities in the location, as well as the commercial and lifestyle facilities in the development

| Units              | Current Rental Income pm | Rental Yield p.a | Capital Appreciation p.a | Total Return p.a |
|--------------------|--------------------------|------------------|--------------------------|------------------|
| 2 Bedroom          | Kshs 35,000              | 5%               | 23%                      | 28%              |
| 3 Bedroom          | Kshs 45,000              | 5%               | 23%                      | 28%              |
| 3 Bedroom with DSQ | Kshs 50,000              | 5%               | 23%                      | 28%              |

# Q&A