



*Comprehensive Lifestyle Apartments*



Getting your Investments Right

# Table of Contents

---

1 The Alma by Cytonn in Ruaka Overview

2 Project Highlights

3 Investment Opportunity

4 Reservation and Sales Process

5 List of Available Units

# I. The Alma Overview

# The Alma Apartments in Ruaka Overview

Ready to sale Apartments in a Mixed Use Development offering a Comprehensive Modern Lifestyle

- The Alma Apartments by Cytonn, is located off-Limuru Road, in Ruaka which forms part the Nairobi Metropolis.
- The Alma is located North West of Nairobi, 15Km from the Nairobi CBD - a 20 minute drive from the CBD, making it an attractive location.
- Ruaka has one of the highest performance in occupancy and uptake among the satellite towns...The key attractive features are:
  - **Strategic Location:** When you live at The Alma by Cytonn in Ruaka, you have several alternative routes to various key locations:
    - ✓ Through **Limuru Road** to Village Market onwards to CBD, noting The Alma is 10 minutes away from Gigiri UNEP complex
    - ✓ Through the **Redhill Link Road** onwards to Westlands or Kilimani
    - ✓ Through the **Western Bypass** onto Kiambu road and onwards to Town or Thika Road
    - ✓ Through the newly expanded **Northern Bypass** to Kikuyu and onwards to Karen



# The Alma by Cytonn in Ruaka Overview

An affordable mixed use lifestyle development with residential space, commercial space and recreational space



# The Alma Apartments Overview

An ideal locale within the city

- **Hotels, Malls and Recreational Facilities:** Is surrounded by luxurious hotels such as Tribe Hotel, Trademark Hotel and lavish malls like The Village Market, Rosslyn Rivera Mall & Two Rivers Mall.
- **Educational Centers:** Has a vast selection of international schools bordering the Alma, in Ruaka such as Rosslyn Academy and German Academy
- **Hospitals:** Hospitals and clinics such as the Nairobi Hospital Outpatient Centre at Rosslyn and Warwick Center next to UNEP, The Aga Khan University Hospital, AAR Clinic and Ruaka Medical Centre offer residents fast medical attention in case of emergencies.
- **International Organizations:** Close proximity to United Nations Environmental Program in Gigiri (8 Minutes from Ruaka) provides Alma with an attractive catchment area from the UNEP population
- **Security:** Its is located just 200metres from the Ruaka Police post additionally due to close proximity and presence of International Organizations like the UN Blue zone making it a secure location

**Whether for investment or occupation, The Alma in Ruaka offers a unique opportunity to be part of a comprehensive modern lifestyle with a return of up to 11% p.a**



# Welcome to The Alma – A Private and Living Serene Environment

Brings you a rare living experience all at your doorstep





# The Aerial View by day

A masterpiece created when space meets style





# The Commercial Hub

Featuring a minimart, café, pharmacy, salon & spa and a barber shop



\*The commercial hub is open for commercial tenancy uptake. See herein RFP [link](#)

# Elevated Gardens and play-fields

The elevated garden and play ground offer a unique secure environment to play and relax





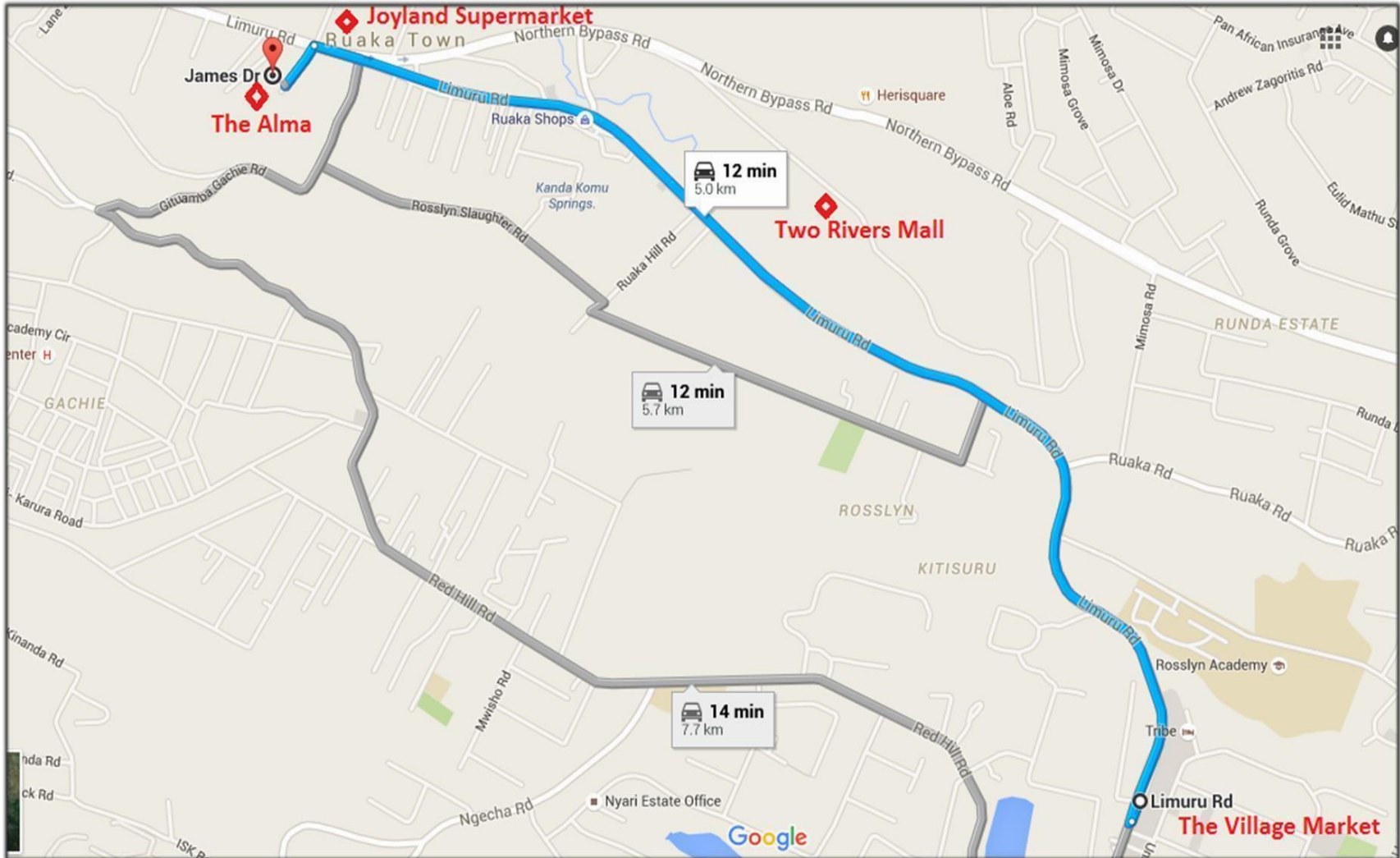
# The Community Centre

Tastefully designed with a swimming pool, gym and recreational hall





# The Alma-Site Location



# II. Project Highlights

# The Alma Apartments – Site Layout



The Alma is a mixed use development in Ruaka on 4.67 acres of land. The project is Phased as below:

- i. Phase 1 (**highlighted in yellow**)- Blocks A,B and G has 113 units
- ii. Phase 2 (**highlighted in blue**)- Blocks C and F has 68 units
- iii. Phase 3 (**highlighted in red**)- Blocks D and E has 120 units
- iv. Phase 4 (**highlighted in green**)- Blocks H and J has 176 units
- v. Commercial Center (**highlighted in purple**) –consists of gym, steam & sauna facilities and elevated gardens accessible to all residents



# Floor Plan: 1 Bedroom 51 SQMS

Featuring an open-plan kitchen



# Floor Plan: 2 Bedroom 84 SQMS

Featuring 2 Bathrooms + a master en-suite



# Floor Plan: 3 Bedroom Standard 117 SQMS

Featuring 2 Bathrooms + a master en-suite





# Floor Plan: 3 Bedroom Premium 127 SQMS

Featuring a master en-suite and walk-in closet



# III. Investment Opportunity

# The Alma Terms Of Sale

Titles readily available for cash purchasers

Typology	No of Units	Parking Slots	Available Units for Sale
1-Bedroom	40	1	5
2-Bedroom	232	1	34
3-Bedroom	95	2	20
3-Bedroom Premium	110	2	48
	<b>477</b>		<b>107</b>

- Handover for the 301 units in the complete blocks have been done starting with July 2019, October 2020 and December 2020 respectively
- 176 units are expected to be complete by end of Q1 of 2023
- There are limited number of units for sale to be sold at the discounted prices

- **Flexible Payment plan and;**
- **Mortgage Financing From SBM Bank is Available**



# The Alma Unit Pricing

We are offering discounts of 10% for 2-Bedroom Units and 15% for 3-Bedroom units

Typology	Available Units for Sale	Complete Block	Incomplete Block	Discounted Price (Kshs)
1-Bedroom	5	1	4	8,500,000
2-Bedroom	34	25	9	11,970,000
3-Bedroom Standard	20	14	6	14,960,000
3-Bedroom Premium	48	-	48	15,895,000
	<b>107</b>	<b>40</b>	<b>67</b>	

- Additional floor premium of Kshs.100,000 will be charged from the second floor upwards.
- Units on the poolside will attract additional premium . This includes all units in Block D, E and F ending with 04, 06 & 10.
- Premium units are larger in SQM and have a walk-in closet in the master bedroom. They include all units in Block H ending with 03, 04 & 05 and all units in block J

# Opportunity for a potential 10.7% Per Annum Total Return

Typology	Rental Income PM (Kshs)	Service Charge PM (Kshs)	Rental Yield p.a.	Capital Appreciation p.a.	Total Return p.a.
1 Bedroom	40,000	5,000	4.9%	6.8%	11.7%
2 Bedroom	45,000	6,500	3.9%	6.8%	10.7%
3 Bedroom (Standard)	55,000	8,000	3.8%	6.8%	10.6%
3 Bedroom (Premium)	60,000	8,000	3.9%	6.8%	10.7%

- TheAlma offers investors a very attractive return on investment due to:
  - Growing state of investment grade developments in the area, such as Two Rivers Mall and Rosslyn Riviera Mall present a huge opportunity for capital appreciation
  - Easy rental uptake given the work opportunities in the location, as well as the commercial and lifestyle facilities in The Alma
  - Enhanced access to the area evidenced by the road connectivity
- Based on the potential as seen, we note the following for potential investors:
  - Opportunity to purchase a modern apartment for personal living
  - Opportunity to earn rental income as per the above estimated rental income
  - Opportunity to explore serviced apartment

# Sales Process



# Real Estate Sales & Collection Process

The Sales and Collection Process starts with a Reservation

STEP	ITEM	Duration	Validity Period
STEP 1	<b>Reservation Form</b>	Total Duration to Close sale 90 days	30 Days
	Duly filled form is submitted to the Vendor		
STEP 2	<b>Letter of Offer</b>		30 Days
	Prepared by the Vendor		
STEP 3	<b>Sales Agreement</b>		30 Days
	Prepared by Vendor's Advocate		
STEP 4	<b>Handover (Complete Units)</b>	21 Days	
	a) Inspection of the unit		
	b) Payments of Closing costs	30 Days	
STEP 5	<b>Sublease</b>		30 Days
	Confers ownership of an apartment to the Buyer		
STEP 6	<b>Partial Discharge</b>		
	Discharged by the bank & becomes the title of the property		

# Alma List of Available Units

# Available Units

No.	Unit No.	Phase	Block	Floor No.	Poolside	Classification	Class	Typology	Discounted Price
1	A-105	Phase 1	Block A	1st Floor	No	Complete	Standard	1 Bedroom	8,500,000.00
2	A-304	Phase 1	Block A	3rd Floor	No	Complete	Standard	2 Bedroom	12,150,000.00
3	A-402	Phase 1	Block A	4th Floor	No	Complete	Standard	3 Bedroom	15,215,000.00
4	A-406	Phase 1	Block A	4th Floor	No	Complete	Standard	3 Bedroom	15,215,000.00
5	B-105	Phase 1	Block B	1st Floor	No	Complete	Standard	3 Bedroom	14,960,000.00
6	B-204	Phase 1	Block B	2nd Floor	No	Complete	Standard	2 Bedroom	12,060,000.00
7	B-303	Phase 1	Block B	3rd Floor	No	Complete	Standard	2 Bedroom	12,150,000.00
8	B-404	Phase 1	Block B	4th Floor	No	Complete	Standard	2 Bedroom	12,240,000.00
9	B-405	Phase 1	Block B	4th Floor	No	Complete	Standard	3 Bedroom	15,215,000.00
10	B-603	Phase 1	Block B	6th Floor	No	Complete	Standard	2 Bedroom	12,420,000.00
11	B-801	Phase 1	Block B	8th Floor	No	Complete	Standard	2 Bedroom	12,600,000.00
12	C-103	Phase 2	Block C	1st Floor	No	Complete	Standard	2 Bedroom	11,970,000.00
13	C-105	Phase 2	Block C	1st Floor	No	Complete	Standard	3 Bedroom	14,960,000.00
14	C-402	Phase 2	Block C	4th Floor	No	Complete	Standard	3 bedroom	15,215,000.00
15	C-403	Phase 2	Block C	4th Floor	No	Complete	Standard	2 Bedroom	12,240,000.00
16	C-603	Phase 2	Block C	6th Floor	No	Complete	Standard	2 Bedroom	12,420,000.00
17	C-604	Phase 2	Block C	6th Floor	No	Complete	Standard	2 Bedroom	12,420,000.00
18	C-903	Phase 2	Block C	9th Floor	No	Complete	Standard	2 Bedroom	12,690,000.00
19	D-102	Phase 3	Block D	1st Floor	No	Complete	Standard	2 Bedroom	11,970,000.00
20	D-105	Phase 3	Block D	1st Floor	No	Complete	Standard	2 Bedroom	11,970,000.00
21	D-107	Phase 3	Block D	1st Floor	No	Complete	Standard	2 Bedroom	11,970,000.00
22	D-109	Phase 3	Block D	1st Floor	No	Complete	Standard	2 Bedroom	11,970,000.00



# Available Units

No.	Unit No.	Phase	Block	Floor No.	Poolside	Classification	Class	Typology	Discounted Price
23	D-207	Phase 3	Block D	2nd Floor	No	Complete	Standard	2 Bedroom	12,060,000.00
24	D-310	Phase 3	Block D	3rd Floor	Yes	Complete	Standard	2 Bedroom	12,150,000.00
25	D-604	Phase 3	Block D	6th Floor	Yes	Complete	Standard	2 Bedroom	12,510,000.00
26	E-101	Phase 3	Block E	1st Floor	Yes	Complete	Standard	2 Bedroom	12,060,000.00
27	E-102	Phase 3	Block E	1st Floor	Yes	Complete	Standard	2 Bedroom	12,060,000.00
28	E-201	Phase 3	Block E	1st Floor	Yes	Complete	Standard	2 Bedroom	12,060,000.00
29	E-702	Phase 3	Block E	7th Floor	Yes	Complete	Standard	3 Bedroom	15,555,000.00
30	E-901	Phase 3	Block E	9th Floor	Yes	Complete	Standard	2 Bedroom	12,870,000.00
31	F-102	Phase 2	Block F	1st Floor	Yes	Complete	Standard	3 Bedroom	15,045,000.00
32	F-201	Phase 2	Block F	2nd Floor	Yes	Complete	Standard	3 Bedroom	15,130,000.00
33	F-303	Phase 2	Block F	3rd Floor	Yes	Complete	Standard	3 Bedroom	15,215,000.00
34	F-403	Phase 2	Block F	4th Floor	Yes	Complete	Standard	3 Bedroom	15,300,000.00
35	F-501	Phase 2	Block F	5th Floor	Yes	Complete	Standard	3 Bedroom	15,385,000.00
36	F-602	Phase 2	Block F	6th Floor	Yes	Complete	Standard	3 Bedroom	15,470,000.00
37	F-703	Phase 2	Block F	7th Floor	Yes	Complete	Standard	3 Bedroom	15,555,000.00
38	G-602	Phase 1	Block G	6th Floor	No	Complete	Standard	2 Bedroom	12,420,000.00
39	G-603	Phase 1	Block G	6th Floor	No	Complete	Standard	2 Bedroom	12,420,000.00
40	G-902	Phase 1	Block G	9th Floor	No	Complete	Standard	2 Bedroom	12,690,000.00
41	H-101	Phase 4	Block H	1st Floor	No	Incomplete	Standard	3 Bedroom	14,960,000.00
42	H-102	Phase 4	Block H	1st Floor	No	Incomplete	Standard	3 Bedroom	14,960,000.00
43	H-103	Phase 4	Block H	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
44	H-104	Phase 4	Block H	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00

# Available Units

No.	Unit No.	Phase	Block	Floor No.	Poolside	Classification	Class	Typology	Discounted Price
45	H-105	Phase 4	Block H	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
46	H-106	Phase 4	Block H	1st Floor	No	Incomplete	Standard	2 Bedroom	11,970,000.00
47	H-108	Phase 4	Block H	1st Floor	No	Incomplete	Standard	2 Bedroom	11,970,000.00
48	H-109	Phase 4	Block H	1st Floor	No	Incomplete	Standard	2 Bedroom	11,970,000.00
49	H-1007	Phase 4	Block H	10th Floor	No	Incomplete	Standard	1 Bedroom	9,400,000.00
50	H-1101	Phase 4	Block H	1st Floor	No	Incomplete	Standard	3 Bedroom	14,960,000.00
51	H-1102	Phase 4	Block H	1st Floor	No	Incomplete	Standard	3 Bedroom	14,960,000.00
52	H-1103	Phase 4	Block H	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
53	H-1203	Phase 4	Block H	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
54	H-1205	Phase 4	Block H	12th Floor	No	Incomplete	Standard	1 Bedroom	9,700,000.00
55	H-201	Phase 4	Block H	2nd Floor	No	Incomplete	Standard	3 Bedroom	15,045,000.00
56	H-203	Phase 4	Block H	2nd Floor	No	Incomplete	Premium	3 Bedroom	15,980,000.00
57	H-205	Phase 4	Block H	2nd Floor	No	Incomplete	Premium	3 Bedroom	15,980,000.00
58	H-206	Phase 4	Block H	2nd Floor	No	Incomplete	Standard	2 Bedroom	12,060,000.00
59	H-209	Phase 4	Block H	2nd Floor	No	Incomplete	Standard	2 Bedroom	12,060,000.00
60	H-301	Phase 4	Block H	3rd Floor	No	Incomplete	Standard	3 Bedroom	15,130,000.00
61	H-303	Phase 4	Block H	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
62	H-304	Phase 4	Block H	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
63	H-305	Phase 4	Block H	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
64	H-306	Phase 4	Block H	3rd Floor	No	Incomplete	Standard	2 Bedroom	12,150,000.00
65	H-307	Phase 4	Block H	3rd Floor	No	Incomplete	Standard	1 Bedroom	8,700,000.00
66	H-403	Phase 4	Block H	4th Floor	No	Incomplete	Premium	3 Bedroom	16,235,000.00

# Available Units

No.	Unit No.	Phase	Block	Floor No.	Poolside	Classification	Class	Typology	Discounted Price
67	H-404	Phase 4	Block H	4th Floor	No	Incomplete	Premium	3 Bedroom	16,235,000.00
68	H-405	Phase 4	Block H	4th Floor	No	Incomplete	Premium	3 Bedroom	16,235,000.00
69	H-406	Phase 4	Block H	5th Floor	No	Incomplete	Standard	2 Bedroom	12,330,000.00
70	H-503	Phase 4	Block H	5th Floor	No	Incomplete	Premium	3 Bedroom	16,320,000.00
71	H-504	Phase 4	Block H	5th Floor	No	Incomplete	Premium	3 Bedroom	16,320,000.00
72	H-505	Phase 4	Block H	5th Floor	No	Incomplete	Premium	3 Bedroom	16,320,000.00
73	H-506	Phase 4	Block H	5th Floor	No	Incomplete	Standard	2 Bedroom	12,330,000.00
74	H-603	Phase 4	Block H	6th Floor	No	Incomplete	Premium	3 Bedroom	16,405,000.00
75	H-604	Phase 4	Block H	6th Floor	No	Incomplete	Premium	3 Bedroom	16,405,000.00
76	H-605	Phase 4	Block H	6th Floor	No	Incomplete	Premium	3 Bedroom	16,405,000.00
77	H-704	Phase 4	Block H	7th Floor	No	Incomplete	Premium	3 Bedroom	16,490,000.00
78	H-705	Phase 4	Block H	7th Floor	No	Incomplete	Premium	3 Bedroom	16,490,000.00
79	H-807	Phase 4	Block H	8th Floor	No	Incomplete	Standard	1 Bedroom	9,200,000.00
80	H-808	Phase 4	Block H	8th Floor	No	Incomplete	Standard	2 Bedroom	12,600,000.00
81	J-101	Phase 4	Block J	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
82	J-102	Phase 4	Block J	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
83	J-103	Phase 4	Block J	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
84	J-105	Phase 4	Block J	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
85	J-106	Phase 4	Block J	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
86	J-107	Phase 4	Block J	1st Floor	No	Incomplete	Premium	3 Bedroom	15,895,000.00
87	J-203	Phase 4	Block J	2nd Floor	No	Incomplete	Premium	3 Bedroom	15,980,000.00
88	J-204	Phase 4	Block J	2nd Floor	No	Incomplete	Premium	3 Bedroom	15,980,000.00



# Available Units

No.	Unit No.	Phase	Block	Floor No.	Poolside	Classification	Class	Typology	Discounted Price
89	J-206	Phase 4	Block J	2nd Floor	No	Incomplete	Premium	3 Bedroom	15,980,000.00
90	J-208	Phase 4	Block J	2nd Floor	No	Incomplete	Premium	3 Bedroom	15,980,000.00
91	J-302	Phase 4	Block J	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
92	J-303	Phase 4	Block J	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
93	J-305	Phase 4	Block J	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
94	J-306	Phase 4	Block J	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
95	J-307	Phase 4	Block J	3rd Floor	No	Incomplete	Premium	3 Bedroom	16,150,000.00
96	J-402	Phase 4	Block J	4th Floor	No	Incomplete	Premium	3 Bedroom	16,235,000.00
97	J-403	Phase 4	Block J	4th Floor	No	Incomplete	Premium	3 Bedroom	16,235,000.00
98	J-404	Phase 4	Block J	4th Floor	No	Incomplete	Premium	3 Bedroom	16,235,000.00
99	J-502	Phase 4	Block J	5th Floor	No	Incomplete	Premium	3 Bedroom	16,320,000.00
100	J-503	Phase 4	Block J	5th Floor	No	Incomplete	Premium	3 Bedroom	16,320,000.00
101	J-504	Phase 4	Block J	5th Floor	No	Incomplete	Premium	3 Bedroom	16,320,000.00
102	J-506	Phase 4	Block J	5th Floor	No	Incomplete	Premium	3 Bedroom	16,320,000.00
103	J-602	Phase 4	Block J	6th Floor	No	Incomplete	Premium	3 Bedroom	16,405,000.00
104	J-603	Phase 4	Block J	6th Floor	No	Incomplete	Premium	3 Bedroom	16,405,000.00
105	J-604	Phase 4	Block J	6th Floor	No	Incomplete	Premium	3 Bedroom	16,405,000.00
106	J-606	Phase 4	Block J	6th Floor	No	Incomplete	Premium	3 Bedroom	16,405,000.00
107	J-703	Phase 4	Block J	7th Floor	No	Incomplete	Premium	3 Bedroom	16,490,000.00

