

SALE OF KILIMANI LAND PARCELS

Cytonn Real Estate LLP (CRE) of P.O Box 20695-00200 Nairobi and of 6th Floor Chancery Building, Valley Road has been retained to sell a prime piece of property in Kilimani, whose details are as follows:

Property:	LR Number 2/85, 2/86 and 2/87 in Kilimani, Nairobi along Argwings Kodhek Road & Elgeyo Marakwet Roads
Acreage:	1 acre, 1.5 acres and 1.497 acres, for the 3 parcels totaling 4.0 acres
Number of Titles:	3 title deeds
Encumbrances:	None

Sale Price

The prospective buyer to present the offer price and all the offers by the prospect buyers/agents shall be mailed to rei@cytonn.com / agaikwad@cytonn.com

CRE will consider offers for the individual lots, but with strong preference to sale of the 4-acre parcel as a block.

All the Deed Plans are attached for reference

Location:

- Kilimani is a convenient prime residential and commercial area in Nairobi. The affluent neighbourhood is located approximately 6 km west of the Nairobi Central Business District.
- It comprises of mixed-use developments and a rich cultural mix of a population of both local and foreign decent. The neighbourhood also offers a unique blend of upper-mid income maisonettes, contemporary apartments and office blocks providing residence to NGO's and various embassies.
- The neighbourhood has historically been recognized primarily as a low-density residential area, which has not been the case since 2000 as it has been noted as an increasingly high-density mixed residential and commercial area.
- Proximity to the Central Business District, with relaxed zoning regulations and attractive returns on investments.

- Kilimani is located approximately 6 km west of the City Center – a 10 minute drive through Milimani Road and approximately 20-25 minute drive during the rush hour. The area is also bound by Valley Road to the East, Dennis Pritt Road to the North, Ngong Road to the South and Korosho Road to the West providing access to other areas within Nairobi.



Key selling Points:

- Proximity to Huge Expatriate Community:** French, Ethiopian, American and Nigerian communities leading to the development of several international organizations in the area. A number of embassies such as the Australian, Chinese, Israel, South African and Netherlands embassies are also located within the vicinity.
- Medical Services:** Well served by some of the major hospitals in the country such as Kenyatta National Hospital, Nairobi Hospital, Nairobi Women's Hospital and Menelik Hospital. This is also doubled up by the presence of numerous private clinics and pharmacies in the area.
- Security:** One of the few neighbourhoods in Nairobi that boasts of guaranteed security with service from Kilimani Police station on Lenana Road and the C.I.D Offices on Milimani Road.
- Educational Institutions:** Proximity to some of the prime institutions in the country such as French School, Cavina School, Makini School, Braeburn School, Swedish School along Ngong Road, Riara and Braeside School. High School institutions in the area include, Strathmore High

School, St.Mary's School, Kenya High and State House Girls High School with tertiary institutions in the environ being Daystar and Nazarene Universities.

- Surround by high density and wealthy population

For any other information reach out to Akash Gaikwad – Project Management Associate, Cytonn Real Estate at agaikwad@cytonn.com or call on + **254-790756075** .

COLONY & PROTECTORATE OF KENYA.

DISTRICT OF NAIROBI

Locality, Nairobi Municipality (Kilimani)

Meridional District South A 37
G. II. d

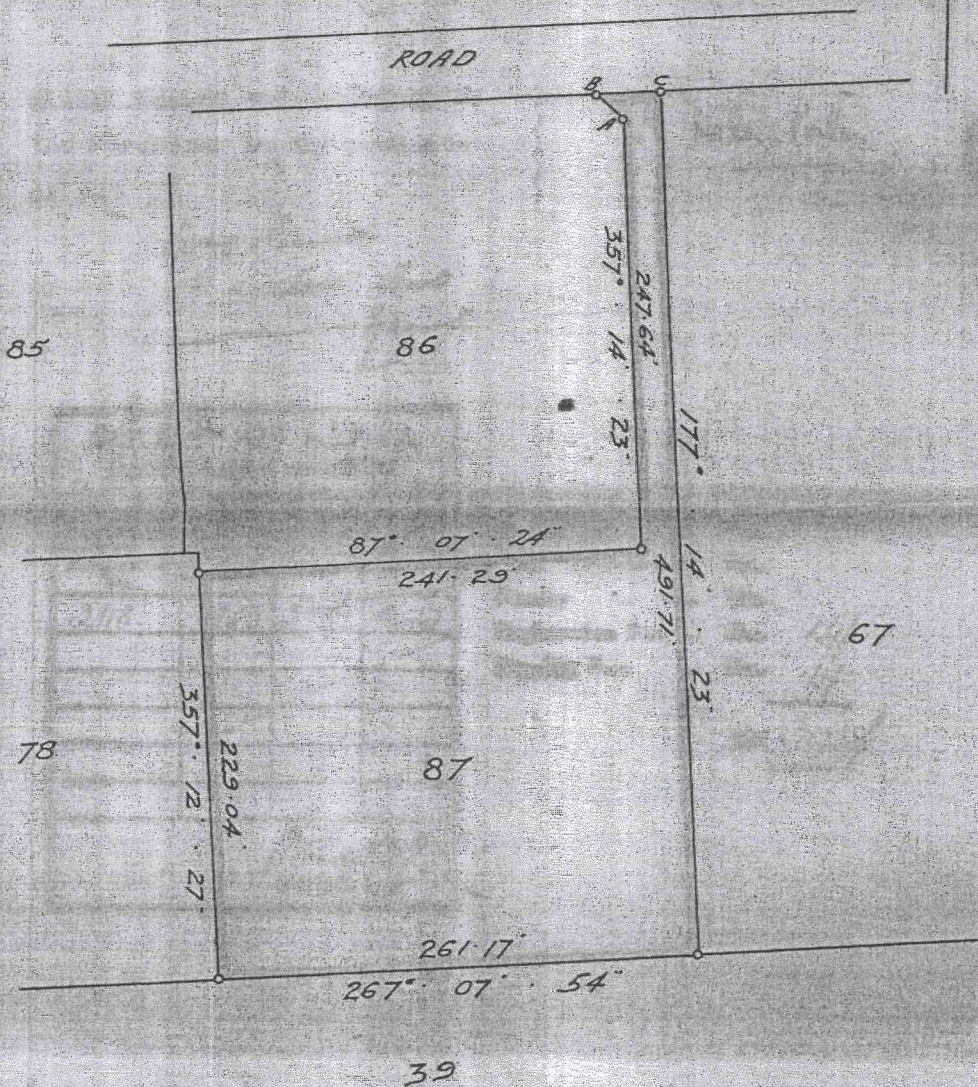
Land Reference No. 2/87
(Orig. No. 2/44/4)

Subdivision No (Orig No.
of Section No.

Scale: 1 in. 1000 or 83.33 Feet to 1 Inch

Area: 1.497 Acres (Approx)

	Bearings			Distances Feet
	°	"		
A-B	312°	12'	08"	21.18
B-C	87°	09'	52"	35.00



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DISTRICT OF NAIROBI

Locality, Nairobi Municipality (Kilimani)

Meridional District South A. 37
G. II. 4

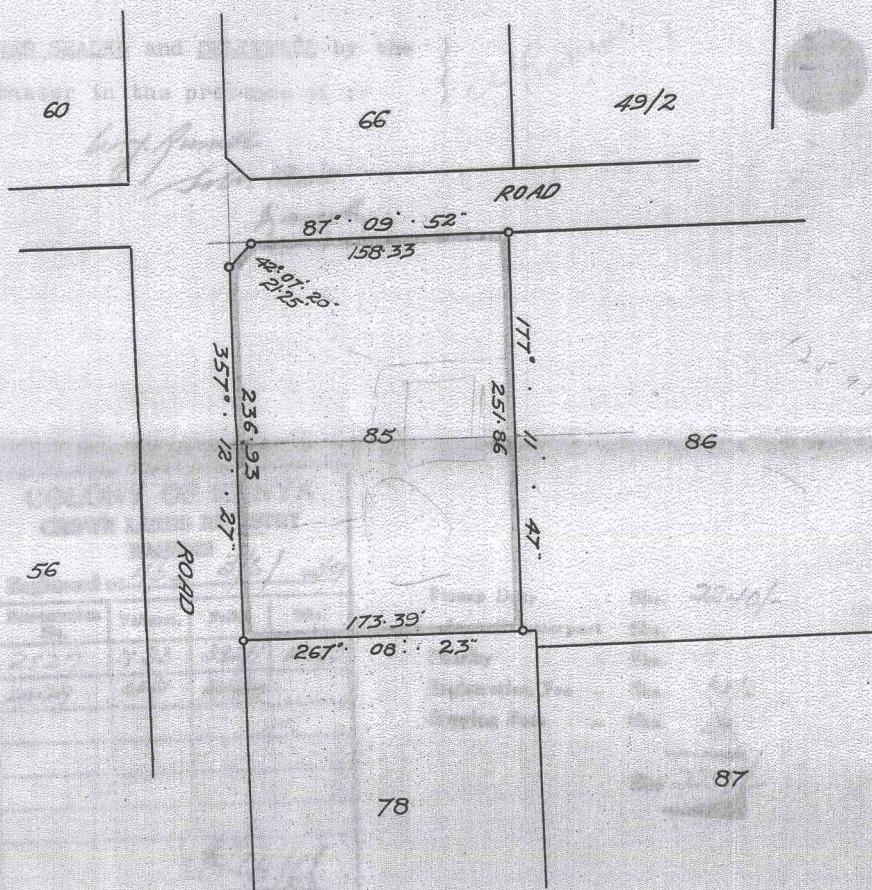
Scale: 1 in. 1000 or 83.33 Feet to 1 Inch

Land Reference No. 2/85
(Orig. No. 2/44/2)

Subdivision No (Orig No.
of Section No.

Area 1.000 Acres (Approx)

Bearings	Distances
	Feet



W. N. LOW.
Licensed Surveyor

Leo Long
As Director of Surveys,
Surveyor-General.

Nairobi 26 JAN 1940 193

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COLONY & PROTECTORATE OF KENYA.

DISTRICT OF NAIROBI

Locality, Nairobi Municipality (Kilimani)

Meridional District South A 37
G. II. d

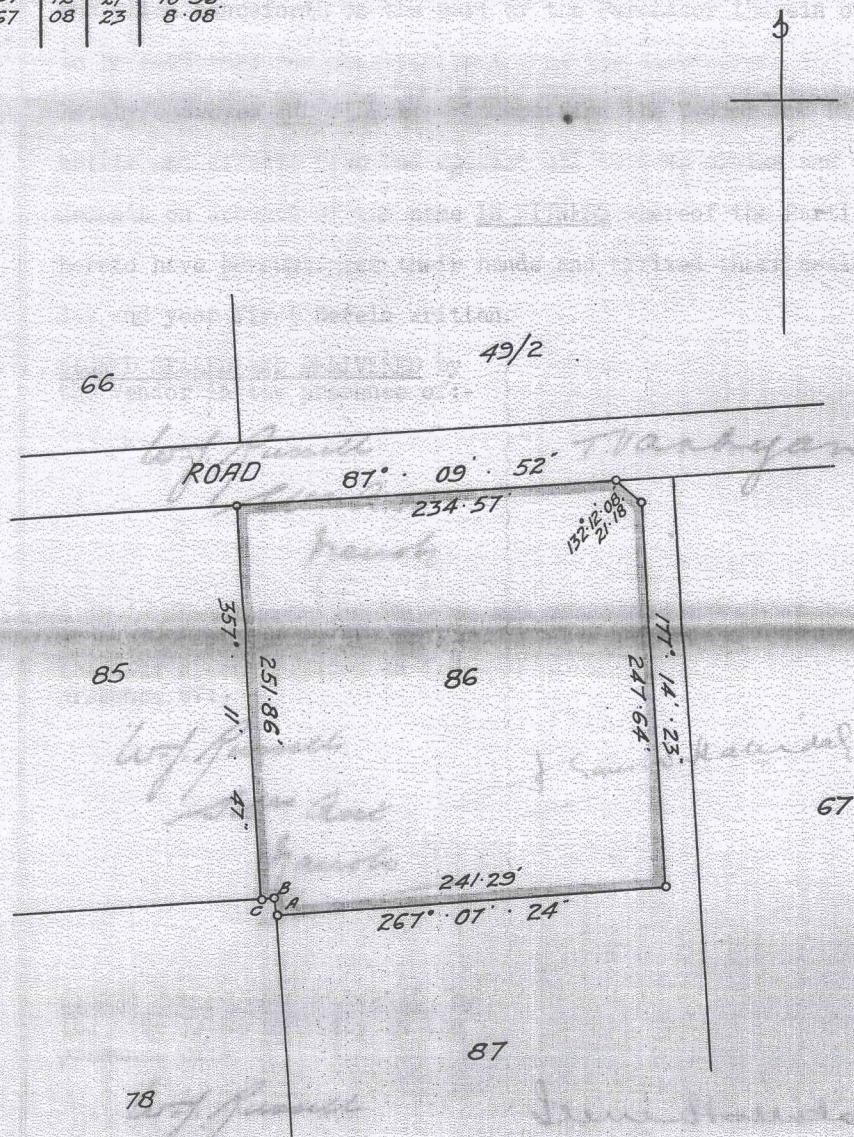
Land Reference No. 2/86
(Orig. No. 2/44/3)

Subdivision No. (Orig No.
of Section No.

Scale: 1 in. 1000 or 83.33 Feet to 1 Inch

Area 1.500 Acres (Approx)

	Bearings			Distances
	°	'	"	Feet
A-B	357	12	27	10.96
B-C	267	08	23	8.08



W. N. LOW.
Licensed Surveyor.

W. N. Low
Ag Director of Surveys.
Surveyor General

Nairobi 20 JAN 1910 1913

Please quote this PLAN No 37426

Traced by
Compared by *W. N. Low*