

PROJECTS MAGAZINE

JANUARY/FEBRUARY 2026



IMAARA MALL

By Castles Architecture



CASTLES Architecture Co. LTD

Our Founder

I am the founder and Principal Architect at CASTLES Architecture, a firm based in Nairobi, where for the last 15 years, I have spearheaded over 75 architectural projects of varying scope.

With an education background in Architecture, a Masters in Desert Studies (Green Architecture) and financial qualifications as a Certified Public Accountant, I present a mix of skills needed to holistically evaluate projects from both design and financial aspects.

With a project portfolio spanning across Kenya, Tanzania, Somalia and Zambia, I am blessed to have garnered recognition as a distinguished Architect and Project Manager reputed for exemplary projects including those showcased here.

I am also a dedicated member of the Rotary Club of Nairobi Parklands Kenya where we implement community projects that build the livelihoods of the less privileged in society with particular focus on ICT development and Health Improvement Matters.

Monica Njeeri
ARCHITECT
Founder & Principal Architect



"It's not the buildings, it's the spaces between the buildings that are important."

Zaha Hadid

Our Vision

To be a global partner in planning, designing, constructing, rehabilitation & upgrading of human living spaces.

Our Mission

To provide innovative & sustainable Architectural design solutions that enrich our environment and fulfill client objectives while maintaining efficient use of time and financial resources.

 Castlearch  @castlesarchitectureltd7402  castles_architectureltd

Castles Architecture Co Ltd:

Designing Enduring Spaces, Shaping Kenya's Built Future

In a rapidly evolving real estate and construction landscape, where skylines rise quickly and trends change even faster, only a few firms manage to leave a lasting architectural imprint. **Castles Architecture Company Limited** stands among these rare practices—an architectural firm whose work is defined not merely by form and function, but by vision, context, and enduring value.

With a steadily growing portfolio that spans residential, commercial, institutional, and mixed-use developments, Castles Architecture has positioned itself as a trusted design partner for developers, private clients, and institutions seeking thoughtful, future-ready architecture. At its core, the firm represents a balance between creativity and discipline, innovation and practicality—an approach that has earned it increasing recognition within Kenya's competitive real estate sector.

Today the firm operates with a multi-disciplinary mindset integrating architectural design, project coordination and regulatory compliance into

offering informed guidance grounded in technical knowledge and regulatory frameworks. Each project begins with a rigorous briefing and site analysis phase, ensuring that design decisions are both intentional and defensible.

Importantly, the firm does not subscribe to a singular architectural style. Instead, it adopts a **context-driven approach**, allowing each project to express its own identity while remaining coherent with its surroundings and purpose.

Portfolio Highlights: Translating Vision into Built Form

Castles Architecture's growing portfolio reflects both diversity and depth. The firm has successfully delivered and designed projects across multiple typologies, demonstrating versatility without compromising quality.

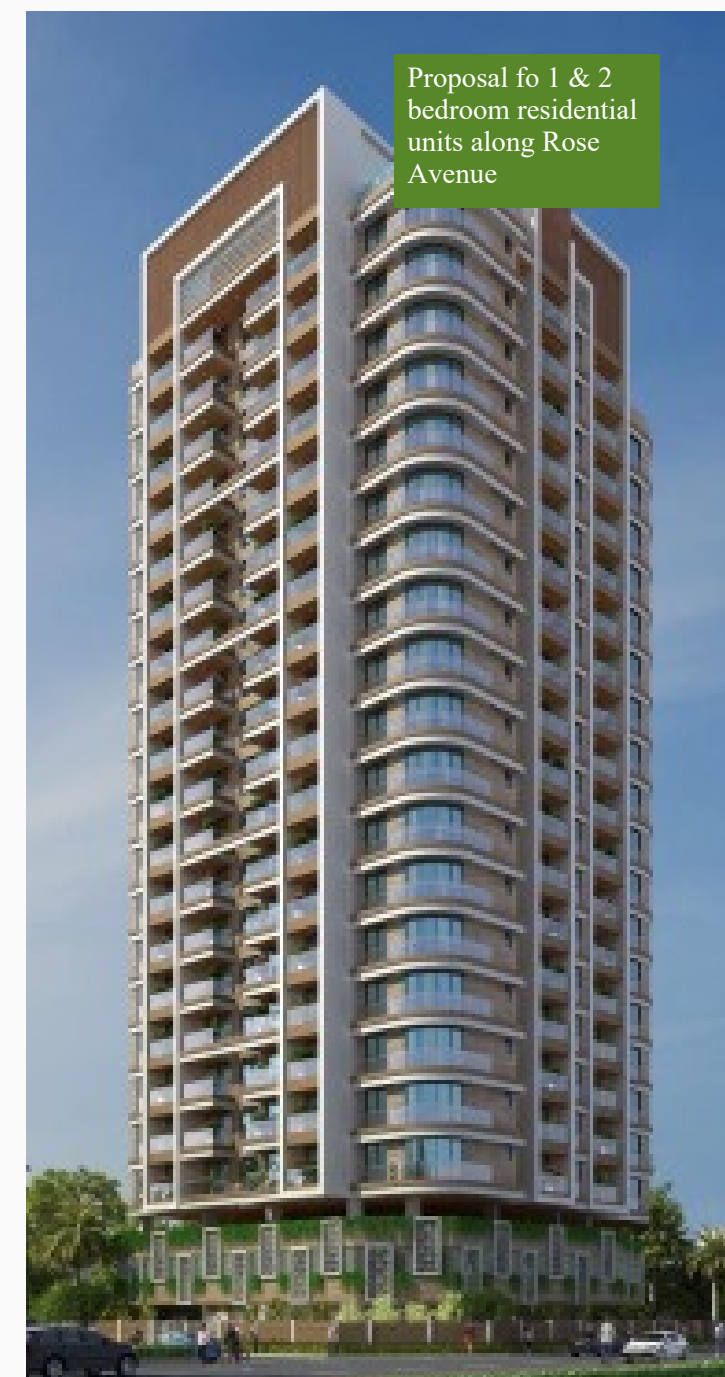
Residential Developments

In the residential sector, Castles Architecture has worked on private homes, townhouses, and apartment developments that prioritize livability,

privacy, and efficient use of space. These projects often feature:

- Thoughtfully planned layouts
- Natural lighting and ventilation strategies
- Contemporary yet restrained aesthetics
- Integration of outdoor and indoor living

The firm's residential work reflects a deep understanding of evolving lifestyle needs, particularly in urban and peri-urban contexts where space optimization is critical.



Commercial and Mixed-Use Projects

Castles Architecture has also made its mark in commercial architecture, designing office buildings and mixed-use developments that respond to modern business demands. These projects balance corporate identity with flexibility, ensuring that spaces remain adaptable to changing tenant needs.

Key considerations in the firm's commercial projects include:

- Efficient circulation and zoning
- Structural clarity and scalability
- Compliance with planning and safety regulations
- Strong street presence and functional aesthetics

By aligning architectural expression with commercial viability, Castles Architecture helps developers maximize both value and longevity.

Institutional and Specialized Projects

Beyond private developments, the firm has engaged in institutional and specialized projects requiring heightened technical coordination and regulatory compliance. These commissions highlight Castles Architecture's capacity to work within complex approval frameworks while maintaining design clarity.



Gym proposal off Waiyaki Way



Professional Practice and Client Engagement

At the core of Castles Architecture's success is a disciplined professional practice grounded in ethics, accountability, and respect for all stakeholders. The firm adheres strictly to industry regulations, professional standards, and statutory requirements, ensuring that every project is executed with integrity and legal compliance. This commitment safeguards both clients and the broader public interest while reinforcing trust in the firm's services.

Client management at Castles Architecture is guided by clarity, consistency, and open communication. From initial consultations through project completion, clients are actively engaged in the design and decision-making process. Clear briefs, realistic timelines, and transparent cost structures help manage expectations and reduce uncertainties, enabling smoother project delivery.

The firm places strong emphasis on understanding each client's unique vision, functional needs, and financial constraints. By aligning architectural creativity with practical realities, Castles Architecture delivers solutions that are not only visually compelling but also economically viable. Regular progress updates, design reviews, and responsive feedback mechanisms ensure that projects remain aligned with client objectives at every stage.

WOOTA PUBLISHERS T/A PROJECTS MAGAZINE

Kenya Office

Call Us: +254 758 235 164
P.O.BOX 178--20114 Kabazi, Nakuru Kenya
Email: info@projectsmagazine.co.ke
Website: www.projectsmagazine.co.ke
Mon – Fri: 9:00 AM – 5:00 PM

Uganda Agent

Hawk Eye Technologies
Tel: +256 752 520 158 Plot no.6 Entebbe Road,
Kampala, Central, 00256, Uganda
Mon – Fri: 9:00 AM – 5:00 PM

South Africa Office

Mount Everest Publisher (pty) Ltd
Tel: +27 78 692 0826 Fax: +27 86 601 9195
Mon – Fri: 9:00 AM – 5:00 PM

CONTRIBUTIONS

The editor welcomes news items, press releases, articles and photographs relating to the construction industry. This will be considered and if accepted, published. No responsibility will be accepted should contributions be lost or incorrectly printed

Copyright all rights reserved

Stakeholder Engagement and Service Delivery

Effective stakeholder engagement is central to the successful execution of architectural projects, and Castles Architecture places strong emphasis on building productive relationships with all parties involved. The firm recognizes that clients, consultants, contractors, regulatory authorities, and end users each play a critical role in shaping the built outcome. By fostering mutual respect and collaboration, the firm ensures alignment of goals throughout the project lifecycle. Service delivery is structured around efficiency, responsiveness, and quality assurance. Castles Architecture adopts systematic workflows that guide projects from concept development to final handover, ensuring consistency and attention to detail at every stage. Clear documentation, coordinated schedules, and defined responsibilities contribute to seamless project

Castles Architecture delivers technically sound, client focused, and contextually appropriate projects, strengthening both project value and its reputation for professionalism and reliability.



Duplex development along 1st parklands avenue

OUR PORTFOLIO



TEEPEE BRUSH Factory, Kandara



HOOKWOOD Residency, Westlands



IGUTA Paradise Homes, Thindigua



KOWTHAR Duplexes, Parklands



SILVERSTONE Apartments, Argwings Kodhek



Pentagon Valley 64no Apartments, Kayahwe Road



Silver Decks Apartments, Westlands



RIVERSIDE Townhouses, Riverside Drive



PEPONI Gardens, Peponi Close



IMAARA Mall, Mombasa road



MZIMA Springs, Lavington

Client-Centric Approach

One of Castles Architecture’s defining strengths is its client-centric approach. The firm places a strong emphasis on communication, transparency, and accountability throughout the project lifecycle.

Clients are actively involved from concept design through approvals and construction stages, with the firm providing clear documentation, realistic timelines, and responsive coordination with consultants and authorities.

This approach has proven particularly valuable in Kenya’s real estate environment, where varying planning regulations, county approvals, and construction logistics require both experience and diligence.

Sustainability and the Future of Design

As sustainability becomes an increasingly critical consideration in the built environment, Castles Architecture continues to integrate environmentally responsive strategies into its work. Rather than treating sustainability as a checklist, the firm embeds it into design thinking, through optimization of space, selection of passive design principles, and passive design principles.

The firm recognizes that sustainable architecture in the Kenyan context must be practical, affordable, and culturally appropriate. This pragmatic outlook positions Castles Architecture as a forward-thinking practice aligned with both environmental responsibility and market realities.

Looking ahead, the firm is poised to expand its footprint, deepen its expertise, and contribute more significantly to shaping Kenya’s urban and suburban environments.

Conclusion: A Firm to Watch in Kenya’s Built Environment

Beyond individual projects, Castles Architecture demonstrates a broader commitment to shaping resilient urban futures. The firm recognizes that buildings do not exist in isolation; they influence neighborhoods, economies, and social interactions. As such, each design is approached as part of a larger ecosystem—one that must balance density, accessibility, and long-term livability. This holistic outlook allows the firm to create spaces that remain relevant and functional well beyond their completion.

Technology also plays a key role in Castles Architecture’s evolving practice. By integrating modern design tools, digital modeling, and data-informed planning, the firm enhances precision, reduces waste, and improves collaboration across disciplines. These tools support smarter decision-making at early design stages, helping anticipate challenges related to climate, materials, and construction logistics before they arise. Equally important is the firm’s dedication to collaboration. Castles Architecture works closely with engineers, contractors, regulators, and clients to ensure that every project benefits from diverse expertise. This cooperative approach not only strengthens technical outcomes but also fosters trust and shared ownership of the final result. It reinforces the firm’s belief that successful architecture is a collective effort rather than a solitary pursuit.

As Kenya’s built environment continues to evolve, Castles Architecture remains positioned as a steady and forward-thinking contributor. By combining ethical practice, sustainable design principles, and contextual awareness, the firm continues to set benchmarks for responsible development. Its work stands as evidence that architecture can be both aspirational and grounded—responding to present needs while thoughtfully preparing for the future.



YOU CREATE THE VISION WE CREATE THE BRICK



Corobrik's clay face brick & paving range offers you versatility in design & durability that lasts a lifetime.



The Quiet Titans of Industry: Inside Gahir Engineering Works Ltd's Rise to Engineering Excellence

In an era obsessed with flashy tech startups and digital disruption, it's easy to overlook the companies whose work forms the physical backbone of modern industry. Steel, machinery, precision components, engineered systems—these are not the headline-grabbing sectors. Yet without them, every supply chain, every harvest, every construction project, every road traveled would come to a grinding halt.

Amid this invisible yet indispensable world of industrial craftsmanship stands **Gahir Engineering Works Ltd, a company whose reputation has been built not through noise, but through consistency, precision, and an unwavering commitment to quality.

For decades, Gahir Engineering

Works Ltd has been the name behind the machinery that keeps industries running. Now, with a bold multi-phase expansion strategy and a reinvigorated focus on innovation, the company is stepping into the global spotlight. Its next chapter promises to reshape not only how it operates, but what the future of manufacturing itself could look like.

Legacy Forged in Metal, Polished by Innovation

Press your ear to the walls of Gahir Engineering Works Ltd's manufacturing floors and you'll hear the rhythmic hum of machines—Modern machine cutters tracing perfect lines, robotic welders throwing sparks in precise symmetry, and engineers pacing

thoughtfully between workstations. The soundtrack is unmistakable: the sound of progress.

But the company's journey to this point was anything but automatic.

Gahir Engineering Works Ltd began as a modest workshop with a clear purpose: *to master the art of precision engineering*. Instead of trying to be everything to everyone, the company carved out a niche by focusing on what it could do best—crafting components that would withstand the demands of industrial environments.

It didn't take long for word to spread. Clients valued the company's reliability. Technicians admired its craftsmanship. Engineers praised its consistency.

And so, one client at a time, a quiet titan was born.

Engineering Tomorrow: A Vision Embodied in Steel and Software

Today, Gahir Engineering Works Ltd is embarking on a transformation that signals a new era for the company—and perhaps for the industry at large.

A monumental expansion is underway, scaling the company's production capacity and integrating advanced manufacturing systems that would make even the most forward-thinking factories take note. Their upcoming facility is poised to become a flagship of

modern engineering: robotics, smart sensors, predictive analytics, advanced machining arrays, and dedicated R&D labs designed to bring ideas to life faster than ever.

The goal is not just higher output—it's smarter output.

By merging precision engineering with digital intelligence, the company is positioning itself at the intersection where tradition meets innovation. The strategies in motion reflect a philosophy that many manufacturers aspire to but few truly achieve: **grow without

losing your soul**.

The Artisans Behind the Automation

Walk into Gahir Engineering Works Ltd facility and you'll quickly discover that while the company invests deeply in technology, it invests even more deeply in people.

Behind every robotic arm is a technician who fine-tuned its path. Behind every design software model is an engineer who imagined something better. Behind every product is a team that understands the stakes—how a single component could determine the



efficiency of a tractor in a distant field or the reliability of a critical machine on a construction site.

In an industry that's often defined by hardware, Gahir Engineering Works Ltd has built a culture around humans.

Training programs—ranging from automation workshops to leadership development courses—ensure employees grow alongside the machines they operate. Collaborations with technical institutes and universities nurture the next generation of talent. Apprenticeships introduce young machinists to the fine art of manufacturing, where every tenth of a millimeter counts.

This blend of mentorship and modernity is one of the company's greatest strengths. As much as Gahir Engineering Works Ltd invests in steel, robotics, and sensors, it invests in ambition, curiosity, and skill.

Sustainability: Not a Trend, but a Responsibility

In an increasingly eco-conscious world, industrial firms face rising pressure to minimize environmental impact. Gahir Engineering Works Ltd is not only embracing that responsibility—it's weaving sustainability into the fabric of its operations.

The company's upcoming facility will feature energy-efficient systems, water-recycling solutions, and eco-friendly manufacturing processes. Waste reduction is being handled through innovative material reuse strategies, while the company explores greener alternatives at every stage of production.

Sustainability, in their words, is not a checkbox. It's an ethos—a belief that engineering must support progress while protecting the planet it serves.

to industries around the world. Yet despite its international presence, the company retains the humility and groundedness of its origins.

This dual identity—global capability with local warmth—has fueled long-term relationships with clients who trust the brand not merely for its machinery, but for the values behind it.

The company's next strategic push includes expanding distribution hubs, building faster logistics pipelines, and launching a digital service platform that gives customers real-time access to support, documentation, and order tracking. In an age where every second counts, responsiveness becomes as critical as precision engineering itself.

A Future Framed by Vision, Not Boundaries

Every manufacturer claims to innovate. But at Gahir Engineering Works Ltd, innovation is more than a buzzword—it is a daily discipline.

From expanding into smart manufacturing to reimagining the materials used in modern equipment, the company operates with the awareness that industries evolve constantly. And those who don't adapt get left behind.

But the secret behind Gahir Engineering Works Ltd's success is not in trying to outrun competition. It's in consistently outrunning their *yesterday*.



SAPIENSTONE

dress your kitchen

ACTIVE

design for a better life

GREEN

FROM
FACTORY
TO
FIXTURE

SapienStone and ACTIVE technology are engineered and manufactured in the first **ZERO emissions** factory of its kind, offering architects, interior decorators and the public, the opportunity to make more conscious decisions when selecting materials. **ACTIVE SURFACES** effectively contributes to a better quality of life, in aesthetically pleasing and healthier environments.

Zero Emissions Anti-viral Anti-bacterial Anti-odour Anti-pollution Self-cleaning

📍 🌐 f 📷 in

Coastal Paradise Redefining Sustainable Living in Kilifi



Author: MWK
Kilifi, Kenya – January 2026:
Mvule Gardens, an ambitious new residential development nestled in the tranquil heart of Kilifi County, is redefining the future of sustainable coastal living in Kenya. Designed to blend modern comfort with natural serenity, Mvule Gardens is not just a housing project—it is a lifestyle destination and a testament to responsible real estate development on Kenya's beautiful coastline.

Spanning over 40 acres of lush coastal landscape, Mvule Gardens is a visionary project that fuses architectural elegance, environmental stewardship, and community-centered planning. Developed by Mvule Properties Ltd, the estate represents a significant investment in the growing Kilifi real estate market and is set to become a model of green urbanization along the Kenyan coast.

A Vision Rooted in Nature

Mvule Gardens draws its name and inspiration from the Mvule tree—a majestic hardwood species native to East Africa known for its strength, endurance, and ecological value. True to its name, the development has been designed with environmental balance at its core. Over 30% of the land has been preserved for green spaces, landscaped parks, and tree corridors that ensure biodiversity and clean air

Each phase of Mvule Gardens incorporates eco-friendly planning principles such as rainwater harvesting, solar-powered street lighting, efficient waste management systems,

and low-impact building materials. The design ethos reflects the developers'



The developer has also partnered with community-based organizations to support environmental conservation programs, including the planting of more than 2,000 Mvule and indigenous trees across the estate and surrounding villages.

Furthermore, a portion of Mvule Gardens' proceeds will be directed to a community development fund focused on supporting education and water access projects in rural Kilifi.

"Sustainability is not only about buildings—it's about people," added Mr. Mutua.

"We are proud to be working hand in hand with local leaders to ensure Mvule Gardens brings tangible benefits to the people of Kilifi beyond the property walls."

Responding to the Demand for Affordable Coastal Housing

The Kenyan coast has long been known for its high-end holiday homes and resorts. However, the growing middle class and young professionals in counties like Kilifi, Mombasa, and Kwale are increasingly seeking affordable and well-planned residential options close to urban centers.

Mvule Gardens answers that demand by offering quality homes at competitive prices, supported by flexible payment plans and mortgage partnerships with major financial institutions. The first phase, now over 70% sold, includes two-bedroom maisonettes priced from KES 6.5 million and three-bedroom villas starting from KES 8.9 million. With construction on schedule and handovers expected by mid-2026, early buyers are already experiencing strong value appreciation. Real estate analysts predict that properties in the Mvule Gardens area could see up to 20–25% value growth within the next three years, driven by infrastructure improvements and Kilifi's expanding economy.

Eco-Luxury Meets Modern Coastal Living

What truly sets Mvule Gardens apart is its seamless balance of eco-luxury and functionality. Each home is designed to take advantage of the coastal climate—high



ceilings, cross-ventilation layouts, and shaded terraces that reduce dependence on air conditioning. The estate's green zones, ornamental gardens, and footpaths encourage outdoor living and community interaction.

The architectural team has also incorporated Swahili coastal motifs, including coral-stone finishes, carved wooden doors, and shaded pergolas reminiscent of traditional coastal courtyards. The result is a distinct fusion of tradition and innovation—a place that feels authentically Kenyan yet refreshingly modern.

Infrastructure and Future Expansion

The developers have invested heavily in essential infrastructure, including a dedicated borehole water system, fiber-optic internet, and backup power solutions to ensure reliability and convenience. Plans for Mvule Gardens Phase II are already underway and will include a commercial complex, a community school, and a health clinic to serve both residents and neighboring communities.

The long-term vision is to create a self-contained township that integrates residential, commercial, and recreational facilities in a sustainable ecosystem. This aligns with Kilifi County's development agenda to attract new investment and enhance urban planning in coastal towns.

A Gateway to the Future of Coastal Real Estate

As the real estate market along Kenya's coastline continues to evolve, Mvule Gardens stands as a shining example of responsible development that respects both the

environment and the aspirations of the community. The project combines economic opportunity with environmental integrity—offering residents a rare opportunity to live amidst nature without sacrificing the comforts of modern life.

According to the Kilifi County Executive for Lands and Housing,

"Projects like Mvule Gardens are transforming how we think about development. They represent a shift toward sustainable urban growth—creating homes that are beautiful, affordable, and environmentally responsible."

About Mvule Properties Ltd

Mvule Properties Ltd is a Kenya-based real estate development company focused on sustainable housing solutions along the coast and in other emerging towns. With a team of experienced architects, engineers, and urban planners, the company's mission is to deliver high-quality homes that reflect environmental consciousness, cultural heritage, and economic inclusivity.

The company's portfolio includes residential and mixed-use projects in Kilifi, Malindi, and Kwale counties, with future expansions planned for the central and western regions of Kenya.

Contact Information

Media Enquiries:
Mvule Properties Ltd – Corporate Communications
P.O. Box 134, Kilifi – Kenya
Tel: +254 720 555 888 / +254 732 456 321
Email: info@mvuleproperties.co.ke
Website: www.mvulegardens.co.ke



MVULE GARDENS

Northlands City: Transforming Ruiru with a Landmark Mixed-Use & Residential Development



Author MWK

Ruiru, Kiambu County — January 9, 2026 — The Kenyatta Family today announces the ongoing progress of Northlands City, a visionary mixed-use development in Ruiru, Kiambu County, that promises to reshape the urban landscape, offering world-class residential, commercial, industrial, conservation, and recreational facilities. With an estimated cost of KES 500 billion (approx. USD 3.2 billion), Northlands City seeks to provide housing, jobs, infrastructure, and sustainable green spaces for over 250,000 residents over its multi-decade build-out.

Vision & Mission

Northlands City has been conceived as more than just a grouping of buildings — it aspires to be a self-sustaining urban centre that carefully integrates:

- Diverse residential neighborhoods (low-, medium-, and high-density) to cater to different income levels and lifestyles.
- A commercial core featuring business districts, retail, hotels, and amenities to serve both local and regional demand.
- Industrial and logistics zones to boost the economy, create jobs, and support supply chains.
- Significant conservation, agricultural, and recreational areas to protect natural resources, support leisure, and maintain ecological balance.

Scale & Location

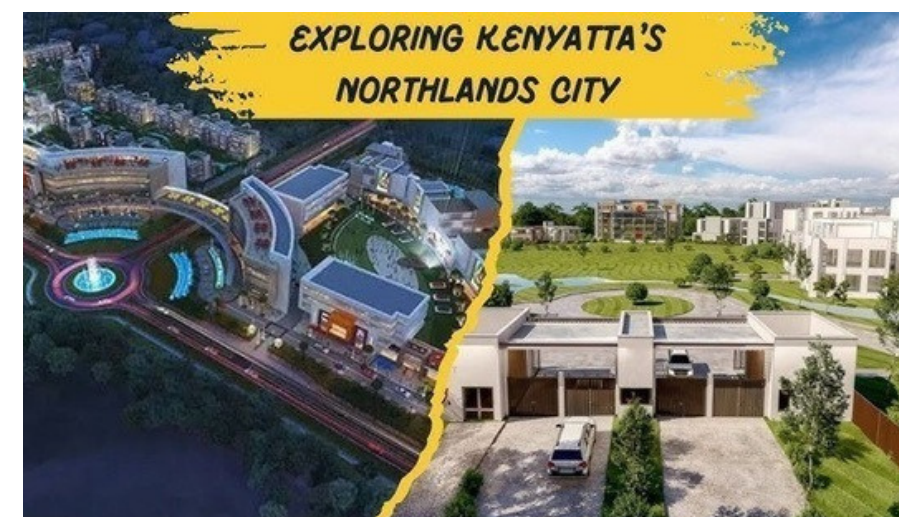
- Land Area: Northlands City spans approximately 11,576 acres owned by the Kenyatta family, currently occupied in part by Brookside Dairy and Gicheha Farm.
- Proximity & Access: Located in Ruiru town, about 15 km from Nairobi's city centre, Northlands City benefits from excellent road access. It is bisected by the Eastern Bypass, has planned connections to Thika Superhighway, and is well positioned relative

to Jomo Kenyatta International Airport (JKIA).

Residential Components

Of the full land area, 3,570 acres are dedicated to housing, divided across:

- Density/Acreage/Housing Types / Units
- Target Residents / Profile
- Low Density~ 3,134 acres/601 villas + 1,320 townhouses
- Upscale / affluent residents seeking larger plots, open space, privacy. Medium Density~ 130 acres/670 townhouses



+ 368 flats/apartments Middle-income households needing balance of space, community amenities, affordability. High Density~ 306 acres~ 6,980 flats + ~ 3,100 townhouses Higher density living for more affordable options, proximity to transport and services. This diversity in housing typologies seeks to ensure an inclusive development, enabling people from various income bands to live, work, and thrive within or near the city.

Commercial, Industrial & Logistics

- Business District: Northlands City earmarks 390 acres for commercial and business district development. Within this, 33 acres will host a mall or hotel development; 2 acres are set aside for a clubhouse to foster social and community amenities.

- Industrial & Logistics Zones: A combined nearly 1,345 acres are reserved for industrial operations, including manufacturing and logistics, with 695 acres for the industrial park and 650 acres for the logistics park.

- Infrastructure Readiness: Walls, perimeter fencing, and plans for roads, water, electricity, sewerage, and internet connectivity have been underway (or planned) to ensure the industrial plots and other components are well serviced. Industrial plot pricing has been reported at approximately KES 40 million per acre, reflecting the premium for well-located, well-served land.

Green, Conservation & Recreation

A central pillar of the master plan is sustainable living and preservation of natural environments.

Recreational Spaces:

Approximately 1,697 acres are allocated for recreation and open space, including 266 acres of water features (lakes, ponds, fountains, perhaps artificial or natural water bodies) intended to enhance quality of life.

- Agriculture & Conservation: The largest portion of land, ~5,156 acres, is designated for agriculture and conservation. Gicheha Farm, for example, will continue operations. Wildlife conservation is also part of this component.

These zones aim to buffer developed areas, maintain ecosystems, provide food production, and increase environmental resilience.

Phasing & Timeline

- Duration: The development is planned in four phases over approximately 50 years, allowing for staged investment, growth, infrastructure deployment, and gradual influx of residents and businesses.

- Started / Underway: Some construction and preliminary infrastructure works, especially related to industrial plots, utilities, and perimeter works, have already begun (e.g. from October 2018) and continue to progress.

Connectivity, Access & Transport

- Road Infrastructure: The Eastern Bypass runs through the property; plans are underway to ensure proper interchanges and road junctions to link the development to major arteries like the Thika Superhighway and access to Nairobi Centre and JKIA.

- Transport Impact: Once operational, the traffic generation is expected to be substantial: tens of thousands of vehicle movements per day onto adjacent highways and roads. Accordingly, road upgrades are being planned or are in progress (for example, upgrading the Eastern Bypass to dual carriageway) to absorb this growth.



Social & Community Infrastructure

To support the projected 250,000+ people who will live and work there, Northlands City's master plan includes:

- Schools, civic buildings, hospitals or clinics to serve educational and health needs.
- Retail, entertainment and amenity centers like malls, hotels, clubhouses to foster community life.
- Recreation and open green spaces for leisure, sport, physical activity.

Challenges & Stakeholder Engagement

While the vision is ambitious, there are challenges and community concerns that the developers have faced:

- Flooding / Drainage Concerns: Some local residents (e.g. around Varsityville and other estates) have raised concerns that modifications to water infrastructure (spillways, dams) within the Northlands City land have contributed to increased flooding in neighboring areas. There have been community requests for spillway adjustments, improved drainage, and restoration of natural water flows.

- Access & Interchanges: Negotiations with authorities (KURA, KeNHA) regarding the proper number and location of interchanges connecting Northlands City to major roads to both facilitate traffic and minimize negative externalities.

Developers have indicated that they are engaging with government agencies and local communities to address these issues, including environmental studies, strategic environmental assessment (SEA), and infrastructure design modifications.

Economic Impacts & Opportunities

- Job Creation: Industrial and commercial zones are expected to generate thousands of jobs—from construction to long-term employment in manufacturing, logistics, retail, education, health, and services.
- Investment Attraction: With well-located



land, solid infrastructure, access to highways, proximity to Nairobi, and integrated amenities, the area appeals to both local and foreign investors.

·Real Estate Growth: Land and housing demand in and around Ruiru is already increasing. Northlands City is a prime catalyst, with nearby plots increasing in value, and homeowners and developers alike seeing opportunities.

·Infrastructure Spill-over: Upgrades to roads, utilities (water, electricity, sewerage), transport corridors, and other public infrastructure will benefit not just the Northlands City residents but surrounding areas.



Sustainability & Environmental Responsibility

Key environmental strategies embedded in the project include:

- Preserving large tracts of agriculture and conservation land.
- Allocating open and green spaces, water features and recreational areas to enhance livability and reduce urban heat and pollution.
- Planning transport access and roads to mitigate congestion and integrate with



existing road networks responsibly.

·Environmental assessments (SEA) have been undertaken to guide the master plan.

Quotes from Key Stakeholders

“Northlands City represents a milestone in Kenyan urban planning — it demonstrates what is possible when land, vision, and investment align to create a city that works for people.” — Triad Architects, lead designers of the master plan.

“We are designing for not just housing, but homes; for more than commerce, but communities; for sustainability alongside growth.” — Representative of the Kenyatta family / project leadership. (Paraphrased from interviews and public statements.)

What Lies Ahead

Over the coming years, Northlands City will progress through successive phases, each unlocking more residential units, commercial centers, industrial plots, and road networks.

Key upcoming milestones include:

- Completion of primary interchanges and road access to fully connect Northlands City with the Eastern Bypass and Thika Superhighway.
- Sale and development of more



industrial and logistics plots now that infrastructure preparations are well underway.

- Roll-out of public amenities — schools, health centers, shopping centers — as resident numbers grow.
- Continued environmental oversight, especially concerning flood mitigation and stormwater management.
- Ongoing stakeholder engagement to ensure community concerns are addressed and benefits broadly shared.

Contact Information

For more information, media inquiries, or to request interviews, please contact:

- Project Communications Office, Northlands City
- Address: Ruiru, Kiambu County, Kenya

About the Developer

Northlands City is a private urban initiative developed by the Kenyatta Family. The master plan is designed by a consortium of top-tier firms including Triad Architects, GAPP Architects & Urban Planners, Kenmt Bill Engineers & Planners, and Mangat I.B. Patel & Partners. The project is aligned with Kenya's broader urbanization plans and aims to deliver sustainable, inclusive, mixed-use living.



Safaricom Unveils Phase One of State-of-the-Art Data Centre in Limuru: A New Era for Kenya's Digital Transformation



Author: MWK

Limuru, Kenya – January 2026 – Safaricom PLC, Kenya's leading telecommunications and technology company, has officially unveiled Phase One of its cutting-edge Data Centre in Limuru, marking a major milestone in the nation's journey toward digital transformation and cloud infrastructure independence. The new facility, designed to meet world-class Tier III+ standards, underscores Safaricom's commitment to enhancing Kenya's digital resilience, data

sovereignty, and cloud service capacity for the next generation of innovation-driven businesses and public institutions.

The Safaricom Phase One Data Centre – Limuru represents a bold step in the company's long-term strategy to diversify its technology ecosystem, extend digital infrastructure to underserved regions, and position Kenya as a regional data hub. This milestone project forms part of Safaricom's broader investment plan exceeding KSh 10

billion, aimed at strengthening data hosting capabilities and supporting the country's growing demand for secure, scalable, and energy-efficient data solutions.

A Catalyst for Kenya's Digital Economy

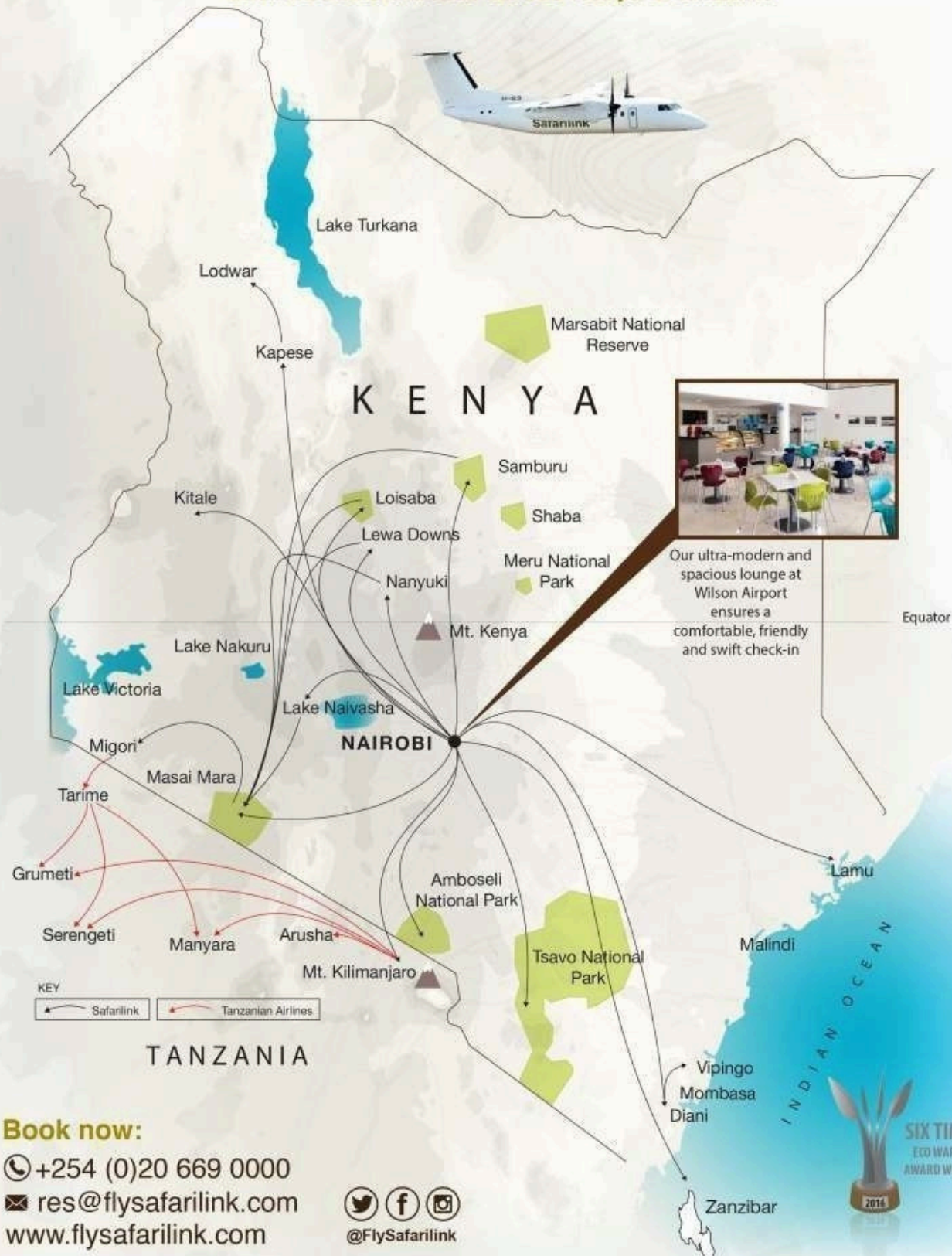
Located strategically in the serene highlands of Limuru, Kiambu County, just outside Nairobi, the new facility provides a robust backbone for Safaricom's expanding enterprise services, including cloud computing, colocation, cybersecurity, and managed IT solutions. The centre is designed to support not only Safaricom's internal operations but also to offer hosting services for government agencies, financial institutions, tech startups, and multinational enterprises seeking a trusted, local data partner.

According to Safaricom CEO Peter Ndegwa, the opening of the Limuru facility signals a paradigm shift for Kenya's digital economy: “The launch of the Safaricom Limuru Data Centre is a testament to our mission to empower the digital future of Kenya and Africa at large. As businesses accelerate their digital transformation journeys, we are providing the infrastructure that ensures data is stored locally, securely, and sustainably. This facility is not just a building — it's the digital heartbeat of a new era.”



Safarilink

Flying you to all your favourite holiday and business destinations across Kenya & Tanzania



The data centre is expected to play a pivotal role in the Kenya Vision 2030 framework, which identifies technology and innovation as key drivers of economic growth. By providing localized cloud hosting and disaster recovery solutions, the facility reduces reliance on offshore data centres and aligns with the Government of Kenya's National Cloud and Data Sovereignty Policy.

World-Class Infrastructure and Security Standards

The Limuru Phase One facility has been constructed to Tier III+ design standards, ensuring 99.982% availability, full redundancy, and fault tolerance across power, cooling, and network systems. The infrastructure has been engineered to deliver continuous uptime, supporting mission-critical workloads with uncompromising reliability.

The data centre's architecture integrates:

- Dual power supply feeds, with automatic transfer switches and backup diesel generators for uninterrupted operation.

- Precision cooling systems optimized for energy efficiency and environmental sustainability.
- Advanced fire suppression systems, adhering to global safety standards.
- Multi-layered physical and cyber security protocols, including biometric access, 24/7 surveillance, and AI-enabled intrusion detection.

Safaricom has also embedded Green ICT principles throughout the design, incorporating renewable energy sources, energy-efficient lighting, and smart environmental controls to minimize the carbon footprint. The company is actively exploring solar and geothermal energy integration to support its net-zero carbon targets by 2050.

"Our vision is to create a sustainable digital infrastructure ecosystem that balances technological growth with environmental stewardship," said Safaricom's Chief Technology Officer, Anthony Gacanja. "The Limuru facility demonstrates how innovation and sustainability can go hand in hand to build the foundation for Kenya's digital

Empowering Local and Regional Cloud Ecosystems

The Safaricom Limuru Data Centre will serve as a key enabler for the Safaricom Cloud, the company's suite of cloud services targeting enterprises and SMEs. These include Infrastructure-as-a-Service (IaaS), Platform-as-a-Service (PaaS), and Software-as-a-Service (SaaS) offerings tailored to diverse business needs. The centre's connectivity is supported by Safaricom's fiber backbone and multiple international submarine cable links, ensuring global reach and redundancy.

Through this facility, Safaricom aims to strengthen Kenya's position as a regional technology hub, complementing data infrastructure developments across Nairobi, Mombasa, and Kisumu. The company is also collaborating with key partners such as Huawei Technologies, Amazon Web Services (AWS), and Microsoft Azure to expand hybrid cloud capabilities and accelerate the adoption of digital services across East Africa.

"Our customers increasingly demand flexible, secure, and compliant data hosting solutions," noted Rita Okoth, Chief Enterprise Business Officer at Safaricom. "The Limuru Data Centre offers world-class hosting capacity right here in Kenya, ensuring that data remains sovereign while meeting global compliance standards such as ISO 27001 and PCI-DSS."

A Boost to National and Regional Competitiveness

Experts have lauded the Limuru facility as a major leap forward for Kenya's competitiveness in the global digital economy. With the rise of AI-driven applications, fintech innovations, and smart city projects, data centres like Safaricom's are



STOPPING FIRES

BEFORE THEY
START!

ASP Fire is able to conduct **fire-risk assessments and Rational Fire Designs** for shopping centers.

Fire plans have to be resubmitted for approval whenever a tenant changes, or if the internal layout of a shop changes.

Ceiling void smoke detection, void fire protection and the activation of smoke extraction system by tenant fire panels are areas often ignored when shopping centers are built.

Most tenants are not aware of the specific requirements for **automatic fire detection and alarm systems** and their obligation to install them.



ASPFIRE

 Chat to us on LinkedIn

+27 11 452 2169
michael@aspfire.co.za
www.aspfire.co.za



becoming critical pillars for innovation ecosystems. The facility enhances the resilience of Kenya's digital infrastructure by offering reliable data storage and disaster recovery capabilities, especially for industries like banking, healthcare, e-commerce, and government services.

According to ICT Cabinet Secretary Eliud Owalo, who presided over the official commissioning ceremony, Safaricom's investment supports the government's digital transformation agenda under the Digital Superhighway and Creative Economy pillar of the Kenya Kwanza Plan: "Safaricom's Data Centre in Limuru is a symbol of our national progress toward a digitally empowered Kenya. By investing in local data infrastructure, we safeguard national data sovereignty, promote local innovation, and create employment for our young people in ICT and engineering fields."

The project has already created over 500 direct and indirect jobs during the construction phase and is expected to support hundreds more through ongoing operations, maintenance, and ancillary services.

A Glimpse into the Future – Phase Two and Beyond

The Limuru Data Centre is only the first phase in Safaricom's broader infrastructure roadmap. Phase Two is expected to expand capacity by an additional 10 megawatts, with modular designs enabling rapid scalability to meet future demand. The company plans to integrate edge computing nodes in other regions such as Eldoret, Nakuru, and Mombasa, allowing latency-sensitive applications — such as IoT, fintech, and AI systems — to operate seamlessly across the country.



Safaricom is also investing in training programs and local data talent development to ensure that Kenyan engineers and technicians are equipped to manage world-class data operations. Partnerships with local universities and technical institutions will provide hands-on learning opportunities in data centre management, cybersecurity, and cloud infrastructure.

"Our data centres are not just technological assets — they are enablers of knowledge, skills, and opportunity," remarked Peter Ndegwa. "Through strategic collaborations, we want to build a generation of Kenyan engineers and innovators who can compete on the global digital stage."

About Safaricom PLC

Safaricom PLC is Kenya's leading telecommunications and technology company, committed to transforming lives through innovation and connectivity. Founded in 1997, the company serves over 45 million customers across Kenya, providing mobile voice, data, M-PESA, and enterprise ICT solutions. Safaricom continues to drive national digital inclusion through its investments in infrastructure, fintech, and sustainability, ensuring that technology remains a catalyst for economic empowerment and social progress.

Safaricom is listed on the Nairobi Securities Exchange (NSE) and remains one of the most influential corporate players in East Africa, consistently championing innovation, customer-centric solutions, and corporate social responsibility.

Media Contact:
Safaricom Corporate Communications Office
Safaricom PLC Headquarters, Waiyaki Way, Nairobi
Tel: +254 722 000 000 | Email: corporateaffairs@safaricom.co.ke
Website: www.safaricom.co.ke



Grand Height Ltd: Building Tomorrow's Skyline with Innovation, Integrity, and Impact



Author: MWK
Nairobi, Kenya – January 2026 — Grand Height Ltd has emerged as one of East Africa's most dynamic and fast-rising construction and property development companies, redefining urban architecture through innovation, sustainable design, and client-centered excellence. From modern residential estates and landmark commercial towers to infrastructure and industrial developments, Grand Height Ltd is steadily carving a reputation as a trusted partner in building the future of Africa's cities.

At the heart of the company's philosophy lies a simple yet powerful principle — "Building Beyond Heights." It is a motto that reflects not just its ability to deliver high-rise

developments, but its commitment to building trust, value, and long-lasting impact across the built environment.

A Legacy Built on Vision and Excellence
 Established in the early 2010s, Grand Height Ltd was founded by a team of visionary engineers, architects, and entrepreneurs who shared a passion for quality construction and transformative real estate development. With Kenya's rapid urbanization and growing middle class, the founders saw an opportunity to bridge the gap between luxury and affordability — creating spaces that inspire, empower, and endure. Over the years, the company has grown from a modest construction outfit into a multi-disciplinary enterprise with interests spanning

real estate development, project management, design-build contracting, civil works, and property investment advisory. Its projects today are landmarks of excellence, each telling a story of precision, planning, and purpose.

Grand Height's journey has been characterized by innovation and resilience. Through economic challenges, fluctuating market conditions, and global disruptions such as the COVID-19 pandemic, the company has maintained steady growth — a testament to its adaptability, leadership, and commitment to clients' satisfaction.

Signature Projects Across Kenya and Beyond

Grand Height Ltd's project portfolio reflects diversity and sophistication, serving both public and private sectors. From luxurious apartments and gated communities to modern office parks and retail spaces, the company's footprint continues to expand in Nairobi, Mombasa, Kisumu, and neighboring regions.

Among its flagship developments are:
Grand Heights Residences – Kilimani: A contemporary mixed-use development combining premium apartments with lifestyle amenities such as a rooftop gym, infinity pool, and sky lounge. The project has become an architectural icon in Nairobi's upper market segment.

Riverside Business Park – Westlands: A cutting-edge office and commercial complex designed for tech firms, SMEs, and multinational companies seeking world-class workspace solutions. It incorporates energy-efficient systems and smart technologies, reflecting Grand Height's commitment to sustainability.

Sunset Villas – Kitengela: A gated residential estate featuring modern family homes with landscaped gardens, recreational spaces, and solar-powered utilities — an example of affordable luxury aligned with Kenya's affordable housing agenda.

The Grand Tower – Upper Hill (Upcoming): Poised to become one of Nairobi's tallest mixed-use skyscrapers, The Grand Tower will feature residential suites, a business hotel, conference facilities, and retail zones, embodying the company's ambition to redefine the city skyline.

These projects, among many others, underline Grand Height's role in shaping modern urban living and setting new benchmarks for quality, safety, and sustainability in the construction industry.

DE LEEUW
 GROUP
 QUANTITY SURVEYORS



Offices
 Bloemfontein
 Cape Town
 Dubai
 Durban
 Johannesburg
 Nigeria
 Pietermaritzburg
 Pretoria
 Qatar
 Rustenburg
 Saudi Arabia
 Stellenbosch
 Windhoek

RECEIVED AN AWARD
 FROM THE GREEN BUILDING COUNCIL



GREEN BUILDING COUNCIL SA
 MEMBER ORGANISATION - 2013



SCAN ME

www.deleeuwgroup.com



Commitment to Quality, Safety, and Sustainability

Every project executed by Grand Height Ltd follows a rigorous quality assurance process — from design conceptualization and material selection to construction execution and final delivery. The company adheres to international standards and local building codes, ensuring that each structure not only meets but exceeds client expectations.

Grand Height Ltd is ISO-certified and recognized for its robust Health, Safety, and Environmental (HSE) management systems. The firm's "Zero Harm" policy prioritizes safety for workers, clients, and the community. Continuous training, supervision, and compliance monitoring ensure that every site maintains the highest safety standards.

Environmental stewardship is equally central to the company's ethos. Grand Height integrates green building technologies, water recycling systems, energy-efficient lighting, and sustainable material use in its designs. This approach aligns with Kenya's Vision 2030 and the global push towards low-carbon, climate-smart infrastructure.

Technology and Innovation in Construction

As the world of construction embraces digital transformation, Grand Height Ltd remains ahead of the curve. The company utilizes Building Information Modeling (BIM), drone-based surveying, and project management software to enhance design accuracy, cost efficiency, and real-time coordination. By leveraging smart construction technologies and prefabrication techniques, Grand Height minimizes project delays, optimizes resource use, and delivers exceptional outcomes within budget and schedule. This technological edge has positioned the company as a preferred partner for clients seeking value-driven



construction solutions.

Investing in People: The Human Capital Advantage

Behind every structure stands a team of dedicated professionals. Grand Height Ltd believes that its people are its most valuable asset. The company employs a diverse team of architects, engineers, project managers, quantity surveyors, and skilled tradespeople — all driven by a shared culture of excellence and innovation.

Continuous professional development, mentorship programs, and technical training form a core part of the company's operations. Grand Height also partners with universities and technical institutes to offer internships and apprenticeships, nurturing the next generation of construction professionals.

The company's management emphasizes inclusivity, equal opportunity, and a safe working environment that promotes creativity and collaboration. Through this people-first approach, Grand Height Ltd sustains productivity, innovation, and ethical leadership across its operations.

Corporate Social Responsibility and Community Engagement

Beyond business, Grand Height Ltd is deeply committed to uplifting communities. The company's Corporate Social Responsibility (CSR) initiatives focus on education, environmental conservation, health, and empowerment.

Some of its notable CSR activities include:

- Supporting technical and vocational training for youth in construction trades.
- Donating materials for the renovation of public schools and health centers.
- Organizing tree-planting drives and waste management campaigns in project areas.
- Providing scholarships for underprivileged students pursuing architecture and engineering courses.

These initiatives demonstrate Grand Height's belief that sustainable success must be shared with society. The company continuously seeks partnerships with NGOs, county governments, and community organizations to broaden its social impact footprint.

Leadership and Corporate Governance

Grand Height Ltd operates under strong corporate governance guided by transparency, accountability, and integrity. The Board of Directors comprises experienced professionals from the construction, finance, and real estate sectors, ensuring sound strategic direction and risk management.

The leadership team, headed by the Managing Director, emphasizes ethical conduct, innovation, and client satisfaction as the cornerstones of the company's long-term strategy. Their vision is to position Grand Height Ltd as a regional leader in construction and real estate, expanding operations into neighboring East African markets over the next decade.

Future Outlook: Building the Cities of Tomorrow

As Africa's urbanization accelerates, Grand

Height Ltd sees immense opportunities in smart infrastructure, affordable housing, and green architecture. The company is currently exploring partnerships with international investors, development banks, and government agencies to deliver large-scale public-private partnership (PPP) projects.

Upcoming ventures include:

- Affordable housing schemes aligned with the government's "Housing for All" agenda.
- Industrial parks to support manufacturing and logistics growth.
- Renewable-energy-powered residential communities that promote sustainability and self-sufficiency.

With a clear growth strategy and a focus on innovation, Grand Height Ltd remains committed to shaping a better urban future — one project, one partnership, and one community at a time.

About Grand Height Ltd

Grand Height Ltd is a leading construction and property development company headquartered in Nairobi, Kenya. The firm specializes in real estate development, building construction, civil works, infrastructure projects, and project management consultancy. Guided by its mission to deliver sustainable and high-quality developments, Grand Height Ltd continues to be a trusted partner in building the future of Africa's cities.

For Media Inquiries, Contact:

Grand Height Ltd
Corporate Communications Department
P.O. Box 12345 – 00100, Nairobi, Kenya
Email: info@grandheight.co.ke
Website: www.grandheight.co.ke

S&P SYLDON & PARTNERS

P.O. Box 664 - 00606 Sarit Centre,
Nairobi, Kenya.
Tel: +254 020-44 51 422/44 53 089
Telefax: +254 44 51 423
Mobile: +254 722 861 473 / +254 733 850 848
Wireless: +254-020-528 77 29
Email: info@sandpconsult.co.ke, syldon@sandpconsult.co.ke



Shaque Associates

Chartered Quantity Surveyors & Project Managers



Since 1983, Shaque Associates, Chartered Quantity Surveying & Project Management consultancy firm, provide contractors, subcontractors and corporate clients with quality, highly trained staff to assist in the management of projects.

We operate within East and Central Africa, working for a wide variety of clients including: Government bodies, contractors, developers and service companies

Key Services:

- Quantity Surveying
- Project Management
- Value Management
- Planning & Risk Management
- Costs and Procurement Management
- Contract & Legal Services such as Arbitration, Mediation and Alternative Dispute Resolutions (ADR)

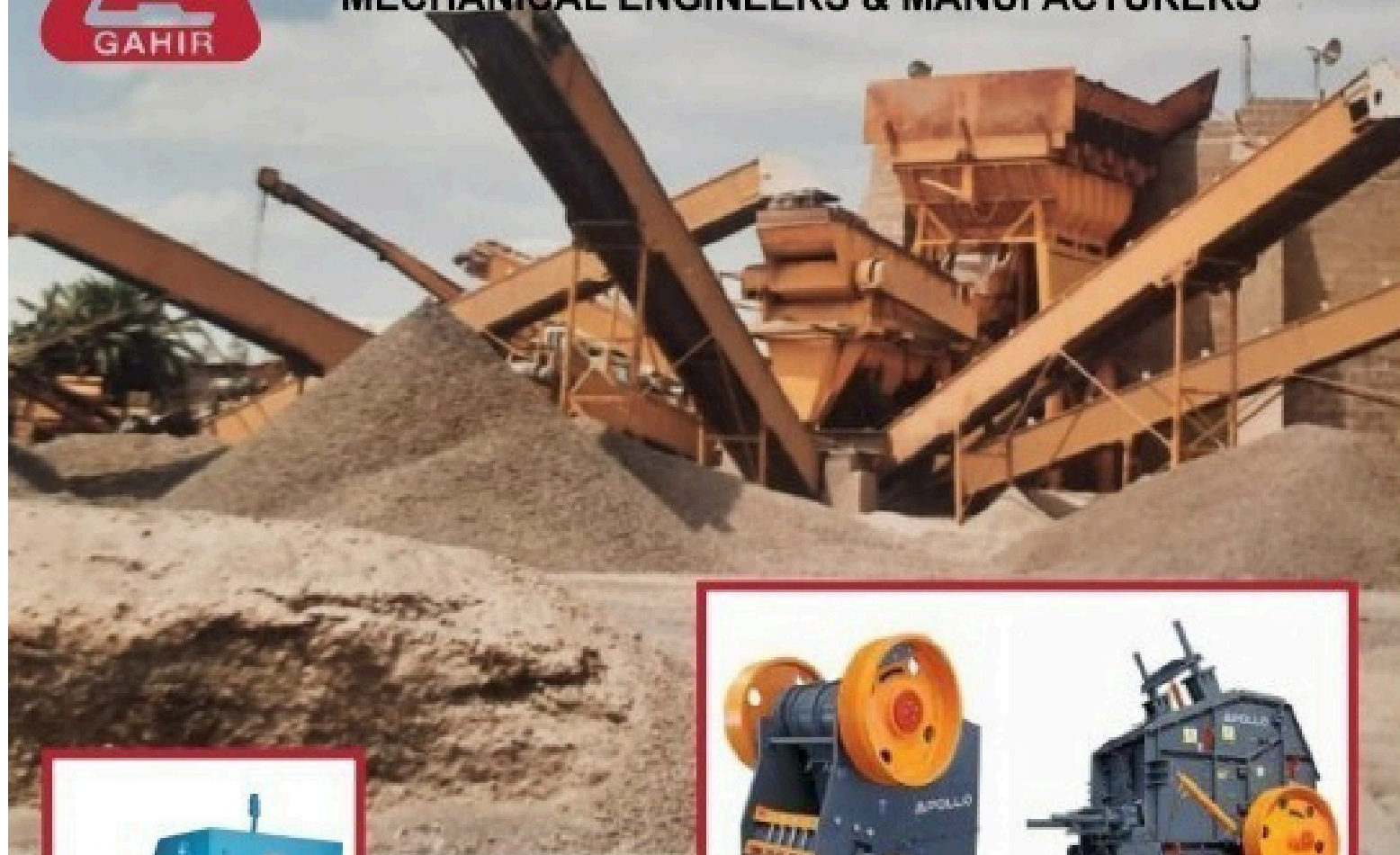
Telephone: +254 020 4444026
Mobile: +254 79 5714 040
E-mail: info@shaqueassociates.com

Our Physical Address
5th Floor,
Office No. 2 Western Heights
P.O. Box 14855, 00800
Karuna Road, Westlands.



GAHIR ENGINEERING WORKS LTD

MECHANICAL ENGINEERS & MANUFACTURERS



FOR ALL TYPES OF PRECAST PRODUCTS

1. Road Kerbs / Road Channels
2. IBD & Side Slabs
3. Paving Slab Moulds
4. Louver Vent Moulds
5. Copping Moulds
6. Fencing Post Moulds
7. Culvert Moulds / SOS
8. Storm Drain Moulds
9. Steel Column Mould
10. Block Machine / Moulds
11. Cabro Machine / Moulds

-Block Making Machines
-Concrete Mixers
-Hoist Machines
-Goods Lift
-Repair Of Crushers
-New Crusher Shafts



P.O. BOX 78252-00507, NAIROBI
TEL: 020-3540428/020-2042837
MOBILE: 0722510237/0722510238
INDUSTRIAL AREA, PATE ROAD OFF LUNGA LUNGA
E-MAIL: info@gahirdesco.co.ke
WEBSITE: www.gahirdesco.co.ke

APOLLO
Quality Mining Equipment
Authorized Dealers of Apollo
Crushers, Gujarat, India

Your Dependable Partner