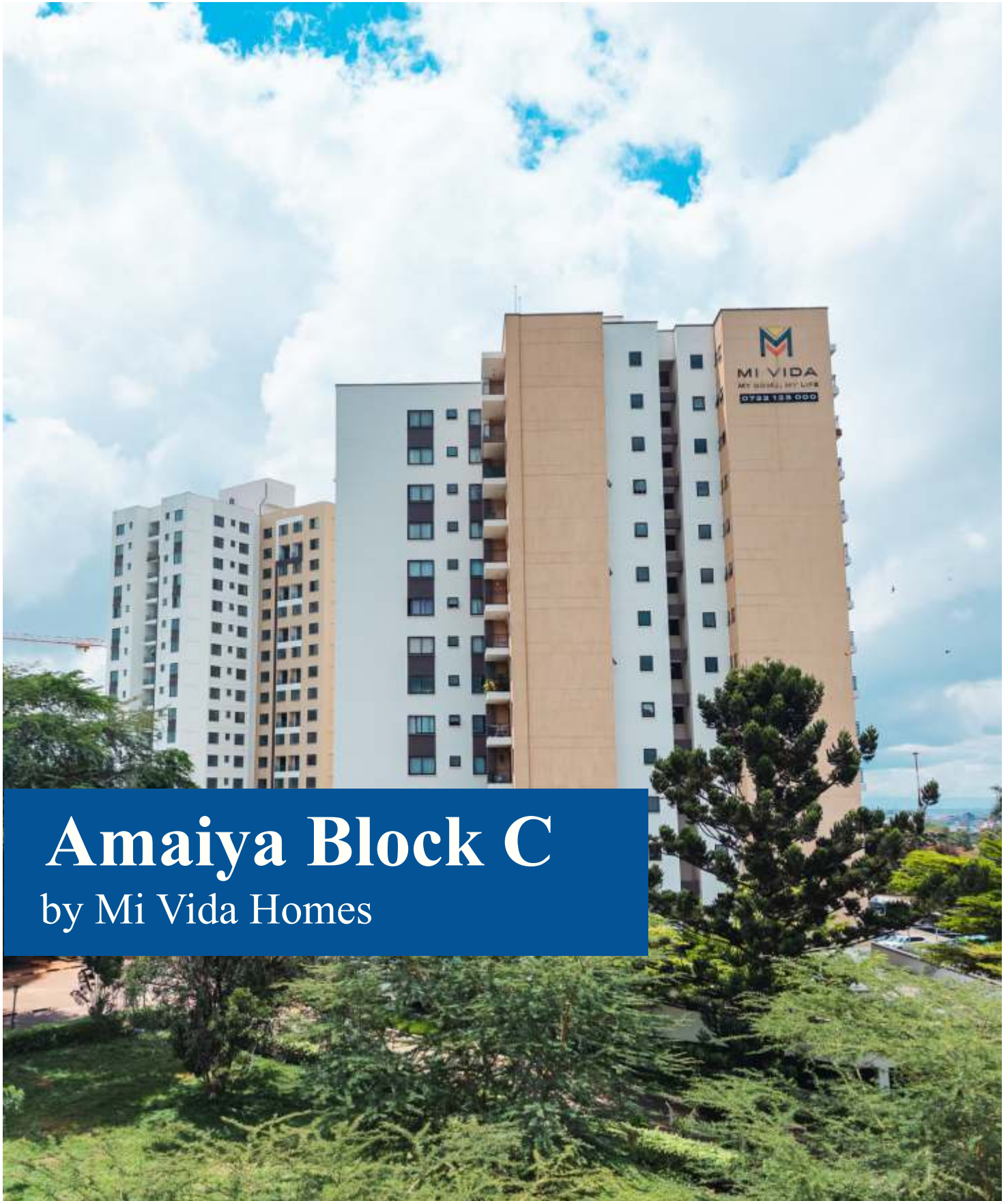


August - September 2026



Amaiya Block C

by Mi Vida Homes

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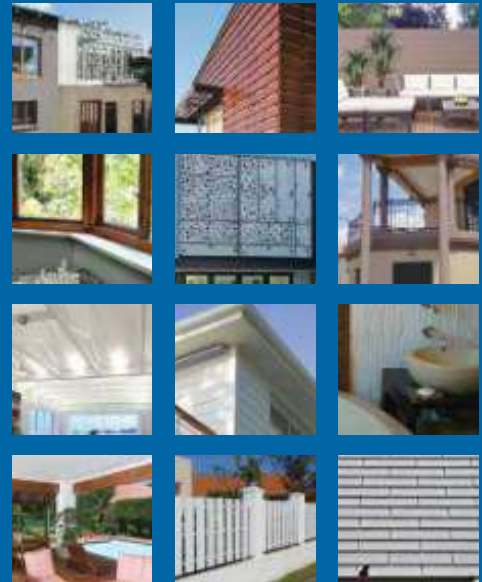


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Since commissioning the AAC plant in 2017, Everite Building Products has enjoyed considerable success in specification of the product to landmark projects in South Africa.



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Mi Vida Homes hands over 120 units at Amaiya, Garden City

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Kenya Office

Call Us: +254 758235164
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: +2786601 9195
Mon – Fri: 9:00 AM – 5:00PM

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AMAIYA BLOCK C

Shaping Contemporary Urban Living Through Design, Precision and Collaboration



A Mi Vida Homes Development

Building a Contemporary Vision

In the evolving landscape of modern residential development, successful projects are defined by more than concrete, steel and architectural drawings. They are shaped by vision, collaboration, technical expertise and attention to detail.

Amaiya Block C, a development by Mi Vida Homes, brings together a multidisciplinary team with a shared objective: creating a contemporary residential environment designed around modern living.

From architecture and structural engineering to mechanical and electrical services, interiors, construction, specialist installations and finishing, every stage of the project depends on collaboration between professionals with different areas of expertise.

At the heart of this process is Mi Vida Homes, working alongside a carefully assembled team of consultants, contractors, subcontractors and suppliers. Together, they transform the development from an architectural concept into a built environment.

A Vision for Modern Living

Amaiya Block C responds to this changing expectation through an integrated approach to design and construction.

Behind the finished spaces is a network of specialist construction partners. Parklane serves as the main contractor, coordinating the construction process alongside specialist subcontractors responsible for mechanical and electrical works, aluminium, cabinetry, doors, lifts, granite, HVAC and security systems.

The development is therefore not simply the product of one company or one discipline. It is the result of many specialists working toward one shared vision.

AMAIYA BLOCK C

A Mi Vida Homes Development

COMPLETED & HANDED OVER — JULY 2026

The project reached completion and was officially handed over in July 2026, marking an important milestone in the development journey. From the early stages of design and planning to construction, installation and final finishing, the project brought together a multidisciplinary team committed to delivering the development to its intended vision.

Amaiya Block C reflects a modern approach to residential development, where architecture, functionality and attention to detail work together to create spaces designed around contemporary living. Its development involved close collaboration between architects, engineers, quantity surveyors, interior designers, contractors, subcontractors and specialist suppliers.

Every stage of the project contributed to the final outcome. The architectural vision established the character of the development, while structural and building-services engineering provided the technical foundation. Construction teams and specialist trades translated the plans into physical form, with interior designers and finishing specialists adding the final character and detail.

The July 2026 completion and handover therefore represent more than a project milestone. They mark the point at which the collective efforts of the entire project team came together in a completed development.

PROJECT MILESTONE

July 2026 Completion & Handover

DEVELOPER / CLIENT

Mi Vida Homes

PROJECT FOCUS

Architecture

Interiors

Craftsmanship

Modern Living

A DISTINCTIVE RESIDENTIAL EXPERIENCE

Amaiya Block C presents a carefully crafted approach to residential development, combining a strong architectural identity with inviting interiors and purposeful spaces. The project is shaped by thoughtful material selection, precise detailing and specialist craftsmanship, creating an environment that feels contemporary while remaining practical for everyday life.



EXTERIOR

An Architectural Statement

The exterior of Amaiya Block C establishes the development's visual identity, combining contemporary architectural form with carefully considered detailing.

[PHOTO GALLERY — EXTERIOR]



The exterior is more than an aesthetic statement. It establishes a sense of arrival and creates the transition between the surrounding environment and the residential spaces within.

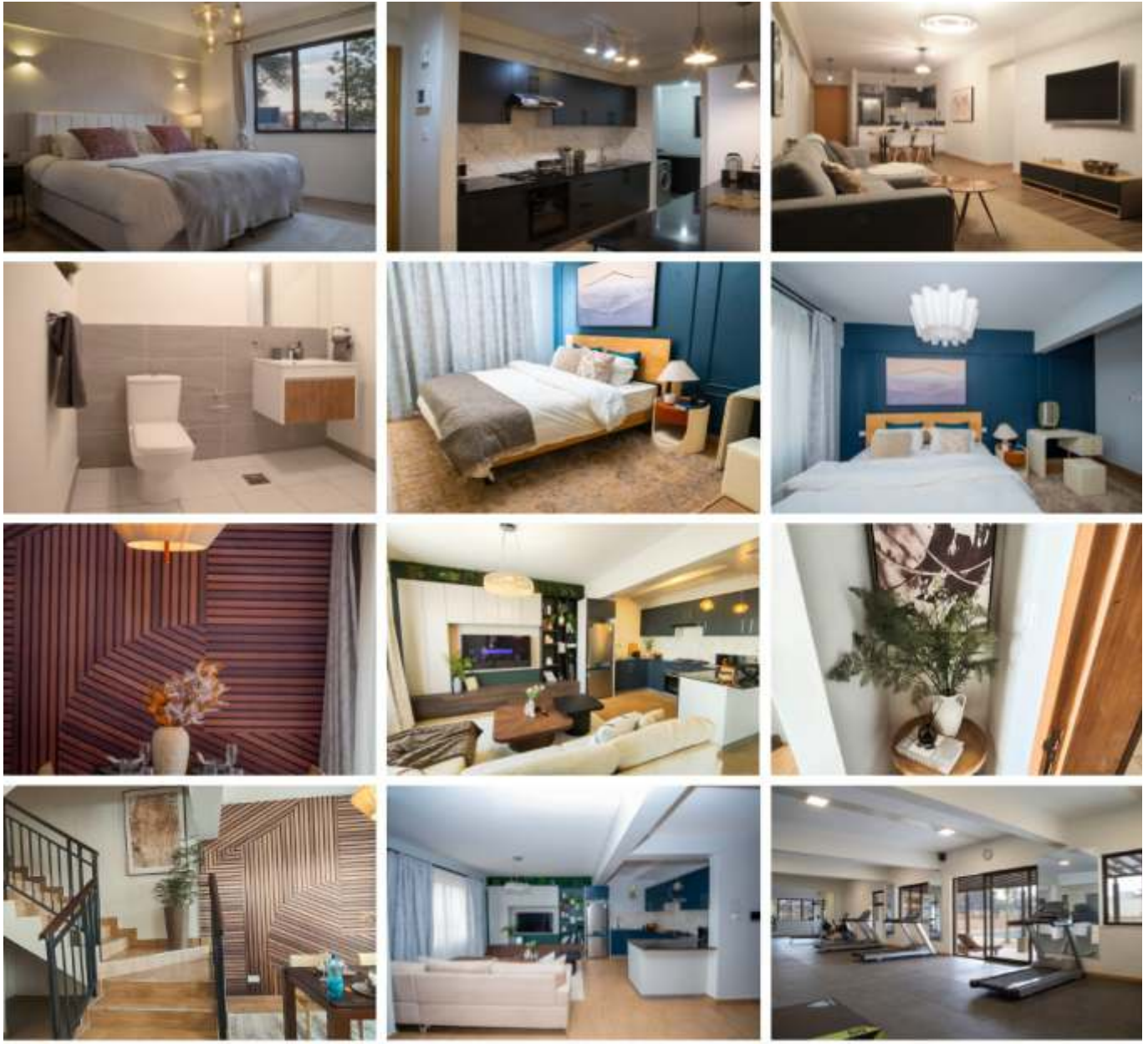
The building's architectural character reflects the collaborative process behind Amaiya Block C — where design, engineering, materials and specialist workmanship come together.

INTERIOR

Designed Around Everyday Living

The interiors bring together functionality, comfort and contemporary aesthetics, creating spaces designed around the realities of everyday residential life.

[PHOTO GALLERY —INTERIOR]



From cabinetry and stone surfaces to timber doors, tiles, appliances and fittings, each element contributes to the overall interior experience.

Dotwood supplies timber and fire doors, adding both functional and architectural value, while the project's specialist teams ensure that the different components come together as one cohesive environment.

PROJECT VISION

A Vision for Modern Residential Living

Developed by Mi Vida Homes, the project is guided by a vision of creating a residential environment that feels both contemporary and practical. The development reflects an understanding that a modern home is more than a collection of rooms; it is a space where comfort, convenience and everyday experiences come together.

From the outset, the project has been shaped through collaboration between multiple professional disciplines. Architects, engineers, quantity surveyors, interior designers, contractors and specialist suppliers each contribute to different aspects of the development, working together to transform the overall concept into a completed built environment.

The architectural approach establishes the character of Amaiya Block C, while structural and building-services engineering provide the technical foundation required to bring that vision to life. Interior design and specialist workmanship then add another layer, creating spaces where materials, finishes, fittings and functional elements work together as part of a cohesive design language.

Attention to detail remains central to the project. The selection and installation of elements such as aluminium, cabinetry, doors, tiles, granite, kitchen appliances, lifts, HVAC systems and building technology demonstrate the importance of specialist expertise throughout the construction process.

The result is a development where different disciplines converge around a shared objective: delivering residential spaces that combine visual appeal with practical functionality.

Amaiya Block C also reflects the importance of coordination in contemporary construction. A successful development depends not only on a strong initial concept, but on the ability of the entire project team to work together across design, procurement, construction and finishing stages.

Through this integrated approach, Mi Vida Homes and its project partners have translated a residential vision into a tangible built environment one that brings together architectural expression, considered interiors and quality construction.

Amaiya Block C stands as an example of how a clear vision, supported by professional expertise and collaborative execution, can shape a distinctive contemporary residential development.

THE PROFESSIONALS BEHIND AMAIYA BLOCK C

A Multidisciplinary Team Shaping the Development

Behind every successful development is a team of professionals whose expertise transforms an idea into a functional and finished built environment. Amaiya Block C brings together specialists across architecture, engineering, cost management, interior design and health and safety, with each discipline playing an important role in the delivery of the project.



ARCHITECTS

IPDC

IPDC is responsible for the architectural direction of Amaiya Block C, translating the development vision into a coordinated built form. The architectural team considers the relationship between aesthetics, functionality, spatial planning and the overall character of the development, helping establish a contemporary identity while ensuring that the design works within the practical requirements of construction.

STRUCTURAL ENGINEERS

Metrix Integrated Consultancy

Metrix Integrated Consultancy provides the structural engineering expertise behind the development. Their role is centred on the structural integrity and stability of the building, coordinating structural systems and technical requirements to support a safe and durable built environment. Their work forms a critical connection between architectural intent and practical construction.

MECHANICAL & ELECTRICAL ENGINEERS

Gamma Dealta EA

Gamma Dealta EA provides mechanical and electrical engineering services for the project. Their involvement covers the technical building systems required for modern residential spaces, ensuring that essential services are properly considered, coordinated and integrated within the overall design and construction process.

QUANTITY SURVEYORS

Towercost

Towercost provides quantity surveying and cost-management expertise throughout the

project. Their role supports effective financial planning, measurement, valuation and commercial coordination, helping maintain control over project costs while supporting the successful delivery of the development.

INTERIOR DESIGNER

Design Motives

Design Motives contributes to the interior character of Amaiya Block C, helping shape the look, feel and functionality of the internal spaces. Through the selection and coordination of finishes, materials, fittings and interior elements, the design team helps create spaces that complement the wider architectural vision.

A COLLABORATIVE APPROACH

The delivery of Amaiya Block C demonstrates the importance of collaboration across different professional disciplines. Architecture provides the vision, engineering provides the technical foundation, quantity surveying supports cost control, interior design shapes the experience of the spaces, while health and safety helps ensure responsible execution.

HEALTH & SAFETY

Ecohub Services

Ecohub Services brings specialist health and safety expertise to the project. Their role focuses on supporting safe working practices, identifying and managing site risks, and promoting compliance with health and safety requirements throughout the construction process. Safety remains an essential part of responsible project delivery.



PROJECT TEAM

The Team Behind Amaiya Block C

The successful delivery of Amaiya Block C is the result of collaboration between a diverse group of professionals, contractors, subcontractors and specialist suppliers. Each team member brings a specific area of expertise, working together across design, engineering, construction, finishing and building services to transform the project vision into reality.

DEVELOPER / CLIENT

Mi Vida Homes



Mi Vida Homes leads the development of Amaiya Block C, bringing together the project vision and the wider team responsible for its delivery. Through coordination across the various disciplines, the development is guided from concept through construction and completion.

CONSULTANTS

IPDC Architects

Metrix Integrated Consultancy - Structural Engineers

Gamma Dealta EA - Mechanical & Electrical Engineers

Towercost - Quantity Surveyors

Ecohub Services - Health & Safety

Design Motives - Interior Designer

CONTRACTORS & SUBCONTRACTORS

Parklane - Main Contractor

Master Power Services Ltd - Mechanical & Electrical

Elite Aluminium - Aluminium Works

Antiqua Furnishers - Kitchen Cabinets, Wardrobes & Vanities

Dotwood - Timber & Fire Doors

Ultra Lifts & Electricals - Lifts

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ONE TEAM. ONE VISION.

Amaiya Block C demonstrates what can be achieved when different areas of expertise come together around a shared vision. From architectural planning and engineering to construction, specialist installations, interior finishes and final detailing, every contribution forms part of the larger story.

The project is a reflection of coordinated effort, professional expertise and craftsmanship bringing together people and organisations with a common goal of delivering a contemporary residential development with purpose, character and quality.



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We celebrate Mi Vida Homes for creating spaces designed around how people live, connect and experience their surroundings — and we appreciate the opportunity to be part of that journey.



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Beyond the Blueprint: The Architectural Legacy of K&M Archplans Ltd



Interior view of The Kenya Parliament

Shaping the Civic and Commercial Landscapes of East Africa

In the heart of Nairobi and across the rapidly evolving skylines of East Africa, a distinct architectural signature has emerged over the last three decades. It is a signature defined not by a single aesthetic, but by a commitment to institutional excellence, civic pride, and functional innovation. At the center of this narrative is K&M Archplans Ltd, a firm that has quietly but decisively shaped some of the region's most significant landmarks. From the debating chambers of national parliaments to the soaring headquarters of port authorities, the firm's portfolio serves as a chronicle of East Africa's institutional growth and modernization.

The Origin Story: A Foundation of Professionalism

The story of K&M Archplans Ltd is one of steady, deliberate evolution. The firm's formal roots trace back to October 1996, when it was first registered as a business name in Kenya. By early 2001, it had transitioned into a limited liability company, signaling a growing scale of operations and a long-term commitment to the built environment. This period of the late 1990s and early 2000s was a formative time for the region's professional services sector, and K&M Archplans positioned itself as a multidisciplinary practice capable of navigating the complexities of large-scale public and private developments.

The firm was founded on a premise of integrated expertise, bringing together architects, planners, interior designers, and project managers under a single professional umbrella. This collaborative model was not merely an operational choice; it was a response to a clear industry need for more cohesive project delivery. In an era where large-



Mwalimu Co-operative Plaza. Completed in 2003



Innovation, Incubation and Entrepreneurship for Meru University of Science & Technology Completed in 2015

scale developments often suffered from fragmented design and execution, K&M Archplans set out to provide a unified vision that could see a project from initial master planning through to final interior detailing and construction supervision.

Vision, Mission, and Values: The Pillars of Practice

While the firm's history is written in the steel and stone of its completed works, its decision-making is guided by a set of implicit but powerful professional values. At the core of the K&M Archplans philosophy is a dedication to institutional integrity and regional service. The firm's vision is clearly focused on becoming a preferred partner for complex, high-stakes assignments that require both technical precision and a deep understanding of local context.

This vision is operationalized through a mission

that emphasizes excellence in design and efficiency in execution. The firm's culture is one of rigorous professionalism, as evidenced by its long-standing registrations with the Board of Registration of Architects and Quantity Surveyors (BORAQS) and its active participation in the Architectural Association of Kenya. For K&M Archplans, architecture is as much about the process—maintaining high quality standards, ensuring regulatory compliance, and managing complex stakeholder relationships—as it is about the final structure. This value system has fostered long-term relationships with diverse clients, ranging from national governments and international NGOs to religious organizations and commercial developers.

Core Services and Expertise: A Multidisciplinary Approach

K&M Archplans distinguishes itself through a comprehensive service offering that covers every phase of the development lifecycle. Its expertise is categorized into four primary domains:

- 1 Architectural Design: The firm provides full-spectrum architectural services, from conceptualization and schematic design to detailed construction documentation. Its work is characterized by a balance between modern aesthetics and functional requirements, particularly in the design of high-density institutional and commercial buildings.
- 2 Urban Planning and Master Planning: Beyond individual buildings, K&M Archplans has a proven track record in shaping entire campuses and urban districts. Its master planning work for



Meru County Assembly Offices. Completed in 2015.



Tanzania House (Ke)

institutions like Meru University and Chuka University demonstrates an ability to think long-term about infrastructure, growth, and environmental integration.

- 3 Interior Design and Space Planning: The firm's interior design team focuses on creating environments that enhance the user experience. This is most visible in its work on parliamentary chambers and corporate headquarters, where the interior layout is critical to the functionality and symbolic importance of the space.
- 4 Project Management and Supervision: Perhaps most importantly, the firm provides robust construction management and supervision. This ensures that the design intent is realized on-site, within budget, and to the specified quality standards. This "eyes-on" approach has been a hallmark of the firm's successful delivery of multi-billion-shilling projects.

Projects and Achievements: A Portfolio of Impact

The true measure of K&M Archplans' impact lies in its project history, which includes some of the most high-profile developments in East Africa. The firm's ability to handle projects of immense scale and sensitivity is best demonstrated by its work for national legislatures.

In 2006, the firm completed the Tanzania Parliament in Dodoma, a Ksh 3.5 billion project that included a new 350-seat debating chamber and associated infrastructure. This project was not only a technical achievement but also a celebrated piece of architecture, earning the Architectural Association of Kenya's Silver Award for Excellence in Architecture in the Institutional Complexes category. Following this success, the firm was commissioned for the refurbishment and remodeling of the Kenya National Assembly in Nairobi. Completed in 2012 at a cost of approximately Ksh 950 million, the project modernized the historic chamber to accommodate 300 seats, blending contemporary functionality with the building's established civic importance.

The firm's reach extends deep into the commercial and infrastructure sectors as well. The Tanzania Ports Authority Headquarters in Dar es Salaam, completed in 2016 for Ksh 4.8 billion, stands as a testament to the firm's capability in designing high-rise, state-of-the-art office complexes. Similarly, the Ultra Modern Mwanza Shopping Mall (Ksh 4.2 billion) and the Mwalimu Co-operative Plaza (Ksh 244 million) demonstrate a keen understanding of commercial dynamics and urban retail environments.

In the realm of higher education, K&M Archplans has been a transformative force. The Dodoma University College (Ksh 3.3 billion) and the Innovation, Incubation and Entrepreneurship



**Executive Flats for Bible Society of Kenya
Completed June 2009**



**Dodoma University Collage. Completed in
June 2011**

Centre at Meru University (Ksh 114 million) are examples of how the firm's designs support academic excellence and technological advancement. These projects are complemented by extensive master planning work that provides a roadmap for future institutional growth.

Innovation and Competitive Advantage: The K&M Edge

What differentiates K&M Archplans in a crowded marketplace is its combination of regional experience and multidisciplinary integration. The firm does not just design buildings; it manages the entire realization of a project. This operational excellence is built on several key advantages:

- **Regional Footprint:** With significant completed projects in both Kenya and Tanzania, and participation in international design competitions like the Wangari Maathai Institute and the East African Community Headquarters, the firm has a unique perspective on the regional regulatory landscape and construction

market.

- **Proven Technical Capability:** The firm's ability to successfully deliver projects with costs exceeding Ksh 4 billion speaks to its robust technical and managerial systems. This includes the use of advanced design technologies and a rigorous approach to construction supervision.
- **Institutional Expertise:** Few firms in the region can match K&M Archplans' experience in designing for public institutions. This requires a specialized understanding of civic symbolism, security requirements, and the complex procurement processes of government agencies.
- **Commitment to Sustainability:** The firm's participation in the green campus competition for the Wangari Maathai Institute highlights an early and ongoing commitment to sustainable design principles, an increasingly critical factor for modern developers and international clients.

Industry Perspective: Navigating the Future of Built East Africa

The architectural and construction industry in East Africa is currently at a crossroads, facing both significant challenges and unprecedented opportunities. Rapid urbanization, the need for sustainable infrastructure, and the increasing complexity of commercial developments are driving a demand for more sophisticated architectural services.

K&M Archplans is well-positioned to address these trends. As governments across the region continue to invest in decentralization—evidenced by the firm's work on the Laikipia, Meru, and Machakos County Assemblies—there is a growing need for high-quality civic architecture in emerging urban centers. Furthermore, the rise of the "blue economy" and regional trade is creating a demand for modern port and logistics infrastructure, a sector where the firm already has a strong foothold through its work with the Tanzania Ports Authority.

The future of the built environment in East Africa will be defined by those who can bridge the gap between ambitious vision and practical reality. With a thirty-year legacy of award-winning projects, a multidisciplinary team of experts, and a deep-seated commitment to professional excellence, K&M Archplans Ltd is not just observing this future—it is designing it.



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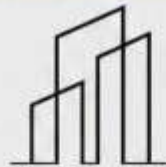
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Building the Future Together

Manyanja Mall: Building Eastlands' Next Everyday Retail Destination



Along Manyanja Road in Donholm, a new commercial centre is taking shape around the way Nairobi's growing residential communities live, shop and move.

On Manyanja Road in Donholm, Nairobi's next neighbourhood retail destination is rising floor by floor. Manyanja Mall is being developed as a modern commercial centre for a densely settled and expanding Eastlands catchment—one that stretches beyond Donholm to Umoja, Savannah, Tassia, Kayole, Fedha and the wider Embakasi corridor.

The project is being delivered by MRE Real Estate Limited at a moment when Nairobi's retail market is increasingly favouring convenience, accessibility and everyday utility. Rather than relying solely on destination shopping, the new generation of community malls is designed to bring essential goods, services, food, healthcare and leisure closer to where people live. Knight Frank's Kenya Market Update for the second half of 2025

describes the same broad shift: the 2026 outlook is expected to place greater emphasis on neighbourhood centres and mixed-use developments, with less focus on large regional malls.

Manyanja Mall is positioned squarely within this trend. Its tenant mix is anchored by **Quickmart Supermarket, Rubis Petrol Station and Goodlie Pharmacy**, three brands that speak to recurring, practical demand. Together, they create a foundation of everyday retail, mobility, convenience and healthcare around which smaller retailers, service providers and food-and-beverage operators can build complementary businesses.

A mall designed around daily life

The logic behind Manyanja Mall is straightforward: a retail centre becomes more useful when several routine needs can be met in one trip. Residents may visit for household shopping, refuelling, a prescription, a quick meal, a professional service or family time. Businesses, in turn, benefit when strong anchors generate regular customer movement throughout the day.

That integrated approach was highlighted by MRE Real Estate Managing Partner and Developer Eric Muli during the project's public launch. The developer described Manyanja Mall as a commercial hub intended to bring essential services closer to residents while creating opportunities for local businesses. Public reporting on the launch also identified planned food-and-beverage outlets, flexible retail space for small and medium-sized enterprises, healthcare services and family recreational areas.

The emphasis on convenience is particularly relevant in Eastlands, where population growth and changing consumer habits continue to reshape demand for organised retail. For many households, proximity matters as much as variety. A well-located community mall can reduce the time and cost associated with travelling across the city for basic purchases, while offering a more formal and predictable environment for shopping and services.

This is also the commercial opportunity for Manyanja Mall: to serve as a neighbourhood hub rather than merely a collection of shops. Its performance will depend not only on the presence of recognisable anchor brands, but on how effectively the development connects those anchors with a balanced line-up of smaller tenants and community-oriented services.

Strong tenant confidence before opening

Construction is progressing well, with structural works on track for anchor-tenant handovers to commence in August 2026. The mall's official opening is targeted for October 2026, giving the remaining works and tenant fit-outs a clear



delivery window.

Approximately **85 per cent of the development is already pre-leased**, according to the current project brief. That level of take-up signals early confidence in both the location and the retail concept, while leaving only a limited number of units available for businesses seeking a presence before opening.

The current position represents an advance from the approximately 80 per cent pre-leasing reported at the project's groundbreaking in February 2026. At that time, MRE Real Estate announced a KSh400 million mixed-use commercial development and said the investment covered land acquisition and construction. [1] The Kenyan Wall Street likewise reported that the project was responding to the growth of neighbourhood retail centres in high-density urban corridors.

For the tenant mix, the remaining leasing opportunity is likely to be most valuable where it adds depth rather than duplication. Fashion and accessories, beauty and personal care, banking and professional services, dining, children's activities, home-related services and selected speciality retail categories could complement the established anchors while reinforcing the mall's everyday-use identity.

A development aligned with the retail market

The wider market context supports the project's



neighbourhood focus. Knight Frank reports that more than 230,000 square feet of lettable retail space entered the Kenyan market in 2025, with much of the new supply concentrated in neighbourhood and community mall formats. It also notes that limited new supply of quality retail stock and a shift towards smaller, neighbourhood-focused malls helped stabilise occupancy, while the strength of anchor tenants remained an important driver of footfall into other line shops.

That observation is significant for Manyanja Mall. The development is not entering the market as an isolated experiment; it is part of a broader recalibration in which retailers are extending their reach into residential areas and developers are prioritising projects that are easier for customers to access. Quickmart's presence is especially relevant in this respect. The supermarket chain was among the retailers identified by Knight Frank as continuing to expand its national footprint in 2025, including the opening of its 63rd store at Basic Mall in Ruaka.

Still, the market is not without challenges. Consumers remain value-conscious, and retail centres must earn repeat visits through pricing, tenant relevance, service quality, accessibility and a dependable operating environment. The anchor

brands may attract the first visit, but the wider tenant mix, customer experience and management standards will determine whether that traffic becomes sustained commercial performance.

From construction project to commercial ecosystem

Behind the building is a multidisciplinary project team responsible for translating the concept into a functioning commercial asset. The team brings together development, architecture, construction, cost management and engineering expertise.

As anchor handovers approach, the project will move into a more operational phase. Construction milestones will increasingly be measured not only by completed structure, but by coordinated fit-outs, service connections, safety systems, access, parking, signage, customer circulation and the readiness of individual businesses to open together.

That transition is where the identity of Manyanja Mall will be formed. A successful neighbourhood centre must feel coherent to shoppers and

commercially workable for tenants. It must offer enough variety to encourage cross-shopping, while remaining simple enough for customers to navigate quickly. The combination of a supermarket, petrol station, pharmac, food outlets, SME retail and family-oriented uses gives the development a foundation or the ecosystem.

An investment proposition with a cautious tone

MRE Real Estate is also presenting Manyanja Mall as an investment opportunity. On its official project page, the developer describes a structured, asset-backed model in which investors participate through equity shares in MRE Series 1 SPV, the entity described as owning the land and mall. The page advertises a minimum investment of KES2.5 million and says that returns are expected to be generated through rental income and long-term capital appreciation.

The developer's page presents projected dividend and internal-rate-of-return figures, but it expressly states that returns are projections and subject to market conditions. Those figures should therefore be understood as part of the project's promotional and financial model—not as guaranteed outcomes. The proposition is nevertheless notable because it frames the mall as more than a physical development: it is intended to become an income-generating commercial asset supported by tenant rentals, professional management and a diversified retail offer.

For the local economy, the expected value extends beyond the investment structure. The developer and public reports have associated the project with direct and indirect employment, opportunities for SMEs, improved access to essential services and greater economic activity along the Eastlands corridor. These effects will depend on the mall's eventual occupancy, tenant performance and ability to maintain consistent customer traffic, but they illustrate why community retail developments are increasingly viewed as pieces of urban infrastructure.

A new address for Eastlands convenience

Manyanja Mall's most important promise may be its ordinariness: the possibility of making everyday errands easier for thousands of residents. The strongest neighbourhood retail centres are not defined only by their architecture or opening-day publicity. They become part of the rhythm of a place—where families shop, businesses meet customers, people access healthcare, motorists refuel and local entrepreneurs establish a visible foothold.

With structural works advancing, anchor handovers expected from August and the official opening targeted for October 2026, Manyanja Mall is approaching the point at which that promise will be tested in practice. Its early pre-leasing performance suggests that the market has recognised the need for a well-positioned retail hub in Donholm. The next step is to convert that confidence into a centre that is accessible, well-managed and genuinely useful to the wider Eastlands community.

If it succeeds, Manyanja Mall will not simply add another commercial building to Nairobi's skyline. It will add a daily destination to the urban lives of Donholm and its neighbouring communities—one designed around the practical needs of a city that is growing outward, becoming more connected and demanding convenience closer to home.

The Project's Team

Role	Project team member	Organisation or discipline
Managing Partner / Developer	Eric Muli	MRE Real Estate Limited
Lead Architect	Mark Mwoka	Lava Architecture
Lead Contractor	Richard Kung'u	Mountain Homes
Quantity Surveyor	Wilson Gachanja Njoroge	Speq Consulting
Civil and Structural Engineer	Eng. David Kariuki Kirigo	Civil and structural engineering
Electrical Engineer	Eng. David Mwangi Ngokonyo	Electrical engineering

Hookwood Square: Nairobi's Next Neighbourhood Retail Centre



Hookwood Square is a planned three-level retail centre on Brookside Grove, near Waiyaki Way in Westlands, Nairobi. Designed by Castles Architecture under Architect Monica's direction, it is being positioned as an intimate alternative to the city's large destination malls. Its purpose is to serve nearby residents, office workers and institutions with everyday shopping, dining and services that can be reached quickly and conveniently.

The project is advertised at approximately 60,000 square feet, with units ranging from small shops to larger spaces suitable for anchor tenants. Proposed uses include a supermarket, restaurants, cafés, a food court, pharmacies, clinics, banking, fashion, beauty, wellness, laundry, optical services, electronics and a gym. Chandarana Foodplus is identified in one listing as the possible anchor supermarket. Together, these uses are intended to encourage repeat visits rather than occasional full-day trips. Customers

could combine a grocery run with coffee, lunch, banking or a personal service in one stop. Hookwood's location supports this neighbourhood-retail model. It is close to Spring Valley, Muthangari, Loresho and the wider Westlands commercial district, while being set back from the busiest main-road environment. The centre aims to fill the gap between a small local shop and a major mall by saving customers time and reducing the need to cross the city for routine needs. This approach reflects Nairobi's urban growth, longer commutes and increasing reliance on modern retail outlets for household purchases.

Architecture is central to the project's identity. Published images show landscaped arrival areas, open circulation, generous glazing, rounded balconies and planted edges. These features are intended to create a lighter, more connected environment than the enclosed "box" associated with older shopping complexes. Practical amenities mentioned in project listings include parking, multiple access points, lifts, escalators, backup power,

security, water supply, waste - management areas and dedicated service zones. In Nairobi, these are essential operating requirements, not merely design enhancements. The completed centre will need to make parking, entrances, vertical movement and tenant locations easy to understand, especially for businesses on the upper floors.

The main challenge will be execution. Rents, service charges, unit sizes, opening information and the tenant list vary across public listings, indicating that the project remains in a pre-opening or launch phase. Hookwood will need to balance established brands with smaller local businesses, maintain reliable infrastructure and manage traffic, deliveries, waste, energy and pedestrian access responsibly. Its supermarket and food operators will also shape the quality and affordability of the local food environment. If the development delivers on its promise, Hookwood Square could become a dependable Westlands address for the weekly shop, a quick meal, practical errands and informal meetings. Its success will depend less on architectural novelty than on whether it turns proximity into genuine, consistent convenience.



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P.O. Box 664 - 00606 Sarit Centre,
Nairobi, Kenya.
Tel: +254 020-44 51 422/44 53 089
Telefax :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

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Syldon and Partners is a wholly Kenya owned limited liability firm established in May, 2000 in Kenya to undertake consultancy services in design, installation and maintenance of Electrical, Mechanical Services and Management Information Systems (MIS), Civil and Structural works.

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Kyuna Villa Enclave - Redefining Luxury Living: Exclusive Six-Bedroom Villas Set to Elevate Nairobi's Prestigious Kyuna Estate



Luxury is no longer measured solely by grand architecture it is defined by privacy, thoughtful design, security and an exceptional lifestyle. Nestled within one of Nairobi's most exclusive residential neighbourhoods, Kyuna Villa Enclave is poised to deliver all of these qualities and more. Scheduled for completion in August 2026, this boutique development of six-bedroom luxury villas promises to set a new benchmark for high-end living in Kenya's capital.

A Prestigious Address for Discerning Homeowners

In every major city, there are neighbourhoods that define prestige. In Nairobi, Kyuna stands among the most sought-after residential addresses, renowned for its tree-lined avenues, spacious properties and tranquil atmosphere. Home to diplomats, business executives, entrepreneurs and high-net-worth families, Kyuna offers an unmatched combination of privacy, security and accessibility. It is within this exclusive enclave that Kyuna Villa Enclave is taking shape a carefully planned collection of luxurious six-bedroom villas designed for homeowners who seek elegance without compromise. With completion anticipated in August 2026, the development represents one of the city's most anticipated additions to the luxury residential market.

A Home Designed Around Modern Luxury

Luxury homes today are about far more than size. They are designed to enhance the way people live, creating spaces that seamlessly balance comfort, sophistication and functionality. Each villa within Kyuna Villa Enclave has been envisioned as a private sanctuary where architecture meets

lifestyle. Generous living areas, expansive interiors and thoughtfully planned layouts are expected to provide residents with the flexibility to entertain guests, spend quality time with family or simply enjoy peaceful moments in an elegant setting. Every detail has been considered to create homes that combine timeless design with the expectations of contemporary luxury living.

Spacious Living for Modern Families

The development features exclusive six-bedroom villas, offering generous accommodation suited to large families, multi-generational households and homeowners who value space and versatility. The additional bedrooms provide flexibility for:

- Guest accommodation
- Home offices
- Private gyms
- Children's playrooms
- Personal libraries
- Creative studios

As hybrid working and home-based lifestyles continue to evolve, spacious residences have become increasingly valuable, allowing homeowners to adapt their living spaces to changing needs. Kyuna Villa Enclave embraces this trend by providing homes that are as practical as they are luxurious.

The Appeal of Kyuna

Few neighbourhoods in Nairobi enjoy the reputation of Kyuna. Its strategic location places residents within easy reach of Westlands, Gigiri, Spring Valley, Lavington and Nairobi's Central Business District, while maintaining the peaceful character of a low-density residential community. The area is surrounded by some of Kenya's leading international schools, healthcare facilities,

shopping centres and diplomatic missions, making it particularly attractive to executives, expatriates and established families. Despite its close proximity to major commercial centres, Kyuna offers a rare sense of tranquillity that has made it one of Nairobi's most enduring luxury addresses.

Privacy as the Ultimate Luxury

One of the defining characteristics of boutique developments is exclusivity. Unlike large residential estates, Kyuna Villa Enclave has been planned as an intimate collection of luxury homes where residents enjoy greater privacy, reduced traffic and a stronger sense of community. This exclusive setting allows homeowners to experience the peace and comfort that have become increasingly important in modern urban living. For families seeking a secure and private environment, boutique villa developments continue to represent one of the most desirable forms of residential investment.

Designed for Elegant Entertaining

Luxury living naturally extends beyond the interiors of a home. Modern villas are increasingly designed to support entertaining, family celebrations and outdoor living. Spacious lounges, elegant dining areas and seamless connections between indoor and outdoor spaces create environments where memorable moments unfold naturally. Whether hosting business associates, celebrating milestones with family or enjoying quiet evenings at home, Kyuna Villa Enclave is designed to accommodate every aspect of contemporary living.

Security and Peace of Mind

For high-end homeowners, security is an essential component of luxury. Exclusive residential developments offer professionally managed environments that provide reassurance without compromising comfort or convenience. Living within a secure enclave allows residents to enjoy greater peace of mind while protecting one of life's most valuable investments. This focus on safety enhances not only quality of life but also the long-term appeal of the development for homeowners and investors alike.

An Investment in Nairobi's Luxury Property Market

Nairobi's luxury residential sector continues to attract strong interest from local buyers, diaspora investors and international purchasers. Neighbourhoods such as Kyuna consistently demonstrate resilience due to limited land

availability, high demand and enduring prestige. Developments like Kyuna Villa Enclave therefore represent more than exceptional homes they are long-term investments in one of Kenya's most established luxury property markets. As demand for exclusive residences continues to grow, boutique developments in prime locations remain among the city's most desirable real estate assets.

Supporting Economic Growth

Beyond its architectural appeal, Kyuna Villa Enclave contributes to Nairobi's broader economy through employment, investment and professional services. Construction has created opportunities for architects, engineers, contractors, artisans and suppliers, while the completed development will support ongoing employment in property management, landscaping, security and maintenance. High-value residential developments also stimulate demand for interior design, luxury furnishings, home technology solutions and other specialist services, generating positive economic benefits across multiple industries.

Looking Ahead

Kyuna Villa Enclave reflects the continued evolution of Nairobi's luxury residential market. As buyer expectations shift toward developments that prioritise privacy, spacious living and premium locations, boutique villa communities are becoming increasingly sought after. The project demonstrates how thoughtful architecture and careful planning can create homes that remain timeless while meeting the needs of modern families.

A New Standard of Luxury Living

When Kyuna Villa Enclave reaches completion in August 2026, it will offer more than a collection of magnificent homes. It will introduce an exclusive residential community where space, sophistication and serenity come together in perfect harmony. For homeowners seeking the finest that Nairobi has to offer, Kyuna Villa Enclave represents a rare opportunity to own a residence in one of the city's most prestigious neighbourhoods where luxury is not simply experienced but lived every day.



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Marigold II - A New Community Takes Root: Modern Townhouse Living Comes to Lang'ata



As Nairobi's residential landscape continues to evolve, homebuyers are increasingly seeking developments that combine comfort, security and convenience within vibrant communities. Rising in the heart of Lang'ata, Marigold II is poised to answer that demand. Comprising 89 modern townhouses and scheduled for completion in September 2026, the development promises to deliver a lifestyle where contemporary design meets the warmth of community living.

The Next Chapter in Lang'ata's Growth

For decades, Lang'ata has been one of Nairobi's most established residential neighbourhoods, offering the perfect balance between urban convenience and suburban tranquillity. Its strategic location, mature infrastructure and proximity to key commercial centres have made it a preferred address for families and professionals alike. Adding to this vibrant community is Marigold II, a thoughtfully planned residential development that will introduce 89 contemporary townhouses to one of the city's most desirable locations. Expected to welcome its first homeowners in September 2026, Marigold II reflects the growing demand for secure, family-friendly communities that provide both quality living and long-term investment value.

A Home Designed for Modern Families

The concept of home has changed significantly in recent years. Today's buyers are looking for more than spacious interiors they seek environments that support flexible lifestyles, family interaction and personal wellbeing. Marigold II has been designed with these changing expectations in mind. Each townhouse is envisioned to provide bright, functional living spaces that combine

modern architecture with everyday practicality. Open-plan layouts, generous living areas and carefully planned interiors are expected to create homes that adapt effortlessly to the needs of growing families, professionals working from home and multi-generational households. The development aims to deliver a living experience where comfort and functionality exist in perfect harmony.

Why Lang'ata Continues to Thrive

Few Nairobi neighbourhoods offer the level of connectivity and convenience found in Lang'ata. Residents enjoy easy access to major transport routes linking the area to Nairobi's Central Business District, Upper Hill, Karen, Westlands and Jomo Kenyatta International Airport. The neighbourhood is also home to some of the city's leading schools, universities, hospitals, shopping centres and recreational attractions. From family outings at nearby parks to convenient access to retail and healthcare services, Lang'ata provides everything required for a balanced urban lifestyle. This accessibility has helped maintain the area's enduring appeal among homeowners and property investors alike.

A Community Built Around Connection

One of the defining strengths of townhouse developments is their ability to foster strong neighbourhood relationships. Marigold II has been planned as more than a residential estate—it is envisioned as a welcoming community where neighbours become friends and families create lasting memories together. Beautifully planned communal spaces encourage interaction while maintaining the privacy that homeowners value. Children can grow up within a secure environment

while residents enjoy the sense of belonging that comes from living in a thoughtfully designed neighbourhood. In today's fast-paced world, communities that encourage connection have become increasingly important.

Contemporary Living Meets Everyday Convenience

Modern homeowners value convenience as much as comfort. Living in Marigold II places residents within close reach of supermarkets, schools, healthcare facilities, financial institutions, restaurants and recreational amenities. Whether commuting to work, taking children to school or enjoying a weekend outing, residents benefit from a location that simplifies everyday life while reducing travel time. This balance between accessibility and peaceful residential living is one of the reasons Lang'ata continues to attract families from across Nairobi.

Security That Brings Peace of Mind

Safety remains one of the most important considerations for anyone purchasing a home. Modern townhouse developments provide residents with the reassurance of professionally managed communities where access, maintenance and shared spaces are carefully maintained. Marigold II has been envisioned as a secure residential environment where homeowners can focus on enjoying family life while benefiting from the peace of mind that comes with community living. For parents raising children and professionals with demanding schedules, this added sense of security represents a valuable lifestyle advantage.

Supporting Sustainable Urban Growth

As Nairobi expands, townhouse developments play an increasingly important role in creating well-planned, medium-density communities that make efficient use of urban land. Projects like Marigold II provide high-quality housing while preserving a sense of openness, greenery and neighbourhood identity. This balanced approach to residential development supports the city's long-term vision of creating sustainable communities where people can live comfortably without sacrificing accessibility or quality of life. It is a model that continues to shape the future of Nairobi's residential market.

A Valuable Investment Opportunity

Residential developments in established locations consistently attract strong interest from both homeowners and investors. Lang'ata's strategic

location, mature infrastructure and continued demand for quality housing contribute to its reputation as a stable and attractive property market. Marigold II offers buyers the opportunity to invest in a modern townhouse within a neighbourhood that has demonstrated long-term resilience and enduring popularity. For investors, the development also presents the potential for strong rental demand, particularly among professionals and families seeking quality accommodation in a well-connected area.

Creating Jobs and Economic Impact

The development of Marigold II contributes to Nairobi's economy in numerous ways. Construction has created employment opportunities for architects, engineers, contractors, artisans and suppliers across the building industry. Once occupied, the estate will continue to support jobs in property management, landscaping, security, maintenance and community services. The arrival of new residents will also stimulate nearby businesses, increasing demand for retail, education, healthcare and hospitality services throughout Lang'ata.

Looking Ahead to September 2026

With construction progressing toward completion, excitement is building as Marigold II prepares to welcome its first residents in September 2026. The completion of all 89 townhouses will mark the beginning of a vibrant new community where families can build their futures in a secure, modern and welcoming environment. For prospective homeowners, it represents an opportunity to become part of one of Nairobi's most desirable residential developments.

A Place to Grow, Connect and Thrive

Marigold II is more than a collection of townhouses it is a vision for contemporary community living. By combining modern architecture, a prime Lang'ata location and a thoughtfully planned neighbourhood, the development offers residents the opportunity to enjoy comfort, convenience and connection in equal measure.



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Project Nexus Phase 1 Fueling Growth: A Modern Retail and Convenience Destination for Nairobi



As Nairobi continues to expand beyond its traditional commercial centres, new neighbourhood developments are reshaping the way residents shop, refuel and access everyday services. Project Nexus Phase 1 is one such development. Scheduled for completion in the third quarter of 2026, this modern strip mall and petrol station will deliver convenience, accessibility and investment opportunities within a single integrated destination.

A New Hub for Everyday Convenience

Cities thrive when essential services are easily accessible. Whether stopping for fuel on the way to work, grabbing groceries, enjoying a quick meal or running daily errands, modern consumers increasingly value destinations that combine multiple services in one convenient location. Project Nexus Phase 1 has been designed around this philosophy. Combining a modern strip mall with a state-of-the-art petrol station, the development will offer motorists, local residents and businesses a one-stop destination for everyday needs. Expected to reach completion in Q3 2026, the project reflects the growing demand for mixed-use convenience centres that serve rapidly expanding urban communities across Nairobi. Rather than simply providing retail space, Project Nexus aims to become a neighbourhood landmark where convenience, commerce and community come together.

Meeting the Needs of a Growing City

Nairobi's population continues to grow at a remarkable pace, creating increased demand for accessible retail services and modern fueling infrastructure. As new residential estates, office developments and commercial zones emerge

across the city, strategically located neighbourhood centres have become essential to supporting everyday life. Project Nexus Phase 1 responds to this changing urban landscape by bringing together retail shopping and fuel services within one well-planned development. Its integrated design reduces the need for multiple stops, saving valuable time for busy commuters while providing businesses with access to consistent customer traffic.

The Strip Mall: Shopping Made Simple

At the heart of Project Nexus is a contemporary strip mall designed to meet the everyday needs of the surrounding community. Unlike large regional shopping centres, strip malls focus on convenience, allowing customers to access multiple services quickly and efficiently. The development is expected to accommodate a diverse range of businesses, including:

- Convenience stores
- Restaurants and cafés
- Pharmacies
- Beauty and wellness outlets
- Banking and financial services
- Mobile phone and electronics shops
- Professional offices
- Specialty retailers

This carefully planned tenant mix creates an environment where customers can complete several errands during a single visit while supporting a vibrant local business community.

A Modern Fueling Experience

Anchoring the development is a modern petrol station, designed to serve both private motorists and commercial vehicles travelling through the area.

Today's service stations have evolved into convenience destinations offering much more than fuel. In addition to high-quality fueling facilities, customers increasingly expect quick-service retail, food outlets, clean amenities and efficient customer service. The petrol station at Project Nexus will complement the strip mall by generating regular customer traffic throughout the day while providing an essential service to the surrounding community. Together, the two components create a synergistic development where retail businesses benefit from increased visibility and frequent visitor activity.

Designed for Busy Urban Lifestyles

Modern consumers value convenience above all else. Whether picking up a morning coffee, refueling before work, collecting a prescription or meeting friends for lunch, Project Nexus has been planned to make everyday life easier. Its layout is expected to prioritise easy vehicle access, convenient parking and efficient circulation, ensuring visitors can move comfortably between retail outlets and the service station. The result is a development that fits naturally into the routines of busy professionals, families and commuters.

Supporting Local Businesses

Project Nexus Phase 1 also presents exciting opportunities for entrepreneurs and established retailers. Neighbourhood retail centres often provide businesses with access to loyal, repeat customers who value convenience and familiarity. With the steady flow of visitors generated by the petrol station, retailers within the strip mall are expected to benefit from strong daily footfall and increased customer exposure. For small and medium-sized enterprises, this creates an attractive environment in which to establish or expand their operations while serving a growing local market.

Driving Economic Activity

Beyond its commercial appeal, Project Nexus contributes to Nairobi's broader economic development. Construction has already supported employment across engineering, architecture, project management and building trades. Once operational, the development is expected to generate employment opportunities in areas such as:

- Retail operations
- Fuel station management
- Customer service
- Security
- Cleaning and maintenance
- Food and beverage services

- Facility management

- Logistics and supply

The project will also stimulate business for suppliers, transport providers and local service companies, creating positive ripple effects throughout the surrounding economy.

Building Smarter Communities

As Nairobi expands, integrated neighbourhood developments are becoming increasingly important. Rather than separating fuel services, retail shopping and dining into different locations, Project Nexus brings them together within a single, accessible destination. This approach not only improves convenience but also contributes to more efficient urban planning by reducing unnecessary travel and encouraging compact commercial development. Projects like Nexus demonstrate how thoughtful design can support both economic growth and improved quality of life.

A Destination Built Around Everyday Life

Project Nexus Phase 1 is a testament to how thoughtful urban development can enhance daily living. Blending retail, fuel services and community-focused convenience into one well-designed destination, the project promises to become an important addition to Nairobi's growing network of neighbourhood commercial centres. When completed in Q3 2026, Project Nexus will not simply provide a place to shop or refuel it will create a vibrant community hub where convenience meets opportunity, supporting businesses, serving residents and helping drive the next chapter of Nairobi's urban growth.





Zaf Holdings Warehouse, Baba Dogo Road 2 Nairobi
0703 500 547
solutions@chameleon.co.ke

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Shongweni Eco Park - Nature Meets Modern Living: A New Era of Sustainable Apartment Living in Shongweni



Set against the rolling green hills of KwaZulu-Natal, Shongweni Eco Park is introducing a fresh approach to residential development—one where modern apartments, environmental sustainability and community living come together in harmony. Scheduled to open in 2026, the development reflects the growing demand for homes that offer both contemporary comfort and a strong connection to nature.

A Lifestyle Inspired by Nature

Homebuyers today are looking for much more than four walls and a roof. They want neighbourhoods that promote wellbeing, encourage outdoor living and provide easy access to modern conveniences without sacrificing the beauty of the natural environment. This is the vision behind Shongweni Eco Park, an exciting apartment development set to open in 2026 in the picturesque community of Shongweni, South Africa. Designed around the principles of sustainable living and community connection, the development promises to deliver a residential experience where nature is not simply a backdrop but an integral part of everyday life. For families, young professionals, first-time buyers and property investors alike, Shongweni Eco Park represents a new chapter in environmentally conscious urban development.

Discovering the Charm of Shongweni

Nestled in the heart of KwaZulu-Natal, Shongweni has become one of the province's fastest-growing residential destinations. Known for its rolling landscapes, scenic valleys and peaceful atmosphere, the area offers a welcome escape from the fast pace of city life while remaining conveniently connected to major economic

centres. Residents enjoy easy access to nearby shopping centres, schools, healthcare facilities and business districts, making Shongweni an increasingly attractive location for those seeking balance between work and lifestyle. Its combination of natural beauty and modern infrastructure has positioned the area as a preferred destination for quality residential investment.

Sustainable Living for the Modern Homeowner

As environmental awareness continues to shape the future of real estate, developments are increasingly embracing sustainable design principles. Shongweni Eco Park has been conceived with this future in mind, creating a community that encourages responsible living while delivering the comforts expected of contemporary apartment developments. Although specific sustainability features may vary, eco-focused residential communities typically prioritise efficient land use, landscaped green spaces, water-conscious planning and environmentally responsible construction practices. These initiatives not only reduce environmental impact but also create healthier, more enjoyable places to live.

Contemporary Apartments Designed for Everyday Comfort

At the heart of the development are thoughtfully designed modern apartments that combine style, functionality and practicality. The homes are expected to appeal to a wide range of residents, including:

- Young professionals seeking convenient urban living
- Growing families looking for secure community

- First-time homebuyers entering the property market
 - Retirees seeking low-maintenance lifestyles
 - Property investors looking for long-term value
- Open-plan layouts, natural lighting and efficient use of space reflect the evolving expectations of today's homeowners, who increasingly value flexibility and comfort in equal measure.

A Community Built Around Connection

One of the defining characteristics of successful residential developments is the sense of community they create. Shongweni Eco Park has been envisioned as more than an apartment complex it is designed to foster meaningful connections among residents through shared spaces and a welcoming neighbourhood atmosphere. Beautifully landscaped surroundings encourage outdoor activities, casual interactions and opportunities for neighbours to build lasting friendships. In an increasingly fast-paced world, developments that encourage social connection have become an important part of creating healthier and happier communities.

Embracing an Active Outdoor Lifestyle

Living close to nature brings countless lifestyle benefits. Shongweni's scenic environment encourages walking, cycling, outdoor recreation and relaxation, allowing residents to enjoy a healthier and more balanced way of life. The Eco Park concept celebrates these natural surroundings by creating an environment where residents can enjoy fresh air, open spaces and beautiful landscapes as part of their everyday routine. Whether beginning the day with a morning walk or spending weekends enjoying the outdoors, residents will have opportunities to reconnect with nature without leaving their neighbourhood.

Security and Peace of Mind

For today's homebuyers, security remains one of the most important considerations when choosing where to live. Modern apartment communities provide residents with the reassurance of professionally managed environments where safety, maintenance and shared amenities are carefully maintained. This allows homeowners to enjoy greater peace of mind while focusing on family, careers and personal wellbeing rather than property maintenance. Shongweni Eco Park aims to provide exactly this balance combining secure living with the freedom and convenience of modern apartment ownership.

Smart Investment Opportunity

Beyond its lifestyle appeal, Shongweni Eco Park also represents an attractive investment opportunity. Demand for well-planned residential communities continues to grow across KwaZulu-Natal as buyers increasingly seek homes that combine accessibility, security and environmental quality. Eco-conscious developments often enjoy strong market appeal because they align with changing buyer preferences and long-term sustainability trends. For investors, this creates the potential for sustained demand and long-term property value appreciation.

Looking Ahead

As South Africa's residential property sector continues to evolve, developments like Shongweni Eco Park demonstrate the increasing importance of sustainability, community-focused planning and quality design. By blending modern apartments with environmentally conscious development principles, the project reflects the future of residential living one where people and nature coexist in harmony. Its opening in 2026 represents another important step toward creating resilient, attractive communities that meet the needs of future generations.

A Place to Live, Grow and Belong

Shongweni Eco Park is more than a collection of apartments it is a vision for a healthier, more balanced way of living. Surrounded by the natural beauty of KwaZulu-Natal and designed for modern lifestyles, the development offers residents the opportunity to enjoy comfort, convenience and community in equal measure. As the doors open in 2026, Shongweni Eco Park will welcome not only new homeowners but also a new era of sustainable residential living, where every day begins with the beauty of nature and the promise of a brighter future.



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Waterfall City Hotel - Elevating Hospitality: A New Landmark for Business, Conferences and Luxury in Gauteng



At the heart of one of South Africa's fastest-growing mixed-use precincts, a new hospitality destination is taking shape. The Waterfall City Hotel is set to become a cornerstone of Gauteng's thriving business and tourism landscape, combining premium accommodation with world-class conference facilities to serve business travellers, event organisers and leisure guests alike. As active development continues, the project represents another significant milestone in the evolution of Waterfall City into one of Africa's premier urban destinations.

A Destination Built for the Future

Modern cities are no longer defined solely by office towers or residential communities. Increasingly, successful urban developments bring together business, hospitality, retail and lifestyle amenities to create vibrant, interconnected environments. This vision lies at the heart of Waterfall City, one of South Africa's most ambitious mixed-use developments. Adding to its growing portfolio of world-class facilities is the Waterfall City Hotel, an exciting new project currently under active development. Designed to combine premium hotel accommodation with sophisticated conference and event facilities, the development is expected to become a preferred destination for corporate travellers, international visitors and large-scale business events. More than a hotel, it will be a place where business opportunities are created, ideas are exchanged and memorable guest experiences are delivered.

Waterfall City: South Africa's New Urban Landmark

Strategically located between Johannesburg and Pretoria, Waterfall City has rapidly emerged as

one of South Africa's most successful urban developments. Over the past decade, the precinct has attracted major corporate headquarters, healthcare institutions, educational campuses, retail destinations and high-end residential communities. Its exceptional infrastructure, modern planning and strategic location have made it a magnet for both local and international investment. The addition of a flagship hotel further strengthens Waterfall City's position as a complete live-work-play destination capable of supporting the growing demands of business, tourism and international commerce.

Hospitality Designed for Modern Travellers

Today's guests expect far more than comfortable accommodation. Business travellers seek efficiency, connectivity and convenience, while leisure visitors value memorable experiences, exceptional service and access to nearby attractions. The Waterfall City Hotel has been envisioned to meet these evolving expectations through contemporary design, premium amenities and seamless integration with the surrounding commercial precinct. Whether hosting executives attending regional meetings, international delegates participating in conferences or tourists exploring Gauteng, the hotel aims to deliver an experience that reflects the highest standards of modern hospitality.

A Premier Conference Destination

One of the defining features of the development is its dedicated conference and events facilities. As Gauteng continues to strengthen its position as South Africa's economic powerhouse, demand for world-class venues capable of hosting corporate meetings, exhibitions, conventions and business

forums continues to rise. The Waterfall City Hotel is expected to answer this demand by providing flexible conference spaces equipped to accommodate events of varying sizes and formats. From executive board meetings and product launches to international conferences and gala dinners, the venue is positioned to become a major destination for the meetings, incentives, conferences and exhibitions (MICE) industry. The integration of conference facilities with luxury accommodation allows organisers to provide delegates with a seamless experience, enhancing both convenience and productivity.

More Than Just a Hotel

Modern hospitality developments have evolved into vibrant lifestyle destinations. Beyond guest rooms, the Waterfall City Hotel is expected to incorporate a range of facilities designed to enhance the visitor experience, including welcoming public spaces, quality dining options and amenities that support both work and relaxation. Business guests can transition effortlessly from meetings to networking dinners, while leisure travellers enjoy the convenience of nearby shopping, entertainment and recreational attractions within the wider Waterfall City precinct. This integration creates a dynamic environment where guests can maximise both productivity and enjoyment during their stay.

Supporting Gauteng's Growing Economy

Large-scale hospitality developments generate significant economic benefits beyond tourism alone. Construction of the Waterfall City Hotel continues to support employment for architects, engineers, contractors, artisans and numerous specialist suppliers. Upon completion, the hotel is expected to create a wide range of permanent employment opportunities across sectors including:

- Hotel management
- Front office operations
- Housekeeping
- Food and beverage services
- Conference and event management
- Security
- Property maintenance
- Customer service
- Hospitality administration

The development will also support local suppliers, transport providers, event organisers, catering companies and tourism businesses, creating positive ripple effects throughout Gauteng's economy.

Active Development, Growing Anticipation

Construction activity continues as the Waterfall City Hotel steadily moves from vision to reality. Each stage of development represents another step toward delivering a hospitality destination that will enhance the already impressive Waterfall City precinct. As structural works and interior development progress, anticipation continues to grow among investors, business leaders and the hospitality industry. Upon completion, the hotel is expected to become an integral part of the precinct's commercial ecosystem, supporting businesses while welcoming visitors from across South Africa and around the world.

Looking Ahead

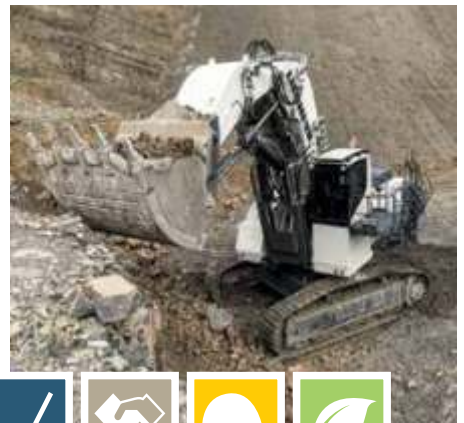
The Waterfall City Hotel represents more than a new accommodation offering; it symbolises the continued evolution of Waterfall City into a globally competitive urban destination. Its combination of premium hospitality, conference facilities and strategic location will create opportunities for business, tourism and economic growth while strengthening Gauteng's reputation as a leading destination for investment and international events. As development continues, the project stands as another example of how carefully planned mixed-use precincts are shaping the future of African cities.

Where Business, Hospitality and Opportunity Meet

The Waterfall City Hotel is poised to become one of Gauteng's most significant new hospitality developments. Bringing together elegant accommodation, state-of-the-art conference facilities and the energy of one of South Africa's premier mixed-use precincts, the project promises to redefine the guest experience for business and leisure travellers alike. When its doors eventually open, the hotel will not simply provide a place to stay—it will create a destination where ideas are shared, partnerships are formed and memorable experiences unfold, reinforcing Waterfall City's position as one of Africa's most dynamic centres for commerce, innovation and hospitality.



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Muzi Salama: Green Living at the Heart of Limuru.



A *New Standard for Affordable, Sustainable Housing in Kenya*

In the rolling green hills of Limuru, a new vision of modern living is quietly taking shape.

Muzi Salama, a thoughtfully planned residential development, is redefining what it means to own a quality, sustainable home in Kenya today. Designed for modern families, young professionals, and first-time homeowners, the project is a bold step toward a future where affordability and environmental responsibility go hand in hand.

Launched in mid-2024, Muzi Salama is part of the prestigious Tilisi master-planned community an emerging urban node known for its infrastructure, safety, and accessibility. Set on 2.5 acres within this expansive

development, Muzi Salama aims to offer not just homes, but a complete lifestyle.

Homes Designed for Tomorrow

At the heart of Muzi Salama's appeal is its commitment to green living. Each of the 240 apartments ranging between two- and three-bedroom units is constructed to meet rigorous sustainability standards.

These homes are designed to reduce energy and water consumption, cut down on utility bills, and promote long-term environmental stewardship. With clever use of space, natural lighting, and modern materials, the apartments offer a stylish and comfortable living experience without compromising on efficiency. Residents can expect spacious living rooms, functional kitchens, high-quality finishes, and layouts that prioritize both privacy and

togetherness.

Amenities That Matter

What sets Muzi Salama apart from conventional developments is its focus on community and quality of life. The estate will feature a wide range of lifestyle amenities that make daily living convenient, enjoyable, and secure.

A central clubhouse anchors the community, complete with rooftop terraces for residents to relax or host gatherings. Families with children will appreciate the landscaped play areas and pedestrian-friendly walkways. For fitness and recreation, residents will enjoy a 25-meter heated swimming pool and flexible indoor/outdoor spaces that can accommodate a gym or multipurpose court.

Security is a top priority, with biometric access control, 24-hour surveillance, and ClearVu nd.



fencing ensuring peace of mind for every resident. Sufficient parking, backup power for common areas, and uninterrupted water supply further enhance the estate's self-sufficiency.

Location with Intent

Muzi Salama's strategic location in Limuru places it within easy reach of Nairobi's central business district, major schools, shopping centers, and healthcare facilities. This accessibility, combined with the serene environment of the Tilisi area, makes it an ideal setting for those seeking both convenience and tranquility.

As more infrastructure is developed in and around Tilisi, the value of investing in this community is expected to grow steadily. Muzi Salama is not just a home it's a long-term investment in location, lifestyle, and future growth.



Affordable, Attainable, Aspirational

One of the project's strongest selling points is its affordability. With prices starting from approximately KES 5.2 million for a two-bedroom apartment, Muzi Salama offers excellent value for money in a market where quality housing is increasingly out of reach for many. Flexible payment plans and mortgage options are available, opening the door to homeownership for individuals and families who might otherwise be excluded.

Importantly, affordability here does not mean compromise. Every element from the finishing touches to the community infrastructure has been considered with quality and dignity in mind.

Building with Purpose

Muzi Salama isn't just about real estate. It's about reimagining how we build communities. With a

deep commitment to sustainable design, social inclusion, and livability, the project stands as a symbol of what the next generation of housing in Kenya could and should look like.

At a time when cities are grappling with rapid urbanization, housing shortages, and environmental degradation, Muzi Salama presents a refreshing blueprint. It proves that it's possible to offer beautiful, affordable homes without cutting corners or compromising the environment.

A Vision Taking Shape

As construction progresses toward its expected 2026 completion date, interest in Muzi Salama continues to grow. Prospective homeowners, investors, and urban planners alike are watching the development closely not just for its architectural and environmental merits, but for the larger statement it makes about Kenya's housing future.

In Muzi Salama, there is a quiet but powerful message: the future of home is green, inclusive, and attainable. It's not just about where we live, but how we live and what kind of legacy we leave behind.





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ENGINEERING A BETTER TOMORROW

The Pantry by Marble - Bringing Gourmet Living to Waterfall City: A New Culinary Destination Set to Open in 2026



Waterfall City has earned a reputation as one of South Africa's most dynamic mixed-use precincts, where business, lifestyle and innovation come together. Adding a fresh layer to this vibrant community is The Pantry by Marble, an exciting retail activation scheduled to open at the end of 2026. Inspired by the celebrated Marble brand, the development promises to offer more than a place to shop it will be a destination where exceptional food, artisan products and contemporary lifestyle experiences converge.

A New Taste of Waterfall City

Across South Africa, retail spaces are evolving into places where people gather, discover and experience. Today's consumers are looking for destinations that combine convenience with authenticity, offering memorable experiences alongside quality products. That philosophy is at the heart of The Pantry by Marble, a premium retail concept that is set to enhance Waterfall City's already impressive lifestyle offering. Expected to open in late 2026, the development will introduce a sophisticated food and retail destination designed for professionals, residents, families and visitors seeking high-quality produce, artisan goods and a welcoming community atmosphere. Rather than functioning as a traditional grocery outlet, The Pantry by Marble is envisioned as a carefully curated marketplace where food, culture and lifestyle come together.

Building on the Marble Legacy

The Marble name has become synonymous with culinary excellence, innovation and exceptional hospitality in South Africa. Drawing inspiration from this reputation, The Pantry by Marble extends the brand's philosophy beyond fine dining,

creating an everyday retail experience centred on premium quality and thoughtful curation. Visitors can expect an environment where fresh ingredients, gourmet products and carefully selected lifestyle offerings reflect the same commitment to excellence that has made the Marble brand one of the country's most respected names in hospitality. It is a concept designed to transform routine shopping into an enjoyable and inspiring experience.

More Than a Retail Store

The Pantry by Marble represents the growing trend toward experiential retail. Modern consumers increasingly seek destinations where shopping becomes an opportunity to connect with people, discover new products and enjoy exceptional food. The development is expected to feature a carefully selected mix of offerings that may include:

- Artisan bakery products
- Fresh seasonal produce
- Premium meats and delicatessen selections
- Gourmet pantry essentials
- Specialty coffees and beverages
- Prepared meals for busy professionals
- Fine local products and gifts
- Lifestyle and homeware items

By combining convenience with quality, The Pantry aims to create an environment that encourages visitors to linger, explore and return regularly.



A Perfect Fit for Waterfall City

Waterfall City has rapidly become one of South Africa's leading mixed-use developments, attracting businesses, residents, retailers and visitors with its modern infrastructure and integrated urban planning. The addition of The Pantry by Marble complements this vision perfectly. Professionals working nearby will have access to premium grab-and-go meals, artisan coffee and gourmet groceries, while residents will enjoy the convenience of high-quality shopping within their own community. For visitors, the destination offers another reason to experience the vibrant lifestyle that has become synonymous with Waterfall City. It is a retail concept that reflects the precinct's commitment to creating places where people can live, work and enjoy life without compromise.

Celebrating Local Flavours

One of the defining characteristics of premium food markets is their ability to showcase local producers and celebrate regional flavours. The Pantry by Marble is expected to provide a platform for carefully selected South African products, highlighting the craftsmanship of local farmers, artisans and food producers. This approach not only enhances the shopping experience but also supports local businesses, strengthens regional supply chains and promotes sustainable food production. In an increasingly global marketplace, consumers continue to value authentic products with a genuine local story.

A Social Space for Every Occasion

Food has an extraordinary ability to bring people together. Whether meeting friends over coffee, selecting ingredients for a family dinner or enjoying a leisurely weekend outing, The Pantry by Marble is designed to become a welcoming social destination. Its inviting atmosphere is expected to encourage casual interactions, community gatherings and shared culinary experiences, adding another layer of vibrancy to Waterfall City's public spaces. In today's urban developments, destinations that foster connection have become just as valuable as those that provide products and services.

Supporting Economic Growth

Retail activations such as The Pantry by Marble contribute significantly to local economies. The development will create employment opportunities across multiple sectors, including:

- Retail management
- Food preparation

- Hospitality
- Customer service
- Supply chain and logistics
- Merchandising
- Property management
- Cleaning and maintenance

Beyond direct employment, the project is expected to support South African farmers, specialty food producers, artisan manufacturers and numerous small businesses that contribute to its carefully curated product offering.

Reflecting the Future of Retail

Retail is undergoing a remarkable transformation. Consumers increasingly seek experiences rather than transactions, favouring destinations that combine quality products, exceptional service and inviting environments. The Pantry by Marble reflects this evolution by creating a space where shopping becomes enjoyable, educational and inspiring. Its emphasis on premium food, artisan craftsmanship and lifestyle experiences aligns with international retail trends while remaining deeply rooted in South African culture and hospitality.

Looking Ahead

The Pantry by Marble represents more than another retail opening—it signals the continuing evolution of modern urban communities where food, lifestyle and commerce seamlessly intersect. Its arrival reflects changing consumer preferences for curated experiences, locally sourced products and welcoming public spaces that enrich everyday life. As Waterfall City continues to grow, developments like The Pantry ensure that the precinct remains at the forefront of contemporary urban living.

A Destination Worth Savouring

When The Pantry by Marble opens its doors in late 2026, it will offer far more than shelves stocked with premium products. It will create a destination where neighbours meet over coffee, families discover new flavours, professionals enjoy convenient gourmet meals and visitors experience the best of South African food culture.





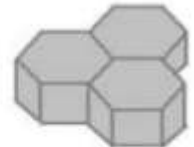
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Leratong City Mall - A New Retail Landmark Set to Transform Mogale City



Retail has always been at the heart of thriving communities, creating places where people shop, meet, dine and connect. In October 2026, Mogale City will welcome an exciting new addition to its commercial landscape with the opening of Leratong City Mall a modern retail centre designed to bring convenience, economic opportunity and vibrant community life closer to thousands of residents.

A New Destination for a Growing Community

As South Africa's urban centres continue to expand, the demand for accessible, high-quality shopping destinations has never been greater. Modern retail developments are no longer simply places to buy goods they have become community hubs that support local businesses, create employment and enrich everyday life. This vision is reflected in Leratong City Mall, an eagerly anticipated retail centre scheduled to open in October 2026 in Mogale City. The development is expected to serve as a vibrant commercial destination for surrounding neighbourhoods, offering residents the convenience of shopping, dining and accessing essential services in one modern location. Its arrival represents another important step in the continued growth and economic development of the region.

Why Mogale City?

Located within Gauteng's West Rand, Mogale City has become one of the province's fastest-growing municipalities. Home to expanding residential communities, educational institutions, healthcare facilities and growing commercial activity, the municipality continues to attract both public and private investment. As the local population grows, so too does the need for modern retail

infrastructure capable of meeting the everyday needs of families, professionals and entrepreneurs. Leratong City Mall has been strategically planned to respond to this demand, providing a contemporary shopping environment that is both convenient and accessible.

More Than Just a Shopping Centre

Today's successful malls are designed to offer experiences rather than simply retail space. Leratong City Mall embraces this modern approach by creating a destination where shopping becomes part of a broader lifestyle experience. Visitors will be able to browse retail stores, enjoy meals with family and friends, complete daily errands and spend quality leisure time in a welcoming environment. By bringing multiple services together under one roof, the development offers convenience while encouraging longer visits and stronger community interaction.

A Diverse Retail Experience

The strength of any shopping centre lies in the diversity of its tenant mix. Leratong City Mall is expected to accommodate a wide range of retailers that cater to the everyday needs of the surrounding community. Potential offerings are likely to include:

- Fashion and clothing retailers
- Grocery and convenience shopping
- Health and pharmacy services
- Electronics and technology stores
- Beauty and wellness outlets
- Banking and financial services
- Homeware retailers
- Specialty stores

This variety will allow shoppers to complete multiple errands during a single visit, making the

mall an essential part of everyday life in Mogale City.

Dining, Entertainment and Community

Food and entertainment have become central to the modern retail experience. The mall is expected to feature restaurants, cafés and quick-service dining options that provide welcoming spaces for families, professionals and visitors to gather throughout the day. Whether meeting friends for coffee, enjoying lunch after shopping or sharing a family meal over the weekend, these dining experiences will contribute to a lively and welcoming atmosphere. Retail centres increasingly serve as places where communities connect, celebrate and create lasting memories, and Leratong City Mall aims to fulfil that important role.

Supporting Local Businesses

Leratong City Mall presents exciting opportunities for entrepreneurs, national retailers and local service providers. The development offers businesses access to a growing customer base while providing a professionally managed environment that supports long-term commercial success. For small and medium-sized enterprises, the mall creates valuable opportunities to increase visibility, attract new customers and grow alongside one of Gauteng's expanding communities. A healthy mix of established brands and local businesses will contribute to a dynamic retail environment that benefits both shoppers and tenants.

Driving Jobs and Economic Growth

The impact of a major retail development extends far beyond shopping. Construction of Leratong City Mall has already supported employment across architecture, engineering, construction and project management. Once operational, the centre is expected to create hundreds of direct and indirect employment opportunities across sectors including:

- Retail operations
- Customer service
- Hospitality
- Security services
- Cleaning and maintenance
- Property management
- Food and beverage
- Logistics and supply chain

The increased commercial activity will also benefit local suppliers, transport operators, maintenance companies and surrounding businesses, creating positive ripple effects throughout Mogale City's

economy.

Strengthening the Local Economy

Retail centres often become powerful catalysts for regional development. Beyond providing shopping facilities, they encourage further investment by attracting complementary businesses such as healthcare providers, financial institutions, restaurants and professional services. The opening of Leratong City Mall is expected to enhance the area's commercial appeal while increasing convenience for residents who previously travelled longer distances to access comprehensive retail services. By keeping more economic activity within the local community, the development contributes to stronger, more resilient regional growth.

A Modern Shopping Environment

Consumer expectations continue to evolve, with shoppers placing greater value on convenience, comfort and accessibility. Modern retail developments are designed to provide safe, clean and attractive environments where customers enjoy spending time. Leratong City Mall reflects these changing expectations by offering a contemporary shopping experience supported by quality infrastructure, convenient parking and thoughtfully planned public spaces. Such features create an environment that encourages repeat visits while enhancing the overall customer experience.

Looking Ahead

Leratong City Mall reflects the future of retail development in South Africa integrated, community-focused and designed around the evolving needs of modern consumers. Its opening will strengthen Mogale City's retail infrastructure while contributing to employment, investment and improved quality of life for residents across the region. The project demonstrates how thoughtfully planned commercial developments can serve as engines of economic growth.

A Place Where Community Comes Together

When Leratong City Mall opens its doors in October 2026, it will represent far more than a new shopping centre. It will become a place where families enjoy weekends together, entrepreneurs build successful businesses, friends gather over meals and residents experience the convenience of having quality retail close to home. As Mogale City continues to grow, Leratong City Mall is set to become one of its defining destinations a modern retail hub where commerce, community and opportunity come together under one roof.

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