



**Zima
Homes**

Start your next chapter.

Excellence In Design
For Greater Efficiencies
Edge CERTIFIED





WELCOME TO ZIMA HOMES

A LUXURIOUS LIFESTYLE IN A SERENE ENVIRONMENT.

Brilliant from every angle, Designed with you in mind.
Nestled along the Western bypass in Wangige, Zima Homes is the
place to be, with every detail thought through sustainable design.

Conveniently located within close proximity to Westlands, Ruaka, and
Kikuyu where shopping and entertainment never sleeps.

PRIME LOCATION

Zima Homes is ideally located to reduce your daily commuting time, while enjoying life in a serene environment.

The site borders the new Western Bypass, and is located in the fast-growing neighborhood of Wangige. Its location is central and very well-connected to business nodes and shopping facilities.

10
minutes
TO WAIYAKI WAY

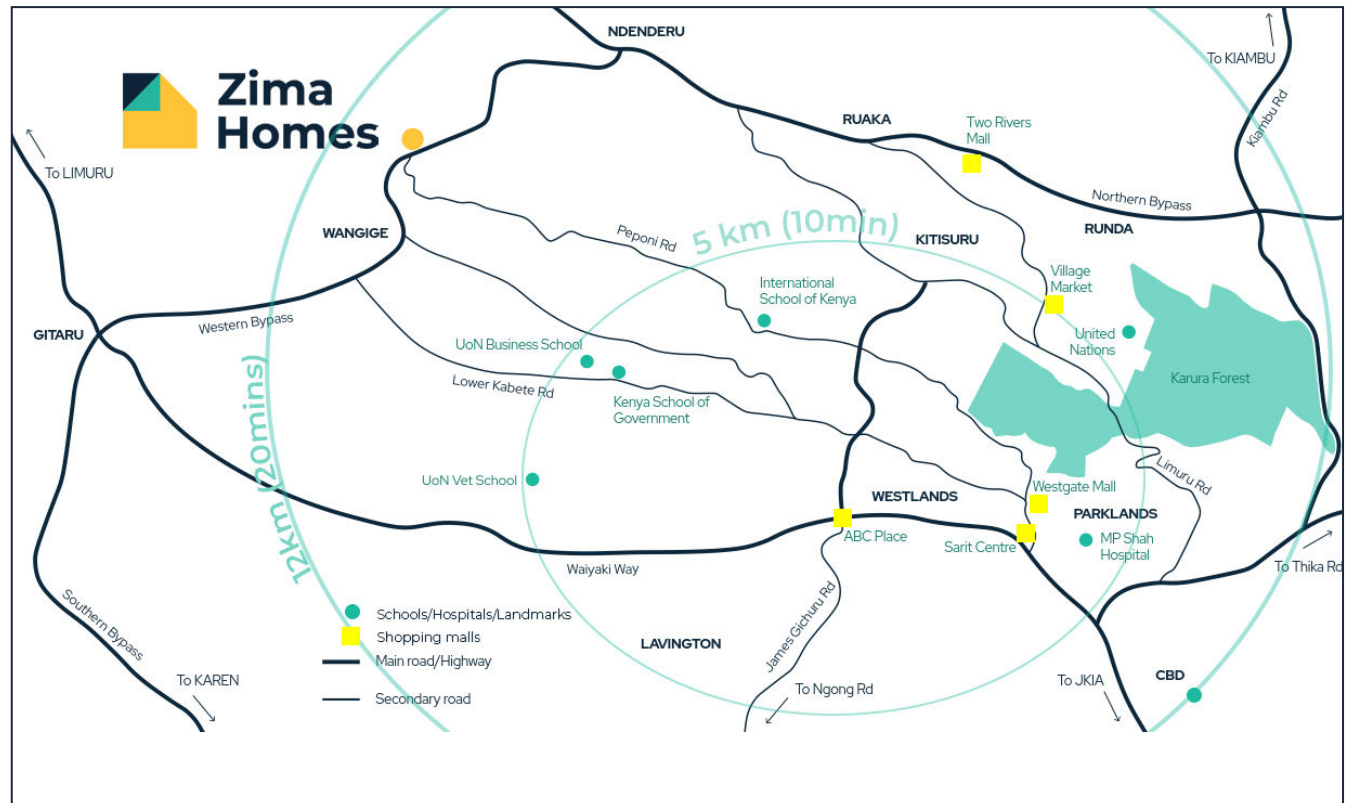
15
minutes
TO TWO RIVERS MALL

20
minutes
TO WESTLANDS

25
minutes
TO KAREN

35
minutes
TO CBD

45
minutes
TO JKIA



HIGHLIGHTS



Congestion free area



Great connectivity



Tarmacked access



Panoramic views

DESIGNER HOMES

Zima Homes offers the highest standards of healthy and sustainable design.

The scheme offers a lot of space between the buildings, allowing for natural lighting and ventilation of every apartment. Units are aesthetic and functional, and put their users' well-being at the center.

Residents have access to ample outside spaces including a large courtyard, a recreation area and an accessible rooftop.




Did you know the benefits of being green?

Green buildings are better for the planet but also for their users, because they improve people's health and they lower utility bills

Zima Homes are now **Edge-certified!** One of the first green, affordable housing units in East Africa.

HIGHLIGHTS



Cutting-edge architecture



Amenities



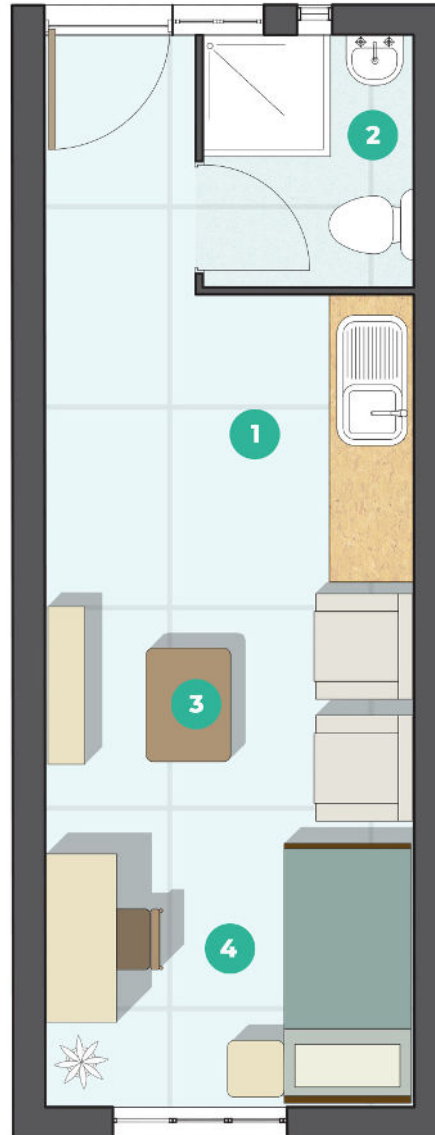
Sense of community



Quality finishes & Material

STUDIO

Size: 215sq.ft | 20sqm



5

1 Kitchen

3 Living room

2 Washroom

4 Bedroom area

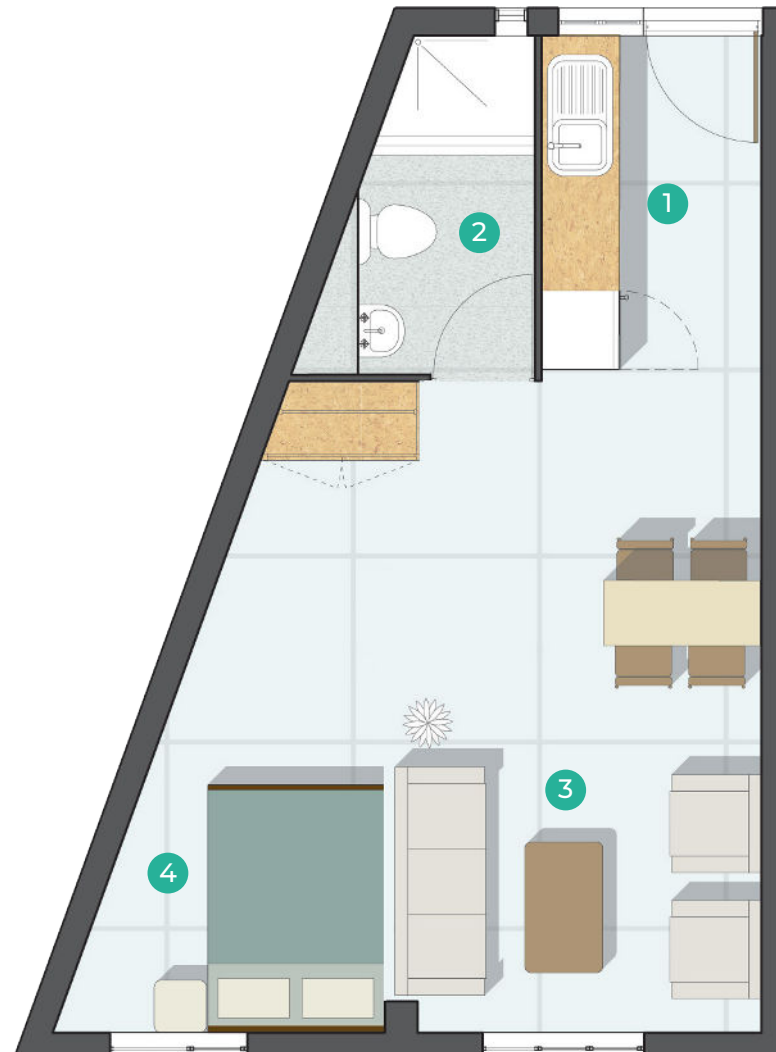


Expected Monthly Rent:

KES. 12,000 - KES. 15,000

SUPERIOR STUDIO

Size: 325sq.ft | 30.6sqm



SUP. STUDIO
KES. **2.8M**

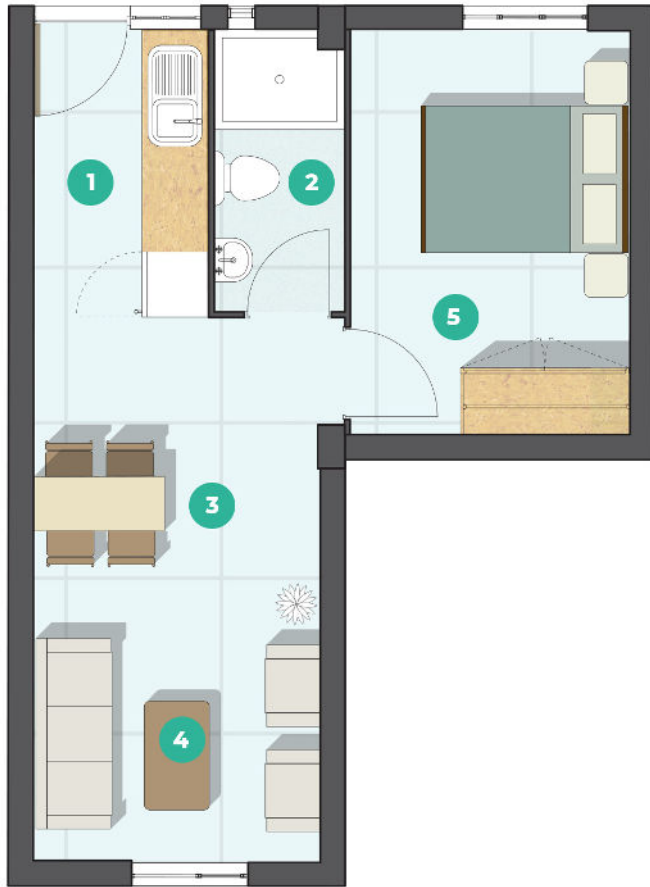
- 1 Kitchen
- 2 Washroom
- 3 Living room
- 4 Bedroom area



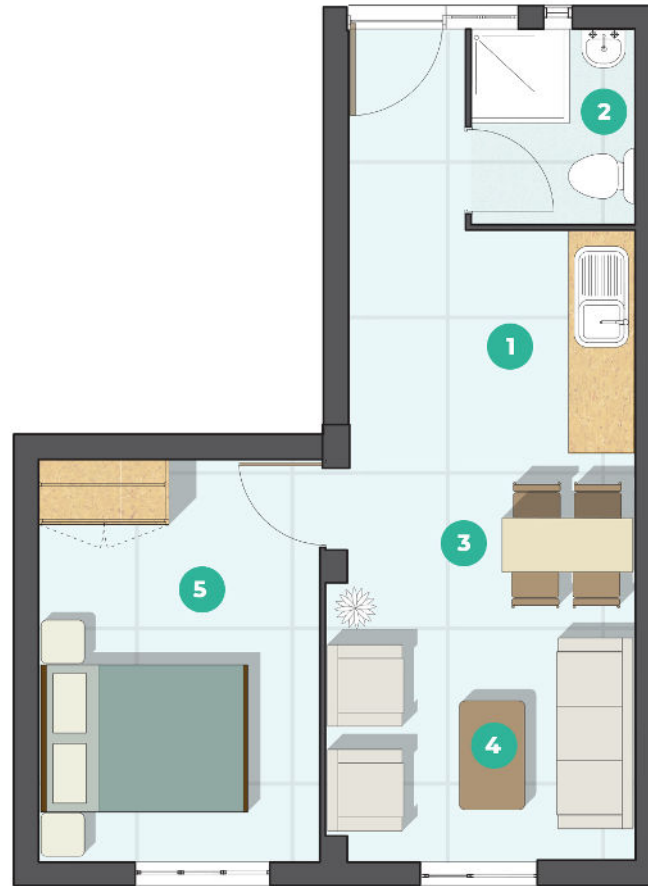
Expected Monthly Rent:
KES. 19,000 - KES. 25,000

1 BEDROOM

Size: 325sq.ft | 30.6sqm



Option 1



Option 2



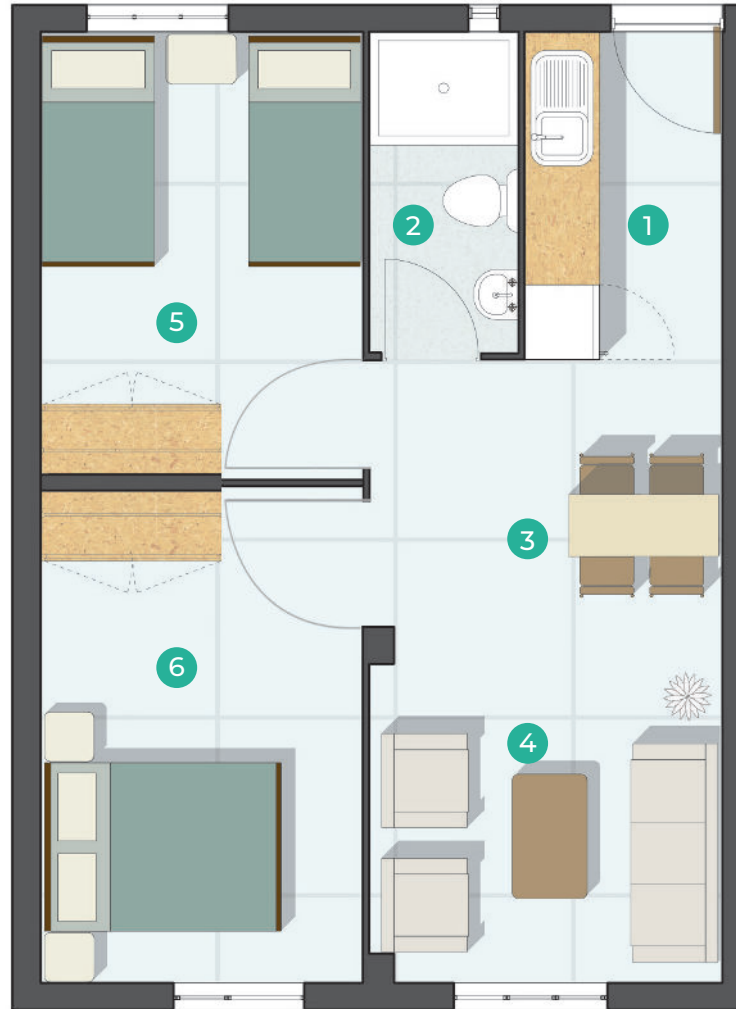
- 1 Kitchen
- 2 Washroom
- 3 Dining area
- 4 Living room
- 5 Bedroom area



Expected Monthly Rent:
KES. 19,000 - KES. 25,000

2 BEDROOM

Size: 440sq.ft | 41.8sqm



2-BED
KES. **3.8M**

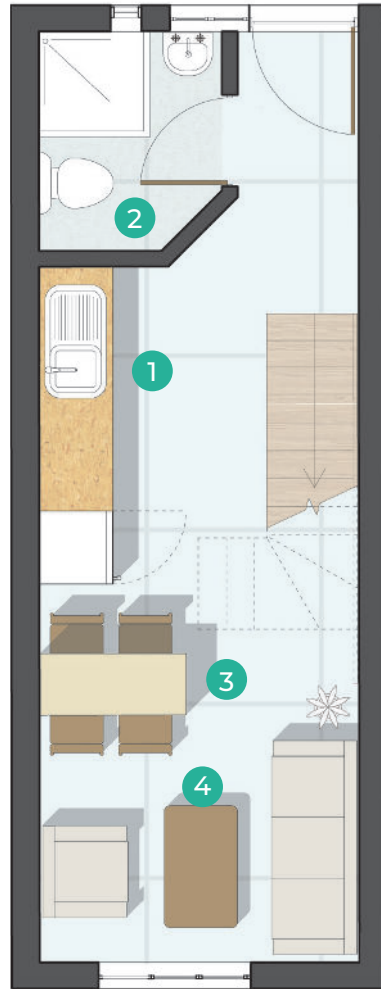
- 1 Kitchen
- 2 Washroom
- 3 Dining area
- 4 Living room
- 5 1st Bedroom
- 6 2nd Bedroom



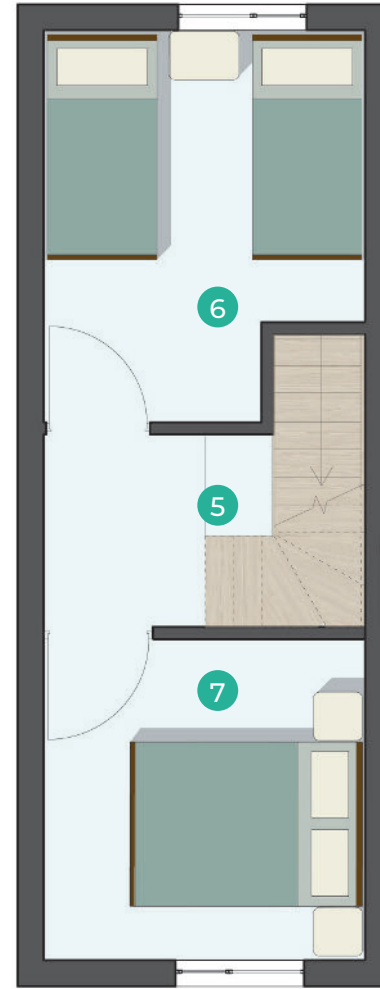
Expected Monthly Rent:
KES. 26,000-KES. 29,000

2 BEDROOM DUPLEX

Size: 440sq.ft | 41.8sqm



Lower floor



Upper floor

2-BED
DUPLEX
KES. **3.9M**

- 1 Kitchen
- 2 Washroom
- 3 Dinning area
- 4 Living room
- 5 Landing
- 6 1st Bedroom
- 7 2nd Bedroom



Expected Monthly Rent:
KES. 28,000-31,000

INVEST IN ZIMA HOMES...

...and get a minimum rental return of 8% per annum.

Financial Returns

Unit type	Size (Sq. ft)	Purchase Price (KES)	Expected Rent per month (KES)	Rental Yield (Gross)
Studios	215	1,904,000	12,000-15,000	7.8 - 9.2%
Superior Studio	325	2,800,000	19,000-25,000	8.2 - 9.6%
1 Bedroom	325	2,800,000	19,000-25,000	8.2 - 9.6%
2 Bedroom	440	3,808,000	26,000-29,000	8.1 - 9.2%
2 Bedroom Duplex	440	3,976,000	28,000-31,000	8.5 - 9.5%

Our Payment Plan

Unit type	Purchase Price (KES)	Booking fee (KES)	Deposit (KES)	Monthly payments (KES)	Upon Completion (KES)
		10%	10%	70% - 7 months	10%
Studios	1,904,000	190,400	190,400	190,400	190,400
Superior Studio	2,800,000	280,000	280,000	280,000	280,000
1 Bedroom	2,800,000	280,000	280,000	280,000	280,000
2 Bedroom	3,808,000	380,800	380,800	380,800	380,800
2 Bedroom Duplex	3,976,000	397,600	397,600	397,600	397,600

Investment Guide

A growing demand for rental apartments in the area will lead to high occupancy rates and high rental yields.

A safe business case: expected rents and yields in this section are conservative.

Capital gains: off-plan properties in Nairobi usually gain 10 to 20% in value over the construction period.

PAYMENT PLAN

10%

Upon signing the Letter Of Offer

10%

Upon signing the Agreement For Lease

70%

During Construction period

10%

Upon Completion

SCHEDULE OF FINISHES



Specifications

- Exposed stone facade with clean finish
- Internal stone and concrete panel walls plastered and coated with light-coloured washable paint in the living room and bedrooms
- Exposed and well-finished stone wall in the living room
- Natural light and ventilation from openings on both sides of every unit
- Open plan kitchen with built-in cabinetry
- Ceramic tiles wall finish in the bathroom and kitchen
- Tiled flooring in the kitchen, living room and bedrooms
- Fitted wardrobes in the bedrooms
- Timber internal doors
- Low-flow fixtures in the kitchen and bathroom
- Dual-flush WC
- TV and Fiber points in living room
- Steel casement windows with clear glass
- Fixed external sun-shading screens for windows

Amenities

- Over 300 sqm. of landscaped courtyard with recreation and seating areas
- Rooftop terrace with seating areas
- Common laundry areas and hanging lines
- Rainwater harvesting for laundry areas
- 34 parking spaces
- Access to borehole water
- Metering for both water and electricity
- CCTV and manned gate house
- Access control through key cards
- Boundary wall with razor wire fencing

MEET THE TEAM

Zima Homes is developed by BuildX Studio, an internationally acclaimed, award-winning Architecture, Engineering & Construction firm. In the last 6 years, we have delivered 15 buildings across Kenya and in the region

Project Developer
www.buildxstudio.co.ke



Project Funders
www.reall.net



Technical Advisor
www.arup.com



Legal Advisor
www.omlaw.co.ke



Green Building Certification
www.edgebuildings.com



Banking Partner
www.ke.ncbagroup.com



Construction Partner
www.kwangukwako.com



Property Management Partner
www.fusioncapitalafrica.com



Cost Advisor
www.macegroup.com





Your home ownership journey begins here.

Want to know how?

Give us a call: +254 700 455 555

Email: sales@zimahomes.co.ke



@Zimahomes



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