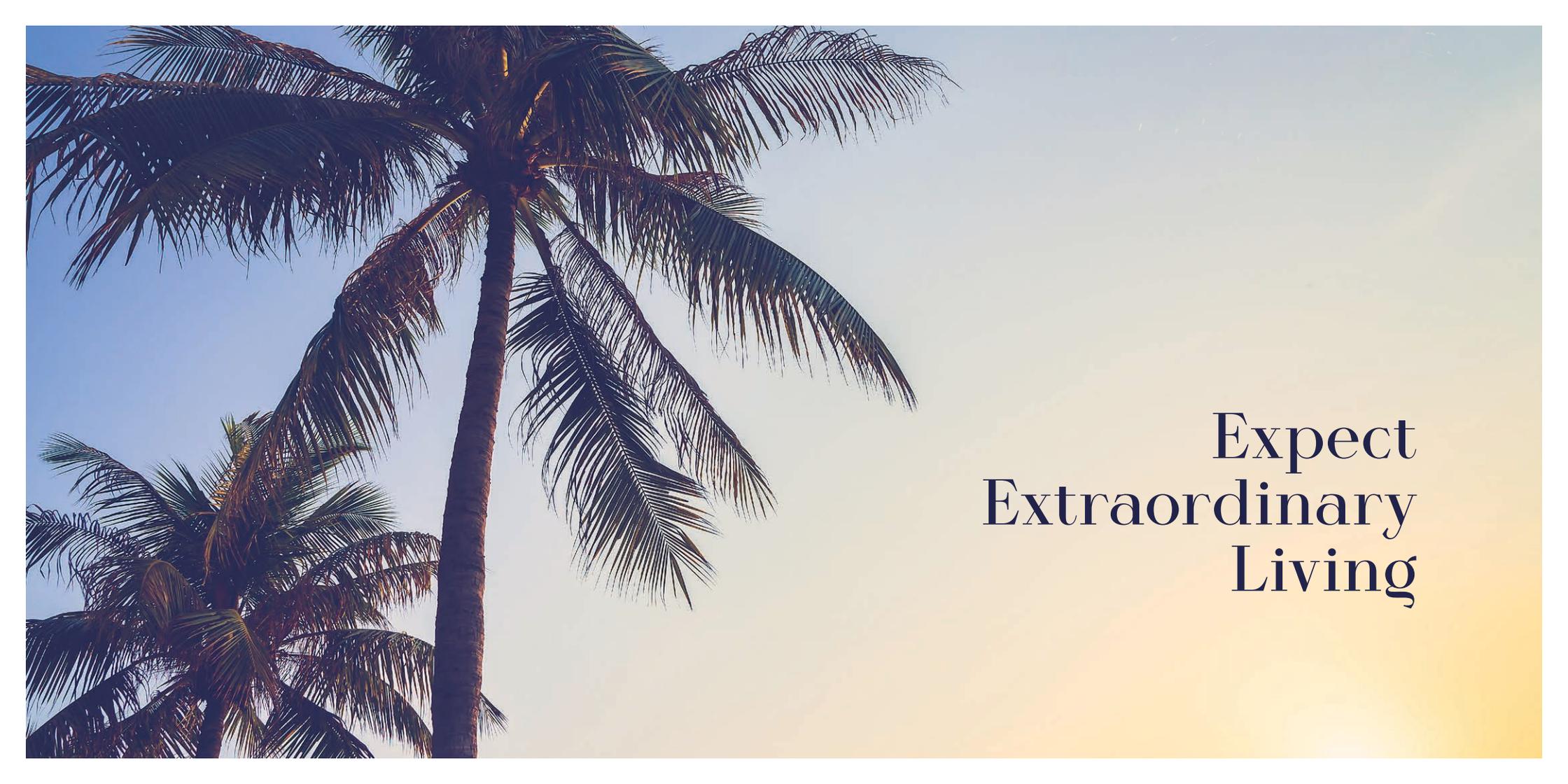


AWALI

ESTATE PHASE II



Expect
Extraordinary
Living

Welcome

and enjoy grandeur architecture, sensational surrounds, and an unmatched level of distinction to guarantee you an extraordinary lifestyle and natural comfort.



Experience
Opulent
Lifestyle





The extraordinary lifestyle at Awali Estate Phase 2 goes beyond the residences. From lush green parks, a swimming pool, children play areas and playgrounds, cabro paved roads to your door to reliable water from the Vipingo Development desalination plant. The estate offers you a heightened living experience in one of Kenya's most sought-after suburbs.



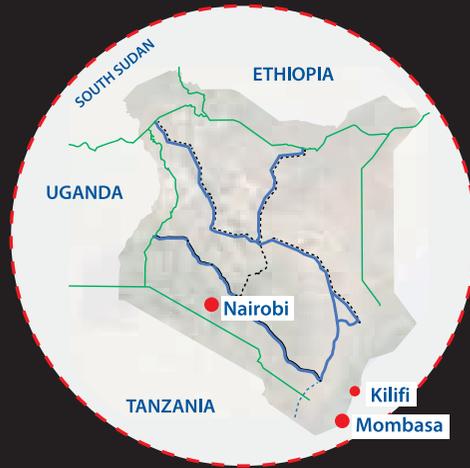
Experience
Convenient
Living



Platinum Location

Awali Estate Phase 2 is located in the serene Vipingo Development in Vipingo, Kilifi and neighbours Awali Estate Phase 1, Kingswood Homes, 1255-Palm Ridge and Kingswood Park. The estate is idyllically 3kms from the Indian ocean with immaculate connectivity via road, air and rail.

- 1Km from the Vipingo Airstrip with daily flights to and from Nairobi by Fly ALS
- 800m off the Mombasa Malindi Highway (Expansion to dual carriage ongoing)
- 35Kms from Mombasa CBD
- 45Kms from Moi International Airport
- 48Kms from Mombasa SGR Terminus
- Proximity to a golf course, sandy beach



Positioning of Vipingo Development in Kenya



The Residences

THE BUNGALOW

The bungalow has a total built up area of 155 sqm uniquely designed to include:





- LOUNGE
- KITCHEN
- PANTRY
- DINING AREA
- CLOAK ROOM
- LAUNDRY AREA



- MASTER BEDROOM (ENSUITE)
- 2 STANDARD BEDROOMS
- BATHROOM
- TERRACE
- DSQ
- A CARPORT FOR 2 CARS



Selling at
KES 14.8 Million

WITH FLEXIBLE PAYMENT PLANS

10% on signing the letter of offer. Balance in equal monthly installments within 9 months

The Residences

THE MAISONETTE

The maisonette has a total built up area of 210 sqm uniquely designed to include:





- LOUNGE
- KITCHEN
- PANTRY
- DINING AREA
- CLOAK ROOM
- LAUNDRY AREA

- MASTER BEDROOM (ENSUITE)
- 2 STANDARD BEDROOMS (ENSUITE)
- GROUND AND FIRST FLOOR TERRACES
- DSQ
- CARPORT FOR 2 CARS

Selling at
KES 19.95 Million

WITH FLEXIBLE PAYMENT PLANS

10% on signing the letter of offer. Balance in equal monthly installments within 9 months



EASY STEPS TO OWNING YOUR UNIT

- Get in touch with us
- Select your preferred unit
- Provide copies of your ID and KRA pin certificate
- Receive a copy of your letter of offer
- Execute the letter of offer and make 10% deposit payment
- Payment of installment payment within 18 months
- Review and execution of the agreement for lease
- Unit completion and handover
- Registration of ownership documents



WHY AWALI ESTATE PHASE 2

- **State of the art amenities** and infrastructure. The estate affords children play areas and playgrounds, swimming pool, expansive green park, ample parking in a secure neighbourhood.
- **Reputable developer** with a proven track record. Vipingo Development has delivered over 500 homes built to high quality standards and ahead of schedule.
- **Reliable water supply.** Enjoy uninterrupted water supply from Vipingo Development's 3 million litre capacity desalination plant.

- **Conveniently** located a stone's throw away from Vipingo airstrip with direct flights to and from Nairobi daily
- **Enjoy** golf & various water sports all within a 5 minute drive
- **Enjoy reduced drive time** to Mombasa with expansion of the Mombasa Malindi Highway (currently ongoing)



PICTURE
PERFECT LIVING



ABOUT THE DEVELOPER

Centum Real Estate is the region's leading developer of mixed-use urban nodes. We master develop attractive sites across the region and provide commercial impetus for investors to establish urban node developments therein. Within our current portfolio, we are developing the Two Rivers precinct in Nairobi (www.tworivers.co.ke), Vipingo at the Coast of Kenya (www.vipingodevelopment.com), Pearl Marina in Entebbe (www.pearlmarina.co.ug), Uganda and affordable urban nodes in the wider Nairobi and catchment areas.

We are part of Centum Investment Company Plc, East Africa's largest listed investment company. We are listed on the Nairobi Securities Exchange and Uganda Securities Exchange.

Founded in 1967 as Industrial and Commercial Development Corporation Investment (ICDCI) and rebranding to Centum Investment Company Limited (Centum) in 2008; Centum's total assets exceed KES. 66 billion (c. US\$ 660 Million). Centum Real Estate has successfully delivered

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