



VIPINGO  
DEVELOPMENT  
LIMITED

A member of Centum Group

# INVESTOR

Progress Update

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FEBRUARY 2023 EDITION





# MILESTONES OF THE MONTH

**01** **1255 PALM RIDGE PHASE 2  
(GOLD EDITION)**  
Now Selling

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**02** **AWALI PHASE 2  
(PLATINUM EDITION)**  
Now Selling

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**03** **KINGSWOOD HOMES  
(PLATINUM EDITION)**

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**04** **RENTAL INITIATIVES**

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**05** **COMPLETE PROJECTS**

- 1255-Palm Ridge Phase 1
- Awali Estate Phase 1
- Vipingo Development Sea Water Desalination Plant

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**06** **SERVICED PLOTS**

- Kingswood Park

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**07** **INVESTMENT PARK**

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**08** **INFRASTRUCTURE UPDATE**

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**09** **OUR PARTNERS & INVESTORS**

- Food Processing Factory

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AWALI ESTATE  
PHASE 2



INFRASTRUCTURE



1255 PALM  
RIDGE PHASE 2



FOOD PROCESSING  
FACTORY



KINGSWOOD  
HOMES

# 1255

## PALM RIDGE II

GOLD EDITION



### Let us Guide you Home!

1255-Palm Ridge Phase 2 Gold edition comprises of 1, 2 and 3 bedroom apartments elegantly designed with timeless style in one of Kenya's exclusive suburbs.

The estate offers you the perfect place to call home. From modern architecture, artful interiors and spectacular views of the breathtaking environment coupled with a cool breeze.

This is the ideal location to set up a home, a vacation destination or investment.

### Flexible Payment Plan

- 10% deposit upon signing letter of offer
- Balance payable in equal monthly installments within a period of 18 Months



# THE APARTMENTS

## Studio Apartment



- Living Area
- Kitchen
- Bedroom area
- Bathroom
- Balcony
- Size 22 sqm

*Selling Price*  
**1.98 MILLION**



Unit Floor Plan

# THE APARTMENTS

## 1 Bedroom Apartment



- Living Room.
- Kitchen
- Bathroom
- Bedroom
- Laundry area
- Balcony
- Size 45 Sqm

*Selling Price*  
**4.05 MILLION**





Unit Floor Plan

# THE APARTMENTS

## 1 Bedroom Loft Apartment



- Living Room
- Kitchen
- Cloak room
- Bedroom
- Bathroom
- Laundry area
- Balcony
- Size 45 Sqm

*Selling Price*  
**4.05 MILLION**

## Unit Floor Plan

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## Loft\_Lower Floor

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## Loft\_Upper Floor

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# THE APARTMENTS

## 2 Bedroom Apartment



- Living Room
- Kitchen
- Standard bedroom
- Bathroom
- Master bedroom
- Laundry area
- Balcony
- Size 65 Sqm

*Selling Price*  
**5.85 MILLION**



Unit Floor Plan

# THE APARTMENTS

## 3 Bedroom Apartment



- Living Room
- Kitchen
- 2 Standard bedrooms
- Master Bedroom
- Laundry area
- Balcony
- Size 75 Sqm

*Selling Price*  
**6.75 MILLION**



Unit Floor Plan

# LIVE GRAND, LIVE SPACIOUSLY



CENTUM RE  
**PLATINUM**  
COLLECTION



## AWALI ESTATE PHASE 2 PLATINUM EDITION

Set on 19 acres, Awali Estate phase 2 is a magnificent estate comprising a mix of bungalows and maisonettes. All are three-bedroom.

Amenities within the estate include a swimming pool, green parks and children play areas.

### Flexible Payment Plan

- 10% deposit upon signing letter of offer
- Balance payable in equal monthly installments within a period of 18 months





### 3 Bedroom Maisonette

- 2 standard bedrooms (all ensuite)
- Master bedroom ensuite
- Kitchen
- Dining area
- Dsq
- Laundry area
- Car port for 2 cars
- Ground floor & first floor terraces
- Size 210 Sqm



*Selling Price*  
**19.95 MILLION**





### 3 Bedroom Bungalow

- 2 standard bedrooms
- Master bedroom ensuite
- Kitchen
- Dining
- Dsq
- Laundry area
- Car port for 2 cars
- Terrace
- Size: 155 Sqm

*Selling Price*  
**14.8 MILLION**



**CHOOSE YOUR  
PREFERRED UNIT**





# KingsWood HOMES

## Perfect Home with Perfect space!

Kingswood Homes is a limited edition of 32, 3 Bedroom + Dsq villas nested on 22 acres.

It is a gated community in the serene region of Vipingo Development at Kilifi.

Kingswood Homes neighbors a superior lifestyle mall, Vipingo Leisure Center, the luxurious Awali Estate Villas and 1255-Palm Ridge Apartments.

## Flexible Payment Plan

- 10% deposit upon signing letter of offer
- Balance payable in equal monthly installments within a period of 18 Months.



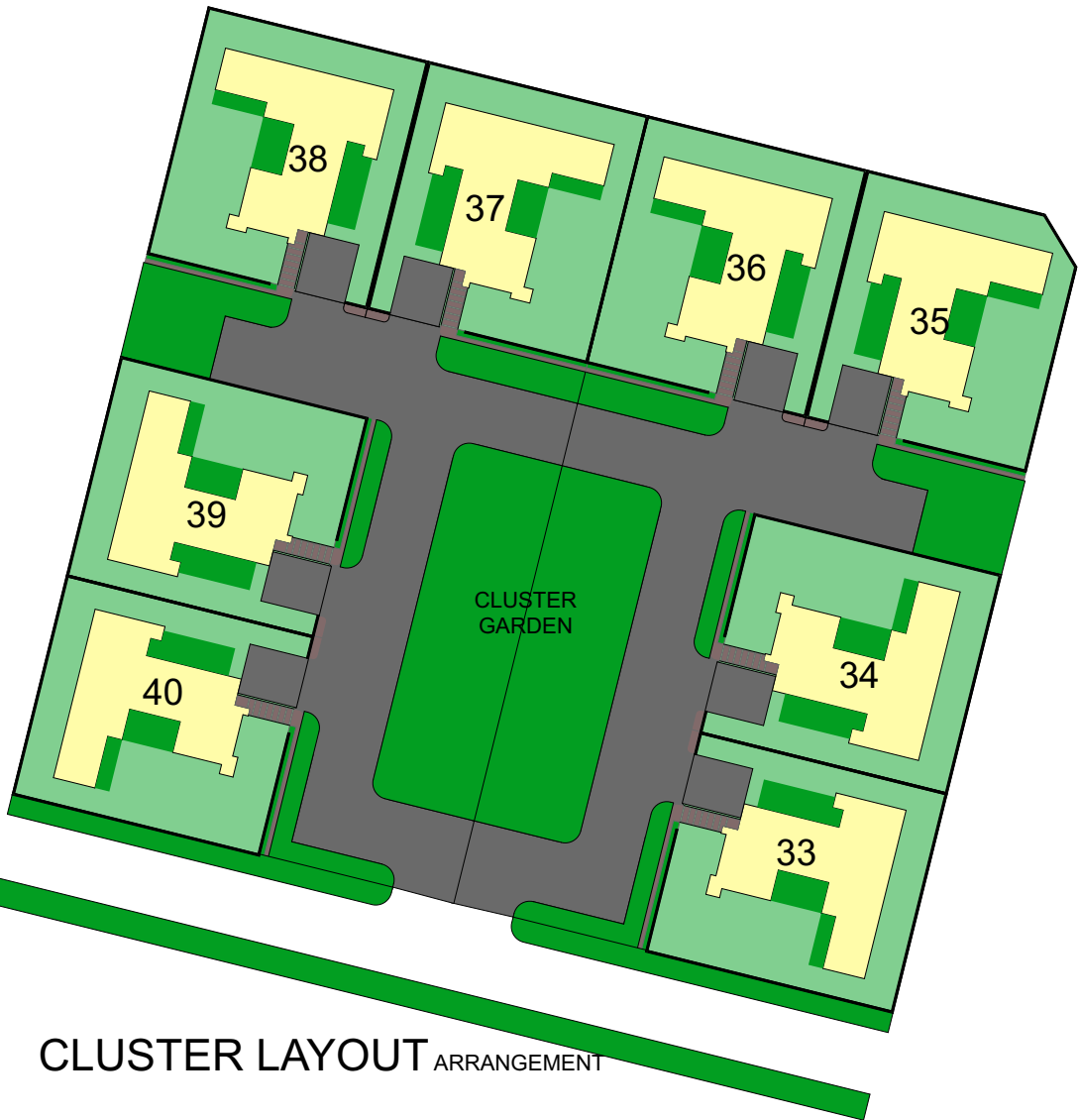
*Selling Price*

BUNGALOW  
( WITH ROOF TOP  
ENTERTAINMENT )

**14.8 Million**



# CHOOSE YOUR PREFERRED UNIT



CLUSTER LAYOUT ARRANGEMENT

Space to create

*Memories*





# RENTAL INITIATIVES

Centum Real Estate has launched a rental portal to assist our investors in sourcing for tenants.

The platform offers an interactive allowing prospective tenants to view available listings, select their preferred unit and share their contact information.

Listing of units available for short and long term letting is currently on going. For addition of your unit to the platform kindly get in touch with **Caleb on 0724 129 243.**

Kindly visit the platform via <https://rent.centumre.co.ke/>



## AWALI ESTATE POTENTIAL RENTAL YIELDS


Unit Type	Long Term (Unfurnished)	Long Term (Furnished)	Short Term (Furnished)
Maisonette	120,000.00	150,000.00	25,000.00
Bungalow	100,000.00	130,000.00	15,000.00

## 1255 PALM RIDGE POTENTIAL RENTAL YIELDS

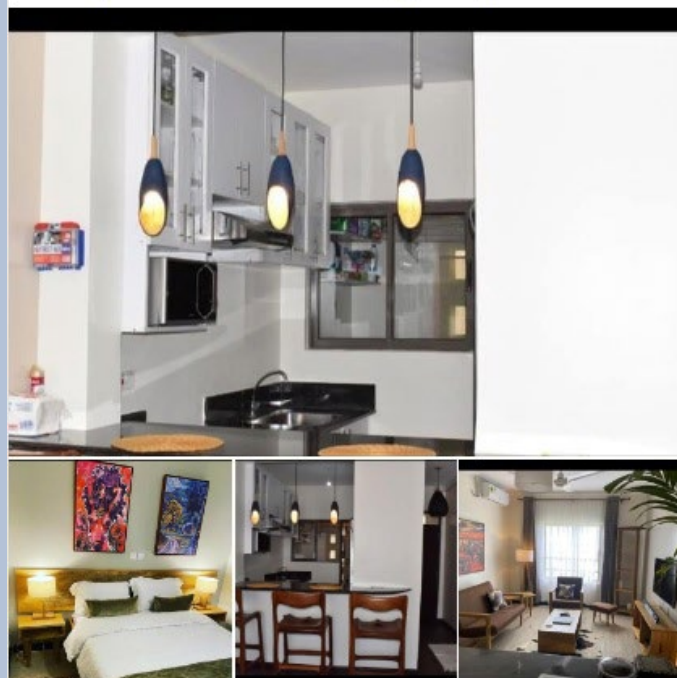
Unit Type	Long Term (Unfurnished)	Long Term (Furnished)	Short Term (Furnished)
1 Bedroom Apartment	20,000.00	55,000.00	5,000.00
2 Bedroom Apartment	25,000.00	65,000.00	8,000.00
3 Bedroom Apartment	30,000.00	75,000.00	10,000.00

## Digital Campaigns

We are continually undertaking aggressive digital campaigns across social media platforms and popular rental platforms.

 Vipingo Development LTD  
5 d · 🌐

A look at how investors at the #1255PalmRidge have turned their houses into cozy elegant homes for personal use or as vacation homes for letting. You can own one today, Visit [vipingodevelopment.com/1255-palm-ridge/](http://vipingodevelopment.com/1255-palm-ridge/) or Call 0740400215. Ready and Off-plan units available with flexible payment plans



 Vipingo Development LTD  
20 August · 🌐

Weekends at #awaliestate are made of absolute serenity, well designed and laid out vacation homes. Perfect get away destination to unwind, revitalise and bond with your family and friends. Visit [rent.centum.co.ke](http://rent.centum.co.ke) or Call 0740 400215 to book your get away home today!





 **Vipingo Development LTD**  
22 August at 11:41 · 🌐

In an endeavour to ease access to our rental properties and delivering on our promise to walk with our investors post-construction, we have a rental portal, <https://rent.centumre.co.ke/about-us/>, a one-stop platform for tenants and guests seeking to live in any of our Estates.



rentkenya.com For Sale For Rent Real Estate Projects Property Advice Request a Property Create Listing




apartments > Kilifi County > Vipingo > 2 Bed



### Apartment with Aircon in Vipingo

Building Area 80 m<sup>2</sup> 🏠 2 🚗 2

**KSh 417 / m<sup>2</sup>**



buyrentkenya.com For Sale For Rent Real Estate Projects Property Advice Request a Property Create Listing




Rent > Apartments > Kilifi County > Vipingo > 1 Bed

### 1 Bed Apartment with Aircon in Vipingo



Vipingo

Building Area 45 m<sup>2</sup> 🏠 1 🚗 1

**KSh 20,000** KSh 444 / m<sup>2</sup>



buyrentkenya.com For Sale For Rent Real Estate Projects Property Advice Request a Property Create Listing




Rent > Apartments > Kilifi County > Vipingo > 3 Bed

### 3 Bed Apartment with Aircon in Vipingo

Vipingo


Building Area 75 m<sup>2</sup> 🏠 3 🚗 2

**KSh 30,000** KSh 400 / m<sup>2</sup>



**Jiji** Type your search here 🔍 🏠 💬 🔔 🌐 👤 SELL

All ads / Property / Houses & Apartments for Rent / 2bdrm Apartment in 1255-Palm Ridge, Vipingo for Rent



1/10

**Active**

**KSh 25,000 per month**






TOP AD

Renewed 🔄 Edit ✎ Close ✖

Renewed 6 min ago  
2 visitors

[📊 See full performance](#)


[Post Ad Like This](#)

**2bdrm Apartment in 1255-Palm Ridge, Vipingo for Rent**

**Jiji** Type your search here 🔍 🏠 💬 🔔 🌐 👤 SELL

All ads / Property / Houses & Apartments for Rent / 3bdrm Apartment in 1255-Palm Ridge, Vipingo for Rent



1/9

**Active**

**KSh 30,000 per month**





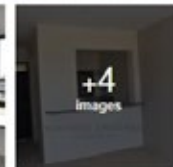
TOP AD

Renewed 🔄 Edit ✎ Close ✖

Renewed 6 min ago  
61 visitors  
2 phone views

[📊 See full performance](#)

[Post Ad Like This](#)

**3bdrm Apartment in 1255-Palm Ridge, Vipingo for Rent**

# ONGOING CAMPAIGNS

We have billboards at Nyali Centre, Kilifi Town and Vipingo.



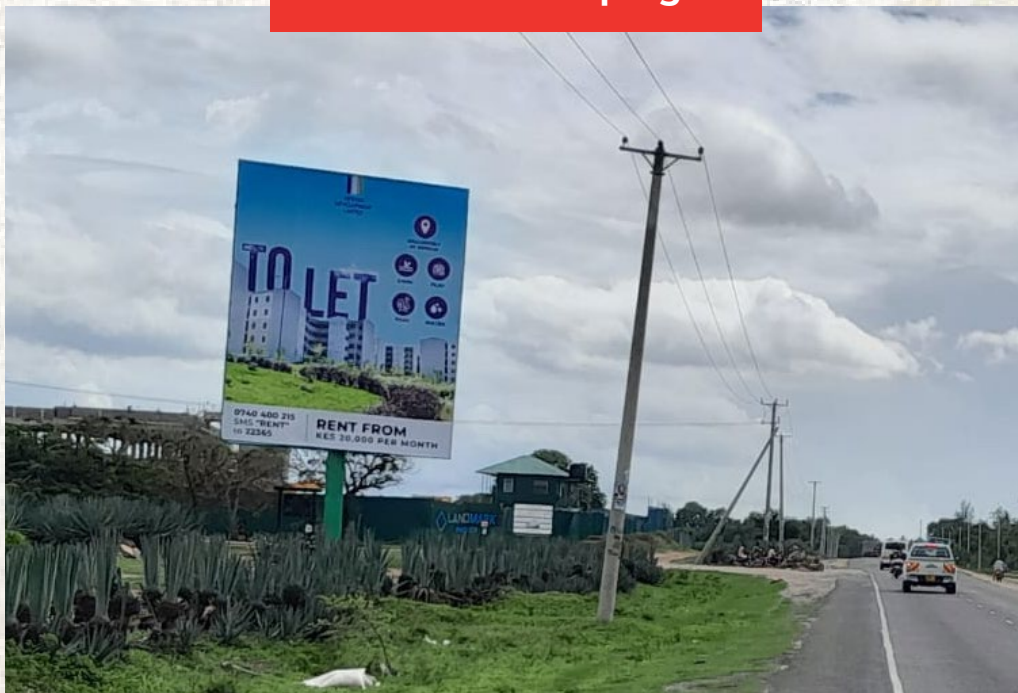
Billboards at Nyali Centre



## Billboard in Kilifi Town



## Billboards in Vipingo



# COMPLETED PROJECTS

## AWALI ESTATE OVERVIEW

### AWALI ESTATE PROGRESS FACT SHEET

No of units	74
Construction duration	Complete
Construction duration to date	Complete

Progress status	Complete
Show Houses	Complete

### AMENITIES AND UTILITIES PROGRESS

COMPONENT	STATUS	TARGET COMPLETION DATE
Children's play area	Complete	Complete
Perimeter fence	Complete	Complete
CCTV	Complete	Complete

#### INFRASTRUCTURE

Roads	Complete	Complete
Permanent power connection	Complete	Complete
Gate house	Complete	Complete
CCTV	Complete	Complete

#### LANDSCAPING

Grassing	Complete	Complete
Trees and Flowers	Complete	Complete











*Cozy Spaces*  
to unwind.



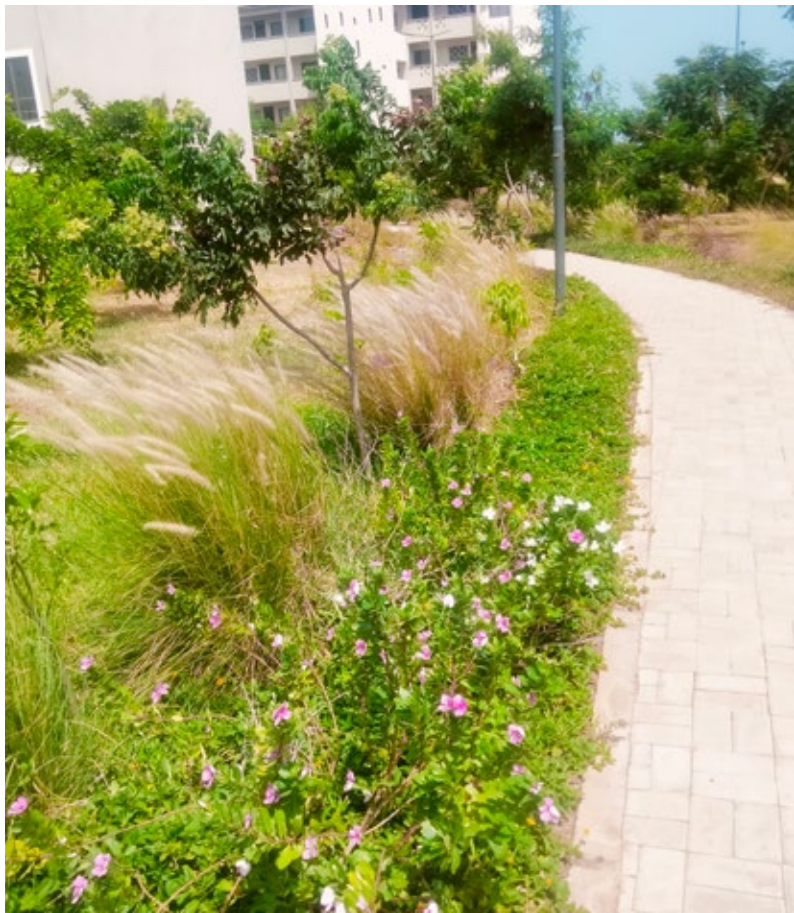


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# COMPLETED PROJECTS

## 1255 PALM RIDGE PHASE 1 OVERVIEW

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# 1255-PALM RIDGE PHASE 1 PROJECT PROGRESS FACT SHEET



No of units	440 (Phase 1)
Construction duration to date	Complete
<b>Progress Status</b>	
Show Houses	Complete
<b>PHASE 1</b>	
Block A1	Complete
Block B1	Complete
Block C1	Complete
Block A2	Complete
Block B2	Complete
Block C2	Complete
Block A3	Complete
Block B3	Complete
Block C3	Complete

## AMENITIES AND UTILITIES PROGRESS

COMPONENT	STATUS	TARGET COMPLETION DATE
Children's play area	Complete	Complete
Perimeter fence	Complete	Complete
CCTV	Complete	Complete

## INFRASTRUCTURE

Roads	Complete	Complete
Permanent power connection	Complete	Complete
Gate house	Complete	Complete
ICT	Complete	Complete

## LANDSCAPING

Grassing	Complete	Complete
Trees and Flowers	Complete	Complete

.....

# VIPINGO DEVELOPMENT

## SEA WATER DESALINATION PLANT

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The Vipingo  
Development  
Sea Water  
Desalination plant  
installation is now  
complete.

The 3 Million  
litre capacity  
plant will supply  
reliable water to  
the development.  
The plant is now  
operational.









# SERVICED PLOTS

## KINGS WOOD SERVICED PLOTS

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### Homes with freedom built-in!

Phase 2 of Kingswood Park is now selling at an unbeatable price of KES 2.8 million for 1/8th Acre plot offering you the best location to build your dream home.

#### **Flexible Payment Plan**

- 10% deposit upon signing letter of offer.
- Balance payable in equal monthly installments within a period of 6 Months.

## KINGSWOOD MIRABELLA

Excellent design for 1/4 acre plot



## KINGSWOOD MAISONETTE

Excellent design for 1/8 acre plot



## KINGSWOOD LA PERLA

Excellent design for 1/8 acre plot



## KINGSWOOD BUNGALOW

Excellent design for 1/8 acre plot



# CONSTRUCTION PROGRESS



Home owner's construction





Gate house construction



Sewer Reticulation



Landscaping



Water Tower



Power connection progress



Power connection



Kings Wood  
Power connection



Kings Wood Power  
connection by KPLC

# INVESTMENT PARK

Enjoy 150% building allowance and  
other tax incentives.



[www.vipingodevelopment.com](http://www.vipingodevelopment.com)

**ADEQUATE  
WATER** FOR ALL YOUR  
MANUFACTURING NEEDS

## WHY INVEST IN VIPINGO



BE COMPETITIVE AND MANUFACTURE CLOSE TO THE PORT, SGR TERMINAL OR AIRPORT



CONSTRUCTION READY PLOTS SUPPORTED BY A ONE STOP SHOP TO COORDINATE APPROVALS



OPERATIONAL 3 MILLION LITRES PER DAY DESALINATION PLANT



FLY DIRECTLY TO YOUR INDUSTRY - 2 DAILY FLIGHTS FROM VIPINGO



FASTEST GROWING MANUFACTURING HUB ALONG THE NORTH COAST



515 APARTMENTS AND VILLAS TO HOUSE YOUR TEAM



EPZ ZONE

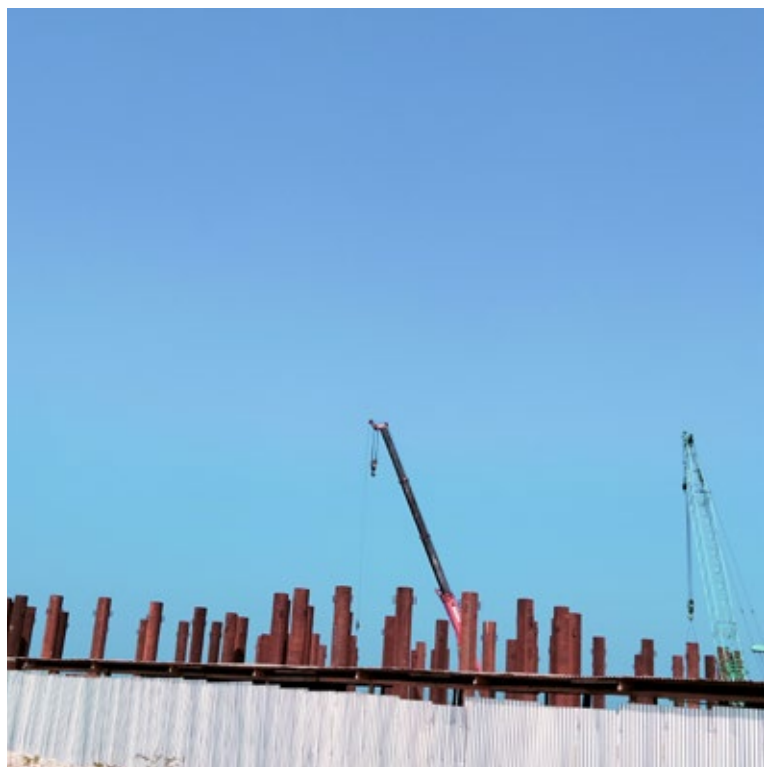


SET UP AT VIPINGO INDUSTRIAL PARK  
SMS "INDUSTRY" TO 22365

**0740 400 215**



# CONSTRUCTION PROGRESS



# INFRASTRUCTURE UPDATE

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The Mombasa-Malindi highway  
upgrade is on going.



# OUR **PARTNERS & INVESTORS**





## **INNOVATIVE MANUFACTURING!**

One of the largest cashew nut factories in the region is has officially kicked-off its operations.

The industry is expected to create over +300 jobs when fully operational.



# CONSTRUCTION PROGRESS





# Mini Market

**NOW OPEN!**

.....  
Buy your supplies at the 1255-  
Palm Ridge mini mart and enjoy  
deliveries at your doorstep.



**PALM MART**  
VIPINGO

# Groceries

**PALM RIDGE, VIPINGO**

Get groceries delivered on your doorsteps!

**ORDER NOW 0781 542 567**





# Safaricom Home Fibre is now at Awali Estate & 1255-Palm Ridge

Dial \*400# to connect.

Incase of installation and connection challenges, kindly reach out to  
**Home Fibre Manager – Olivia Omagwa ~ 0790 081 732**



## SAFARICOM HOME FIBRE APPLICATION FORM

Safaricom Home Fibre is making homes more fun and great for work and learning. It allows you to have **fast, reliable** and **unlimited** internet access from the comfort of your home.

There are **EIGHT** Safaricom Home Fibre packages designed to meet your everyday **work, education** and **entertainment** needs.

Tick One	Package	Speeds	Mobile Extras	Cost	Validity
<input type="checkbox"/>	Bronze	8 Mbs		KES. 2,999/=	30 days
<input type="checkbox"/>	Bronze Plus	8 Mbs	5 Gb - 400 Minites - Unlimited SMS	KES. 4,049/=	30 days
<input type="checkbox"/>	Silver	20 Mbs		KES. 4,100/=	30 days
<input type="checkbox"/>	Silver Plus	10 Mbs	5 Gb - 400 Minites - Unlimited SMS	KES. 5,150/=	30 days
<input type="checkbox"/>	Gold	40 Mbs		KES. 6,299/=	30 days
<input type="checkbox"/>	Gold Plus	40 Mbs	5 Gb - 400 Minites - Unlimited SMS	KES. 7,349/=	30 days
<input type="checkbox"/>	Diamond	100 Mbs		KES. 12,499/=	30 days
<input type="checkbox"/>	Diamond Plus	100 Mbs	5 Gb - 400 Minites - Unlimited SMS	KES. 13,549/=	30 days

Once you have chosen a package of your liking on the above table, kindly fill in the details below in full. These are mandatory requirements for every Safaricom Home Fibre client, the information will be used to open an account number unique to the client.

Once your account is created successfully, you will receive an SMS and Email with your new account number and how to make payment.

<b>Full Names</b>			
<b>Email Address</b>			<b>ID / Passport</b>
<b>Phone Number</b>		<b>Alternative Number</b>	
<b>Estate / Apartment Name</b>			
<b>House Number</b>		<b>Floor Number (if any)</b>	

Our Fibre consultants will take you through the connection process, as well as answer any questions you may have. **Welcome to Safaricom Home Fibre.**

**\*For the security of your information, do not give the filled form to any other consultant other than the one you got it from. When ready to return the filled form, contact the number(s) below, for the form collection.**

Fibre Consultant  
OLIVIA OMAGWA 0790081732

OR

Fibre Consultant  
Oolpha@safaricom.co.ke

Dial: **\*400#** | Visit: **www.safaricom.co.ke/home** | Paybill: **150501**



## **Keep Your Property In Good Hands**

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Secure your investment by insuring it  
with your preferred insurance agency.

## VIPINGO DEVELOPMENT LIMITED

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1st Floor, Vipingo Ridge Conference Centre | P.O. Box 117 – 80119 Vipingo  
Website: [www.vipingodevelopment.com](http://www.vipingodevelopment.com)  
Email: [info@vipingodevelopment.com](mailto:info@vipingodevelopment.com)  
Mobile: +254 740 400 215 | Tel: +254 4400 215

### WE ARE ON SOCIAL MEDIA



Vipingo Development LTD



Vipingodevelopmentlimited



@VipingoLTD



Vipingo Development