



VIPINGO
DEVELOPMENT
LIMITED

A member of Centum Group

VDL NEWS



==== JULY 2023 ====

Completed Projects



- **AWALI ESTATE PHASE 1**
- **1255 PALM RIDGE PHASE 1**
- **SEA WATER DESALINATION PLANT**

- **INFRASTRUCTURE UPDATE**
- **OUR PARTNERS - FOOD INDUSTRY**
- **MINI-MARKET**



1

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

2

COMPLETED PROJECTS

1255 PALM RIDGE PHASE 1 OVERVIEW



1255-PALM RIDGE PHASE 1 PROJECT PROGRESS FACT SHEET



No of units	440 (Phase 1)
Construction duration to date	Complete
Progress Status	
Show Houses	Complete
PHASE 1	
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



3

COMPLETED PROJECTS SEA WATER DESALINATION PLANT



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.

COMPLETED PROJECTS
SEA WATER DESALINATION PLANT

3



4

COMPLETED PROJECTS PARTNERS - FOOD INDUSTRY



The Grand Opening!

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

The industry is expected to create over 1,000 jobs when fully operational.



5

COMPLETED PROJECTS
VIPINGO MARKET CENTER
NOW OPEN!





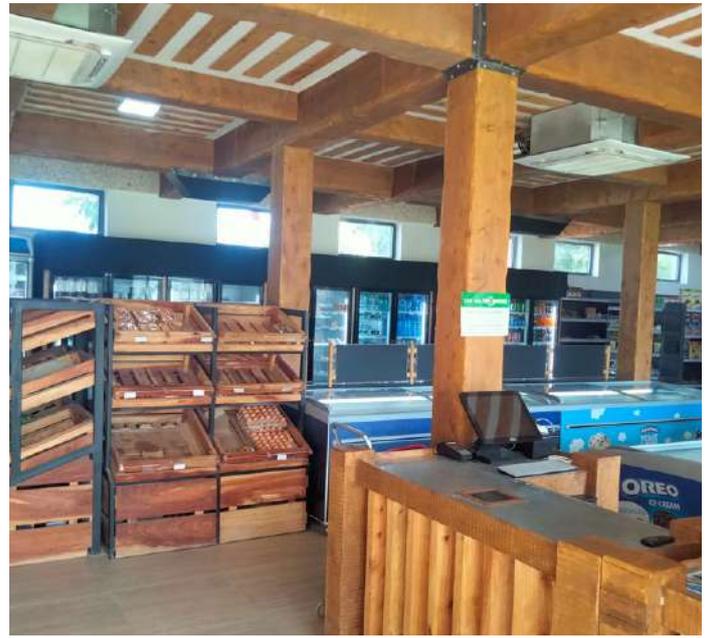
PALM RIDGE, VIPINGO

*Get groceries delivered on your
doorsteps!*



ORDER NOW

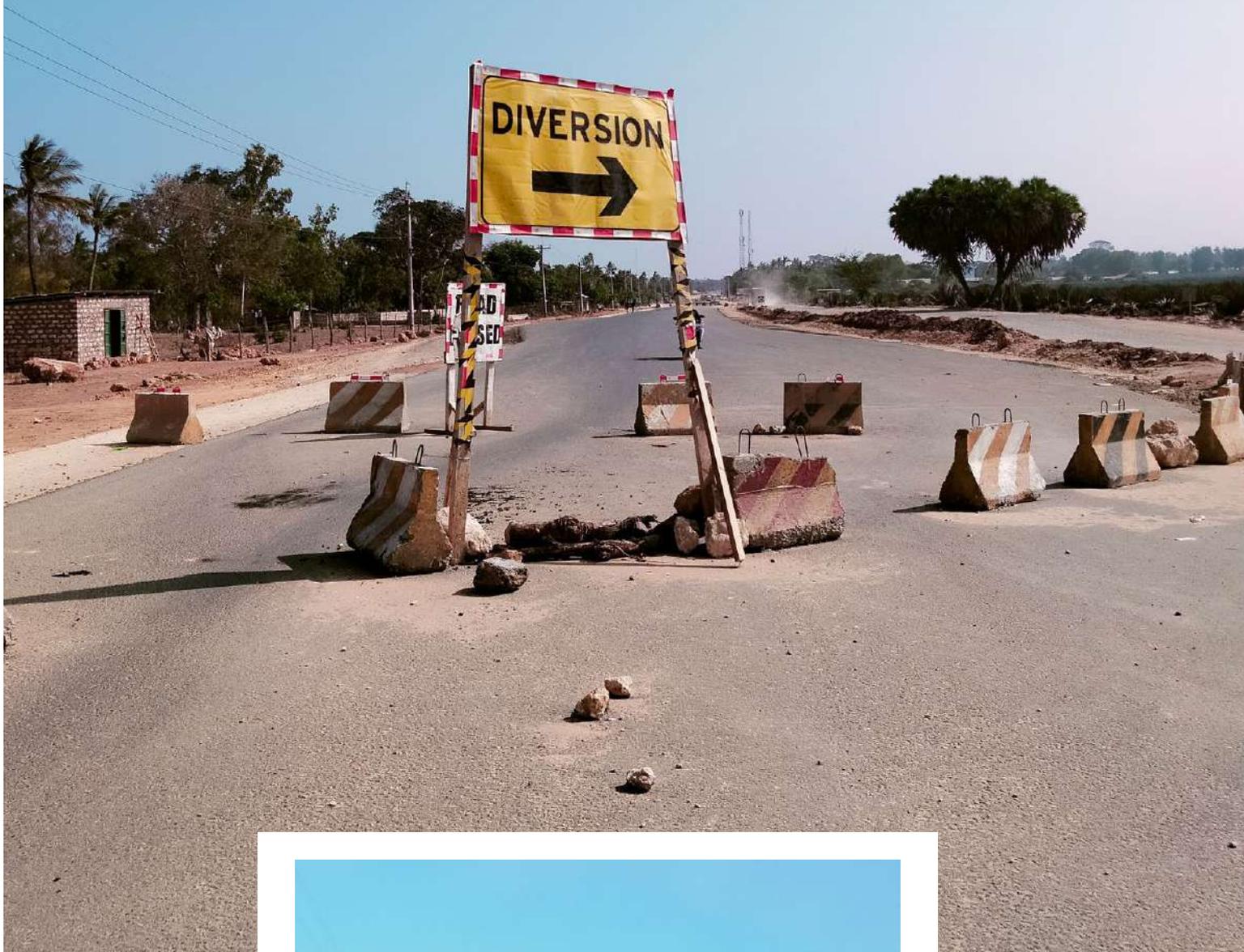
0781 542 567



6

ONGOING PROJECTS INFRASTRUCTURE UPDATE

The Mombasa-Malindi high upgrade ground breaking is on going.





Properties
**FOR
SALE**



1255-PALM RIDGE PHASE 2

Spectacular Views in every Direction



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

Studio Apartment

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

Selling Price:
1.98 M



1 Bedroom Apartment

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

Selling Price:
4.05 M



Flexible payment plan.

- 10% Deposit up on signing letter of offer.
- Balance payable in equal monthly installments within a period of 9 Months

1 Bedroom Loft Apartment

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

Selling Price:
4.05 M

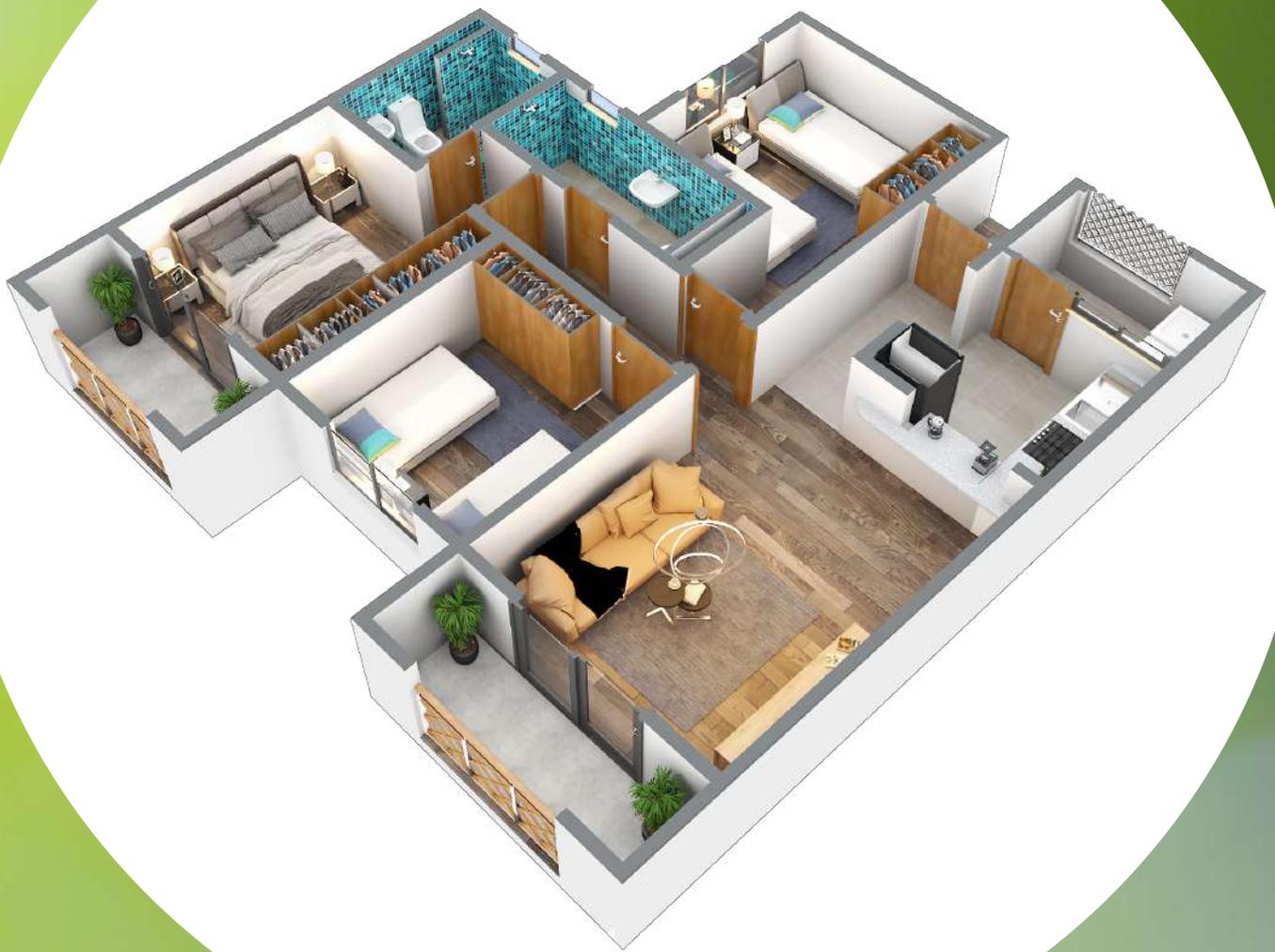


2 Bedroom Apartment

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

Selling Price:
5.85 M





3 Bedroom Apartment

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

Selling Price:
6.75 M

CENTUM RE
PLATINUM
COLLECTION



AWALI ESTATE PHASE 2

MORE SPACE BETWEEN YOU & YOUR NEIGHBOR!



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 up on signing letter of offer.
- Balance payable in equal monthly installments within a period of 18 Months



- 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

3 Bedroom Maissonette on 1/8 acre plot

SELLING PRICE:
19.95 M

3 Bedroom bungalow on 1/8 acre plot

SELLING PRICE:
14.8 M



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

AWALI ESTATE PHASE 2
Choose your preferred unit





KINGSWOOD HOMES - 2

You Deserve The Best!



KingsWood Homes is a limited edition comprising of 32, 3 Bedroom + Dsq villas nested on 22 acres. A gated community in the serene 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 up on signing letter of offer.
- Balance payable in equal monthly installments within a period of 18 Months



- 2 Standard Bedrooms
- Master Bedroom ensuite
- Dsq
- Lounge
- Dining Area
- Kitchen
- Pantry
- Study Room
- Guest cloak room

3 Bedroom residence
on 1/8 acre plot
with roof top entertainment area

SELLING PRICE:
14.8 M



KINGSWOOD HOMES

Choose your preferred unit



CLUSTER LAYOUT ARRANGEMENT

CENTUM RE
PLATINUM
COLLECTION



KINGSWOOD SERVICED PLOTS

Colorful Places to Live and Play!

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

FIND YOUR DREAM HOME AT KINGSWOOD PARK







“home
is where the fun is.”



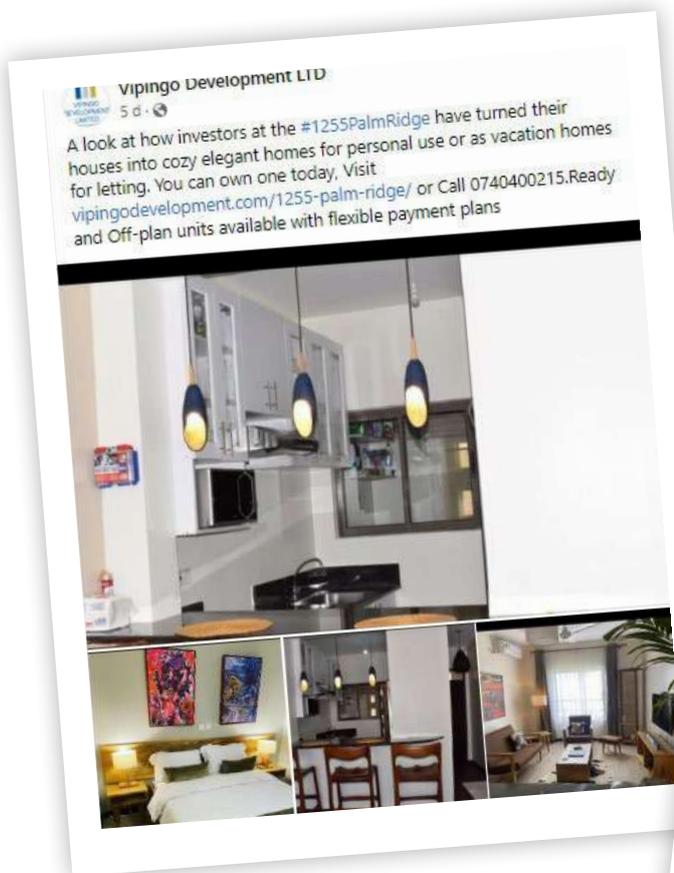
Marketing Activities



1

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**

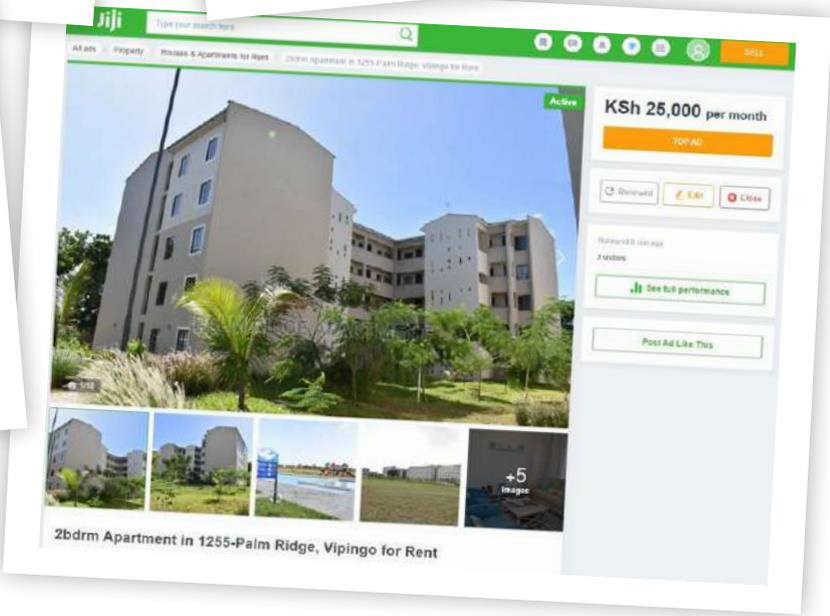
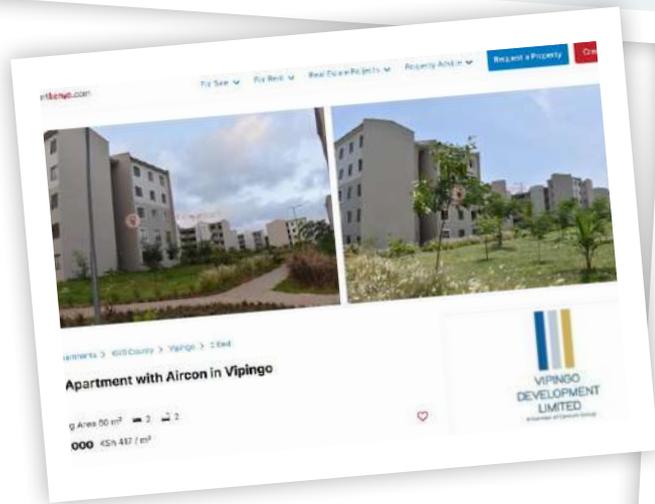
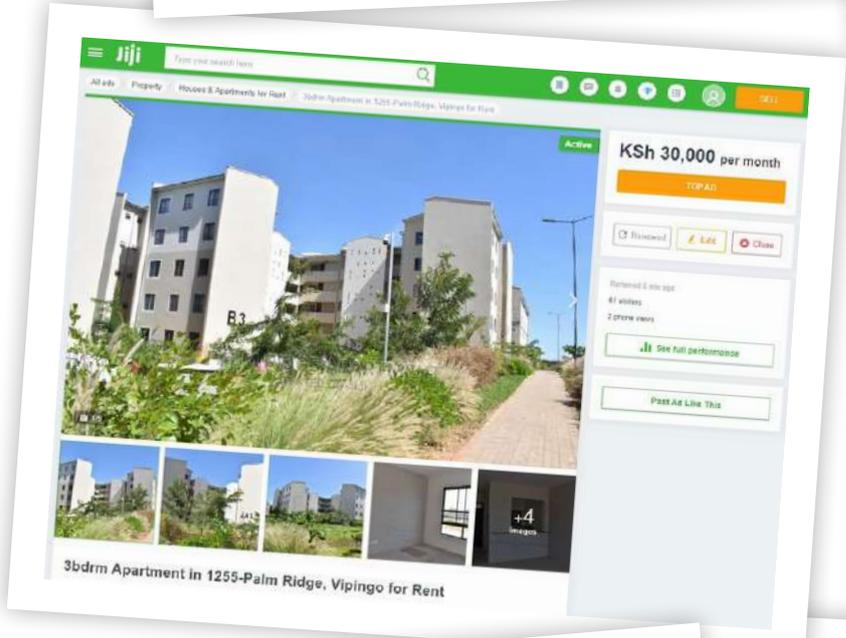
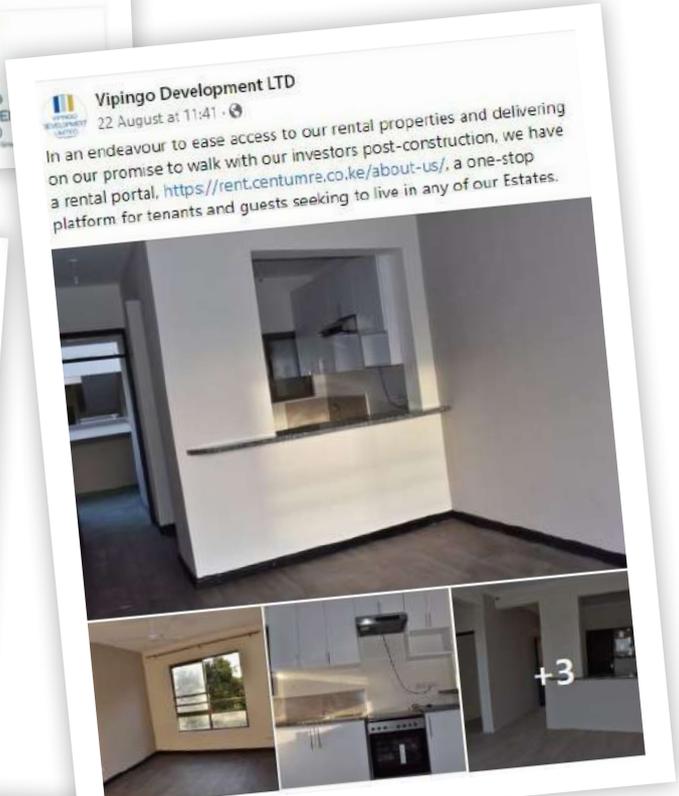
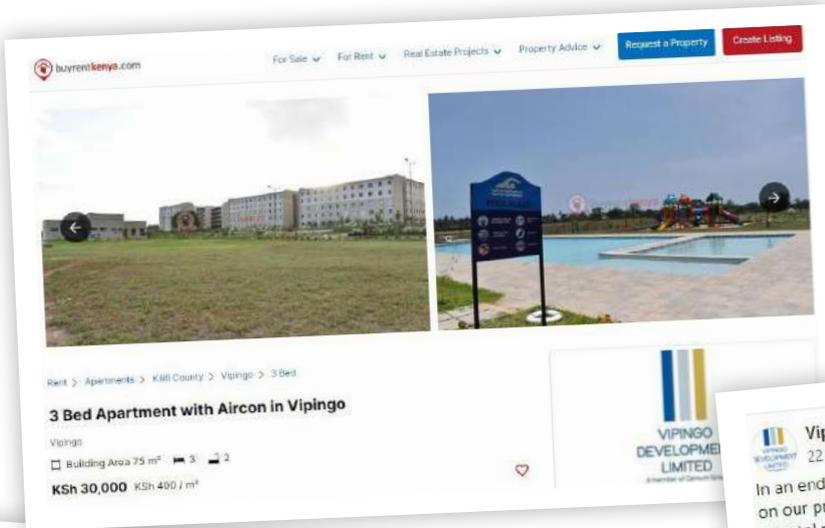


AWALI ESTATE POTENTIAL RENTAL YIELDS			
Unit Type	Long Term (Unfurnished)	Long Term (Furnished)	Short Term (Furnished)
Maisonette	120,000.00	150,000.00	25,000.00
Bungalow	100,000.00	130,000.00	15,000.00

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

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

Rental Initiatives



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

2

Marketing Initiatives

Billboards

- Nyali Centre
- Kilifi town
- Vipingo

Digital

- Social media pages
- GDN's

PRESS

- Nation Newspaper
- PD Newspaper
- Standard Newspaper
- Msafiri Magazine
- Java Love Magazine

TV

- NTV prime time



Nyali Centre Billboard



Kilifi Town Billboard



Vipingo Billboard

Billboards

- Nyali Centre
- Kilifi town
- Vipingo

Digital

- Social media pages
- GDN's

PRESS

- Nation Newspaper
- PD Newspaper
- Standard Newspaper
- Msafiri Magazine
- Java Love Magazine

TV

- NTV prime time

Homes you will love!
1255-PALM RIDGE PHASE 2
Was Kes 2.45 Million
NOW KES 1.98 Million
Enjoy Flexible Payment Plans
Text "DEAL" to 22 365 | <https://vipingodevelopment.com> | 0740 400 215

Great Deals Live here!
Prices from Kes 1.98 Million
AWALI ESTATE PHASE 2 AT VIPINGO, KILIFI
UPTO KES 100,000 DISCOUNT
Text "Vipingo" to 22 365 | <https://vipingodevelopment.com> | 0740 400 215

AMAZING offers
KINGSWOOD PARK
SERVICED PLOTS NOW 2.8M FROM KES 2.8M
*With flexi-payment plan | 0740 400 215

Sample digital ads

AMAZING DEALS THIS Easter!
People Daily
KINGSWOOD HOMES FROM KES 14.8 Million
AWALI ESTATE PHASE 2 FROM KES 14.8 Million
1255 PALM RIDGE PHASE 1 FROM KES 2.5 Million
1255 PALM RIDGE PHASE 2 FROM KES 1.98 Million
KINGSWOOD PARK SERVICED PLOTS FROM KES 2.8 Million
Text 'DEAL' to 22 365 | 0740 400 215
www.vipingodevelopment.com

Great Deals Live here!
1255 PALM RIDGE PHASE 2 From Kes 1.98 Million
KINGSWOOD PARK Serviced Plots from Kes 2.8 Million
1255 PALM RIDGE PHASE 1 From Kes 2.5 Million
Few units remaining.
KINGSWOOD HOMES From Kes 14.8 Million
AWALI ESTATE PHASE 2 From Kes 14.8 Million
FLEXIBLE PAYMENT PLANS
Sms 'Vipingo' to 22365 | 0740 400 215
www.vipingodevelopment.com

VIPINGO, KILIFI
CENTUM
1255 PALM RIDGE PHASE 2 IS TOO GOOD TO MISS
Now selling from KES 1.98 million
Swimming pool & parks
Prime location
Kids play areas
High rental demand
Text 'Gold' to 22365 | 0740 400 215

Sample press ads

CENTUM RE
PLATINUM
COLLECTION



INVESTMENT PARK

Enjoy 150% building allowance and other tax incentives.



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.

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

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



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

VIPINGO DEVELOPMENT LIMITED

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

WE ARE ON SOCIAL MEDIA



Vipingo Development LTD



Vipingodevelopmentlimited



@VipingoLTD



Vipingo Development