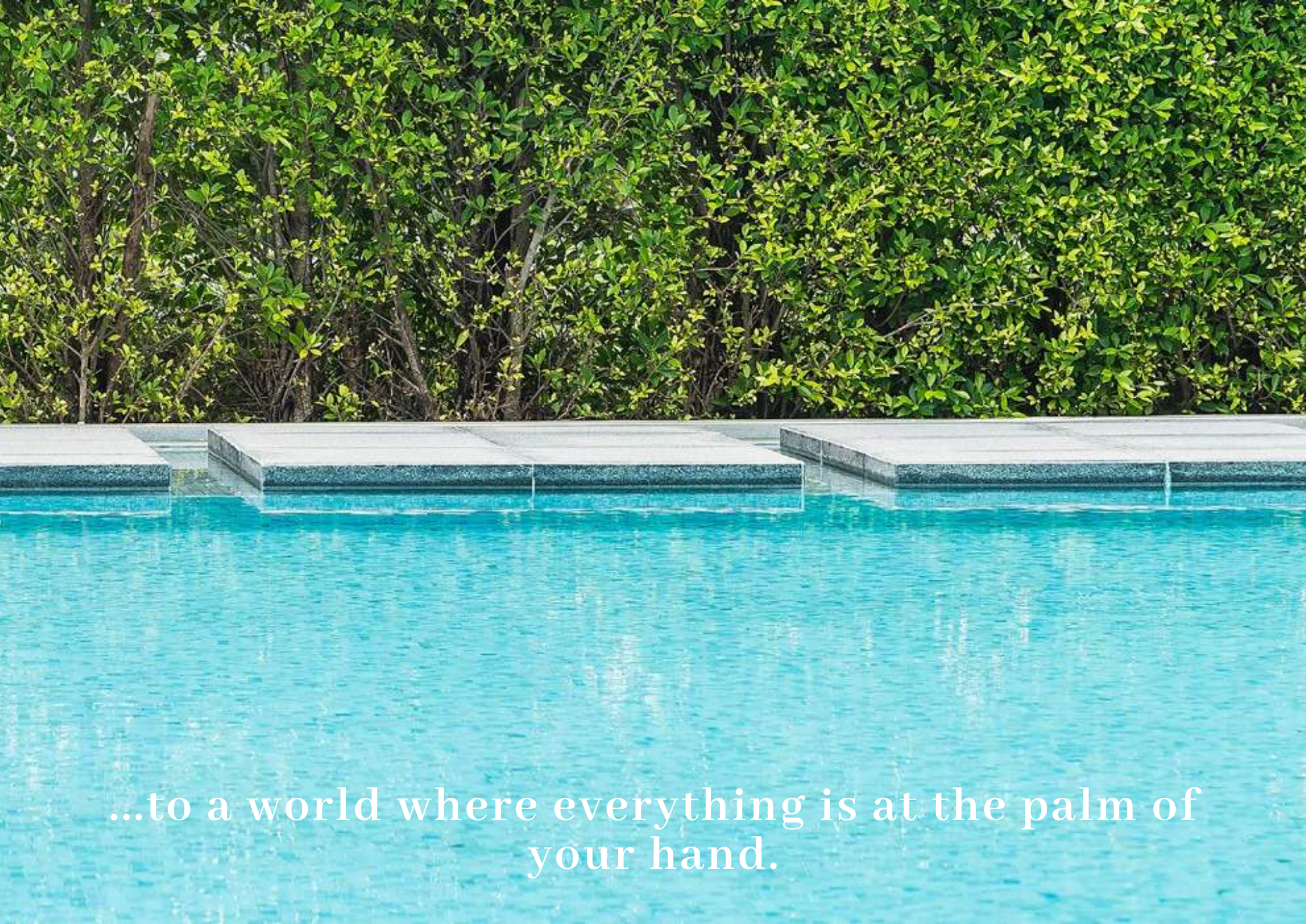


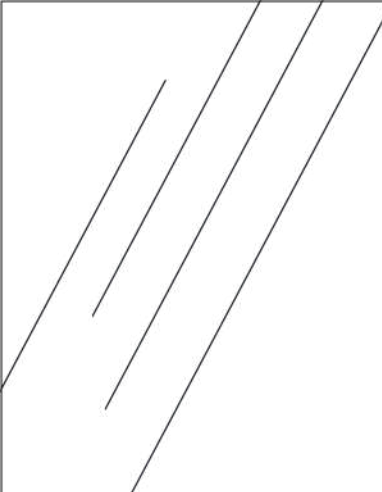
1255 PALM RIDGE II



WELCOME



...to a world where everything is at the palm of
your hand.



VDL Success Story

Awali Estate

A magnificent estate comprising of 74 luxurious bungalows and maisonettes set within a gated community. Amenities within the estate include expansive green parks, a swimming pool, children play areas and playgrounds.

Construction has been completed and unit handover is complete.

1255-Palm Ridge Phase 1

An exclusive, serene, gated estate comprising of 440 magnificently designed apartments.

The estate affords children play areas and playgrounds, a swimming pool, expansive green parks, ample parking and reliable water supply.

Construction has been completed and unit handover is ongoing.

Kingswood Residential Park

A serene, gated community comprising of serviced plots from 1/8th acre. We have successfully sold out the 1st & 2nd Phase and are currently in our 3rd phase.

Buyers get to build one of four unique designs and enjoy flexible payment and development timelines.

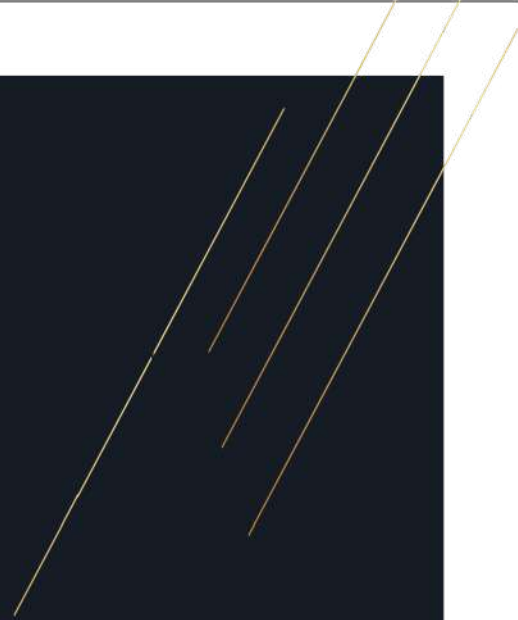
Others available options in Kingswood residential include:

- Kingswood Gold from 1/2 acres
- Kingswood Platinum from 1 acre
- Kingswood Retirement Village court
- Kingswood Residential Bulk - Min. 5 acres.

Vipingo Investment Park(SEZ, EPZ & General Industrial Land)

The lowest cost regional destination for light to medium industrial activities in East Africa. Supported by high quality, reliable infrastructure within an integrated master planned development.

We have opportunities to invest in a Special Economic Zone(SEZ) & an Export Processing Zone (EPZ).



A NEW WAY TO LIVE

Welcome to 1255 Palm Ridge- Phase 2.

Contemporary elegance defines this magnificent and luxurious community located within the larger master planned Vipingo Development, along the Kenyan Coast. The estate provides a high quality of life supported by a lush green environment, manicured gardens, parks, modern amenities, and infrastructure all at an affordable price.





Phase 2 is Too Good To Miss

Phase 1 of the supreme estate comprising of 440 apartments is sold out with construction complete and homeowners enjoying tenancy or rental income from both short let & long term stays.

1255-Palm Ridge Phase 2's unmatched level of distinction offers you the perfect place to call home. From modern architecture, artful interiors and spectacular views of the breathtaking environment, the calming atmosphere and cool breeze around Palm Ridge serve for a perfect environment to set up home, a vacation destination or investment.

Own your piece of luxury and enjoy flexible payment plans.





Scenic Landscapes
Await...



The project is developed by Centum Real Estate (<https://centumre.co.ke/>) , an astute real estate developer with a remarkable track record of developing attractive sites in Kenya and Uganda including Two Rivers Development Limited in Nairobi, Kenya (www.tworivers.co.ke), Pearl Marina Estate in Entebbe, Uganda (www.pearlmarina.co.ug), and Vipingo Development PLC in Vipingo, Kenya (www.vipingodevelopment.com).

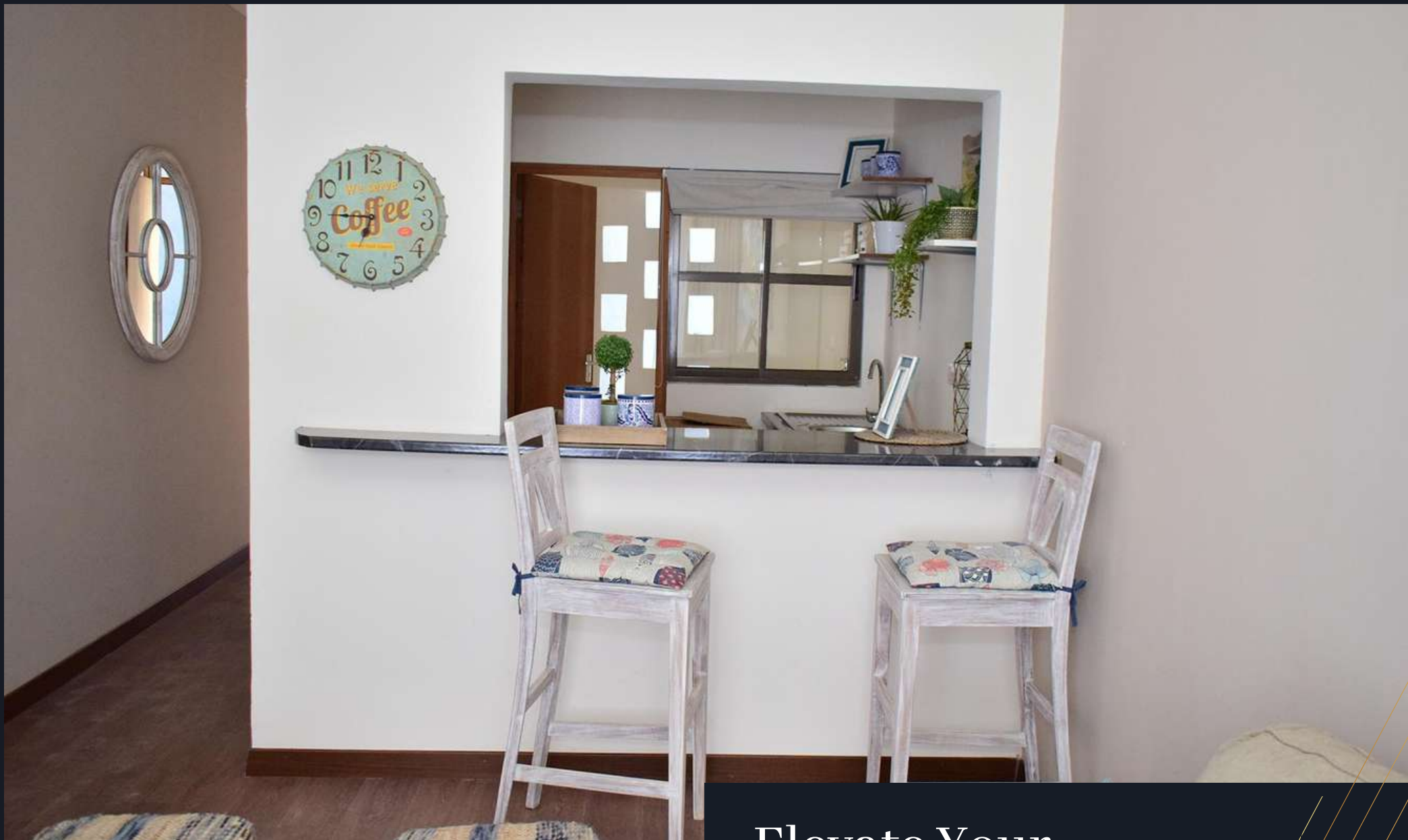
Exquisite Address

1255-Palm Ridge is enviably located in the tranquil Vipingo Development in Vipingo, Kilifi. The Vipingo suburb neighbours Awali Estate, Kingswood Platinum & Gold and Vipingo Ridge golf course and resort. The estate is ideally a 5 minute drive from the Indian ocean with immaculate connectivity via road, air and rail.

This prominent location is conveniently accessible:

- 1Km from the Vipingo Airstrip with daily flights to and from Nairobi
- 500m off the Mombasa Malindi Highway
- 35Kms from Mombasa CBD
- 45Kms from Moi International Airport
- 48Kms from Mombasa SGR Terminus
- Reduced drive time to Mombasa due to the expansion & dualing of the Malindi- Mombasa highway, which is currently ongoing





Elevate Your
Living Experience

Living within The Vipingo Model City





Enjoy living in a modern mixed-use development.

The Vipingo Model City is designed as an integrated live, work, play, staycation urban environment, free of the infrastructure deficits of neighboring city centers. By developing key anchor projects, the Vipingo Model City is now opening doors to additional domestic and international investment, transforming Kenya's urban future through well-planned developments, economic opportunity, and job creation.

Our vision is to develop the lowest cost and most competitive location from which to do business in the region.

The development offers several investment opportunities which include:

- Sunridge Mall - an upcoming 10- acre shopping mall
- Kingswood Park -residential retail from 1/8 acre plots
- Kingswood Platinum- residential from 1 acre
- Kingswood Gold- residential from 1/2 acre
- Kingswood Retirement Village Court_shared residential from 1 acre
- Bulk buying - Residential and commercial
- Vipingo CBD - from 1 acre

THE PROJECT

1255-Palm Ridge- Phase 2 comprises of :

- Studios
- 1 Bedroom apartments
- 1 Bedroom Loft apartments
- 2 Bedroom apartments
- 3 Bedroom apartments

All apartments are elegantly designed with timeless style at the most exclusive suburb in the Kenyan Coast.



Special Limited Offer

STUDIO APARTMENT

Selling at KES 2,450,000 Million



Studio Unit Floor Plan

FEATURES

- Living Area
 - Kitchen
 - Bed Area
 - Bathroom
 - Balcony
 - Measures 22 sqm
-



Special Limited Offer

1 BEDROOM UNIT

Selling at KES 5,000,000 Million



1 Bed Unit Floor Plan

FEATURES

- Living Room
 - Kitchen
 - Bathroom
 - 1 Bedroom
 - Laundry Area
 - Balcony
 - Measures 45 sq.m
-





Special Limited Offer

1 BEDROOM LOFT UNIT

Selling at KES 5,000,000 Million



Loft Lower Floor



Loft Upper Floor

FEATURES

- Living Room
- Kitchen
- Cloak Room
- Bedroom
- Bathroom
- Laundry Area
- Balcony
- Measures 45 sq.m

1 Bed Loft Unit Floor Plan



Special Limited Offer

2 BEDROOM UNIT

Selling at KES 7,200,000 Million



2 Bed Floor plan

FEATURES

- Living Room
 - Kitchen
 - Bathroom
 - Master bedroom Ensuite
 - Standard Bedroom
 - Laundry Area
 - Balcony
 - Measures 65 sq.m
-



Special Limited Offer

3 BEDROOM UNIT

Selling at KES 8,900,000 Million



3 Bed Floor Plan

FEATURES

- Living Room
 - Kitchen
 - Bathroom
 - Master bedroom Ensuite
 - 2 Standard Bedrooms
 - Laundry Area
 - Balcony
 - Measures 80 sq. m
-



Expansive gardens



Amenities

The lush estate lies in close proximity to amenities such as a world class golf course, sandy beaches, a shopping mall and affords a children's & adult's swimming pool, children play areas ample parking, gym, Minimart, 7-side soccer pitch, and expansive green parks.



Swimming Pool & Mini mart



Reliable water supply

Amenities

The estate also enjoys reliable water supply from the 3 million litre /day capacity Vipingo Sea Water Desalination plant that guarantees endless flow of potable water.

The plant along with high-capacity water reservoirs guarantee uninterrupted water supply to your unit.



Jogging & Cycling track



Ample Parking

Flexible Payment Plan

Enjoy an unbeatable payment plan of 10% deposit upon signing letter of offer, and the balance within 12 -24 months depending on the court. Mortgage financing is accepted.

Easy steps to owning your unit :-

1. Get in touch with us
2. Select your preferred unit
3. Provide copies of your ID, KRA pin certificate, email address, postal address, phone contact and next of kin details and contact.
4. Receive a copy of your letter of offer
5. Execute the letter of offer and make a 10% deposit payment
6. Sign Agreement for lease and make a 10% Deposit
7. Payment of balance in installments within 12 -24 months depending on the court
8. Unit completion and handover
9. Registration of ownership documents.

Why 1255-Palm Ridge Phase 2

1. State of the art amenities and infrastructure.

The estate affords children play areas 7-aside soccer pitch, kids and adult swimming pool, gym, expansive green parks and ample parking in a secure neighbourhood.

2. Reputable developer with a proven track record

Vipingo Development has delivered over 500+ homes built to high quality standards and ahead of schedule.

3. Reliable water supply

Enjoy uninterrupted water supply from Vipingo Development's 3 million litre/day capacity sea water desalination plant.

4. Conveniently located

The apartments are located a stone's throw away from Vipingo airstrip with direct flights to and from Nairobi daily. Also enjoy reduced drive time to Mombasa with expansion & dualing of the Mombasa-Malindi Highway (currently ongoing).

5. High returns

Enjoy high furnished rental yields of >14% starting from KES 4,000 per day for studio to KES 10,000 per day for 3 bedroom, and a capital appreciation of 3-5% p.a.





Relax & Energize in a
serene environment.

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 and handed over 2000+ units across its portfolio making us a trusted brand.



Riverbank Apartments, Nairobi, Kenya



The Loft Residences, Nairobi, Kenya



Awali Estate, Vipingo, Kenya



1255 Palm Ridge-Phase 1, Vipingo, Kenya



Pearl Marina, Entebbe, Uganda

All projects have been delivered delivered to quality standards.

Vipingo Development Limited

1st Floor, Vipingo Market and Beyond
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Email: info@vipingodevelopment.com
Mobile: +254 747 019 978

We Are On Social Media



Vipingo Development LTD



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