

AWALI

E S T A T E P H A S E I I

Welcome to
Awali Estate



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



Experience
Luxury &
Serenity





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.



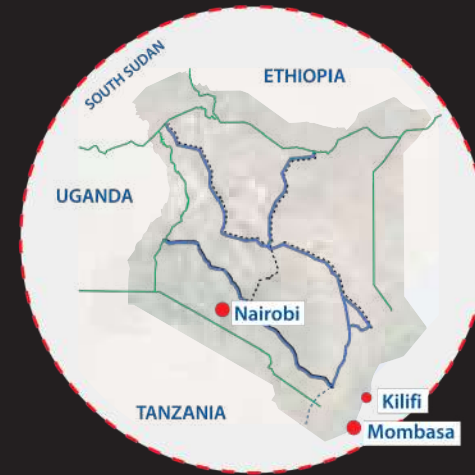
Smiles Grow
at Home



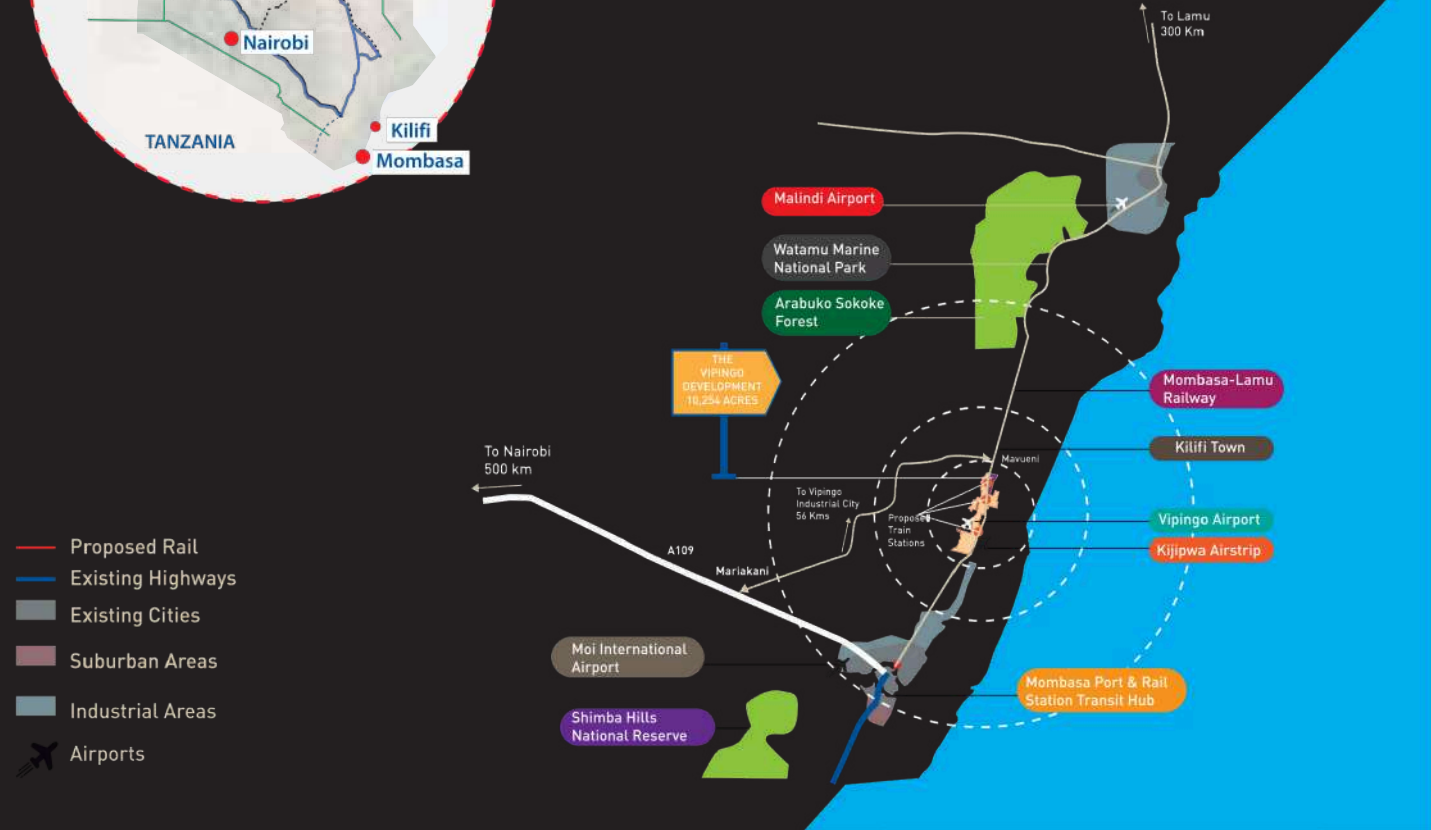
Platinum location

Awali Estate Phase 2 is located in the serene Vipingo Development in Vipingo, Kilifi and neighbours Awali Estate Phase 1, Kingswood platinum, gold and Vipingo Ridge Golf course and Conservancy. The estate is a 5-minute drive from the Kuruwitu public beach 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)
- 5 minute drive from Kuruwitu public beach & Vipingo Ridge beach club
- 500m from Vipingo Ridge golf resort & Baobab golf course, an 18-hole PGA championship golf course
- 35Kms from Mombasa CBD
- 45Kms from Moi International Airport
- 48Kms from Mombasa SGR Terminus



Positioning of Vipingo Development in Kenya

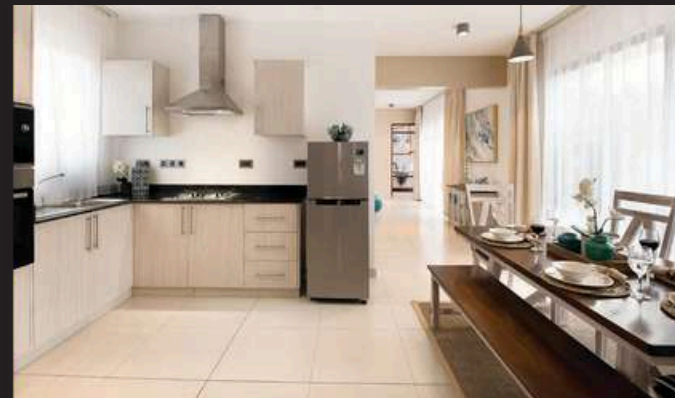


The Residences

THE BUNGALOW

The bungalow has a total built up area of 162 sqm uniquely designed to include:





Awali Bungalow

- LOUNGE
- KITCHEN
- PANTRY
- DINING AREA
- CLOAK ROOM
- LAUNDRY AREA
- MASTER BEDROOM (ENSUITE)
- 2 BEDROOMS (ALL ENSUITE)
- BATHROOM
- TERRACE & USABLE ROOFTOP TERRACE
- DSQ
- A CARPORT FOR 2 CARS

Size in Square meters
 Lettable Space: 162 SQM - Terrace Space: 130 SQM

The Residences

THE MAISONETTE

The maisonette has a total built up area of 206 sqm for the 3 Bedroom & 220SQM for the 4 bedroom maisonette uniquely designed to include:





- LOUNGE
- KITCHEN
- PANTRY

- DINING AREA
- CLOAK ROOM
- LAUNDRY AREA

3 Bedroom Maisonette + DSQ

Lettable Space: 215 SQM

Terrace Space: 75 SQM



- MASTER BEDROOM (ENSUITE)
- 2 or 3 BEDROOMS (ALL ENSUITE)
- GROUND AND FIRST FLOOR TERRACES

4 Bedroom Maisonette + DSQ

Lettable Space: 230SQM

Terrace Space: 85SQM



- DSQ
- CARPORT FOR 2 CARS

YOUR JOURNEY, YOUR CHOICE

Unit Typology	Size (SQM)	Shell & Core Price (KES)	Complete Unit Price (KES)
3 Bedroom Bungalow	162	14,000,000	19,400,000
3 Bedroom maisonette + DSQ	215	18,200,000	24,400,000
4 Bedroom maisonette + DSQ	235	19,500,000	25,700,000

WHAT IS SHELL & CORE?

Shell & Core means your home is fully built on the outside (walls, roof, windows, doors, and external paint) but left unfinished inside, giving you full control over your interior design.

WHAT IS INCLUDED A SHELL & CORE PACKAGE?

Every unit comes complete with essential structural elements and infrastructure, providing the perfect foundation for your personalised finish which includes a full enclosure with a weatherproofed exterior, all major utilities connected and a foundation & structure engineered for durability & stability



EASY STEPS TO OWNING YOUR UNIT

- Get in touch with us
- Select your preferred unit
- Provide copies of your ID, KRA Pin,email, phone number, postal & physical address & Next of Kin Details
- Receive a copy of your letter of offer
- Execute the letter of offer and make 10% deposit payment
- Review and execution of the agreement for lease and payment of another 10%
- Balance payments in installments within 12-24 months
- 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, gym, tennis court, basketball court, 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 litres/day 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 social city in Nairobi (www.tworivers.co.ke), Vipingo Model City 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.

Centum Real Estate's Portfolio



Two Rivers Development, Nairobi
(www.centumre.co.ke)



Pearl Marina, Uganda
(www.pearlmarina.co.ug)



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