



VIPINGO  
DEVELOPMENT  
LIMITED



1255  
**PALM RIDGE II**

---

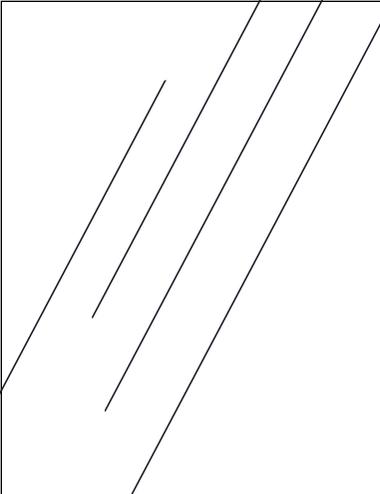
CENTUM<sup>re</sup>

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 ongoing.

### **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 Park**

A serene, gated community comprising of serviced plots from 1/8th acre. Buyers get to build one of four unique designs and enjoy flexible payment and development timelines.

### **Vipingo Investment Park**

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.

Awali Estate

Completed.  
Handover ongoing.



Kingswood Park

Serviced & ready to  
build plots.



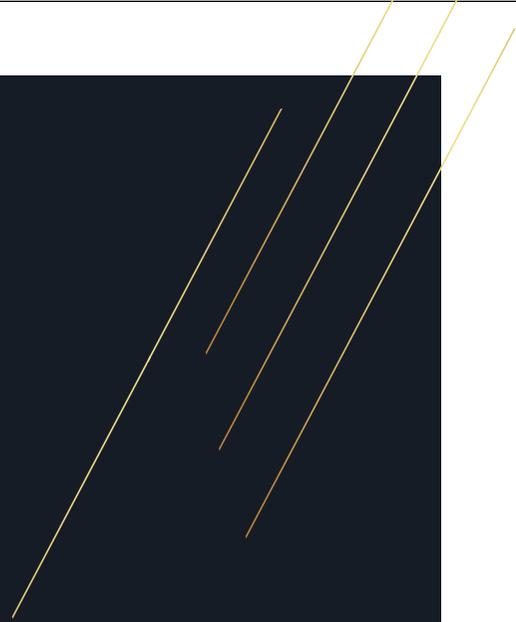
1255-Palm Ridge Phase 1

Completed.  
Handover ongoing.



Vipingo  
Investment Park

Ready to build land.



# A NEW WAY TO LIVE

Welcome to 1255 Palm Ridge- Phase 2.

Contemporary elegance defines this magnificent and luxurious gated community located within the 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.





# Phase 2 is Too Good To Miss

Phase 1 of the supreme estate comprising of 440 apartments is sold out with construction complete and unit handover in progress.

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...



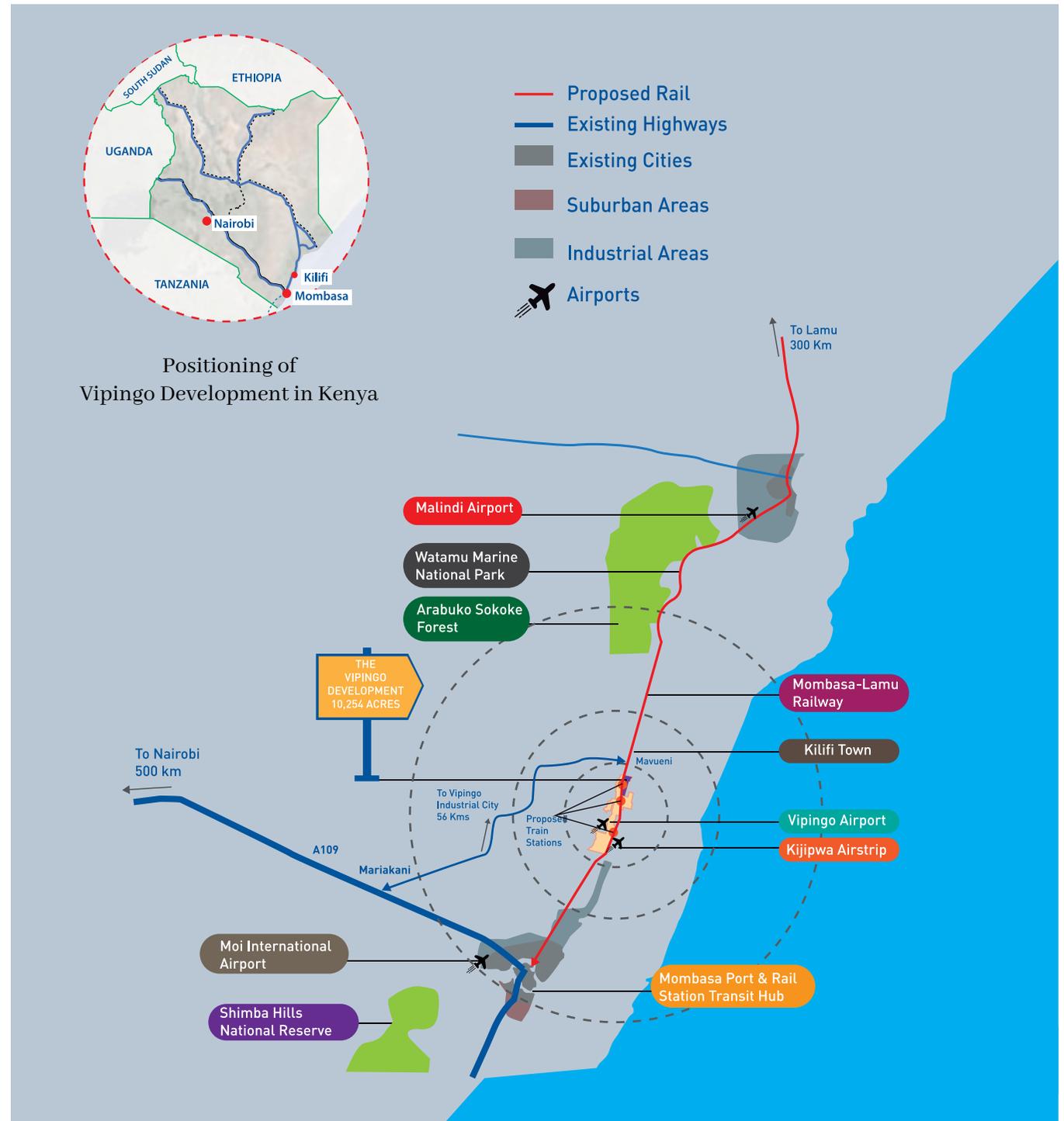
The project is developed by Centum Real Estate (<https://centumre.co.ke/>), an astute real estate developer with a remarkable track record of developing attractive sites in Kenya and Uganda including Two Rivers Development Limited in Nairobi, Kenya ([www.tworivers.co.ke](http://www.tworivers.co.ke)),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

# Most sought after location

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

This prominent location is conveniently:

- 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 of the Malindi- Mombasa highway, which is currently ongoing





Step into a higher  
order of living

# Living within The Vipingo Development City





Enjoy living in a modern mixed-use development.

The Vipingo City is designed as an integrated live-work-play urban environment, free of the infrastructure deficits of neighboring city centers. By developing key anchor projects, the Vipingo 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
- Investment Park
- Kingswood Park
- Awali Estate
- Bulk Land Rights

# THE PROJECT

1255-Palm Ridge- Phase 2 comprises of :

- A Studio apartment
- 1 Bedroom apartment
- 1 Bedroom Loft apartment
- 2 Bedroom apartment
- 3 Bedroom apartment

All apartments are elegantly designed with timeless style in one of Kenya's most exclusive suburbs.



*Special Limited Offer*

**STUDIO APARTMENT**

**Selling at KES 1,980,000 Million**



Unit Floor Plan

## FEATURES

---

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



*Special Limited Offer*

**1 BEDROOM UNIT**

**Selling at KES 4,050,000 Million**



## FEATURES

---

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

Unit Floor Plan





*Special Limited Offer*

**1 BEDROOM UNIT**

**Selling at KES 4,050,000 Million**



Loft\_Lower Floor



Loft\_Upper Floor

Unit Floor Plan

## FEATURES

- Living Room
- Kitchen
- Cloak Room
- Bedroom
- Bathroom
- Laundry Area
- Balcony
- Measures 55 sq.m



*Special Limited Offer*

**2 BEDROOM UNIT**

**Selling at KES 5,850,000 Million**



Unit Floor Plan

## FEATURES

---

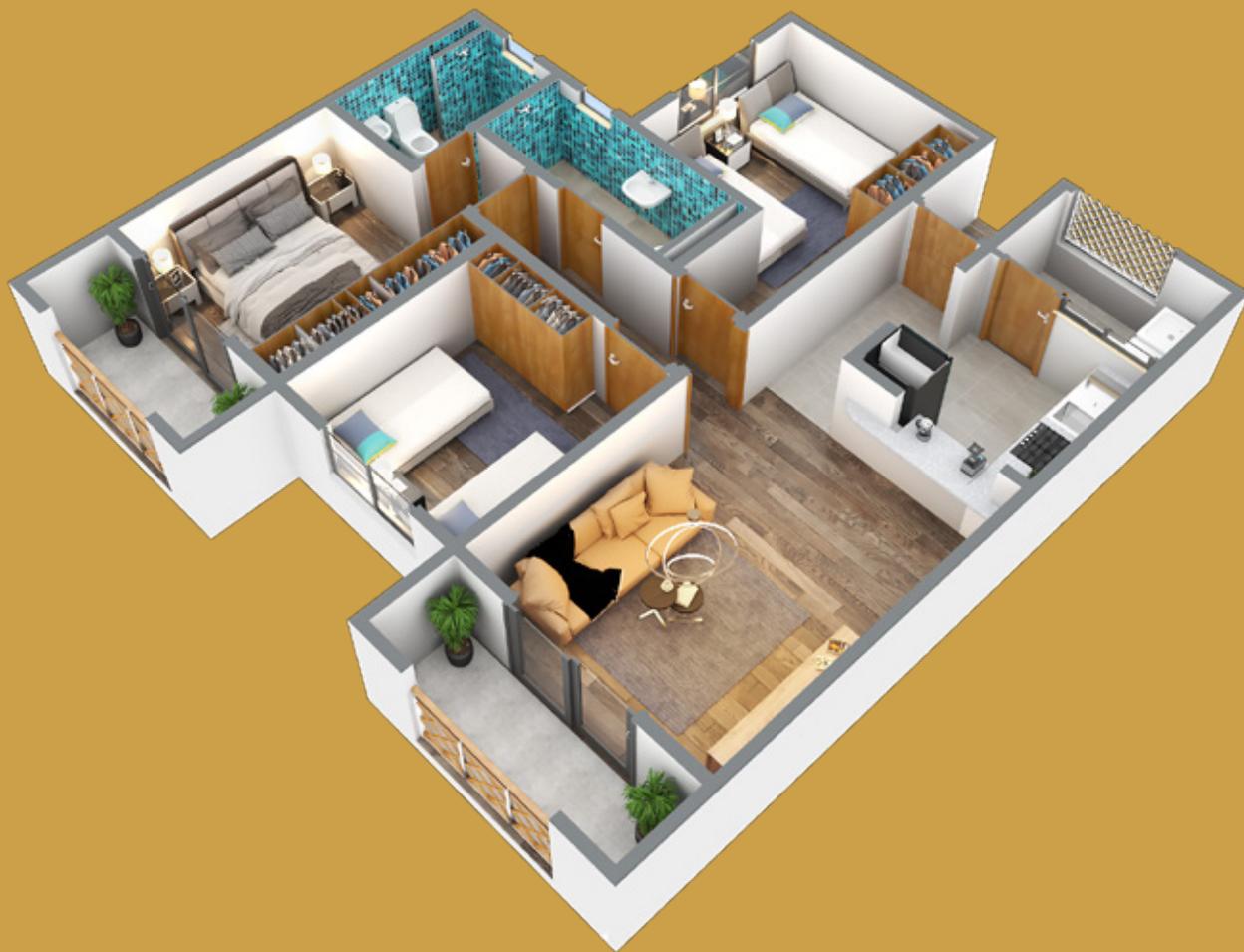
- Living Room
  - Kitchen
  - Bathroom
  - Master bedroom Ensuite
  - Standard Bedroom
  - Laundry Area
  - Balcony
  - Measures 65 sq.m
-



*Special Limited Offer*

**3 BEDROOM UNIT**

**Selling at KES 6,750,000 Million**



## FEATURES

---

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

Unit Floor Plan



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 swimming pool, children play areas and playgrounds, ample parking and expansive green parks.



Swimming Pool



Reliable water supply

## Amenities

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

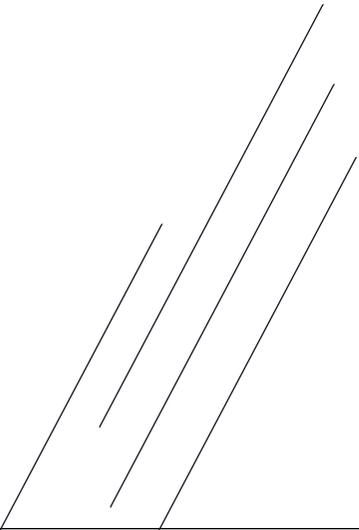
The plant along with high-capacity water reservoirs guarantee uninterrupted water supply to your unit.



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 9 months. 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 and KRA pin certificate
4. Receive a copy of your letter of offer
5. Execute the letter of offer and make 10% deposit payment
6. Payment of balance in installments within 18 months
7. Review and execute of the agreement for lease
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 and playgrounds, swimming pool, expansive green park, 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 capacity 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 of the Mombasa Malindi Highway (currently ongoing).

## **5. High rental demand** with rent projected from KES 25,000





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](http://www.tworivers.co.ke)), Vipingo at the Coast of Kenya ([www.vipingodevelopment.com](http://www.vipingodevelopment.com)), Pearl Marina in Entebbe ([www.pearlmarina.co.ug](http://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 :-



Two Rivers Development, Nairobi, Kenya



Riverbank Apartments, Nairobi, Kenya



Awali Estate, Vipingo, Kenya



1255 Palm Ridge-Phase 1, Vipingo, Kenya



Pearl Marina, Entebbe, Uganda

All projects have been delivered ahead of time and to superior standards.

## Vipingo Development Limited

---

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

**Text 'Gold' to 22365**

#### DISCLAIMER

This brochure and plan and/or any marketing material and the information contained therein does not form part of any contract, agreement or legal relationship and while reasonable effort has been exerted to ensure the accuracy of such information; this cannot serve as a guarantee and no representations and/or warranties (whether express, implied or otherwise) are excluded to the extent permitted by law. Vipingo Development does not make any assurance, indemnification and/or representation(s) in respect of the brochure and plans and/or any marketing materials.