

An aerial photograph of a residential development. The houses are white with grey roofs, arranged in a grid-like pattern. In the center, there is a large green soccer field with white markings. To the right of the soccer field is a large, circular green area, possibly a park or a large lawn. The background shows a hazy cityscape under a blue sky. A large, white, stylized graphic element, resembling a wave or a ribbon, curves across the bottom half of the image.


KingsWood
P A R K
VIPINGO DEVELOPMENT

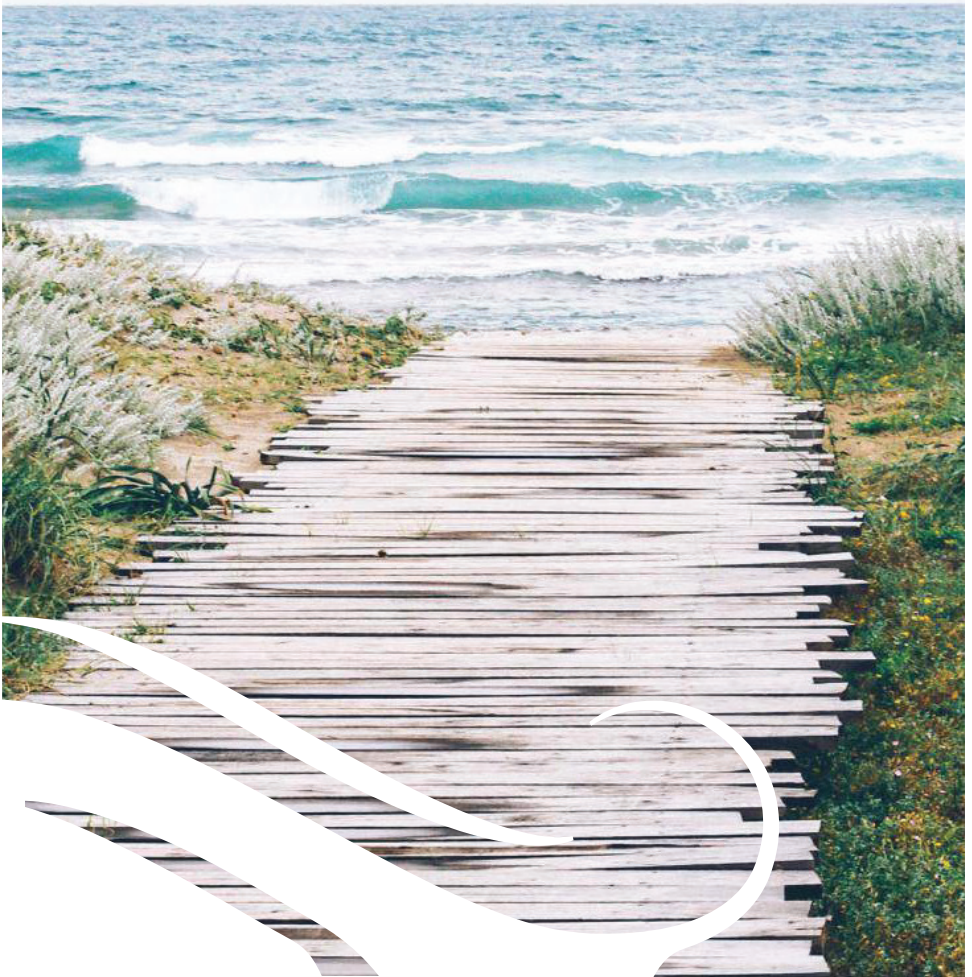
CENTUM^{re}

THE BEST REAL ESTATE DECISION TO MAKE
FULLY SERVICED PLOTS FOR SALE



FINANCIAL & DEVELOPMENT FREEDOM

Flexible payment terms and development timelines to match your cash flow





Dear Investor,

We are delighted to introduce you to KingsWood Park, Vipingo Development, which provides excellent investment opportunities.

1.0 ABOUT VIPINGO DEVELOPMENT

Vipingo Development (www.vipingodevelopment.com) is an integrated economic hub being developed by Centum Investment Company Plc (www.centum.co.ke). It promises to be a model for new East African cities.

The project is spread over 10,254 acres and is supported by among others; an urban environment, high quality infrastructure and state of the art amenities and services. Vipingo Development affords industrial, commercial, residential, hospitality, health care and institutional use. It is located at the Kenyan Coast, a major gateway connecting East and Central Africa to the rest of the world.





2.0 KINGSWOOD PARK

KingsWood Park is a top shelf community in the serene Vipingo Development at Vipingo, Kilifi.

It is themed around interactive courts and offers prime serviced plots in a sociable neighbourhood. Located in the heart of Vipingo Leisure city, KingsWood Park neighbours a superior lifestyle mall, Vipingo Leisure Centre, the luxurious Awali Estate villas and 1255-Palm Ridge apartments.

Buyers will get to build one of 4 unique designs provided. Amenities in KingsWood Park include a swimming pool, expansive green parks and reliable water, power and sewer reticulation.

Plots are available for **KES 2.8 million** for **1/8 acre plots**.

The payment terms are:

- 10% deposit upon signing letter of offer and the balance within 6 month.

Also get to enjoy 48 months construction period





3.0 WHY VIPINGO

Vipingo is easily one of the best locations in the region to live in. This is due to the following key reasons:

- **Serene neighbourhood** – KingsWood Park lies next to Awali Estate, 1255-Palm Ridge, Vipingo Leisure Centre Mall and the Vipingo Ridge golf estate.
- **Location** – Proximity to the Vipingo airstrip with daily flights to Nairobi and 35 KM from Mombasa CBD.
- **Contemporary building options** – Buyers get to pick and build any of four unique designs provided.
- **Unrivalled amenities** – It has access to reliable water, power and sewer reticulation.
- **Flexible payment plan.**

We look forward to a fruitful partnership.





LOCATION MAP



35 KM from
Mombasa
CBD



- 40 KM to Moi International Airport
- 1 KM from Vipingo Airstrip with daily flights to and from Nairobi



- Proximity to Vipingo Leisure Centre Mall
- Premier residential and leisure destination

You Deserve The Best





GOOD PLANNING GOES A LONG WAY

We are currently developing the largest mixed-use development in the region.

This 10,254 acre development will be famed for charming neighbourhood villages, vibrant work communities, top ranked schools and hospitals, exceptional hotels and as the best affordable location for conducting business.

Our comprehensive planning and long-term ownership philosophy translates into timeless designs, exceptional quality, continued reinvestment, sustainability, thoughtful stewardship and community engagement. We care for all land; both that which is developed and the land that is conserved.

Through careful planning and a long term commitment, we create sustainable living, working and shopping environments that allow residents, customers and businesses to flourish.

Our ultra-modern mixed use development is zoned into the following segments:

RESIDENTIAL PROJECTS

KingsWood Park - Prime fully serviced 1/8-acre plots. Selling from KES 2.8 million

1255-Palm Ridge Apartments - An exclusive affordable housing development.

Awali Estate - Splendid luxurious bungalows and maisonettes.

PROPERTY AND LAND DEVELOPMENT

Unserviced land available for sale.

INVESTMENT PARK

Serviced industrial plots for sale.

INSTITUTIONAL

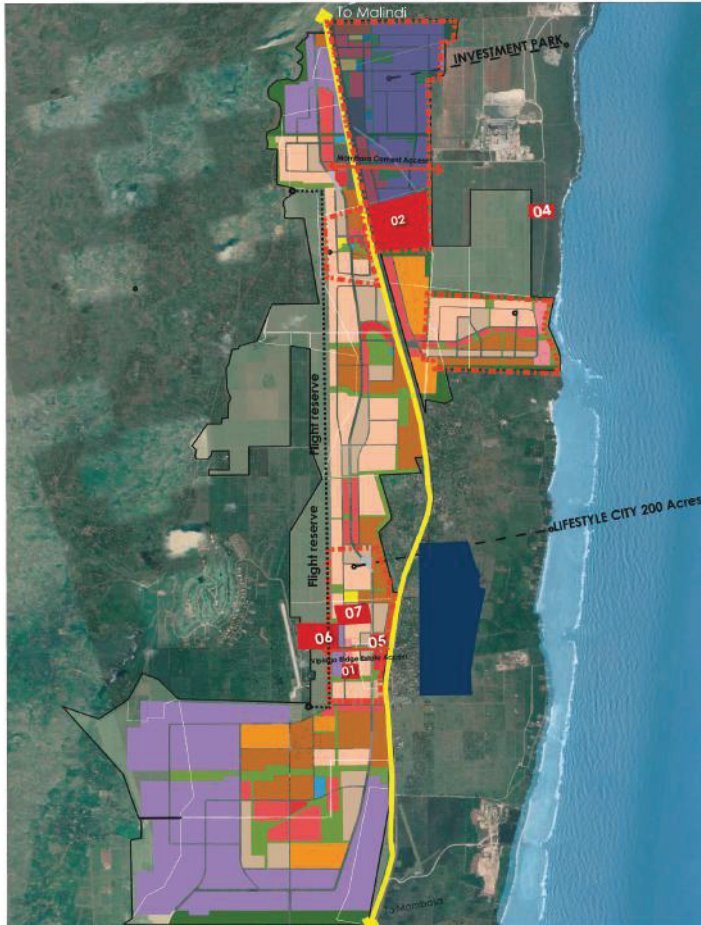
Healthcare and educational facilities

HOSPITALITY

Hotels



VIPINGO MASTER PLAN



KEY

- 01. 20 Acre 1255 Palm Ridge
- 02. Investment city ,phase 01 169 Acres
- 03. 5 Acre Desalination plant parcel
- 04. Retail centre phase 01 (Lifestyle city)
- 05. 50 Acres Awali estate
- 06. KingsWood Park



KINGSWOOD MASTER PLAN





- 30% of the land reserved for green spaces & parks
- Gated community
- Variety of plots (1/8 acre, 1/4 acre, 1/2 acre & 1 acre)
- 4 house typologies
- Development control
- Security
- Services to the plot boundary (power, water, sewer & roads.
- Jogging track & walk ways.

PROBABLY THE BEST REAL ESTATE INVESTMENT DECISION

- Freedom to develop within 48 months
- Flexible payment plan
- Choice of 4 house types



Take your pick from 4
contemporary designed villas.



KINGSWOOD MIRABELLA

Excellent design for a ¼ acre

- A 300 square meters 4-bedroomed villa
- Master bedroom (en suite)
- 3 standard bedrooms (en suite)
- Maid's room
- Family living room
- Lounge
- American style kitchen
- Laundry room
- Carport for 2 cars



KINGSWOOD LA PERLA

Excellent design for a 1/8 acre plot

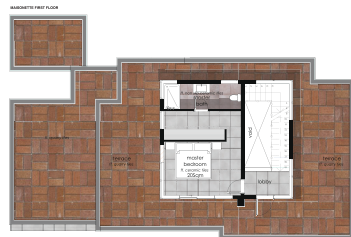
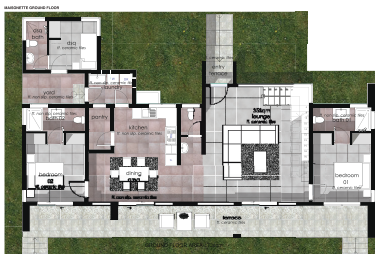
- 2 standard bedrooms (all en suite)
- A master bedroom first floor (en suite)
- Kitchen
- Dining Area
- Laundry area
- Carport for 2 cars
- Ground Floor Terrace



KINGSWOOD MAISONETTE

Excellent design for a 1/8 acre plot

- 2 standard bedrooms (en suite)
- A master bedroom (en suite)
- Kitchen
- Dining Area
- DSQ
- Laundry area
- A terrace



FIRST FLOOR AREA 37sqm

KINGSWOOD BUNGALOW

Excellent design for a 1/8 acre plot

- 2 standard bedrooms (all en suite)
- Master bedroom on first floor (en suite)
- Dining area
- Laundry area
- Ground and First Floor terraces
- A carport for 2 cars
- DSQ





Amenities include :

- Close proximity to the beach
- Swimming pool
- Playgrounds and children play areas
- Expansive green parks



AMENITIES

Green parks & Football field



Perimeter Fence



Water Tank



Cabro paved roads with street lighting



Gate House





IMPACT TO COMMUNITY



Newly built learning facilities in 4 schools



100 technical skills graduands to date



200 secondary school scholarships awarded

- More than 1,000 jobs created
- More than 1,000 households impacted



VIPINGO DEVELOPMENT PROJECT PORTFOLIO

1255-PALM RIDGE APARTMENTS

The 125-Palm Ridge is an exclusive affordable housing development.

Set on 20 acres, the gated estate comprises of one, two and three-bedroom apartments.

Amenities within the estate include; reliable water supply, ample parking, children play areas and playgrounds and a swimming pool.



ONE-BEDROOM APARTMENT - **KES 2.5 Million**
TWO-BEDROOM APARTMENT - **KES 3.5 Million**
THREE-BEDROOM APARTMENT - **KES 4.6 Million**



AWALI ESTATE

Set on 30 acres, Awali is a magnificent estate comprising 152 units.

It has a mix of 90 bungalows and 62 maisonettes.

All are three-bedroom units. Amenities within the estate include a swimming pool, green parks, children play areas and playgrounds.

Construction is currently ongoing.

3 BEDROOM BUNGALOW PLUS DSQ – **KES 13 Million**
3 BEDROOM MAISONETTE PLUS DSQ – **KES 17 Million**



VIPINGO DEVELOPMENT PROJECT PORTFOLIO



VIPINGO INVESTMENT PARK

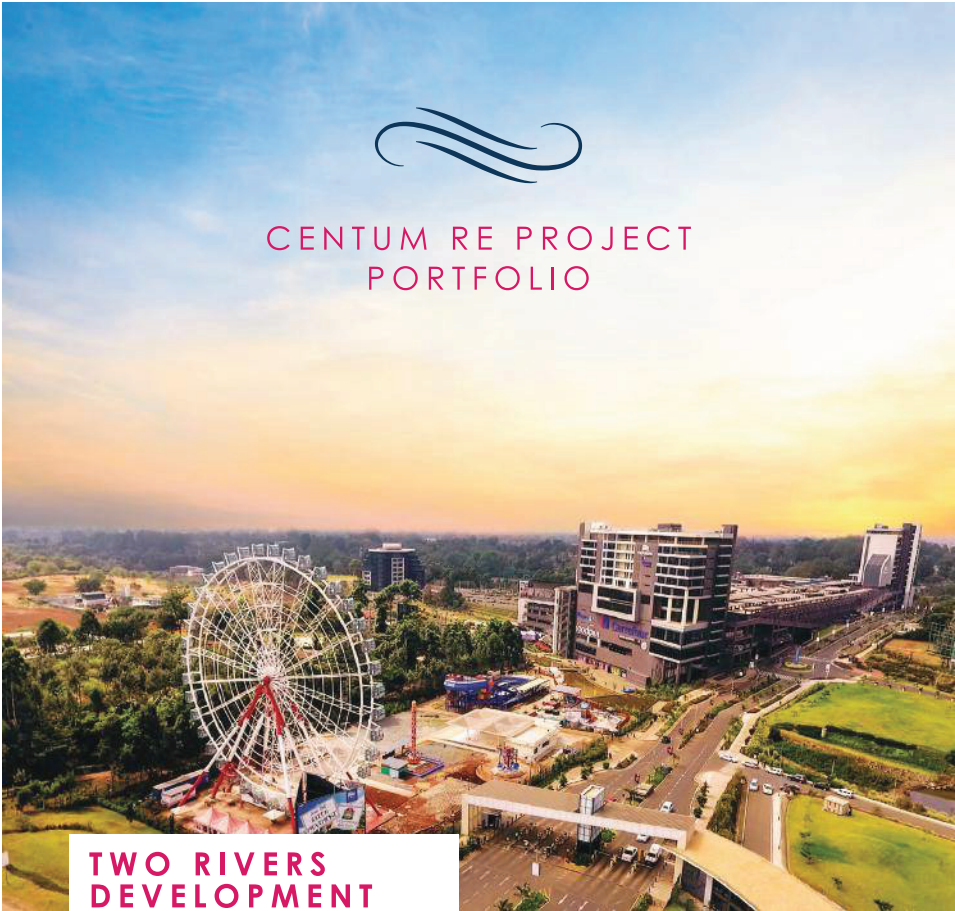
Vipingo Development is anchored by an investment park set on 1,151 acres. Phase 1 of the investment park is set on 250 acres of fully serviced industrial plots within a controlled development.

Vipingo Investment Park is an outstanding location for local and international businesses that require connection to Kenya, in particular, and the East Africa region as a whole. Vipingo enjoys excellent highway access, with quick connections to the Mombasa Port and Mombasa International Airport.

SERVICED PLOTS ARE AVAILABLE FROM **KES 20 MILLION PER ACRE**



CENTUM RE PROJECT PORTFOLIO



TWO RIVERS DEVELOPMENT LIMITED

Two Rivers is a Kenya Vision 2030 flagship project.

We have a total of 102 acres available for development. It is located within the Diplomatic Blue Zone of Gigiri, Nairobi.

The development has 1.5m SQM of approved bulk rights. So far, 99,000 SQM of bulk has been development on site by 3 developers: Two Rivers Lifestyle Centre, City Lodge & Victoria

Bank. The development integrates retail, entertainment and lifestyle centres, Grade A offices, 3- and 5-star hotels and conferencing facilities, a residential offering and medical facilities.

We have developed Two Rivers Mall, the largest mall in Sub-Saharan Africa outside of South Africa as the anchor development with 67,000 SQM of retail space and 21,000 SQM of office space.

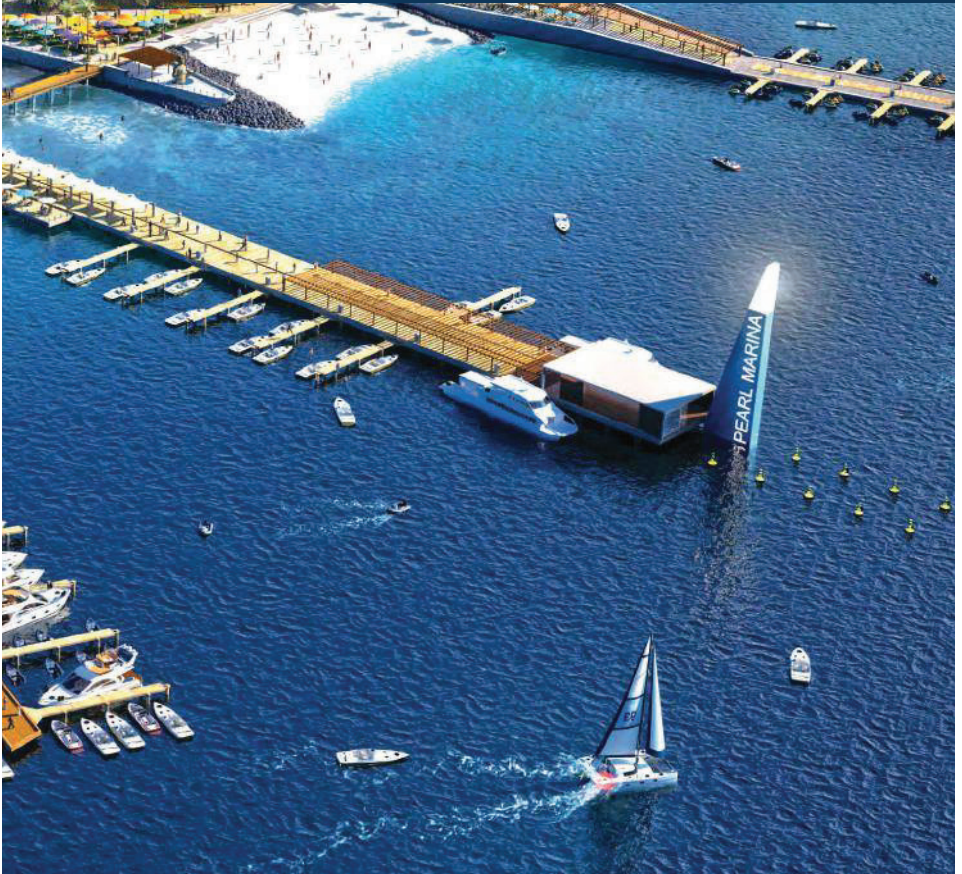


PEARL MARINA ESTATES

Pearl Marina is a 359-acre lakefront mixed use development located at the Garuga Peninsula on the shores of Lake Victoria in Entebbe, Uganda.

The estate has more than 3 kilometers of lake frontage offering stunning views of the largest lake in Africa, Lake Victoria.

Managed by Centum Real Estate and being constructed by Roko Construction Ltd, a trusted leading construction company in Uganda, Pearl Marina will become the futuristic lakeside city of Uganda.





ABOUT THE DEVELOPER

Centum Real Estate is the region's leading developer of mixed-use urban nodes.

It is part of Centum Investment Company Plc, East Africa's largest listed investment company founded in 1967 as Industrial and Commercial Development Corporation Investment (ICDCI) and rebranded to Centum Investment Company Limited (Centum) in 2008. Currently, Centum's total assets exceed KES 66 billion (US\$ 660 million).

Centum Real Estate has established itself as a trusted real estate developer by master developing attractive sites across the region and providing commercial impetus for investors to establish urban node developments therein.

Presently, our portfolio consists of Two Rivers Development in Nairobi (tworivers.co.ke), Vipingo Development at the Coast of Kenya (vipingodevelopment.com) and Pearl Marina in Entebbe, Uganda (pearlmarina.co.ug). In our pipeline are affordable urban nodes in the wider Nairobi and catchment areas.



VIPINGO DEVELOPMENT LIMITED

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