



VIPINGO  
DEVELOPMENT  
PLC  
A member of Centum Group



# 1255

PALM RIDGE  
— PHASE 2 —

**CENTUM** <sup>re</sup>



# *Award Winning* **DEVELOPMENT**



**AFRICAN  
PROPERTY  
AWARDS**  
DEVELOPMENT

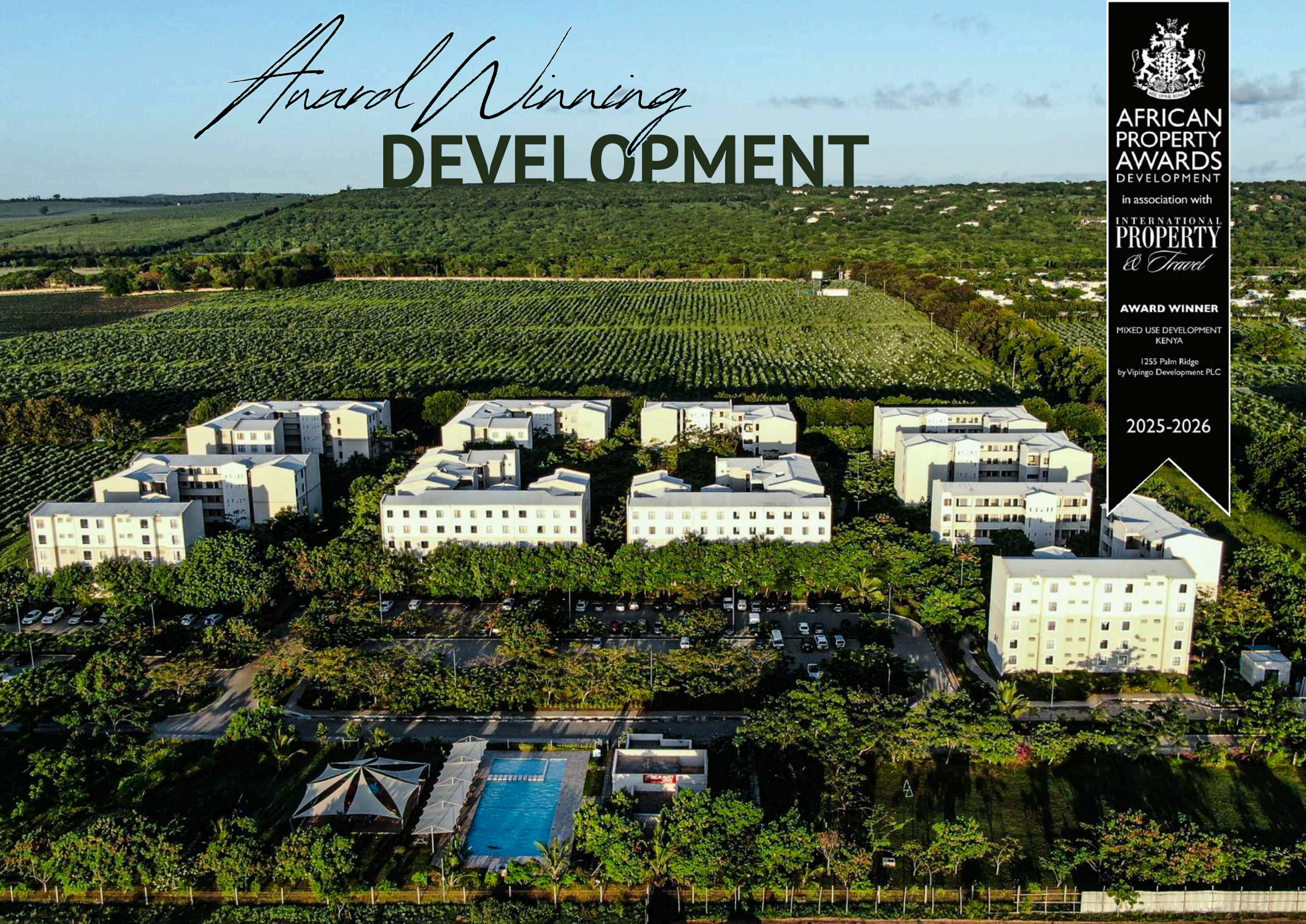
in association with  
**INTERNATIONAL  
PROPERTY**  
*& Travel*

**AWARD WINNER**

MIXED USE DEVELOPMENT  
KENYA

1255 Palm Ridge  
by Vipingo Development PLC

**2025-2026**





# *Welcome to Palm Ridge*

1255 Palm Ridge isn't just a development; it's a track record of excellence. With Phase 1 completely sold out and already delivering consistent rental income and capital appreciation for homeowners, the launch of 1255 Palm Ridge Phase 2 represents a premier opportunity for the astute investor. Featuring a collection of studios, one, two, and three-bedroom apartments, Palm Ridge blends the "Vipingo vibrancy" with the security of a master-planned enclave. Every detail of the estate is engineered for desirability.

**Discover 1255 Palm Ridge II, where modern architecture meets the serenity of the Kenyan coast.**



**440** Delivered Units

1255 Palm Ridge Complete  
Phase one units

**500+**

Delivered homes by Centum  
RE in Vipingo

**446** Units

Upcoming 1255 Palm Ridge  
phase 2

**700+**

2026 - 2027 Residential  
Pipeline in Vipingo



# Platinum Location

Discover the pinnacle of coastal luxury at Awali Estate Phase 2 in Kilifi. Surrounded by pristine natural landscapes, this premium development perfectly pairs an exclusive neighborhood community with seamless local and regional accessibility.

## The Neighborhood

- **Leisure & Recreation:** A 5-minute drive to the sands of Kuruwitu beach & marine conservancy and immediate proximity to the world-renowned PGA-accredited baobab Golf Course at Vipingo Ridge.
- **Immaculate Connectivity:** Unrivaled accessibility via a dedicated network of well-paved roads, and the convenience of the local Vipingo Airstrip for effortless air travel.
- **A Elite Masterplan Enclave:** Positioned adjacent to high-end residential developments like Awali Phase 1 and Kingswood Platinum & Gold, securing long-term property valuation and a refined community aesthetic.



#### Leisure

|                                       |        |
|---------------------------------------|--------|
| Baobab PGA Golf Course                | 5 Mins |
| Kuruwitu beach                        | 7 Mins |
| Vipingo Retail & Commercial Disrtrict | 5 Mins |
| Other Towns/Cities                    |        |
| Kilifi                                | 25 KM  |
| Mombasa                               | 35 KM  |
| Malindi/Diani                         | 80 KM  |
| Nairobi                               | 500 KM |

#### Airports

|                                    |         |
|------------------------------------|---------|
| Vipingo Airstrip                   | 5 Mins. |
| Moi International Airport, Mombasa | 42 KM   |
| Malindi International Airport      | 80 KM   |

#### Transport Hubs

|                             |       |
|-----------------------------|-------|
| Mariakani SGR Train station | 50 KM |
| Mombasa Port                | 38 KM |

# Estate Amenities



Constant Water  
Supply



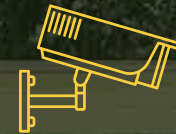
Inhouse Property  
Management



Swimming  
pool



Gym



24/7  
Security



Children's play  
area



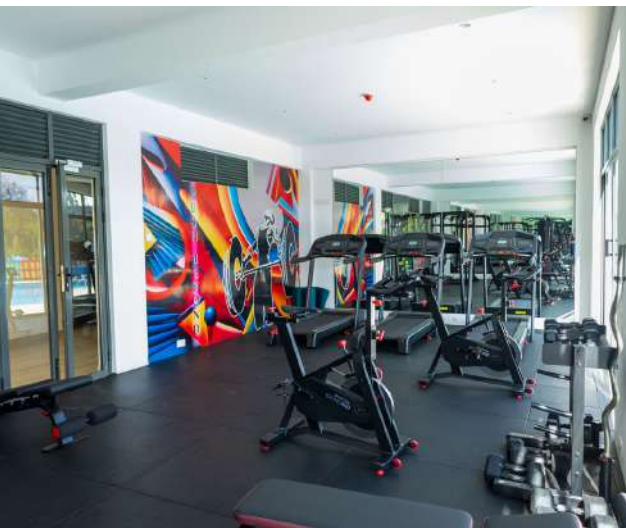
Clubhouse





## *Our Amenities*

1255 Palm Ridge is designed for active coastal living. Residents enjoy access to a full-size tennis court, a children's playground, a gym, and a swimming pool. Every amenity is maintained to the highest standard within a secure, gated community.



# Studio

25 SQM

Size

01

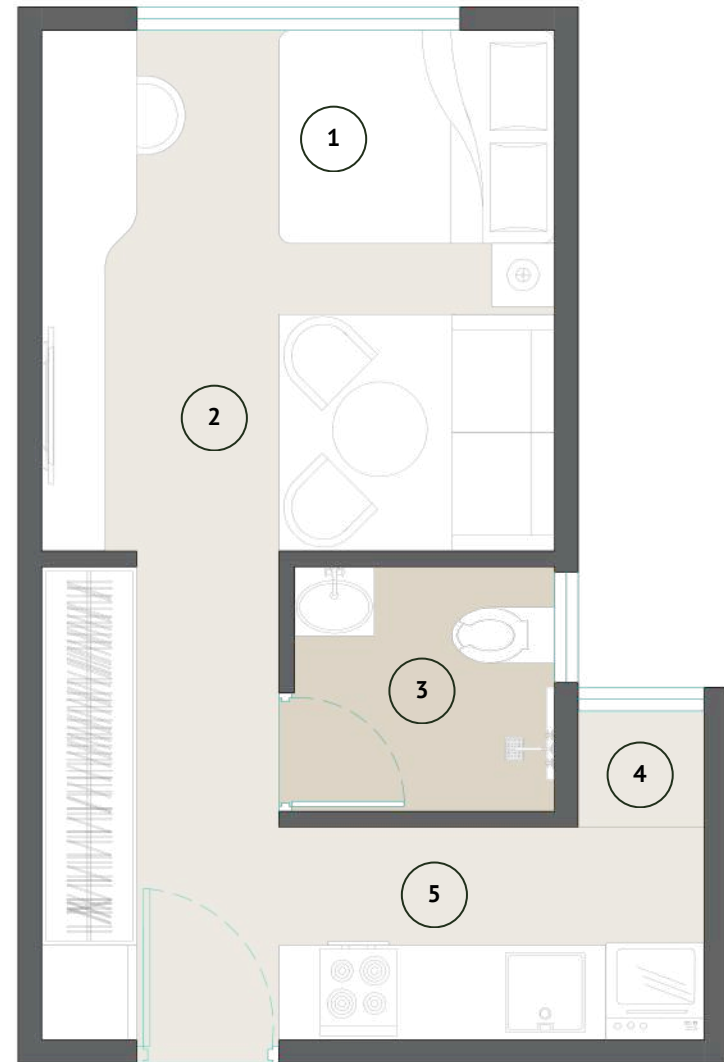
Beds

01

Baths

The Studio offers a step up in space and comfort, perfect for solo professionals seeking a coastal base. It features an open-plan living area, a well-appointed kitchen. Ideal as a high-yield rental unit or a minimalist holiday retreat.

**Priced at KES 2.7M**



- 1 Bed Area
- 2 Living
- 3 Toilet/Bath
- 4 Utility room
- 5 Kitchen

# Studio Deluxe

37 SQM

Size

01

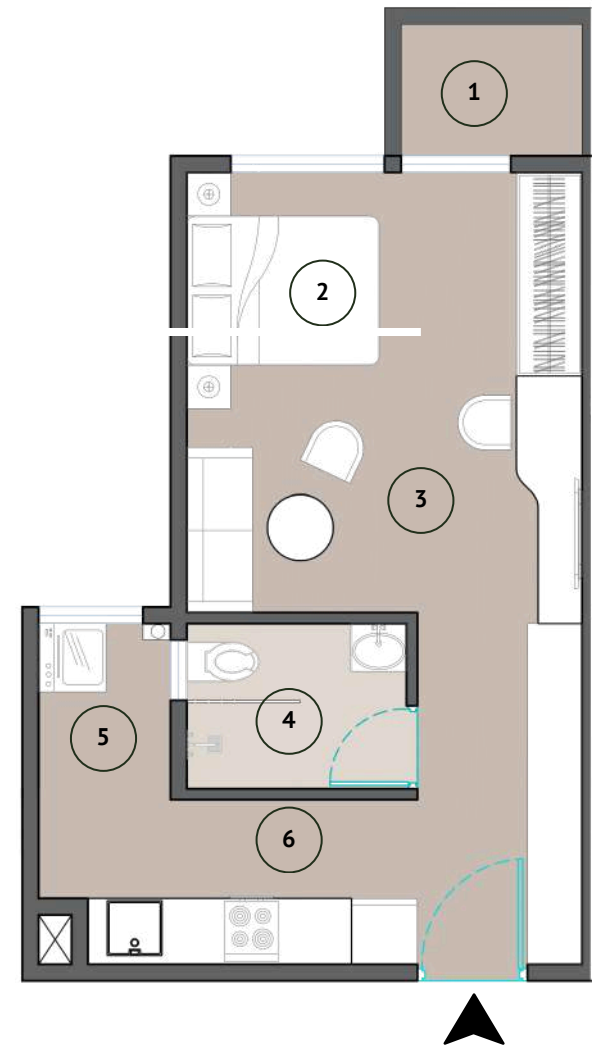
Beds

01

Baths

The Studio deluxe at 1255 Palm Ridge II elevates coastal living with an expanded floor plan ideal for the modern coastal investor. Ideal as a holiday retreat or rental unit, the studio maximizes every square metre with thoughtful finishes and a private balcony.

**Priced at KES 3.8M**



- 1 Balcony
- 2 Bed area
- 3 Living
- 4 Toilet & bathroom
- 5 Utility
- 6 Kitchen

# 1 Bedroom

53 SQM

Size

01

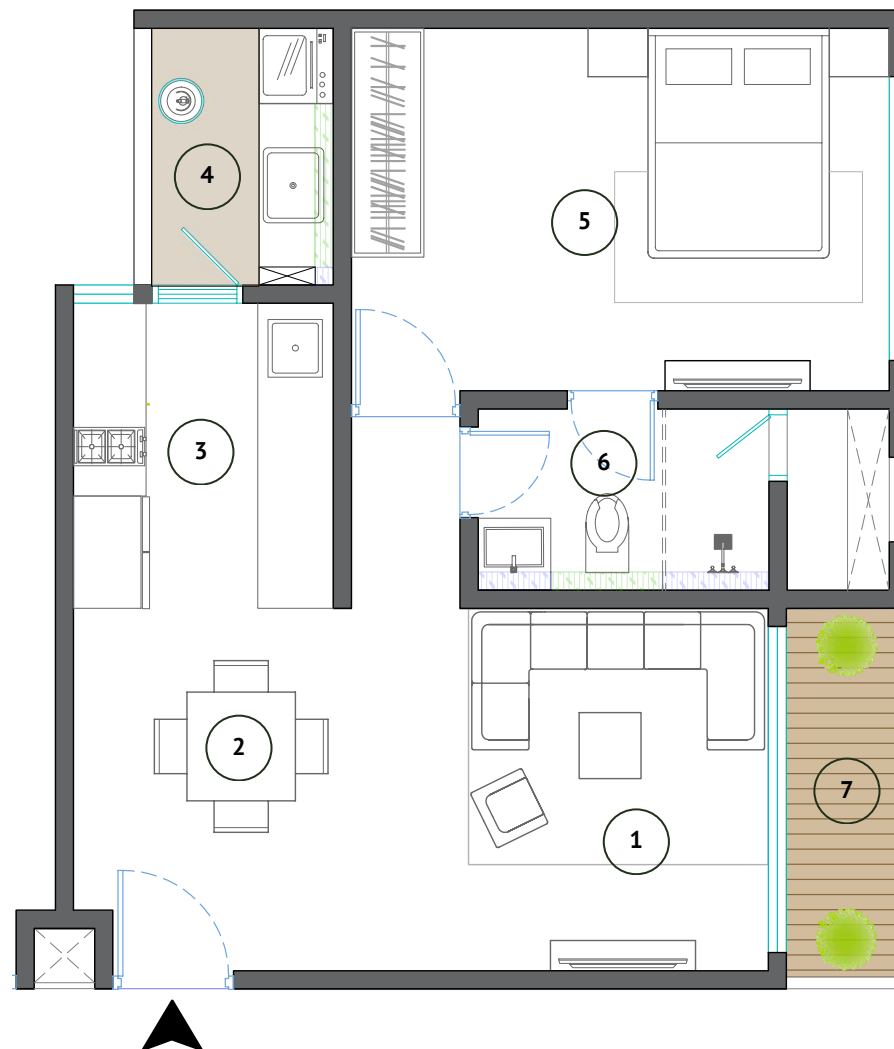
Beds

01

Baths

The One Bedroom apartment blends contemporary coastal design with practical living. Featuring a spacious living room, separate dining area, kitchen, utility room, bedroom, bathroom and a private balcony, this unit is perfectly suited for both owner occupation and short-term rental.

**Priced at KES 5.5M**



- 1 Living room
- 2 Dining
- 3 Kitchen
- 4 Utility room
- 5 Bedroom
- 6 Toilet/Bath
- 7 Balcony

# 2 Bedroom

74 SQM

Size

02

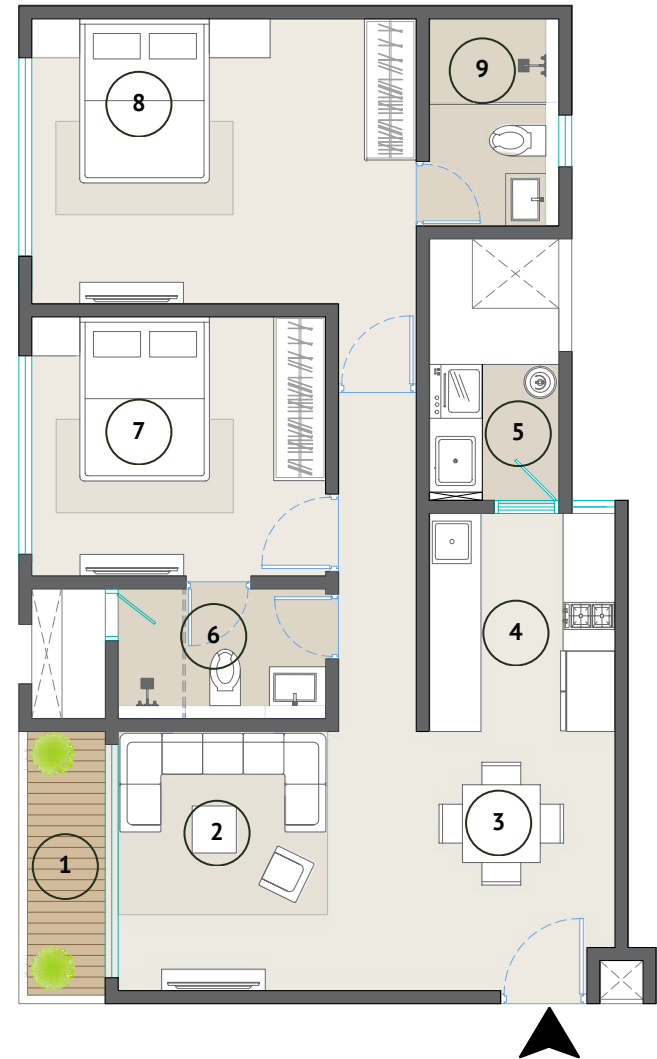
Beds

02

Baths

The Two Bedroom apartment is ideal for families and investors seeking stronger rental yields. With two generously sized bedrooms (Master En-suite), two bathrooms, an open-plan living and dining area, a kitchen and a balcony, this unit delivers both lifestyle comfort and investment performance.

**Priced at KES 7.6M**



- |   |            |   |                |   |                     |
|---|------------|---|----------------|---|---------------------|
| 1 | Balcony    | 2 | Living room    | 3 | Dining              |
| 4 | Kitchen    | 5 | Utility room   | 6 | Toilet/Bath         |
| 7 | Bedroom 01 | 8 | Master Bedroom | 9 | Master toilet /bath |

# 3 Bedroom

93 SQM

Size

03

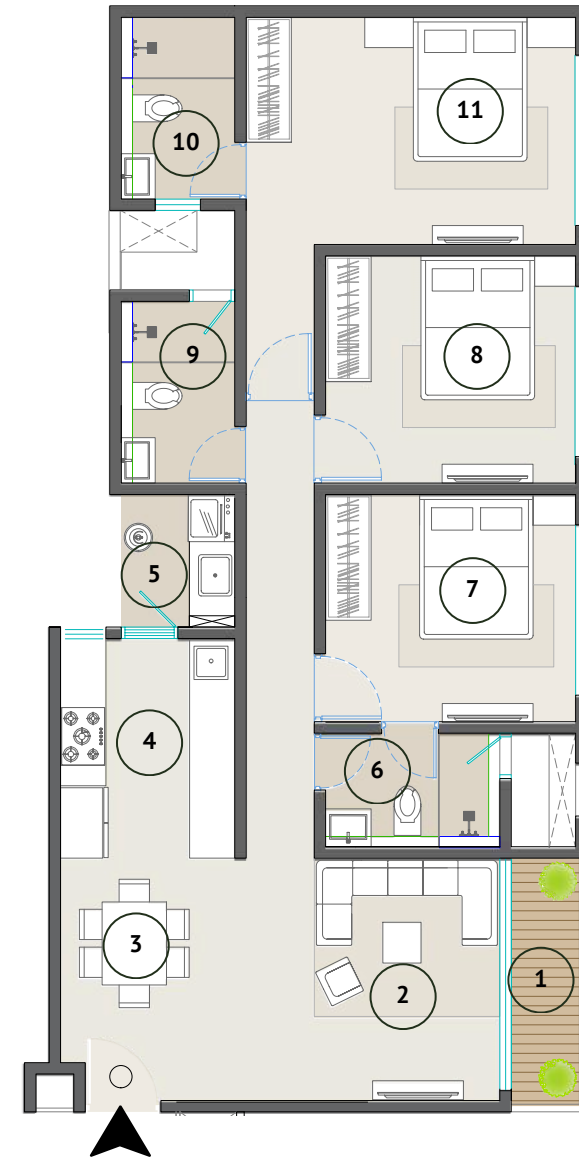
Beds

03

Baths

The Three Bedroom apartment is a spacious, premium residence designed for families or high-yield short-term rental. Comprising a master bedroom with en-suite, two additional bedrooms, two bathrooms, an open-plan living area, a fitted kitchen, utility room and balcony,

**Priced at KES 9.5M**



- |   |              |    |                     |   |                |   |            |
|---|--------------|----|---------------------|---|----------------|---|------------|
| 1 | Balcony      | 2  | Living room         | 3 | Dining         | 4 | Kitchen    |
| 5 | Utility room | 6  | Toilet/Bath         | 7 | Bedroom 01     | 8 | Bedroom 01 |
| 9 | Toilet/Bath  | 10 | Master toilet /bath | 9 | Master Bedroom |   |            |

# Why 1255 Palm Ridge

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## **1. State of the art amenities and infrastructure.**

The estate affords children play areas 7-a-side 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.

# Sustainable Living

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Sustainable living at 1255 Palm Ridge is about harmonizing premium coastal luxury with a deep respect for the surrounding natural environment. Through climate-responsive architecture, innovative engineering, and vast green spaces, the development minimizes its environmental footprint while elevating the everyday comfort and well-being of its residents.



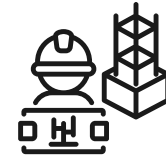
## Greenery & Open Spaces

More than 50% of Palm ridge is permanently reserved for green and open-air space.



## Green Building Alignment

Designed to align with international green building standards, optimizing natural light and coastal cross-ventilation to drastically reduce energy reliance and utility costs.



## Aluminum Formwork Tech.

Built using modern, reusable aluminum formwork minimizes construction waste while reducing eliminating timber waste protecting forests.



## Sustainable Drainage Systems

Incorporating permeable cabro paving and sponge gardens to manage drainage, prevent localized flooding, and encourage natural water infiltration.



## Fresh Water Supply

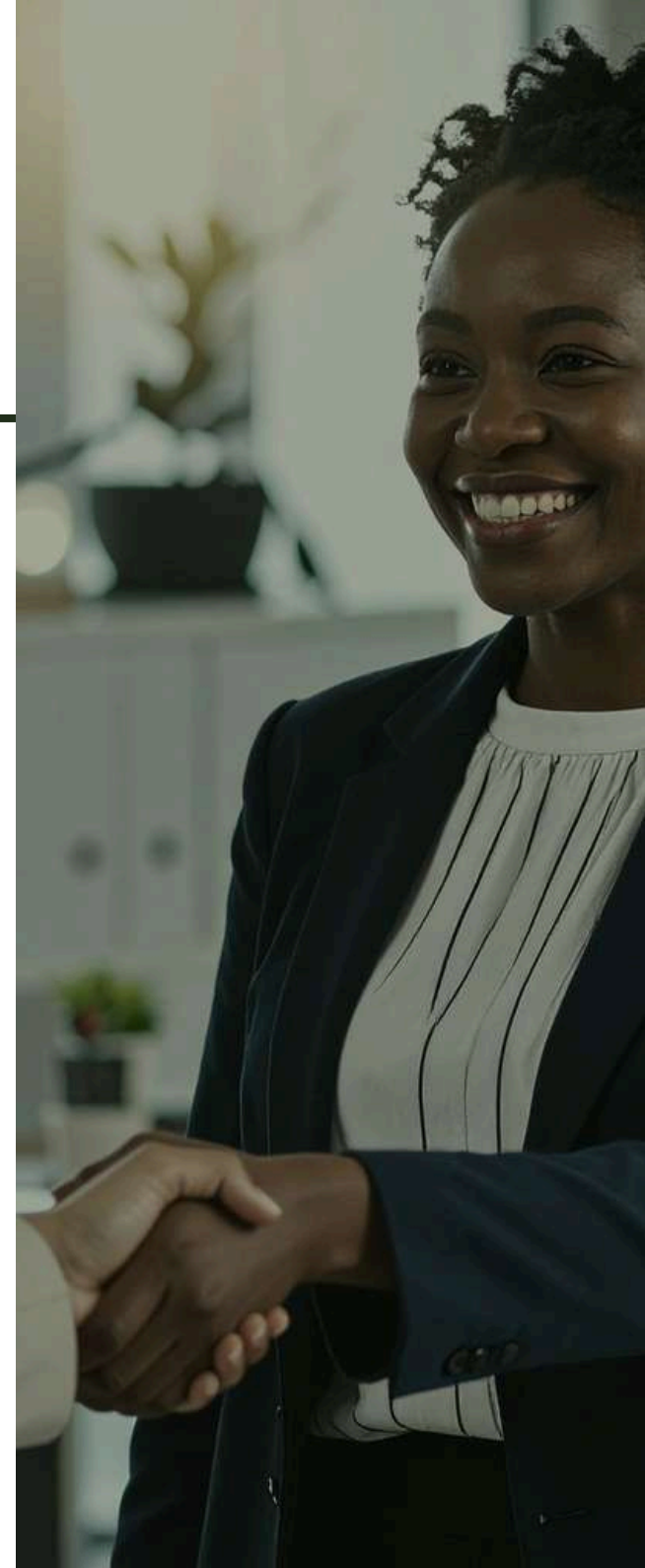
A 3-million-liter capacity seawater desalination plant, ensuring an uninterrupted and reliable water supply to every home without straining local groundwater tables.

# Investment Analysis

1255 Palm Ridge offers the ultimate value play within the Vipingo ecosystem. Its strategic pricing ensures rapid equity growth, while the high demand for quality, modern living in a secure precinct guarantees consistent occupancy and steady monthly cash flow.

## Performance Data

| Typology | Price in 2023<br>(KES) | Price in 2026<br>(KES) | Capital Gain (KES) | % Gain |
|----------|------------------------|------------------------|--------------------|--------|
| Studio   | 2,450,000              | 2,700,000              | 250,000            | 10%    |
| 1 Bed    | 4,400,000              | 5,500,000              | 1,100,000          | 25%    |
| 2 Bed    | 6,600,000              | 7,600,000              | 1,000,000          | 15%    |
| 3 Bed    | 8,200,000              | 9,700,000              | 1,500,000          | 18%    |



# In-house Property Management

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Once your purchase at Vipingo Development is complete, our commitment to you does not end—it is just the beginning.

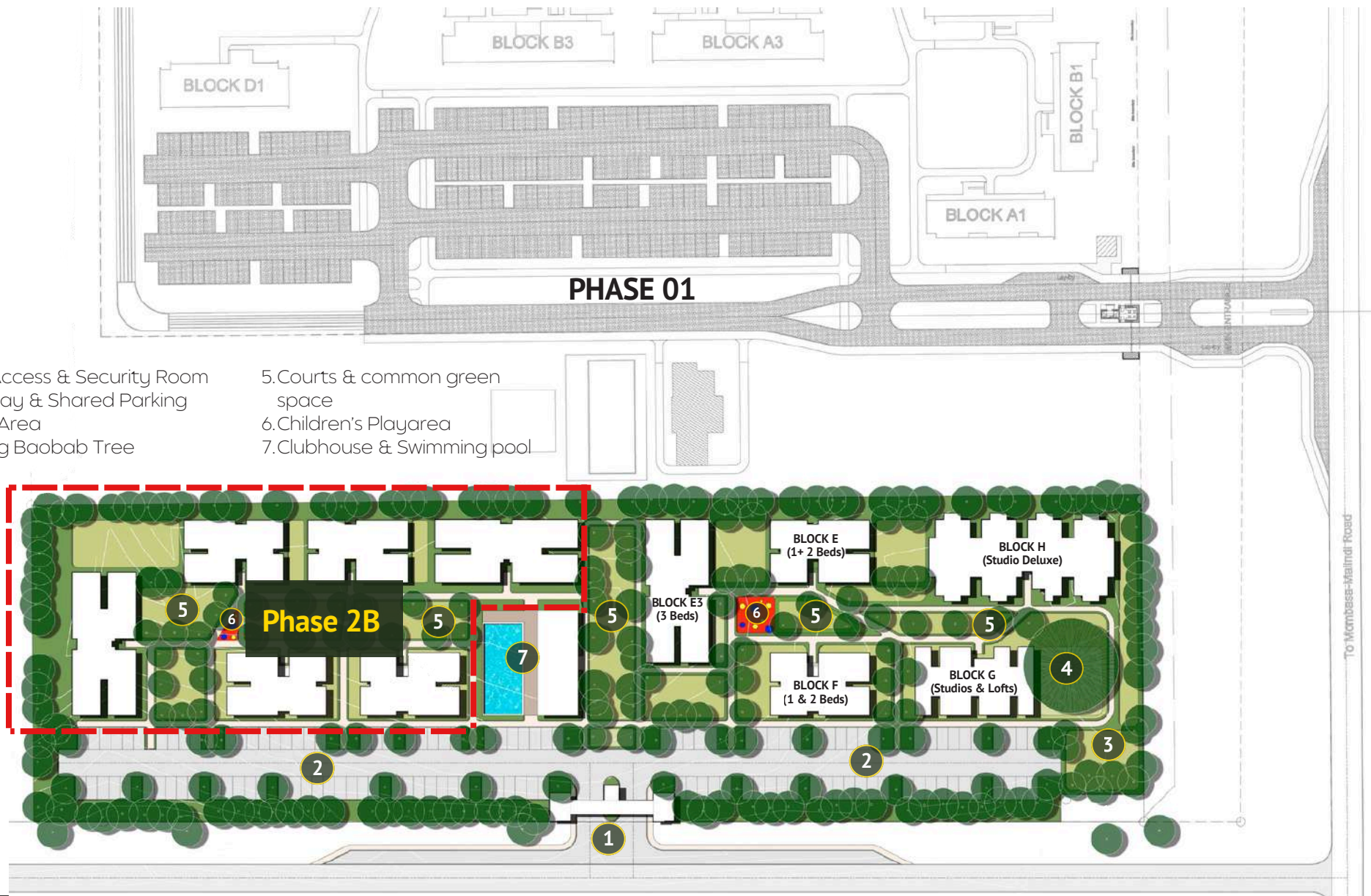
Our dedicated in house property management service provides ongoing support to ensure a seamless transition into your new home. In addition, as Vipingo continues to evolve, your investment has the potential to flourish, whether through rising property values or expanding rental opportunities in this thriving mixed-use hub.



# Site Plan

## LEGEND

- |                                |                                |
|--------------------------------|--------------------------------|
| 1. Main Access & Security Room | 5. Courts & common green space |
| 2. Driveway & Shared Parking   | 6. Children's Playarea         |
| 3. Utility Area                | 7. Clubhouse & Swimming pool   |
| 4. Existing Baobab Tree        |                                |



# Site Plan

## PHASE 01

### LEGEND

- 1. Main Access & Security Room
- 2. Driveway & Shared Parking
- 3. Utility Area
- 4. Children's Playarea
- 5. Courts & common green space
- 6. Clubhouse & Swimming pool



# Sales process



## 1. Discovery

Get in touch with us and with the help of a relationship officer select your preferred unit,



## 2. Generation of Your Offer Letter

Provide copies of your ID, KRA pin, email, phone number, postal & physical address & Next of Kin details to generate your Offer letter



## 3. Signing & Execution of the Offer Letter

Sign your Letter of Offer and place a 10% deposit to lock in your unit.



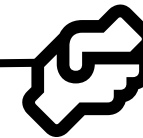
## 6. Handing over of Your Unit

Unit completion and handover  
Registration of ownership documents



## 5. Clearing of the Remaining Balance

Balance payments in installments within 12- months or opt for a KMRC back mortgage from 9% p.a.



## 4. Signing & Execution of the Lease agreement

Executing the formal Agreement for Lease with a second 10% milestone payment.

# Our 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.***

***Phase 2 Construction ongoing***

## 1255 Palm Ridge Phase One

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 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Phase and are currently in our 4<sup>th</sup> 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) in partnership with ARISE IIP & an Export Processing Zone (EPZ).



1255 Palm Ridge Phase one



A Bungalow at Awali Estate



Nuts & More industry at Vipingo EPZ



Kingswood Park in Vipingo



Lake Gas LPG Facility at the Industrial Park

*Our Success Story*



## 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](http://www.tworivers.co.ke)), Vipingo Model City 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 and handed over 2000+ units across its portfolio making us a trusted brand.

# Developer Portfolio



Two Rivers Social City in Nairobi



Mirabella Villas at Pearl Marina, Uganda



Bella Vista apartments at Pearl Marina



Riverbank Phase I in Two Rivers, Nairobi

# Priority SDGs



## Our approach to sustainability goes beyond compliance.

We have established an ESG framework that translates global priorities into local value by prioritising 14 of the 17 UN Sustainable Development Goals (SDGs), ensuring that our portfolio remains future-proof while delivering measurable impact alongside sustainable financial growth.

## Key Highlights

### Vipingo Scholarship Program

Provided over Ksh 135 million in scholarships.

- Supports at least 50 new full scholarships offered annually since 2016.
- A total of 450+ scholars have benefited from the program.

### Vipingo Seawater Desalination Plant

- Produces 3 million litres of portable water per day.
- Our water facilities provides a sustainable solution to water scarcity for both the development and the community.



*Unveiling Premium  
Coastal Living*





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