

Awali Estate

VIPINGO, KILIFI





Welcome to
Awali Estate

74 Delivered Units

Phase one units

79 Units

Upcoming Phase Two Units

500+ Homes

Delivered homes by Centum RE in
Vipingo

700+ Units

2026 - 2027 Residential Pipeline in
Vipingo

Project
Insights

Awali Estate

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

The extraordinary lifestyle at Awali Estate Phase 2 goes beyond the residences. The estate offers you a heightened living experience in one of Kenya's most sought-after development.

Why Choose Awali?

- Conveniently located a stone's throw away from Vipingo airstrip with direct flights to and from Nairobi.
- Enjoy golf all within a 5 minute drive.
- Enjoy reduced drive time to Mombasa with expansion of the Mombasa Malindi Highway (currently ongoing)

- 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.
- Reliable water supply ,enjoy uninterrupted water supply from Vipingo Development's 3 million litres/day capacity desalination plant.

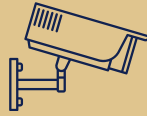


Amenities



Constant Water Supply

Enjoy constant unrationed water supply from our 3 million litre/ day capacity sea desalination plant



24/7 Security

Live with confidence thanks to our top-notch security, including a staffed gatehouse, CCTV, police presence, and a fortified electric fence



Inhouse Property Management

Enjoy the convenience of our expert in-house property management. Your hard-earned investment deserves the best—let us ensure it thrives and stays in top form.



Children's play area

A dedicated space for little ones to laugh and play. A fun & safe play zone tailored for young energy, it's where your children's best memories begin.



Swimming pool

Cool off and unwind at with refreshing dips in our swimming pool at our amenities section.



Clubhouse

Step into a world of leisure and connection at our estate clubhouse. It's the heart of the community, where the neighborhood thrives.



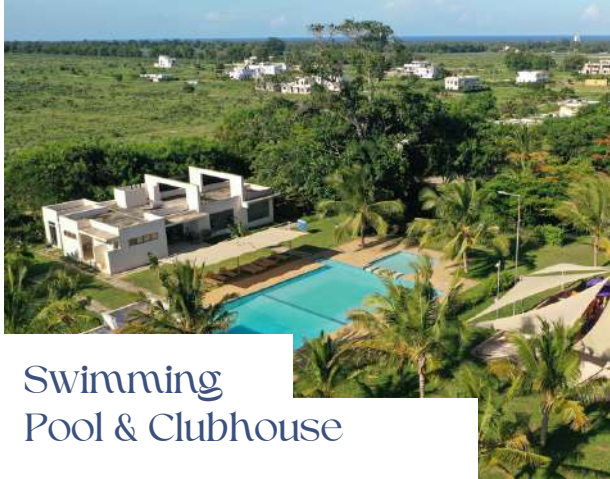
Gym

Ignite your passion for wellness in our modern, state-of-the-art gym, where every workout boosts your vitality.



Beaches

Relax and enjoy at scenic beaches such as Kuruwitu beach marina & conservancy just minutes away.



Swimming
Pool & Clubhouse



Paved Roads
& Greenery



Kuruwitu
Beach & Marine conservancy



Eateries
in Vipingo



Platinum Location

Discover the pinnacle of coastal luxury at Awali Estate Phase 2 in Vipingo, 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 District	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

Awali Bungalow

Bedrooms: 3 Beds + DSQ

Baths: 5 | Toilets: 5



Features

- Lounge
- Fitted Kitchen
- Pantry
- Dining area
- Laundry area
- Private parking
- Master Bedroom (En-suite)
- 2 Bedrooms (All En-suite)
- Private garden, & rooftop terrace
- Home Office
- DSQ (En-suite)

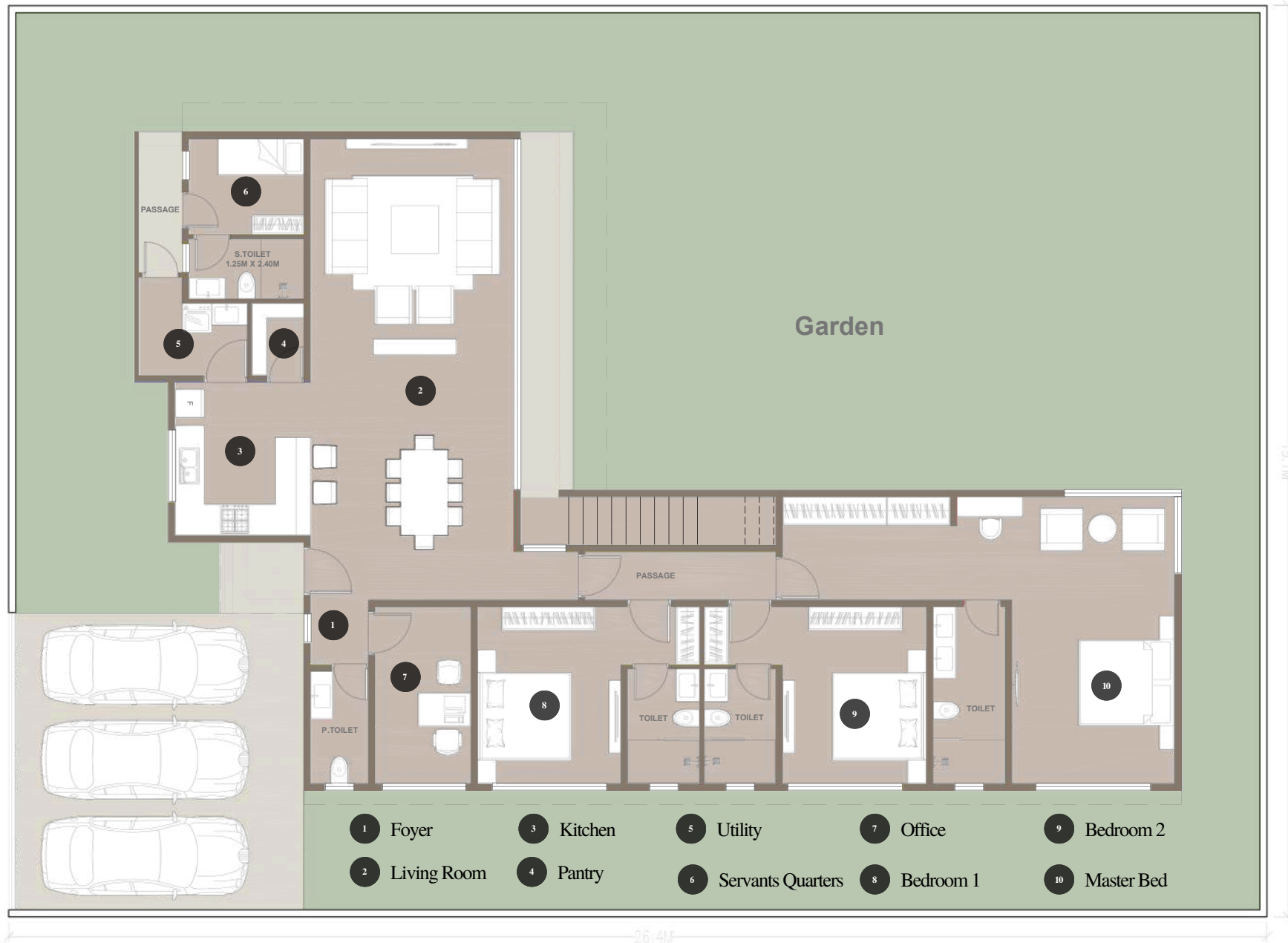
Size in Square Meters

Lettable Space: 175 SQM



Price **KES 19.4M** Shell & Core Price KES 14 M

Awali Bungalow Floor Plans



Awali Maisonette

(3 Bed)

Bedrooms: 3 Beds + DSQ

Baths: 5 | Toilets: 5



Features

- Lounge
- Fitted Kitchen
- Family Room
- Pantry
- Dining area
- Laundry area
- Private parking
- Master Bedroom (En-suite)
- 2 Bedrooms (All En-suite)
- Private garden,& rooftop terrace
- Home Office
- DSQ (En-suite)

Size in Square meters

Lettable Space: 212 SQM



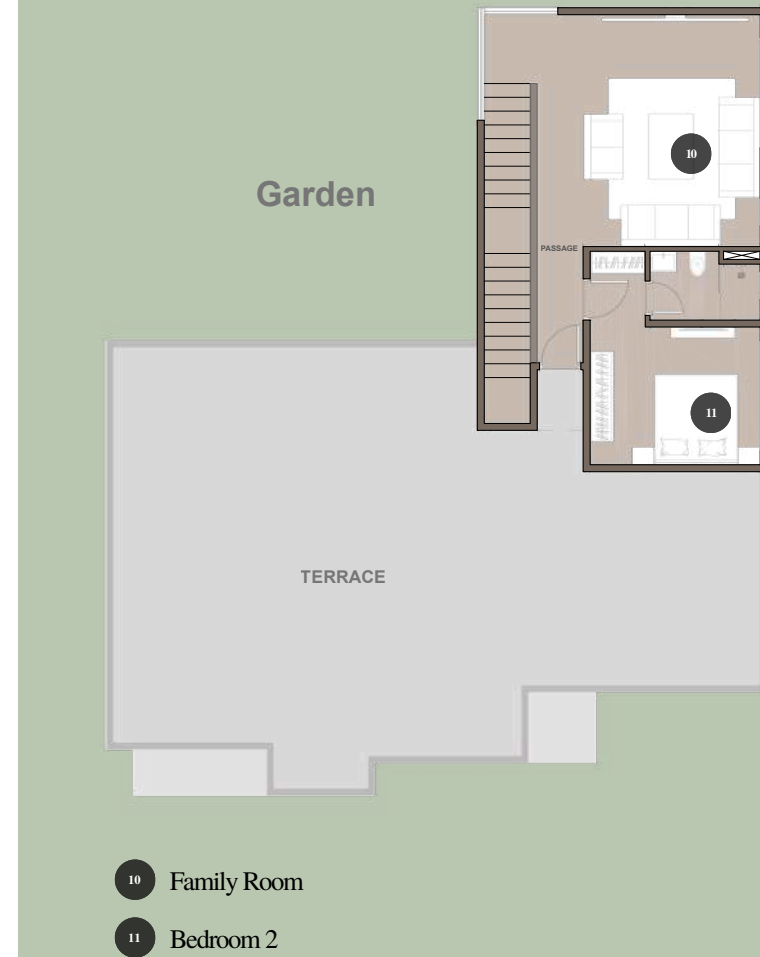
Price **KES 24.4M** Shell & Core Price KES 18.2M

Awali 3 bed Maisonette Floor Plans

Ground Floor



Upper Floor



Awali Maisonette

4 Bed

Bedrooms: 4 Beds + DSQ

Baths: 6 | Toilets: 6



Features

- Lounge
- Fitted Kitchen
- Pantry
- Dining area
- Laundry area
- Private parking
- Master Bedroom (En-suite)
- 3 Bedrooms (All En-suite)
- Private garden, & rooftop terrace
- Home Office
- DSQ (En-suite)

Size in Square meters

Lettable Space: 240 SQM



Price **KES 25.7 M** Shell & Core Price KES 19.5M

Awali 4 bed Maisonette Floor Plans

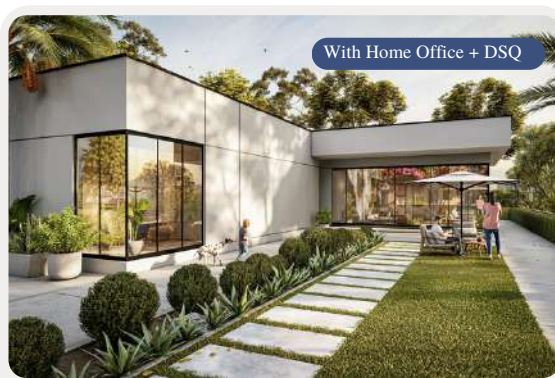
Ground Floor



Upper Floor



Make Your Investment



Awali Bungalow

 3 Bedrooms  5 baths
(all ensuite)

 175 SQM

Price **KES 19.4M**

Shell & Core Price KES 14 M



Awali Maisonette-3 bed

 3 Bedrooms  5 baths
(all ensuite)

 212 SQM

Price **KES 24.4M**

Shell & Core Price KES 18.2 M



Awali Maisonette-4 bed

 4 Bedrooms  6 baths
(all ensuite)

 240 SQM

Price **KES 25.7M**

Shell & Core Price KES 19.5 M

Phase II Site Map



Legend

- 4 Bedroom Maisonette
- 3 Bedroom Maisonette
- 3 Bungalow
- Amenities
- Greenery
- Cabro Paved Roads
- Upcoming courts



PICTURE
PERFECT LIVING

EASY STEPS TO OWNING YOUR UNIT

Our committed team stands ready to assist you at every turn, providing expert guidance and reassurance until your new investment is securely yours.



- 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

Frequently Asked Questions (FAQs)

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.

We saw Phase 1 completed successfully. How is Phase 2 different?

Phase 2 elevates the Awali experience, having taken the feedback from our Phase 1 pioneers to refine the product. We have enhanced the design, featuring the addition of terraces, home office & a family room. Our expanded offerings now include customizable shell-and-core units and a new, spacious 4-bedroom maisonette.

What lifestyle amenities will residents enjoy?

Residents enjoy a secure, gated community featuring private swimming pools, landscaped parks, reliable desalinated water, Children's play areas & a robust security infrastructure.

Is Awali Estate suitable for investment ?

Absolutely. Awali Estate is one of the most sought-after addresses on the coast for several reasons:

- **Professional Management:** The estate offers dedicated management support to help owners manage rentals, ensuring your investment is "hands-off."
- **Capital Gains:** With the rapid expansion of the larger Vipingo Development (including the SEZ industrial Park and infrastructure), property values are projected to see significant appreciation.

Sustainable Living

Sustainable living at Awali Estate 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.



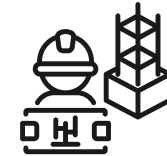
Greenery & Open Spaces

More than 30% of both the overall masterplan and each individual estate within it 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.

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, Vipingo Model City at the Coast of Kenya, Pearl Marina in Entebbe, 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 RE's Portfolio



Pearl Marina Estates

Size: 389 Acres

Opportunities: Residential & commercial

[Visit Website](#)



Two Rivers Social City

Size: 106 Acres

Opportunities: Residential & commercial

[Visit Website](#)



Vipingo Model City

Size: 10,254 Acres

Opportunities: Residential, commercial & industrial

[Visit Website](#)

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.



Vipingo Development PLC
1st Floor, Vipingo Market & Beyond
P. O. Box 117 -80119 Vipingo
Mobile: +254 747 019 978
info@vipingodevelopment.com | www.vipingodevelopment.com



Vipingo Development PLC



Vipingo Development PLC

DISCLAIMER

This brochure and plan and/or marketing material and the information contained therein does not form part of any contract, agreement or legal relationship and while reasonable effort have been exerted 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 PLC does not make any assurance, indemnification and/or representations in respect to the brochure and plans and/or any marketing materials.