



VIPINGO
DEVELOPMENT
PLC

A member of Centum Group

CENTUM^{re}

Riviera

AT VIPINGO





INTRODUCING RIVIERA TOWNHOUSES

Discover Riviera Townhouses where the dream of stylish coastal living becomes a reality. Riviera offers the perfect blend of location, luxury, and lifestyle. Set within the larger master-planned Vipingo model city, it is more than just a home but a lifestyle worth investing in.

Timeless luxury in a coveted coastal setting.



PLATINUM LOCATION

Discover the pinnacle of coastal luxury at Riviera townhouses 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:** Unrivalled 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 Estate and Kingswood Park, securing long-term property valuation and a refined community aesthetic.



EXQUISITE DESIGN

Every spacious three-bedroom, all en-suite unit offers, high quality finishes, and vast windows that flood interiors with light, forging an irresistible connection with the outdoors.



Complete with private parking, open-plan kitchen design, and two terraces, these homes transform into your ultimate bespoke sanctuary perfect for living, thriving, and indulging in pure bliss.

LUXURY LIVING TIMELESS LIVING

Each spacious unit is elegantly designed, with three bedrooms (All ensuite) and private parking. Thoughtfully designed to elevate everyday living, these expansive units provide the perfect sanctuary for families and investors alike,

The estate harmonious arrangement of units encircling a central courtyard, fostering a sense of community and shared space.



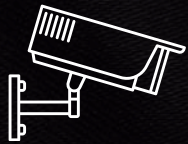
KEY FEATURES



Swimming
pool



Constant Water
Supply



24/7 Security



Children's
playarea



Gym



Clubhouse



7 Min. drive
to the beach



4 Min. drive
to the airstrip



Upcoming
commercial hubs



Hassle-free in house property
management services

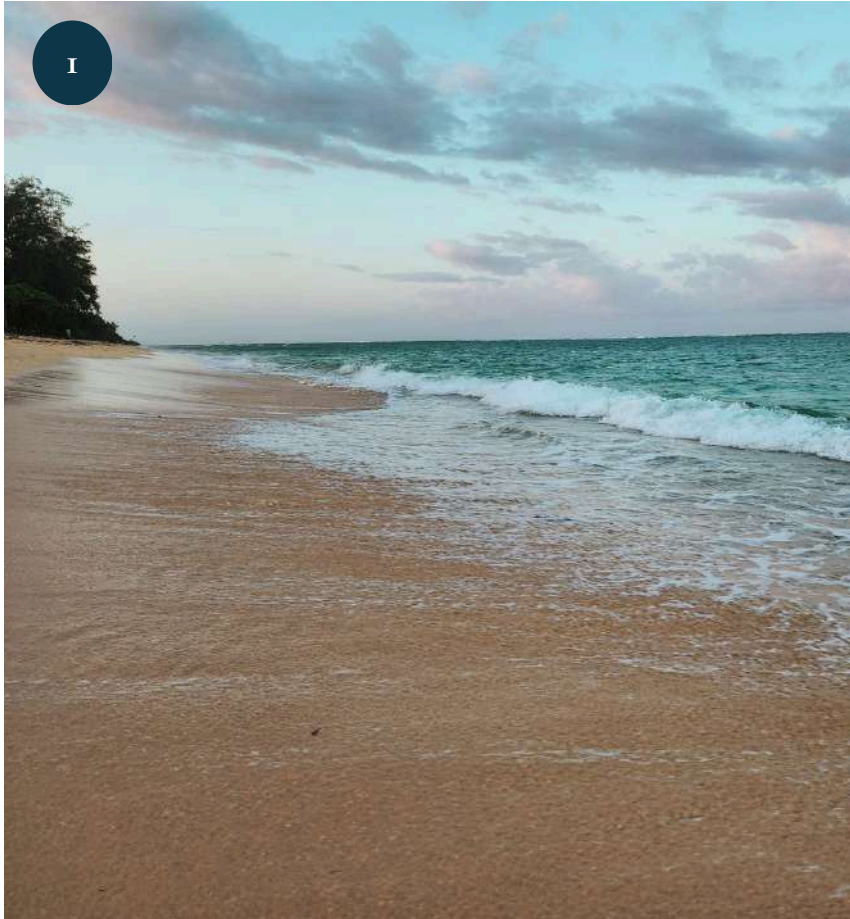
THRIVE IN RIVIERA



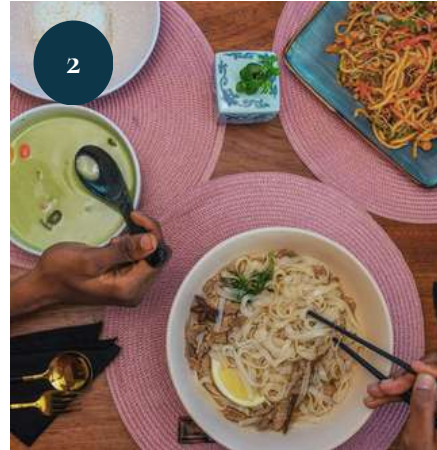
Riviera Townhouses offer premium amenities that elevate daily life. Dive into our pristine swimming pool or let your little ones create lasting memories at the playground all within a vibrant, secure, and gated community. Riviera redefines relaxed coastal living, offering a serene yet dynamic lifestyle that caters to every moment of joy and relaxation.



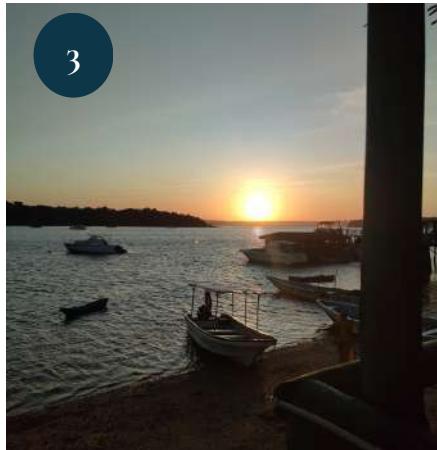
ADVENTURE AWAITS STEPS AWAY



1 Kuruwitu beach & marine conservancy



2 Eateries in Vipingo



3 Evening boat & dhow rides

4 Play golf at 18 hole PGA championship Baobab golf course at Vipingo Ridge

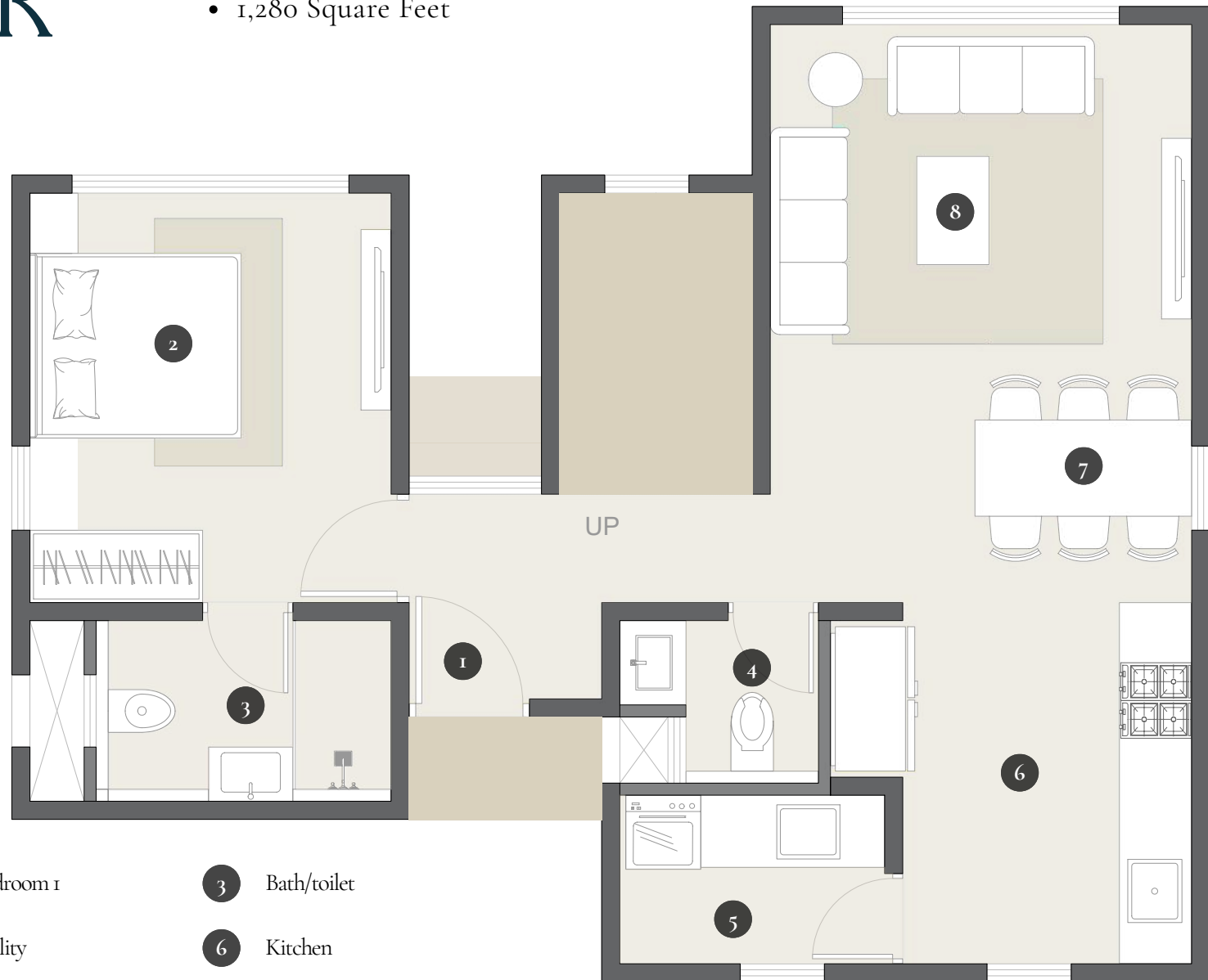
THE MASTERPLAN



GROUND FLOOR

House Size

- 119 Square Meters
- 1,280 Square Feet



1

Entrance

2

Bedroom 1

3

Bath/toilet

4

Guest Toilet

5

Utility

6

Kitchen

7

Dining

8

Living Room

FIRST FLOOR

House Size

- 119 Square Meters
- 1,280 Square Feet



- 1 Entrance
- 4 Walk In Closet

- 2 Bath/Toilet
- 5 Master Bed

- 3 Master Bath
- 6 Master Balcony

INVEST WITH CONFIDENCE

For discerning investors, seize the opportunity to enter this exclusive community at highly competitive prices. Paired with our unparalleled amenities, prime location, and the exceptional craftsmanship of our townhouses, this investment promises lucrative rental yields for both short- and long-term stays, alongside unrivaled capital appreciation for your property.



Flexible Payment Plans

Enjoy tailored flexible payment plans designed to fit your financial goals, ensuring a seamless path to owning your dream property at Riviera.

10% on signing the letter of offer. Balance in flexible installments over 12 months or opt for a KMRC funded mortgage facility of up to KES 10.5m at 9.5% p.a. reducing balance, and with a tenure of up to 25 years, and no penalty for early repayment.



High Returns on Investment (ROI)

Expect impressive rental yields and substantial capital appreciation with Riviera Townhouses, driven by their exceptional location and unmatched quality.

Shell & Core at **KES 9.8M**

Complete unit **KES 12.6M**

IN-HOUSE PROPERTY MANAGEMENT

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.



YOUR JOURNEY YOUR CHOICE

Unit Type	Location	Price
Shell & Core Option	Court 3	KES 9.8M
Complete unit option (plus finishes)	Court 1,2	KES 12.6M

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

WHY RIVIERA?



State-of-the-Art Amenities and Infrastructure

The estate affords children play areas and playgrounds, swimming pool, expansive green parks and well-paved roads ensuring seamless living experience.



Reputable Developer

With a proven track record, Vipingo Development has delivered over 500+ homes built to high quality standards and ahead of schedule. Trust in our proven track record to bring your dream home to life with precision and prestige.



Reliable water supply

Enjoy constant unrationed water supply from our 3 million litre capacity desalination plant.



Prime Location

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).



In-house Property management

Riviera Townhouses offers in-house property management through our inhouse property management team that handles maintenance, tenant acquisition, tenant relations for you.

SUSTAINABLE LIVING



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.



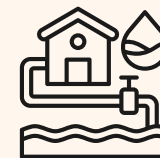
Aluminum Formwork Tech.

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.

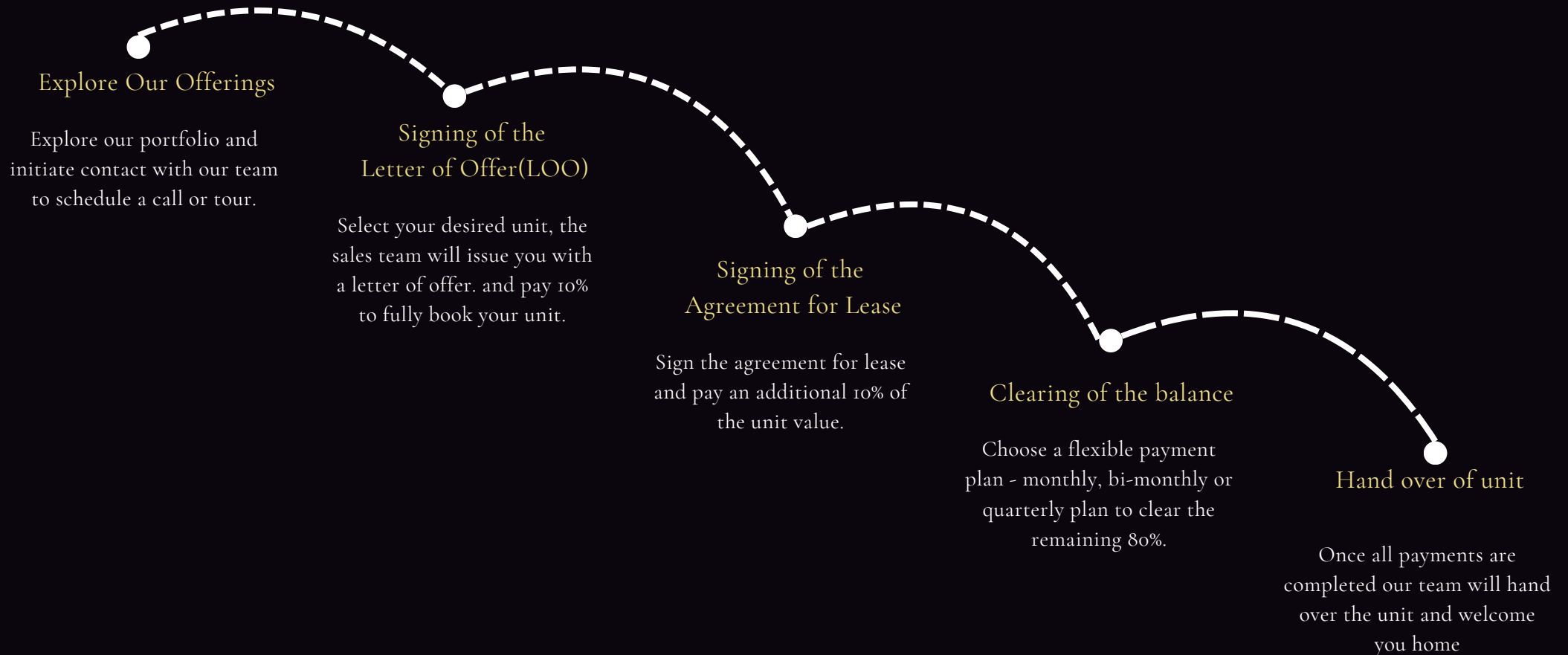


Fresh Water Supply

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

OUR SALES PROCESS

We have streamlined the journey to owning your Vipingo Development with a clear process, that is smooth and stress-free, breaking it down into easy steps tailored to your need. Our committed team stands ready to assist you at every turn, providing expert guidance and reassurance until your new investment is securely yours.





PLAY

LIVE
WORK



IN-HOUSE PROPERTY MANAGEMENT

1255 Palm Ridge II

- Studios
- 1 bed
- 2 bed
- 3 bed



Kingswood Residential Park

- Kingswood residential (from 1/8th acre)
- Kingswood gold (1/2 acre)
- Kingswood Platinum (1 acre)
- Kingswood Retirement Village Court (1 Acre)
- Kingswood Residential Bulk (min. 5 acres)

Awali Estate II

3 & 4 Bed Bungalows and Maisonettes in a secure gated community.



Vipingo Business Park

- Vipingo CBD
- General industrial land
- Vipingo Special Economic Zone (VSEZ)
- Vipingo Export Processing Zone (EPZ)

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 , Vipingo 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).

2,000+
Residential
Units Delivered



Loft Residences, Two Rivers



Signature Villas, Pearl Marina Uganda



Awali Estate I in Vipingo



Riverbank Phase I at Two Rivers

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.



Riviera

TOWNHOUSES
AT VIPINGO

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