



Why should you invest with Maisha Developments?

1. Location and accessibility

Our projects are accessible through various routes namely Waiyaki Way, Limuru Road or Ngecha Chunga Mali Road, this also makes it easier for individuals using public transport.

Distance from hotspots within Nairobi:

- 10 minutes to the Northern, Western and Southern bypasses
- 25 minutes to Westlands or Karen
- 30 minutes to Gigiri or Lavington
- 45 minutes to Industrial Area
- 50 minutes to JKIA

2. A product which has been well tested and well received.

- We have sold more than 500+ units to home owners and investors. With the first phase ready, there are more than 300+ families currently living within the Maisha Developments.

3. In a master-planned mixed development

Being located within the 400-acre master-planned development of Tilisi means:

- A myriad of amenities are within walking distance, e.g. A petrol station, recreational parks, jogging tracks/cycling lanes, a commercial centre, a school, a hospital and much more. Naisula International School is already operational in Tilisi.
- Tilisi Logistics Park is already home to more than 25+ businesses and there will be dozens more in the future. This is great for investors who plan to rent out their units as the demand for residential rentals will be high within Tilisi.

4. Infrastructure

The controlled master-planned development boasts world-class amenities such as:

- Paved tarmac roads throughout the entire development with footpaths and cycle lanes.
- Subterranean electricity cabling throughout (no unsightly overhead cables and very reliable power supply). Electrical infrastructure installed and maintained by the management company - extremely reliable with provisions for inverter plus a

common area generator meaning that there will be no need for property owners to interact with KPLC.

- Residential water reticulation: A total of 8 boreholes on site with adequate storage facilities. Water is metered and billed directly by the management company.
- Garbage collection - of both household and garden waste on a regular weekly basis.
- Well-maintained/manicured verges and professionally landscaped public areas maintain the general aesthetic aspect
- Several layers of security including 3 manned entrances to Tilisi

5. Amenities

Subject to your project selection, our developments offer the following amenities:

- An all-weather multi-purpose sports courts
- Heated swimming pool
- Kids Play area
- Jogging tracks
- Gym
- Clubhouse
- High-speed lifts
- Well-manicured landscaped gardens
- Convenient stores and other shops

6. Low density & low rise

We have carefully designed each of our projects to ensure the following:

- The low density of the apartments ensures that the project is not crowded.
- Each unit can achieve sufficient air and sunlight with spectacular views.
- Enough green spaces are allocated for pleasant aesthetics.

7. Stabilized values

- A management company formed in place will ensure upkeep of the interior and exterior of the building as well as regular maintenance which will aim to preserve the value of the property.
- Property owners will be required to keep their units in good condition that matches the neighbourhood standards.

8. Flexible payment plan

We offer our clients various payment options, with our longest payment plan being paying installments within a 3 year timeframe, allowing generous time for a client to arrange their finances.

9. Price escalation

Building costs and materials are increasing every few months. Due to this and other factors, our units will also appreciate in the years to come. Since we launched in 2021, we have seen an escalation of 30% on our prices.

10. Property Management services

Maisha has teamed up with ForestDew Ltd, a Property Management company that can find an investor, a tenant for their unit, collect rents and attend to any issue, we have currently connected 100 investors with tenants. This service gives an investor a hassle-free and convenient service to maximize their investment returns.