

# maisha makao

located in  
Tilisi, Limuru.

1 Bed from **KES 7.2m**

2 Bed from **KES 9m**

3 Bed from **KES 11.4m**

*175+ units sold  
90+ families living here*



Live the Good Life.

You Deserve it.

Maisha Developments is a 31-acre project in Limuru incorporating three modern and bold housing developments; Maisha Mapya, Maisha Makao and now Maisha Mema.

[www.maishadevelopments.com](http://www.maishadevelopments.com)







Quality Living.

Exceptional Value.

The developments offer a high quality standard of living at exceptional value, with comfort, community, functionality and attention to detail in both the internal unit designs and external amenities, facilities and surrounding environment.

## Space to Live.

## Room to Grow.

At the heart of Maisha Developments is quality of life and the experience of residents. We are committed to creating the best possible living spaces at the price point and outdoor spaces that deliver a sense of community where individuals and families can grow and make memories.

[www.maishadevelopments.com](http://www.maishadevelopments.com)







*Building a Bright Future...*

# The Location.

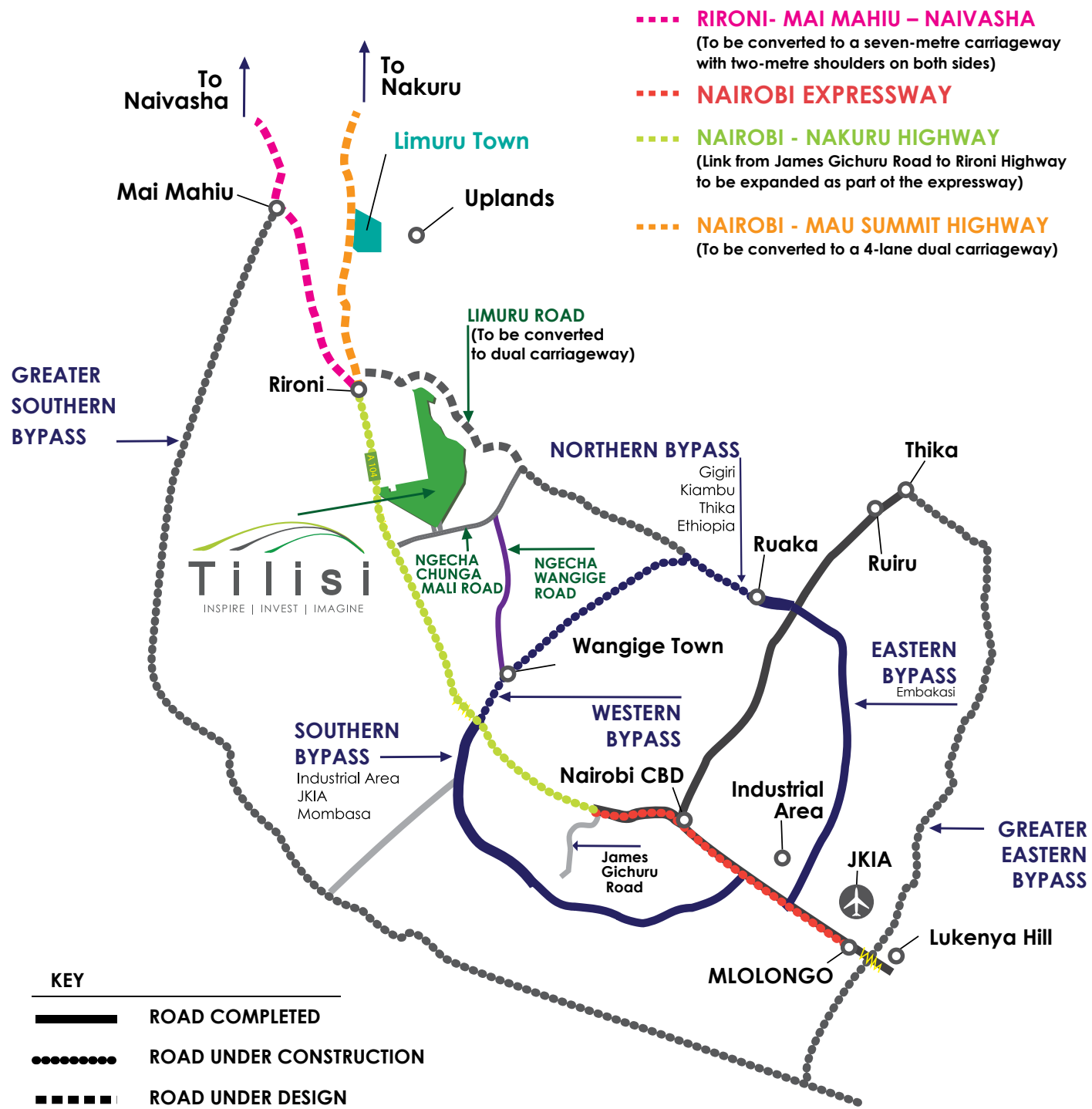
## The Best of Both Worlds.

Maisha Makao is strategically located in Limuru, within the 400 acre master planned development Tilisi. Areas such as Westlands, Gigiri, Karen, Lavington and the CBD are all well accessible from Tilisi, giving the location the benefits of being well connected but also away from the noise and pollution of the city.

### Location highlights:

- Directly off the A104, Nairobi-Nakuru highway and Limuru Road
- 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

[www.maishadevelopments.com](http://www.maishadevelopments.com)







## Tilisi. World-class Infrastructure.

Tilisi is a 400 acre masterplanned, controlled and managed development. Residents will benefit from world class infrastructure and a well-planned, controlled and secure development.

With a school, medical facility and shopping mall all in Tilisi's plans, residents of Maisha Makao will have all their desired amenities at their doorstep.

Moreover, Tilisi's demarcated recreational areas together with the future commercial areas will allow residents to attain a genuine live, work and play lifestyle.



## Tilisi.

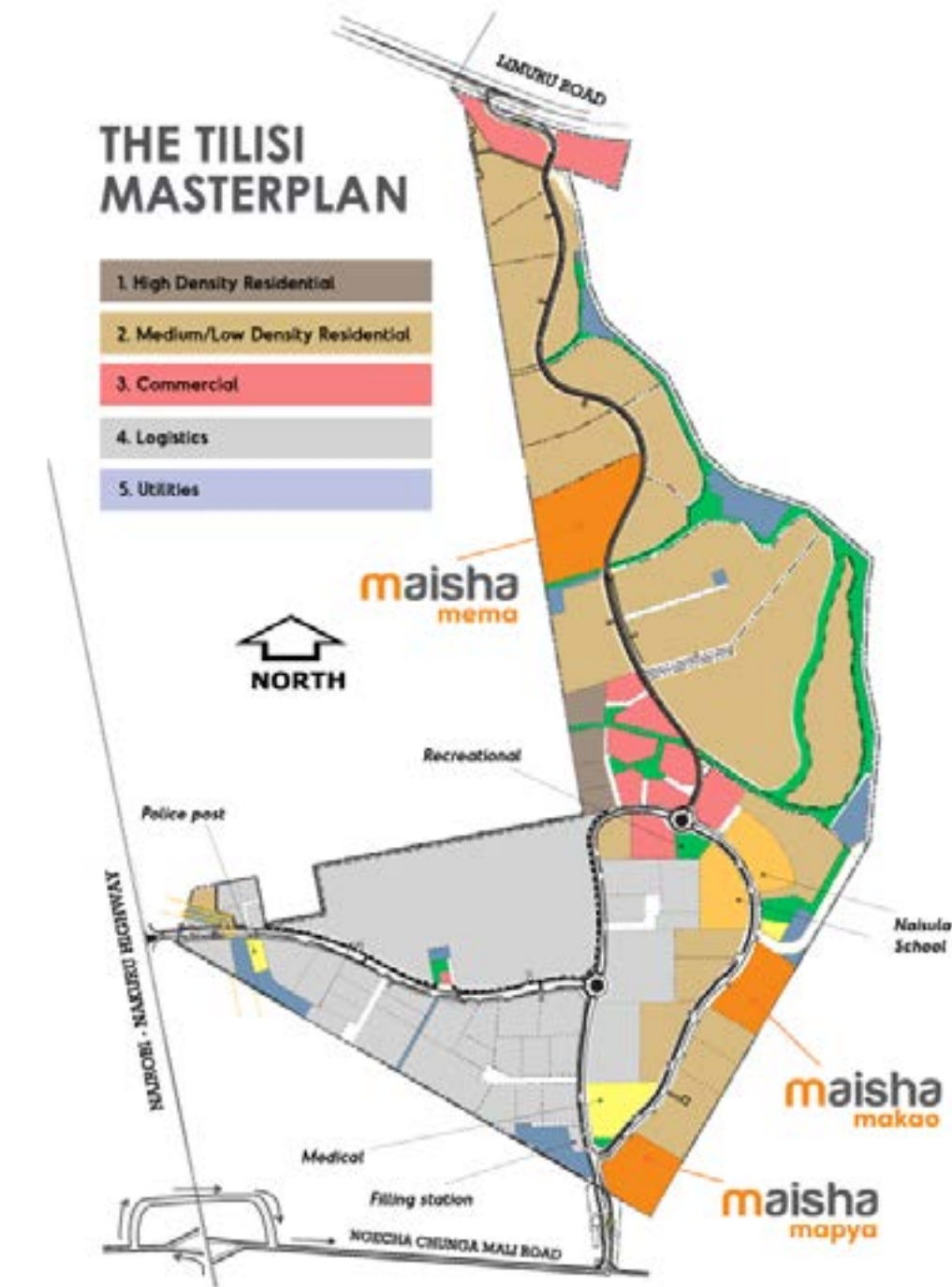
### Infrastructure and Masterplan.

Tilisi incorporates residential, commercial and recreational zones.

Tilisi has pledged over \$40m (and over \$18.5m already commissioned) for developing world class infrastructure which includes tarmac roads, footpaths, cycle lanes, recreational parks, a jogging track, sewer treatment plants, boreholes, CCTV and ICT connections.

Water and power supply will be reliable and maintained to ensure residents' quality of life is uninterrupted. The project is fenced, and the 3 manned entrances provide outstanding security throughout the entire development.

[www.maishadevelopments.com](http://www.maishadevelopments.com)







*Happiness Starts at Home.*



## Maisha Makao.

### Sophistication and Comfort.

Maisha Makao has been designed for the established and professional individual or family.

The development offers generous and fluid living areas with high end, well designed finishes giving an aesthetic rarely found at this price point.

In addition, amenities such as a heated swimming pool, multi-purpose court, clubhouse, gym, commercial shops and elevators make Maisha Makao an outstanding investment opportunity and living environment.

Construction started in July 2021

[www.maishadevelopments.com](http://www.maishadevelopments.com)







## The Maisha Makao Masterplan.

### Designed for Life.

The U-shaped architectural layout ensures the scheme is not congested and all apartments are well lit giving superior views.

The courtyards concept overlooking the multipurpose court and swimming concept ensures plenty of recreational opportunities to play and unwind.

A unique feature for the ground floor apartments is a private garden which is accessible from the lounge door.



Maisha Makao

## 2 Bed Apartments

Makao's two bedroom unit is well suited for smaller families who want a superb aesthetic or those looking to invest and benefit from an attractive rental yield.

Starting from **KES 9m**

[www.maishadevelopments.com](http://www.maishadevelopments.com)

### Typical Floor Plan



*Options without lounge balcony and bedroom balcony/ extended bedrooms are also available*



2 Bedrooms



2 Bathrooms



Open plan Kitchen



78 sqm + Upto 7 sqm of balconies





## The Kitchen.

### The Heart of the Home.

The open plan and European style kitchen together with high quality imported porcelain tiles creates a cosy and inviting ambience. The kitchen comes complete with integrated European appliances and a granite work top.



## The Lounge.

### Unwind and Chill.

The perfect spot after a long and tiring day, the lounge and dining areas allow plenty of beautiful natural light. The warm European laminate flooring gives a rich feel and superb look.

Most apartments come with a balcony from the lounge or bedrooms which will allow owners to enjoy the Kenyan weather.







## The Master Bedroom.

### Get Your Beauty Sleep.

The European laminate flooring continues into the bright and large bedrooms, which are completed by elegant European style wardrobes. The ensuite bathroom ensures comfort for the user.



## The Master Bathroom.

### Pamper Yourself.

The bathroom is spacious and is finished with quality imported porcelain tiles and attractive sanitaryware. The sleek and modern vanity allows for plenty of storage space.







## The Second Bedroom.

### Rest and Recuperate.

The European laminate flooring continues into the bright bedrooms, which are complete with elegant European style wardrobes. These rooms allows for twin bed, double bed or bunk bed configurations.



## The Shared Bathroom.

### Pamper Yourself.

The shared bathroom is spacious and is finished with quality imported porcelain tiles and attractive sanitaryware. The sleek and modern vanity allows for plenty of storage space.







*Options without lounge balcony  
and bedroom balcony/ extended  
bedrooms are also available*



3 Bedrooms



2 Bathrooms



Open plan Kitchen



105 sqm + Upto 7 sqm of balconies

Maisha Makao

## 3 Bed Apartments

Makao's three bedroom unit has been designed for more established families with children. The rooms are very spacious and the added utility room adds a very useful dimension to a special unit.

Starting from **KES 11.4m**

[www.maishadevelopments.com](http://www.maishadevelopments.com)



## The Kitchen.

### The Heart of the Home.

The open plan and European style kitchen together with quality finishing creates a cosy and inviting ambience. The kitchen comes complete with integrated European appliances and a granite work top.







## The Lounge.

### Unwind and Chill.

The perfect spot after a long and tiring day, the lounge and dining areas allow plenty of beautiful natural light. The warm laminate flooring from Europe gives a rich feel and superb look.

Most apartments come with a balcony from the lounge or bedrooms which will allow owners to enjoy the Kenyan weather.



## The Master Bedroom.

### Get Your Beauty Sleep.

The European laminate flooring continues into the bright and large bedrooms, which are completed by elegant European style wardrobes. The ensuite bathroom ensures comfort for the user.







## The Master Bathroom.

### Pamper Yourself.

The ensuite bathroom is spacious and is finished with quality imported porcelain tiles and attractive sanitaryware. The sleek and modern vanity allows for plenty of storage space.

## The Bedrooms.

### Rest and Recuperate.

The European laminate flooring continues into the bright bedrooms, which are complete with elegant European style wardrobes. These rooms allows for twin bed, double bed or bunk bed configurations.







## The Shared Bathroom.

### Pamper Yourself.

The shared bathroom is spacious and is finished with quality imported porcelain tiles and attractive sanitaryware. The sleek and modern vanity allows for plenty of storage space.

*Live, Love, Laugh.*





## The Swimming Pool.

Live Life to the Fullest.

The generous swimming pool area is truly Maisha Makao's crown jewel. The 25 metre heated pool together with the kids pool is suitable for both recreational swimmers and families. This feature will genuinely be a huge attraction for residents.







## The Clubhouse and Gardens.

### Celebrate the Good Times.

Overlooking the swimming pool is the clubhouse. We have planned a fun and interactive venue perfect for social events and kids parties.



## The Gym.

Keep Fit and Healthy.

Central to Maisha's ethos is well-being. Therefore, we have set aside an area of 120 sqm for a gym to operate in what we envision as a membership based gym available only to the residents of Maisha Makao.





## The Multipurpose Court.

Play and Grow.

A unique feature of the development is the multi-purpose sports court. This is for the use of Maisha Makao's residents only and will be suitable for playing football, basketball and other games.



## The Commercial Spaces.

### Invest in Your Dream.

Completing the amenities at Maisha Makao are several commercial areas available for purchase.

There will be a convenience store and there are also opportunities for those wishing to set up ventures like a salon or a creche.

Commercial shops will be for the sole use of Maisha Makao residents only.



# Schedule of Finishes

## Maisha Makao

### Specifications

- Smooth, clean façade with weather resistant paint
- Spacious circulation with at least three staircase per block
- Internal concrete walls finished with a mix of washable paint and contemporary wallpaper
- Modular aluminium formwork system
- Open plan kitchen and dining area
- Fitted and Europe style kitchen with granite worktop
- Integrated European hob, oven and extractor
- European laminate flooring in the lounge and bedrooms
- European porcelain tiles in kitchen and bathrooms
- Custom made internal doors with European style finish
- Fitted European style wardrobes
- Heavy grade stainless steel kitchen sinks and sink mixers with cold water supply
- Provision for undersink water heater in the kitchen
- High quality imported sanitary ware & fittings with hot water showers
- Toughened glass shower screens
- Aluminium casement windows and doors with 6mm laminated safety glass
- High quality energy efficient LED light fittings in all apartments and common areas
- Provision for inverter
- Provision for washer/ dryer
- Mild steel railing on staircases, balustrades and balconies
- Concrete block paving/ Engineered base stabilizer parking
- 1 parking space for two bed apartment with option to purchase another, 2 parking spaces for three bed apartment

### Amenities

- 25m heated swimming pool and kids pool
- Clubhouse
- Area for gym
- Commercial shops
- 450sqm multipurpose sport court suitable for football, basketball, hockey and other sports
- 6 high speed 13pax elevators
- Common washing and drying area at the roof terrace
- Elevated steel pressed water tank and common reserve roof water tank
- Access to borehole water
- Common area generator
- CCTV at apartment block entrances
- Access control
- Street lighting
- Landscaped gardens and children's play area
- Provisions for ICT and Cable TV
- Guardhouse
- Visitors parking
- Secure galvanised steel perimeter fencing



## Trusted Developers. Delivering on Promises.

The investors in Maisha Developments come with a strong track record in Real Estate projects in Kenya, having had shareholding in the following projects: Solitaire, Greenspan Estate, Greenspan Mall, Delta Towers, Delta Annex, West End Towers, Tilisi, Tilisi Views, Radisson Arboretum, Warwick Centre and Capital Centre.

Crucially, the construction of Maisha Makao is not dependent on the amount of units sold in advance. Our units will be delivered on time and buyers can have confidence and assurance that we will always execute on what we promise.

[www.maishadevelopments.com](http://www.maishadevelopments.com)



Delta Towers



Delta Annex



West End Towers



Warwick Centre



Radisson Arboretum



Greenspan Estate



Tilisi



Tilisi Views



Solitaire



Greenspan Mall



Capital Centre



# MORTGAGE PARTNERS

We have partnered with the below banks as our financial partners:



In association with





## DISCLAIMER:

Particulars regarding property details, finishes or fixtures are not warranted. The contents and information contained in all marketing materials including website and brochures are intended for general marketing purposes only and should not be relied upon by any person as being complete or accurate. The Developer make no representations or warranties about the accuracy, completeness, or suitability for any purpose of the information and related graphics published in this website/email/brochure/e-brochure or any marketing material. All liability of the Developer howsoever arising for any inaccuracies, omissions or errors is expressly excluded to the fullest extent permitted by law. This is a comprehensive limitation of liability that applies to all damages of any kind, including (without limitation) compensatory, direct, indirect or consequential damages, loss of data, income or profit, loss of or damage to property and claims of third parties.

**maisha**  
**makao** located in  
Tilisi, Limuru.



1 Bed from **KES 7.2m**

2 Bed from **KES 9m**

3 Bed from **KES 11.4m**

+254 795 688 444

+254 798 688 957

+254 704 688 957

+254 784 688 957



[sales@maishadevelopments.com](mailto:sales@maishadevelopments.com)

[www.maishadevelopments.com](http://www.maishadevelopments.com)

**maisha**  
developments  
*Live the Good Life*