

maisha mapya

located in
Tilisi, Limuru.

2 Bed from **KES 6.2m**

3 Bed from **KES 8.85m**

*275+ units sold
175+ 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





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.

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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.

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A New Chapter Begins...

The Location.

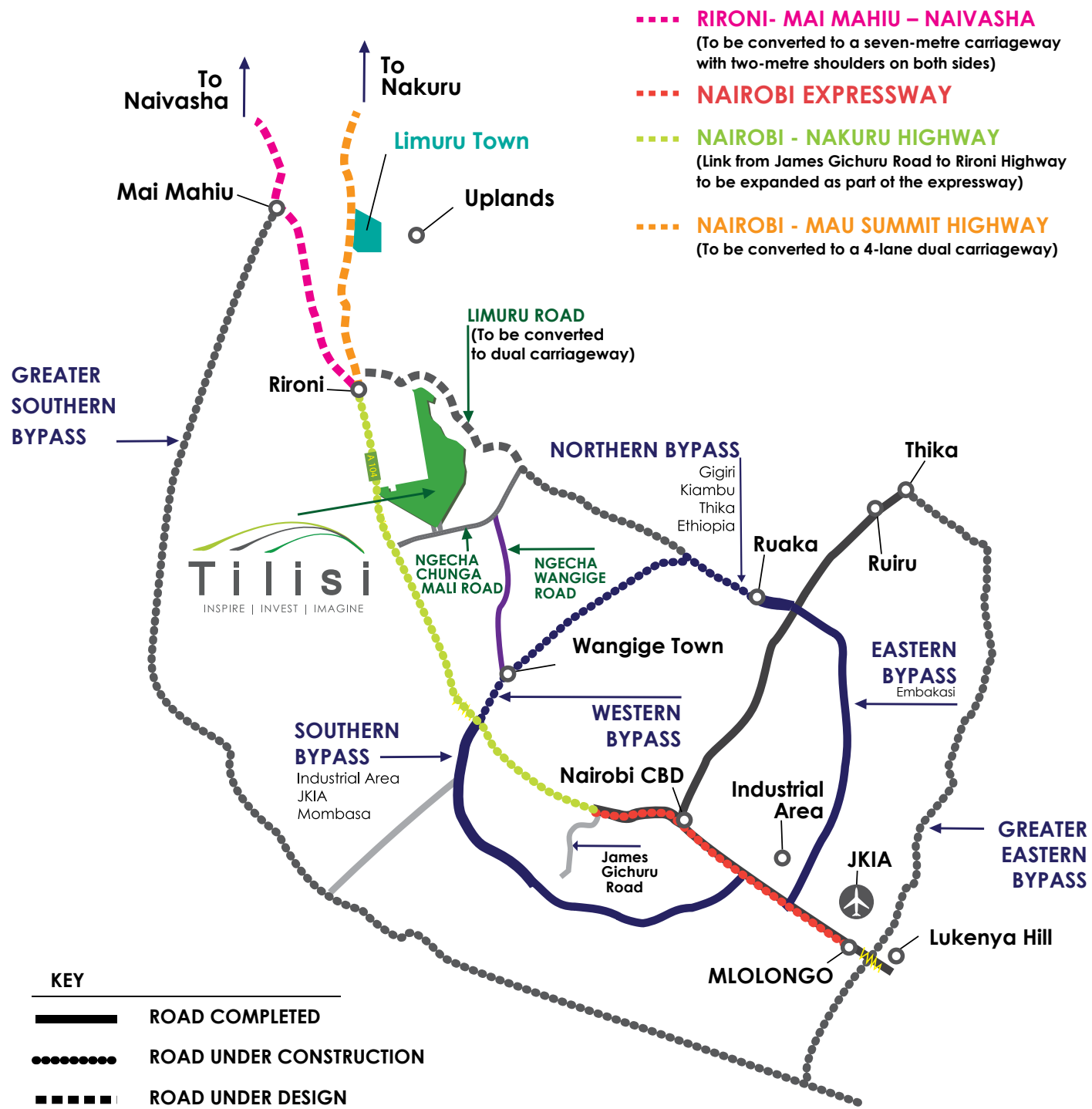
The Best of Both Worlds.

Maisha Mapya 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

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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 Mapya 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.

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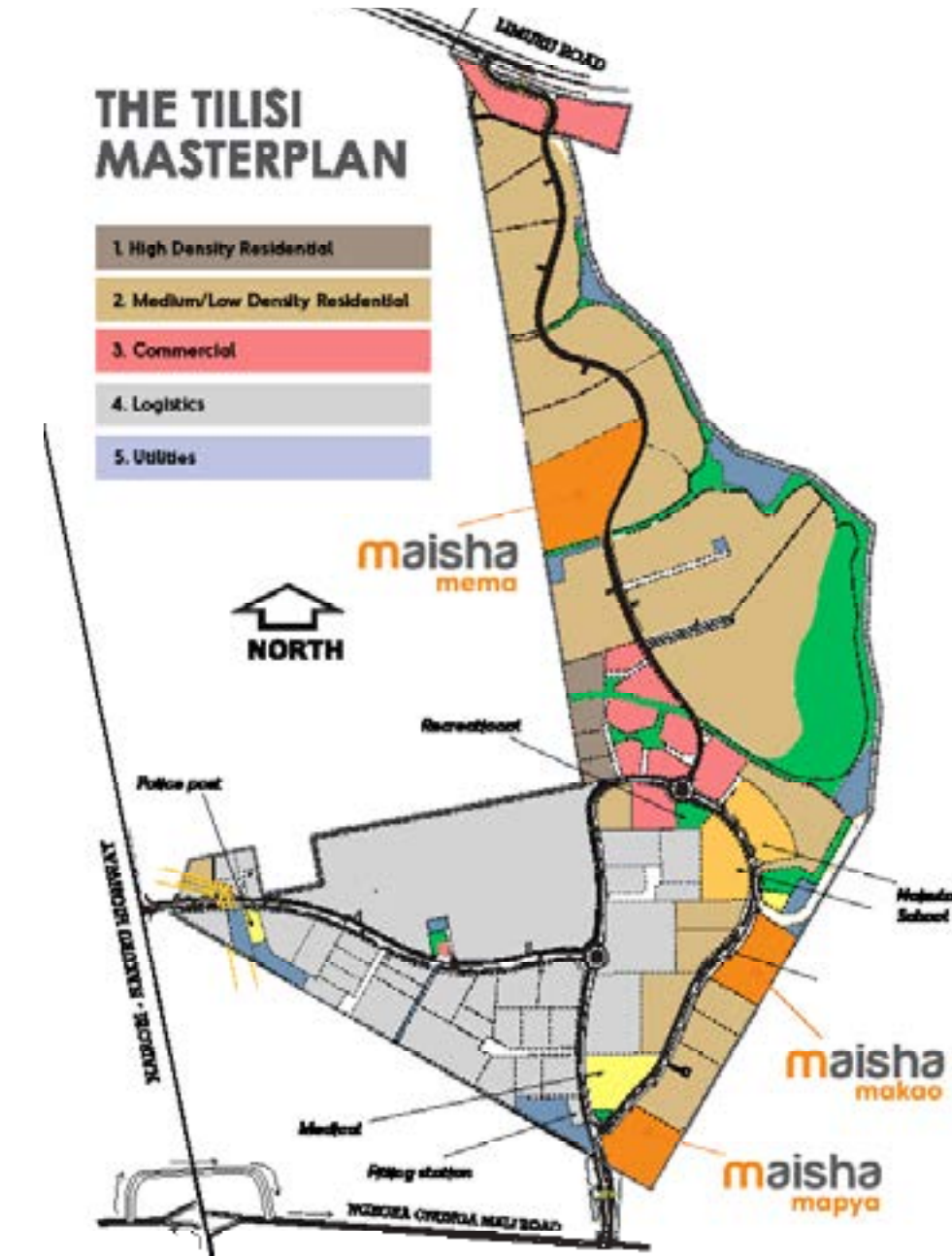
Tilisi.

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.





Your Home. Your Happiness

Maisha Mapya.

Your Perfect First Home.

Maisha Mapya is ideal for those looking to start a new phase of their life or make their first step on the property ladder.

The development has been designed with thought and precision so the apartments are compact, yet comfortable. High quality and classy interior and exterior finishes have been selected.

The communal areas include generous open grounds, a multipurpose court, a clubhouse and a gym. These provide ample space, and the opportunity for relaxation and enjoyment as families grow and develop.

Construction started in June 2021

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The Maisha Mapya Masterplan.

Designed for Life.

Set across 5.5 acres, the Maisha Mapya development has been thoughtfully designed to offer residents a spacious, welcoming feel with abundant open, communal areas and recreational facilities that can be enjoyed by all ages, making the development ideal for young professionals and couples as well as young, growing families.

Included in the planning are amenities like a multi-purpose sports court, a gym, a clubhouse and several commercial shops.

Maisha Mapya

2 Bed Apartments

Mapya's two bedroom unit gives owners a great entry point in property ownership. This unit is a great set up for a working professional or a young family.

The layout is simple yet functional, with two bedrooms sharing a bathroom

Starting from **KES 6.2m**

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Typical Floor Plan



Options with master bedroom balcony or extended master bedroom are also available



2 Bedrooms



1 Bathroom



Open plan Kitchen



62 sqm + Upto 2 sqm of balconies



The Kitchen.

The Heart of the Home.

The open plan and European style kitchen together with granite worktops and high quality imported porcelain tiles creates a cosy and inviting ambience.

The Lounge.

Relax and Unwind.

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





The Master Bedroom.

Get Your Beauty Sleep.

The laminate flooring continues into the bright bedrooms, which are completed by the fitted and elegant European style wardrobes.

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 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.

Maisha Mapya

3 Bed Apartments





Mapya’s three bedroom unit allows for two bathrooms and a very generous kitchen. The design has taken into consideration a more mature or growing family who require slightly more space.

Starting from **KES 8.85m**

Floor Plan



Options with master bedroom balcony or extended master bedroom are also available

-  3 Bedrooms
-  2 Bathrooms
-  Open plan Kitchen
-  83 sqm + Upto 2 sqm of balconies



The Kitchen.

The Heart of the Home.

The open plan and European style kitchen together with granite worktops and high quality imported porcelain tiles creates a cosy and inviting ambiance.

3 Bed

The Lounge.

Relax and Unwind.

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





The Master Bedroom.

Get Your Beauty Sleep.

The same footprint as the two bedroom's master bedroom but with a different wardrobe layout, the laminate flooring continues into the bright bedrooms, which are complete by the fitted and elegant European style wardrobes.

The Master Bathroom.

Pamper Yourself.

The master 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 laminate flooring continues into the bright bedrooms, which are complete by fitted and elegant European style wardrobes. These rooms allows for a twin bed, double bed and bunk bed configuration.

The Shared Bathroom.

Pamper Yourself.

The shared bathroom is equally generous with the same porcelain tiles and sanitaryware, and allows for added privacy to the master bedroom. The sleek and modern vanity provides plenty of storage space and is suitable for a shared bathroom.





Making Memories.

The Swimming Pool.

Live Life to the Fullest.

Nestled nicely in a corner of Maisha Mapya, the 15 meter heated swimming pool together with the kids pool is a great place to spend valuable family time. This is a genuinely unique feature for such a development.





The Clubhouse and Gardens.

Celebrate the Good Times.

An important feature in our planning is our clubhouse and gardens. We have planned a spacious indoor area with a rooftop terrace which will be the ideal venue to host social events. The adjoining and generous gardens makes this facility perfect for hosting children's 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 resident's of Maisha Mapya.





The Multipurpose Court.

Play and Grow.

A unique feature of the development is the multi purpose court. This is for the use of Maisha Mapya'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 Mapya 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 only of the sole use of Mapya residents



Schedule of Finishes

Maisha Mapya

Specifications

- Smooth, clean façade with weather resistant paint
- Spacious circulation with at least three staircase per block
- Modular aluminium formwork system
- Internal concrete walls finished with a mix of washable paint and contemporary wallpaper
- Open plan kitchen with fitted dining table
- European style fitted kitchen with granite counter top
- European laminate flooring in the lounge and bedrooms
- Imported porcelain tiles in kitchen and bathrooms
- Custom made European style internal doors
- Fitted European style wardrobes
- Heavy grade stainless steel kitchen sinks with swivel type cold water supply taps
- High quality imported sanitary ware & fittings with instant hot water showers
- Toughened glass shower screens
- RHS Section steel casement windows and doors with 6mm laminated safety glass
- TV points in certain bedrooms and lounge
- 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 each apartment with option to purchase additional parking space

Amenities

- Clubhouse
- Area for gym
- Commercial shops
- 450sqm multipurpose sport court suitable for football, basketball, hockey and other sports
- 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 parkings
- 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 Mapya 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.

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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:



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2 Bed from **KES 6.2m**

3 Bed from **KES 8.85m**

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Live the Good Life