



# LANGATA LINK

REAL ESTATE

SALES • MANAGEMENT • RENTALS



# PROPERTY GUIDE

16<sup>TH</sup> EDITION

KAREN • MUTHAIGA • RUNDA • TIGONI • NAIVASHA  
GILGIL • LAIKIPIA • NORTH COAST • SOUTH COAST



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A Licensed Member of the Kenya Association of Real Estate Agents #1159

# Celebrating 30 Years in Kenya's Real Estate Market - And Still Growing

## 🏆 A Legacy of Trust and Growth

30 years of excellence, growth, and trust - this year, Langata Link Real Estate proudly celebrates a milestone that reflects our unwavering dedication to Kenya's Real Estate market. Since our inception, we have continuously adapted to industry shifts, economic cycles, and emerging trends, ensuring that our clients always receive the best opportunities and expert guidance in their property journeys.

## 🤝 Gratitude for Our Clients and Partners

As we mark this achievement, we take a moment to reflect on the relationships we have built over the years. Our longevity is a testament to the trust and loyalty of our clients, partners, and stakeholders. We are deeply grateful for your continued support and look forward to many more years of serving you with integrity, professionalism, and a client-first approach.

## 🔑 A Window of Opportunity

As we enter the second quarter of the year, the Real Estate sector remains resilient and full of potential. At the same time, market

dynamics are shifting, leading to significant price adjustments across various property segments. This presents a rare opportunity to acquire prime Real Estate at highly competitive prices, making it an ideal moment for savvy investors to take action.

## 📈 Strength of the Rental Market

The rental market is also experiencing strong demand, particularly in sought-after locations such as Nanyuki and Karen, where occupancy rates remain high. With rental income continuing to rise, landlords and investors are well-positioned to optimize their property portfolios and maximize returns.

## 🔍 Find Your Perfect Property with Us

Whether you are looking for your dream home, a strategic commercial space, or an investment with high potential, now is the time to explore the market with confidence. We invite you to browse our latest listings and connect with our area specialists, who are ready to guide you every step of the way. Schedule a private viewing or reach out for personalized insights - we're still here to help you find the perfect property 30 years on.

*Neil & Gemma McRae*

Langata Link Real Estate



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# Featured Properties

## Coast & Upcountry

### BOFA ROAD • KILIFI

**NEW**



**Guide Price: EUR 2,500,000**

**KIL90S**

This exceptional 4.5-acre property, completed in 2019, showcases traditional Swahili architecture and serves as the renowned Tarangau Retreat. The property boasts a 4-bedroom main house, a 3-bedroom villa, a studio garden cottage, a 16-meter saltwater swimming pool and a Buddha pool, all within lush tropical gardens. The property offers luxury living with additional space for further development.

### TIGONI • LIMURU

**NEW**



**Guide Price: KES 232,000,000**

**LIM19S**

This exquisite 5-bedroom property is set on a sprawling 5-acre leasehold plot. The estate boasts a 3-bedroom main house, a charming 80-square-meter 2-bedroom EHG cottage, 20-meter heated swimming pool, staff quarters for 5 and a stunning landscape featuring a rehabilitated indigenous forest and a meticulously manicured garden.



# Featured Properties

## Upcountry

### NANYUKI REGION • NANYUKI

**NEW**



**Guide Price: USD 2,000,000**

**LKP170S-2**

This stunning 228-acre property in southern Laikipia offers spectacular views, 1.5 km of Uaso Nyiro river frontage, and unspoiled natural surroundings. It features a 3-bedroom main house with spacious living areas and a 2-bedroom cottage with an open-plan design. Amenities include solar power, a borehole, and KPLC connection.

### JUA KALI • NANYUKI

**PRICE  
ADJUSTMENT**



**Guide Price: USD 295,000**

**LKP173S**

49.25-acres of land with a private dam, staff quarters and views of Mt. Kenya and the Lolldaiga Hills. The land is part of a fully-fenced, 1,000-acre ranch with 11 shareholders committed to preserving this immaculate wildlife habitat. Owners are permitted to build on 5-acres with the rest of the land left for wildlife to roam.

# Featured Properties

## Upcountry

### MUKIMA RIDGE • NANYUKI

PRICE  
ADJUSTMENT



Guide Price: USD 699,000

LKP194S

Located just 20 minutes north of Nanyuki, this expansive 3-bedroom house (over 422 sq m) comes with a 2-bedroom guest cottage and is set on 12.2 acres within the exclusive 150-acre Mukima Ridge Estate. The property boasts beautifully landscaped gardens, including a pond with an adjacent rondavel. A generous extension has been added to the original house, enhancing its space and appeal. The property also offers breathtaking views of Mount Kenya and the Aberdares.

### JUA KALI • NANYUKI

PRICE  
ADJUSTMENT



Guide Price: KES 55,000,000

LKP189S

Enjoy access to a 1,000-acre ranch with this upcountry-style 4-bedroom house on 49.5-acres. Become part of 11 shareholders committed to preserving this immaculate wildlife habitat. Owners are permitted to develop 5-acres of their property, with the rest of the land left for wildlife to roam, bush walks and magical sundowners on the dams within the ranch.

# Featured Properties

## Upcountry & Coast

### MAANZONI WILDLIFE CONSERVANCY • ATHI RIVER

#### PRICE ADJUSTMENT



**Guide Price: KES 3,600,000 per Acre**

**ATRI4S**

This 14.9-acre leasehold property is subdivided into three separate plots, measuring 6.7-acres, 5.6-acres, and 2.6-acres, each with clear title deeds. The land has breathtaking views of the Lukenya Hills, proximity to KPLC for easy connection, a robust security network in place and a conservation-focused community with wildlife access throughout the area.

### DIANI

#### PRICE ADJUSTMENT



**Guide Price: EUR 295,000**

**BTSC107S**

5-bedroom house set a few meters from Diani Beach Road only 400 meters from the beach. The property sits on a second-row 0.45-acre freehold plot, featuring a swimming pool and an enchanting garden with a small waterfall area that can be activated by installing a pump. The property also boasts a fully insulated 20-foot container with power that can be used as storage or an office.



# Featured Properties

## Coast

### PRAWN LAKE • WATAMU

PRICE  
ADJUSTMENT



Guide Price: KES 45,000,000

WAT172S

This is an imposing 4 bedroom house with an 18m swimming pool and staff quarters for 4 on 0.8-acres of land. The fully walled property overlooks Prawn Lake and boasts an open plan kitchen/living room, a covered porch overlooking the pool, ensuite bedrooms, a sizeable landing which opens up onto the partially covered terrace and a private well.

### KURUWITU • VIPINGO

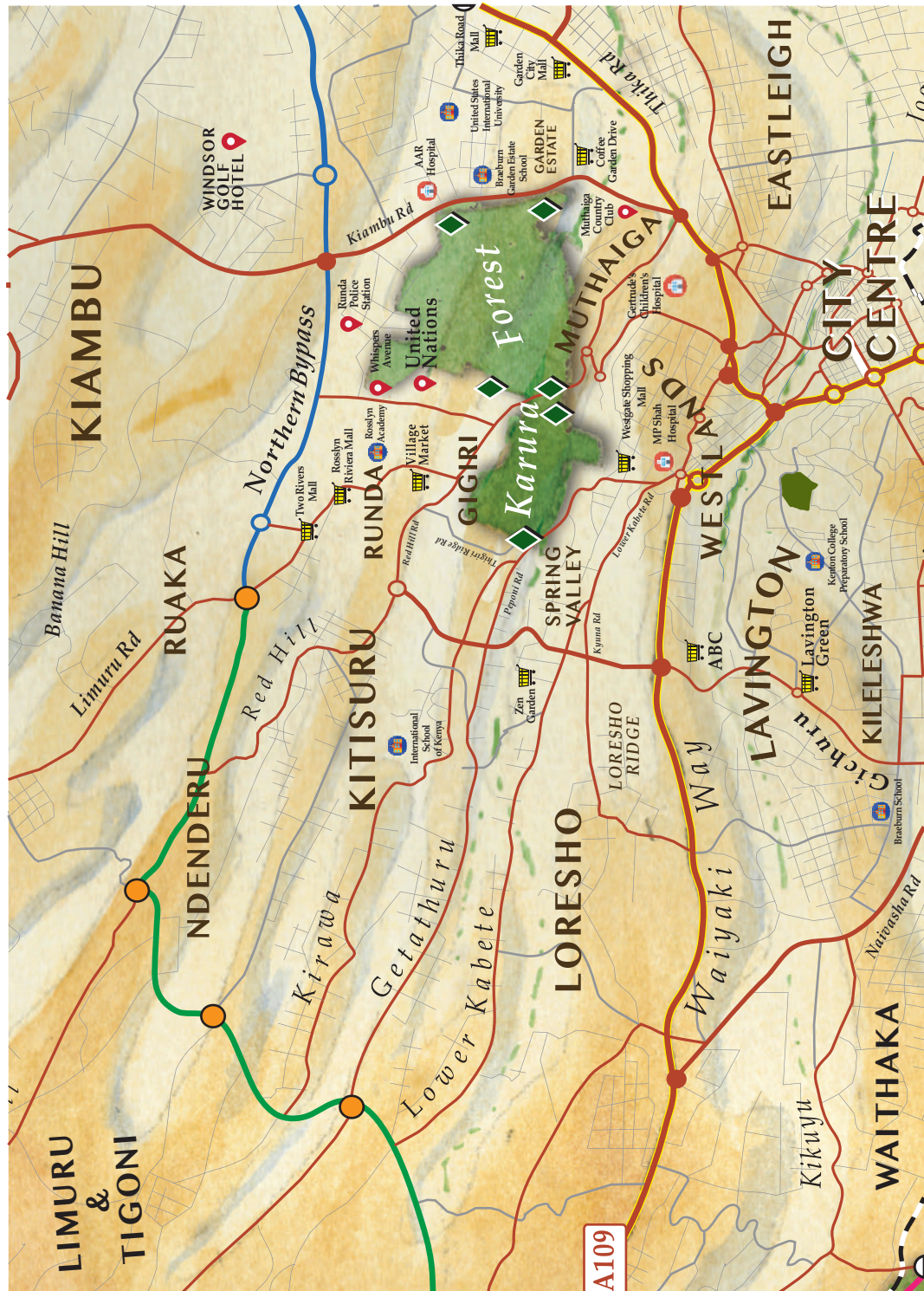
PRICE  
ADJUSTMENT



Guide Price: KES 78,000,000

VIP11S

This is a front row 0.9-acre property that consists of a 4 bedroom house, a swimming pool and staff quarters. The leasehold property is situated south of Kuruwitu Beach within an estate. The house boasts a living/dining room, a tv room with an A/C, a fitted kitchen, four bedrooms and three bathrooms. Furniture, fixtures and fittings are included in the sale.



Map Courtesy of Andrew Roberts



## ✚ Muthaiga/Runda/Gigiri/ Kitisuru

Nairobi's most affluent neighbourhoods include Muthaiga, Runda, Kitisuru and Gigiri. They are a 5 to 7-minute drive from each other and a 10 to 15-minute drive to the CBD.

They are all well known for their luxury living, privacy and lush landscapes offering you the best of both worlds and attracting wealthy businessmen and women, politicians and foreign nationals.

Many embassies and the United Nations are located in these areas, so a core area of residence for expatriates and diplomats.

The many appealing Muthaiga/Runda/Gigiri/Kitisuru amenities include:

### ***Main Transport Infrastructure***

These areas are serviced by the major well-tarmacked roads of Limuru Road, Muthaiga Road, the Northern Bypass, Red Hill Road & Kiambu Road. There is also easy access to Thika Road which heads to the Centre and North of Kenya and 20 minutes from Jomo Kenyatta International Airport.

### ***Shopping, Entertainment and Accommodation Destinations***

Village Market Mall, The Tribe Hotel, New Muthaiga Shopping Mall, Muthaiga Shopping Centre, Two Rivers Mall, Rosslyn Riviera Mall, Karura Forest Reserve and both Muthaiga Country Club and Windsor Golf and Country Club are within minutes drive of these areas.

### ***Healthcare Facilities***

Aga Khan Hospital, MP Shah Hospital, Gertrude Children's Hospital, Avenue Healthcare Centre, Columbia Health Care.

### ***International Schools***

International School of Kenya, German School Nairobi, Oshwal Academy, Peponi House Preparatory School, Potterhouse School and Kindergarten, Braeburn Garden Estate School, Rosslyn Academy, Durham International School.

## ✚ Limuru/Tigoni

Limuru is a small town in the heart of Kiambu County just 15-minutes from Runda/Gigiri and 50-minutes from the CBD, whereas Tigoni is a popular residential area within Limuru town that is home to an affluent community both local and international.

The appeal of Limuru and Tigoni is the country lifestyle it offers with its tranquil atmosphere, lush green landscape, cool climate, fresh produce and properties with large acreage. The Limuru Golf Course is very popular and is a great meeting point for residents.



SCAN CODE  
TO VIEW PROPERTIES  
IN NAIROBI & TIGONI





**MUSHROOM GARDENS**
**KIAMBU**


Beautiful 4-bedroom house on 1.5-acre land with river frontage enjoying stunning views of Windsor Golf Course forest. The home features a sitting/dining room with a fireplace, solid wood kitchen, family room, ensuite master bedroom with a walk-in closet, verandah with outdoor living room, 4-car carports, and lockable garage/woodwork shop.

**Guide Price: KES 158,500,000**

**NBE87S**

**MUSHROOM GARDENS**
**KIAMBU**


This 0.5-acre leasehold property in Mushroom Gardens Estate features a modern 3-bedroom house with a landscaped garden and river frontage. The home includes a vaulted-ceiling sitting room, split-level dining area, ensuite bedrooms, and a two-car garage with staff quarters above.

**Guide Price: USD 600,000**

**NBE83S-1**

**LORESHO**
**NAIROBI**


This is a top-notch 1.7-acre property located in a quiet area with easy accessibility to all of Nairobi. The property comprises of a palatial 4 bedroom main house with high quality finishes and comforts, a swimming pool with a pool house and a personal licensed helipad and helicopter hanger.

**Guide Price: USD 3,000,000**

**NBE71S**

**RIDGEWAYS**

**NAIROBI**



This 1.1-acre residence comprises a 4 bedroom house and two detached cottages on a landscaped garden. The main house features a sitting room, a TV room, an open plan kitchen/dining room, a laundry/scullery room, three bedrooms sharing a bathroom and an ensuite master bedroom.

**Guide Price: USD 1,030,000**

**NBE79S**

**RIVERSIDE**

**NAIROBI**



This is a modern furnished 3 bedroom apartment boasting an open plan kitchen/sitting/dining room with a glass balcony, a pantry and three ensuite bedrooms with a walk-in closet in the master bedroom. The apartment building boasts a lobby, a lift, a swimming pool, a gym, a steam room, two jacuzzis, a children's play area and basement parking.

**Guide Price: KES 40,000,000**

**NBE80S**

**TIGONI**

**NAIROBI**



**NEW**

This 5-bedroom house sits on a stunning 3.5-acre landscaped garden with riverfrontage. The double-storey home features an open-plan sitting/dining room with a fireplace, a spacious fitted kitchen, a family room and ensuite bedrooms. There is also staff quarters and a two-car garage.

**Rental Price: USD 3,500 Per Month**

**LIM07R**

**TIGONI**

**LIMURU**



**NEW**

This exquisite 5-bedroom property is set on a sprawling 5-acre leasehold plot. The estate boasts a 3-bedroom main house, a charming 80-square-meter 2-bedroom EHG cottage, 20-meter heated swimming pool, staff quarters for 5 and a stunning landscape featuring a rehabilitated indigenous forest and a meticulously manicured garden.

**Guide Price: KES 232,000,000**

**LIM19S**

**TIGONI**

**LIMURU**



This is your opportunity to buy newly built 4 bedroom houses within the 10-acre residential and conservation 'Rewildings Tigon Development' designed around the reforestation of Kiambethu indigenous forest. Three houses are left for sale each sitting on 0.88-acre plots and boasting 322 sqm of living space.

**Guide Price: USD 750,000**

**LIM15S**

**TIGONI**

**LIMURU**



**PRICE ADJUSTMENT**

A beautiful 10-acre parcel of the original 'Alicedale' Farm in Tigon is now up for grabs. The property is located off the sought after Limuru Girls' School Road. It is sloping with natural large terraces leading down to the Alicedale Dam. The top of the property has views of the Ngong Hills whilst the lower part is secluded in the valley.

**Guide Price: KES 25,000,000 Per Acre**

**LIM05S**





*Map Courtesy of Andrew Roberts*





## Karen/Hardy

Karen/Hardy is a leafy suburb lying southwest of Nairobi's Central Business District. The main residents here are local wealthy families, politicians, diplomats and expatriates because of its short 30-minute commute from the city and multiple top international schools.

Karen Country Club is among the top Golf courses in the World and the club offers accommodation and multiple facilities.

The many appealing Karen/Hardy amenities include:

### *Main Transport Infrastructure*

It is easily accessible to the rest of Nairobi through major well-tarmacked roads such as Ngong Road, the Southern Bypass and Langata Road. Karen/Hardy is 15-minutes from Wilson Airport, the largest domestic airport in Kenya and 30-minutes from Jomo Kenyatta International Airport.

### *Shopping, Entertainment and Accommodation Destinations*

Karen has multiple shopping and entertainment centres including The Hub Karen, Waterfront Mall, Galleria Mall, Langata Link Shops, Hardy Shopping Centre, Karen Blixen Museum, Karen Country Lodge, The Giraffe Centre and David Sheldrick Elephant and Rhino nursery. It is also only 10-minutes from Nairobi National park, the only National Park in any Capital City in the world.


### *Healthcare Facilities*

Karen Hospital, AAR Outpatient Healthcare Centre, Aga Khan Hospital, The Pediatric Clinic, Nairobi Hospital Outpatient Care at Galleria Mall.

### *International Schools*


The Banda School, Brookhouse School, Hillcrest International Schools (Primary & Secondary) STEM International School, Light International School, Nairobi Waldorf School, The Dutch School, Kilimani Junior Academy, St. Christophers School.

HARDY



NEW

KAREN



This impressive 2.5-acre property features a 3-bedroom main house, a 2-bedroom guesthouse and staff quarters. The main residence is designed for both comfort and indulgence and offers an indoor pool, steam room, sauna, and gym. A large balcony, expansive veranda, and built-in barbecue area create ideal spaces for relaxing and entertaining.

**Guide Price: KES 300,000,000**

**KAR322S**

**MWITU**
**KAREN**


This beautiful 1 bedroom cottage sits on a mature shared plot with a well-maintained garden. The furnished home is spacious and boasts an open plan living/dining room with a big smart tv and a fireplace, a fitted kitchen, a lovely bedroom, a separate bathroom and a wonderful live-in verandah. Rent is inclusive of water, electricity, gardening & WiFi.

**Rental Price: KES 90,000 Per Month**

**KAR229R**

**OFF DAGORETTI ROAD**
**KAREN**


This lovely 3-bedroom wooden cottage sits in a manicured private garden. The unfurnished home features a spacious wooden deck verandah, an open-plan kitchen/sitting/dining room with a pantry, an ensuite master bedroom, and two additional bedrooms sharing a bathroom. The home is also pet-friendly.

**Rental Price: KES 180,000 Per Month**

**KAR391R**

**HARDY**
**KAREN**


A modern home on a manicured 1-acre garden within a gated compound featuring a living room with a fireplace, a formal dining room, a fitted kitchen with a pantry and hobie, a study room with a balcony, 5 ensuite bedrooms plus a guest bathroom, staff quarters and a garage. Rent is inclusive of water, security and gardening.

**Rental Price: USD 4,000 Per Month**

**KAR281R**

**KAREN**
**KAREN**


This is an attractive 4-bedroom house with staff quarters on a beautifully landscaped 1-acre garden within an exclusive gated community. The double-storey home features a sitting/dining room with a stylish drinks nook, a modern fitted kitchen with pantry, a laundry room, an upstairs family area with a balcony and ensuite bedrooms.

**Rental Price: USD 4,000 Per Month**

**KAR398R**

**KAREN ROAD**
**KAREN**


This is an amazing property consisting of a 5-bedroom family home, a 2-bedroom guest cottage and a garage on a lovely manicured 1-acre garden within a gated community. The property enjoys community borehole water supply as well as city council water connection and 24/7 security guards at the main entrance

**Rent on Application**

**KAR317R**





**HARDY**

**KAREN**



This is a wonderful 5-bedroom house with staff quarters for 2 on a landscaped 1-acre garden within the prestigious and exclusive Hardy Manor gated community, home to only nine unique properties. This exceptional property is close to renowned international schools, shopping centres, and entertainment hubs.

**Guide Price: USD 975,000**

**KAR326S**

**HARDY**

**KAREN**



This is a delightful 5-bedroom house situated within the exclusive Hardy Manor gated community comprising of only nine houses. This elegant double-storey home with staff quarters for 2 sits on a lush manicured 1-acre garden with mature trees.

**Guide Price: USD 950,000**

**FTKAR331S**

**HARDY**

**KAREN**



With almost 408 square metres of living space, this stylish 5 bedroom home has 3 reception rooms & a verandah with a fireplace, a fully fitted kitchen with a pantry and an interlinked utility room. The 0.75-acre landscaped garden has mature trees, red soil & expansive lawns. Strategically located within walking distance from Hardy Shopping Centre.

**Guide Price: KES 130,000,000**

**FTKAR79S**

**MBAGATHI RIDGE**

**KAREN**



This luxurious 4-bedroom house, complete with staff quarters, sits on a stunning 2-acre manicured garden featuring a pond and river frontage with breathtaking views of the Mbagathi forest. The home also boasts a rooftop entertainment area with a sauna and shower, offering unparalleled vistas of the surrounds and a perfect space for relaxation and socializing.

**Guide Price: USD 2,800,000**

**KAR318S**

**MBAGATHI RIDGE**

**KAREN**



This is a spacious 5 bedroom home with 6,350 square meters of living space. The home sits on a beautiful 1-acre landscaped garden that offers protected scenic views over Ololua Forest. The home has all ensuite bedrooms, a large living room, a study room, a dining room, a fitted kitchen with a breakfast room and a verandah.

**Guide Price: USD 990,000**

**KAR77S**

**MBAGATHI RIDGE**

**KAREN**



This beautiful 1.5-acre plot borders the Mbagathi River and is ideal for residential development. The plot has never been developed therefore it is full of indigenous trees and bushes.

**Guide Price: USD 950,000**

**FTKAR180S**



**MUKOMA**
**KAREN**
**NEW**


This elegant 7-bedroom property sits on a beautifully landscaped 0.5-acre garden and features a 4-bedroom main house, a 3-bedroom cottage, a swimming pool and staff quarters. It is a beautiful home and an ideal blend of luxury and comfort.

**Guide Price: KES 90,000,000**
**KAR329S**
**MUKOMA**
**KAREN**
**NEW**


Three incredible plots, each slightly over 2 acres. The plots feature an untouched indigenous forest and stunning river frontage. The topography includes flat land at the top that gently slopes down towards a seasonal river. Each plot also has a single access point. KPLC power and water from a neighbouring borehole are available nearby for connection.

**Guide Price: KES KES 100,000,000 Per Plot KAR323S-5**
**MUKOMA**
**KAREN**
**NEW**


This is a stunning 5-bedroom house on a 7.17-acre plot with meticulously manicured gardens and a large swimming pool. In addition to the main house, the estate features a 2-bedroom guest house and ample staff accommodation. Located in a serene neighborhood, the property offers easy access to renowned international schools and shopping centers.

**Guide Price: KES 319,000,000**
**KAR323S-1**
**MUKOMA**
**KAREN**


This is an appealing 1-acre parcel of land in a quiet residential area ideal for the construction of a family home. The property has black cotton soil, an existing foundation built and water and electricity nearby for connection.

**Guide Price: USD 600,000**
**KAR275S**
**MUKOMA**
**KAREN**


This a lovely property consisting of a 5 bedroom house, a 2 bedroom cottage and staff quarters for 2 on a landscaped 1-acre garden. The double-storey main house boasts an open plan kitchen/sitting/dining room with a fireplace, a large study, an open lounge area, a laundry room, three ensuite bedrooms and two bedrooms sharing.

**Guide Price: KES 115,000,000**
**KAR288S-2**
**MUKOMA**
**KAREN**


This is a delightful 5 bedroom house with staff quarters on a lovely landscaped 1-acre garden. The 2-storey house boasts an open plan kitchen/sitting/dining room with a fireplace in the sitting area. The home also has a laundry room, a large study, an upstairs landing, three ensuite bedrooms and two bedrooms sharing a connecting bathroom.

**Guide Price: KES 100,000,000**
**KAR288S-1**

### KAREN OUTSKIRTS

KAREN

**NEW**



This prime 2-acre commercial property is just 3.8 kilometres southwest of Karen Shopping Centre. It holds a leasehold title for commercial use and has been approved for change of user to residential, offering excellent versatility for future developments. The property features two buildings: a double-storey office block and a single-storey warehouse.

**Guide Price: KES 185,000,000**

**KAR333S**

### MARULA LANE

KAREN



This is an ideal residential leasehold 1.4-acres of land close to Karen Country Club. The property has two cottages and staff quarters within a fenced remote-controlled gate. The rectangular-shaped, gently sloping plot boasts a gorgeous garden of indigenous mature trees, red soil, borehole water and KPLC power connection.

**Guide Price: USD 700,000**

**KAR293S**

### CENTRAL KAREN

KAREN

**UNDER OFFER**



This 0.76-acre leasehold plot boasts a serene, well-treed landscape with rich red soil and is secured by a traditional kei apple hedge fence. The property is fully serviced with city council water and KPLC power connections. Located just minutes from Karen Country Club and a short drive from Karen shopping centre.

**Guide Price: KES 80,000,000**

**KAR321S**

### MWITU

KAREN



Fantastic 5-acres of freehold land in a quiet environment ideal for residential development. The plot is rectangular in shape, slopes partly into the Mbagathi River, is very well treed and has red soil. The property is fenced, has an entrance gate and an access road. KPLC is available nearby for connection.

**Guide Price: KES 360,000,000**

**KAR304S**

### SWARA GARDENS

KAREN



A lovely 4 bedroom (all en-suited) villa on a half acre garden within a gated community. The kitchen is fully fitted and there is a pantry, laundry area, dining room, downstairs guest bedroom, study and spacious lounge. There is a balcony upstairs, a family lounge and 3 ensuite bedrooms. Ample parking space, 2 staff quarters and a guard house.

**Guide Price: KES 85,000,000**

**KAR310S**

### KAREN

KAREN

**NEW**



This prime 10.5-acres of land perfect for residential development or can be converted for commercial use. It features mature trees, fertile red soil and multiple water sources, including a city council connection, access to a neighboring borehole and a private well.

**Price on Application**

**KAR325S**



## Maasai Lodge/Tuala

Maasai Lodge and Tuala are areas located off Magadi road, heading towards Ongata Rongai bordering the Nairobi National Park. The unique properties in this area have stunning views of the Nairobi National Park, often bordering the Mbagathi River providing them with excellent birdlife and wildlife.

This area is attractive as a primary residence or holiday home and appeals to nature lovers who enjoy being out in the bush but close enough to get to Mukoma, Karen, Hardy, Rongai and Kiserian via Magadi road. The CBD is also a 10-minute drive away via the Nairobi National Park East Gate. An annual pass gets you into the park. There is a big resident population here with some commuting daily to The Banda School or Brookhouse for education.

TUALA

TUALA

This is a 16.6-acre property on two title deeds of 6.6-acres and 10-acres with simple farm buildings for staff and storage. The property is situated near Kitengela Glass with views of Ngong Hills, Nairobi National Park and Nairobi CBD beyond. It is ideal for a business, institution or residential development. A single sale of both plots is preferred.

Guide Price: KES 200,000,000

TUA08S

OVERLOOKING NAIROBI NATIONAL PARK

TUALA

NEW

This beautiful 5-acre property enjoys sweeping views of the Nairobi National Park and offers an opportunity to embrace life in harmony with nature in a remarkable setting. The property has a 2-bedroom main house and a 1-bedroom cottage. The property also has staff quarters, ample water storage tanks, a private borehole and a perimeter fence.

Guide Price: KES 100,000,000

TUA11S

OFF MAASAI LODGE ROAD

MAASAI LODGE

Freehold 5-acres of land overlooking the Nairobi National Park. The property boasts Mbagathi River frontage, 3 existing buildings, indigenous trees and shrubs, a mixture of red and black cotton soil, a KPLC connection and water storage tanks. The property is a 15-minute drive to Hardy and has access to the wider Nairobi area through the National Park east gate.

Guide Price: KES 150,000,000

TUA09S

OFF MAASAI LODGE ROAD

MAASAI LODGE

This is a 1.8-acre property bordering the Nairobi National Park. The property enjoys uninterrupted views over the Park as well as Mbagathi River frontage. One section of the plot has a short wall to prevent Buffalos from strolling into the garden. The property also has a 2-bedroom house, a store and a car-port.

Guide Price: KES 55,000,000

TUA05S-1



### OFF MAASAI LODGE ROAD

TUALA



A 5 bedroom house with a garage and staff quarters on a freehold 2-acre garden. The home sits within a gated estate and enjoys wonderful views of the Mbagathi River and the Nairobi National Park. The house boasts a living room with a fireplace, a fitted kitchen with a pantry, an ensuite master bedroom with a walk-in closet, a study room, an attic and a basement.

**Guide Price: USD 630,000**

**TUA07S**

### OFF MAASAI LODGE ROAD

MAASAI LODGE



This is a prime 1-acre freehold plot of land perfect for residential development. The plot offers stunning views of the Nairobi National Park and has frontage along the Mbagathi River. The land has a single access point, indigenous trees and shrubs. Water supply can be requested from neighbouring boreholes and KPLC power is nearby for connection.

**Guide Price: KES 32,000,000**

**TUA10S**

### OFF MAASAI LODGE ROAD

MAASAI LODGE



This is a 0.8-acre parcel of land almost bordering the Nairobi National Park. The property enjoys beautiful views of the park and comprises of fairly level land with indigenous trees and shrubs. Electricity and water are available nearby for connection. Ideal for residential development.

**Guide Price: KES 32,000,000**

**TUA05S-2**

### EDGE OF NAIROBI NATIONAL PARK

TUALA



This is a beautiful 3 bedroom house with an attached flat on 2-acres that enjoys spectacular views over the Nairobi National Park. The house boasts a sitting room, a dining room, a spacious kitchen, 2 ensuite bedrooms, and a full-length verandah. The attached flat has a living room, a kitchenette, a verandah and an upstairs bedroom ensuite.

**Guide Price: KES 60,000,000**

**TUA06S**

### EDGE OF NAIROBI NATIONAL PARK

TUALA



This is an amazing 4.3-acre property with a 2 bedroom main house, a store, staff quarters for 2 and a workshop with a service ramp. The property is situated on the Mbagathi River and borders the Nairobi National Park. The home has grass-thatched roofing, high ceilings and spacious rooms.

**Guide Price: KES 94,600,000**

**TUA04S**

### EDGE OF NAIROBI NATIONAL PARK

TUALA



This is a wonderful property comprising of 13.8-acres of land. The property is located in a prime area close to Kitemela glass and borders the Silole Sanctuary. The land has a beautiful riverfront with wonderful views of the Nairobi National Park.

**Guide Price: KES 150,000,000**

**TUA01S**



## Maanzoni/Athi River

The Maanzoni area is a lovely savannah in the heart of Lukenya that has amazing birdlife and wildlife. The area is located on the Nairobi - Mombasa highway approximately 45 minutes to an hour out of Nairobi. The serene environment makes it a great location for a tranquil home or weekend getaway.

The area has majorly hilly land with a few flat plots mostly in blocks of 5-acres and above. Maanzoni will benefit from the current road expansion on Mombasa Highway with easy access to Jomo Kenyatta International Airport, the industrial parks and the EPZ. The proximity to Athi River town, Machakos town and the soon to be developed Tatu City makes it very attractive to the Real Estate market.

LUKENYA

ATHI RIVER

This is a new 172-acre gated community development adjacent to the tranquil Swara Conservancy. The development is offering 0.25-acre regulated self-build plot as well as modern 3 and 4-bedroom houses each on 0.25-acre plots to choose from.

Guide Price: From KES 5,480,000

ATR155

MAANZONI WILDLIFE CONSERVANCY

ATHI RIVER

PRICE  
ADJUSTMENT

This 14.9-acre leasehold property is subdivided into three separate plots, measuring 6.7-acres, 5.6-acres, and 2.6-acres, each with clear title deeds. The land has breathtaking views of the Lukenya Hills, proximity to KPLC for easy connection, a robust security network in place and a conservation-focused community with wildlife access throughout the area.

Guide Price: KES 3,600,000 per Acre

ATR145

MAANZONI

ATHI RIVER

Exceptional furnished 4-bedroom double-storey house a self-sufficient 5.5-acre leasehold plot, 45 minutes from Nairobi. Features include solar power for the main house, pool, and staff quarters (for 8), a 240m borehole with a Reverse Osmosis Plant, a 400 sqm workshop, and a 70 sqm lockable garage with two safe rooms.

Guide Price: KES 325,000,000

ATR165

MAANZONI

ATHI RIVER

Prime 5-acres of land in a serene area with gorgeous views of Mount Kilimanjaro, Lukenya Hills and wildlife. The leasehold land is fully fenced and comprises level topography, mixed soil, mature indigenous acacia trees and has mains power within easy reach for connection. This plot is only 45 kms from the CBD.

Guide Price: KES 20,000,000

ATR135



## Kajiado/Saikeri/Bisil/Champagne Ridge


Champagne Ridge, Saikeri and Bisil are areas in Kajiado County that are 45-minutes to an hour and a half from Nairobi. They are a slowly developing area with affordable land prices that provide great holiday homes opportunities.


Saikeri and Champagne Ridge are popular locations for holiday homes and weekend getaways. This is mainly due to the serenity of the areas and scenic views. Bisil is becoming an 'out of town residential area' with people managing the commute between town and home a few times a week. Tourism, farming and agriculture are the key industries here.

NEAR KIMUKA

KAJIADO

NEW






This is an exclusive fully fenced 2-acre plot situated near Kimuka boasting stunning views of the Nguruman Escarpment, Suswa Plains and Ngong Hills. A sheer cliff and unique rock formations enhances its natural beauty. With borehole access and mains electricity nearby for connection, it's ideal for a lodge, Airbnb cabins or a private retreat.

**Guide Price: KES 17,000,000** **KAJ029S**

CHAMPAGNE RIDGE

KAJIADO




This is a lovely 8.3-acre parcel of land, 11kms from Corner Baridi with scenic views and neighbouring residential homes and weekend getaways. The undeveloped land is fully fenced, has an entrance gate, a caretaker's house and a basic store. Water is mainly accessed through boreholes. The main access road is in good condition.

**Guide Price: KES 20,000,000** **KAJ015S**

CHAMPAGNE RIDGE

KAJIADO



This property comprises of 25-acres of land in the scenic area of Champagne Ridge with panoramic views of the Ngong Hills, overlooking the Rift Valley. Ideal for commercial or residential development.

**Guide Price: KES 50,000,000** **KAJ010S**



### OLMAROROI

### SAIKERI



Stunning 4-bedroom house on 25-acres in total wilderness on the edge of the Rift Valley, which is behind the Ngong Hills and only an hour's drive away from Nairobi. The property boasts incredible views over the Great Rift Valley and panoramic views of Mt. Suswa and Mt. Longonot. This area is home to wildlife.

*Price on Application*

**KAJ025S**

### SAIKERI

### KAJIADO



This property consists of 8-acres of beautiful freehold land that enjoys stunning sweeping views of the Great Rift Valley, with local wildlife strolling through. This property is ideally located for an exclusive camp or getaway home.

**Guide Price: KES 4,800,000**

**KAJ016S**

### SAIKERI

### KAJIADO



Stunning 10-acres of agricultural land approximately 2 hours from Karen. A four-wheel off-road car is highly recommended (the last 16 km's are rough). The land enjoys breathtaking cliff views of the Rift Valley floor with local wildlife strolling through. Ideal for an exclusive camp or getaway home.

**Guide Price: KES 10,000,000**

**KAJ028S**

### BISIL

### KAJIADO



This is a beautiful 36.5 acres of land for sale in Bisil, Kajiado. The freehold property is situated within a 45-minute drive to Kajiado town and Kajiado County Hospital and is within a minute's drive to various schools in the area. The property enjoys great views and will be suitable for a holiday home or resort.

**Guide Price: KES 27,375,000**

**KAJ020S**

### CORNER BARIDI

### KAJIADO



This is beautiful 5-acres of land on the west side slopes of Ngong Hills near Corner Baridi with views overlooking the Rift Valley (Kisamese, Olepolos). The land is situated 3kms off Magadi road and 24kms from Nairobi. The owner is looking for good neighbours who enjoy the wilderness and are eager to create a private neighbourhood.

**Guide Price: KES 17,500,000**

**KAJ019S**

### KISAMIS

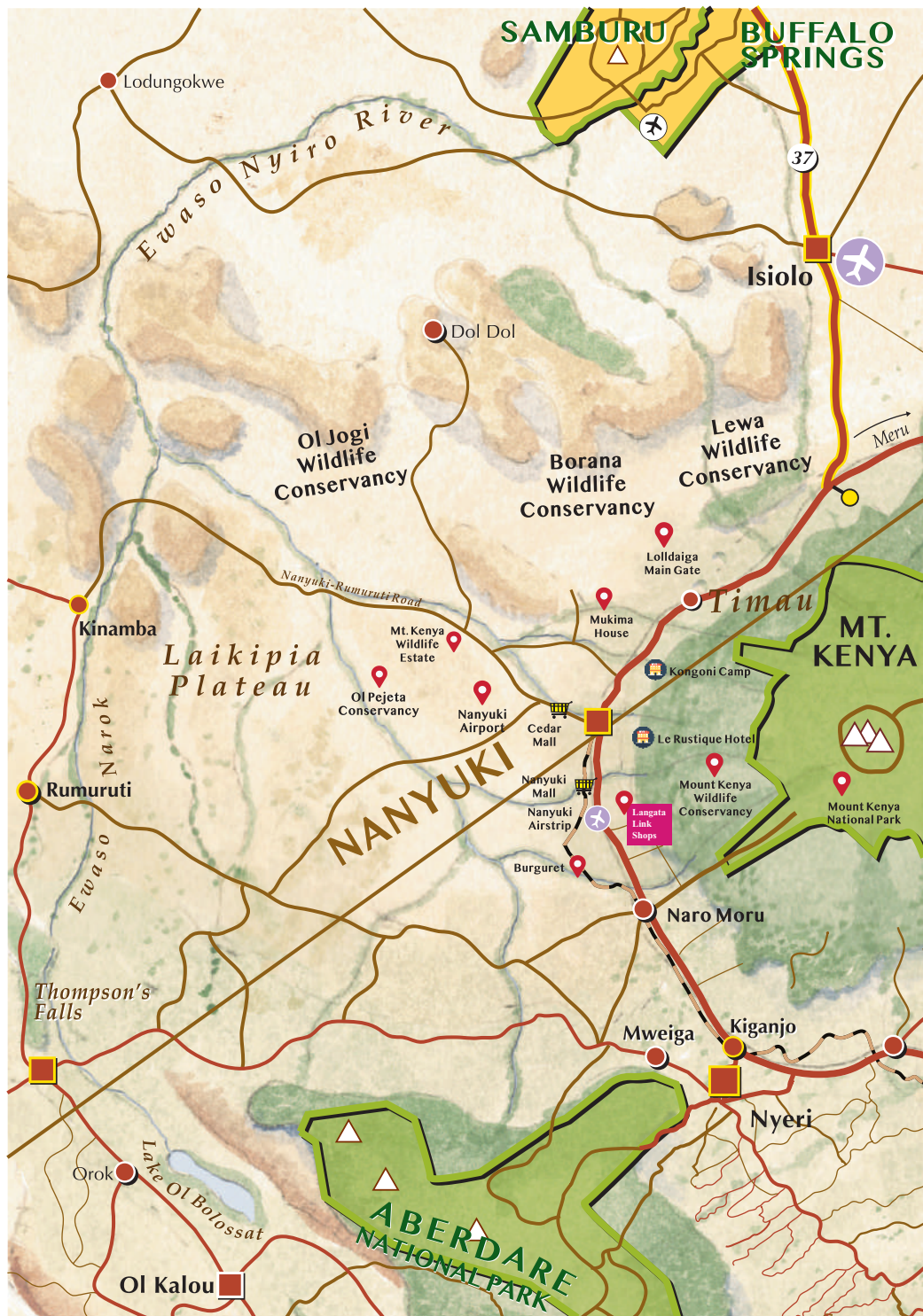
### KAJIADO



The 10-acre land is located in Kisamis town, 3kms from Corner Baridi, touching Magadi road with stunning views of Ngong Hills and the floor of the Rift Valley. It is an ideal location for a camping site, lodge or country home.

**Guide Price: KES 55,000,000**

**KAJ009S**



Map Courtesy of Andrew Roberts



## ✦ Nanyuki/Laikipia

Laikipia is a cosmopolitan county straddling the equator with the majestic Mount Kenya ever-present. Much of the region boasts a variety of wildlife and birdlife, as well as truly breath-taking scenery.

On the doorstep are world-renowned North Kenya Conservancies and National Reserves. A nature lover's paradise. For those seeking a country lifestyle within a warm community, this is it. Literally - a breath of fresh air from the city life.

The frontier town of Nanyuki is the main hub of Laikipia and the gateway to the north, providing all the amenities that one needs to live in this area. There is also very easy access across the Aberdares to Naivasha and Nakuru.

The key residential areas are Burguret, which is 2 and a half hours from Nairobi and half an hour from Nanyuki town. As you head north of Nanyuki you reach Timau, which is 30-minutes away and is a key agricultural hub with vast wheat and flower farms on the slopes of Mt Kenya.

Nanyuki hosts multiple shops, good medical facilities, Braeburn International School, airstrips and all your needs to make you not need to head to Nairobi.



**SCAN CODE  
TO VIEW PROPERTIES  
IN NANYUKI &  
LAIKIPIA**



### LUNATIC LANE

### NANYUKI



Three approximately 5-acre plots available individually or together as a generous 16.5-acre property. Old, settler-style homes and outbuildings enhance 2 of the 3 plots. These enchanting plots sit on the bank of the meandering Nanyuki River only 8 minutes from Cedar Mall on a murramed road.

**Guide Price: From KES 52,000,000**

**LKP200S**

### DAIGA

### NANYUKI



Freehold 3-acre plot near Lolldaiga Wildlife Conservancy, 35 minutes from Nanyuki, with stunning views of the Lolldaiga Hills. The property features abundant fruit and indigenous trees, a Community Water Project connection supplying a dam, drip irrigation, water storage tanks, a 20ft container, and staff quarters for two. KPLC is nearby for easy connection.

**Guide Price: KES 12,800,000**

**LKP202S**

**Also look at our premier Laikipia properties highlighted under the *Featured & Commercial Property* section on pages 3-7 and 55-57**





**TUMBILI ESTATE**
**NANYUKI**


This charming 2-bedroom house is only 25 minutes from Nanyuki town and close to Sarova Maiyan Resort. The house sits on a 2.5-acre garden within a private, fenced 250-acre estate with 3.5km cycling and walking paths around a large lake. The house boasts an open-plan floor plan and two ensuite bedrooms.

**Rental Price: KES 85,000 Per Month**

**LKP77R**

**CLOSE TO LOLLDAGA**
**NANYUKI**


A newly built, 2-bedroom house on a private 0.5-acre garden within a shared 10-acre compound. The home also has a roof deck and a plunge pool. Residents enjoy access to walk the adjoining 130-acre conservation residential area. The property boasts river frontage and stunning mountain views.

**Rental Price: KES 125,000 Per Month**

**LKP75R**

**MUKIMA**
**NANYUKI**


This is a beautiful 3 bedroom house on 2-acres near Mukima with close proximity to Nanyuki town. The property overlooks Mount Kenya and enjoys clear views of the Aberdares. The property also has a dam close to the house with an array of birdlife. Rent is inclusive of a gardener once a week and a night guard.

**Rental Price: KES 85,000 per month**

**LKP81R**

**UPPER BURGURET**
**NANYUKI**


This charming 2-bedroom house is a mere 2.9 kilometres from the tarmac and very close to the Mount Kenya Forest Reserve. The double-storey home boasts a courtyard design, an open plan layout and ensuite bedrooms. The tenancy allows for friendly dogs but no cats.

**Rental Price: KES 77,000 Per Month**

**LKP74R**

**ETHI**
**NANYUKI**


This is a newly built single-storey 2-bedroom house that is partially furnished on a 2-acre plot within a 38-acre gated community that enjoys views of Mount Kenya and Borana Conservancy. The home is approximately 5kms from Timau and a 45-minute drive from Nanyuki.

**Rental Price: KES 95,000 Per Month**

**LKP83R**



**POPULAR RESORT IN NANYUKI TOWN**


This is a successful 9.3-acre resort sitting on the edge of Nanyuki town. The establishment has 27 ensuite bedrooms, a large restaurant & bar, 7 rental/ office units, a heated swimming pool with bar, a spa and steam bath, childrens play area, 2 conference halls, a managing director's office and house and more.

**Guide Price: USD 3,000,000**

**LKP65S**

**470 ACRES BETWEEN 2 CONSERVANCIES**


This property is between Solio & Ol Pejeta Ranches, a 2-hour drive from Nairobi. It comprises the main parcel 450-acres and a separate airstrip of 20-acres. The property boasts gorgeous views of Mount Kenya and the Aberdares, 3 kms of Uaso Nyiro river frontage, a 3 bedroom main house, a 2 bedroom cabin, staff quarters for 12, a workshop and stores.

**Guide Price: USD 4,000,000**

**LKP170S**

**SIMBA ROAD**
**NANYUKI**
**NEW**


This 5-acre leasehold property is just 2.5 km from town and 10 minutes from Cedar Mall, offering river frontage along the Likii River and a landscaped garden with indigenous trees. It features a three-story 3-bedroom main house (192m<sup>2</sup>), a guest cottage, a staff house, city council water, 3-phase KPLC power connection and a perimeter fence.

**Guide Price: KES 65,000,000**

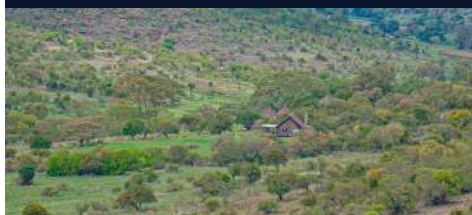
**LKP210S**

**KALALU**
**NANYUKI**
**NEW**


This 5-acre plot boasts dual road frontage at the junction of Nanyuki-Meru highway and Lolldaigas' Road, ensuring excellent access. A scenic gorge with a river and indigenous trees enhances its beauty. The fully fenced property includes three small buildings, one serving as a farm shop, and has a project water connection.

**Guide Price: KES 50,000,000**

**LKP213S**

**NGOBIT**
**NANYUKI**


Situated on 50 acres along the Ngobit River is this charming lodge, comprising of 6 twin cottages with the old club house being converted into a mess area with kitchen, dining room and lounge. On the same property is 'Colobus House' a 3-bedroom self contained cottage with superb views of Mt. Kenya.

**Guide Price: KES 70,000,000**

**LKP182S**

**MT. KENYA ROAD**
**NANYUKI**
**PRICE  
ADJUSTMENT**


4-acre ideal development property situated close to Nanyuki town centre with planning permission. The land is mainly treed and has a KPLC meter installed, a council line water connection, a steel water tower with storage for 30,000 litres and a delivery pump. The property is also walled on two sides with a perimeter electric fence.

**Guide Price: USD 620,000**

**LKP166S**

#### BURGURET

#### NANYUKI



The Lakes is a 30-acre gated community development overlooking the Mount Kenya Forest Reserve. Phase 1 comprises 5 fully serviced 0.75-acre footprints all enjoying breath-taking views of Mount Kenya. Each footprint has access to private borehole water, an underground KPLC power connection and an all-weather access road.

**Guide Price: KES 12,000,000 per Plot**

**LKP67S**

#### BURGURET/AIRSTRIIP

#### NANYUKI



This 3.8-acre property boasts a 3-bedroom cottage, a 20-foot container with 2 rooms & staff accommodation for 3 with stunning views of Mount Kenya. The property also has water storage, chainlink fence with a kei apple hedge, a floodlight at the entrance, KPLC & Community Water Project on site. Only 7 minutes from the Nairobi-Nanyuki highway & 10 minutes from the airstrip and One Stop.

**Guide Price: KES 32,500,000**

**LKP184S**

#### MUKIMA

#### NANYUKI



16-acres of wild untouched land in the Mukima area with close proximity to Jua Kali and off the Rumuruti road. The land itself is only 12km from Nanyuki town and a 25 min drive to the airstrip. There are several beautiful house sites ideal for a home.

**Guide Price: KES 26,500,000**

**LKP100S**

#### NANYUKI REGION

#### NANYUKI



This stunning 228-acre property in southern Laikipia offers spectacular views, 1.5 km of Uaso Nyiro river frontage, and unspoiled natural surroundings. It features a 3-bedroom main house with spacious living areas and a 2-bedroom cottage with an open-plan design. Amenities include solar power, a borehole, and KPLC connection.

**Guide Price: USD 2,000,000**

**LKP170S-2**

#### JUA KALI

#### NANYUKI



Two expansive 49.25-acre plots of land with breathtaking views of Mt. Kenya and the Lolldaiga Hills. The plots are adjacent to each other, with one bordering a dam. They are part of a fully-fenced, 1,000-acre ranch, owned by 11 shareholders. Owners are permitted to build on 5-acres of their land, with the rest of the land being free for wildlife to roam and owners to enjoy walks and sundowners.

**Guide Price: KES 45,000,000 per plot**

**LKP163S**

#### JUA KALI

#### NANYUKI



49.25-acres of land with a private dam, staff quarters and views of Mt. Kenya and the Lolldaiga Hills. The land is part of a fully-fenced, 1,000-acre ranch with 11 shareholders committed to preserving this immaculate wildlife habitat. Owners are permitted to build on 5-acres with the rest of the land left for wildlife to roam.

**Guide Price: USD 295,000**

**LKP173S**



#### JUA KALI

#### NANYUKI

### PRICE ADJUSTMENT



Enjoy access to a 1,000-acre ranch with this upcountry-style 4-bedroom house on 49.5-acres. Become part of 11 shareholders committed to preserving this immaculate wildlife habitat. Owners are permitted to develop 5-acres of their property, with the rest of the land left for wildlife to roam, bush walks and magical sundowners on the dams within the ranch.

**Guide Price: KES 55,000,000**

**LKP189S**

#### JUA KALI

#### NANYUKI



This expansive 49.25-acres of land is part of a fully-fenced, 1,000-acre ranch, owned by 11 shareholders committed to preserving this pristine wildlife haven. Owners are permitted to build on 5-acres of their property, with the rest of the land being free for wildlife to roam. The land borders a big dam, with breathtaking views of Mt. Kenya and the Lollidaiga Hills.

**Guide Price: KES 45,000,000**

**LKP159S**

#### ETHI

#### NANYUKI



2 x 1.6-acre footprints, within a 38-acre gated community in Ethi that is close to the Timau Sports Club, Ngare Ndare Forest and Borana Conservancy. The plots offer Mount Kenya and the Lollidaiga Hills views, an internal road connecting all 15 plots, a dam, KPLC power along the access roads with junction boxes and water gate valves on the plot boundaries.

**Guide Price: KES 6,000,000 per plot**

**LKP47S-2**

#### ETHI

#### NANYUKI



This is a 1.8-acre footprint, within a 38-acre gated community in Ethi that is close to the Timau Sports Club, Ngare Ndare Forest and Borana Conservancy. The plot offers Mount Kenya and the Lollidaiga Hills views, an internal road connecting all 15 plots, a dam, KPLC power along the access road with a junction box and a water gate valve on the plot boundary.

**Guide Price: USD 65,000**

**LKP47S-3**

#### ETHI

#### NANYUKI



This is 19.5-acres of undeveloped land bordering the Ngare Ndare Forest. The land consists of sloping terrain with red Meru soil and stunning views over Borana Conservancy and is an ideal spot for a safari camp. The property is based approximately 40kms from Nanyuki town and has a newly built access road.

**Guide Price: KES 16,575,000**

**LKP72S**

#### TIMAU

#### NANYUKI



This is an 11-acre footprint situated a 5 minute walk from Umande Primary School and a 20-minute drive from Nanyuki town. The property has one main access point on a murrum access road. It is fully fenced with planted trees around the perimeter and has loam soil, gorgeous views of Mt. Kenya and Lollidaiga Hills, KPLC and community water nearby for connection.

**Guide Price: KES 17,600,000**

**LKP178S**

#### DAIGA

#### NANYUKI



This very special 2.47-acre plot is close to the Lolldaiga Hills' boundary with stunning views of both Mount Kenya and the Lolldaiga Hills, and only a 10-minute drive from the Lolldaiga Wildlife Conservancy. The land features flat terrain, red soil and has a solar-powered electric fence. It is an ideal property for off-grid living.

**Guide Price: KES 15,000,000**

**LKP193S**

#### NANYUKI

#### NANYUKI



This property offers 97.36, 98.84 and 230.28-acre land parcels with stunning views of the Aberdares and Mount Kenya ideal for conservation-minded buyers. The smaller plots have dams, while the larger one has borehole water access. KPLC power is available for connection and the unfenced plots lie within an elephant corridor.

**Guide Price: KES 1,500,000 Per Acre**

**LKP209S**

#### RUMURUTI

#### NANYUKI



The stunning 250-acre property sits inside a wildlife corridor of 628-acres and is ideal for anyone looking to invest in the tourism sector. The property is situated 45 km from Rumuruti town and 75 km from Nanyuki town. Seger Ranch borders it to the south and Ol Donyo Lembo to the north. Muthera River runs through the middle of the property.

**Guide Price: KES 237,500,000**

**LKP181S**

#### NARO MORU

#### NANYUKI



10-acres of land with river frontage rich in pristine indigenous trees and shrubs. The land is strategically located close to the main Nanyuki/Meru highway and just 10-minutes from the Nanyuki airstrip. Three sides of the property are fenced. Community water is also available nearby.

**Guide Price: KES 70,000,000**

**LKP116S**

#### ONTULILI

#### NANYUKI



This 2-acre plot is just 700 meters from the A2 highway on a very good Murram access road. The Ontulili River is close by and the Mount Kenya Forest Reserve is only 1km away. Half of the land is Rhodes grass. There is a KPLC power line on the land and two Community Water Projects passing through the property.

**Guide Price: KES 10,500,000**

**LKP190S**

#### SANGARE CONSERVANCY

#### NANYUKI



Immerse yourself in wilderness, when you purchase a 1/15th share of the 4,222-acre Sangare Wildlife Conservancy and a 5-acre plot to develop your dream home with stunning views of Mount Kenya, an electric boundary fence, 1km airstrip, all-weather roads and a large dam. Each house site has been carefully selected to ensure space and privacy.

**Guide Price: USD 450,000**

**LKP76S**



Map Courtesy of Andrew Roberts





## ✦ Naivasha

Naivasha is a large town 92.8 kms northwest of Nairobi and surrounds one of the stunning Great Rift Valley lakes, Lake Naivasha. It is a steady growing Real Estate hub known for its agriculture as well as leisure and conference tourism.

Its development in infrastructure, economic growth and lush green landscape make it a very attractive area for investors and developers as well as the upper and middle-class citizens looking to build exquisite 'Out of Nairobi' homes.

Its proximity to key schools, Pembroke House, Rift Valley Academy and Greensteds School in Nakuru, is making it a more permanent residence for many. There are numerous shopping malls including Buffalo Mall which hosts various shops and restaurants.

The stunning views and wildlife options around the lake provide beautiful opportunities for investors to create family homes, businesses or weekend getaways.

## ✦ Maasai Mara

Living in the Wilderness

The properties on the edge of the Mara are unique anywhere in the world! These properties give you a chance at a dream of having a safari home in the wild and being one with nature and wildlife in a tranquil environment!

This lifestyle appeals to those that are firm advocates for conservation and eco-tourism and want to have a holiday home in the wild. Access is a little tricky and definitely requires a 4WD vehicle, however, there are main roads accessing the area.

**SCAN CODE  
TO VIEW PROPERTIES  
IN NAIVASHA &  
MAASAI MARA**

KEDONG

NAIVASHA

**NEW**

Four fully furnished 3-bedroom houses on a 10-acre freehold property with stunning Mt. Longonot views ideal for a resort, rentals, or further development. Amenities include a swimming pool, staff quarters, a private borehole and KPLC power connection. An adjacent 10-acre plot is also available for KES 35,000,000

**Guide Price: KES 92,000,000**

**NAV47S**

KEDONG RANCH

NAIVASHA

This is a beautiful 4-bedroom ranch-style house, 2 bedroom cottage, two ensuite cabins, a swimming pool, two large staff houses and a private borehole on a freehold 25-acre garden with a large pond and access to Kedong Conservancy. The property is being sold fully furnished.

**Guide Price: KES 150,000,000**

**NAV40S**

**MOI SOUTH LAKE ROAD**
**NAIVASHA**


A 5-bedroom lakefront house situated on 6 acres, including 4 acres of riparian land available for semi-permanent development. The estate offers breathtaking views of Lake Naivasha and frequent wildlife visits. The property also includes 8 cosy cottages consisting of three 2-bedroom cottages, one 1-bedroom cottage, and four studio cottages.

**Guide Price: KES 220,000,000**

**NAV46S**

**MOI SOUTH LAKE ROAD**
**NAIVASHA**

**NEW**



This ideal 15-acre farmland is a prime investment opportunity for agribusiness, commercial farming or future development. The property features a fully functional cold storage facility, office blocks, staff accommodation and administrative out-buildings, KPLC electricity connection, mains water supply, a perimeter electric fence and fertile soil.

**Guide Price: KES 150,000,000**

**NAV41S-2**

**NAIVASHA TOWN**
**NAIVASHA**


This is prime 20 acres of land in Naivasha. The property is a few meters off the Nakuru-Nairobi Highway in a well-established area just a 20-minute drive to Buffalo Mall Naivasha. The property consists of virgin flat land and is ideal for development.

**Guide Price: KES 410,000,000**

**NAV36S**

**ECOSCAPES SANCTUARY**
**NAIVASHA**


2-acre private plots designed and developed by a renowned landscape architect with planning permission in an established wildlife sanctuary. The plot is ideal for a holiday home and the Lake Naivasha frontage is excellent for water sports enthusiasts.

**Guide Price: USD 200,000**

**NAV17S**

**GILGIL**
**GILGIL**


This is a newly-built off-grid single-storey 3-bedroom house just 0.5 km from the main Gilgil-Nyaharuru Highway with easy access to both Pembroke House School and Gilgil town. The residence sits on 2-acres of freehold land with 1-acre featuring a thriving Eucalyptus tree plantation with the option for further development.

**Guide Price: KES 48,000,000**

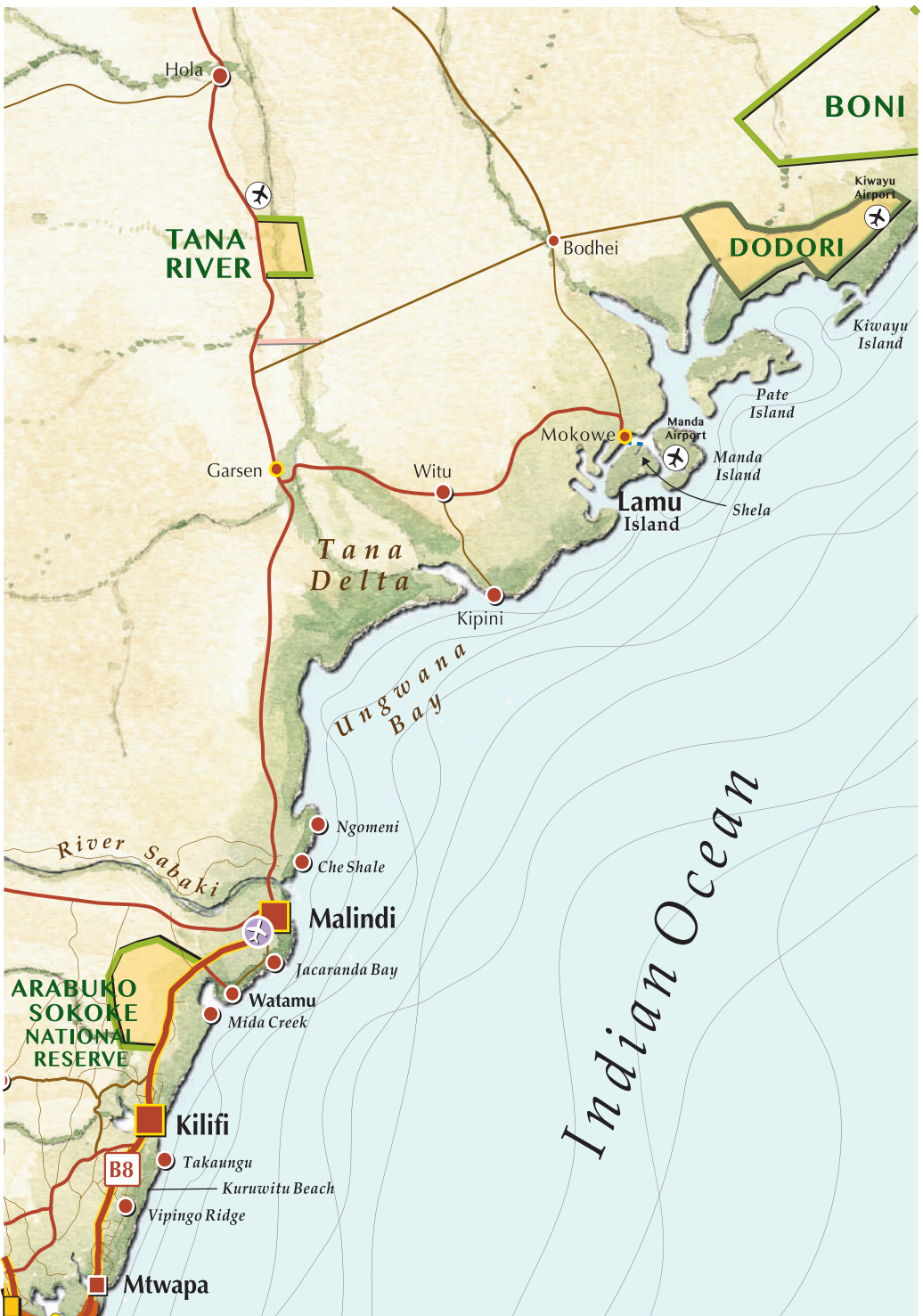
**GIL24S**

**TRANS MARA**
**MAASAI MARA**


This 7-acres of land is for sale in Transmara on the edge of the Maasai Mara National Reserve. The freehold land has 250 meters of Mara river frontage and is strategically situated next to Olonana Camp with easy access to Olololo Gate, Musiara Gate and Mara North Conservancy. The land is fully fenced within a larger property.

**Price on Application**

**MAR06S**



Map Courtesy of Andrew Roberts





### ✦ Lamu Archipelago

**Lamu Island** is one of the larger islands of the Lamu archipelago. This unique gem has a charming history and culture expressed through its architecture and way of life. The island's most popular towns include Lamu town and Shela town.

A lot of the buildings in Lamu have a rich history and are constantly being renovated and upgraded making sure to maintain the Swahili-Arab undertones they are known for but we also have beautiful recently-built villas. The town's key features include its alleyways and deserted beaches. Fishing and tourism are the main economic activities. The opening of the new Port of Lamu earlier this year is expected to bring with it new commercial opportunities.

**Manda Island** is also one of the larger islands of the Lamu archipelago and directly opposite Lamu Island. It is accessed through a boat ride. The island is a lot more modern as it is occupied by a number of luxury resorts and beautiful luxury villas with acres of land for sale for further developments. For shopping needs, one has to take a boat ride to Lamu Island.

**Kiwayu Island** is one of the smaller islands of the Lamu archipelago with scenic beaches. It is a 1-hour 30-minute boat ride from Lamu Island and has a couple of accommodation options. It is a unique destination for the intrepid investor who wants to literally get away from it all.

Access to this whole area is predominantly via flying into the Manda Airstrip - the main airstrip for the Archipelago - with daily scheduled flights. One can drive from Malindi but this is definitely for the more adventurous! Most shopping can now be done in Lamu town, however, with daily

flights and couriers, most things are accessible within a day's delivery.

### ✦ Malindi/Che Shale

**Malindi**, fondly known as 'Little Italy' due to the Italian population being higher than any other foreign nationality, is a great place to live. It is recognized for its good weather, relaxed atmosphere, beautiful beaches and affordable property prices. It is also strategically located just an hour's flight from Nairobi for easy commuting into the Malindi International Airport.

**Che Shale** is a remote area north of Malindi and just a 30-minute drive to Malindi town. Che Shale's charm is that it is a very private area with a unique golden sandy beach. There are several residential homes nestled between the palm trees enjoying their own hidden oasis. Improving infrastructure like the current project to tarmac the Ngomeni road by the Kilifi county government will make commuting easier and increase interest in the area.



SCAN CODE  
TO VIEW PROPERTIES  
IN LAMU, MALINDI &  
CHE SHALE



### ✦ Watamu

This is a small coastal town approximately 2 and half hours north of Mombasa, however, it has firmly established itself as the go-to destination for Nairobi expatriate families! It's mostly known for its beautiful beaches, coral gardens, deep-sea fishing and sundowner dhow cruises on the creek.

# Information about Kenya North Coast Towns



Its affordable land prices have also made it a conducive market for investors and developers. A growing community of residents is definitely giving this area more energy for development and investment.

## Kilifi

Kilifi is a laid back town that is beginning to experience increased interest from Real Estate investors and developers due to its affordable land prices, budget-friendly living standards, increasing infrastructure, friendly secure community, an attractive white sandy beach and a number of entertainment spots. It is also perfectly situated an hour's drive from Watamu and Malindi.

It is easily accessible via the Mombasa - Malindi Road, and only 1 hour 30 minutes from Malindi International Airport or 45-minutes from Vipingo Ridge Airstrip. This is a very easy place to get to and from.

Kivokoni School has really helped create a much larger resident population of families in the area with the Mnarani Club and 3 Degrees South offering outstanding water sports activities on the creek and beyond.

## Vipingo

Vipingo is a small beautiful coastal village 30km north of Mombasa. It has the beautiful Kuruwitu Beach, which has a newly restored outstanding reef and a private airstrip with daily flights in from Nairobi. The key to this area now being on the market for investment is the creation of Vipingo Ridge Golf Resort.

Set on 2,500-acres, this world-class course and hotel have now placed Vipingo among the most sought after destinations on the Kenya Coast with both domestic and international buyers. Its proximity to both Mombasa and Kilifi provide all the requirements for either a permanent resident, second-home investor or holidaymaker.



SHELA

LAMU



Jasmine House is a 5-bedroom, three-story home on a 0.15-acre plot with a lush garden. Built in 1986, it features new roofs, a Swahili entrance door, and a courtyard. Additional amenities include a home office, barazza with swinging beds, laundry area, and backup generator. Currently a family home and sought-after holiday rental.

Guide Price: GBP 525,000

LAM56S

SHELA

LAMU



This property consists of a 5 bedroom house with staff quarters for 1 on a 0.04-acre garden in Shela Village, 5 minutes away from Shela beach. The home has been beautifully designed with Swahili and Arabic influenced architecture and boasts an indoor swimming pool and a roof terrace.

Guide Price: USD 750,000

LAM010S

**SHELA**

**LAMU**

**NEW**



Mashiriki House is a 4-bedroom home on a 0.25-acre leasehold plot with an adjacent studio, each built for expansion of up to three additional floors. The property also includes staff quarters, a lush garden, a private well, water tower and perimeter wall.

*Price on Application*

**LAM64S**

**SHELA**

**LAMU**



This is a charming 3 bedroom house on 0.014-acres in a beautiful corner of Shela overlooking the village on one side. The traditional Arab/Swahili three-storey house boasts an entrance hall, the main kitchen, a double bedroom with an adjacent bathroom on each floor and a roof terrace. The first and second floor bedrooms also have a balcony and a baraza.

*Guide Price: EUR 229,000*

**LAM31S**

**SHELA**

**LAMU**



17th Century Swahili-style 3 bedroom house on a 0.09-acre plot in the heart of Shela Village, a short stroll from the famous Peponi Hotel. The four-storey home boast an inner courtyard with a lush tropical garden, lounge and dining areas, a fully equipped kitchen, ensuite bedrooms, a rooftop terrace with 360 degree views over Shela and the dunes and a fresh water well.

*Guide Price: EUR 400,000*

**LAM40S**



**SHELA**

**LAMU**



5 properties for sale in Shela Village between 0.08 - 0.21-acres. The lots are in a prime location surrounded by 19th-century mosques and upscale amenities in an area that effortlessly blends natural beauty, boutique shopping, Swahili culture, Bohemian living and Arab influences

*Guide Price: From USD 390,000*

**LAM60S**

**SHELA**

**LAMU**



This 4-bedroom beachfront home sits on a 1.12-acre freehold plot, just steps from the ocean. It features a gazebo with sea views, a private 10-seater dhow, a jetty, two fresh-water wells, and staff quarters for five. Conveniently accessible from the beach or Shela-Lamu Road, it's also a walking distance to Shela town and 2 km from Lamu town.

*Price on Application*

**LAM62S-1**



### SHELA

### LAMU



0.13-acre leasehold plot in the serene coconut plantations just behind Shela Village under the picturesque Shela sand dunes. The plot is a mere 10-minute walk to Shela Village and the beach and just 15 minutes from the renowned Peponi Hotel. It is walled on two sides with a water connection already in place and ideal for a private residence or a vacation home.

**Guide Price: USD 150,000**

**LAM61S**

### MANDA ISLAND

### LAMU



This beautiful 4 acre property is located 900 meters from the beach and features mature acacia trees and bush, red soil with coral underneath ideal for block making.

**Guide Price: KES 32,000,000**

**LAM51S**

### MANDA ISLAND

### LAMU



This is a 4-acre plot, 2nd-row from the main channel beach behind the Majilis Hotel and Restaurant. The plot boasts stunning views across the high tide plains to Takwa Creek and sunset views over Shela. A gravel road from the main channel beach and Manda Airport provides access to the property that has a freshwater pipeline close by for connection.

**Guide Price: KES 15,000,000 per Acre**

**LAM48S**

### MANDA ISLAND

### LAMU



4.5-acres of oceanfront land facing the deep-sea route and sitting on a short cliff just a few meters from the beach with 15-meter beach frontage. The property is close to Takwa ruins and the new Lamu port and Manda airport making it a secure area. It is rectangular with small shrubs of acacia and indigenous trees.

**Guide Price: KES 22,500,000**

**LAM25S**

### MANDA ISLAND

### TAKWA



This is a vacant 4-acre plot of land next to Takwa Ruins. The first-row oceanfront land is rectangular in shape with a mixture of sand, coral and red soil. The land is rich in indigenous flora - plenty of bush and some acacia. Security is guaranteed by its proximity to the new Lamu port and Manda airport. It is also ideal for a holiday home or a tourist hotel.

**Guide Price: KES 20,000,000**

**LAM38S**

### MANDA ISLAND

### TAKWA



4.9-acres of beachfront land with 15-meter frontage. The land is rectangular and has indigenous trees and shrubs. It is close to Takwa ruins and within proximity of the new Lamu port and Manda airport. The land can easily be accessed by motorcycle from Manda airport. City council fresh water and a road to the mainland are coming soon.

**Price on Application**

**LAM27S**

**MANDA ISLAND**
**TAKWA**


This is a wonderful opportunity to buy 4-acres of beachfront land in Manda - Takwa. This seafront plot is open with beach frontage and indigenous flora. The property is ideal for development.

**Guide Price: KES 28,000,000**

**LAM26S**

**MANDA ISLAND**
**LAMU**


**NEW**

This 1-acre leasehold beachfront land offers 33 meters of pristine beach frontage and breathtaking sunset views. Located just 10 minutes from Majlis Resort, it features indigenous flora, rich birdlife, and occasional wildlife sightings. With piped water available, it's ideal for a residential home or holiday retreat.

**Guide Price: GBP 650,000**

**LAM11S**

**MANDA ISLAND**
**LAMU**


This 5-acres of beachfront land faces the deep-sea route and is easily accessible by a motorcycle from the Manda airport through a well-gravelled murram road. The gentle slope gradient nature of the land makes it ideal for a holiday home or a tourist hotel. Security is guaranteed by its proximity to the new Lamu port and Manda airport.

**Guide Price: KES 75,000,000**

**LAM28S**

**LAMU TOWN**
**LAMU**


This charming 3-bedroom townhouse named Queen House sits on a 0.02-acre plot between the seafront and the main street. The four-storey house renovated in 2004/2005 in the original Swahili style consists of 200 sqmts of living space featuring ensuite bedrooms, large open terraces on the third and fourth floors as well as a mezzanine rooftop terrace.

**Guide Price: EUR 195,000**

**LAM54S**

**LAMU TOWN**
**LAMU**


This is a beautiful 3-bedroom townhouse within a walled 0.05-acre plot, just 3 minutes from the seafront and 2 minutes from the historic centre of Lamu town and the main market. Affectionately named Catherine House, this charming three-storey Swahili home has been beautifully restored and boasts a successful holiday let history.

**Guide Price: KES 17,000,000**

**LAM46S**



**LAMU TOWN**
**LAMU**


This property comprises two 1-acre beachfront plots in Lamu town. The adjacent plots sit opposite the Lamu Harbour, are fully walled, rich in sand soil, border the road and are ideal for development.

**Guide Price: KES 35,000,000 per 1-acre**

**LAM23S**

**LAMU TOWN**
**LAMU**
**UNDER OFFER**


This is a beautiful four-storey 4-bedroom house on a 0.02-acre walled plot with a plunge pool situated a stone's throw away from Petley's Inn, the oldest hotel on the East Africa Coast. Alice House dates back to the late 18th Century and has been renovated and restored.

**Guide Price: KES 35,000,000**

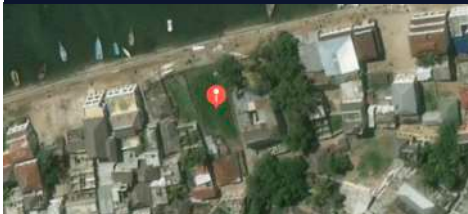
**LAM52S**

**LAMU TOWN**
**SEAFRONT**


6-bedroom townhouse in Lamu Old Stone Town – a UNESCO World Heritage Site. The property sits on 0.09-acres and is a two-minute walk from the Lamu Fort, the Market and Town-Square Waterfront. There are two gardens, one of which can be converted into a secluded pool area.

**Guide Price: KES 45,000,000**

**LAM50S**

**LAMU TOWN**
**SEAFRONT**


An amazing 0.33-acre seafront property with 2 existing dwellings located on the outside boundary of the UNESCO zone, away from the hustle and bustle of town. It is one of the last pieces of land which stretch from the seafront to the high/main street running through the centre of town.

**Guide Price: USD 340,000**

**LAM12S**

**LAMU TOWN**
**LAMU**


This is a 3-bedroom house on a 0.03-acre plot within the UNESCO World Heritage Site. The 2nd row property overlooks the channel between Lamu and Manda Island and boasts a high-ceilinged entrance hall, a spacious living room with a balcony, a large fully equipped kitchen, a dining room with a terrace as well as a large makuti-thatched rooftop.

**Guide Price: EUR 180,000**

**LAM37S**

**LAMU TOWN**
**WIYONI**


This is a three-storey 4-bedroom townhouse house on a freehold 0.04-acres in Wiyoni and features a lounge, a fitted kitchen, a TV room, a gym room, a storage room, 4 ensuite bedrooms, an office and a rooftop terrace. The home also has a small courtyard garden, a private well, a solar panel and water storage tanks.

**Guide Price: KES 15,000,000**

**LAM53S**



LAMU TOWN

**NEW**



Beit Al Noor is a furnished 3-bedroom townhouse built in the 16th century and fully renovated with new plumbing, electrics, and roofing. Sitting on a 0.03-acre plot, the three-story home is designed around a lush central courtyard. The property blends modern comforts with historic charm.

**Guide Price: EUR 110,000**

LAMU



**LAM66S**

LAMU TOWN

LAMU

**UNDER OFFER**



A three-storey townhouse on 0.05-acres that is believed to be about 300 years old. It has been fully restored to its original state looking out onto a garden. The floor plan incorporates two large living areas and a courtyard on the ground and first floor, two kitchens with one having an attached storage room, a laundry room, open rooftop terraces, 4 bedrooms and 4 bathrooms.

**Guide Price: EUR 125,000**

**LAM21S**

MKONDONI

LAMU



This is an expansive 52-acre parcel of land situated in Mkon-doni area. The land sits approximately 5km from Hindi Town towards the sea and 1km away from the lapset road ( the Great Lamu/ Garissa highway) which upon completion will make the land quite accessible. Neighbouring the land is the navy base.

**Guide Price: KES 104,000,000**

**LAM24S**

BEACHFRONT

LAMU

**NEW**



Mashiriki House is a 4-bedroom home on a 0.25-acre leasehold plot with an adjacent studio, each built for expansion of up to three additional floors. The property also includes staff quarters, a lush garden, a private well, water tower and perimeter wall.

**Guide Price: EUR 250,000**

**LAM65S**

RAS NGOMENI

MALINDI



3.6-acre beachfront freehold property overlooking the reef at Ras Ngomeni. The route between the main road and the San Marco Satellite Station is being prepared for tarmac construction, leaving a short, sandy drive to the property. Water and KPLC power are in the area, ready for connection.

**Guide Price: KES 21,600,000**

**MAL63S**

**BEACHFRONT**
**RAS NGOMENI**


This 4.5-acre beach plot is ideal for a beach hideout or potential private development. It overlooks a crystal lagoon with over 100m of pristine sandy beach frontage. The front of the plot has high dunes. Access is currently through Ngomeni village in a 4x4 or along the beach at low tide. The land can be bought together with an adjacent 3-acre plot selling at KES 15,000,000

**Guide Price: KES 22,500,000**

**MAL55S**

**BEACHFRONT**
**RAS NGOMENI**


This is a prime 3-acre beach plot in a wild and stunningly beautiful location overlooking a crystal lagoon. The land has over 100m of pristine sandy beach frontage with the front of the plot comprising high dunes. Access is currently through Ngomeni village in a 4x4 or along the beach at low tide. It is adjacent to a 4.5-acre plot selling at KES 22,500,000 and both plots can be bought together.

**Guide Price: KES 15,000,000**

**MAL54S**

**BEACHFRONT**
**NGOMENI**


This 6.7-acre beachfront plot is situated in the middle of the next bay. The front of the plot is composed of high dunes with sweeping views over the bay and the back has around 50 mature coconut trees. There is a well with slightly salty water and electricity connection approximately 2kms away. Currently, access is via the beach.

**Guide Price: KES 20,700,000**

**MAL39S**

**BEACHFRONT**
**RAS NGOMENI**


This is a 4.5-acre beachfront land 5kms north of Che Shale in the Ngomeni area. The property is ideal for residential development and has a lot of potential as the area it is situated in is still developing. A hidden gem, the plot has a rectangular shape, private beach frontage, a well, back access to the plot and lots of indigenous trees and shrubs.

**Guide Price: KES 18,000,000**

**MAL52S**

**SABAKI**
**MALINDI**


This wonderful 4.1-acre property is situated on the edge of the Sabaki River; a 5-minute drive from Malindi town and consists of 2 adjoining plots with separate title deeds. The property is partially fenced with a 3 bedroom house, is rich in indigenous trees and has mains water and electricity connected.

**Guide Price: KES 27,000,000**

**MAL48S**

**WATAMU - MALINDI HIGHWAY**


This 25-acre property presents a great commercial investment opportunity as it has a massive potential for roadside development. The freehold land is well treed and rich in fertile soil as was previously used as a mango farm and has a partially demolished fruit drying factor with simple housing.

**Guide Price: KES 80,000,000**

**MAL46S**

**PRAWN LAKE**
**WATAMU**
**PRICE  
ADJUSTMENT**


This is an imposing 4 bedroom house with an 18m swimming pool and staff quarters for 4 on 0.8-acres of land. The fully walled property overlooks Prawn Lake and boasts an open plan kitchen/living room, a covered porch overlooking the pool, ensuite bedrooms, a sizeable landing which opens up onto the partially covered terrace and a private well.

**Guide Price: KES 45,000,000**

**WAT172S**

**NORTH WATAMU**
**WATAMU**


4.6-acre oceanfront land 7kms from Watamu town on two title deeds. The property is cliff-front on one side while bordering the Watamu - Jacaranda main road on the other side. City Council water and KPLC power are available on the main road for immediate connection. Ideal for residential development.

**Guide Price: KES 150,000,000**

**WAT183S**

**MADETENI/UYOMBO**
**SOUTH OF MIDA CREEK**


This 7-acre freehold beachfront property features natural beauty and significant development potential. It has two title deeds and is accessible via a murram road. Existing structures include a derelict double-story house, outbuildings, and a water tank. The property is equipped with a perimeter fence, KPLC power, and city council water connection.

**Guide Price: KES 70,000,000**

**WAT188S**

**SOUTH WATAMU**
**WATAMU**


These 2 x 0.9-acre freehold subdivided plots, each with an individual title, offer flexibility for development. Tucked away amidst one of the last mangrove forests in the area, the plots enjoy uninterrupted views of the lush mangroves and surrounding landscape. KPLC power and City Council water are conveniently located nearby for easy connection.

**Price on Application**

**WAT184S**

**BEACH ROAD**
**WATAMU**


This 2-storey penthouse is architecturally inspired. The home features an internal courtyard with a high vaulted ceiling. On the 1st floor, we have 2 large ensuite bedrooms and an open plan kitchen and dining area. The rooftop area has a spacious lounge with a terrace and a private plunge pool.

**Guide Price: KES 55,000,000**

**WAT135S**

**BEACH ROAD**
**WATAMU**


This property consists of a 2 bedroom duplex apartment with panoramic views of the Indian Ocean and Watamu Marine Reserve. The apartment is fully serviced in a residential complex with landscaped gardens. There is direct beach access to a private cove.

**Guide Price: KES 23,000,000**

**WAT76S**

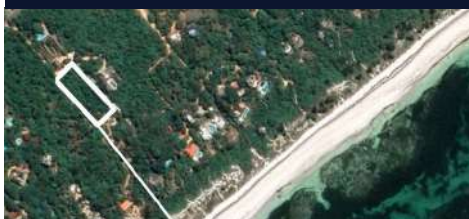


**BEACH ROAD**
**WATAMU**
**NEW**


Set on a 0.25-acre landscaped garden, this elegant home features modern luxury with Arabic Maridadi design. It includes a spacious living/dining room, a poolside terrace, a well-equipped kitchen, a TV room, and four ensuite bedrooms.

**Guide Price: USD 550,000**
**WAT193S**
**BEACH ROAD**
**WATAMU**


This is a Swahili-style 3-bedroom house with staff quarters on a 0.9-acre plot with a lush indigenous garden and a swimming pool, just steps from Turtle Bay beach access. The double-storey home features an open-plan sitting/dining room, a fitted kitchen, ensuite bedrooms and a rooftop terrace.

**Guide Price: KES 45,000,000**
**WAT186S**
**BEACH ROAD**
**WATAMU**


This is a prime 1-acre leasehold plot ideal for residential development and consists of virgin land rich in indigenous trees and shrubs. Mains power and water are available nearby for connection. The Watamu Marine Park is accessed by a private path only 200m from the property.

**Guide Price: USD 300,000**
**WAT181S**
**BEACHFRONT**
**WATAMU**


This beautiful penthouse apartment is offered fully furnished with amazing sea views and benefits from a private access to a secluded sand and coral cove. The property has 3 bedroom ensembles, a residents swimming pool and private parking.

**Guide Price: KES 31,000,000**
**WAT74S**
**MIDA CREEK**
**WATAMU**


This stunning beachfront 5.4-acre freehold plot is ideal for residential development, boasting approximately 250 meters of pristine beachfrontage and extends about 100 meters inland. The property includes a habitable three-bedroom house and some rainwater storage. KPLC power and City Council water is available nearby for connection.

**Guide Price: KES 54,000,000**
**WAT185S**

**DONGO KUNDU**
**WATAMU**


This is a 0.99-acre leasehold plot situated just off the main road and only 20 meters from the enchanting Mangrove forest. One can enjoy beautiful walks along the edge of the mangrove forest. The flat land has city council water and KPLC power available nearby for connection. There is a stunning mango tree that stands tall amidst indigenous trees and shrubs.

**Guide Price: KES 19,000,000**

**WAT187S**

**CREEKFRONT**
**KILIFI**


Delightful 3-bedroom house on a 3-acre plot overlooking the creek boasting a mature garden with some fruit trees, a swimming pool, a poolhouse, a double guest room, a lockable double garage and staff quarters for 3. Included in the sale is a double door refrigerator, a large chest deepfreezer, gas hob, electric cooker, and washing machine/tumble drier.

**Guide Price: GBP 350,000**

**KIL84S**

**PLANTATION ROAD**
**KILIFI**


This stunning 5-acre plot is just a short walk from the Kilifi Creek public beach access. The second-row plot boasts three convenient access points, a rich array of indigenous trees and shrubs, city council water and KPLC power nearby for a seamless connection, making it an ideal location to build your dream home.

**Guide Price: KES 100,000,000**

**KIL83S**

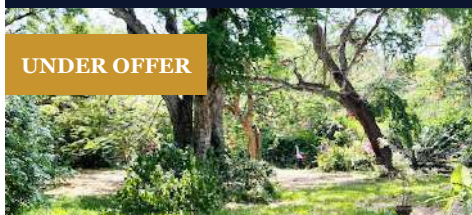
**BOFA ROAD**
**KILIFI**


**UNDER OFFER**

This is a charming 3-bedroom house on the other side of the tarmac on a 1.1-acre plot off Bofa Road. The manicured garden boasts mature trees and a swimming pool. The single-storey house boasts a large wrap-around verandah, an open-plan living room with a lounge area, a dining area and an office area, a fitted kitchen and three ensuite bedrooms.

**Guide Price: KES 40,000,000**

**KIL81S**

**BOFA ROAD**
**KILIFI**


**UNDER OFFER**

This 2.5-acre freehold plot along Bofa Road combines coastal charm with development potential. Located 2nd-row from the beach near public access, it features flat land, mature trees, and existing structures, including a house, garage, and staff quarters, with city water and KPLC power connections.

**Guide Price: KES 45,000,000**

**KIL87S**

**BOFA ROAD**
**KILIFI**


**NEW**

This furnished 5-bedroom house sits on a 0.52-acre freehold plot. Built in 2020, it offers 1,000 sqm of living space across two floors, designed for single or dual occupancy. Features include open-plan living, ensuite bedrooms, staff quarters, a garage, a private well and KPLC power.

**Guide Price: KES 35,000,000**

**KIL88S**

**BOFA ROAD**
**KILIFI**
**NEW**


This exceptional 4.5-acre property, completed in 2019, showcases traditional Swahili architecture and serves as the renowned Tarangau Retreat. The property boasts a 4-bedroom main house, a 3-bedroom villa, a studio garden cottage, a 16-meter saltwater swimming pool and a Buddha pool, all within lush tropical gardens.

**Guide Price: EUR 2,500,000**
**KIL90S**
**BOFA BEACH**
**KILIFI**
**NEW**


This 4-acre beachfront property boasts 80 meters of beachfront and elevated ocean views. It features a 4-bedroom double-storey house with open living spaces, ensuite bedrooms and a private ocean-view patio. Amenities include staff quarters, a laundry unit, boundary walls and a private well.

**Guide Price: EUR 2,000,000**
**KIL89S**
**BOFA BEACH**
**KILIFI**


This stunning freehold 3.2-acre property just 700m from Bofa Beach comprising of a 4-bedroom house, a 1-bedroom self-contained apartment above a double garage, a 20m swimming pool, a gorgeous forested garden, staff quarters for, two private wells and a solar power system allowing the home to run off-grid in case of a power outage.

**Guide Price: USD 750,000**
**KIL85S**
**BOFA BEACH**
**KILIFI**


2.5-acre leasehold beachfront property featuring the 5-bedroom Bulloch House, split into two wings by a central living area. Also includes Kenzeya and Little Bali - traditional teak Balinese houses with private gardens, plus a private walled garden with a plunge pool and deck.

**Guide Price: USD 1,500,000**
**KIL82S**
**BOFA BEACH**
**KILIFI**


This 1.83-acre beachfront property is situated on Bofa Road, close to Kilifi Bay Hotel. The leasehold property comprises a 3 bedroom main house, two 2 bedroom cottages, a swimming pool and several outbuildings including a stand-alone snooker room and gym and a small seaside banda. The property is also ideal for conversion into an upmarket boutique hotel.

**Guide Price: USD 1,500,000**
**KIL74S**
**VIPINGO RIDGE**
**VIPINGO**


A 1-acre plot in the well-known Vipingo Ridge Golf Course with stunning sea views. The property has access to the clubhouse, beach bars and restaurants within the development.

**Guide Price: USD 170,000**
**VIP06S**



**VIPINGO RIDGE**
**VIPINGO**


A wide variety of properties are available at Vipingo Ridge, ranging from half-acre plots to 1 & 2-acre plots. There are also fully furnished luxury golf villas with 2, 3 or 4 bedrooms. Within the development, there is a clubhouse bar & restaurant, tennis courts and a swimming pool.

*Price on Application*

**VIP01S**

**VIPINGO RIDGE**
**VIPINGO**


Located on the 6th Fairway with views across the 5th Fairway, this 1-acre plot is perfect for anyone looking to build a second home on a well-known golf course with access to the clubhouse and restaurants. A 2 storey house would provide stunning sea views from the rooftop.

*Guide Price: USD 200,000*

**VIP05S**

**KURUWITU**
**VIPINGO**
**PRICE  
ADJUSTMENT**


This is a front row 0.9-acre property that consists of a 4 bedroom house, a swimming pool and staff quarters. The leasehold property is situated south of Kuruwitu Beach within an estate. The house boasts a living/dining room, a tv room with an A/C, a fitted kitchen, four bedrooms and three bathrooms. Furniture, fixtures and fittings are included in the sale.

*Guide Price: KES 78,000,000*

**VIP11S**

**CREEKFRONT**
**VIPINGO**


This is an amazing 7-acre property that has been subdivided into three plots: a 3-acre plot with creek frontage and two 2-acre undeveloped back plots. The property can also be bought as a whole. The 3-acre plot sits near the mouth of the creek offers amazing views and has existing dwellings including staff quarters and a private well.

*Price on Application*

**VIP08S**

**KURUWITU**
**VIPINGO**


This stunning oceanfront property has an existing 3-bedroom house set on 3 acres of land in a secure location close to Vipingo Ridge Golf Course, with stunning gardens full of tropical indigenous trees and shrubs and beautiful ocean views.

*Guide Price: USD 800,000*

**VIP02S**



Map Courtesy of Andrew Roberts



### **Mombasa/Likoni**

Mombasa Island is one of the oldest, largest and most popular cities in Kenya. It is still one of the most preferred destinations for Real Estate investors because it is still a major trading centre and economic hub with both top class hospitals and medical facilities as well as international schools.

It's home to Moi International Airport which has daily local and international flights. There are also infrastructure improvements currently being undertaken whose impact will further improve Mombasa's economy and accessibility.

The SGR train line from Nairobi is active and opens up Mombasa hugely to the rest of Kenya. Access to the southern coast is via ferry from Likoni and a new floating bridge.

### **Tiwi**

Tiwi is one of the lesser-known beautiful coastal towns. It is a small town located 17kms north of Diani (a 22-minute drive) with a mellow-yellow sandy beach, clear blue waters and coral reefs close to the shore.

It is a highly undiscovered, sparsely populated town with local dwellings, few private villas, 1 big beach resort and several short rental villas and cottages.

### **Diani**

Diani town is home to Diani beach; a stretch along the Kenyan coast 33kms south of Mombasa that has been voted one of the top 10 beaches in the world

The area is well-known for its white sandy beaches, clear blue water, lush greenery, incredible resorts and outdoor activities. The main economic activity is tourism.

Ukunda Airport is located on the main Mombasa-Ukunda highway, so approximately a 15-minute drive to the beach. With daily scheduled flights, Diani is now one of the top destinations for investment on the coastline.

There is also the new tarmac road, crossing the Shimba Hills National Reserve from the Mombasa-Nairobi highway, that has made accessibility even better. There are a good number of well established hotels, restaurants, hospitals and clinics in the area, allowing for a number of people to also feel comfortable retiring down here.



**SCAN CODE**  
TO VIEW PROPERTIES  
IN MOMBASA, LIKONI,  
TIWI & DIANI



*Also look at our premier Coast properties highlighted under the **Featured & Commercial Property** section on pages 3-7 and 55-57*





**DIANI**
**DIANI**
**NEW**


This furnished three-storey 3-bedroom house with a BBQ area under a teak tree sits on a 0.25-acre freehold plot in a gated community with a garden and swimming pool, just 1.3 km from the beach. The home is fully furnished with locally hand-crafted Mvuli wood furniture.

**Guide Price: EUR 275,000**
**BTSC133S**
**DIANI**
**DIANI**
**UNDER OFFER**


This furnished 2-bedroom bungalow sits on a 0.25-acre leasehold plot in a gated community, 390m from the beach. It features an open-plan kitchen/lounge, a verandah overlooking the pool and ensuite bedrooms. With a strong holiday rental history, it's a great investment opportunity.

**Guide Price: EUR 260,000**
**BTSC132S**
**DIANI**
**DIANI**
**NEW**


This off-plan apartment development in central Diani features 60 units across four blocks with a pool, garden, playground, rooftop terrace, and commercial spaces being built on a second-row, 1.87-acre plot. Located 400m from the beach and 250m from the nearest shopping center, it will be completed by January 2027.

**Guide Price: From KES 8,000,000**
**BTSC131S**
**NEAR GOLF COURSE**
**DIANI**


Situated on the ground floor, this furnished 2-bedroom apartment is part of a compound with 9 apartments spread across 3 blocks (3 apartments per block). The complex is on a leasehold 4-acre plot within a development of only 34 apartments and villas divided into 5 compounds, each with its own swimming pool and well-manicured gardens.

**Guide Price: KES 14,000,000**
**BTSC108S**
**DIANI**
**DIANI**


This is an ideal serviced 0.5-acre plot. The second-row leasehold plot is situated within an exclusive 10-acre gated compound enclosed with a 3-meter attractive coral boundary wall with a central cabro road. The plot is nestled in a forested area with plenty of indigenous trees. Each plot is equipped with KPLC power, city council water connection and a fibre optic cable ready for connection.

**Guide Price: KES 24,000,000**
**BTSC113S**
**DIANI**
**DIANI**
**NEW**


This 1.5-acre beachfront estate offers residential and commercial potential, featuring a 4-bedroom main house, a modern 3-bedroom house, a treehouse, a swimming pool, a pool house with a BBQ area, a garage and carports all within a lush tropical garden.

**Guide Price: USD 1,700,000**
**BTSC129S**

**DIANI**
**DIANI**
**UNDER OFFER**


A 1-bedroom apartment within a secure beachfront estate, set on a leasehold plot along the pristine shores of Diani. The home boasts excellent finishes and 83sqm of modern living space. The estate comprises eight top-quality apartments and a communal swimming pool.

**Guide Price: KES 18,500,000**
**BTSC124S**
**DIANI**
**DIANI**
**NEW**


This 0.89-acre second-row plot sits within a gated community in Northern Diani just 340 meters from the beach. It is ideal for residential development, with no building restrictions. The land is beautifully treed with indigenous flora, offering a serene and natural setting.

**Guide Price: KES 40,000,000**
**BTSC130S**
**DIANI**
**DIANI**


5-bedroom house set a few meters from Diani Beach Road only 400 meters from the beach. The property sits on a second-row 0.45-acre freehold plot, featuring a swimming pool and an enchanting garden with a small waterfall area that can be activated by installing a pump. The property also boasts a fully insulated 20-foot container with power that can be used as storage or an office.

**Guide Price: EUR 295,000**
**BTSC107S**
**DIANI**
**DIANI**
**NEW**


This furnished 3-bedroom house sits on a 0.25-acre landscaped garden with a swimming pool and a private well. The property is situated within a quiet estate on the second row just 650 meters from the beach. It is accessible from both Diani Beach Road and a secondary road behind the house.

**Guide Price: EUR 265,000**
**BTSC134S**
**DIANI**
**DIANI**


This is a modern 4-bedroom house on a 0.5-acre plot. The property has a well-maintained mature garden with a swimming pool and a lovely large Baobab tree plus a private borehole. The property is situated a 10-minute walk from Diani beach close to shops and restaurants and is conveniently situated to take advantage of the new road link to Mombasa.

**Guide Price: EUR 290,000**
**SC104S**
**DIANI**
**DIANI**


This is a great opportunity to buy a fully furnished 3-storey apartment building on a 0.44-acre plot with a great rental history. The apartment building comprises of four 2 bedroom apartments, two 4 bedroom penthouses and a one 3 bedroom villa. The property also has a large swimming pool, a landscaped garden, ample parking and a covered garage.

**Guide Price: EUR 799,000**
**SC89S**

**DIANI**
**DIANI**


This 0.15-acre fourth-row property features a 2-bedroom cottage, a separate building with an ensuite guest bedroom, ensuite staff quarters and separate staff kitchen, as well as a private well. It is located 880 meters from Diani Beach Road, 1.6 kilometers from the beach, and 5.6 kilometers from Diani Shopping Centre.

**Guide Price: KES 12,400,000**

**BTSC127S**

**DIANI**
**DIANI**


**NEW**

Two 2-bedroom cottages on a 0.17-acre leasehold plot, just 580 meters from the beach designed for Airbnb rental. Each cottage has a terrace overlooking the swimming pool. This property is adjacent to a 4-bedroom house and can be purchased separately or together at KES 47,500,000.

**Guide Price: KES 24,000,000**

**BTSC118S-2**

**DIANI**
**DIANI**


This is a luxury 2-bedroom apartment on the ground floor sitting on a 2nd row 1.5-acre plot in central Diani 450 metres from to the beach and close to shops, bars and restaurants. The compound boasts a tropical garden with a central swimming pool. Furniture and fittings are available for sale at EUR 11,500

**Guide Price: EUR 149,500**

**BTSC109S**

**DIANI**
**DIANI**


This is a 4-bedroom double-storey house with a garage and staff quarters on a 0.16-acre leasehold plot, just 580 meters from the beach. Built in 1993 and renovated in 2010, it is located within an estate with shared security, the property can be purchased alone or with two adjacent 2-bedroom cottages at KES 47,500,000.

**Guide Price: KES 28,000,000**

**BTSC118S-1**

**DIANI**
**DIANI**


This spacious 3-bedroom house built in 2017 is situated on a 4th row freehold 0.56-acre plot just 1 km from the main road, 1.35 km from the beach, and 2.5 km from the main shopping centre. The property also features a studio apartment, a mature garden filled with numerous trees and a well.

**Guide Price: EUR 199,000**

**BTSC120S**

**DIANI**
**DIANI**


**NEW**

This furnished studio apartment is located on the first floor of a 1.5-acre apartment complex, offering pool views and a lush tropical garden. Spanning 50 sqm, it features a modern open-concept design with air conditioning. Centrally located, it is 450 meters from the beach and within walking distance of shops and restaurants.

**Guide Price: KES 12,000,000,000**

**BTSC128S**



GALU

DIANI

**NEW**



This 2.5-bedroom house sits on a 0.3-acre leasehold plot within a secure six-house gated community, just 600 meters from Galu Beach. Located second-row from the beach, the property offers privacy within its fenced compound, complemented by a beautifully landscaped garden, a large swimming pool and carports for 2.

**Guide Price: KES 35,000,000**

**BTSC135S**

GALU BEACH

DIANI

**UNDER OFFER**



This is a furnished 3-bedroom villa within a beachfront resort in Galu Beach, Diani. The villa is situated approximately 60 meters from the beach within a 6-acre leasehold title resort, boasting lush tropical gardens with 47 units consisting of villas, apartments, and bungalows. The home is ideal as a permanent residence or holiday home.

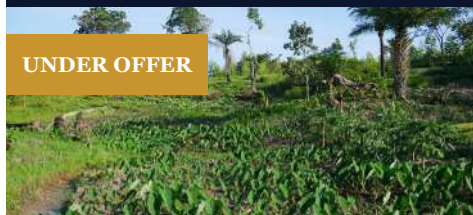
**Guide Price: USD 390,000**

**BTSC112S**

SHIMBA HILLS

KWALE

**UNDER OFFER**



This is an 11-acre freehold organic eco-farm, developed over 6 years, just 8 km from the tarmac road and an hour's drive from Diani. The property features numerous hardwood trees, fruit trees, herbs, vegetables, unusual plants, beehives, four fish ponds, animal houses and a 3-bedroom house with 4 additional outside rooms for accommodation.

**Guide Price: EUR 135,000**

**BTSC111S**

SHIMBA HILLS

KWALE



This is a 4.1-acre freehold lodge perched atop an escarpment with panoramic views. The lodge comprises 11 ensuite rooms, a 3-bedroom owner's house, a reception area, a two-tier swimming pool, a bar and restaurant, an open-air fireplace, multiple seating areas overlooking the escarpment, drivers' accommodations, a laundry facility and storage rooms.

**Guide Price: USD 1,240,000**

**SC126S**

SHIMBA HILLS

KWALE



This is a 25-acre property situated on the edge of the escarpment, featuring mostly hills along with some flat areas. The land is a combination of six plots and is fully fenced within the sanctuary. Accommodations include a main building, tree-house villa, frangipani villa, and safari tent.

**Guide Price: USD 890,000**

**BTSC105S**

BEACHFRONT

TIWI



Gently sloping towards the ocean, this beautiful 25-acre plot features spectacular sea views and over 230 meters of unspoilt beach frontage. The property would be ideal for anyone looking to build a second home or boutique hotel. The plot is secured by a perimeter wall.

**Guide Price: KES 295,000,000**

**SC68S**

**TIWI**
**TIWI**


This wonderful 4-bedroom house is situated on a 0.84-acre leasehold plot, just 360 meters from the beach in central Tiwi. This home offers an ideal family home with approximately 200sqm of living space. The property also has a 1-bedroom cottage, a swimming pool, mature gardens and staff quarters.

**Guide Price: KES 39,500,000**

**BTSC115S**

**BEACHFRONT**
**TIWI**


This private 14.5-acre oceanfront property, 4.2 km north of Tiwi beaches offers 805m of white sandy beachfront. The front 4 acres feature 3 large houses, a swimming pool, staff quarters, workshops, and mature gardens. The remaining 10.5 acres include a natural coral-rag forest, part of a wildlife sanctuary with diverse birdlife and wildlife.

**Guide Price: KES 200,000,000**

**SC76S**

**MOMBASA**
**MOMBASA**


This beachfront boutique hotel has been out of operation since 2020 and is on 13.8-acres. The property comprises a boutique hotel, two residential houses, staff accommodation, a swimming pool and a manicured garden on 5-acres of land with a further additional 8.8-acres.

**Guide Price: KES 250,000,000**

**SC80S**

**LIKONI**
**MOMBASA**


This is a well-built 1950's style double-storey home. The house sits on a 1.15-acre plot with a brand new 99-year Title Deed. The home features 3 large ensuite bedrooms, a swimming pool, servants quarters, two water storage tanks and a garage.

**Guide Price: KES 30,000,000**

**SC75S**

**SHELLY BEACH**
**MOMBASA**


This is a furnished 3-bedroom house with staff quarters on a 0.5-acre freehold second-row plot just 350 meters from the beach. This property is an excellent investment, situated only 2.3 km from the ferry. The Dongo Kundu bypass significantly reduces ferry traffic, making this an ideal investment for those working in Mombasa.

**Guide Price: USD 170,000**

**BTSC119S**

**MSAMBWENI**
**MSAMBWENI**


This 5-acre second-row freehold property, split into 2- and 3-acre titles, features two 3-bedroom cottages, a 1-bedroom cottage, an 18-meter pool, and a well. Staff quarters occupy the other side. It's a 5-minute walk to the beach through a lush tropical forest and a 40-minute drive to Diani.

**Guide Price: USD 380,000**

**BTSC114S**

# Property & Personal Administration Management




## Why should you rely on us to manage your Property?

Our expanding support team in Property Management and Personal Admin Management aims to provide a necessary service, allowing individuals to enjoy life in Kenya without unnecessary hassles.

Please reach out and we'll explore how we can offer peace of mind in this dynamic real estate environment for both landlords and tenants.

**Neil McRae**  
*Property Manager*

 [propertymanagement@langatalink.com](mailto:propertymanagement@langatalink.com)  
 +254 (0) 733 835 741

Services	Property Management	Account Management
Scheduled inspection of the property	✓	
Liaison contact between landlord and tenants	✓	
Management of rent payments	✓	✓
Payments of other bills relevant to the property including utility bills	✓	✓
Advice regarding domestic staff, employment and contracts	✓	✓
Payment of your own staff including statutory deductions	✓	✓
Payment of your property land rent and rates	✓	✓
Sourcing of workers (fundi's) for repair work	✓	
Overseeing of repair work to completion	✓	
Payment of workers (fundi's) for repair work	✓	✓
Management of your property while its empty	✓	
Check-in and check-out reports	✓	
Inventory report	✓	
Snagging report (new property)	✓	

**SOME OF THE  
PROPERTIES  
WE MANAGE**

### Commercial Properties

- ✦ Langata Link Complex
- ✦ Hardy Post
- ✦ Hardy Office Park

### Residential Properties

- ✦ Resson Gardens
- ✦ Giraffe View Estate
- ✦ Blue Bay Cove, Watamu.



### POPULAR RESORT IN NANYUKI TOWN

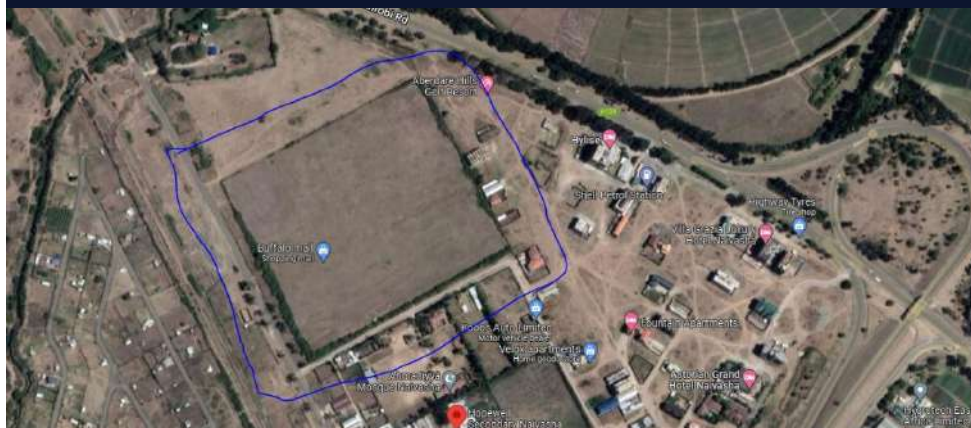


**Guide Price: USD 3,000,000**

**LKP65S**

This is a successful 9.3-acre resort sitting on the edge of Nanyuki town. The establishment has 27 ensuite bedrooms, a large restaurant & bar, 7 rental/ office units, a heated swimming pool with bar, a spa and steam bath, childrens play area, 2 conference halls, a managing director's office and house and more.

### NAIVASHA TOWN • NAIVASHA



**Guide Price: KES 410,000,000**

**NAV36S**

This is prime 20 acres of land in Naivasha. The property is a few meters off the Nakuru-Nairobi Highway in a well-established area just a 20-minute drive to Buffalo Mall Naivasha. The property consists of virgin flat land and is ideal for development.

**BOFA BEACH • KILIFI**


**Guide Price: USD 1,500,000**

**KIL74S**

This 1.83-acre beachfront property is situated on Bofa Road, close to Kilifi Bay Hotel. The leasehold property comprises a 3 bedroom main house, two 2 bedroom cottages, a swimming pool and several outbuildings including a stand-alone snooker room and gym and a small seaside banda. The property is also ideal for conversion into an upmarket boutique hotel.

**WATAMU-MALINDI HIGHWAY • MALINDI**


**Guide Price: KES 80,000,000**

**MAL46S**

This 25-acre property presents a great commercial investment opportunity as it has a massive potential for roadside development. The freehold land is well treed and rich in fertile soil as was previously used as a mango farm and has a partially demolished fruit drying factor with simple housing.



**DIANI**



Guide Price: EUR 799,000

SC89S

This is a fully furnished 3-storey apartment building on a 0.44-acre plot with a great rental history. The apartment building comprises of four 2 bedroom apartments, two 4 bedroom penthouses and a one 3 bedroom villa. The property also has a large swimming pool, a landscaped garden, ample parking and a covered garage.

**BEACHFRONT • MOMBASA**



Guide Price: KES 250,000,000

SC80S

This beachfront boutique hotel has been out of operation since 2020 and is on 13.8-acres. The property comprises a boutique hotel, two residential houses, staff accommodation, a swimming pool and a manicured garden on 5-acres of land with a further additional 8.8-acres.



We have been making life easier for people living and loving their lives in Kenya for over 20 years by providing Administration, Account Management, Messenger and Courier Services.

## Making Life Easier!



### YOUR ESSENTIALS CHECKLIST

- ✦ Business & Company Registration/ Licence Application
- ✦ Utility Bills/NHIF/NSSF Payments
- ✦ Land Rate Payment
- ✦ Dog Licence Application & Renewal
- ✦ Driving Licence/International Licence Applications & Renewals
- ✦ Smart Driving Licence Application
- ✦ Vehicle Ownership Transfer

### FOR FOREIGN NATIONALS & RESIDENTS

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- ✦ Alien Card Online Application & Collection
- ✦ Re-entry/Dependent/Special
- ✦ Pass Applications
- ✦ Permanent Resident Application (consultation)
- ✦ Foreign Driving Licence Conversion

— GET IN TOUCH —



LANGATA LINK  
GROUP

# Office and Retail Complex



## What we have at Langata Link Complex

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- Streaks Ahead Salon
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- DHL
- Aquamist Outlet
- Fargo Courier
- Huresco Consultancy
- Aramex
- Muthaiga Forex Bureau
- Circle of Life Charity Shop
- Maggie's Butcher & Baker
- Funky Bunches Florist



Visit Website



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