

PRIME PROPERTIES FOR SALE.

(MAY 8, 2019)

FOR VIEWING: CONTACT OUR MS. ANNE MAGONDU ON [0722 738404](tel:0722738404)

NB: Properties with TBA are readily available

1. PRIME RESIDENTIAL APARTMENT WITHIN SUNNING HILLS APARTMENTS, KILELESHWA, NAIROBI COUNTY

The subject property is located in Sunning Hills Apartments along Ring Road Kileleshwa and about 100m to the south of river garden apartments in Kileleshwa Nairobi County. Developed on the plot are Four (4No.) Identical Block of Apartments comprising of four (4No.) Bedroomed Apartments, Pent Houses, as Swimming Pool and a Guard House. The subject of our valuation is a **Four (4No.) bedroomed (two en suite) Apartment** located on the **Ground Floor** of **Block D** and is identified as **“Apartment No. D1”**. The Floor area measures **163.46 sq m (1,759 sq ft) or thereabouts**. The title is leasehold interest for a term of 50 years w.e.f 01.04.2002 (the property has 33 years remaining lease term). The total outstanding land rates as at 25.02.2019 amounts to kshs 13,619/- . All main services water, electricity and sewer are connected.

Sale Date: 28.05.2019

Price Guide: 14.5 million

2. PRIME RESIDENTIAL PROPERTY (VACANT PLOT) IN MLOLONGO, MAVOKO MUNICIPALITY

The property is situated about 4kms from Mombasa Road Deviating at Athena Hotel Junction and close to the upcoming Suraya Estate within Mlolongo Area of Mavoko Municipality, Machakos County. It measures approximately **0.0169 hectares (0.0417 of an acre)** and is **undeveloped**. The title is leasehold interest for a term of 99 years w.e.f 01.04.1994 at a revisable annual ground rent of Kshs200. Mains water and electricity services are available within the neighbourhood for connection while drainage would be to a septic tank.

Sale Date: 28.05.2019

Price Guide: Kshs 400,000.00

3. RESIDENTIAL PROPERTY (VACANT PLOT) IN KITENGELA TOWNSHIP, KAJIADO COUNTY

The property is situated off Balozi Road within Kitengela Township in Kajiado Central District of Kajiado County. **It is approximately 1 km to the East of Kitengela-Kajiado tarmac road**. It measures approximately **0.10 of a hectare (0.25 of an acre)** and is **undeveloped**. The title is freehold interest and mains water, electricity and telephone are available for connection.

Sale Date: 28.05.2019

Price Guide:6.4 Million

4. PRIME COMMERCIAL PROPERTY (PETROL STATION) IN KITENGELA TOWN-KAJIADO COUNTY

The property is situated **along Namanga Road, Kitengela Area- Kajiado County next to Family Bank near Naivas Supermarket**. It lies about 80 80 metres south of the New Namanga & Old Namanga Road Junction. It measures approximately **0.12 hectares (0.2965 acres)** and is developed with a **Petrol Service Station** comprising:- (i) a forecourt comprising of four pump islands (*approx. plinth area 3,500 sq.ft*) (ii) **Canopy** (*approx. plinth area 1,150 sq.ft*) (iii) **Double storey Station Building with tyre centre, service bay, Cafeteria, Shops & Offices** whose accommodation comprises:- **Ground floor:** _restaurant, two (2) shops, office, urinal, three (3) toilets with WCs & WHB **First floor:** _eleven (11) offices one ensuite with toilet cum shower room and a dressing area with inbuilt wardrobes, two (2) toilets with WCs (*approx plinth area 5,870 sq.ft*). The title is freehold interest and mains electricity and piped water are connected to the subject property while drainage is to septic tank.

Sale Date: 28.05.2019

Price Guide: 60 Million

5. RESIDENTIAL PROPERTY (TWO APARTMENTS) IN EPZ ATHI RIVER KAJIADO COUNTY

The property is situated approximately 800m off the Nairobi-Namanga Road, EPZ Area, Kajiado County. Export Processing Zion Athi River and Kitengela Medical Services are situated within the immediate neighbourhood. It measures approximately **0.0660 of a hectare (0.163 of an acre)** and is developed with a building comprising a three (3No.)bedroomed and a two (2No.) bedroomed flat (*approx. plinth area 1,600sqft*). The title is leasehold for a term of 99 years w.e.f 01.07.1993 at peppercorn rent(**unexpired term of lease is 75 years**). Mains electricity services are connected, water is from EPZ however there is a borehole in the immediate neighbourhood while drainage is to a septic tank.

Sale Date:14.05.2019

Price Guide: 6.75 Million

6. RESIDENTIAL PROPERTY (VACANT PLOTS) IN GATITU AREA, NYERI COUNTY

The properties are situated approximately 800 metres off Nyeri-Nairobi road in Gatitu Area, branching off this road at a signpost showing Gichiru Irrigation Project/East Gate Garde Hotel within the outskirts of Nyeri Town. They are approximately 2.8 Kms from Gatitu trading Centre and approximately 8Kms from Nyeri Town. Plot no. 5024 measures approximately **0.10 of a hectare (0.247 acres)** and plot no. 5025 measures approximately **0.10 of a hectare (0.247 acres)** and are both **undeveloped**. The titles are freehold interest. Mains water and electricity are available for connection.

Sale Date: 16.05.2019

Price Guide: 2.7 Million (each)

7. PRIME COMMERCIAL PROPERTY, THE RAAHAN JUNIOR SCHOOL IN KONGOWEA AREA, MOMBASA COUNTY

The properties commonly known as the Raahan Junior School & Abiding Glory Church are situated south east of Uwanja wa Mbuji within Kwa Karama area, Kongowea, Mombasa County. **Each plot** measures approximately 0.0302 of a hectare (0.0746 of an acre). **Plot No. 2101** is developed with a **four-storeyed block of flats carrying a total of six (6) unit three-bedroomed flats and a hall** while **Plot No. 2102** is developed with a temporary Church. The titles are both freehold interest and all mains services are connected to the property.

Sale Date: 20.05.2019

Price Guide: 21.9 Million

8. PRIME COMMERCIAL PROPERTY (CLUB HOUSE) ALONG LOWER KABETE ROAD, NAIROBI

This property is situated in Highgrove village which is located on Lower Kabete Road approximately 180 metres from the junction between Farasi Lane and Lower Kabete when coming from Westlands. **The property is in Highgrove Village which consists of 24 town houses, a club house and a hotel.** The property is well identifiable as "Club House". The main title measures approximately **6.394 of a hectare (15.7996 acres)**. The club house is a **three storey five (5) development with an unused swimming area. Accommodation of the club house:**
Basement: Down to landing, reception, Gents' washroom fitted with WC, 2 No. Wash Hand Basin and 2 No. Overhead Shower, urinal and sauna, Ladies' Washroom fitted with 2x WC, 2 X Wash Hand Basin and 2 No. Overhead Shower, Urinal and Sauna, Staff Toilet, Office with access to a Store, Equipment Store, Hall, Chemical Store, Store; Attendants store; ***Ground Floor:*** Reception, Waiting Area, Office, Staff Toilet fitted with WC and Wash Hand Basin, Hall, Gents' Washroom fitted with WC, 2 No. Wash Hand Basin and 2 No. Overhead Shower, urinal and Sauna, Ladies' Washroom fitted with 2 No. WC, 2 No. Wash Hand Basin and 2 No. Overhead Shower, Urinal and Sauna, Juice Bar; ***First Floor:*** Reception, Hair dressing Area, Facial Room, 2 No. Treatment Room, 2 No. Bathroom fitted with WC, Overhead Shower and Wash Hand Basin, Cloakroom fitted with WC and Wash Hand Basin. **Total built up area is approximately 9,781 sq. ft.** Water is connected to the property and sewer is into a septic tank.

Sale Date: 21.05.2019

Price Guide: 79 Million

9. RESIDENTIAL PROPERTY IN SHIBALE ESTATE, MUMIAS TOWN, KAKAMEGA COUNTY

The property is situated approximately 200 metres to the south west of Mumias-Bungoma Road, approximately 60 metres to the North West of Khamu General Supplies, close to Mumias Sugar Company, Shibale Estate, Mumias Town, Kakamega County. It measures approximately **0.18 of a hectare (0.4448 of an acre)** and is developed with **two (2No) two-bedroomed (master en suite) bungalows, an external ablution block and a gatehouse.** The title is freehold interest. Mains electricity and water services are connected to the property while drainage is to a septic tank.

Sale Date: 24.05.2019

Price Guide: 5 Million

10. PRIME COMMERCIAL (VACANT) BEACH PLOT (17.265 ACRES) IN KIPINI AREA, LAMU COUNTY

The subject property is situated along the beach in an area off the beaten track approximately 23.4kms by road foot from Mpeketoni Township and approximately 12.3kms due east of Kipini Trading Centre in Lamu County. Access from Mpeketoni Township is via murrum surfaced Mpeketoni-Baharini/Lekiamu road past Baharini Trading Centre, Baharini Secondary School before reaching the boundary of the settlement Scheme at Lekiamu (Lake Amu) From there, access is via an un-graded (fairly motorable) earth surfaced road through a ranch for approximately 11kms up to the subject property. The plot measures approximately **6.987 Hectares (17.265 Acres)** and is **undeveloped**. The title is a leasehold interest for a term of 99 years w.e.f 01.04.1994 at an annual ground rent of Kshs 30,000/- (revisable). Main services are available for connection.

Sale Date: 27.05.2019

Price Guide: 10.25 Million

11. PRIME COMMERCIAL CUM RESIDENTIAL PROPERTY FRONTING JOGOO ROAD IN MBOTELA ESTATE, NAIROBI

The property is situated along Jogoo Road, opposite Uhuru Market and next to Posta Flats in Mbotela Estate, Nairobi. It measures approximately **0.242400 hectares (0.5988 of an acre)** and is developed with blocks of residential units. The title is leasehold interest for a term of 99 years w.e.f 20.06.2006 at an annual ground rent of Kshs 36,000. Both water and electricity are connected from the mains while drainage is to the main sewer.

Sale Date: 28.05.2019

Price Guide: 72 Million

12. PRIME RESIDENTIAL PROPERTY (HOUSE NO. 3) IN HIGHGROVE VILLAGE ALONG LOWER KABETE ROAD, NAIROBI

The subject property is situated in Highgrove Village along Lower Kabete Road. The Estate is approximately 2kms from the junction of Lower Kabete Road and Westlands Redhill Road. The main title measures approximately 6.394 Hectares (15.8 Acres) while our subject town house measures **0.15 of a hectare (0.37 of an acre) or thereabouts**. The entire parcel is developed with 24No. Villas and a Club House with a Swimming Pool. **Our subject is developed with a three storey Six (6) bedroomed (all ensuite) house (plinth area 9,063 Sq ft)**. The title is a freehold (absolute) interest. Mains water and electricity services are connected into the subject, while drainage is to a septic tank/soak pit.

Sale Date: 28.05.2019

Price Guide: 105 Million

13. PRIME RESIDENTIAL PROPERTY (HOUSE NO. 7) IN HIGHGROVE VILLAGE ALONG LOWER KABETE ROAD, NAIROBI

The subject property is situated in Highgrove Village along Lower Kabete Road. The Estate is approximately 2kms from the junction of Lower Kabete Road and Westlands Redhill Road. The main title measures approximately 6.394 Hectares (15.8 Acres) while

our subject town house measures **0.137 of a hectare (0.34 of an acre) or thereabouts**. The entire parcel is developed with 24No. Villas and a Club House with a Swimming Pool. **Our subject is developed with a three storey Six (6) bedroomed (all ensuite) house with a servants quarters (plinth area 8,288 Sq ft), a carport and gazebo.** The title is a freehold (absolute) interest. Mains water and electricity services are connected into the subject, while drainage is to a septic tank/soak pit.

Sale Date: 28.05.2019

Price Guide: 105 Million

14. PRIME RESIDENTIAL PROPERTY (HOUSE NO. 19) IN HIGHGROVE VILLAGE ALONG LOWER KABETE ROAD, NAIROBI

The subject property is situated in Highgrove Village along Lower Kabete Road. The Estate is approximately 2kms from the junction of Lower Kabete Road and Westlands Redhill Road. The main title measures approximately 6.394 Hectares (15.8 Acres) while our subject town house measures **0.13 of a hectare (0.32 of an acre) or thereabouts**. The entire parcel is developed with 24No. Villas and a Club House with a Swimming Pool. **Our subject is developed with a three storey five (5) bedroomed (all ensuite) house with a servant's quarter and attic floor (plinth area 8,504 Sq ft).** The title is a freehold (absolute) interest. Mains water and electricity services are connected into the subject, while drainage is to a septic tank/soak pit.

Sale Date: 28.05.2019

Price Guide: 115 Million

15. PRIME RESIDENTIAL PROPERTY IN THIGIRI NEW MUTHAIGA NAIROBI CITY

The property is situated along Thigiri Gardens, off Thigiri Ridge road, in New Muthaiga Estate in Nairobi City. It measures approximately **0.2501 of a hectare (0.62 of an acre)** and is developed with a **five-bedroomed (3 en suite) single storey residential house, attached servants quarters and detached carport**. The title is leasehold interest for a term of 99 years from 01.05.1970 at a peppercorn annual ground rent if demanded. Mains water and electricity are connected while drainage would be into a septic tank

Sale Date: 28.05.2019

Price Guide: 63.75 Million

16. RESIDENTIAL PROPERTY (VACANT PLOT) IN SHIBALE AREA, KAKAMEGA COUNTY

The property is located about 250 metres from Shibale Trading Centre slightly off the murrum surfaced road leading to St. Josephs High School. It measures approximately **0.07 of a hectare (0.17297 of an acre)** and is **undeveloped**. The title is freehold interest and mains water and electricity is within the neighbourhood for connection while drainage would be to pit latrines.

Sale Date:07.06.2019

Price Guide: Kshs 500,000.00

17. PRIME RESIDENTIAL PROPERTY IN MUGOYA PHASE II ESTATE, SOUTH 'C' NAIROBI

The property is situated along Five Star Road, within Mugoya Phase 2 Estate, South 'C' Nairobi. It measures approximately **0.0371 hectares (0.0917 acres)** and is developed with a **four-bedroomed (*master en suite*) bungalow and attached servant's quarters**. The title is leasehold interest for 99 years w.e.f 01.02.1986 at a revisable annual rent of Kshs 1,500. All mains services are connected.

Sale Date: 28.05.2019

Price Guide: 20.25 Million

18. VACANT PLOTS OFF NAMANGA ROAD IN KAJIADO COUNTY

The subject properties are an eighth acre residential properties located within Kitengela Area about 1.7km off Namanga Road deviating immediately after KAG University in Kajiado County. **Each plot extends to 0.05 hectares (0.1236 acres)** thereabout and **both plots are undeveloped**. Each title is a freehold interest with an absolute ownership. Mains water and electricity are available for connection. Drainage is to a pit latrine.

Sale Date: TBA

Price Guide: 1.25 Million (each)

19. PRIME RESIDENTIAL PROPERTIES (11 LUXURY APARTMENTS) WITHIN SUITE LIFE APARTMENTS- KILIMANI ESTATE, NAIROBI COUNTY

Suite Life Apartments are situated at the junction of Nyangumi & Dennis Pritt Roads in Kilimani Estate approximately 4Kms from the City Centre of Nairobi. The entire plot measures approximately **0.2196 of a hectare (0.543 of an acre)** and is developed with **two (2No) five storey apartment blocks with 20No. two bedroom (*all en-suite*) apartments**, an equipped gymnasium, swimming pool and a residence rooftop restaurant, passenger lift, a gate house and two parking spaces for each apartment. The subject properties are **two bedroom (*all en-suite*) Apartment Nos. A2, A3, A4, A5, A7, B1, B2, B3, B4, B5 & B6 within the property (Approx. plinth area 1500sq ft. for each apartment)**. The titles are leasehold interests for a term of 999 years w.e.f 10.11.2010 (less the last five(5) days thereof). Mains electricity and piped water are connected to the property while foul drainage is into the mains Nairobi City Water and Sewerage Company sewer line.

Sale Date: PROPERTY AVAILABLE FOR SALE

Price Guide: 18 Million (each)

20. PRIME RESIDENTIAL PROPERTY IN GREENFIELDS DONHOLM NAIROBI COUNTY

The subject property is located about 800m off Savannah Road deviating at Donholm Primary School and 250m due north of Greenfields Shopping within Greenfields Estate in Donholm Nairobi City County. The subject property is "**identified as House No. 1230**". The plot measures **0.0133 hectares (0.03286 acres)** thereabout and is developed with a **three (3) bedroomed (*master ensuite*) maisonette**. The title is a leasehold interest for a term of 99 years w.e.f 01.01.1977 at an annual ground rent of Kshs 340/- (revisable). Mains water, electricity and sewer services are connected to the subject property. Outstanding land rent and rates arrears as at 20.04.2018 were Kshs 3,413 and Kshs 55,543 respectively.

Sale Date: TBA

Price Guide: 8.25 Million

21. RESIDENTIAL PROPERTY IN GAITUMBE AREA KINOO KIAMBU COUNTY

The subject property is located in Gaitumbe area of Kinoo in Kiambu County approximately 16.7kms from the city centre of Nairobi. Access to the property from the city centre of Nairobi is via Nairobi-Nakuru Highway proceeding to Kinoo Bus Stop then branching right on to an earth surfaced chiefs road after National Oil Petrol Station for about 200m to a junction followed by a left turn for approximately 750m to the property. The property is a few metres from Kinoo Polytechnic and Kinoo Primary School and **approximately 950m from Nairobi-Nakuru Highway**. The plot measures **0.0971 of a hectare (0.24 of an acre)** approximately and is developed **with a three (3) bedroomed (master ensuite) bungalow (total plinth area 793 sq ft approx), a residential block consisting of 3No. Two (2) bedroomed flats (total plinth area 1345 sq ft approx) and a pit latrine** the property is idle for re-development into multi-storey apartment blocks. The title is a freehold interest. Mains water, electricity are connected to the subject property. Drainage is into a septic tank and a pit latrine.

Sale Date: TBA

Price Guide: 15 Million

22. PRIME AGRICULTURAL (VACANT PLOT) PROPERTY IN NGECHA, OFF GITARU-NDENDERU ROAD, KIAMBU COUNTY

The subject property is located in Ruku Area, on Ngecha-Wangige Road approximately 4.2km off Gitaru-Ndenderu Road. It measures approximately **0.907 of a hectare (2.241 of an acre)** and is **undeveloped**. The title is freehold interest and Electricity and water mains services are available for connection while waste disposal will be connected to the mains.

Sale Date: TBA

Price Guide: 7.5 Million

23. PRIME RESIDENTIAL PROPERTY (0.75 ACRES) ON RIVERSIDE GROVE, RIVERSIDE ESTATE, NAIROBI

The property is situated on Riverside Grove in Nairobi's Riverside Area. It measures **approximately 0.31 hectares (0.75 acres)** and is developed with an old house and a garage. The title is leasehold for a term of 99 years w.e.f 16.08.1957 at an annual ground rent of Kshs 330. All mains services are connected to the property. **The plot has a HUGE re-development potential.**

NB: That bidders will be required to produce a bidding deposit of Kshs 5 million by way of cash or bankers cheque before being allowed to bid.

Sale Date: TBA

Price Guide: 207 Million

24. PROPERTY IN SOUTH WANGA LUREKO MUMIAS KAKAMEGA COUNTY (10518)

Royal the property is situated in Lureko approx. 200m off an dto the west of Mumias Bungoma Highway 500m west of Mumias Central Primary School 2kms north of Mumias Town and 205kms North East of Lureko Primary School. The parcel measures approximately 0.07 of a hectare (0.173 of an acre) and is **undeveloped**. The title is a freehold interest. All main services are available for connection.

Sale Date: PROPERTY AVAILABLE FOR SALE **Price Guide: Kshs500,000.00**

25. AGRICULTURAL PROPERTY (12.6 ACRES) IN LAKE KENYATTA MPEKETONI LAMU COUNTY

The property is situated approximately 3.5 kms by road to the south East of Mpeketoni Township within Nairobi/Central Area of Mpeketoni Area in Lamu County. Access road is from Mpeketoni Town Centre in Kiongwe Murrum road for about 2.4kms and finally turning to the right onto an earthen road up to the subject property. The land measures approximately 5.1 of a hectare (12.6021 acres) and is developed with a **two-bedroomed farm house "Mtomo Type" (plinth Area 480 Sq ft)**. The title is a freehold interest. Mains electricity is available for connection; water is sourced from a well onsite while drainage and waste disposal would be into pit latrine.

Sale Date: PROPERTY AVAILABLE FOR SALE **Price Guide: 6 Million**

26. RESIDENTIAL/AGRICULTURAL PROPERTY IN ILDMAT KAJIADO COUNTY

The properties are situated within Olosuyani Area, Ildamat, Kajiado District. They are situated to the south west and approximately 3kms from Kajiado Town Respectively. The land in total measures approximately **1.64 of a hectare (4.0524 acres)**. Each plot measures **0.41 Hectares (1.0131 Acres)** Plot Nos. **1141 & 1142** (vacant), Plot No. **1143** is developed with a poultry house (**4538 sq ft**) and Plot No. **1144** is developed with a poultry house (**4538 sq ft**), store/farm house (**7825 sq ft**), pit latrine/bathroom. The title is freehold. Mains electricity is connected to the property while drainage is to a septic tank and soakage pit.

Sale Date: PROPERTIES AVAILABLE FOR SALE

Plot No. 1141 & 1142

Price Guide: 3.75 Million

Plot No. 1143

Price Guide: 5.625 Million

Plot No. 1144

Price Guide: 6 Million

27. AGRICULTURAL PROPERTY IN KABUTA VILLAGE, KIAWARA AREA, NYERI COUNTY

The property is situated **adjacent to Giraffe Ark Game Lodge in Kabuta Village, Uasonyiro sub-location about 5.6 kms off Nyeri to Nyahururu road**, along a road branching off to the left before Kiawara Market enroute from Nyeri Municipality. It is about 38kms from Nyeri Municipality Central Business Area. It measures approximately **1.13 hectares (2.8 acres)** and is **undeveloped**. The title is freehold

interest. Mains water and electricity are available for connection while drainage would be to a septic tank.

Sale Date: PROPERTY AVAILABLE FOR SALE
Million

Price Guide: 3

28. PRIME INDUSTRIAL PROPERTY (BITUMEN FACTORY) IN RUARAKA OFF BABA DOGO ROAD NAIROBI COUNTY

The property is located 360m off and to the North of Baba Dogo Road next to Uniplastic (K) Limited within Baba Dogo Industrial Zone in Ruaraka approximately 10.7kms from Nairobi City Centre. The plot measures **0.7561 Hectares (1.868 Acres) thereabouts** and is developed with **an administration block, director's office, 3 No. stores, loading bay, generator room and a guard house. Administration:** Laboratory, 3No. office rooms, safe room, kitchenette, an extension for storage of factory materials, semi-detached ablution block with urinal, toilet, bathroom & changing area; **Boiler Room (attached to administration block) both boiler room and administration block - *plinth area 1,696.36 sq ft approx.*; Loading Bay (attached to administration block) which accommodates loading zone (*plinth area 772.53 sq ft approx.*) Main Store; Accommodates: ground floor-2No. stores; first floor-2No. Stores (*plinth area 481.15 sq ft approx.*); Verandah 144.04 sq ft approx. Store 2: Accommodates; Ground Floor-Store, First Floor -Store (*built up area: 174.02 sq ft approx.*). Store 3: Ground Floor-1No. Room, First Floor -1No. Room (*built up area: 432.22 sq ft approx.*). Generator room: (*plinth area 169.68 sq ft approx.*). Director's Office Accommodates: director's office, secretary's/reception office, 2No. offices, living room cum bedroom, wash with western type WC: permanent section (*plinth area 376.57 sq ft approx.*) semi permanent section (*plinth area 387.24 sq ft approx.*). Guard House: (*plinth area 32.9 sq ft approx.*). The title is held on a freehold interest. Mains electricity, water and sewer services are connected to the property.**

NB: That bidders will be required to produce a bidding deposit of Kshs 5 million by way of cash or bankers cheque before being allowed to bid.

Sale Date: TBA

Price Guide: 78.75 Million

29. PRIME AGRICULTURAL PROPERTY IN MIKUMBUNE, NYERI COUNTY

The subject property is located within Gakawa/Mikumbune area, Nyeri County at about 4km due North West of Tropical Air airstrip along Nyeri-Nanyuki highway. It is 600 metres due North West of Mikumbune Dam. The parcel measures approximately **0.7450 of a hectare (1.84 acres)** and is **undeveloped**. The title is a freehold interest and mains water and electricity are available for connection. The property is under blue gum trees.

Sale Date: PROPERTY AVAILABLE FOR SALE

Price Guide: 3 Million

30. PRIME RESIDENTIAL APARTMENT IN GARDEN CITY, OFF THIKA SUPERHIGHWAY, NAIROBI COUNTY (WITH MONTHLY RENTAL INCOME OF KSHS 140,000)

Garden City Village is part of Garden City, an integrated mixed use development located along Thika Road about 9 kms to the northeast of Nairobi City Centre. **The subject unit is situated on the 2nd floor of Block D Park View Complex and easily identifiable as 'Apartment No. 2D1' and developed with a two-bedroomed (*all ensuite*) apartment (approx. plinth 115 sq m).** The entire plot measures approximately 13.01 hectares (32.15 acres) and once completed it will comprise a residential development, offering over 400 apartments, duplexes & family villas, a shopping mall, office park, a modern business hotel and a medical centre. The title is leasehold interest for a term of 99 years w.e.f 01.06.2012 (less the last 7 days thereof) at a peppercorn rent. Mains electricity and piped water services are connected into the property while drainage is into a public sewer system.

Sale Date: TBA

Price Guide: 18.75 million

31. PRIME INDUSTRIAL PROPERTY ALONG LUNGA LUNGA ROAD IN INDUSTRIAL AREA, NAIROBI CITY COUNTY

The property is situated along Lunga Lunga Road in Industrial area of Nairobi City County approximately 1.4km from Outering Road. The property is near Carton Manufactures. It measures approximately **0.1394 hectares (0.3445 acres)** and is developed with **an office block & two (2No) godowns**. Accommodation comprises: *(i) An office block:-* entrance lobby, reception area, administration manager's office, accounts office, clerical office, tearoom with sink units and cabinets, shower room with an overhead shower, water closet and wash basin, external ablution block with a urinal basin, 3 wash basins and 2No. water closets (*approx. plinth area 980 sq. ft*) *(ii) Godowns:-* two (2No) godowns each with an inset store (*approx. plinth area 9,400 sq. ft*). The title is leasehold interest for a term of 73 years and 3 months w.e.f 01.10.1974 at a revisable annual ground rent of Kshs 1,960. Mains water, electricity and drainage are connected to the property. Rates in arrears were Kshs 462,378 as at 10.09.2018.

Sale Date: TBA

Price Guide: 45 million

32. PRIME INSTITUTIONAL (11 ACRES) PROPERTY IN KIBOMET AREA, KITALE MUNICIPALITY

The property is situated **along Kitale-Cheranganyi Road within Norec Area** in the Eastern fringes of Kitale Township, Trans Nzoia County. **It is approximately 2 kms East of Kitale District Hospital.** It measures approximately **4.345 hectares (10.74 acres)**. The subject property (*formerly operating as Moi University-Kitale Campus*) is developed with lecture buildings, an Administration Block, a hostel and various buildings as follows: **(i) two (2No.) lecture buildings (approx. 730 sq metres):** *Lecture building 1:-* common verandah, one (1No.) assembly hall, one (1No.) gym, four (4No.) lecture halls *Lecture building 2:-* common veranda, four (4No.) lecture halls **(ii) double storey administration Block (approx. 938 sq.m):-** ground floor: entrance lobby, reception, one (1No.) office, double room office, small office, passage to washrooms section with gents/ladies each with two (2No.) toilets with WCs and WHBs, further passage to two (2No.) large lecture halls & staircase to upper floor upper floor: staircase

to landing, six (6No.) small offices, two (2No.) lecture halls, two (2No.) office each *en suite* with a toilet fitted with WC & WHB, washroom section with gents/ladies with two (2No.) toilets fitted with WCs and WHBs (iii) **a hall (approx. 160 sq.m)** (iv) **a double storey hostel (1,005 sq m):** ground floor:entrance lobby, two (2No.) rooms, passage to:- wing 1 & 2 each having fourteen (14No.) rooms, ablution section with six (6No.) bathrooms & six (6No.) toilets, passage to rear with an attached room *en suite* with bathroom and toilet, staircase to upper floor Upper floor:similar to ground floor (v) **three (3No.) bungalows (approx. 290 sq.m):-** *bungalow I*: two (2No.)one-bedroomed houses *Bungalow II*: this is a modified gatehouse and comprises of one (1No.) single room & one (1No.) small room *Bungalow III*: two (2No.) one-bedroomed (*en suite*) houses (vi) **residential house (34 sq. m):** two (2No.) single rooms (vii) **various ablution blocks (approx. plinth 52 sq. m)** (viii) **various residential houses.** The title is leasehold interest for the residue term of 99 years w.e.f 01.04.1990 at an annual revisable ground rent of Kshs 34,000 and mains services are connected. An underground water tank is provided to supplement water supply.

NB: A bidding deposit of Kshs5million (by way of banker's cheque) will be mandatory.

Date: TBA

Price Guide: 140 million

18. PRIME RESIDENTIAL PROPERTY IN BONDENI AREA, MOMBASA COUNTY

The property is situated along Mji wa Kale road, a few metres off Nasser road, behind National Bank, Bondeni area, Mombasa County. Developed on the plot is a seven storey block of apartments, with fourteen (14) two-bedroomed apartments and one (1) three-bedroomed apartment. Our subject is the **three-bedroomed (two en suite)'Apartment No. F5' on the top most floor master bedroom with a Jacuzzi; staff quarters ensuite with a shower room having an overhead shower, w.c and wash hand basin (built-up area 1,620 sq. ft. approx.)**The title is leasehold interest for a term of 999 years w.e.f 01.12.2012 at a peppercorn (if demanded) annual ground rent. Mains water and electricity and sewer are connected to the property.

Sale Date: PROPERTY AVAILABLE FOR SALE

Price Guide: 11.5 million

19. RESIDENTIAL PROPERTY (1.5 ACRE VACANT PLOT) IN OLOOLOITIKOSHI ENKASITI AREA, KITENGELA, KAJIADO COUNTY

The property is situated approximately 12 kms off and to the west of Namanga Road on Enkasiti Road or approximately 7.5 kms to the east of Olooloitikoshi Shopping Centre, within the greater Kitengela, Kajiado County. It measures approximately **0.607 of a hectare (1.5 acres)** and is **undeveloped.** The title is freehold interest. Mains electricity is available for connection; water would be obtained from boreholes while drainage would be to a septic tank.

Sale Date: PROPERTY AVAILABLE FOR SALE

Price Guide: 3.9 million

20. PRIME RESIDENTIAL PROPERTY IN KINGORANI AREA MOMBASA COUNTY

The property is situated near Lumumba /Ronald Ngala Roads junction in Kingorani Area Mombasa Island. The parcel measures **0.0175 of a hectare (0.043 of an acre)** approximately. The parcel is developed with an old single storey Swahili house. **Accommodation comprises of:-** entrance verandah, passage, five (5) single rooms, two (2) bathrooms each with low level WC. (*plinth area 1,338sq ft approx.*). The title is a freehold interest. Water is from a borehole sunk within the property while electricity is from the mains. Drainage is to a septic tank.

Sale Date: **PROPERTY AVAILABLE FOR SALE**

Price Guide: 11 million

21. RESIDENTIAL PROPERTY IN GITHUNGURI, KIAMBU COUNTY

This property is situated **off and to the right of Kiambu-Githunguri Road within Magomano area**, Kiambu County and **about 1km from Githunguri Trading Centre**. Mukua Primary and Secondary Schools are located in the immediate neighborhood. It measures approximately **0.0727 hectares (0.1796 acres)** and is developed with **an incomplete three-storey residential building**. The title is freehold interest. Mains electricity and water are connected to the property.

Sale Date: TBA

Price Guide: 2.85 million

22. PRIME COMMERCIAL PROPERTY (VACANT PLOT) ALONG PUMWANI ROAD IN GIKOMBA AREA, NAIROBI

The property is situated along Pumwani Road and opposite Nafuu Matt in Gikomba area, Nairobi. It measures approximately **0.0267 hectares (0.066 acres)** and is developed with temporary retail sheds. The title is leasehold interest for a term of 99 years w.e.f 01.06.1994 at an annual ground rent of Kshs 5,200.

Sale Date: TBA

Price Guide: 9 million

23. RESIDENTIAL PROPERTY IN KORROMPOI, KITENGELA-KAJIADO COUNTY

The property is situated within Korrompoi area in Kitengela. Access from Kitengela town via Nairobi-Magadi tarmac road branching left past Galaxy Hospital onto an earth road for approximately 2.5 kms to the property. It is in the neighbourhood of Korrompoi Primary School. It measures approximately **0.0406 of a hectare (0.1003 of an acre)** and is developed with **a three-bedroomed (master en-suite) bungalow**. The title is absolute and mains water and electricity services are available for connection while drainage is to septic tank.

Sale Date: TBA

Price Guide: 3.53 million

24. PRIME RESIDENTIAL PROPERTY (BLOCK OF FLATS) IN ONGATA RONGAI TOWN KAJIADO COUNTY (WITH MONTHLY RENTAL INCOME OF KSHS 292,000)

The property thereon is popularly known as **VMS Towers**. It measures approximately 0.0405 hectares (0.1 acres) and is developed with **two (2No) five storey blocks of flats comprising four (4) one-bedroomed flats, sixteen (16) two-bedroomed flats and parking bays**. Accommodation comprises: (i) **BLOCK A** (*approx. plinth area 6,078 sq ft*): **ground floor:-Three (3No) one-bedroomed flats** **First floor: two (2No) two-bedroomed flats** **2nd to 4th floors:- two (2No) two-bedroomed flats** (ii) **BLOCK B** (*approx. plinth area 5,186 sq ft.*): **Ground floor: one (1) one-bedroomed flat, parking bays, first floor: two (2No) two-bedroomed flats, 2nd to 4th floors: two (2) two-bedroomed flats**. The title is leasehold interest for a term of 99 years w.e.f 01.10.1992 at a revisable annual ground rent of Kshs1,370. Mains water and electricity are connected to the property while drainage is to a septic tank.

Sale Date: TBA

Price Guide: 36.5 million

25. PRIME RESIDENTIAL PROPERTY IN RUAKA, KIAMBU COUNTY

The properties are situated approximately 2.0 kms from Ruaka Trading Centre in Kiambu County and 450 meters off Limuru Road. They are also to the south west of Posh Court apartments and to the south east of Joyland School. Plot No. 5043 measures approx. **0.038 of a hectare (0.0939 of an acre)** while plot No. 5044 measures **approx. 0.035 hectares (0.0865 acres)** and are **jointly developed with a four-bedroomed (master en suite) maisonette having attached double storey two-bedroomed guest wing, a one-bedroomed servant's quarter, a single storied house and some structures forming a homestead**. The title is freehold interest. Mains water and electricity are connected to the properties while drainage is to a septic tank.

Sale Date: TBA

Price Guide: 22.5 million

26. PRIME RESIDENTIAL PROPERTY IN NOONKOPIR AREA, KITENGELA, KAJIADO COUNTY

The property is located in the Noonkopir area, in the neighbourhood of International Bible School and approx. 4.5 km from the far surfaced Namanga road, Kitengela, Kajiado County. It measures approximately 0.04 hectares (0.0988 of an acre) and is **undeveloped**. The title is freehold interest. Mains electricity services are available for connection; water is obtained from boreholes while drainage would be to a septic tank.

Sale Date: TBA

Price Guide: Kshs 750,000.00

27. AGRICULTURAL CUM RESIDENTIAL PROPERTY IN NGORANO VILLAGE, NYERI COUNTY

The property is situated about one (1) km from Ngorano Health Centre, about 8.7 kms from Rutagati to Kabiruini tarmacked road. It is about 13.6 kms from Nairobi to Nyeri highway. It measures approximately **1.09 hectares (2.70 acres)** and is developed with double storey building, Guest House building, two (2No) servants quarter, ablution block, water tank, external round platform and watchman's sentry. **Accommodation comprises: (1) Double storey Main House:-four-bedroomed (two-ensuite) and a basement garage for three (3No) cars (2) Guest House: three-bedroomed (3) water tank**

(4) Servants Quarter 1: one-bedroomed & Block 2: two rooms. The title is freehold interest. Mains water and electricity are connected while drainage is to a septic tank.
Sale Date: TBA **Price Guide: 26.25 million**

28. AGRICULTURAL PROPERTY IN KABUTA VILLAGE, KIAWARA AREA, NYERI COUNTY

The property is situated **adjacent to Giraffe Ark Game Lodge in Kabuta Village, Uasonyiro sub-location about 5.6 kms off Nyeri to Nyahururu road**, along a road branching off to the left before Kiawara Market enroute from Nyeri Municipality. It is about 38kms from Nyeri Municipality Central Business Area. It measures approximately **1.13 hectares (2.8 acres)** and is **undeveloped**. The title is freehold interest. Mains water and electricity are available for connection while drainage would be to a septic tank.

Sale Date: TBA

Price Guide: 3.15 million

29. PRIME RESIDENTIAL PROPERTY IN NGONG IN KAJIADO COUNTY (JUN02-18)

The property is situated within Kiserian View Annex I Estate. It lies about 100m off saitoti road 500m to the south west of Greegos Hotel and about 1km to the south west of Kiserian Town. It is developed with a three bedroom bungalow. The plot measures 0.0320 Hectares (0.0791 Acres) approximately. The title is an absolute proprietorship. The mains services water and electricity are connected while drainage is into a septic tank.

Sale Date: TBA

Price Guide: 4.45 million

30. AGRICULTURAL PROPERTY (31 ACRES) IN MITON AREA, KAJIADO COUNTY

The property is situated approximately 500 metres off Namanga-Amboseli road, approximately 22 kms off Athiriver-Namanga road and approximately 16kms to the east of Namanga Town, Miton Area, Kajiado County. It measures approximately **12.48 of a hectare (30.84 acres)** and is **undeveloped**. The title is freehold interest and mains electricity is available for connection, water supply would be from a borehole while drainage would be to septic tank of a pit latrine. **The parcel has a huge subdivision potential.**

Sale Date: TBA

Price Guide: 4.2 million

31. PRIME RESIDENTIAL/ HOTEL ACCOMMODATION (VACANT PLOT) PROPERTY IN MTWAPA EDUCATIONAL CENTRE AREA-MTWAPA

The property is located in the neighbourhood of the famous Mtwapa Educational Centre, about 5 kms from Mtwapa Township and 3 kms to the East of Mtwapa-Kilifi tarmac road, within the outskirt of Mtwapa Township, Kilifi County. It is second

row from the beach. It measures approximately 0.1740 of a hectare (0.4298 of an acre) and is undeveloped. The title is freehold interest. Mains services (electricity and water) are not connected to the property while drainage and waste disposal will be into septic tanks and soak pits.

Sale Date: TBA

Price Guide: 4.5 million

32. PRIME VACANT AGRICULTURAL KAJIADO MAILUA MITON AREA, KAJIADO COUNTY (MAY02-18)

The property is situated approximately 500m off namanga -Amboseli approximately 22kms off Athi Rivev-Amanga Road and approximately 16kms to the east of Namanga. It measures 12.48 Hectares (30.84 Acres) approximately and is **undeveloped**. The title is a freehold interest. The main services are available connection.

Sale Date: TBA

Price Guide: 4.2 million

33. PRIME RESIDENTIAL PROPERTY IN TENA ESTATE, NAIROBI (MAY03-18)

The property is situated near St. Teresa of Calcutta Cathoic Church at approximately 450m off Manyanja Road in Tena Estate. The plot is developed with a single storeyed residential house which accommodates: - enclosed verandah, living room, kitchen fitted with a sink and shelves, two bedrooms, WC with WHB, separate bathroom with shower, master bedroom ensuite fitted with inbuilt wardrobes and a bathroom with a WC, shower and a WHB. The land measures 0.0225 Hectares 0.056 Acres) approximately. The title is a leasehold interest for a term of 99 years w.e.f 01.01.1977 at an annual ground rent of Kshs 350.00. Main services water and electricity are connected while drainage is to the main sewer.

Sale Date: TBA

Price Guide: 6.8 million

34. PRIME RESIDENTIAL PROPERTY IN NGONG EGERIA ROAD OFF MAGADI ROAD, KAJIADO COUNTY (JUN01-18)

The property is situated in Rimpa Area along Egeria Road 300m off Magadi Road about 7kms on the right from Rongai Town. It lies approximately 25kms south west of Nairobi City Centre. The subject is developed with a double storey four bedroom all ensuite maisonette, external ablution block, semi-permanent house with a kennel along the driveway. Accommodation includes: **ground floor**; entrance verandah, lobby to, lounge with fire place, dining room with WHB, kitchen passage to, laundry room with sink, toilet WC (western type) and WHB with storage cabinet, store beneath staircase, storage cubicle, guest room

ensuite with walk in closet, bathroom with WHB, WC, shower cubicle and bathtub, garage for two, staircase; **upper floor**; landing family room with door to balcony, bedroom 1 & 2 ensuite with washroom having WC, pedestal WHB and shower cubicle, study area , master bedroom ensuite with washroom having WC, His/hers pedestal WHB and Jacuzzi: It measures 0.08 Hectares (0.1977 Acres) approximately. The title is a freehold interest. The main services are connected to the property.

Sale Date: TBA

Price Guide: 14 million

35. RIME RESIDENTIAL PROPERTY (ON 1 ACRE) OFF NDEGE ROAD KAREN, NAIROBI

The property is situated off and to the north of Kwarara Road approximately 600 metres from its junction with Ndege Road within Karen Residential area, Nairobi. It measures approximately **0.3850 of a hectare (0.9513 of an acre)** and is developed with **(i) a five-bedroomed (*all en suite*) double storey house (ii) a mixed-use block having carport for three, domestic staff quarter and offices (iii) separate canvas covered carport, (iv) a farm house/store comprising two (2No) rooms and two (2No) dog kennels and an ablution block.** The title is leasehold interest for a term of 99 years w.e.f 01.12.1978 at a revisable annual rent of peppercorn. Mains water and electricity are connected to the property while drainage is to septic and soak pit.

Sale Date: TBA

Price Guide: 75 million

34 PRIME RESIDENTIAL PROPERTY ALONG BROOKSIDE DRIVE, WESTLANDS AREA, NAIROBI

The subject property lies along Brookside Drive and approximately 250 metres off Lower Kabete Road. It is situated opposite Nanaksar Gurudwara Sikh Temple and adjacent to Brookside Terraces within Brookside area in Westlands some 4.5 kms from Nairobi City Centre. It measures approximately **0.4642 of a hectare (1.1471 acres)** and is developed with two (2No) Office Blocks each with annexed lockable garage & two (2No) stores. Accommodation comprises:- **(A) Main Office Block I:** this is built on three levels- **(i) Ground floor:-** three offices (*one en suite*), lobby area, cloakroom with pedestal WHB and toilet (WC), kitchen **(ii) lower ground floor:** staircase to landing, passage three (3) offices **(iii) first floor:-** staircase to landing, passage, five (5) offices (3 en suite) and a store **(B) Office Block II:-** this is a **five-bedroomed (*all ensuite*) bungalow** utilized as offices and store. The title is leasehold interest for the residue term of 50 years w.e.f 01.07.1992 at a revisable annual ground rent of Kshs 115,000. Mains electricity, trunk sewer and piped mains water are connected. The outstanding rates arrears and accrued penalties as at 15.06.2017 were Kshs 152,372. **The parcel has a HUGE re-development potential.**

Sale Date: TBA

Price Guide: 400 million

35. PRIME RESIDENTIAL PROPERTY IN FORT JESUS ESTATE, KIBERA AREA, NAIROBI COUNTY

The subject property is situated within Fort Jesus Estate, approximately 150 meters off Kibera Drive at Fort Jesus Bus stop within Kibera area of Nairobi County. It measures approximately 0.0151 of a hectare (0.0373 of an acre) and is developed with a residential building consisting of six (6No.) rooms. Accommodation comprises: six (6No.) rooms, two (2No.) kitchenettes, each with a stainless sink unit and built-in shelves, cloakrooms with a lobby area, overhead shower and WC, one (1No.) bathroom cubicle. The title is leasehold interest for the residue of the term of 99 years w.e.f 01.03.1971 at an annual ground rent of Kshs 180. Annual rates payable are Kshs 4,250. The outstanding rates plus accrued penalties as at 24.04.2018 amount to Kshs 4,378. Current land rent arrears plus accrued penalties amount to Kshs 1,620 as at 24.04.2018.

Sale Date: TBA

Price Guide: 6.4 million

36. PRIME RESIDENTIAL PROPERTY (VACANT PLOT) IN MEMUSI AREA, NGONG KAJIADO COUNTY

The plot is situated within Matasia, in Memusi area, Ngong, Kajiado County. **It is on the second row from Ngong-Kiserian tarmac road** deviating from the tarmac at Harry Kapande Close. It is situated about 200 metres North of Ngong Village Resort, about 400 metres from Tusky's Chap Chap and about 3.9 kms from Ngong Town at Barclays Bank Ltd. It measures approximately **0.045 hectares (0.111 of an acre)** and is **undeveloped**. The title is freehold interest. Electricity from the mains and piped water are available within the neighbourhood for connection while drainage would be into a septic tank.

Sale Date: TBA

Price Guide: 3 million

37. PRIME RESIDENTIAL PROPERTY IN MATASIA AREA-NGONG, KAJIADO COUNTY

The property is situated within Matasia area, Ngong, Kajiado County. It is situated about **300 metres from Ngong-Kiserian tarmac road deviating at Joram GM Academy and Primary School**. It is about 400 metres from Kenya Assemblies of God, Matasia. It measures approximately **0.1 of a hectare (0.247 of an acre)** and is developed with a temporary house. The title is freehold interest. Electricity from the mains is connected while piped water from community water project is also within the neighbourhood and drainage is to a septic tank.

Sale Date: TBA

Price Guide: 3.8 million

38. PRIME COMMERCIAL HOTEL FACILITY "THE EDEN PLACE" IN DIANI SOUTH COAST, KWALE COUNTY

The properties are within Diani Area Ukunda, Kwale County. They are situated along Diani Beach Road, opposite and to the south of Pride Inn Express Diani Hotel, and are easily identifiable on the ground as Eden Place Apartments. It is easily identified on the

ground as "THE EDEN PLACE". Each parcel measures approximately 0.0914 hectares (0.2258 of an acre) total 0.68 acres and are jointly developed with two (2) double storey blocks of hotel apartments, a single storey restaurant building and a small double storey office block. Accommodation comprises:-**(a) Apartment Block 1: ground floor& Upper floor:** six (6No.) self-contained studio apartments on each floor**(b) Apartment Block 2:- ground floor: One (1No) one-bedroomed apartment, one (1No) two-bedroomed (all en suite) apartment, Upper floor:-One (1No.) four-bedroomed apartment** (all en suite) **(c) Restaurant Building:** reception, breakfast room, kitchen, washrooms with an eastern type WC and an overhead shower unit **(d) Double storey Office Block:- ground floor:** 2No. partition stores **Upper floor:**2No. partition office. Each title is freehold interest. Mains water and electricity services are connected to the property while drainage is into septic tanks and a soak pit. Annual rates on arrears as at 29.06.2018 amount to Kshs 23,660 for each property amounting to Kshs 70,980 for the three properties.

Sale Date: TBA

Price Guide: 37.7 million

39. PRIME RESIDENTIAL PROPERTY IN KAJIADO TOWN (5 ACRES)

The property is situated within Ildamat Area in Kajiado Area of Kajiado County. The property lies about 1.6kms to the North West of **Kajiado Township**, 300m to the north east of Olengoti Resort. The neighborhood is characterized by large tracts of vacant land and scattered permanent and semi-permanent structures. Some large parcels have been sub divided into 1/8 acre and ¼. It measures approximately **2.03 hectares (4.999 acres)** and is **undeveloped**. The title is a freehold interest and mains water & electricity are readily available for connection while drainage would be to a septic tank /soak pit. **The parcel has a HUGE sub division potential.**

Sale Date: TBA

Price Guide: 13.125 million

40. RESIDENTIAL PROPERTY GILGIL KIKOPEY AREA, NAKURU COUNTY (JUN11-18)

The property is situated approximately 500m from Nakuru Nairobi road in Kikopey Area, Nakuru County. Approach from Gilgil Town is via Nakuru-Nairobi road due north then off due south west for about 500m to the property. The subject property is sandwiched between Jacaranda Lake Elementaita Lodge and Rosalu Farm. It is developed with 5 units of similar construction. The entire property measures 10.84 Hectares 926.786 Acres approximately. Main services are connected to the property.

Sale Date: TBA

Price Guide: 85 million

41. PROPERTIES IN KAJIADO KITENGELA MATALIA AREA, KAJIADO COUNTY (JUN10-18)

The properties are in Matalia Area, Kajiado County, approximately 13.8kms south west of Kitengela Town Centre. They are situated about 8.8kms off and to the right of Kitengela-Kajiado tar surfaced road, deviating at main acacia feeder road about 450m east of St. Oscar Matalia South of Wananchi Homes Phase II Estate. Each of the subject plot measures 0.045 Hectares both are **undeveloped**. Each title is a freehold interest. The main services are available for connection.

Sale Date: TBA

Price Guide: Kshs 412,500.00 each

42. PROPERTY IN KAJIADO KITENGELA MATALIII AREA, KAJIADO AREA (JUN09-18)

The property is situated within matalii area of Kajiado County. Approach is from kitengela town along namanga road off and due to acacia access road up to up to senior chief mutunkei primary school. Proceed further due south west along the unannmed murrum access road for approximately 4kms to the property. Matalii ECDE and the St. Matalii Catholic Church. The mains are available for connection.

Sale Date: TBA

Price Guide: Kshs 413,000.00

43. PRIME RESIDENTIAL PROPERTY IN KAJIADO KAPUTIEI NORTH KOROMPOI AREA KITENGELA KAJIADO COUNTY (MAY01-18)

The property is situated approximately 2.5kms off namanga road in kajiado county. Approach from the said road is via a left turn for a distance of about 1.6kms upto korompoi Primary School then a right turn along the school fence for about 700m and finally a right turn for about 200m on to the property. The plot is developed with a three bedroomed (master ensuite) bungalow. Accommodation includes entrance verandah, sunken lounge, dinning area with WHB, passageway, kitchen with sink unit, lobby with WHB, common shower room with Overhead shower, separate WC, two (2) bedrooms, master bedroom with ensuite shower room cum WC having an overhead shower and WHB. The plot extends to 0.0406 hectares (0.1003 Acres) approximately. The title is a freehold interest. Main services are connected while foul drainage is to a septic tank.

Sale Date: TBA

Price Guide: 5.8 million

44. PRIME COMMERCIAL-CUM-RESIDENTIAL PROPERTY IN DARAJA MBILI AREA, KISII MUNICIPALITY (WITH TOTAL MONTHLY RENT OF KSHS 380,000)

The subject property is situated along Kisii-Rongo Road, opposite Nyangena Hospital, about 3kms from Kisii town centre. It measures approximately 0.05 hectares (0.124 acres) and is developed with a four storeyed building with a lower ground floor, shops on the ground floor and flats on the upper floors. Accommodation comprises: (a) *Lower Ground floor*: - two (2No.) two-bedroomed flats (b) *ground floor*: - five (5No) shops, four (4No.) Two-bedroomed flats (c) *1st to 3rd floor*: - each floor has six (6No) two-bedroomed flats and one (1No) one-bedroomed flat. The title is freehold interest and mains water, electricity and sewer are connected.

Sale Date: TBA

Price Guide: 46.5 million

45. PRIME COMMERCIAL PROPERTY ALONG NAIROBI-NANYUKI ROAD NYERI COUNTY (WITH PROJECTED MONTHLY INCOME OF KSHS 10 MILLION)

The parcel is situated along Marua-Nanyuki Road, Kiganjo area bordering Bradegate Bakery, hatchery and restaurant. It is approximately 4.0 kms from Kagumo High School. It measures approximately 0.40 hectares (0.99 of an acre). The property is being developed with a youth club, restaurant and conference centre, health centre, two swimming pools, pump house and a hotel. (a) Restaurant and Conference centre: - *ground floor*: - entrance porch, lobby, hall way, 1No. Reception and waiting room, mini-mart, gaming arcade, main restaurant, kitchen & butchery, cashier, 3No. Dry rooms, cold room, scullery, 2No. Changing staff rooms to have 2No. Water closets (gents & ladies), pantry under the stairways, gent's sanitary rooms to have a urinal, 3No. Washbasin and 3No. Water closets, ladies' sanitary rooms to have a pantry, 6No. Wash basin and 6No. Water closets *first floor*: - landing, corridor, kitchen, store, reception, 2No. Offices, board room, Business centre, main conference room, mini-conference room, gents' sanitary rooms to have a urinal, 3No. Washbasin and 3No. water closets, ladies' sanitary rooms to have a pantry, 6 No. wash basin and 6No. water closets. Members' club to have a bar counter, store, gent's sanitary room to have a urinal, a washbasin and a water closet, ladies'sanitary room to have a pantry, a wash basin and a water closet *second floor*:- landing, reception, 2No. stores, corridor, audio visual room/control room, 23No. guest rooms to be ensuite with a wash basin, water closet and shower (b) Health Centre:- *ground floor*: lobby, barber shop, 2No. changing rooms

to have cabinets, 2No. sanitary rooms to have 3No. wash basins, 2No. shower and 2No. water closet, 2No. steam rooms, 2No. Sauna & salon *first floor*: lobby, Gymnasium, Aerobics studio (approx. plinth area for both restaurant & health centre 2,569 sq.m (27,645.01 sq.ft) (c) Hotel Rooms:- *Ground floor*: entrance porch, reception, waiting area, store, hall way, executive room to have inbuilt wardrobe, balcony and be (en suite) with 2No. wash basin, water closet, bidet, bag area, shower and bath tub, 14 No. guest rooms to have inbuilt wardrobe, balcony and be ensuite with a wash basin, water closet, shower and bath tub *first & third floor*:-landing, hall way, executive room to have inbuilt wardrobe, balcony and be ensuite with 2No. wash basin, water closet, bidet, bag area, shower and bath tub, 15No. guest rooms to have inbuilt wardrobe, balcony and be ensuite with a wash basin, water closet, shower and bath tub *fourth floor (presidential suite)*:- landing, lounge with balcony, dining/meeting area, kitchenette, office, sanitary room to have a wash basin and water closet, 2No. bedrooms to have inbuilt wardrobe, balcony and be ensuite with a wash basin, water closet, bags area, shower and bath tub, Presidential room to have a wet bar, walk in closet, double balconies and be ensuite with 2No. wash basin, water closet, bidet, bag area, shower and Jacuzzi, 15No. guest rooms to have inbuilt wardrobe, balcony and be ensuite with a wash basin, water closet, shower and bath tub (approx. plinth area 2,290 sq.m i.e 24,642.69 sq.ft) (d) Youth club:- *ground floor*: Section A (restaurant):- entrance porch, eatery area, kitchen, 4No. Sanitary rooms each to have a water closet Section B (Transition):- waiting area, gent's sanitary rooms to have a urinal, 2No. washbasin and a water closet, Ladies' sanitary rooms to have 2No. wash basin and 2No. water closets. First floor: disco area with a discotheque at the centre (approx.plinth area 350.00 sq.m 3,766.35 sq.ft.) (e) Pump House (plinth area 9.00 sq.m (96.85 sq.ft). The title is freehold interest. Mains electricity and water are connected to the property while drainage will be to a septic tank and sewerage treatment plant. There is a borehole to supplement water supply.

NB: A bidding deposit of Kshs10million (by way of banker's cheque) will be mandatory.

Sale Date: TBA

Price Guide: 125 Million

46. PRIME COMMERCIAL/RESIDENTIAL PROPERTY IN THIKA ESTATE, KIAMBU COUNTY (WITH ESTIMATED MONTHLY RENT OF KES 150,000)

The property is situated along Landless road, approximately 400 metres south of Garisa Road, and it is the corner plot at the junction of Landless Road and Dodoma Street, and to the opposite of Parkjel Supermarket, within Landless Estate in Thika Kiambu

County. Landless Estate is situated along Garissa road, approximately 10 kms from Thika Super Highway and borders Thika Garrison. It measures approximately 0.0882 of a hectare (0.2179 of an acre) and is developed with four (4) maisonettes, an extension of a row of shops, a double storey block of residential rental units and an external ablution block. Accommodation: - (a) Maisonette No. 1: three-bedroomed (*master en suite*), Maisonette 2, 3 & 4: each five-bedroomed (*master en suite*). (b) Shops:-five (5) shops, rear passage (c) a double storey block of residential rental units: four (4) single rooms on each floor. The title is freehold interest and mains electricity and piped water are connected to the property while drainage is to a septic tank and a pit latrine.

Sale Date: TBA

Price Guide: 15 million

47. PRIME RESIDENTIAL PROPERTY IN RUIRU EAST KIAMBU COUNTY (17118)

The property is situated at Mona Park in Thika Road's Toll Station Area, Juja District, Kiambu County. Access is off Thika Road at Kimbo through Golf Church and Park Avenues. It is developed with a four bed roomed double storeyed house with servants quarters. The plot measures 0.0314 Hectares (0.0776 Acres) approximately. The title is a freehold interest and the main services are connected.

Sale Date: TBA

Price Guide: 10.5 Million

48. RESIDENTIAL PROPERTIES (VACANT PLOTS) IN KENOL TOWN, MURANG'A COUNTY

The plots are located about 3km off and to the left of Nairobi-Kenol-Murang'a Road within Kenol Town outskirts, Murang'a County. Each plot measures approximately 0.029 hectares (0.0717 of an acre) and both are undeveloped. Both titles are freehold interests. Electricity & water is available for connection while drainage would be into a septic tank.

Sale Date: TBA

Price Guide: Kshs675,000.00 each

49. PROPERTY IN KAJIADO KITENGELA OLOIKA AREA KAJIADO COUNTY (5118)

The property is in Oloika Area Kitengela Kajiado County it is situated about 6.8kms off and to the right of kitengela namanga road deviating to the right onto acacia feeder

road. It is located about 1.5kms to the north east of senior chief Mutunkei Primary School and Baraka Worship Ministry Oloika Church. The plot measures 0.04 Hectares (0.10 Acres) approximately and is undeveloped. The title is a freehold interest.

Sale Date: TBA

Price Guide: Kshs 600,000

50. PRIME COMMERCIAL PROPERTY IN KIBUYE AREA, KISUMU COUNTY

The subject property lies along Mission Road off Nyerere Road and approximately 100 metres off Jomo Kenyatta Highway. It is situated within the neighbourhood of Kibuye Cathedral, St. Theresa's Girls Secondary School Kibuye, Kisumu Senior Academy and Kibuye Market in Kibuye Estate, Kisumu County. It measures approximately 0.4416 of a hectare (1.0912 acres) and is developed with (i) a four storey commercial cum office block comprising:- *ground floor*:ten (10) shops each with mezzanine level and door to rear, two (2) entrance lobbies *1st, 2nd& 3rd floor*: each floor comprises Wing A & B: each comprise open plan office space partitioned into various offices, corridor, gents' cloakroom having lobby area with two (2) urinal bowls, two (2) WHB's and toilet (WC), ladies' cloakroom having lobby area with two (2) WHB's and two (2) toilet (WC's), kitchenette Wing B(*approx. built-up area 28,645 sq. ft*) (ii) two (2) Blocks of single storey shops block: each block comprises four (4) shops (iii) Single storey residential block:- accommodation comprise four (4) units each having two-bedrooms (*total plinth area approx. 1,894 sq.ft*)(iv) go-down comprises three (3) compartments (*approx. plinth area 4,092 sq. ft*) (v) ablution block (vi) Pump room. The title is leasehold interest for the residue term of 99 years w.e.f 01.12.1979 at a revisable annual ground rent of Kshs39,550. Mains electricity, piped water and trunk sewer services are connected to the property. Water is stored in an underground masonry reservoir fitted with a booster pump and also a detached ablution block is provided.

Sale Date: TBA

Price Guide: 128 million

51. PRIME AGRICULTURAL(103 ACRES) (SUGARCANE FARMS) PROPERTIES (103 ACRES) IN KIBOS AREA, KISUMU COUNTY

The properties are situated adjacent to each other along Kibos-Miwani Road, about 500 metres west of Nyangeta (Kibos) Police Post in Kisumu County. Each parcel measures approximately 20.85 hectares (51.5 acres). Parcel No. 10419/12 has been planted fully with sugarcane crops while Parcel No.10419/13 has been fully planted with sugarcane crops with a small section set aside for the workers quarters. i.e Block A: 12 No. double

rooms, Block B: 6 No. double rooms and Block C: 4 No. single rooms. The title for each parcel is leasehold interest for a term of 948 years w.e.f 01.11.1961 at a revisable annual ground rent of Kshs260. Mains electricity is connected.

Sale Date: TBA

Price Guide: 20 & 22 million (respectively)

52. PRIME RESIDENTIAL/COMMERCIAL (BLOCK OF FLATS) PROPERTY IN MILIMANI AREA, KISUMU MUNICIPALITY (*rental monthly income Kshs250,000*)

The property lies adjacent to M/s Milimani Resort Hotel (St. John manor) within the high class Milimani Residential Area of Kisumu Town. It measures approximately 0.038 of a hectare (0.086 of an acre) and is developed with a double storey five bedroomed residential house and two (2) four storey blocks of two bedroomed (all ensuite) flats on each floor (total eight (8) flats). There is also a car garage measuring 504 sq. ft. The title is a lease hold interest for a term of 99 years w.e.f 01.08.1958 at a revisable annual ground rent of Kshs136 and main services are connected.

Sale Date: TBA

Price Guide: 50 million

53. PRIME RESIDENTIAL TOWN HOUSE ALONG BROOKSIDE DRIVE, WESTLANDS, NAIROBI

The property is part of Vital View Court situated along Brookside drive which is in turn off Brookside Groove. It neighbours Brookside Breeze Apartments, Roses Apartments and Pilodia Villas. *It is in a court developed with four similar town houses with detached servant's quarters.* It measures approximately 189.95 sq.m (2,044.62 sq.ft) and is developed with a four-bedroomed (*all ensuite*) town house with a detached one-bedroomed servant's quarters. The title is leasehold interest for a term of 99 years (less the last seven days thereof) w.e.f 01.01.1987 at a peppercorn annual ground rent and mains electricity, sewer and water are connected.

Sale Date: TBA

Price Guide: 40 million

54. PRIME RESIDENTIAL PROPERTY MILIMANI AREA-KITENGELA KAJIADO COUNTY

The property is situated in Milimani area approximately 2 kilometers south-west of Kitengela Town Centre - Kajiado County. It's a fairly large vacant plot in Milimani area of Kitengela Township, Kajiado County. It measures 0.44 of a hectare or 1.087 acres

approximately and the title held is absolute freehold interest. Its rectangular shaped, level, black cotton soils plot with boundaries either open or Marked by building lines or hedges. There were no permanent structural Improvements on the plot. The general neighborhood is characterized by a mixture of single family residential Houses on typical 1/8 acre plots and multistory blocks of flats with either one or two Bedroom rental units. Mains electricity is available for connection to the property. Water would be obtained from boreholes while drainage would be to Septic tanks and soak pits. Immediate access road is murrum surfaced while Namanga Road is tarmacked to

Sale date: TBA

Price guide: 25 Million

55. PRIME A RESIDENTIAL PROPERTY IN KAYOLE 1 ESTATE NAIROBI COUNTY

The property is situated approximately 50 Meters off Kayole One Road. The development comprises a Six (6) Storey Residential building having Two (2) Shops, Forty (40) Single Rooms and One (1) x Two (2) Bedrooms Common ablutions are provided to all floors.

The accommodation comprises;

Ground Floor

Entrance VERANDAH

Two (2) SHOPS

Long PASSAGE with staircase off

Four (4) Single ROOMS

Common Ablution block with Two (2) WCs

First to Fourth Floor

Long PASSAGE with staircase and a balcony off

Eight (8) Single ROOMS

Common Ablution block with Two (2) Wcs and

Utensils washing area with masonry sink unit

Fifth Floor

Long PASSAGE with staircase off

Four (4) Single ROOMS

One (1) x Two (2) Bedroom unit having Living Room,

Kitchen, Two (2) Bedrooms, Shower room with

Overhead shower, Separate We and door off to

Balcony

Common Ablution block with Two (2) Wcs and

Utensils washing area with masonry sink unit

(Physically measured)

Main building 7,070

Passages and Balconies 1,760

Total **8,830**

Tenure

Leasehold interest for 99 years from 1st April, 1992 (Less the last three days thereof).The ground lease is about 74 years unexpired.

Area

0.0143 of a hectare or 0.0353 of an acre (1539 sq.ft.) approximately.

Sale date: TBA

Price Guide 16.8 Million

**56. PRIME RESIDENTIAL PROPERTY IN NORTH TESO MALABA TOWN
BUSIA COUNTY**

The subject property is situated within Malaba Town, some 220metres off and to the north of the Eldoret-Malaba Highway. It is developed with 2no. Single Level tenement blocks. A reinforced concrete skeletal structure for hoisting a water tank completes the improvements as an out-structure. The plot extends 0.05 Hectare (0.123 acre) approximately. The title is freehold interest with absolute ownership. The Mains water and electricity are connected to the property while foul drainage is to a septic tank.

Sale date: TBA

Price guide: 4.05 Million

57. PRIME RESIDENTIAL PROPERTY IN MENYIKWA AREA, KISII COUNTY.

The subject property is situated in Menyikwa Area of Kisii Town, Kisii County. It is 600 meters approximately to the North West of Menyikwa Trading Center; about 600 meters to the South West of Gekomu Primary School and around 6 Kilometers to the South of Kisii Town Center (Kisii County Government Offices). The property is developed with a single storey residential block with an incomplete five storey residential block; and an ablution block. The plot extends 0.05 hectares (0.12 acres) approximately and the title is freehold interest. The main electricity and water are connected to the property and soil and waste are disposed to a pit latrine. The immediate access roads are murrum surfaced with kisii-kilgoris road tar surfaced

Sale date: TBA

Price guide: 4.2 Million

**58. PRIME COMMERCIAL PROPERTY IN BUKIRA ISEBANIA TOWN CENTRE
- MIGORI COUNTY**

This property is situated within Isebania Town, approximately 21.7 Kms from Migori Town Centre, Migori County. The plot measures (0.02 HA) /0.049 of an Acre and the title held is freehold interest. There is an incomplete commercial building being constructed on the property as follows: -

Ground floor (complete and occupied): -

- a. **Accommodation:**
- b. Welding workshop
- c. Eleven (11 No.) permanent shops
- d. Four (4 No.) semi-permanent shops

e. **Plinth area: 3,942.59 sq. ft.**

Upper floor:

f. This is still under construction as follows:-

Accommodation

Eleven (11 No.) small shops

One (1 No.) big shop

Toilets having 6 No. western type WC provision

Plinth areas: 3,942.59 sq. ft. approximately

We estimate the upper floor (*which is still under construction*) is about 25% complete.

The ground floor (*which is complete*) is let out at a monthly rent as follows:

i. 6 No. shops@ 6,000/- =

ii. 5 No. shops@ 7,000/- =

4 No. extensions (temporarily) @ 3,000/- =

Total monthly rent/Kshs. 83,000/-

Electricity and water are connected to the property from the mains while foul drainage is to a septic tank. The immediate access road is tarmac surfaced.

Sale date: TBA

Price guide: TBA

59. PRIME RESIDENTIAL PROPERTY IN KIPLOMBE AREA UASIN GISHU COUNTY

The property is within Kiplombe Area, in close proximity to Kiplombe Trading Centre about 6 Kms from Eldoret Town Centre. The land parcel is currently under harvested maize stalks. There is no permanent structures erected on the plot. The plot measures (0.20 HA). 0.49 of an Acre and title held is freehold interest. The neighbourhood is characterised by few bungalows and residential units for owner occupier. The large parcels are currently being subdivided to pave way for smaller affordable plots which are in high demand. Electricity and water are available within the neighbourhood. Foul drainage would be to a pit latrine. The immediate access road is earth surfaced.

Sale date: TBA

Price Guide: 1.8 Million

60. PRIME RESIDENTIAL PROPERTY IN GREENSPAN PHASE 1 NAIROBI COUNTY

The property is situated within a gated Estate identified as Greenspan Estate Phase 1 next to Greenspan Mall and approximately 300 Metres from Kayole - Spine Road in Donholm Suburbs of Nairobi City County. Developed on the plot is a Terraced Three (3No.) Bedroom Master Ensuite Maisonette with a detached Staff Quarters. The area is developed with gated estates such as Oyster Village comprising of residential units mainly for both rental and owner occupier

purposes. The floor area contains by measurements approximately (165M. Sq i.e. 1, 775 Sq. Ft). Tenure of the property is Leasehold Interest held for a term of 99 years (less last 7 days) w.e.f from 1st September 2007 at an annual ground rent of peppercorn. All mains services i.e. electricity, water and sewer are connected to the property. The immediate access road is tar surfaced Kayole Spine Road while roads within the Estate are all weather awaiting paving.

Sale date: TBA

Price Guide: 9 Million

61. PRIME RESIDENTIAL PROPERTY IN SAMETA AREA KISII COUNTY

The property is located 1.5 Kilometers South West of Ogembo Town, Kisii County. The property was developed with semi-permanent structures. The plot measures 0.15 Hectare or 0.37 acres as and the title held is freehold interest. Mains electricity is connected to the subject property. Whereas water shall be from a well. Solid waste disposal is to a pit latrine. Garbage disposal is managed by local residents. The property is situated in an area characterized by a mix of agricultural and residential establishments. The demand for land is on the rise due to its frontage to a tarmac road.

Sale date: TBA

Price Guide: 1.5 Million

62. PRIME AGRICULTURAL PROPERTY IN KITHUNGURI AREA MERU COUNTY

The property is located about 3.5 Kilometres off Nkubu-Mitunguu Road at Kithunguri Primary School sign post turn off within Kithunguri Area, Nkubu, Meru County. It's a vacant plot that is a trapezoidal shaped with gentle sloping red soils. Boundaries are defined by survey beacons and a river on the lower end. That measures 0.202 Ha and the title held is freehold interest. Water and electricity are available for connection.

Sale date: TBA

Price Guide: Kshs 830,000.00

63. PRIME COMMERCIAL PROPERTY IN KATANI MAVOKO MACHAKOS COUNTY

The property is within the proposed Waumini Housing Cooperative Society plots, Katani area, Mavoko Municipality, Machakos County. The property is developed with a commercial building.

The plot measures 0.035Ha/ 0.086 Acres and the title held is freehold interest. Erected on the plot is a single storey commercial building with proposed upper floors and a temporary store.

Access into the property is left open.

Accommodation

- i. 2No. Shops rooms each having a washroom
- ii. Common corridor

Plinth Area: approximately 55m²

Sale date: TBA

Price Guide: 1.6 Million

64. PRIME RESIDENTIAL PROPERTY IN BOKEIRE - SUNEKA KISII COUNTY

The property is situated within Suneka area at the junction of the Suneka - Asumbi Road. The developments on the plot comprise an incomplete six bedrooms double storey residential house, an incomplete attached one bedroom guest wing, an incomplete single storey two bedrooms house and an incomplete single storey servant's quarter as at the time of our inspection. The plot measures 1.3 hectares or 3.21 acres approximately and the title held is freehold interest.

Sale date: TBA

Price Guide: 15 Million

65. PRIME COMMERCIAL Cum RESIDENTIAL PROPERTY IN BUNGOMA MUMIAS ROAD KAKAMEGA COUNTY

The property is situated about 300meters off bungoma -mumias road about 150 meters to the west of Bulimbo Muslim Primary School in harambee market. Developed thereon are; Double storey residential house (Block 1); Two (2) rental blocks (Blocks 1 & 2). Business premise block (Block 3) Ablution Block. Mains electricity and piped water are connected to the property while foul drainage is to septic tank/pit. The property measures approximately 0.01 hectares/0.2471 of an acre and the title held is freehold interest

Sale date: TBA

Price Guide: 9.4 Million

66. PRIME AGRICULTURAL PROPERTY IN TORONGO BARINGO COUNTY

The property is situated on an un-named road about r.3Kilometres off due West of Tugumoi Shopping centre within Tugumoi village of Torongo, Koibatek, Baringo County. It is a rectangular shaped volcanic soils plot whose boundaries are marked by barbed wire on timber posts. Access is via a wooden frames gate. On the parcel are developed semi-permanent homesteads and cultivated with food crops. The area is popular for maize and potato cultivation. The plot measures 5.819 hectares or 14.378 acres approximately and the title held is absolute interest. Mains electricity is not available in the area. Water is from a river within the neighborhood. Foul drainage is into pit latrines. Access roads are either graded or murrum surface.

Sale date: TBA

Price Guide: 3.8 Million

