



RIVERBANK  
A P A R T M E N T S  
A T T W O R I V E R S

**A Project By Centum Real Estate**

**Phase 1 complete and move in ready  
Phase 2 under market validation**



## WELCOME TO **TWO RIVERS**, AFRICA'S MOST SOCIAL CITY

Two Rivers is a seamless combination of luxury, convenience and exceptional value packaged into a 106-acre mixed use development, a city within the city of Nairobi. The Phase 2 of Riverbank Apartments offers premium urban luxury living in its stylish, practical, and sophisticated apartments built with architectural precision.

Riverbank Apartment residents have access to the various zones in Two Rivers:

- i. Entertainment
- ii. Recreation zones
- iii. Retail zone
- iv. Hospitality zone
- v. Commercial zone
- vi. Residential zone

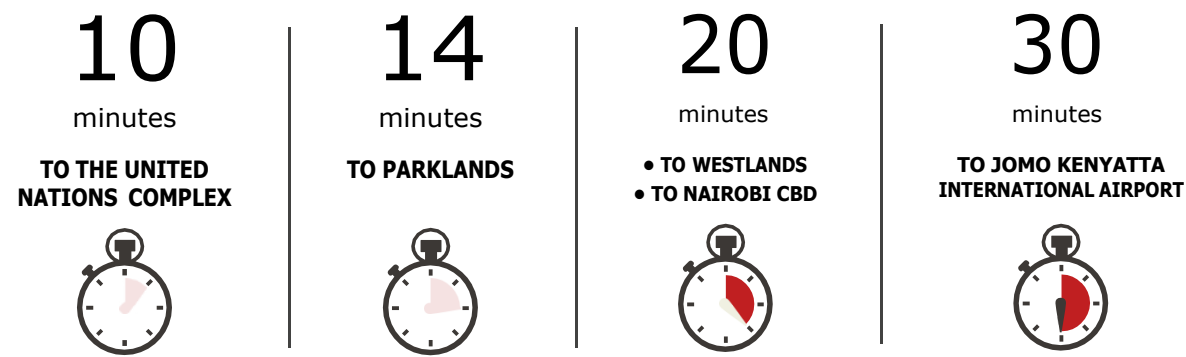




## PICTURESQUE LOCATION

With easy access from Limuru Road and the Northern Bypass, you have easy connections to key urban nodes, including Nairobi CBD, Westlands and the Airport.

The Riverbank is located in Kenya's most exclusive communities close to various foreign embassies and the UN Headquarters.



Connectivity to the development has been enhanced by the dualling megastructures of the:

- Northern by pass connecting to the Western Bypass
- Limuru Road
- Completed Red Hill Link road connecting to Waiyaki Way.







## CREATE THE **LIFESTYLE** YOU WANT AT **TWO** **RIVERS**

If you love the good life and a real sense of community, value convenience and security, then living at Riverbank Apartments will be a dream come true.

The apartments are a short walk from retail shops, coffee venues, fine dining restaurants and plenty of places to relax, socialise and be entertained.



## LIVE, WORK & EXERCISE

The Riverbank Apartments to-do-list is a wonderfully varied daily list from a quiet relaxing walk in landscaped and paved gardens, parks and dams to a heart pumping jog or run on the private jogging tracks covering the 106 Acre Two Rivers Development.

## SURROUNDED BY GREENERY

Riverbank Apartments is surrounded by landscaped parklands, promenades and plenty of safe and secure picnic and play areas to make memories with family and friends.

The Two Rivers Masterplan has a provision of 30% greenery space within the development.





## AMENITIES

- Swimming Pool
- Gym
- Children's Play Area
- Water Park
- Cinema





## ELEGANT, SLEEK & PREMIUM FINISHES

With luxury spaces, light and breathtaking views, the interior of your Riverbank apartment is as beautifully laid out as the gardens and dams that surround it.

From bedroom to bathroom to lounge and kitchen, only the finest fittings and appointments are used.





OUR 1, 2 & 3 BEDROOM  
APARTMENTS PERFECTLY LAID OUT

1 BEDROOM



936 SQ. FT  
OR  
87 Sq Meters  
1 CAR PARKING SPACE

2 BEDROOM



1400 SQ. FT  
OR  
130 Sq Meters  
1 CAR PARKING SPACE

3 BEDROOM









1991 SQ. FT  
OR  
185 Sq Meters  
2 CAR PARKING SPACES  
+ ENSUITE HOME OFFICE




AMENITIES

Riverbank residents are assured of reliable power and potable water provided by Two Rivers Power and Two Rivers Water companies respectively.

BUILDING AMENITIES

-  Fiber optic link to digital telephone exchange, DSTV and internet provision
-  2 high speed lifts per tower
-  Reliable water provided by Two Rivers Water Company and full backup power provided by Two Rivers Power Company
-  Ample car parking for both residents and visitors
-  Provision for Smart Home Facilities
-  Wheelchair access

SECURITY AMENITIES

-  Access controlled entry to the apartment blocks
-  Intercom
-  CCTV camera

LIFESTYLE AMENITIES

Beautifully landscaped gardens and dams.

UNIT	SIZE	PARKING PER UNIT	SELLING PRICE (KES)	CURRENT RENTALS IN PHASE 1 (KES)	YIELD
1 Bedroom	936 sq. Feet	1	From 17.4 Million	150,000	10%
2 Bedroom	1400 sq. Feet	1	From 25.6 Million	200,000	9%
3 Bedroom +dsq	1991 Sq. Feet	2	From 37 Million	250,000	8%

RENTAL RETURNS

Rental Yield being realized in Phase 1 is an average of 9% with a capital appreciation average of 3-5% per annum

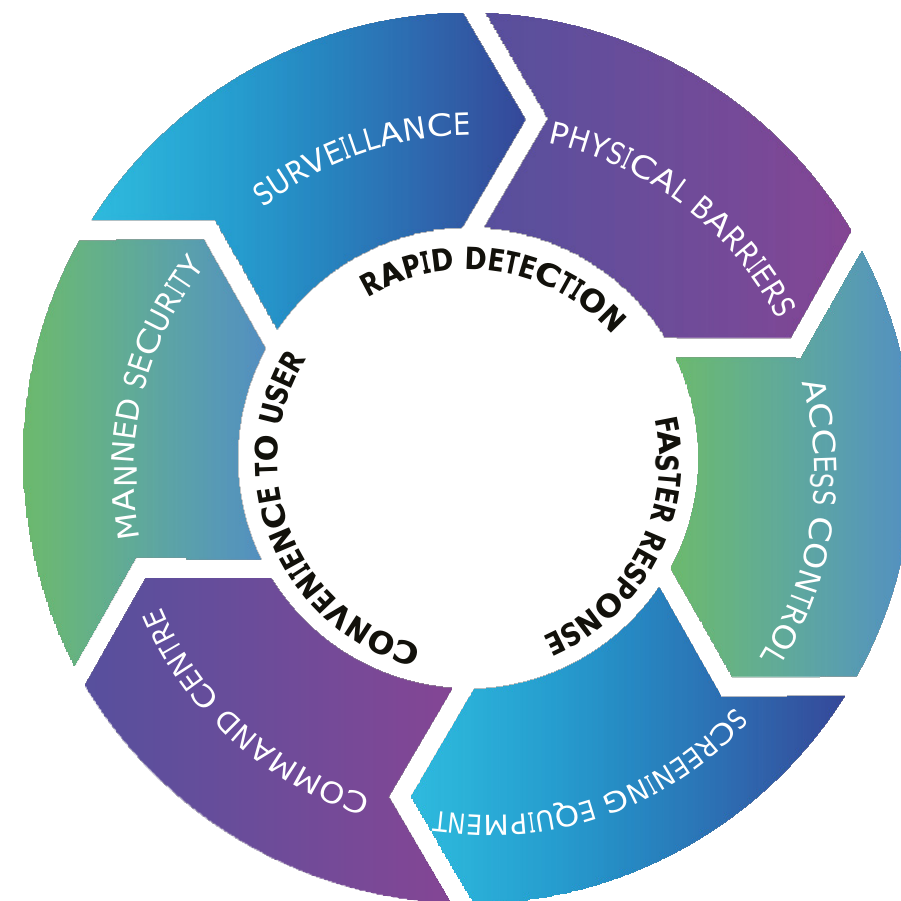
PAYMENT PLAN

- 10% on Offer Letter, 10% on Sale Agreement, 70% staggered monthly/quarterly and 10% on completion



## TOP GRADE SECURITY

From your point of entry to Two Rivers, to the concierge desk of your Riverbank apartment, security is of the highest global standard.



### LIMURU ROAD GATE

INTELLIGENT  
THREAT  
DETECTION



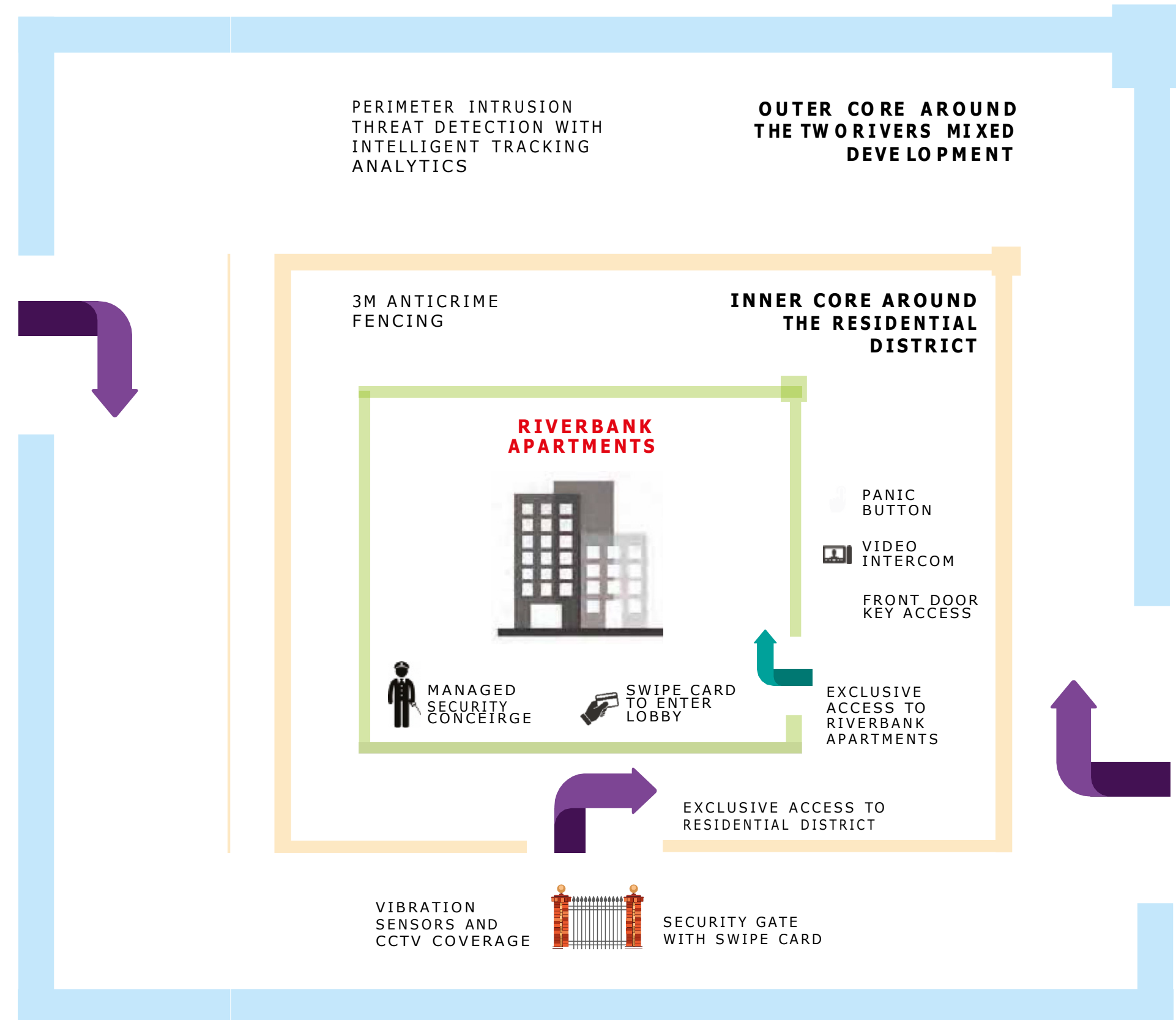
CRASH RATED  
BOLLARDS



LICENCE PLATE  
RECOGNITION



MANNED  
SECURITY  
CONCIERGE







TWO RIVERS DEVELOPMENT, NAIROBI, KENYA



VIPINGO DEVELOPMENT, KILIFI, KENYA



PEARL MARINA ESTATES, ENTEBBE, UGANDA

## THE DEVELOPER

Centum Real Estate is the leading developer of mixed-use urban nodes in East Africa. The developer identifies attractive sites with ease of accessibility, strategic for potential growth and then develops them to provide cities where people want to reside, companies thrive, and investors get above average market returns. Their current large-scale mixed-use developments include the Vipingo development at the Coast of Kenya (**[vipingodevelopment.com](http://vipingodevelopment.com)**) and Pearl Marina Estates in Entebbe, Uganda (**[pearlmarina.co.ug](http://pearlmarina.co.ug)**). In Nairobi, Kenya their flagship project the Two Rivers Development (**[centumre.co.ke](http://centumre.co.ke)**) consists of the Riverbank Apartments, Cascadia Apartments, The Loft Duplexes, and 26 Mzizi Court Apartments. It also has affordable housing, 265 Elmer One Apartments in Kasarani also under development.

Centum Real Estate is part of Centum Investment Company Plc, East Africa's largest investment company listed on the Nairobi Securities Exchange and Uganda Securities Exchange.

## DEVELOPMENT TEAM

### Development & Project Managers

Centum Real Estate ([centumre.co.ke](http://centumre.co.ke)), is the Development and Project Managers of Riverbank Phase 2 offering its parent entity (Centum Investment PLC) as well as 3rd party institutional clients a comprehensive range of services for large-scale mixed-use developments.

## ARCHITECTS

JRHP ([www.johnrharris.com](http://www.johnrharris.com)), are part of Auckett Swanke Group, an international practice of architects, engineers and interior design specialists who design and deliver commercial projects. Their talented and international team act as custodians for a sustainable built environment, working on grand heritage projects as well as bold new additions to urban and rural landscapes.

## INTERIOR DESIGNER

Interior designs are by Image Three Sixty Designs Ltd, a Kenyan award winning interior design firm.

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**"AT CENTUM, WE SET OUT TO CHANGE THE WAY PEOPLE THINK, THE WAY PEOPLE LIVE, THE STANDARDS WE AS EAST AFRICANS STRIVE TO UPHOLD. WE ARE CREATING AN ENTIRELY NEW PARADIGM, A WAY OF THINKING FOR REAL ESTATE IN THE REGION, DOING OUR PART TO PUT EAST AFRICA AT PAR WITH THE REST OF THE WORLD.**

**WE TAKE A GRAND VISION AND BREATHE LIFE INTO IT."**



**FOR FURTHER INFORMATION CONTACT**

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