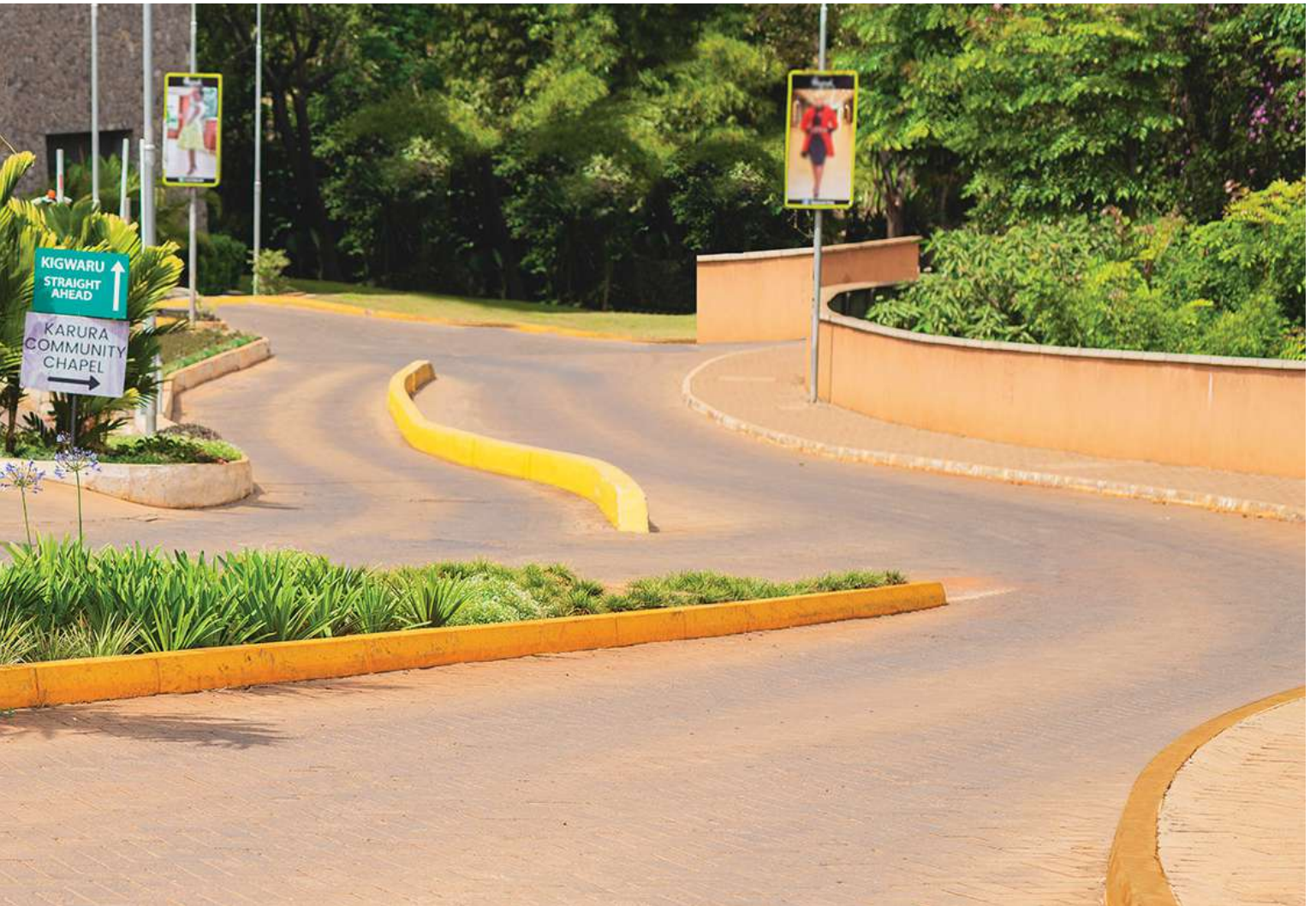






Welcome to the exclusive
Rosslyn community



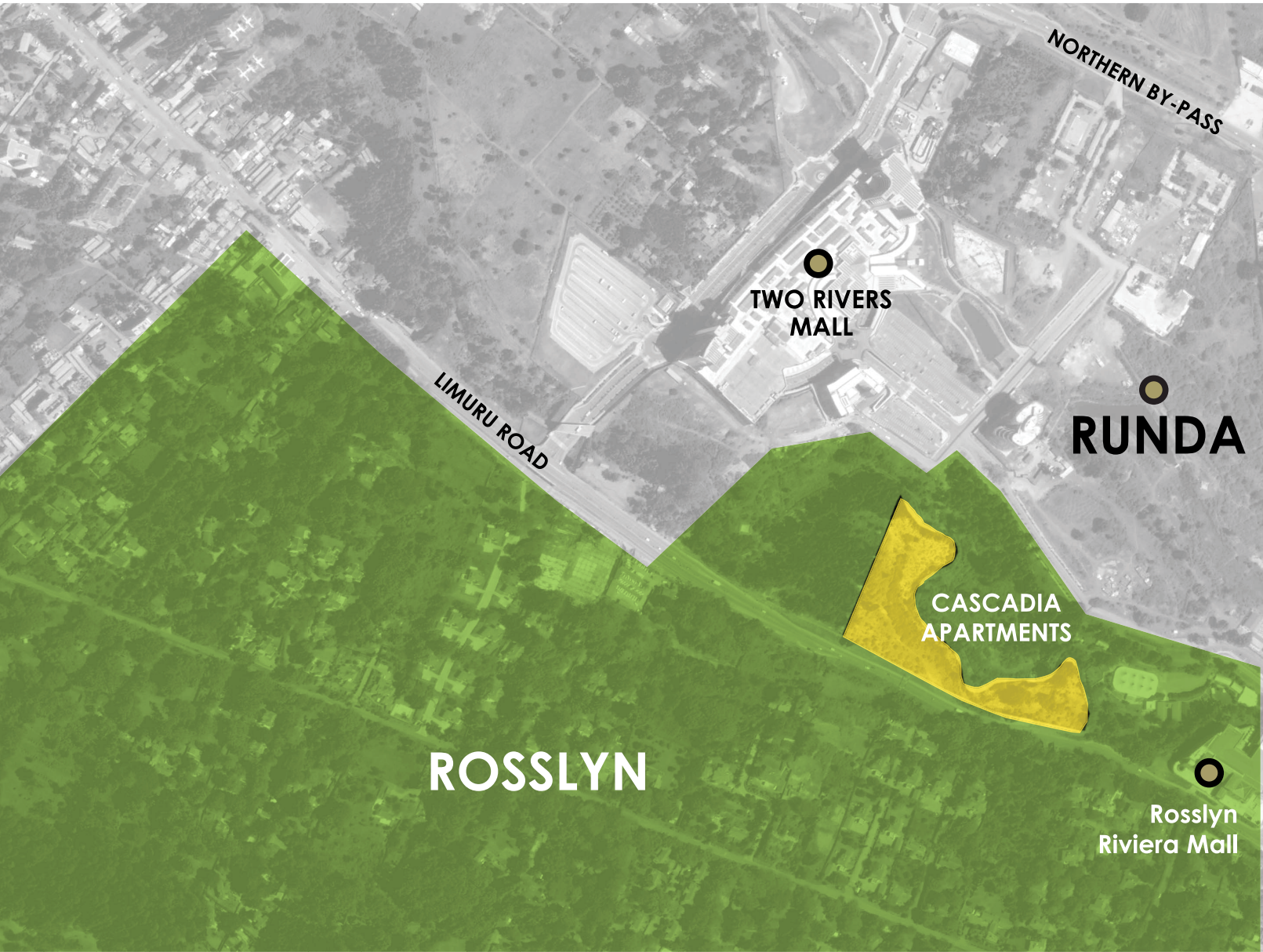
Cascadia is the only authorized high-rise development within Rosslyn's exclusive community.

A modern living room with a beige sofa, a marble coffee table, and a potted plant. The text "The art of good living." is centered in a gold-bordered box.

The art
of good
living.



Centum Real Estate proudly presents Cascadia Apartments. Sitting on 4.5 acres, Cascadia provides the astute investor and discerning homeowner with an incredible opportunity to affordably own property within the exclusive Rosslyn suburb.





Ideal place to live.

Cascadia is a seamless fusion of exclusivity, convenience and comfort. These exceptional homes are nestled in one of Nairobi's choicest leafy suburbs, sandwiched between Rosslyn and Two Rivers, bordering Runda. You'll be a short walk from renowned hospitals, world class schools and exceptional retail centres that integrate to serve up the best of living, working, and shopping. This is the most ideal place to live.



RUNDA

At the heart of it all.

Living at Cascadia places you in the middle of the UN approved diplomatic blue zone with immediate access to world class retail and leisure spaces ensuring that the lifestyle you lead is one that you have always dreamt of.

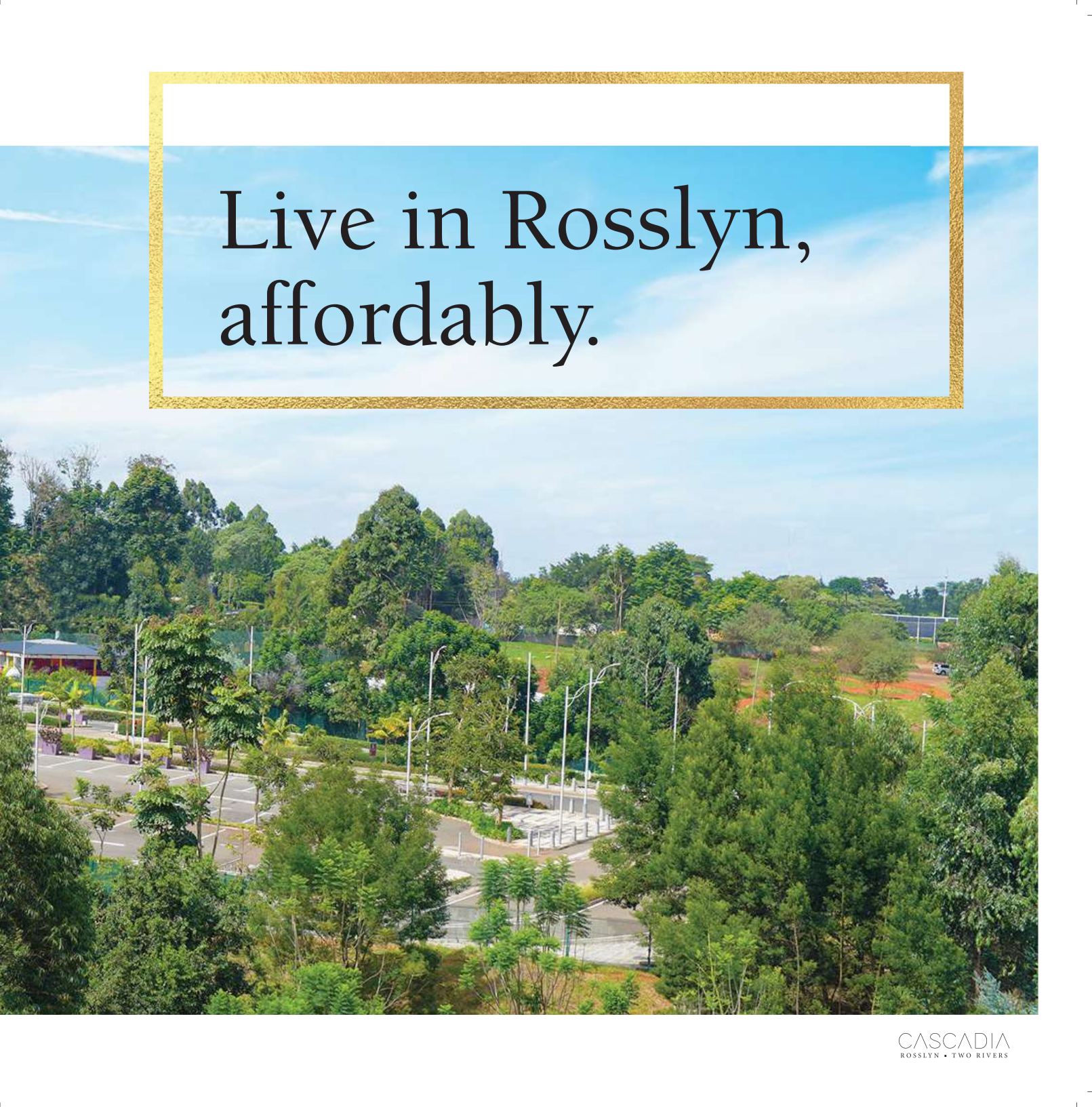
CASCADIA

ROSSLYN



View from Cascadia

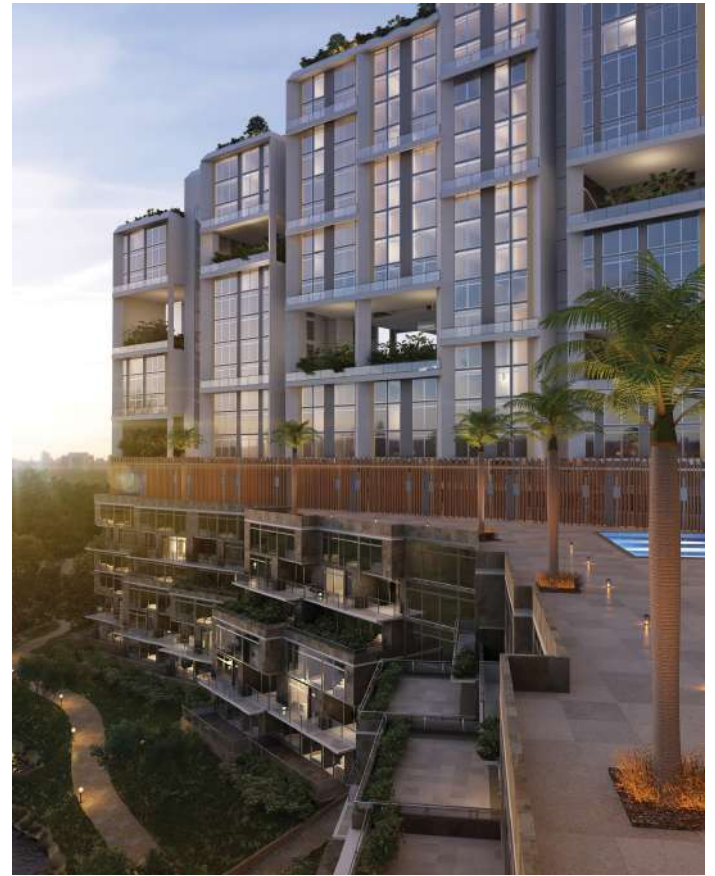


An aerial photograph of a residential development in Rosslyn, Washington. The scene is dominated by dense green trees and landscaping. In the lower-left quadrant, there is a paved parking lot with several white parking spaces. A road with a median runs through the center of the development. In the background, a large, multi-story building is partially visible through the trees. The sky is a clear, bright blue with a few wispy clouds. The entire image is framed by a gold, textured border.

Live in Rosslyn,
affordably.

We're building a bridge to Two Rivers, the first architectural design of its kind, created to grant you immediate access to the largest shopping destination in the region, Nairobi's largest social city.

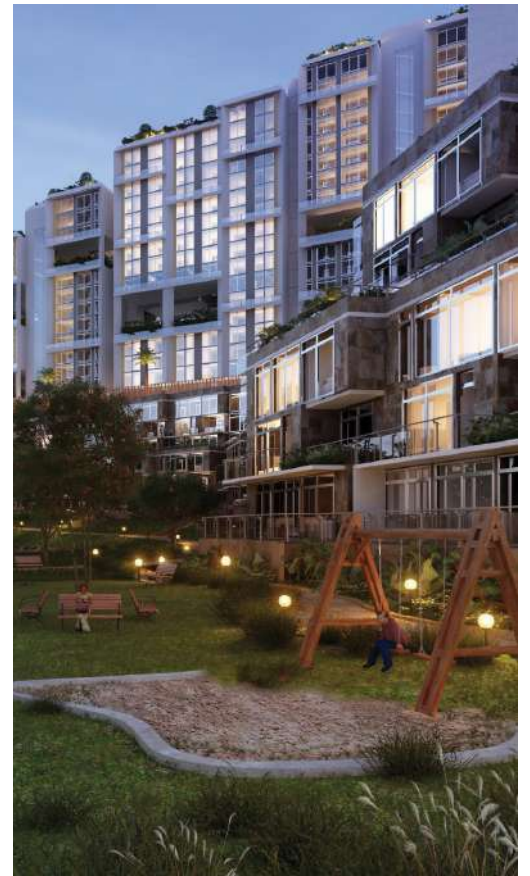
With direct access to Two Rivers and exceptional amenities within the Rosslyn community, you won't ever have to leave the Cascadia ecosystem. This neighborhood was deliberately designed with your needs in mind. From enthralling streetscapes and sky high office buildings to enriching waterscapes and lush green parks, you will have everything you need in one address.



With you in mind.

Quality time.

Every moment of your day will be greeted by beautiful greenery in a clean and calming environment. This neighborhood is a treasure trove of nature, replete with dams and gardens. Enjoy a picnic, fishing, boat-riding or simply take a quiet relaxing walk in a setting that is pollution-free and teeming with fresh air.



Enchanting spaces

At Cascadia, we've set aside 2 acres of a charming lush landscaped park with a football pitch, sitting areas and promenades. Every moment of your day will be greeted by beautiful greenery in a clean and calming environment.







At Cascadia, we're promoting wholesome family wellness. Your kids will have 1.06 acres of playground and you will have access to a fully equipped sports district that is fitted with an Olympic size swimming pool, a kids pool, 7-a-side football pitch, basketball court, kids play area and several jogging tracks that straddle the development.

Wholesome wellness.

Stay revitalised.



Work up a sweat in our ultra-modern gym then cool down with a walk or a swim. Take a relaxing bike ride with your family within our gated community or if you're feeling adventurous, skate. Explore and play safely without any constraints. You'll achieve your fitness goals right at home, without ever having to leave.

Broad
possibilities.



Actual promenade connecting
Cascadia & Two Rivers



Spin & unwind.



Living at Cascadia means you'll be living at the most entertaining destination. Whether you'd like to unwind at the end of a busy weekday or wind down over the weekend, we have the perfect spaces to spend time with family and friends, with zero time restrictions.

Immerse yourself in breathtaking views of the Nairobi skyline from Cascadia's sky garden or from the ferris wheel at Two Rivers. Take a quiet walk along the promenade or enjoy adrenaline packed family fun at the mall. We promise you wholesome fun and entertainment in and around Cascadia. Experience the best of both worlds.





Lights, camera action.

Cascadia is a short walk from the largest cinema in the region. Imagine watching the latest global releases, without the hassle of driving away from your compound. The best part? You get to watch these movie screenings in the very first 4DX cinema in the region and the largest IMAX screen in East and Central Africa.

The cinemas will also keep your kids entertained as you enjoy your personal undisturbed adult time. They will love the Disney themed kids screen which will keep them occupied, giving you the freedom to indulge in the cinema's VIP screen experience or mingle with friends, uninterrupted.





The Apartment

Offers luxury living within reach, making it the ultimate choice for your home. It is nothing short of a dream.



**Actual show house*

Feel at home.

Your home is your sanctuary. We've worked with the best team in the industry, using best in class fittings and features to ensure that your home is warm and inviting. Giving you the perfect space to gather, entertain or simply unwind.

Rest assured.

Catch the breathtaking sunrise or sunset from the comfort of your room or from our incredible rooftop garden and lounge areas. Every square inch of Cascadia has been intentionally designed for your comfort.

**Actual show house*



Great investment opportunity.



For investors, we're offering competitive entry prices into this exclusive community. These prices coupled with our exceptional amenities, remarkable location and the extraordinary quality of our apartments will ensure attractive rental yields and an unmatched capital appreciation on your unit.

UNIT TYPOLOGY	SIZE (SQM)	SIZE (SQ.FT)	SELLING PRICE (KES)	EXPECTED RENT P/M	EXPECTED ANNUAL YIELD
1 Bedroom	57	614	9.2M	KES 60,000	8%
2 Bedroom	90	969	14.53M	KES 95,000	8%
3 Bedroom	108	Sold Out	17.4315M	KES 120,000	8%
3 BR + DSQ	126	Sold Out	20.34M	KES 150,000	9%
3 BR Duplex + DSQ	164	Sold Out	27.2M	KES 200,000	9%
3 BR Duplex + DSQ	170	1,830	27.44M	KES 205,000	9%

Cascadia is strategically positioned to earn you a projected minimum return of 8% p.a. How? Its competitive, mid-market pricing in a high-end area means high demand for rental units, which leads to sustained occupancy rates and high rental yields.

Why Cascadia



ATTRACTIVE RETURNS

A Cascadia apartment will grant you construction period capital gains of at least **15%** and rental yields of at least **8%**



EXCEPTIONAL AMENITIES

Cascadia is in the most premium location, with ready access to exceptional amenities. Our power is reliable and uninterrupted, and water is fresh and constant. Live a life without inconveniences.



LARGEST DEVELOPER

Centum Real Estate is a trusted brand that is backed up by a strong balance sheet of KES 25 Bn and has been in the middle of Kenya's largest transactions since 1967.



TAILORED PAYMENT PLANS

Our payment plans are flexible with multiple payment options, allowing you to pay for your home in a manner that suits your cashflow needs.



ENVIABLE LOCATION

For investors who acquire the units, the premium location and the high quality associated with our developments will ensure sustained occupancy rates all year round.

1 BEDROOM APARTMENT



1 Bedroom

- 57m²
- Expected Net Rent Ksh 70,000
- Rental Yield at 9%
- Price KES 9.2M
- Construction period capital gains 15%

2 BEDROOM APARTMENT



2 Bedroom

- 90m²
- Expected Net Rent KES 120,000
- Rental Yield at 9%
- Price KES 14.53M
- Construction period capital gains **15%**

3 BEDROOM APARTMENT



3 Bedroom SOLD OUT

- 108m²
- Expected Net Rent Ksh 130,000
- Rental Yield at 9%
- Price KES 17.4315
- Construction period capital gains **15%**

3 BEDROOM APARTMENT + DSQ



3 Bedroom + DSQ SOLD OUT

- 126m²
- Expected Net Rent Ksh 150,000
- Rental Yield at 9%
- Price KES 20.34M
- Construction period capital gains **15%**

3 BEDROOM APARTMENT + DSQ DUPLEX CASCADING



3 Bedroom + DSQ Duplex **Sold Out**

- 164m²
- Rental Yield at 8%
- Construction period capital gains 15%

3 BEDROOM APARTMENT + DSQ DUPLEX B CASCADING



3 Bedroom + DSQ Duplex

- 170m²
- Expected Net Rent Ksh 205,000
- Rental Yield at 8%
- Price KES 27.44M
- Construction period capital gains **15%**

Breathtaking.

Your everyday neighborhood is unmatched in its beauty and charm, seamlessly fused to create an endearing destination with an enriching lifestyle.



Uninterrupted living.



You will live without interruptions. Ours is a neighbourhood with reliable power, clean water, and best-in-class security. We have an independent power substation, a private solar farm and an independent water and sanitation company. We thought of everything.

AMENITIES



High speed lifts



Uninterrupted water supply



Reliable power supply



24/7 Back up power



Security features such as cctv and controlled entry

Fire up your life.







The leafy
suburbs await



CASCADIA

ROSSLYN ■ TWO RIVERS

FOR FURTHER INFORMATION

Call us/ WhatsApp on 0703 26 26 26

Email: sales@tworivers.co.ke
centum.re@centum.co.ke

www.cascadiaapartments.co.ke

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