

# 26 MZIZI COURT

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A T T W O R I V E R S





# Own a part of Two Rivers, affordably.

Life at Mzizi will be a thrilling adventure. You will be living at Two Rivers, the social city that never sleeps.

Invest and own a home at Two Rivers that you can live in or be a landlord.





## *30% of Two Rivers is dedicated to green spaces*

Replete with pleasant landscaped gardens, parks and dams, Two Rivers is a treasure trove of nature that facilitates outdoor activities while adding diversity to everyday living.

Enjoy a picnic, shing, boat-riding or simply take a quiet relaxing walk in an environment that is clean and teeming with fresh air.







*A once in a lifetime  
chance to live at the heart  
of Two Rivers*

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An architectural rendering of a modern building's courtyard. The building is a multi-story structure with a light-colored facade and dark grey window frames. It features a central courtyard with a large tree, several smaller trees, and a variety of plants. The courtyard is furnished with modern outdoor seating, including sofas and armchairs, and is illuminated by spherical ground lights. The overall atmosphere is serene and lush.

## *Oasis of serenity*

At Two Rivers, you won't ever have to leave. We've created an incomparable ecosystem of everything you need in one address.

We've adorned it with enthralling streetscapes, sky high office buildings, world class restaurants, enriching waterscapes and lush green parks.

Every moment of your day is greeted by beautiful greenery in a clean and calming environment.



## Uniquely Crafted

Despite their affordability, we are not compromising on the quality of a Mzizi apartment.

Every square inch has been intentionally designed for your comfort.

We've worked with the best architects to ensure that every apartment is adapted to your needs.





## Perfectly Connected

Surrounded by features that make every moment a pleasure to live and enjoy life, MZIZI is a perfect choice for every astute investor and homeowner looking to pamper themselves with a comfortable, ultra-modern home.

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





## The most entertaining place to live

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



## Uninterrupted Leisure

Two Rivers is the most entertaining place to live – day and night.

Whether you'd like to unwind at the end of a busy weekday or wind down in the weekend, we have the perfect spaces to spend time with family, friends and neighbours.

Is fun in your DNA? Enjoy an adrenaline-packed ride in a GP karting track that is right in your backyard.

If you favour quiet, peaceful moments, perch yourself atop our ferris wheel, the Eye of Kenya, the only one of its kind in East and Central Africa, and soak in the Nairobi skyline in a dimension that is picture-perfect.





## *Fit for you*

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Achieve your fitness goals right at home.  
You don't have to leave the compound to start.

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-side football pitch, basketball court, kids play area and several jogging tracks that straddle the development.

Work up a sweat in our ultra-modern cross 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.





# Diversify your investments affordably

This is what makes Mzizi a prime investment.



## Attractive Returns

A Mzizi apartment will grant you construction period capital gains of upto 10% and rental yields of at least 8%.



## Enviably 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.



## Largest Developer

Centum Real Estate is a trusted brand that is backed up by a strong balance sheet of KES 33 Bn and has been at the core of Kenya's largest transactions since 1967.



## Exceptional amenities

At Two Rivers, our residents will always be on. Our power is reliable and uninterrupted, and water is fresh and constant. Live a life without inconveniences.



## Tailor made payment plans

Pay 10% on offer letter, another 10% on agreement for lease, 70% spread throughout construction period, and 10% on completion. Financing available of up to 80%, from our panel of banks and sacco's.



Competitive returns on every square foot





## *A worthy investment*

Our residences have achieved a flawless blend of functionality and aestheticism.

From communal amenities to your personal home and neighborhood, we have made sure that Mzizi is the sanctuary you expect it to be.

## *Stylishly Functional*

Enjoy unique character in every apartment. From the floor tiles to the expansive windows and bathroom marble, every detail was deliberately selected.

Specific materials and combinations have been chosen for their originality, refinement, and long-lasting quality.





## 1 Bedroom Apartment

- 48sqm
- Rental Yield at 8%
- Construction period capital gains 15%



## Junior 1 Bedroom Apartment

- 35sqm
- Rental Yield at 8%
- Construction period capital gains 15%







## 1 Bedroom Loft

- 55sqm
- Rental Yield at 8%
- Construction period capital gains 15%



## 2 Bedroom Apartment

- 73sqm
- Rental Yield at 8%
- Construction period capital gains 15%





## 3 Bedroom Apartment

- 101 sqm
- Rental Yield at 8%
- Construction period capital gains 15%



## Oasis of Serenity





# Investment Guide

26 Mzizi Court is uniquely positioned to earn you a competitive return on investment north of 8%. How? Its affordability in a high-end area means high demand for rental units, which leads to sustained occupancy rates and high rental yields.

UNIT TYPE	SQ.M	SQ.FT	INSTALLMENT PRICE (KES)	MORTGAGE PRICE (KES)	EXPECTED RENT P.M (KES)*
JUNIOR 1 BEDROOM	35	377	5.53M	6.32M	40,000
1 BEDROOM	48	517	7.6M	8.41M	55,000
1 BEDROOM LOFT	55	592	8.7M	9.44M	60,000
2 BEDROOM	73	785	11.6M	12.43M	80,000
3 BEDROOM	101	1087	15.1M	15.9M	110,000

\*Estimated return based on current market trends

# Features & Amenities



Laundry Section in every house



Convenient grocery & retail stores




Power back-up



Children play areas



Cycling lanes



Green courtyards & rooftop gardens



Gym



Walkways & jogging tracks



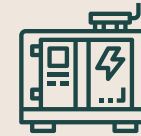
Recreation parks



Treated reliable water from Two Rivers Water Co.

Free access to the Two Rivers residential sports district

# Sustainable Architecture



Generator Back-up Reliable power from Two Rivers Power Company



100% reliable water supply from Two Rivers Water Company



Security CCTV and access control



Internet 5G ready



The apartments are designed to save on utility cost by incorporation of energy saving measures



Use of unpolished masonry blocks to reduce heat gains



Staggered layouts for better health and safety



We use adhesive sealant, paints with low VOC (Volatile organic compounds) thus minimizing inorganic emissions





# 26 MZIZI COURT

## A T T W O R I V E R S

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