

265 Elmer One

Invest in Affordable Luxury



introducing...

265 Elmer One

an opportunity to be an investor in
affordable housing in a high demand
location.

diversify your investments

Real estate is highly regarded and perceived as an investment that appreciates in value and has high returns in the long run. With the current housing deficit of 200,000 units per year, investing in affordable real estate guarantees sustained tenancy. Real estate can also be viewed as a sophisticated way to hedge your investment against inflation.





why invest in 265 Elmer One



LARGEST INSTITUTIONAL DEVELOPER

Centum Real Estate is a trusted brand that is backed up by a strong balance sheet of KES 33 Bn and has been in the middle of Kenya's largest transactions since 1967. We deliver to promise.



EXCELLENT LOCATION

265 Elmer One is located in Kasarani, a highly populated area with high rental demand and in close proximity to all key services ensuring sustained tenancy.



EXCELLENT QUALITY

Elmer is a differentiated high quality product compared to the stock in the wider Kasarani area making it highly competitive in the rental market hence guarantees sustainable occupancy.



PROFESSIONAL MANAGEMENT

Athena Properties Limited, our wholly owned subsidiary, will manage the units post construction giving you peace of mind as your money works for you.



ATTRACTIVE RETURNS

Elmer is an investment product that offers a competitive annualized blended return of more than 21%.

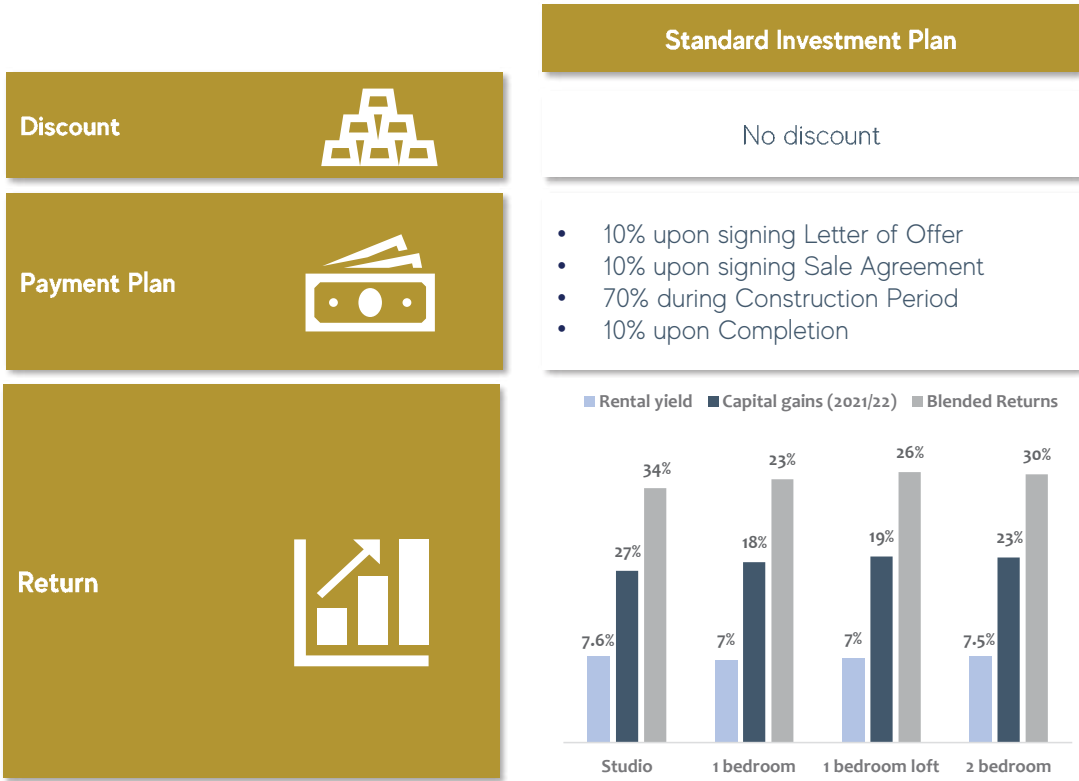


FLEXIBLE PAYMENT PLANS

We offer a flexible payment plan over 24 months.

265

the investment & returns



Unit Typology	Standard Unit Price	Mortgage Unit Price	Expected Rent (Q1 2023)	Annual Rent	Rental Yield	Value on completion	Capital Gains 2021/22
Studio	KES 2,500,000	KES 2,900,000	KES 17,000	KES 204,000	8%	KES 2,900,000	15%
1 Bedroom	KES 5,500,000	KES 5,940,000	KES 38,000	KES 456,000	8%	KES 5,940,000	15%
1 Bedroom Loft	KES 5,950,000	KES 6,390,000	KES 42,000	KES 504,000	8%	KES 6,390,000	15%
2 Bedroom	KES 7,600,000	KES 8,060,000	KES 52,000	KES 624,000	8%	KES 8,060,000	15%



what inspired us

We derived our inspiration from the notion 'service to all'. We believe in provision of quality affordable apartments to not only match market needs but also provide unmatched compelling returns to investors.

265 Elmer One undeniably meets all your housing investment needs harmoniously.

elmer : the tenant's preference

Elmer is a destination that is affordable and incorporates high quality materials and the best use of the location. its a product that provides value for the residents by offering distinct recreational facilities and amenities that are uniquely designed to provide comfort and a serene ambience. Elmer will be professionally managed post-construction to ensure the tenant's comfort, health and safety.



the enthralling premium apartments



Soaring high in a premium locality, 265 Elmer One will pamper your tenants with splendour and sophistication; reserved for those who believe life must be lived to the fullest.

In this haven of style and comfort, they will find that rare factor that best defines affordable luxury.

265 Elmer One in Kasarani offers a one of a kind opportunity in the real estate landscape for both investors and residents.

upgrade to a better life

its never a dull day staying at elmer

The courtyard garden has been designed to create a serene and tranquil environment to help residents relax in the rather busy city life.



resident's rooftop lounge



The rooftop garden, unit balconies, bay windows and the landscaped courtyard will also provide a calm outdoor living space escape.

gaming in the sunset...

Entertainment is uniquely envisioned at the rooftop of the apartment complex as rooftop lounges, a mini tennis court and a mini soccer pitch.



265 Elmer One

the interior design

loft duplex_first in the market...

Featuring the first one bedroom loft duplex apartment in the affordable market, the Elmer units blend a variety of world-renown designs and features guided by the experience and thoughtful planning into a premium yet affordable real estate.



a space to gather



The living room, dining spaces and kitchen are joined for easy living and entertainment. Main floor layout and structural walls have been strategically located so as not to interrupt the floor of everyday life.

indulge in love for beauty

create a private oasis

The bedrooms will be your own private oasis to sleep, relax and meditate. Exquisite sunrise and sunset views from the juliet balcony will be an assured feature of your private oasis.



come home to an aura of privacy

where the best memories are made...



Season your food and family with a whole lot of love at the contemporary themed kitchen. Exemplary in exuding quality, style and functionality, the kitchen offers plenty of space in stylish cabinetry and top-grade fittings and furnishing with a minimalist style touch.

with an exquisite aroma

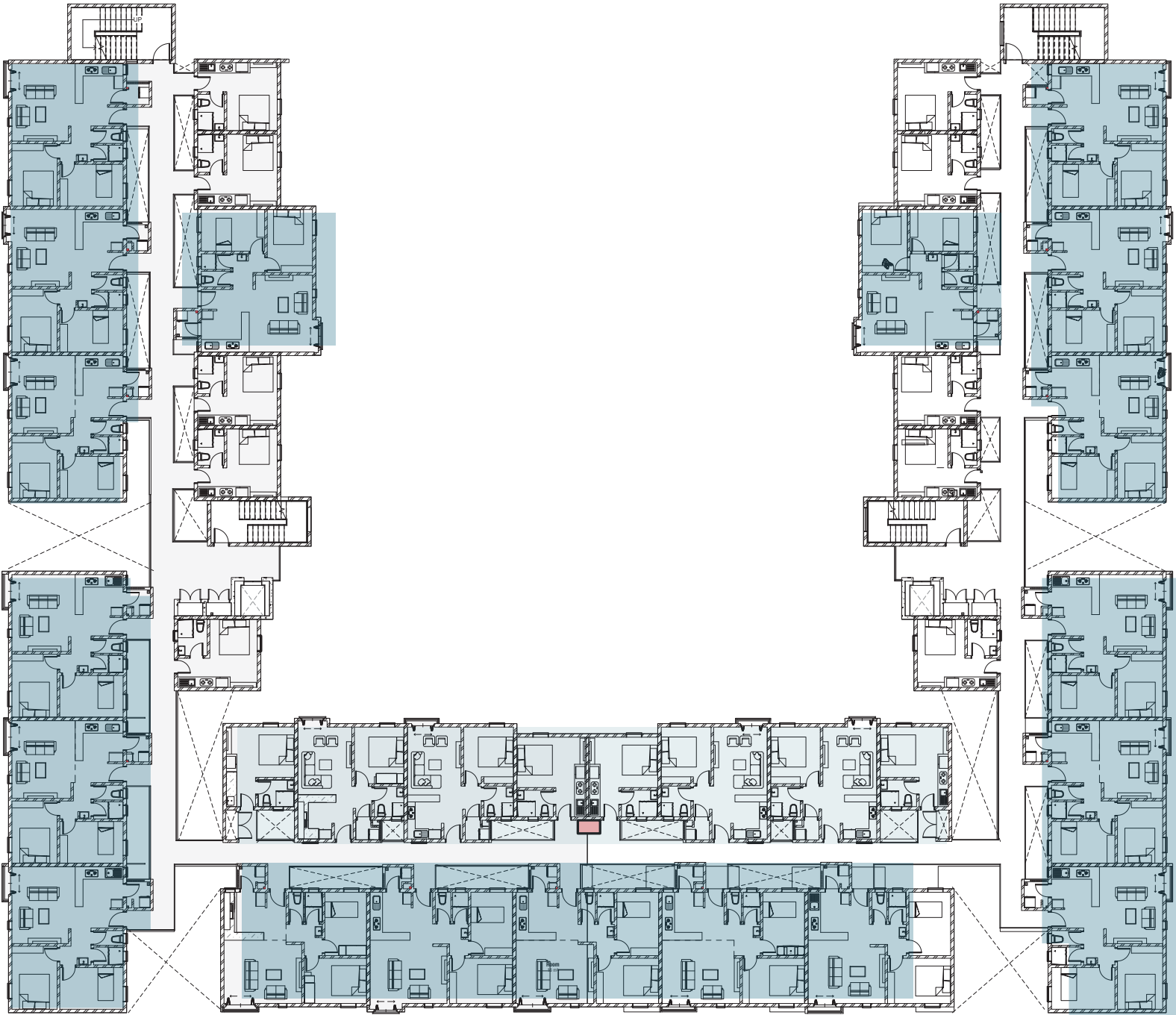
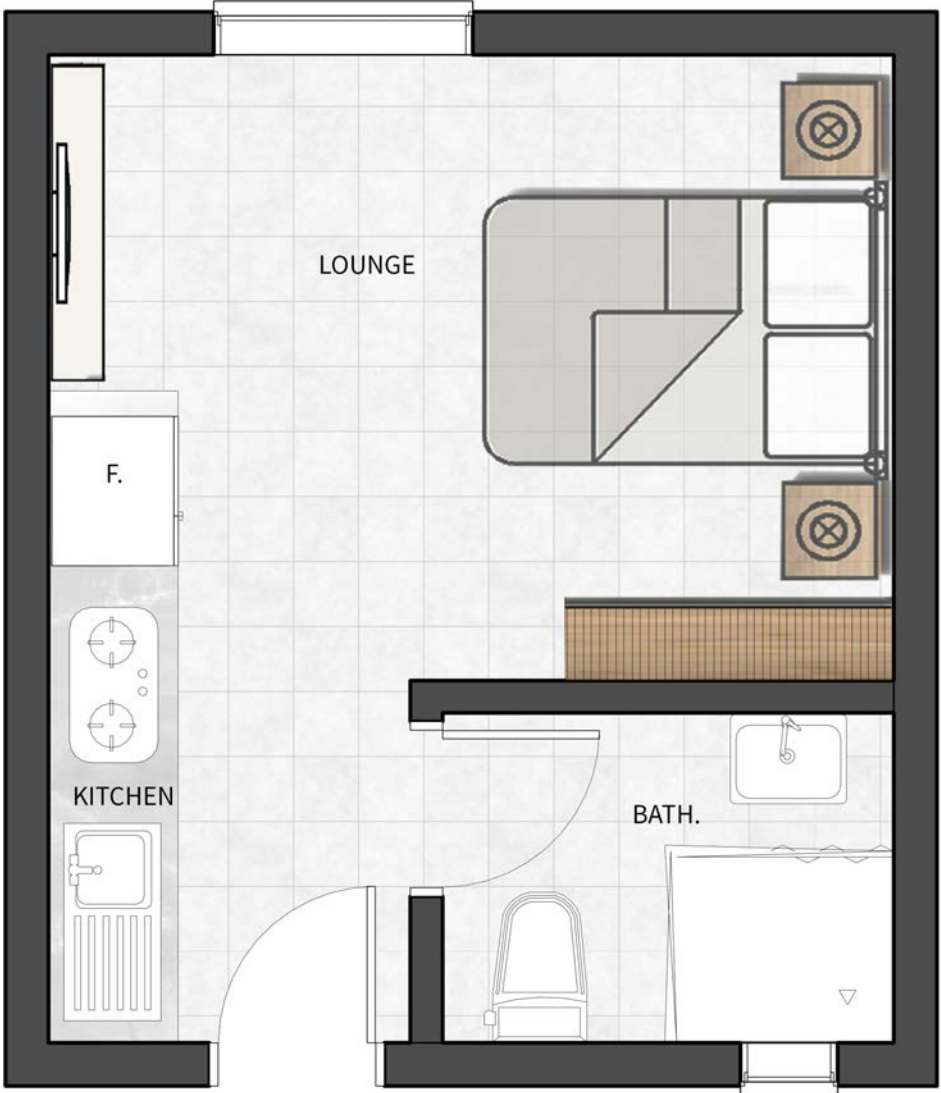


265 Elmer One

the architecture

studio unit layout

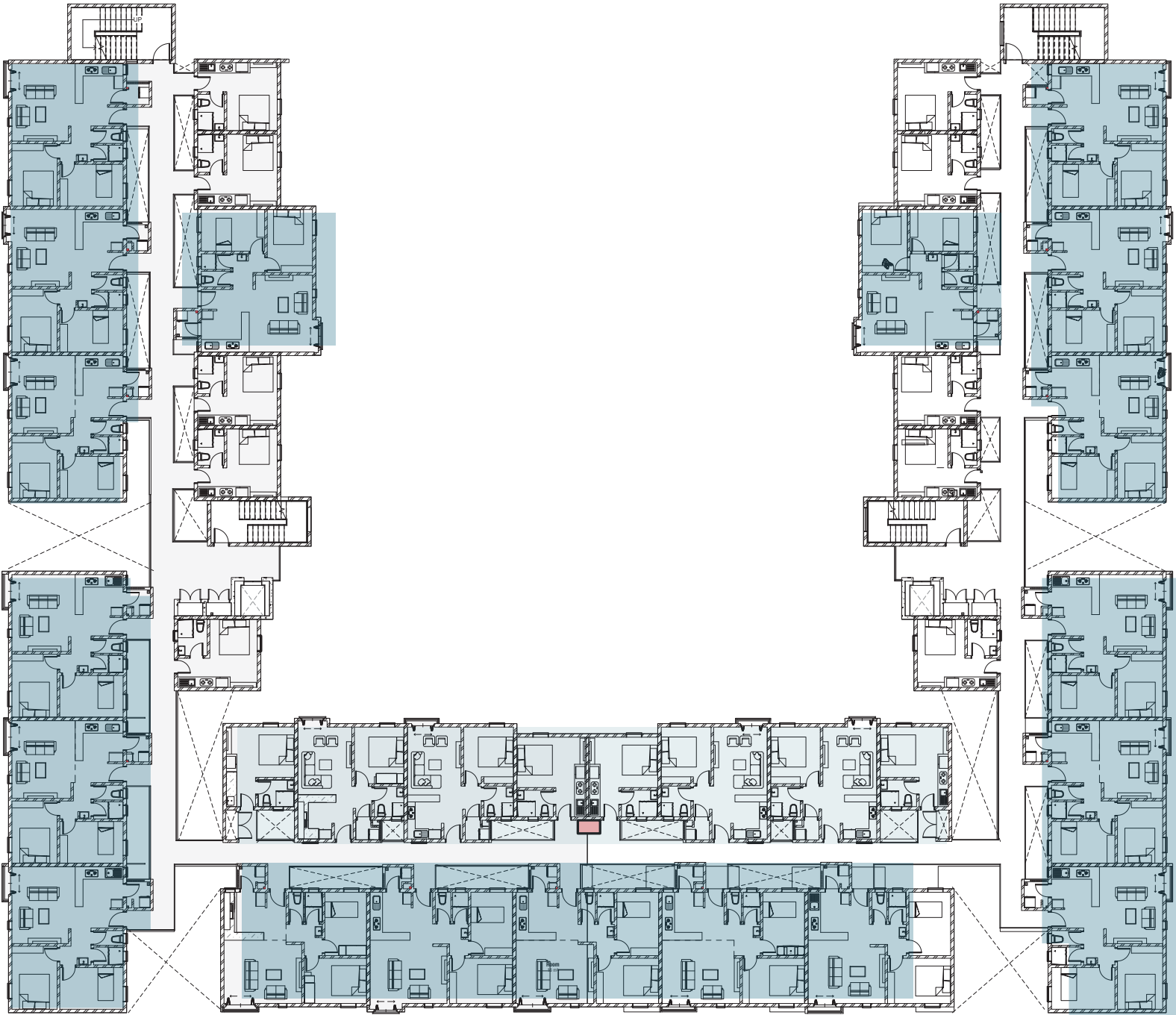
Unit Size-21 square metres
Unit number-100 units
Unit levels-8 levels



- two bed units
- one bed units
- studio units

one bedroom unit layout

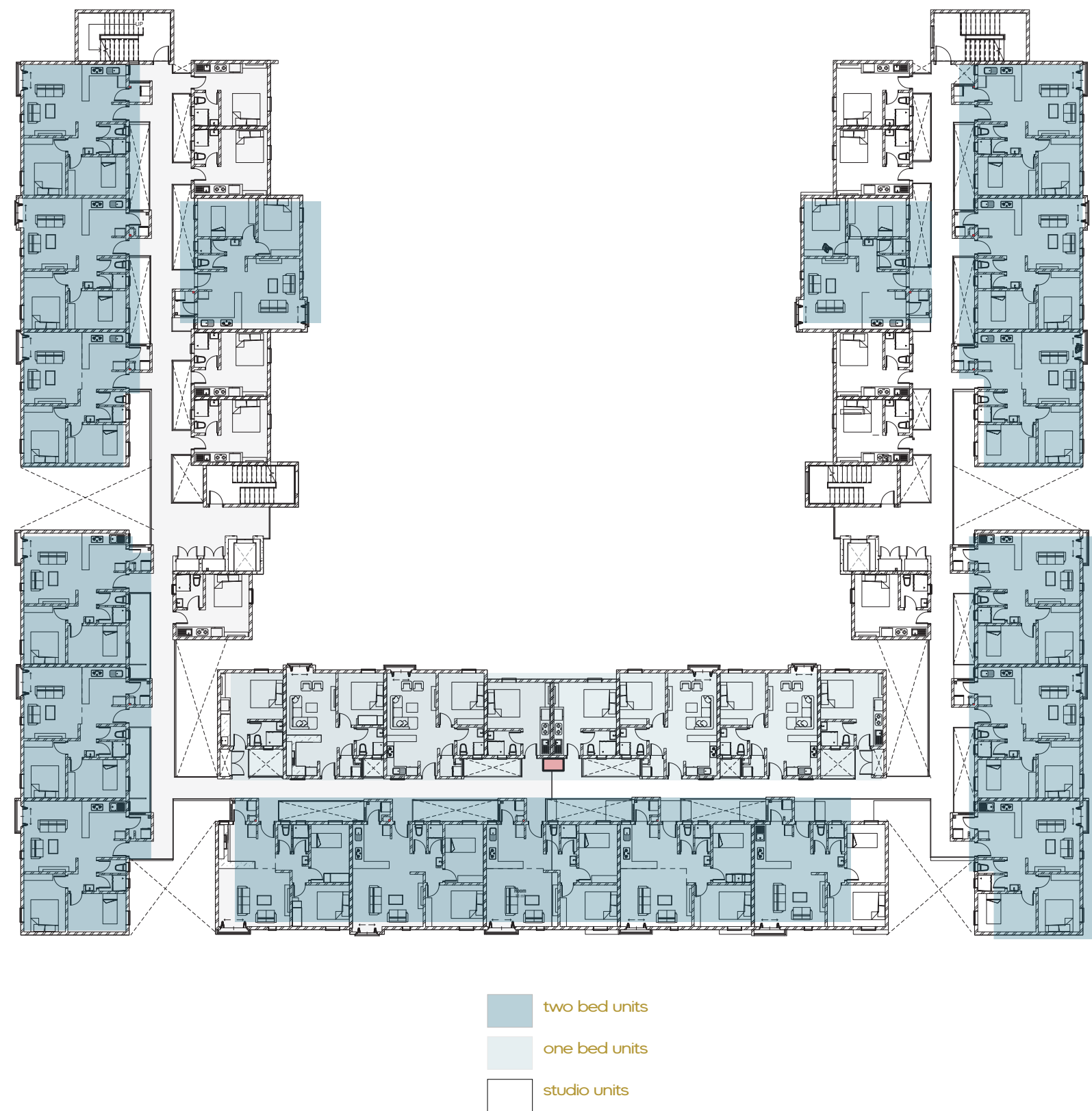
Unit Size-45 square metres
Unit number-28 units
Unit levels-8 levels



- two bed units
- one bed units
- studio units

two bedroom unit layout

Unit Size-60 square metres
Unit number-132 units
Unit levels-8 levels



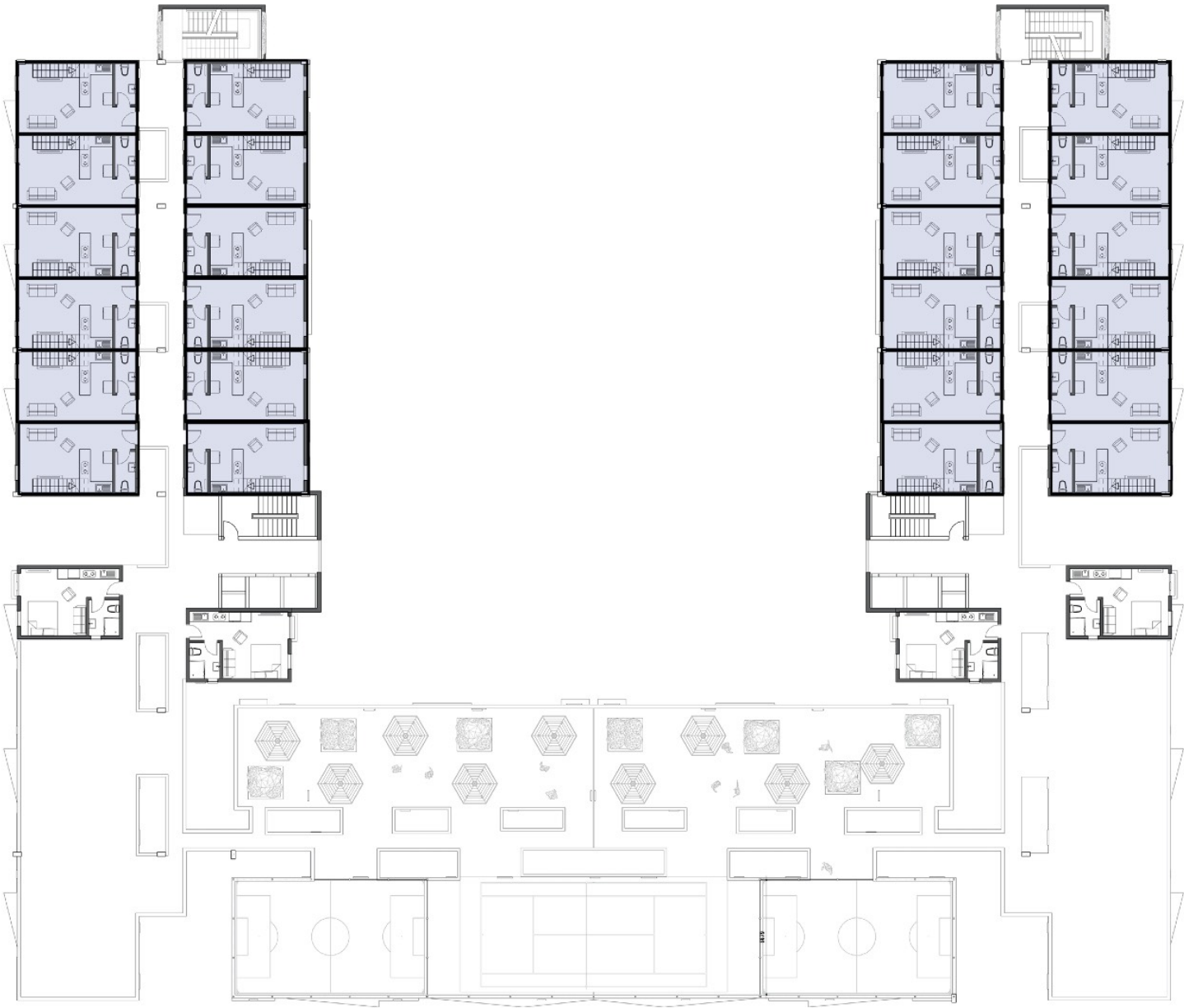
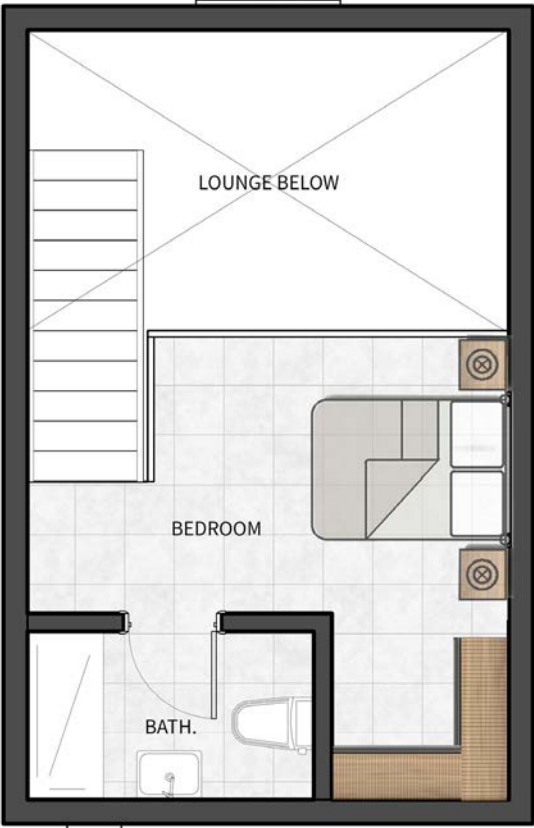
one bedroom loft unit layout

Unit Size-45 square metres
Unit number-24 units
Unit level-rooftop level

lower level



upper level



- one bed loft
- gaming courts and resident's lounge

265 Elmer One

amenities

amenities

WATER CONSERVATION STRATEGY

Centum Real Estate is at the forefront when it comes to saving nature's precious resources. Our apartments are designed to meet the 20% savings minimum requirements set by IFC EDGE



Low flow water tap fixtures can reduce up to 3x of water usage



Low flow shower fixtures can reduce up to 3x of water usage



The dual flush toilet system can save up to 67% of water



Passive design measures are an incentive for energy conservation



100% recycling and reuse of waste water generated on-site



15% of the site area is set aside for landscaping with native plants that require minimum irrigation

IFC EDGE is a green building standard by the World Bank that sets standards between established environmental practices and emerging home building concepts. 265 Elmer One has been designed to meet these standards with up to 20% savings on energy, 40% savings on water and energy embodied in materials.

265 Elmer One estimates a lower utility bill for the residents as outlined below;

- final energy use (kWh/Month/Unit) -0.09
- final water use (ki./Month/Unit)- 2.17
- embodied energy Savings (Mj/ Unit)- 90,772.59
- base case utility cost (\$/Month/ Unit)- 29.23
- utility cost reduction (\$/Month/ Unit)= 0.37
- carbon emissions (tco/Year)- 628.61

AMENITIES

Wheelchair access
Lifts and a staircase
Resident's rooftop lounge
Courtyard garden
Rooftop garden

UTILITIES

Back Up Generators for common areas
Reliable Water Supply-Borehole
internet provision
CCTV



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



Use of unpolished masonry blocks to reduce heat gains



The window overhangs reduce direct solar radiation and heat. Optimum window sizes that increase natural light and ventilation



Rooftop garden to reduce heat ingress in the building



Staggered layouts for better health and safety



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



The building design caters to the differently abled



75% of building materials are sourced within 20km radius from the site

the luxury of living in elmer

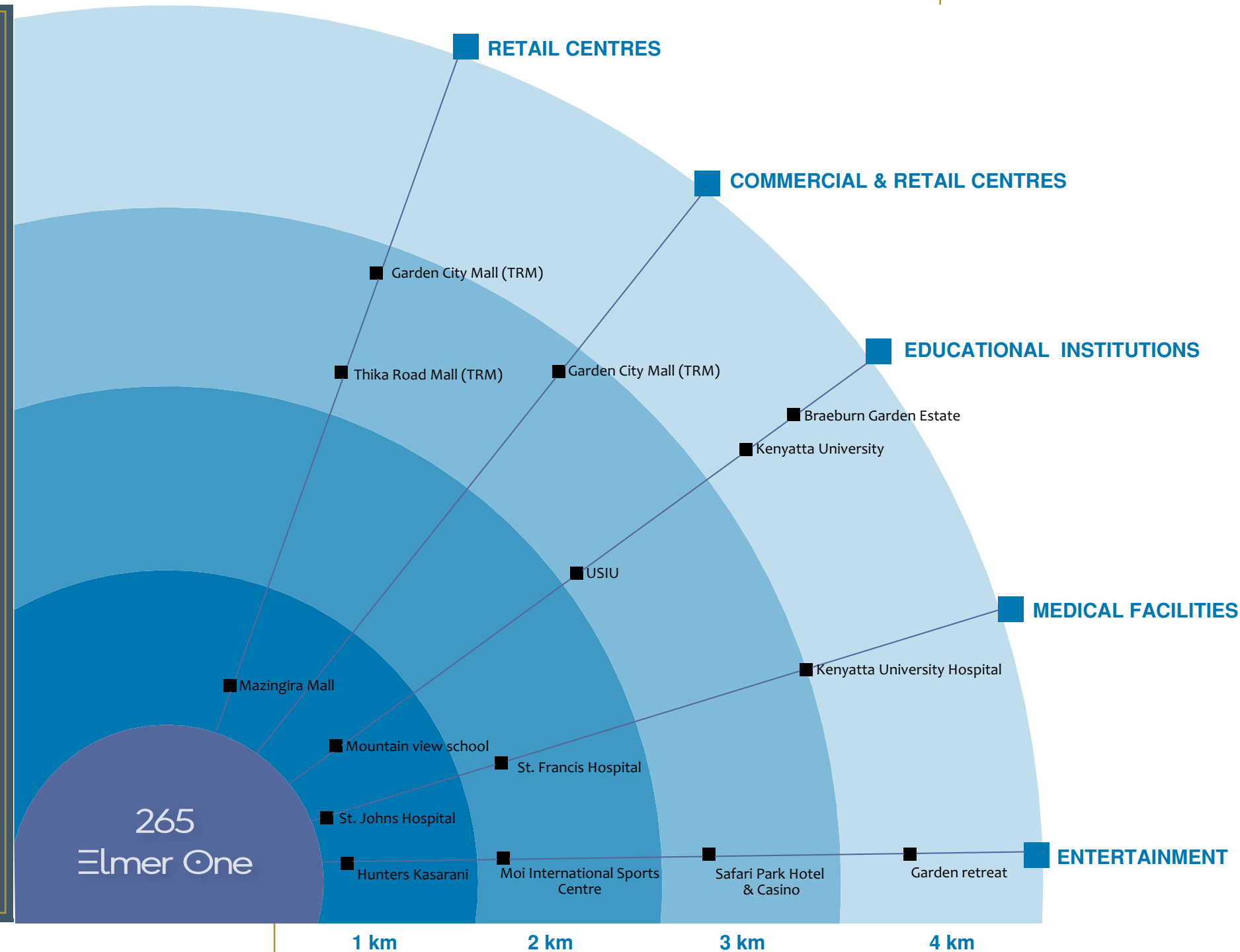


265 Elmer One

your network

network within the community

265 Elmer One is located at the bustling Kasarani community. The development is about 1KM from the Thika Super Highway. The apartments promise stellar connection to major hubs in Nairobi via the Embu Nairobi Highway. 30 minutes to CBD, 10 minutes to Thika road mall, 15 minutes to garden City mall, 10 minutes to Moi international sports center for a fun filled day out with family and friends. 40 Minutes to Thika town





Centum Real Estate is the East Africa's leading developer of mixed-use urban nodes. Within our current portfolio, we are developing Two Rivers City; a 102-acre development in Nairobi County, Vipingo Affordable City; a 10,254-acre development in Kilifi County and Pearl Marina City; a 389-acre development in Entebbe, Uganda.

Centum Real Estate is a subsidiary of Centum Investment Company Plc, East Africa's largest listed Investment Company, which is dual listed in Nairobi Securities Exchange and Uganda Securities Exchange. Centum's total assets exceeds KES 56 billion.

265 ELMER ONE OVERVIEW

LOCATION
Kasarani

DEVELOPER
Centum Real Estate

ARCHITECTS & LEAD CONSULTANTS
Boogertman and Partners

Projects by Centum Real Estate



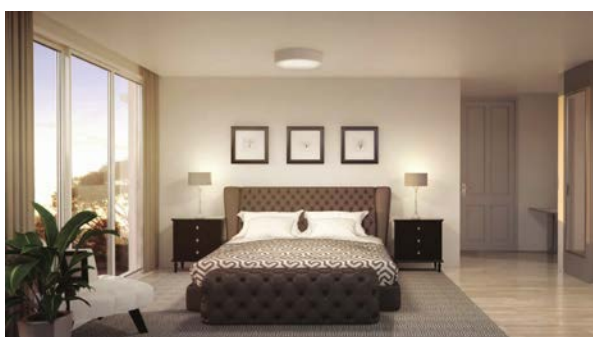
Two Rivers Residences
<https://cascadiaapartments.co.ke>
<https://riverbankapartments.co.ke>



Pearl Marina Residences
<http://www.pearlmarina.co.ug>



Vipingo Development Limited
<https://vipingodevelopment.com>



265 Elmer One

an affordable luxury

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