

AUGUST 2025

# Newsletter



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SCAN TO CREATE  
TANGIBLE WEALTH

# INDEX

**04**

## **LETTER FROM THE MD**

A personal note from our Managing Director

---

**05**

## **MONTHLY ARTICLE**

Fitness and Real Estate

---

**07**

## **NAIROBI PROJECT UPDATES**

Stay informed on the progress, milestones, and future plans for our Nairobi-based projects.

**26**

## **VIPINGO PROJECT UPDATES**

Progress, milestones, and future plans for our Vipingo-based projects.

---

**45**

## **EVENT GALLERY**

A visual recap of our recent events, showcasing the people, and memories

---

**46**

## **VIRTUAL TOURS**

Explore our projects from anywhere with immersive digital experiences

# Table of Contents

SHOWHOUSE  
READY

# 265 ELMER ONE

## KASARANI

1-BED & 2-BED APARTMENTS

**KES 5.5 MILLION & 7.6 MILLION**

# FROM THE MANAGING DIRECTOR

To our Esteemed Clients,  
It is our sincere prayer that this message finds you well.

In this month's Newsletter we would like to reflect on a theme that is increasingly becoming critical in the future of urban planning and living: the intersection between real estate, fitness, and a wellness lifestyle.

At Centum Real Estate, we are not only building homes, but we are also intentionally building communities that make healthy living accessible and enjoyable. We design our projects as "15-minute cities", an approach that envisions a world where everything you might need for your daily life that is shopping outlets, recreational facilities, green parks, offices, schools, gyms, hospital etc. are located within a 15-minute walk or bike ride from your house. This promotes a balanced and health-conscious lifestyle by reducing the need for long commutes and encouraging walking and outdoor activity.

Our developments are already bringing this vision to life. For instance, at Two Rivers in Nairobi, your evening can begin with a short walk to Art Caffe for dinner, followed by a late-night movie at the cinema. On your way back home, you can pass by Carrefour to pick up a few essentials before settling in for the night, all within walking distance of your doorstep. This experience is not only convenient but also encourages a fit lifestyle through movement.

Beyond this "15-minute cities" concept, we are also focused on fostering the community spirit and encouraging an active lifestyle. Our teams have mobilized homeowners in all three of our projects for fitness days that encourage healthy habits, bring neighbours together, and create shared moments that turn residential spaces into vibrant communities.

These small everyday moments: walking to dinner, a community fitness day or a morning jog on our dedicated jogging paths are all part of the bigger vision we are working towards. They reflect our commitment to create environments that support fitness, convenience and a true sense of belonging and connection.

Once again, thank you for your continued support and trust.

Together, we create a better way of living.



KENNETH MBAE  
CENTUM REAL ESTATE





# FITNESS AND REAL ESTATE

BY IAN OKOVA

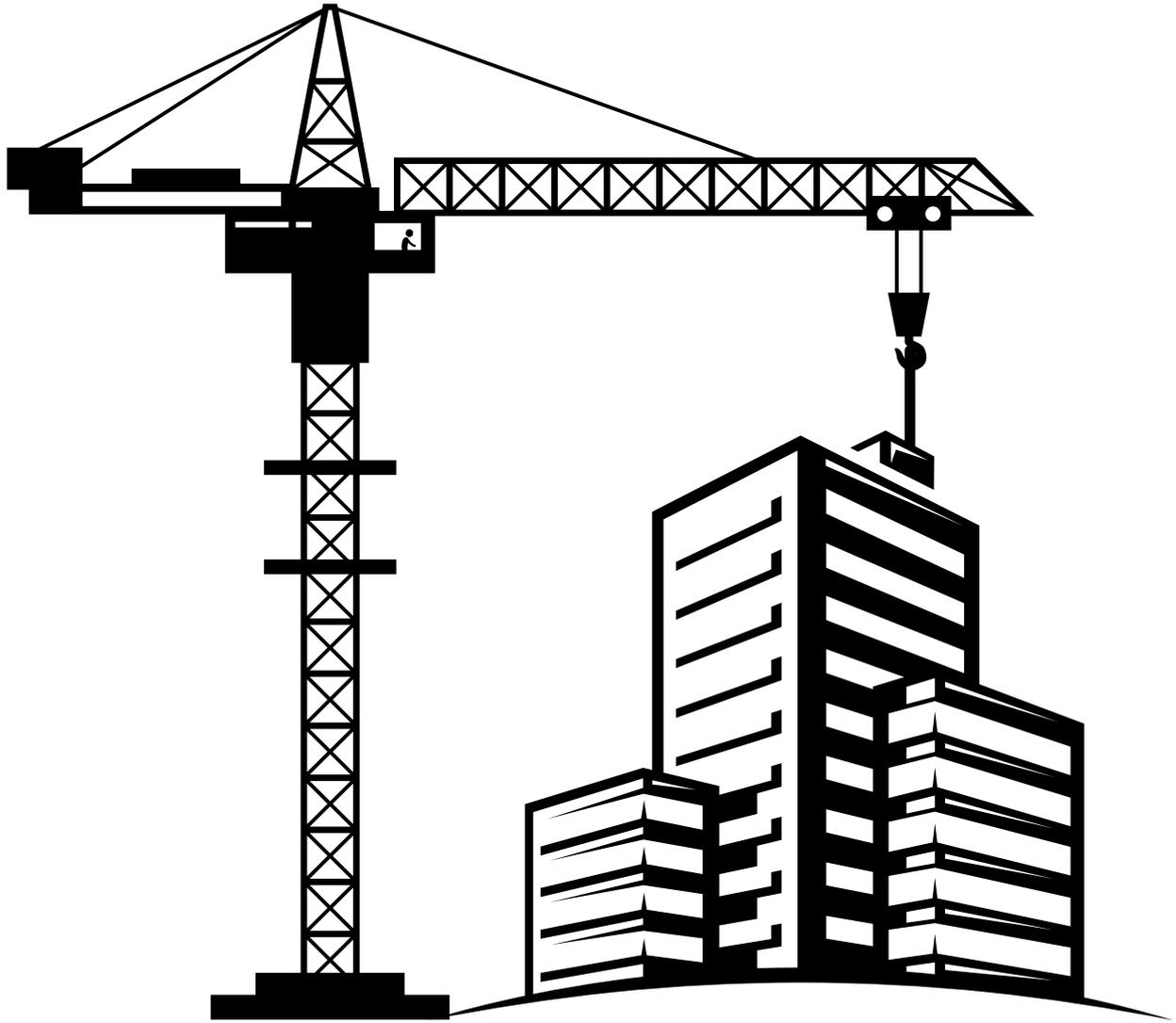


In today's fast-paced world, where urban living often pulls us in a million directions, finding ways to prioritize health, foster connections, and elevate our lifestyles has never been more essential. At Centum Real Estate, we believe that exceptional real estate goes beyond bricks and mortar—it's about creating vibrant, sustainable communities that nurture the whole person. Centum Real Estate (RE) is taking a unique approach to fostering community spirit by hosting regular fitness days across its portfolio including Nairobi's Two Rivers, Vipingo (Kilifi, Kenya) & Pearl marina Estates (Entebbe, Uganda).

Fitness isn't just a trend; it's a lifestyle choice that empowers individuals to thrive. Our Fitness Days bring together those who call our residences home, key stakeholders & the neighboring community for a day packed with invigorating & fun activities. They included high-energy group runs & walks along landscaped paths, fun Zumba/dance classes, and even wellness workshops led by certified trainers.

These events are designed to be inclusive, catering to all fitness levels, from beginners looking to kickstart their journey to seasoned athletes seeking community motivation. The initiative underscores Centum RE's belief that a strong community is the foundation of a great development. By promoting physical health, Centum RE is also nurturing the social fabric that makes its properties truly special.

Drawing from our commitment to wellness-integrated living, as seen in amenities like fully equipped gyms, tennis courts, and swimming pools in developments Fitness Days extend that ethos outdoors. The result? A healthier, more energized community where fitness becomes a shared habit, reducing sedentary lifestyles and promoting long-term well-being. What makes Centum Real Estate stand out as a developer is our holistic approach to urban development. We're not just building homes; we're crafting mixed-use urban nodes that blend residential luxury with commercial vibrancy, retail convenience, and green spaces that encourage active lifestyles.



# Construction Updates; Nairobi Projects

Take a sneak peek into the latest construction updates on your new home! We are excited to share the progress & milestones as your property comes to life. Watch as each detail comes together, bringing you closer to the day you can step into your completed home. For more detailed updates or any specific inquiries, feel free to contact Centum Real Estate's offices using the information provided below:

**+254 747 01 99 77**  
**[centum.re@centum.co.ke](mailto:centum.re@centum.co.ke)**

We are here to keep you informed every step of the way.

**August 2025**



# Cascadia Apartments

## AUG UPDATE

Welcome to the August update for Cascadia Apartments. This report provides a comprehensive overview of the progress made on-site during the past month.

# August Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our Aug targets and the progress achieved for each key activity.

## Block D

Activity	August Targets	Progress Achieved
Level 5 to 10 Internal wall skimming	100%	100%
Level 5 to 14 Aluminium windows glass panels- Limuru facade	100%	100%
Basement level -2 Fire Fighting piping	100%	90%
Lifts Installation	75%	85%
Cascade D floor screeding	100%	100%
Level 4-7 Apartment units floor tiling	100%	80%
River Facade External Painting Undercoat	100%	75%

## Block E

Block E	August Targets	Progress Achieved
Level 5 to 10 Internal wall skimming	100%	100%
Level 5 to 10 Aluminium windows frames- River facade	100%	80%
Level 5 to 14 Aluminium windows glass panels- Limuru facade	100%	100%
3br + DSQ Showhouse	100%	90%
Basement level -2 Fire Fighting piping	100%	100%
Lifts Installation	50%	50%
Level 5-10 Apartment units floor tiling	100%	75%
River Facade External Painting Undercoat	100%	90%

# Aug Activities: Targets vs Progress

External Works	Aug Targets	Progress Achieved
Boundary wall along Limuru road- foundation works	75%	75%

## Other Blocks status in Cascadia Apartments

Block A	Progress
Sub structures	100%
Super Structures (level 1 to level 11 slabs done)	75%
External Masonry works	50%
Internal Masonry works	50%
Block B	Progress
Sub structures	100%
Super Structure	100%
External Masonry works	100%
Internal Masonry works	100%
External plasterworks -River facade	100%
External plasterworks-Two rivers facade	80%
Internal floor screed	80%
Internal door frames	65%
Internal wall skimming	30%
External aluminium window frames	30%

# Aug Activities: Targets vs Progress

## Block C

Block C	Progress
Sub structures	100%
Super Structures (level 1 to level 5 slabs done)	50%
Cascade floors level -3 slab	100%
Cascade floors level -2 slab	100%
Cascade floors level -1 slab	100%
Cascade floors level -0 slab	75%

## Photos of Aug Construction Progress



**Cascade C Slabs**



**Kitchen Cabinets and Wardrobes Installation**



**Lift Installation in Block D and E**



**Block D and E Internal Painting**



**Tiling in Block D and E**



**Block C RC works level 5 to 6**



**External Maindoors  
locks installation**



**External River Facade  
painting and  
Aluminum windows  
installations**

# September Activities and Targets

Looking ahead to September, our focus shifts to completing outstanding tasks from August and initiating the next activities for the Cascadia Apartments project. The following table outlines our key activities and targets for the upcoming month.

## Block D

Activity	September Targets
Level 10 to 14 Internal wall skimming	100%
Level 1 to 5 Timber door leafs and locks	100%
Basement level -2 Fire Fighting piping	100%
Lifts Installation	90%
Cascade D floor tiling	50%
Level 4-10 Apartment units floor tiling	100%
River Facade External Painting Undercoat	100%
Level 1 to 5 Joinery works installation	100%

## Block E

Activity	September Targets
Level 10 to 14 Internal wall skimming	100%
Level 5 to 10 Aluminium windows frames- River facade	100%
Level 1 to 5 Timber door leafs and locks	100%
3br + DSQ Showhouse	100%
Level 1 to 5 Joinery works installation	100%
Lifts Installation	75%
Level 5-10 Apartment units floor tiling	100%
River Facade External Painting Undercoat	100%



# CASCADIA

ShowHouse

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**August 2025**



# 265 Elmer One

## AUG UPDATE

Welcome to the August update for 265 Elmer One Apartments. This report provides a comprehensive overview of the progress made on-site during the past month.

# August Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our August targets and the progress achieved for each key activity.

Activity	August Targets	Progress Achieved
Block C; Internal plaster	70%	40%
Block B; External plaster (Courtyard face)	80%	85%
Block A; Internal & external walling (level 4 & 5)	100%	50%

# September Activities and Targets

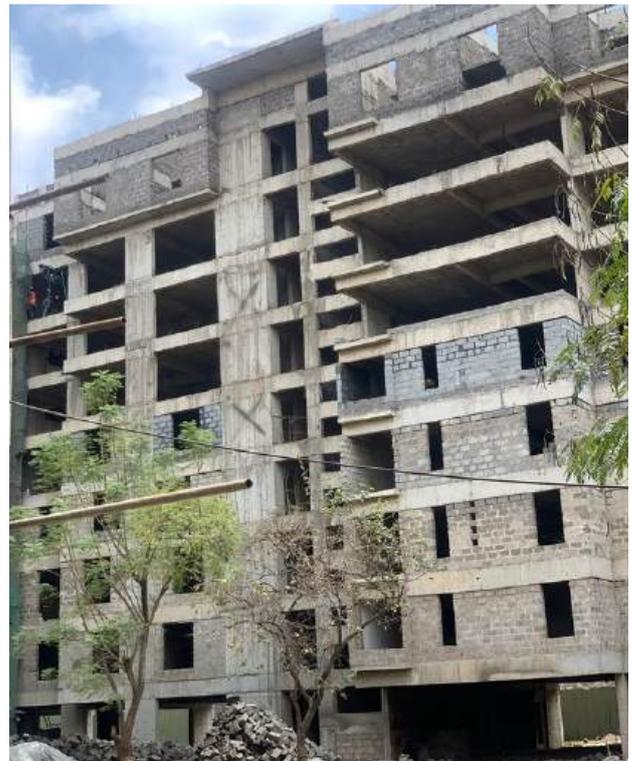
Looking ahead to September, our focus shifts to completing outstanding tasks from August and initiating the next activities for 265 Elmer One Apartments. The following table outlines our key activities and targets for the upcoming month.

Activity	September Targets
Block C; Internal plaster	70%
Block C; Steel Roofing works	100%
Block B; External plaster (Rear face)	80%
Block A; Internal & external walling (level 5 & 6)	100%

# Photos of August Construction Progress



**External Plaster – Block B**



**External Walling – Block A**



**Internal Walling – Block A**



**August 2025**



# 26 Mzizi Court

## AUG UPDATE

Welcome to the August update for 26 Mzizi Court Apartments. This report provides a comprehensive overview of the progress made on-site during the past month.

# August Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our August targets and the progress achieved for each key activity.

## Block C

Activity	August Targets	Progress Achieved
External plasterworks- Northern Bypass facade	30%	20%
Internal walling in level 11 & 12	100%	100%
13th floor internal walling	60%	45%
External plaster (courtyard face)	50%	50%

## Block B

Activity	August Targets	Progress Achieved
Ground floor beams	100%	50%
15th floor slab; formwork, reinforcement and concreting	100%	40%
Level 12 internal and external walling	100%	100%
Level 7 internal plaster	100%	100%
Level 8 internal plaster	70%	100%
Level 3 internal plaster - Wahrenrooms & utilities.	100%	100%

# Photos of August Construction Progress



**External Plaster Ongoing**



**Block B Level 13 Walling**



**Block B level 10 internal plaster**



**Block B Ground floor retrofits works**



**Block C level 13 walling**



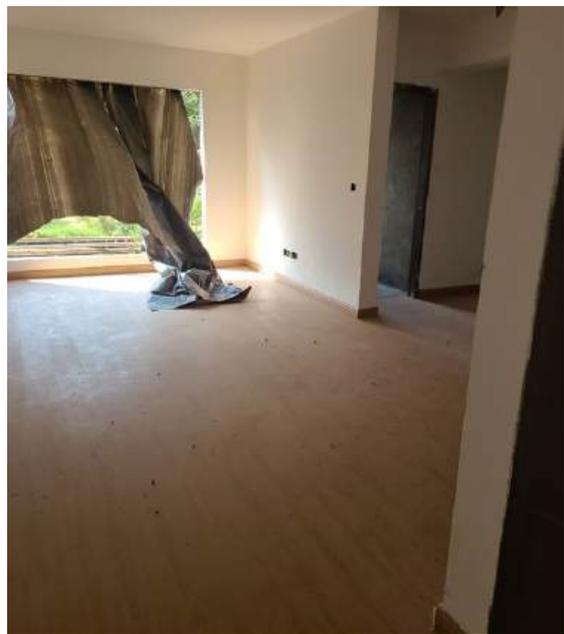
**Block C level 1 soffit plaster**



**Block C retrofit works**



**Electrical Wiring Block B level 12**



**Showhouse 3 Bedroom**

# September Activities and Targets

Looking ahead to September, our focus shifts to completing outstanding tasks from August and initiating the next activities for the 26 Mzizi Court Apartments project. The following table outlines our key activities and targets for the upcoming month.

## Block C

Activity	September Targets
Walling at level 13.	100%
External plasterworks- Courtyard facade	80%
Internal plaster at level 2	50%
External plasterworks- Northern Bypass facade	80%

## Block B

Activity	September Targets
Walling at level 13.	100%
Internal plasterworks at level 9.	85%
Internal plasterworks at level 10.	60%
Level 15 - 16 column works.	100%
Level 16 slab works	100%
External render- Courtyard facade	100%



# 26 MZIZI COURT

ShowHouse

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# Construction Updates ; Vipingo Projects

Welcome to the Construction Updates section for Phase 2 of our Vipingo development! We are excited to announce that Phase 2 has officially commenced, and we will be sharing regular updates on the progress right here. Stay tuned to see how your future home is taking shape. If you would like a more detailed update or have any questions, feel free to contact Vipingo Development's offices directly at:

**+254 747 01 99 78**

[info@vipingodevelopment.com](mailto:info@vipingodevelopment.com)

**August 2025**



# Awali Estate Phase 2

## AUG UPDATE

Welcome to the August update for Awali Phase 2. This report provides a comprehensive overview of the progress made on-site during the past month.

# August Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our August targets and the progress achieved for each key activity.

## Awali Bungalow

Activity	Target	Achieved
Unit furnishing and interior décor	100%	40%
Roof Terrace Tile Works	100%	20%

## Awali Maisonette

Activity	Target	Achieved
First Floor Screeding and Water Proofing Works	100%	80%
Ground and First Floor Tiling Works	100%	50%
Internal and External Walls Paint Works	100%	90%
Ground and First Floor External Walls Paint and Skimming Works	100%	90%
Roof Floor Screeding and Waterproofing Works	100%	80%
Sanitary ware Installation	100%	30%
Internal Staircase Fabrication and finishing	100%	70%
External Manholes and Reticulation Network	100%	85%
External areas Landscaping Works	100%	80%
Door Frames and Doors Fixing	100%	40%
Landscaping Maintenance and additions	100%	80%

# Phase 2 Rollout

## August

Activity	Target	Achieved
<b>Cluster 1 and 2</b>		
Value Engineering	100%	95%
Interior Design Finalization	100%	100%
Rates Negotiation and Contract Awarding to Main Contractor	100%	90%

## September Targets

Activity	Target
<b>Cluster 1 and 2</b>	
Value Engineering	100%
Rates Negotiation and Contract Awarding to Main Contractor	100%
Ground Breaking	100%



# September Activities and Targets

Looking ahead to September, our focus shifts to completing outstanding tasks from August and initiating the next activities for the Awali Estates project. The following table outlines our key activities and targets for the upcoming month.

## Awali Bungalow

Activity	Target
Unit furnishing and interior décor	100%
Roof Terrace Tile Works	100%

## Awali Maisonette

Activity	Target
First Floor Screeding and Water Proofing Works	100%
Ground and First Floor Tiling Works	100%
Internal and External Walls Paint Works	100%
Ground and First Floor External Walls Paint and Skimming Works	100%
Roof Floor Screeding and Waterproofing Works	100%
Sanitary ware Installation	100%
Internal Staircase Fabrication and finishing	100%
Door Frames and Doors Fixing	100%
External Manholes and Reticulation Network	100%
External areas Landscaping Works	100%
Unit furnishing and interior décor	50%
Landscaping Maintenance and additions	100%

**August 2025**



# 1255 PALM RIDGE PHASE 2

## AUG UPDATE

Welcome to the August update for 1255 PalmRidge Phase 2. This report provides a comprehensive overview of the progress made on-site during the past month.

# August Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our August targets and the progress achieved for each key activity.

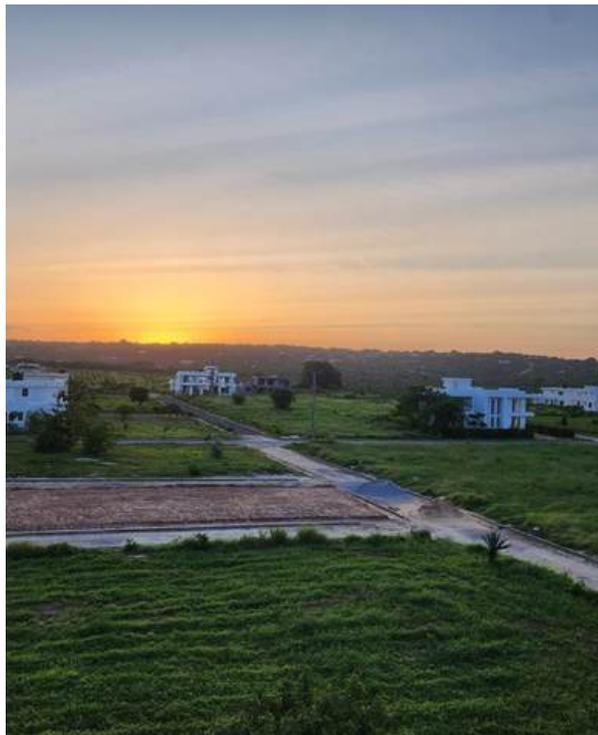
Activity	Target	Achieved
<b>Cluster 1</b>		
Value Engineering	100%	90%
Interior Design Finalization	100%	90%
Rates Negotiation and Contract Awarding to Main Contractor	100%	90%

# September Activities and Targets

Looking ahead to September, our focus shifts to completing outstanding tasks from September and initiating the next activities for 1255 Palm Ridge. The following table outlines our key activities and targets for the upcoming month.

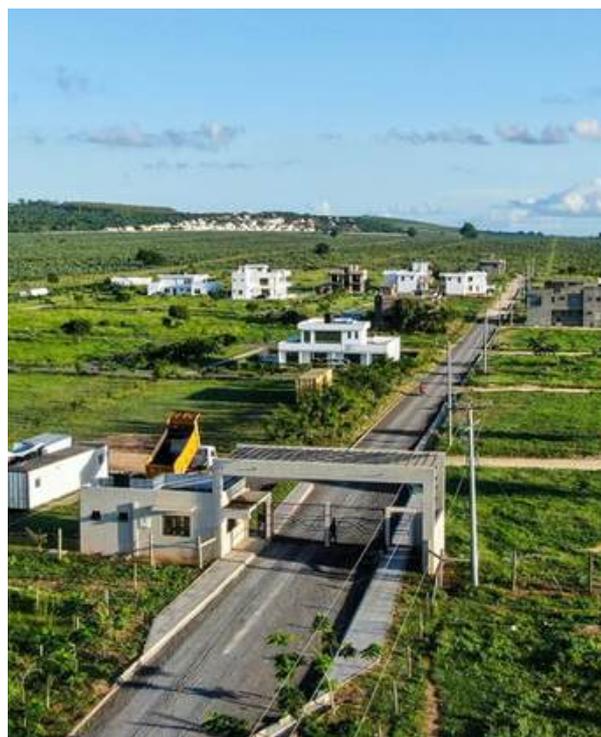
Activity	Target
<b>Cluster 1</b>	
Value Engineering	100%
Interior Design Finalization	100%
Rates Negotiation and Contract Awarding to Main Contractor	100%
Ground Breaking	100%

**August 2025**



# KINGSWOOD PARK

Welcome to the August update for Kingswood Park Retail, Gold and Platinum. This report provides a comprehensive overview of the progress made during the past month.



**AUG UPDATE**



# **KINGSWOOD PARK HOMEOWNERS CONSTRUCTION PROGRESS**



# KINGSWOOD PARK SIGNAGE WORKS



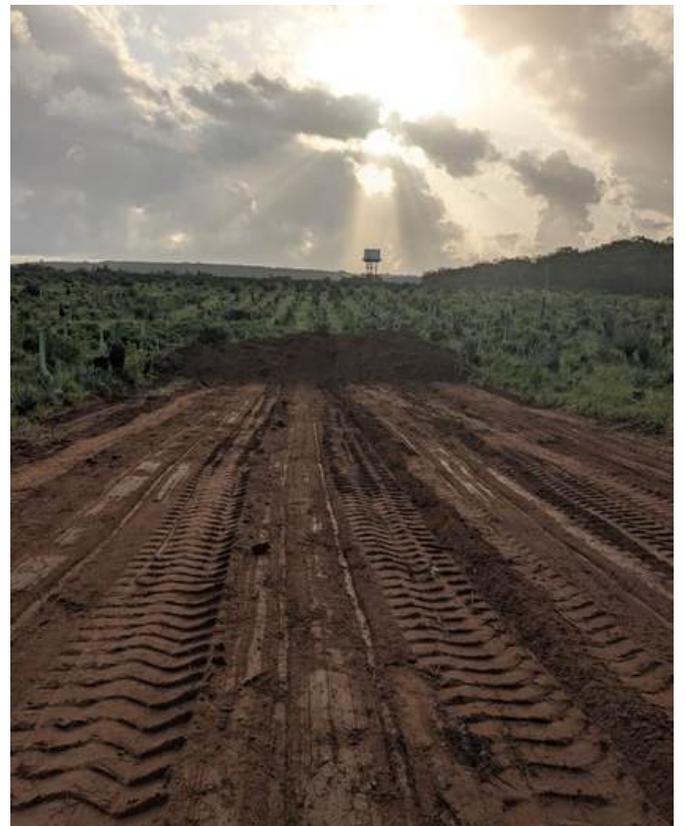
Render



# KINGSWOOD PARK CABRO ROAD WORKS



# KINGSWOOD PARK PHASE 3 AND KINGSWOOD GOLD ROAD WORKS



# August Activities: Targets vs Progress

The past month saw substantial progress across various fronts.

Below is a detailed breakdown of our August targets and the progress achieved for each key activity.

## Phase 1

Activity	Target	Achieved
KPLC Power Application to active Construction Sites	90%	70%
Court 6,7,8, and 9 Landscaping Works(maintenance and tree planting)	100%	90%
Court 6,7,8, and 9 Plots clearance	100%	90%
Solar street lighting	100%	10%
Court 6,7,8, and 9 Internal Roads Ballast Spreading	100%	100%
General Landscaping Maintenance Works	100%	90%
Gate Signage and Road Signage	100%	90%
Cabro installation in Phase 1	50%	50%

## Phase 2

Sewer Reticulation Network	100%	90%
Potable and Water Reticulation Network	70%	50%
Electrical Reticulation Design and Contract Award	100%	100%
Landscaping Works(Courts and roads tree planting)	100%	80%
Other Plots Land Clearance and Vegetation Control	100%	70%
Courts 12-17 Road Channels and Storm Drainage	100%	85%
Ballast chips spreading on Roads in Courts 12-15	60%	30%
Electrical Reticulation Contract Award and Commencement of Works	100%	20%

## Phase 3

Activity	Target	Achieved
Stripping of Top Soil and carting away from the internal roads	100%	85%
Potable and Water Reticulation Network Design and Contract Award	80%	100%
Civil Works Design Works	80%	100%
Electrical Perimeter Wall Installation	60%	30%
Gate and Guard House Designs and Construction	30%	30%
Electrical Reticulation Design and Contract Award	60%	30%
Landscaping Works(Courts and roads tree planting)	20%	10%

# September Activities and Targets

Looking ahead to September, our focus shifts to completing outstanding tasks from August and initiating the next activities for Kingswood Park. The following table outlines our key activities and targets for the upcoming month.

## Phase 1

Activity	Target
KPLC Power Application to active Construction Sites	100%
Court 6,7,8, and 9 Landscaping Works(maintenance and tree planting)	100%
Court 6,7,8, and 9 Plots clearance	100%
Court 6,7,8, and 9 Internal Roads Ballast Spreading	100%
General Landscaping Maintenance Works	100%
Gate Signage and Road Signage	100%
Solar street lighting	100%
Cabro installation in Phase 1	70%

## Phase 2

Activity	Target
Sewer Reticulation Network	100%
Potable and Water Reticulation Network	80%
Electrical Reticulation Contract Award and Commencement of Works	50%
Landscaping Works(Courts and roads tree planting)	100%
Other Plots Land Clearance and Vegetation Control	80%
Courts 12-17 Road Channels and Storm Drainage	100%
Ballast chips spreading on Roads in Courts 12-15	60%
Sewer Reticulation Network	100%

## Phase 3

Activity	Target
Stripping of Top Soil and carting away from the internal roads	100%
Potable and Water Reticulation Network Design and Contract Award	100%
Sewer Reticulation Network	20%
Electrical Perimeter Wall Installation	50%
Gate and Guard House Construction	40%
Electrical Reticulation Design and Contract Award	100%
Road Base and Subgrade Construction	20%
Landscaping Works(Courts and roads tree planting)	40%

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# Lakeside Living

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## Riviera Residencies

Welcome to Riviera Residencies, where thoughtful design meets tranquil living on the shores of Lake Victoria. Located within the master-planned Pearl Marina Estates in Garuga, Entebbe, these elegant 3 bedroom townhouses offer more than a home they offer a lifestyle surrounded by nature, serenity, and security.

With 22 units built in phase I, Riviera Residencies combines modern architecture with family functionality. Each home is crafted to offer seamless indoor-outdoor flow, blending comfort with timeless finishes. Security, privacy, and accessibility are all part of the plan.

### Featuring

- 3 Bedrooms + Ensuite DSQ
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- Dining Area
- 2 + 1/2 Bathrooms
- Open-Plan Kitchen
- Private Yard & Parking
- Gated Community



# 80%

Construction Complete

### Part of Something Bigger: Pearl Marina Estates.

Nestled within Pearl Marina's 389-acre lakeside estate, a vibrant community of villas, bungalows, apartments, serviced plots, and shared amenities like green parks, a beach zone, and nature trails. This is a destination for those who value legacy, location, and lakeside living.



**Come see it for yourself**



# LUXURIOUS & PREMIUM

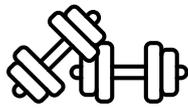
Riviera Townhouses in Vipingo



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NEW EPISODES EVERY WEEK



# Event Gallery



Centum Re represented by Irene Gacheri at Migaa Golf Course for the Alumnus Challenge Tour



Centum Real Estate voted the Best in Show Property Design and Development at the Luxury Living and Design Expo 2025



Centum Real Estate Team at the Luxury Living and Design Expo 2025



Centum Real Estate Team at the American Golf Tournament at Muthaiga Golf Course showcasing our portfolio



Centum Real Estate Team at the Karura Chapel Run



Vipingo Development Team at the ACEK event at Sarova Whitesands

# Experience our Perfect Portfolio Virtually

Centum Real Estate is excited to announce that you can now explore our Nairobi portfolio like never before with immersive virtual tours!

Now, you can effortlessly **view any property by simply clicking on the project you're interested in below** and experience every detail up close and get a true sense of what each property has to offer. Start your virtual tour today and discover the perfect one for you!



## Elmer-Kasarani

[Click here for Studio Tour](#)

[Click here for 2 Bedroom Tour](#)



## The Loft Residences

[Click here for 4 Bedroom Duplex with Garden + DSQ](#)

[Click here for 4 Bedroom Duplex + DSQ Tour](#)



## Riverbank

[Click here for 1 Bedroom Tour](#)

[Click here for 2 Bedroom Tour](#)

[Click here for 3 Bedroom Tour](#)



## Mzizi Court

[Click here for 1 Bedroom Tour](#)

[Click here for 2 Bedroom Tour](#)



## Cascadia Apartments

[Click here for 1 Bedroom Tour](#)

[Click here for 2 Bedroom Tour](#)

# Experience our Perfect Portfolio Virtually

Vipingo Development Limited is excited to announce that you can now explore our portfolio like never before with immersive virtual tours!

Now, you can effortlessly **view any property by simply clicking on the project you're interested in below** and experience every detail up close and get a true sense of what each property has to offer. Start your virtual tour today and discover the perfect one for you!



## Awali Estates

[Click here for Awali 3 Bedroom Tour](#)



## 1255 Palm Ridge

[Click here for 1 Bedroom Apartment Tour](#)

[Click here for 2 Bedroom Apartment Tour](#)

[Click here for 3 Bedroom Apartment Tour](#)

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