

# THE ONE

AT TWO RIVERS

THE ONE, nestled within  
TWO Rivers and boasting of  
THREE bedroom luxury duplexes



# THE ONE Two Rivers Duplexes at Two Rivers

The Two Rivers Social City is not just a place; it is a vibrant 106-acre master-planned urban hub that seamlessly combines live, shop, work and play on an international scale.

Recently gazetted as a Special Economic Zone for services and named the Two Rivers International Finance & Innovation Centre (TRIFIC), the city will offer a unique opportunity for local and international service-oriented enterprises to access global markets competitively. The established live, shop, work and play lifestyle within the Two Rivers eco system will promote a high occupancy of units as the workforce seeks, by the workforce to cut their commute time and enjoy the convenience and superior amenities available.

With the gazettelement of TRIFIC, a residential investor within Two Rivers is assured of the below gains:

- High and all year-round demand for rental units (High end, mid-market, and affordable housing).
- High likelihood of earning dollar denominated rental income as global firms that pay in USD seek to establish within TRIFIC.
- Above market rental yield (Double Digit) as demand for rental units gradually increases.
- Increased value of residential homes/capital appreciation



# THE ONE place you'll fall in-love with

For residents, the city boasts of exceptional amenities to make life effortlessly convenient.





# ONE of a kind experience

The iconic Two Rivers mall is a gateway to multiple leading hyper-markets, banks, fashion outlets, restaurants, and fun amenities for both global and local brands. We also have a luxurious 4-star hotel for your indulgence in the city. Every day will offer a new opportunity to create unique and memorable experiences within the city.

# THE ONE place where tranquility lives

Your connectivity within and around the development is assured with the well paved roads and high-quality infrastructure set up to access multiple facilities and amenities in the city. The city has dedicated pedestrian walkways, bicycle paths, dual paved roads plus so much more to ensure your ease of access within the city. Over 2,000 free and safe parking slots are also available for residents and guests.

The city provides lush green enchanting spaces for picnic sites in a clean and calming environment. Fishing at the serene waterfront park will also give you the much-needed escape for calm and peaceful moments to rejuvenate.

Over 30% greenery





# ONE way leads to others

The Northern Bypass, Limuru road and Red Hill link roads leading to Two Rivers allows residents minutes access to esteemed local and international schools, hospitals, JKIA airport, United Complex (UN) & other embassies, Nairobi CBD, Westlands, Parklands and many more. You will have convenient access to multiple facilities within the vicinity.

# THE ONE place with a greener tomorrow

Recently awarded for our efforts to promote sustainability and utilizing green energy, we take great care to provide reliable power and water. For power, the city has a robust 23 MVA in-house power substation with a 7.5MW diesel-generated power back up plant, for 99% uptime and East Africa's largest private rooftop solar panel installation, boasting 1.2MW capacity. A state-of-the-art reverse osmosis water treatment plant is also available to treat and recycle two million Litres of water per day.

23 MVA  
in-house power  
substation

7.5MW  
diesel generate  
power back up plant

East  
Africa's  
Largest  
private rooftop solar  
panel installation

2 Million  
Litres  
of water per day



Water Treatment Plant



Rooftop Solar farm



## Connect & stay secure at THE ONE

Other than improved LTE network coverage (4G/5G) from all service providers and a Tier 4 ready data centre offering community cloud and data hosting, the city also boasts of 24 hour-controlled access, manned security, and CCTV surveillance powered by IBM's Intelligent Operation Centre to create a safe and technologically advanced location to call home.

# THE ONE place for your wellbeing

For health enthusiasts, the city has a 24/7 safe walking, jogging, and cycling tracks of over 4.5KM around the development. The development also features a fully equipped gym, yoga, aerobics studio and an upcoming Sports District with multi-sports courts and an Olympic-sized swimming pool.

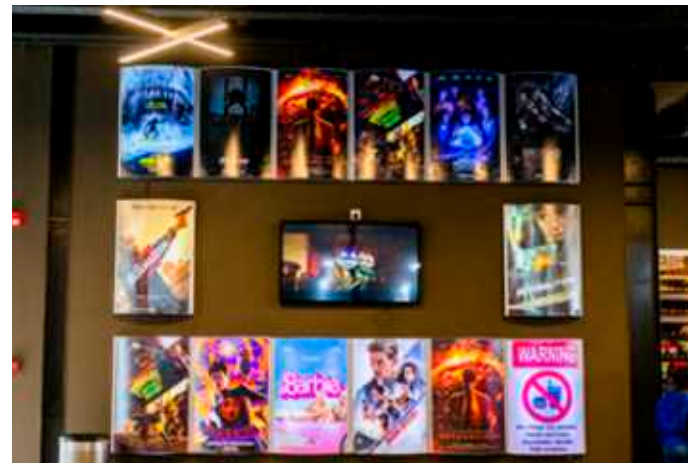
24/7 safe  
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# THE ONE thrill quest

If you prefer thrilling adventures, the city also comprises of a plethora of outdoor spaces including a skate park, riverfront park for boat rides, a theme park, go kart, paintballing space and the Eye of Kenya Ferris wheel for beautiful views of Nairobi city.





# ONE of a kind cinematic experience

Watch the latest global releases without the hassle of driving away from your compound in the very first 4DX cinema in the region with the largest IMAX screen in East and Central Africa, minutes away from your home. The cinema is inclusive of a Disney themed kids screen and a VIP screen to allow you to indulge in your screen time and mingle with your friends and family without interruptions.

# this is THE ONE

Priced from  
Kes 40 Million

The One, Two Rivers Duplexes at Two Rivers, exquisitely designed for opulence, comfort, and exclusivity. The 3-bedroom duplexes will feature spectacular double height ceilings, perfectly lit, airy and spacious rooms plus private balconies overlooking the lush Runda neighbourhood.



# this is THE ONE

Built on two (2) towers the cascading property's facade will highlight a green wall against a fair faced concrete background to blend into the Two Rivers Social City.

3 bedroom duplexes with home office  
priced from  
Kes 40 Million.



Typical apartment lower floor  
(96m<sup>2</sup>, 200m<sup>2</sup> total)



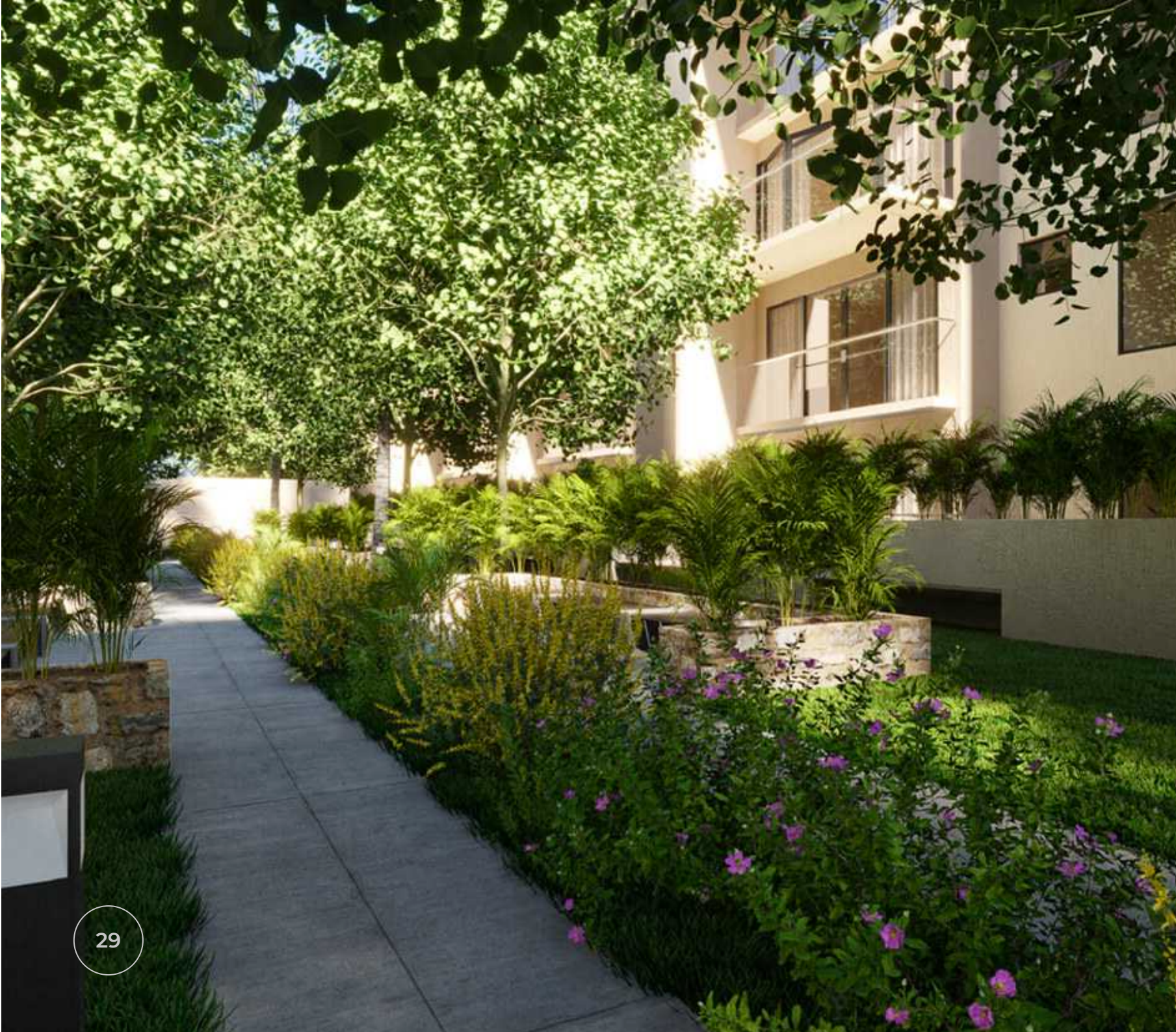
Typical apartment upper floor  
(104m<sup>2</sup>, 200m<sup>2</sup> total)

# THE ONE place you'll find it all

The 33 Diaspora Court Units will also include additional amenities and facilities within the property:

- Lush, Landscaped Gardens
- Modern High-Speed Lifts
- Swimming Pool with Sundeck
- Gym
- Children Play Area
- Expansive terraced lounges from living room for cascading duplexes, with a bathroom, an outside kitchen and entertainment yard.
- Energy Efficient, Green-building Features
- 24/7 Manned Security and CCTV Surveillance.





- Intercom and Controlled Access Points.
- Sufficient Parking for Residents and Guests.
- Fiber Optic Link to DSTV and 5G Internet Connection.
- Reliable power from Two Rivers Power Company with generator back-up
- Reliable water supply from Two Rivers Water Company

#### THE DEVELOPER

Centum Real Estate is the region's leading developer of mixed-use urban nodes, who master develop attractive sites across the region and provide commercial impetus for investors to establish urban node developments therein. Within their current portfolio, they are developing the Vipingo development at the Coast of Kenya ([vipingodevelopment.com](http://vipingodevelopment.com)), Pearl Marina Estates in Entebbe, Uganda ([pearlmarina.co.ug](http://pearlmarina.co.ug)) and the Two Rivers precinct in Nairobi ([tworivers.co.ke](http://tworivers.co.ke)), which consists of the Riverbank Apartments ([riverbankapartments.co.ke](http://riverbankapartments.co.ke)) and Cascadia Apartments ([cascadiaapartments.co.ke](http://cascadiaapartments.co.ke)). Affordable urban nodes in the wider Nairobi and catchment areas are also in the pipeline.

Centum Real Estate is part of Centum Investment Company Plc, East Africa's largest listed 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 a subsidiary of Centum Investments and a real estate investment solution provider offering Centum & 3rd party clients a comprehensive range of services for large scale mixed use developments.

#### ARCHITECTS

Aleem Manji Architects (AMA) is an architectural firm based in Nairobi, that prioritizes Great Design and Great Service in its architectural practice. The firm's design philosophy revolves around three fundamental tenets: 1) The Primacy of Space, emphasizing the creation of quality spaces to enhance the end user's quality of life; 2) Inimitability of Design, focusing on the uniqueness of each project based on specific briefs, sites, and parameters; 3) Creativity in Expression, aiming to leave a visible mark on the built environment through distinctive designs that respond to clients' requirements. The firm tailors each project to achieve a unique design without replications, showcasing creativity and a personalized touch in every development.

#### INTERIOR DESIGNER

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

"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."

## Projects by Centum Real Estate

Awali Estate in Vipingo, Kilifi



256 Bella Vista Apartments at Pearl Marina estate, Entebbe, Uganda



Riverbank Apartments at Two Rivers in Nairobi, Kenya



1255 Palm Ridge in Vipingo, Kilifi



THE  
ONE  
decision you'll  
be happy you  
made

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Two Rivers Duplexes at Two Rivers

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