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I: Ruaka Overview

Ruaka Overview

Ruaka provides a private, secure and serene living environment in Nairobi

- Ruaka forms part the Nairobi Metropolis, and is located North West of Nairobi, 15 Km from the Nairobi CBD - a 20 minute drive from the CBD and 40 minute drive during rush-hour
- The skyline of Ruaka, once a small rural centre known for its security challenges, has changed drastically over the last five years to become a secure, vibrant middle income satellite town mainly driven by infrastructural developments:
 - **A Good Transport Network:** The new Northern Bypass eased accessibility into Ruaka and connected Ruaka to Thika. Limuru Road connects Ruaka to the City Centre
 - **Hotels, Malls and Recreational Facilities:** Ruaka is surrounded by luxurious hotels such as Tribe Hotel and lavish malls like The Village Market, Rosslyn Mall & Two Rivers (under construction) which creates and opportunity for employment thus favouring property development to house this increase in personnel
 - **Hospitals:** Hospitals and clinics such as the Agha Khan Hospital and the Garden Park Medical centre offer residents fast medical attention in case of emergencies

Ruaka Overview contd...

Other selling propositions

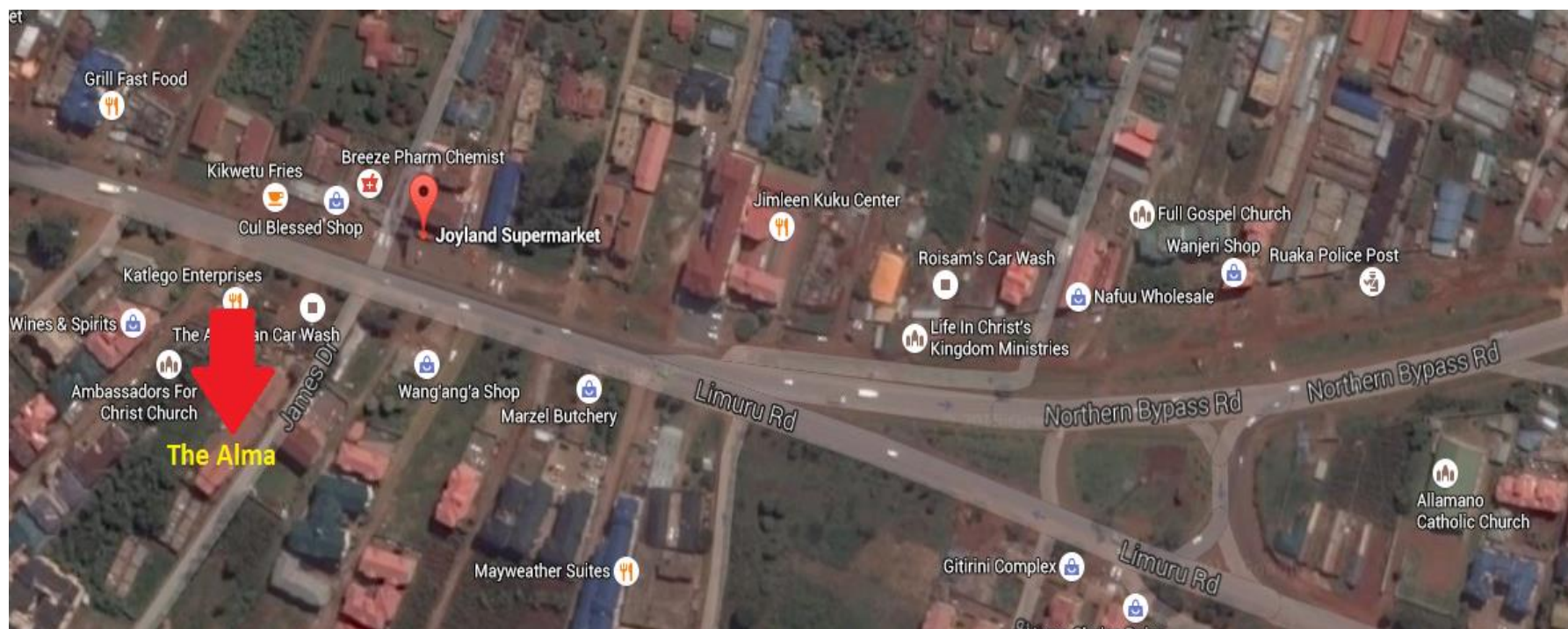
- **International Organisations:** Close proximity to United Nations Environmental Program in Gigiri (8 Minutes from Ruaka) provides Ruaka with an attractive catchment area from the UNEP population
- **Affordability:** The standard of living in Ruaka is relatively affordable compared to its neighboring areas thus attracting the middle class
- **Security:** Due to county measures on security and a general increase in security personnel in the country, Ruaka has seen an improvement in security
- **Diverse Population:** It ranges from foreigners to both wealthy and middle class locals

Whether for investment or occupation, The Alma in Ruaka offers a unique opportunity to be part of a comprehensive development in an upcoming neighborhood, that is set to reprice upwards with the opening of Two Rivers Mall

The Alma - A Private & Serene Living Environment

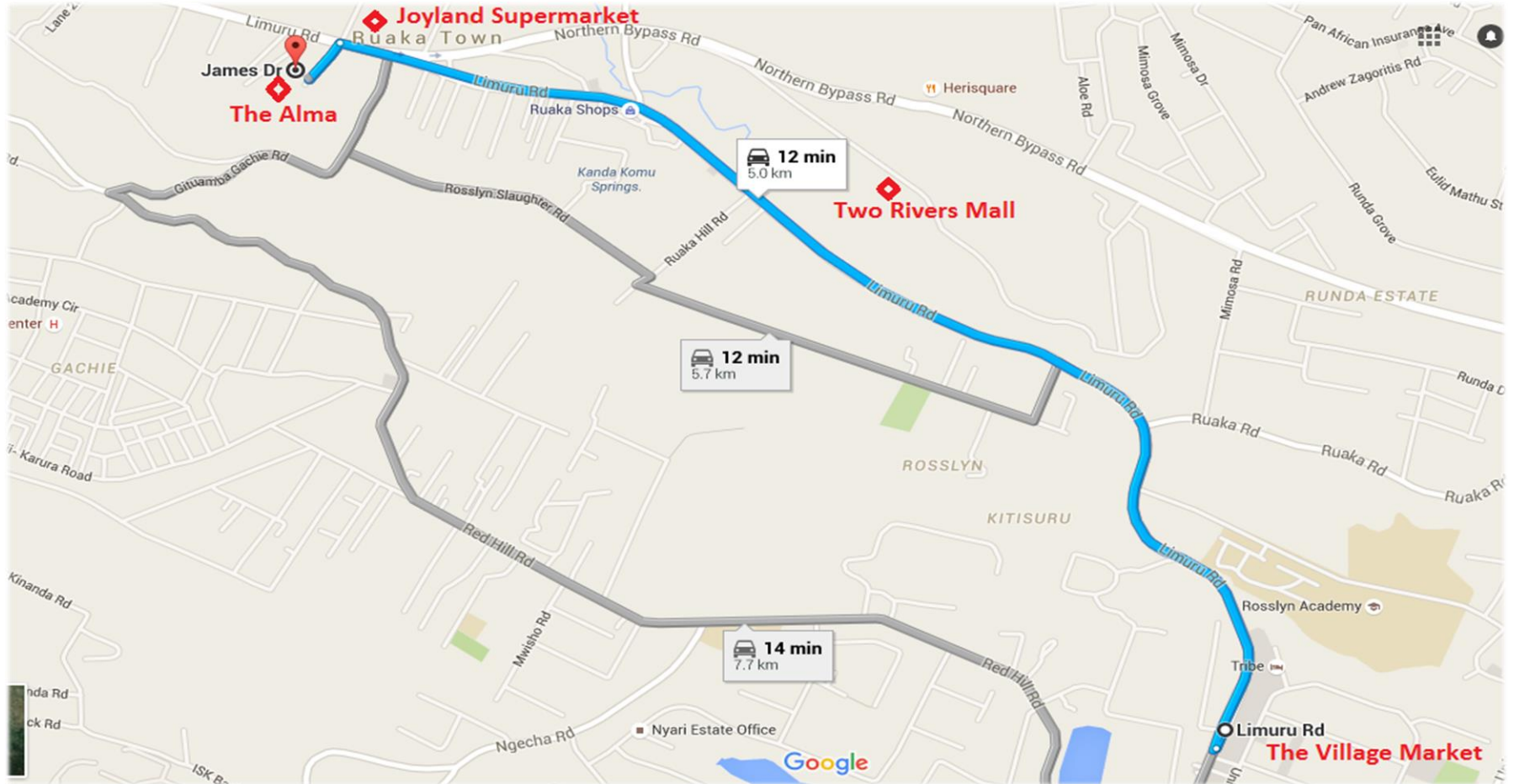
Close proximity to high-end suburbs

- The project is strategically positioned in the heart of the fast growing Ruaka neighborhood. It is located just after Joyland supermarket on the left if you are coming from Nairobi
- The adjacent high-end suburbs; Runda, Rosslyn and Muthaiga also make the location secure and attractive for investors



Site location

Proximity to high end shopping malls - The Village Market and Two Rivers



II: Project Highlights



Project Highlights

408 units on the development

Type	Plinth Area (SQM)	Parking per Unit	No of units
1 Bedroom	51	1	99
2 Bedroom	84	1	214
3 Bedroom	117	2	95
Total			

- The development encompasses 408 units
- It has 9 blocks of apartments
- Adequate parking has been provided for each unit in the development, with 1 parking per 1-bedroom, 1 for each 2-bedroom and 2 for each 3-bedroom unit
- The unique features of The Alma include; a day care, a club house, a commercial center, a swimming pool and elevated playing areas for children

Welcome to The Alma – A residential community with a difference

Brings you a rare living experience, where you can literally have it all at your doorstep...



The Aerial View by day

A masterpiece created when space meets style and architectural finesse



The Commercial Hub

Featuring a mini mart, café, pharmacy, salon & spa and a barber shop



Elevated, well-manicured gardens and play-fields

The elevated play-grounds and gardens offer a unique environment to play and relax



The Club House

Tastefully designed, with a swimming pool, gym and a recreational hall



Floor plan

The 1 Bedroom Floor Plan



Floor plan

The 2 Bedroom Floor Plan



Floor plan

The 3 Bedroom Floor Plan



III: Investment Opportunity

Pricing Structure

The payment plans available are very flexible

- We are currently selling at an off-plan price
- This offer is valid for a limited period only for the first 10% of the units sold at this price

All values are in Kshs unless stated

	<u>Cash Plan</u> 10% deposit 90% within 90 days	<u>Instalment Plan</u> 10% deposit 80% staggered over construction period 10% on completion	<u>Mortgage Plan</u> 10% deposit 90% upon completion	<u>Zero Deposit</u> 10% deposit staggered over 6 months 90% on completion
	Pricing	Pricing	Pricing	Pricing
1 Bedroom units	5.5 Million	5.8 Million	6.95 Million	7.3 Million
2 Bedroom units	7.7 Million	8.5 Million	10.3 Million	11.1 Million
3 Bedroom units	11.3 Million	12.4 Million	15.1 Million	16.3 Million

Opportunity for a potential 28% Per Annum Total Return

An investor stands to gain through both capital appreciation and rental yield

The Alma offers investors a very attractive return on investment due to:

- Upcoming developments in the area, namely the Two Rivers Mall and Rosslyn Riviera Mall present a huge opportunity for capital appreciation
- Easy rental uptake given the work opportunities in the location, as well as the commercial and lifestyle facilities in The Alma

Units	Current Rental Income pm	Rental Yield p.a	Capital Appreciation p.a	Total Return p.a
1 Bedroom	Kshs 25,000	5%	23%	28%
2 Bedroom	Kshs 35,000	5%	23%	28%
3 Bedroom	Kshs 45,000	5%	23%	28%

Q&A

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