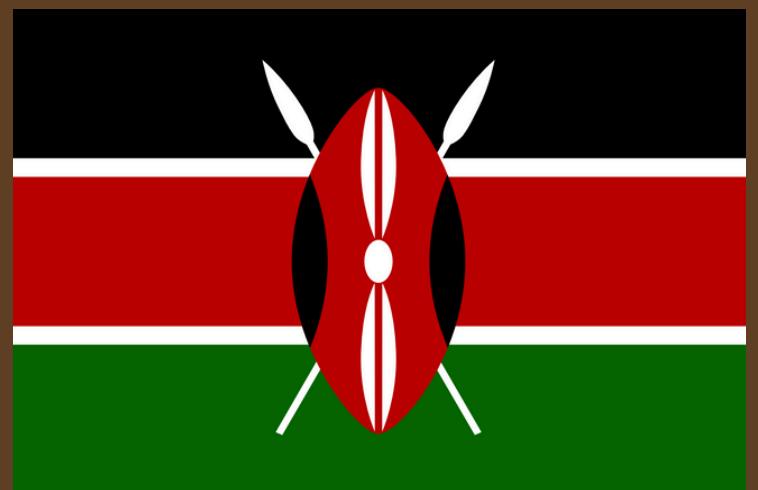


KENYA PROPERTY CATALOGUE



INVEST • BUY SECOND HOME
• RETIRE ABROAD • SPEND FAMILY HOLIDAY

Cat. no. 15/10/2025

How to Use the Kalmex Invest Catalogue?

To make navigating our catalogue easier, we have prepared a detailed guide presented in a logical sequence – from the most important principles to practical details.

Offers within a given region are presented from the lowest-priced to the highest-priced, making it simple to compare available investment opportunities.

Reference Numbers:

Example: #7XYZO INV

- Each property is identified by a reference number, which is our internal code. It consists of:
 - # followed by 3/4 letters (offer code),
 - "O" means the offer is off-plan
 - "INV" indicates an investment offer

How We Work With a Selected Offer:

When you are interested in a specific property, simply provide us with its reference number.

Next steps:

1. We arrange an informational meeting,
2. During the meeting, you can clarify all doubts and ask detailed questions.
- 3.Upon request, we organise a site visit and property presentation – either with our participation or directly with the developer/ agency.

Purchase Process & Financing:

- Each developer provides their own payment plan, negotiated individually during the purchase process.
- In Spain, selected offers allow you to obtain a mortgage loan directly in Spain.
- For each country we prepare informational brochures explaining the purchasing process (steps, taxes, fees, regulations), so you feel secure and well-informed.
- Please note: the catalogue has an illustrative character – once you select an offer, we will provide you with a complete package of detailed materials (floor plans, schedules, payment plans, contracts).

Contact

Do you have questions or wish to discuss an offer? Contact us directly:

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- E-mail: office@kalmexinvest.com
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KALMEX INVEST

WE MAKE YOUR
PLANS COME TRUE:



KENYA



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Kenya – East Africa's Fast-Growing Investment Destination

Kenya has emerged as one of East Africa's most dynamic economies and a leading hub for property and infrastructure development. With a fast-growing urban population, rising foreign investment, and stable governance, the country offers an ideal environment for both residential and commercial real estate ventures.

Major investment zones such as Nairobi, Tatu City, and Mombasa attract developers and investors seeking high-growth potential across diverse sectors. Kenya's expanding middle class and continuous infrastructure upgrades — including new highways, airports, and tech parks — further enhance its long-term property value.

Tourism and Lifestyle

Known for its world-class safaris, Indian Ocean beaches, and modern urban lifestyle, Kenya attracts both tourists and business professionals year-round. The combination of natural beauty and economic opportunity makes it a unique destination for lifestyle investors.

Why Invest

Kenya offers strong returns supported by rapid urbanization, tourism, and a young, entrepreneurial population. From luxury apartments in Nairobi to seaside villas along the coast, investors benefit from stable yields and long-term appreciation in one of Africa's most vibrant economies.



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ID: #1MIVIO INV

KEZA Laika by Mi Vida – Premium 1, 2 & 3 Bedroom Apartments

Price
\$45, 690

Discover Ruaka's next big thing — KEZA Laika by Mi Vida, a residential masterpiece that blends modern elegance with natural serenity. Set across 3.7 acres of landscaped gardens, this development brings a new standard of affordable luxury to one of Nairobi's most promising neighborhoods.

Designed to provide both comfort and long-term investment value, KEZA Laika offers residents a tranquil lifestyle surrounded by greenery, wellness-inspired spaces, and modern amenities. It's the perfect choice for professionals, families, and investors looking for high returns in a sustainable, nature-connected environment. Residents enjoy a social lounge, co-working hub with free Wi-Fi, indoor gym, children's play park, and 24/7 CCTV security.

Investors can secure their unit with just a 10% deposit, followed by flexible installment payments spread over the construction period — making it an accessible yet premium investment opportunity.

Top 3 Reasons to buy

1. Strong and Reliable Returns
2. Green Living Meets Modern Design
3. Prime Ruaka Location – Convenience & Growth



ID: #1CanO inv

ALTURA – Medical & Lifestyle Living in Upper Hill

Experience Altura, Nairobi's newest landmark for urban luxury and smart investment.

Located in Upper Hill, directly opposite Nairobi International Hospital, Altura sits at the intersection of healthcare, business, and hospitality — the heart of Nairobi's medical and commercial district. Perfect for Airbnb investors, medical tourism clients, and professionals, Altura offers ready-to-rent units with world-class amenities and exceptional income potential. Designed for modern city living, Altura features stylish studios, 1-bedroom, and 2-bedroom apartments with sweeping city views and elegant finishes.

Residents enjoy 5-star amenities including:

Rooftop Infinity Pool | Gym & Spa | Sky Lounge | Zen Garden | Top-Floor Restaurant | Retail Spaces | 24/7 CCTV & Access Control

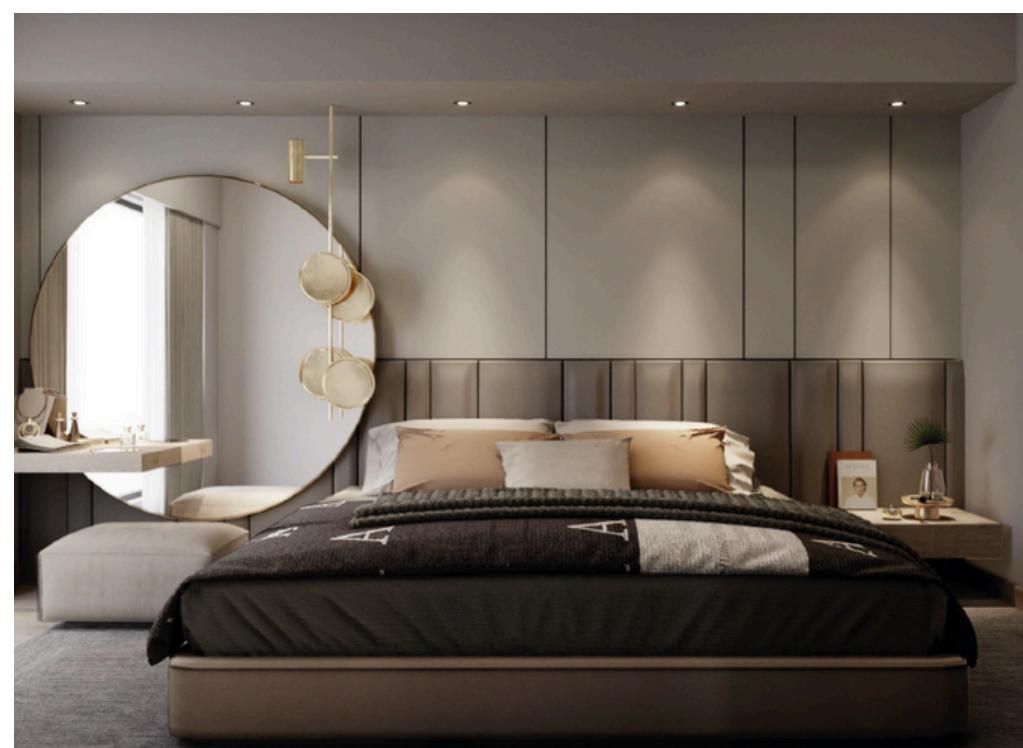
Whether as a private home or a rental investment, Altura blends comfort, convenience, and consistent returns.



Price
\$52, 850

Top 3 Reasons to buy

1. Altura benefits from year-round demand from doctors, patients, and corporate tenants.
2. With completion within weeks, investors enjoy quick returns and steady Airbnb income
3. A rooftop pool, spa, gym, sky lounge, and fine dining elevate the lifestyle — while the area's growth ensures sustained rental yields and long-term capital appreciation.



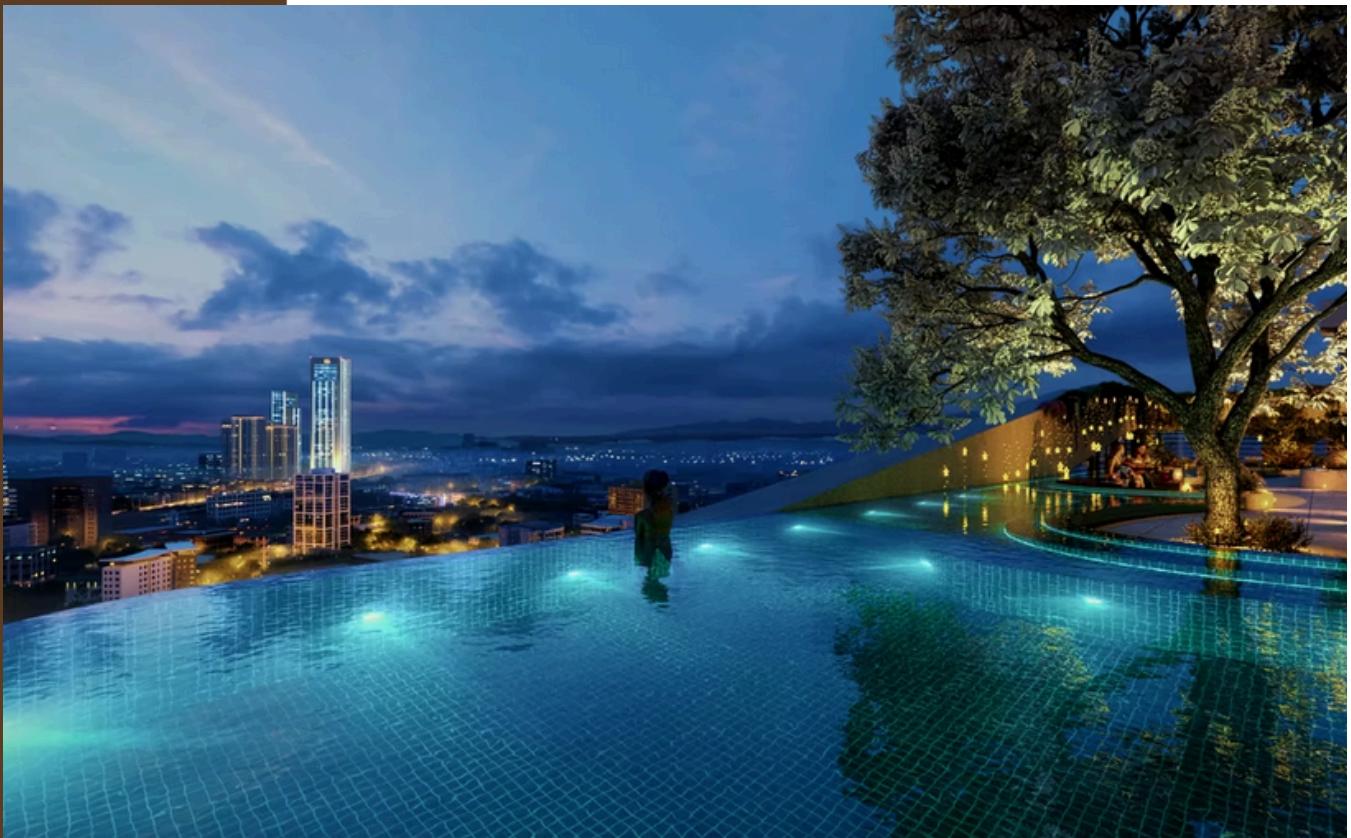
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Nestled along Rhapta Road, this premium residential development offers 1-, 2-, and 3-bedroom apartments - each residence meticulously designed to balance comfort, functionality, and style. With floor-to-ceiling curved glass windows and 270° skyline views, Galaxy One embodies a modern aesthetic that celebrates natural light and panoramic cityscapes. Residents enjoy access to a curated selection of world-class amenities, including a heated infinity pool, rooftop yoga deck, private cinema, golf simulator, spa & sauna.. Perfectly positioned just 25 minutes from JKIA Airport and moments away from Sarit Centre and One Africa Place, Galaxy One stands at the crossroads of convenience and prestige. Combining architectural brilliance, a prime location, and strong rental potential, this development represents a rare opportunity for investors and homeowners.



ID: #1LionO INV

Galaxy One - Where the Stars Align with Urban Luxury

Price

\$55, 760

Top 3 Reasons to buy

1. Located in Westlands, Nairobi's elite residential and business hub, Galaxy One offers effortless access to Sarit Centre, Westgate Mall, One Africa Place, and JKIA Airport.
2. Every residence is a masterpiece — 3.15-meter ceilings, floor-to-ceiling curved glass windows, and 270° panoramic views create an ambiance of light and space.
3. With Nairobi's luxury rental market growing rapidly, investors can expect high occupancy rates and strong rental yields, driven by location, design, and limited premium supply in Westlands.



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ID: #1HenbO inv

Diamond Bay Residence – Where Prestige Meets Comfort

Experience the perfect blend of luxury, convenience, and community at Diamond Bay Residence, located in the heart of Westlands, Nairobi's most dynamic and sought-after district.

Just steps away from the Global Trade Centre (GTC), this exclusive development connects you to the best shopping, dining, business, and lifestyle destinations — including Sarit Centre, Westgate Mall, and the Aga Khan University Hospital.

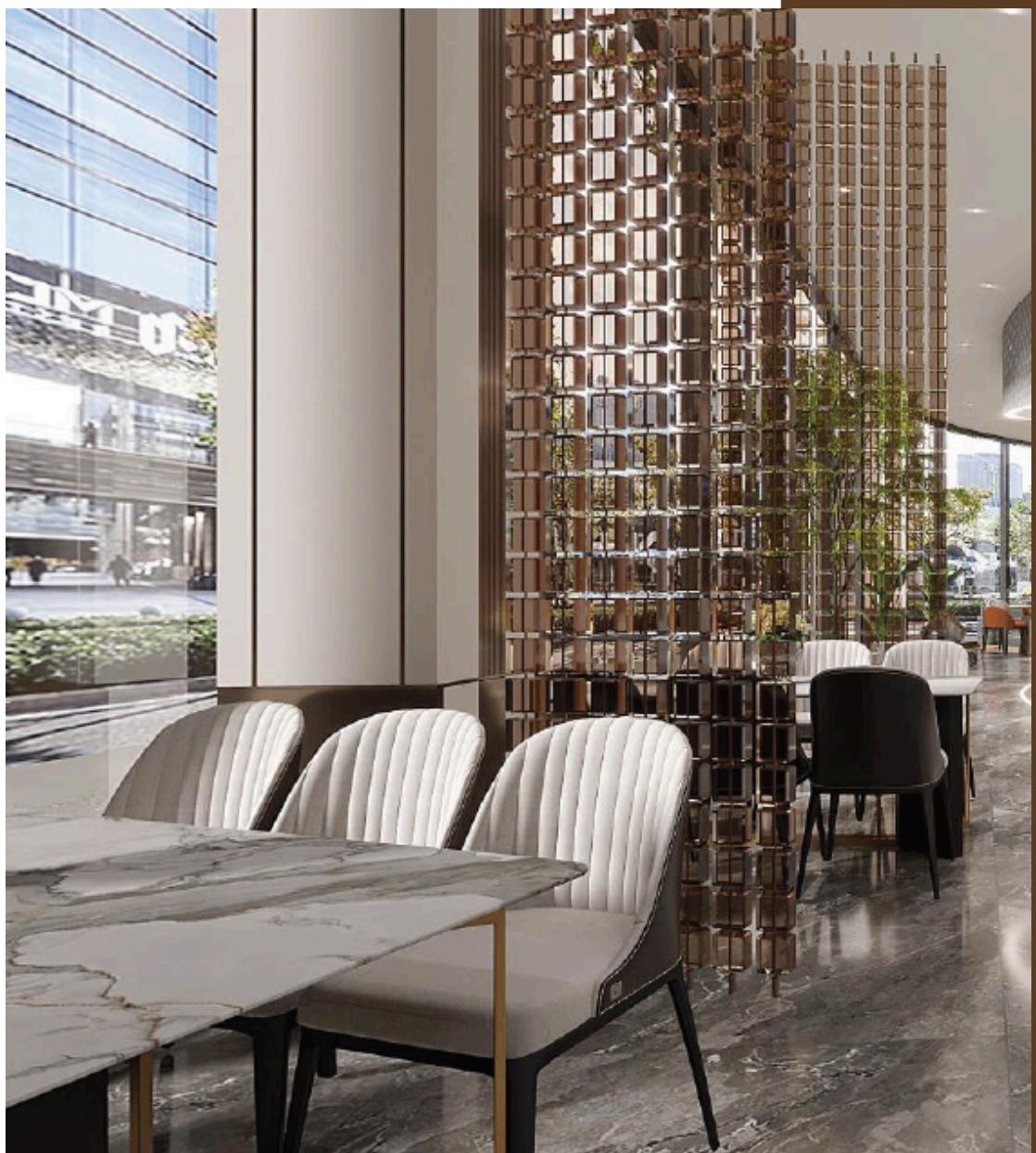
Every apartment is designed for modern urban living — elegant, bright, and thoughtfully finished to balance comfort with sophistication. With 1-bedroom apartments (68 sqm) starting from KES 8.84 million, Diamond Bay offers both a refined home and a smart investment opportunity.



Price
\$68, 500

Top 3 Reasons to buy

1. Prime Westlands Address – Next to GTC, close to Nairobi's top business and leisure hubs. A guaranteed location for growth and strong rental demand.
2. Premium finishes, 5-star amenities, and a serene environment that feels like a private city escape.
3. With flexible payment plans, expected 8-9% annual yields, and capital appreciation of up to 25%, Diamond Bay is both a beautiful home and a profitable asset.



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ID: #1PaviO INV

Canopy Kilimani – Modern Living in the Heart of Nairobi

Price

\$85, 140

With a façade that blends form with function, Canopy Kilimani redefines urban luxury in one of Nairobi's most desirable neighborhoods.

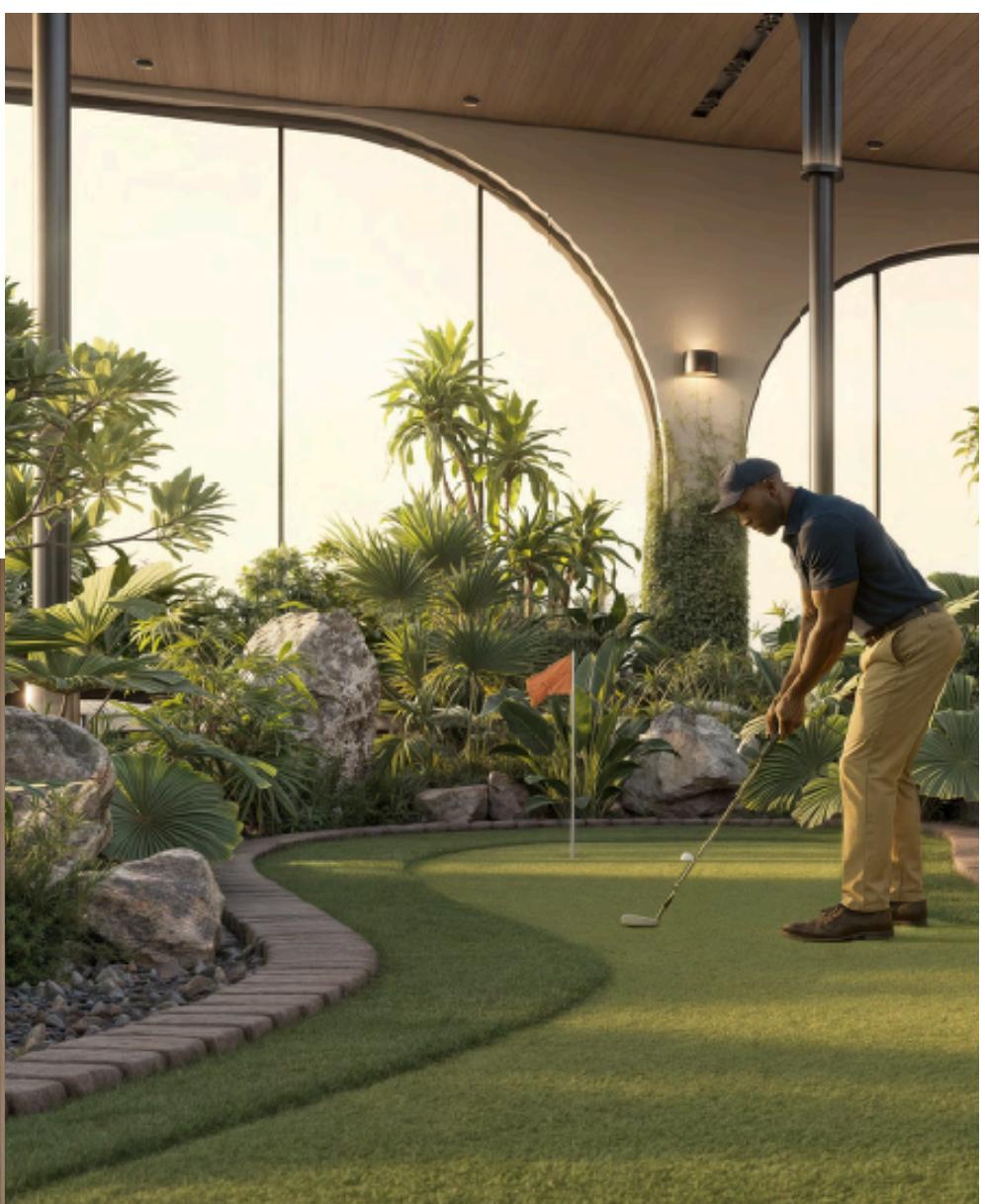
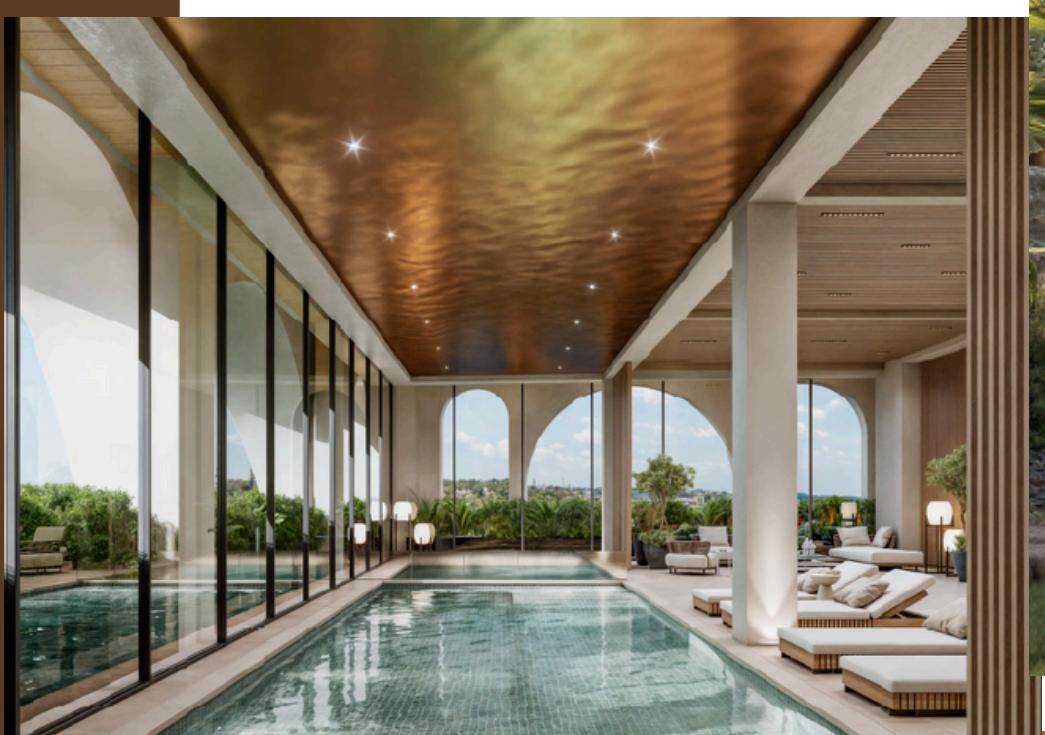
Located just minutes from Yaya Centre and Lavington, this 22-floor mixed-use development combines timeless architecture, smart design, and strong investment fundamentals.

Each apartment — from its light-filled living spaces to private balconies — is designed for both modern families and global investors seeking long-term value and daily comfort.

- Rooftop mini golf garden, indoor pool, yoga area, gym, and coworking lounge
- Premium location near embassies, malls, and top schools
- Expected ROI: 9–12% annually, Capital appreciation: 25–35% in 5 years

Top 3 Reasons to buy

1. Nestled in the heart of Kilimani — Nairobi's most connected district — Canopy offers walking distance to malls, hospitals, international schools, and entertainment hubs.
2. High rental demand from expats and professionals ensures steady income and above-average ROI. Kilimani remains one of the top-performing submarkets in East Africa.
3. Elegant architecture, wellness amenities, and only 132 exclusive units — making it a rare high-end opportunity in a low-supply market.



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ID: #2CanO INV

AURA RIVERSIDE – Duplex Luxury Redefined

Price
\$90, 000

Top 3 Reasons to buy

1. Nestled in Nairobi's most secure diplomatic enclave — minutes from the CBD and Westlands. Tranquil, green, and highly desirable among international tenants.
2. A first in Riverside: elegant split-level apartments offering volume, privacy, and light-filled spaces — combining the comfort of a home with the convenience of an apartment.
3. With yields averaging 9–13% and continued capital appreciation of 5%+ annually, Aura Riverside offers both beauty and financial performance.

Discover Aura Riverside, a 20-storey architectural masterpiece offering 1 & 2-bedroom duplex apartments along the serene edge of Riverside Lane, Nairobi. Blending natural light, modern volume, and timeless design, Aura delivers an elevated living experience unlike anything else in the city — a home that feels both private and inspiring.

Located minutes from Westlands, CBD, and major embassies, it's the address of choice for expatriates, diplomats, and professionals seeking refined urban living in a green, secure setting.

Each duplex features **double-height ceilings**, panoramic glazing, and airy interiors that create a seamless connection between light and space. The rooftop oasis includes an **infinity pool, fully fitted gym, mini cinema, and resident's sky lounge** — a sanctuary above the city.



ID: #3NxtO inv

Amani Apartments - Premium Investment in the Heart of Kenya

Tatu City is a rapidly growing smart satellite city on the outskirts of Nairobi, developed by Rendeavour – the largest urban land developer in Africa.

Designed as a “live, work, play” ecosystem, the project aims to ease congestion in Nairobi while creating a sustainable, modern community.

With its strategic location, premium infrastructure, and high-quality finishings, Tatu City Apartments represent an outstanding investment opportunity for both individual and institutional investors. Prime Location – Tatu City is one of Kenya’s fastest-growing business and residential hubs. Thriving Rental Market – strong occupancy rates due to proximity to Nairobi and rapid regional development.

Secure Ownership – property under 99-year leasehold with legal transfer options



Price
\$100, 000

Top 3 Reasons to buy

1. Located in Tatu City, Kenya's flagship smart city just outside Nairobi, ensuring long-term value growth in one of East Africa's fastest-developing hubs.
2. Projected returns up to 10% annually with strong long-term rental demand, driven by Nairobi's housing shortage and Tatu City's rapid expansion.
3. Residents benefit from premium amenities — pools, fitness centre, coworking, restaurants, and green spaces — creating a desirable “live, work, play” lifestyle that attracts both tenants and buyers



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ID: #3CanO inv

LUMIÈRE – The Height of Brookside Living

Discover LUMIÈRE, a landmark of modern elegance in the heart of Brookside, Westlands.

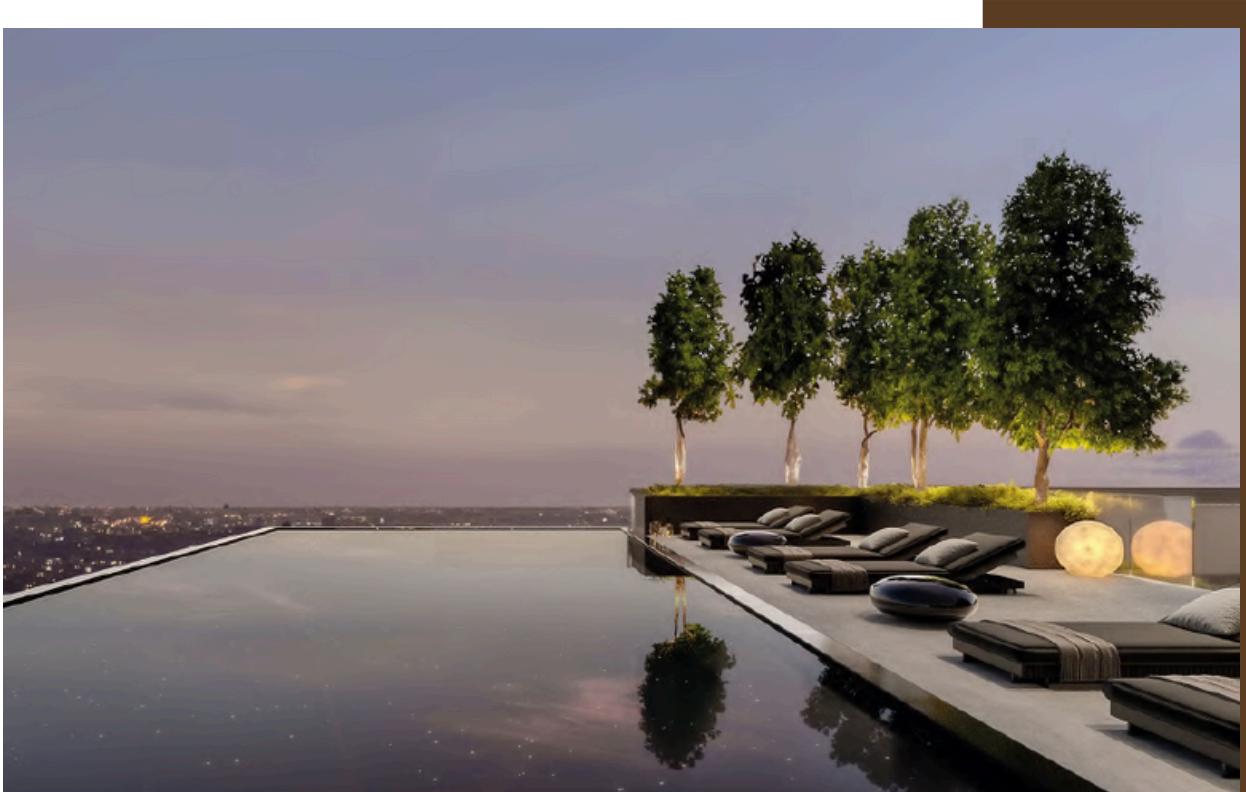
Designed for those who value sophistication and smart investment, Lumière offers 1, 2 & 3-bedroom luxury residences with panoramic city views and premium amenities.

Perfectly positioned near Sarit Centre, Westgate Mall, and the Global Trade Centre, Lumière connects you effortlessly to Nairobi's business and lifestyle hubs — making it ideal for both homeowners and investors.

Enjoy a world-class living experience with a **rooftop infinity pool, fitness centre, sky lounge, garden deck, children's play area, and secure parking.**

Each apartment is crafted with precision — bright, spacious, and refined for contemporary city life.

With high rental demand and strong growth in the Brookside area, Lumière offers an ideal balance of **comfort, exclusivity, and return on investment.**

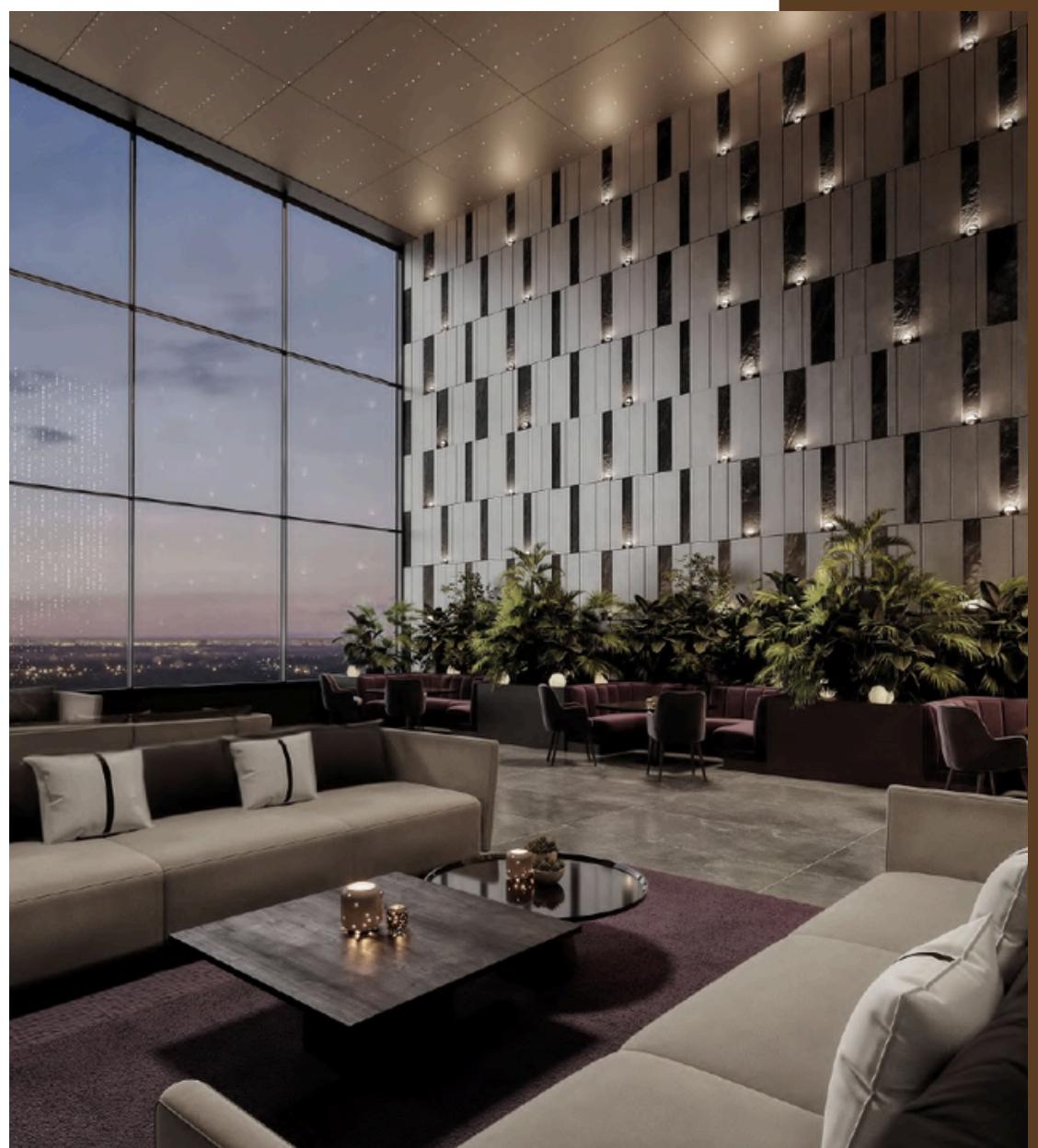


Price

\$144, 000

Top 3 Reasons to buy

1. Minutes from Nairobi's business, embassy, and leisure districts, guaranteeing lasting value and strong rental appeal.
2. Rooftop pool, skyline views, and refined interiors designed for modern professionals and expatriates.
3. Expected 9-13% annual yield and up to 40% capital appreciation, developed by trusted Canaan Developers.



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