



HABITAT

M E D I C A L S U I T E S & R E S I D E N C E



WELCOME TO HABITAT

M E D I C A L S U I T E S & R E S I D E N C E S

With assisted living residences on dedicated floors

| | |
|------------------------------------|----|
| ABOUT US | 01 |
| OUR OFFERING | 02 |
| THE INVESTMENT CASE | 03 |
| OUR ADDRESS | 04 |
| PROGRESS UPDATE..... | 05 |
| OUR PRESTIGIOUS PARTNERSHIPS | 06 |
| OUR STATEMENT..... | 07 |

ABOUT OUR COMPANY

At Spacemaster Properties Limited we are committed to providing a friendly and knowledgeable service that will allow our clients to prosper.

Our mother company, Master Power Group, which was founded in 2001 is one of the leading company in a diverse range of business verticals such as MEP contractor, construction, manufacturing, quarry, hospitality & now Real Estate development.

WHAT WE DO?

We at Spacemaster Properties Limited are constantly striving to provide solid investment properties to genuine buyers, through simple, affordable & transparent business practices.

We are a real estate development company that is aiming to establish institutional quality real estate developments in Kenya starting with our first home-grown project: the Habitat Medical Suites & Residences.

OUR OBJECTIVES

Spacemaster Properties Limited is a real estate development company that develops and sells institutional quality real estate for middle and high income earners.



HABITAT

MEDICAL SUITES & RESIDENCES

Expected Completion Date: December 2024

Medical Suites (6 Floors):

A comprehensive floor layout dedicated to host specialized medical facilities and suites. Designed to provide advanced healthcare services and medical consultations.

Assisted Living (2 Floors):

Two floors dedicated to providing a comfortable and supportive environment for assisted living residents.

Tailored assistance and care services for residents who require extra help with daily activities.

Luxury Apartments (9 Floors):

Nine floors featuring a variety of luxurious apartment types. Modern and elegant interiors with high-end finishes & amenities. Offering a mix of mini 1 Bed, 1 beds, & 2beds

Luxury Restaurant (Rooftop):

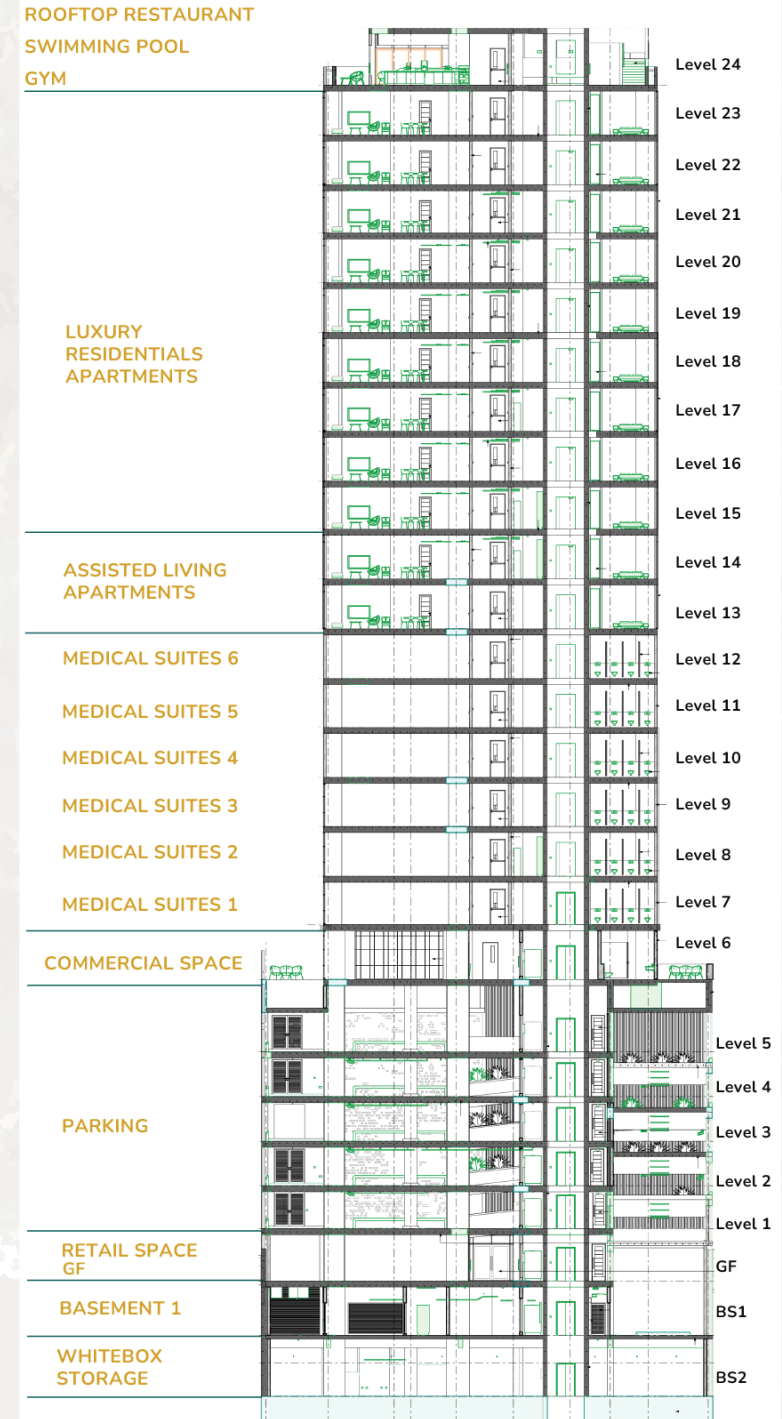
A lavish luxury rooftop restaurant offering unparalleled views of the surrounding area with top-tier services and amenities. Rooftop restaurant, and recreational facilities for both residents and guest

Retail Space (3 Floors):

Three floors dedicated to retail spaces, creating a vibrant shopping experience.

Curated selection of high-end boutiques, stores, & lifestyle outlets.

A hub for shopping, dining, and leisure activities for residents & visitors



OUR OFFERING.

Discover an Unprecedented Fusion:

Introducing a Revolutionary Integration of: Assisted Living | Medical Suites | Luxury Residences | Retail

M E D I C A L S U I T E S

Achieve Professional Excellence:

Habitat offers an exceptional opportunity for

“**MEDICAL PRACTITIONERS**”

to establish their practices in an environment that seamlessly combines professionalism with serenity.

Our meticulously designed **medical suites** provides a prestigious setting for delivering outstanding care to your patients.

Elevate your practice to new heights within the tranquil ambiance of Habitat

- Spacious space
- Seamless Access with a Medical-Grade Lift
- Only 7 Offices per Floor
- Can utilize assisted living facilities
- Available spaces from **73.3 Sq. m to 570.1 sq. m**

Per Floor



ASSISTED LIVING

Discover an Unprecedented Fusion:

Introducing a Revolutionary Integration of: Assisted Living | Medical Suites | Luxury Residences | Retail

Experience the Pinnacle of Assisted Living:

Setting a new precedent in Kenya, our assisted living facility stands as a pioneering achievement.

Designed with meticulous attention to detail, our residences are thoughtfully equipped with accessibility enhancements.

Every apartment boasts strategically placed **panic buttons**, **support bars in bathrooms** to name a few, ensuring comfort& safety.

Central to each floor, a dedicated Nurses station complete with a panic button console further enhances the sense of security

- From 40.7 sq. m to 90 sq. m per unit (9 units floor)
- Elderly and All-ability Access entrance
- Optional Smart home features
- Anti-Skid Flooring in Washroom & Kitchen
- Handle bars in all Washrooms
- Optional Concierge Service
- **Nurse on Call**
- Optional Housekeeping & Maintenance Facility
- **Doctor Option Available**
- Tasty Healthy Meal deliveries option
- Lockers & coffee station for nurses



SENIOR LIVING

Discover a premier destination for your medical practice

Introducing a Revolutionary Integration of: Assisted Living | Medical Suites | Luxury Residences | Retail

Elevate Senior Living to Unimaginable Heights:

In the realm of senior living, where comfort, care, and well-being take precedence, Habitat Medical Suites & Residences emerge as the epitome of a nurturing and enriching haven. Tailored to meet the unique needs and desires of seniors, our apartments stand as a testament to our unwavering commitment to creating a truly exceptional living experience.



Habitat Medical Suites and Residences offers an unparalleled haven where seniors embark on a **dignified, secure & joyful living**. This exceptional environment not only enriches their lives but also **guarantees lucrative** returns for our esteemed investors. With an array of tailored services, seniors thrive within a vibrant community that supports their lifestyle, social interactions, and essential needs.

Our apartments are meticulously designed to cater to the specific mobility needs of seniors. Wide doorways, spacious hallways, and well-placed grab bars ensure ease of movement and safety, eliminating potential obstacles and promoting an independent lifestyle.

LUXURY RESIDENCES, RETAIL & COMMERCIAL INVESTMENT.

Discover an Unprecedented Fusion:

Introducing a Revolutionary Integration of: Assisted Living | Medical Suites | Luxury Residences | Retail

Unleash a New Era of Living Excellence

Embark on an extraordinary venture that merges healthcare and lifestyle seamlessly. Habitat's visionary concept introduces a harmonious blend of **Medical Suites, Assisted Living, Luxury Residences, and Retail Spaces** setting a new standard of holistic living. This avant-garde offering caters to a diverse spectrum of needs.



LUXURY RESIDENCES FEATURES

- ✓ Rooftop Pool
- ✓ Gym
- ✓ CCTV Surveillance
- ✓ 2 High Speed Lifts
- ✓ Total Power Backup
- ✓ Goods & Service Lift
- ✓ Automated Entrance
- ✓ Satellite TV and Fibre Optic Infrastructure
- ✓ Borehole & water storage
- ✓ Pressurized Fire Escapes
- ✓ Intercom
- ✓ Electric Fencing
- ✓ Secure Parking
- ✓ Management Office

RETAIL SPACE FEATURES

- ✓ Dedicated spacious space for a roof top restaurant
- ✓ Available expansive spaces for shops, boutiques, showrooms, etc
- ✓ Whitebox storage available



THE INVESTMENT CASE.

Exploring Strategic Opportunities: Setting Up a Healthcare facility in Upper Hill

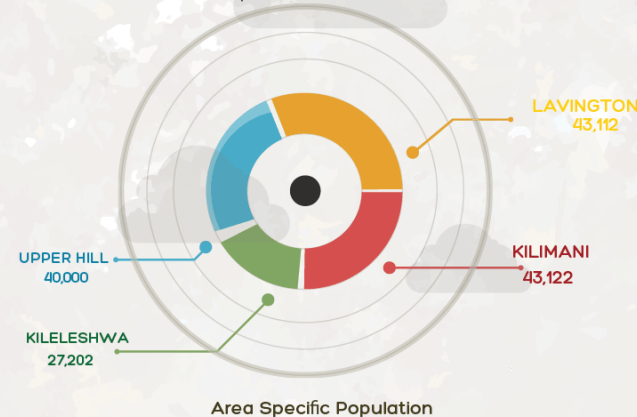
Upper Hill: A Flourishing Medical Hub

We are excited to present a compelling investment case that highlights the immense potential and **strategic benefits of establishing a Senior Citizens / Palliative Patients / Chronic Illness Persons or any other healthcare facility** in Habitat Medical Suites and Residences.

Be a part of a neighbourhood of internationally acclaimed medical facilities that offers a comprehensive range of healthcare services. From specialized clinics to state-of-the-art hospitals, these institutions are equipped with advanced technologies and staffed by highly skilled medical professionals.

For Example, the substantial bed capacity of the main public hospital serves as a clear testament to the robust demand for healthcare services within this locale. With an impressive count of 1800 beds for public service and an additional 209 beds for private care. In particular, The Nairobi Hospital has demonstrated impressive financial performance, boasting a surplus of **KES 320,000,000** in their last audited report. Source: (Nyamongo, J. 2022, p. 30). The Nairobi Hospital Integrated Annual Report 2022. https://cms.thenairobihosp.org/uploads/Nairobi_Hospital_Annual_Report_FY_2022_V21_7d21733bf6.pdf

In addition to the aforementioned institutions, Coptic Hospital has swiftly garnered recognition as a respected healthcare destination, conveniently located a mere 750 meters away from TNH. Boasting a bed capacity of 250, the Coptic Hospital has swiftly solidified its position as a premier healthcare provider, further enriching the healthcare landscape of Upper Hill. Source: Onedaktari. (2023, August 13). The Ultimate Description of The Coptic Hospital, Nairobi. Onedaktari. <https://onedaktari.com/the-ultimate-description-of-the-coptic-hospital-nairobi/>

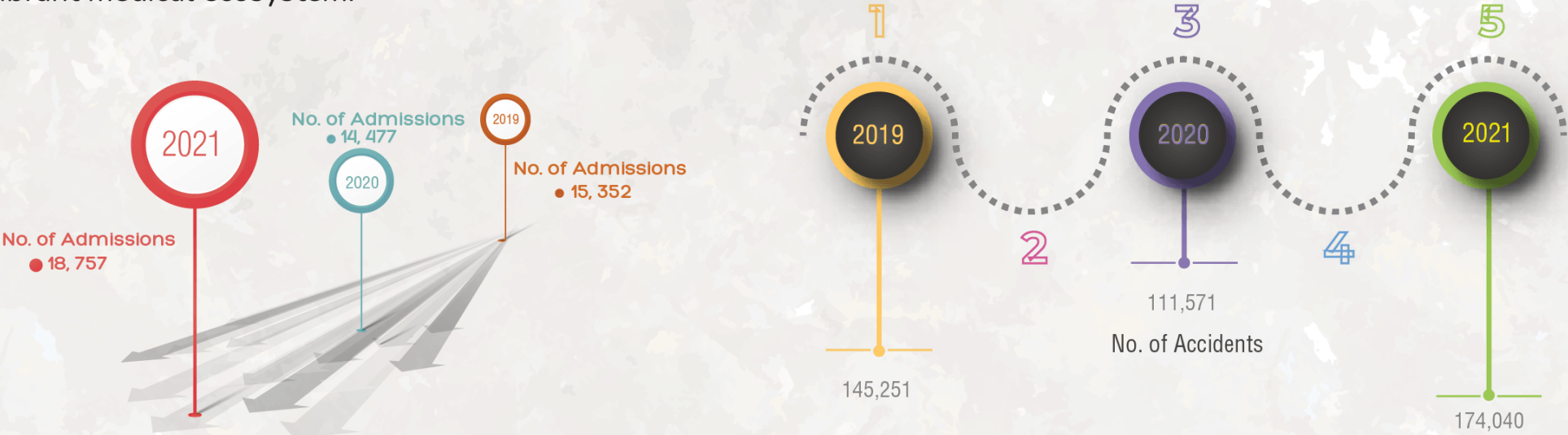


CAPITALIZING ON HIGH PATIENT TRAFFIC

Habitat Medical Suites and Residences.
Here, the synergy of high patient traffic and visionary investment creates a tapestry of possibilities.

Unlocking Prime Investment Potential:

Upper Hill attracts a large influx of **patients seeking medical attention**, making it an opportune location for healthcare providers. Furthermore, the area houses a myriad of thriving establishments, such as Upper Hill Medical Center, Mayfair Suites, GA Insurance, 5th Avenue, Landmark Plaza, Professor Awori Plaza, and TNH Doctors Plaza, creating a vibrant medical ecosystem.



HOSPITALS IN CLOSE PROXIMITY TO HABITAT MEDICAL SUITES & RESIDENCES

| | |
|--|---------|
| The Nairobi Hospital..... | 0.18 Km |
| Kenyatta National Hospital..... | 1.2 Km |
| Nairobi Spinal Injury Referral Hospital..... | 2.2 Km |
| Coptic Hospital Nairobi..... | 1.6 Km |
| Mp Shah..... | 6.2 Km |
| Aga Khan University Hospital..... | 6.6 Km |

MEDICAL TOURISM DESTINATION

Habitat Medical Suites and Residences.

Unveiling Kenya's blossoming medical tourism horizon.

Rising Potential in Medical Tourism



Upper Hill's reputation as a **Medical Tourism Destination & Hub for Medical Conferences and Events** is growing rapidly. Patients from across Africa and beyond seek the expertise of Upper Hill's medical practitioners and the world-class facilities they provide.

The neighborhood's strategic location, ease of access, and excellent medical services have contributed to its rising popularity among medical tourists.

As Kenya's medical tourism sector experiences steady growth, we are witnessing an annual influx of approximately **3,000-5,000 medical tourists as of 2019**. The value of Kenya's medical tourism industry was estimated at **KES 100 Billion in 2014** indicating the lucrative opportunities this sector presents.

Source: Lawi, J. (2022, September 7). Why Kenya Is Not Reaping Big from Medical Tourism. [pd.co.ke. https://www.pd.co.ke/business/why-kenya-is-not-reaping-big-from-medical-tourism-148330/](https://www.pd.co.ke/business/why-kenya-is-not-reaping-big-from-medical-tourism-148330/)

ROI % WITHOUT APPRECIATION OF THE PROPERTY

AN EXAMPLE OF THE 13TH FLOOR

| | Level | Unit No. | Type | Size (sq.mt) | Daily Cost Air | ROI | | | |
|------------------|-------|----------|------------|--------------|----------------|-----------|-----|-----|------|
| | | | | | | Occupancy | | | |
| Thirteenth Floor | | | | | KShs. | 50% | 75% | 90% | 100% |
| 1 | 13 | AL-01 | 2 Bed | 81.30 | 9,000 | 11% | 17% | 21% | 24% |
| 2 | 13 | AL-02 | Mini 1 Bed | 40.90 | 5,500 | 13% | 20% | 24% | 27% |
| 3 | 13 | AL-03 | 1 Bed | 61.90 | 7,500 | 12% | 19% | 23% | 25% |
| 4 | 13 | AL-04 | Mini 1 Bed | 40.70 | 5,500 | 13% | 20% | 24% | 27% |
| 5 | 13 | AL-05 | 2 Bed | 90.00 | 10,000 | 11% | 18% | 22% | 24% |
| 6 | 13 | AL-06 | 2 Bed | 81.30 | 9,000 | 11% | 17% | 21% | 24% |
| 7 | 13 | AL-07 | 1 Bed | 64.40 | 6,500 | 10% | 16% | 19% | 21% |
| 8 | 13 | AL-08 | 1 Bed | 46.80 | 5,500 | 11% | 18% | 22% | 24% |
| 9 | 13 | AL-09 | 2 Bed | 90.00 | 10,000 | 11% | 18% | 22% | 24% |

*Furnishings included in the ROI Calculation



THE DOLLAR'S INFLUENCE

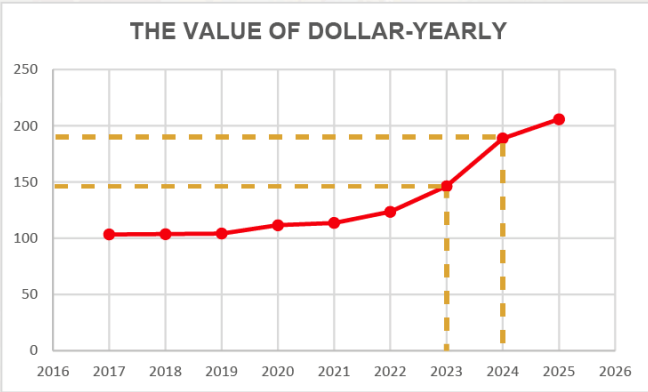
AN ECONOMIC JAGGERNAUT.

Investing in this project in 2023 is potentially profitable opportunity due to the expected increase in the value of the U.S. dollar in 2024 and 2025. This presents a compelling opportunity, especially when considering the broader economic factors and industries influenced by the value of the U.S. dollar.

In 2023, the exchange rate stands at 146.25 KSHs for 1 U.S. dollar. Looking ahead, the data indicates that the dollar is projected to increase in value significantly, **reaching 188.76 KSHs in 2024 and 205.75 KSHs in 2025**. This anticipated appreciation of the dollar means that if you invest in Habitat Medical Suites in 2023, the value of your investment, when measured in dollars, may naturally appreciate without any additional effort on your part. This is because the dollar will be stronger in 2024 and 2025 compared to 2023, **potentially resulting in higher returns on your investment**.

The data provided indicates a strengthening trend in the dollar's exchange rate with the Kenyan Shilling (KSHs) over the next few years.

| Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----------------------------------|-------|--------|--------|--------|-------|-------|------------|
| Cost of 1 dollar in KSHs. | 103.7 | 104.19 | 111.61 | 113.54 | 123.5 | 145.2 | 188.76 |
| % Increase of the \$ Year by Year | 0% | 7% | 2% | 9% | 18% | 30% | 11% |
| | | | | | | | *Estimated |



Disclaimer: This brochure may contain links or references to third-party websites. These links are provided for convenience and informational purposes only. We are not responsible for the content, accuracy, or legality of any linked website or any products, services, or information provided through such websites.

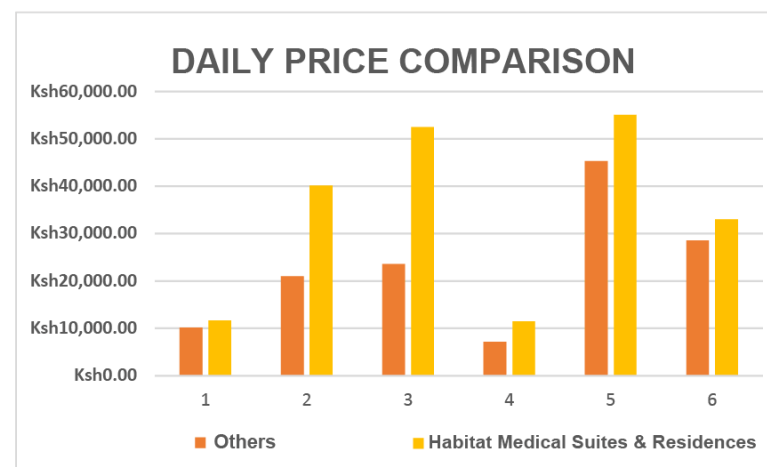
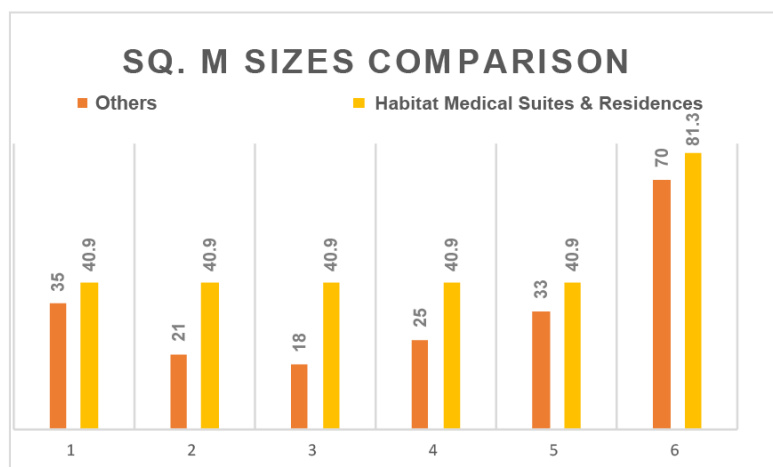
INVESTOR'S PLAYGROUND

THE MARKET

Maximizing revenue

Habitat Medical Suites & Residences is a powerful revenue generator. The bigger the spaces the higher the revenue per Sq. m

| Hotel/Apartment furnished | Size in Sq. m | Price Per Night | Nearest Habitat size in sq.m | Estimated Habitat Daily Price | Habitat is cheaper by | Habitat is Larger by |
|------------------------------------|---------------|-----------------|------------------------------|-------------------------------|-----------------------|----------------------|
| *a*assa* **tel, Ralph Bunche Rd | 35 | Ksh10,150 | 40.7 | Ksh5,500 | 46% | 14% |
| ** *er *p**ng* **, Argwings Khodek | 21 | Ksh21,025 | 40.7 | Ksh5,500 | 74% | 48% |
| Fa*r*i*w Ho** * Kenya, Bishop Rd | 18 | Ksh23,575 | 40.7 | Ksh5,500 | 77% | 56% |
| *** Guest **use, Bishop Rd | 25 | Ksh7,163 | 40.7 | Ksh5,500 | 23% | 39% |
| R*d*s*o* B*u H*t* , Elgon Rd | 33 | Ksh45,312 | 40.7 | Ksh5,500 | 88% | 19% |
| *au*el Hill ***tes, Mawensi Rd | 70 | Ksh28,542 | 81.3 | Ksh9,000 | 68% | 14% |



Disclaimer: This brochure may contain links or references to third-party websites. These links are provided for convenience and informational purposes only. We are not responsible for the content, accuracy, or legality of any linked website or any products, services, or information provided through such websites.



CAPITALIZING ON HIGH PATIENT TRAFFIC

Habitat Medical Suites and Residences.

Here, the synergy of high patient traffic and visionary investment creates a tapestry of possibilities.

Evolving Demographics and Elderly Care Demand:

Over the past decade, **the count of elderly care residences in Nairobi has witnessed an almost threefold increase.**

Looking ahead, the projection stands that the elderly population across Africa will undergo a staggering tripling, soaring from **75 million to an estimated 235 million in the next 30 years.** Source: He, W., Aboderin, I., & Adjaye-Gbewonyo, D. (2020). *Africa Aging: 2020. Report Number P95_20-1.* U.S. Census Bureau. https://www.census.gov/content/dam/Census/library/publications/2020/demo/p95_20-1.pdf

This insight is derived from a 2020 report by the United States Census Bureau. Notably, this surge is set to outpace growth rates in any other global region, rendering the consideration of care homes for elderly relatives an emerging reality for a growing number of families. He, W. (2022, April 13). *Increases in Africa's Older Population Will Outstrip Growth in Any Other World Region.* U.S. Census Bureau. <https://www.census.gov/library/stories/2022/04/why-study-aging-in-africa-region-with-worlds-youngest-population.html>

Amid this dynamic landscape, a prevailing trend emerges. With a rising demographic of parents having one or 2 children, and both offspring pursuing educational and professional endeavours abroad, there's a conspicuous challenge: an abundance of large houses with uncertain purposes. Addressing this, the proposition of establishing vibrant communities that mirror the opulent standards they are accustomed to holds distinct allure.





OUR ADDRESS

Ralph Bunche Road, Upper Hill

In light of the exceptional potential in Upper Hill, Habitat Medical Suites and Residencies emerges as the ideal location for Nairobi Hospital to establish its next healthcare facility.

This strategic move will heighten visibility & enable you to cater to the residents of Upper Hill & its surrounding areas, who may face challenges accessing your healthcare services or who require specialized medical services.



Association with Excellence

Habitat Medical Suites & Residences will be known for its commitment to excellence in design, infrastructure, and overall ambiance. Being located in such a prestigious setting automatically elevates the healthcare's image in the eyes of patients, medical practitioners, and the community.



Differentiation

A healthcare facility located in the prestigious setting of Habitat Medical Suites & Residences stands out from its competitors. It sets the healthcare facility apart from other healthcare facilities in the region, positioning it as a top choice for patients seeking the best medical care available.



Attracting High-profile Patients

Prestigious settings are often associated with attracting high-profile and influential individuals. Patients from affluent backgrounds or those seeking exclusive healthcare services may be more inclined to choose a facility situated in such an environment.



Access to High-end Resources

The prestigious setting of Habitat Medical Suites & Residences often comes with access to high-end resources, cutting-edge technology, and state-of-the-art safety measures. This enables the facility to provide advanced medical services and attract patients seeking specialized treatments.



Investment in Quality

Investing in medical suites at Habitat demonstrates the facility's commitment to providing high-quality healthcare services. It sends a message that the facility is willing to invest in top-notch facilities for the benefit of your patients.



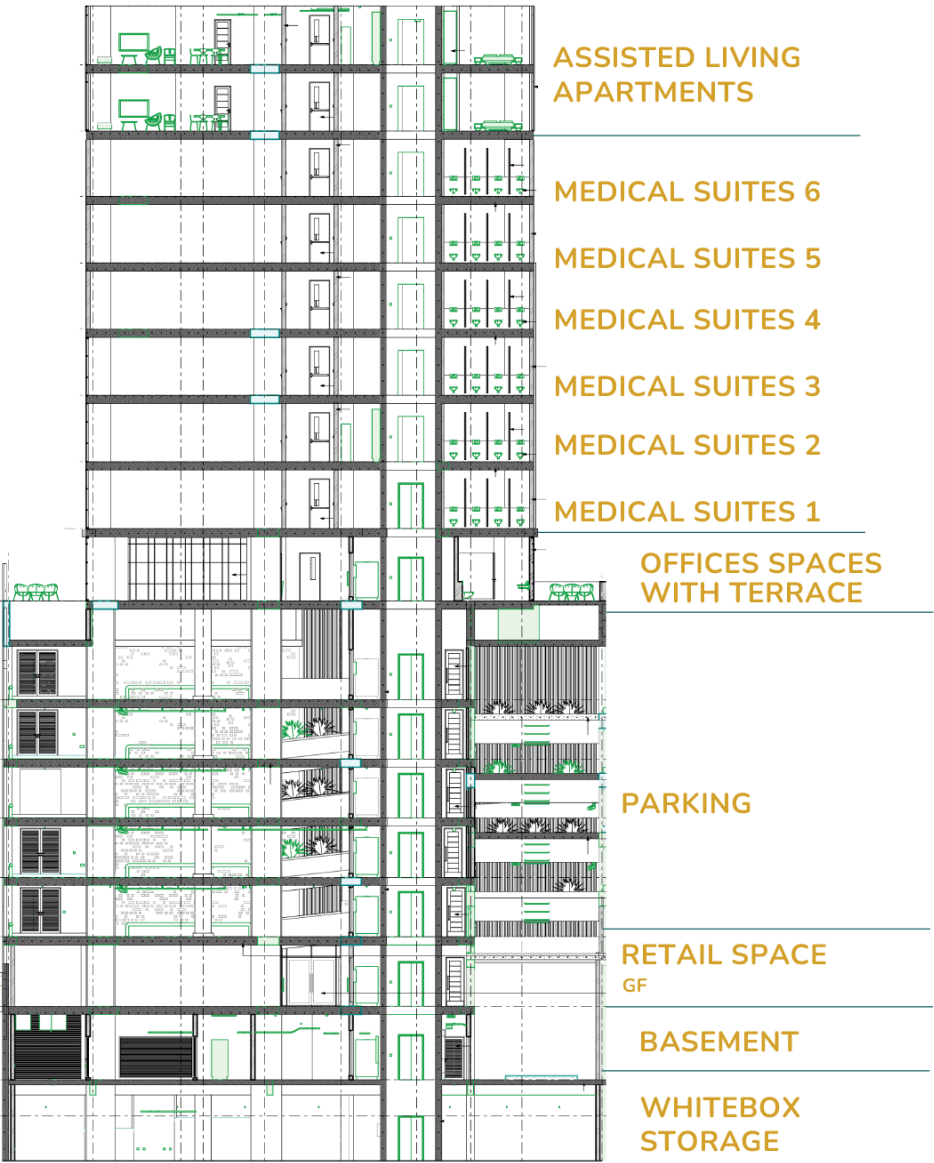
International Appeal

A prestigious setting can attract international patients seeking medical treatments abroad. It positions the facility as a reputable destination for medical tourism.

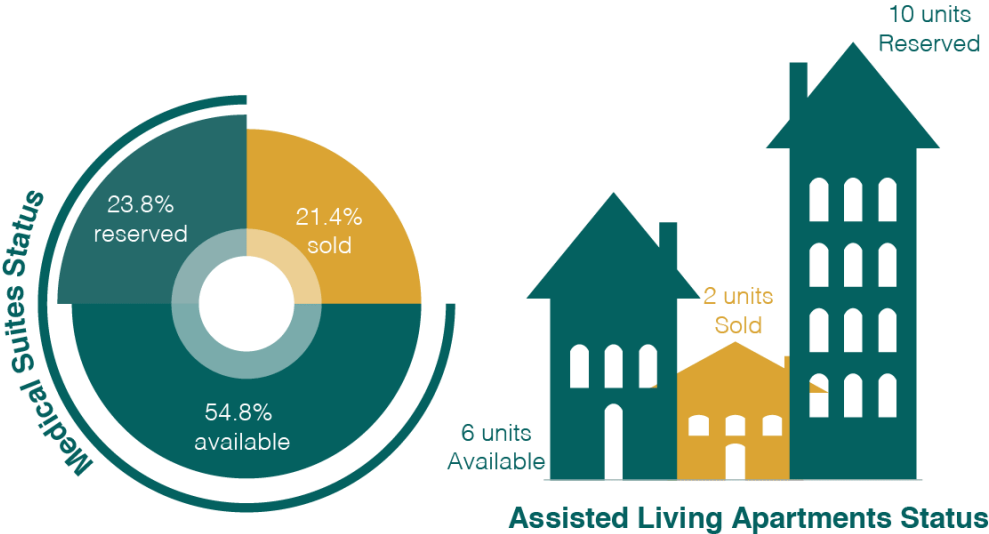
INVESTOR'S VIEW

UPDATE

Construction progress as of End of August 2023



Sale launch Date 1st August
&
As of End of August 2023



Completion Date
December 2024



54% Complete
Construction Ongoing



Optional
Mortgage Plan

PROGRESS UPDATE



OUR PRESTIGIOUS PARTNERSHIPS

Powerful Synergy:

Space Master Properties Limited's Dynamic Partnership with Prestigious Civil and MEP Contractors

Cultivating Excellence:

In the pursuit of creating an unparalleled living experience, Space Master Properties Limited has embarked on a transformative journey together with its group of companies.

Multiple projects have been completed by our prestigious partners in **Civil and Mechanical, Electrical & Plumbing Contractors (MEP)** locally & around the globe.

These collaborations represent a **fusion of expertise, innovation, and commitment**, resulting in a habitat that redefines luxury living.

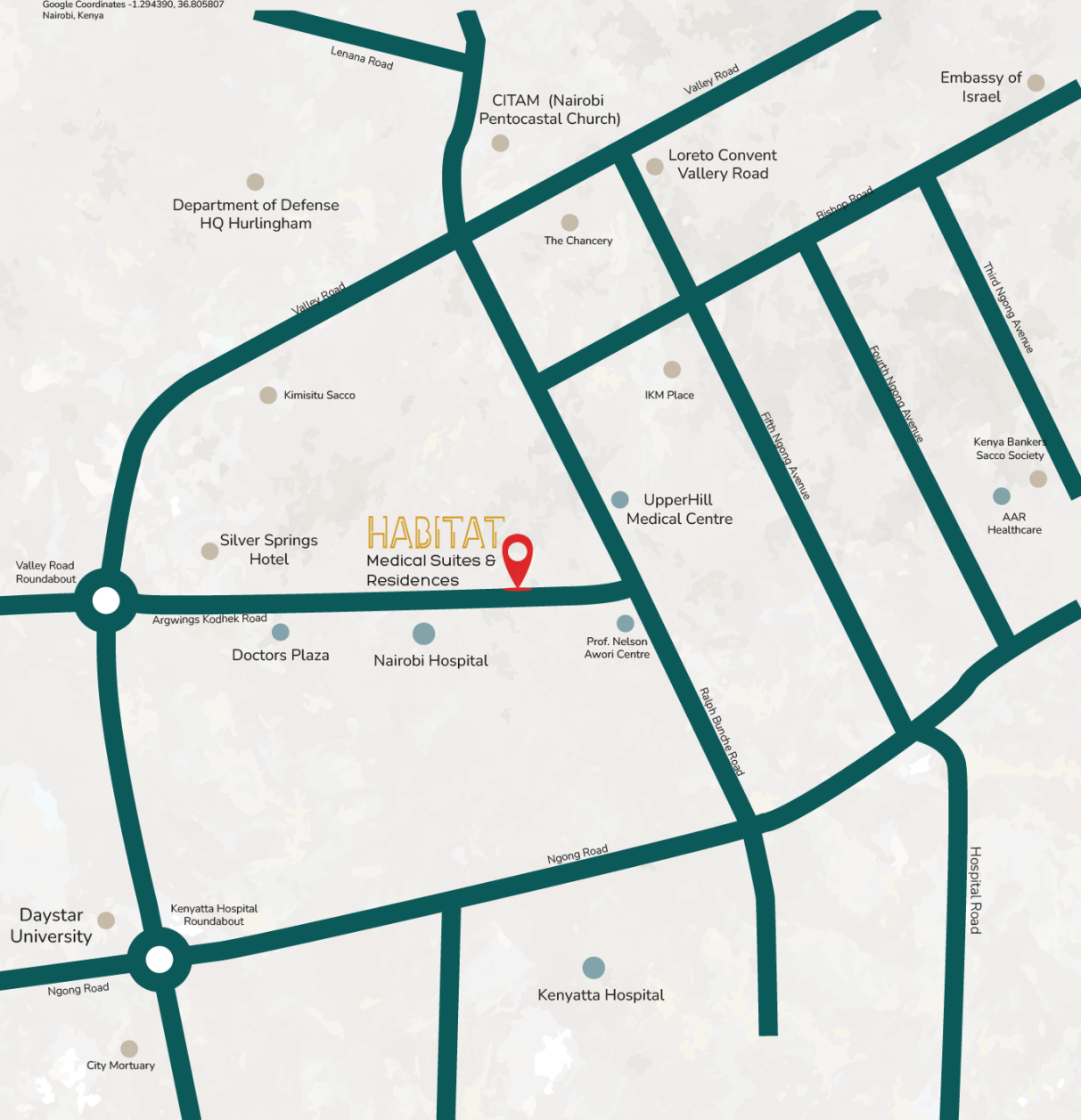
Group Of Companies:

- Masterpower Svstems Limited



N

Google Coordinates -1.294390, 36.805807
Nairobi, Kenya



Project Information

Developer: Spacemaster Properties Ltd

Architect: Design Source Ltd

Interior Designer: WhiteSky Interiors

Structural Engineer: Natacel Engineering Ltd

Service Engineer: Master Power Systems Ltd

Project Contractor: Parklane Construction Ltd

OUR

Statement!

With such an exceptional opportunity, we kindly request a meeting to discuss the feasibility and potential benefits of establishing a Healthcare Facility at Habitat Medical Suites & Residences.


Together, let us seize this moment to elevate healthcare standards and make a lasting impact on the lives of the community we serve

-Dignified living for all.



33 Parklands Road,
Opposite Impala Hotel
P.O. Box 976 – 00600
Nairobi, Kenya

 info@spacemaster.co.ke

 +254 705 976 976
+254 731 976 976

@Spacemaster limited



www.spacemaster.co.ke