



1, 2 & 3
Bedroom
Apartments
for Sale!



Welcome to

**Kitisuru Falls
Residence**

Your *Dream
Home*

By Kinsfolks Homes



Reach out to us on:

0729 444 888

Project financed by

KCB BANK

Introduction

Kitisuru Falls Residence is a serene gated community offering ultra-modern apartments. The development overlooks a beautiful natural waterfall hence the name Kitisuru Falls Residence. With breath-taking views of Getathuru Falls from the comfort of your home, each apartment has unique style with comfort, while conveying cozy family living. The design parades admirable taste inspired by the glorious surroundings

Serene Streets



The homes are less than 10 minutes from Sarit Center Westlands and UN junction – Gigiri in the traffic free road networks of Nairobi.



The development sits on approximately two acres, providing ample space with beautiful gardens for common areas.

The Residences

The residences are located in a well-developed area with very good road networks. The famous Wangige fresh produce market is less than one kilometer away. Supermarkets, Churches, Mosques and other social facilities are at close proximity.

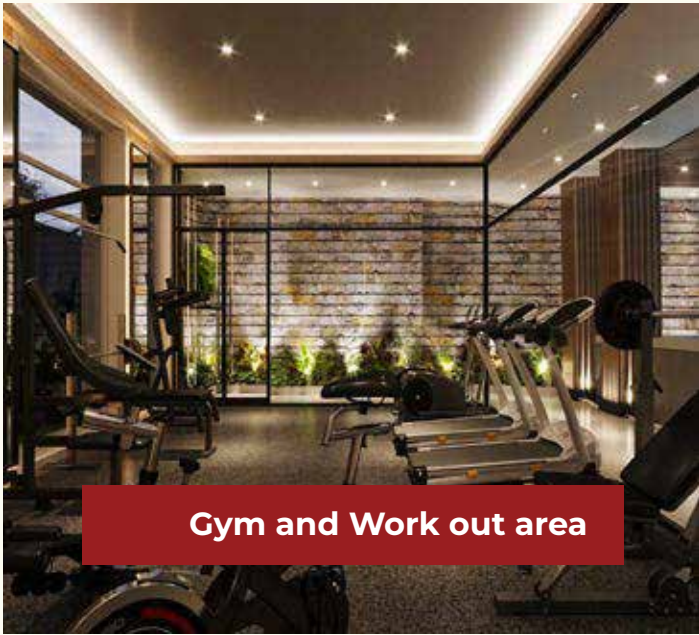
The location enjoys good infrastructure such as the Redhill Link Road going straight to Westlands and the NEW EXPRESS WAY which connect the area with JKIA and Mombasa road,

Special Features

- This is a Six-block development
- Each block is served by a high speed passenger lift.
- We have three types of apartments :-
 - 1 Bedroom with a plinth area of 605 SQFT / 55 SQM
 - 2 Bedroom with a plinth area of 836 SQFT / 76 SQM
 - 3 Bedroom with a plinth area of 1320SQFT / 120 SQM
- Open plan kitchen fitted with inbuilt MDF cabinets, granite worktops and an express breakfast area.
- All bedrooms are fitted with inbuilt MDF wardrobes.
- Master bedroom en-suite.
- High-Speed lifts
- Spacious balconies
- Servant's quarters
- High quality tiles

Special detail on design

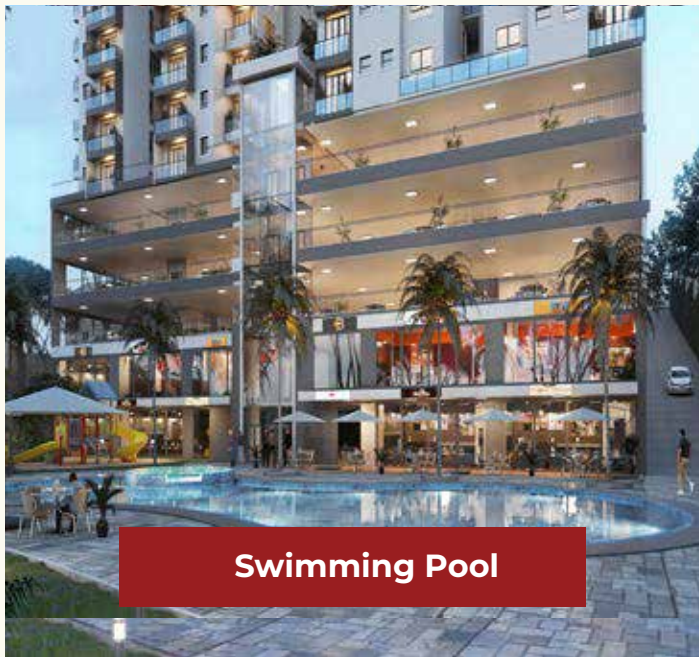




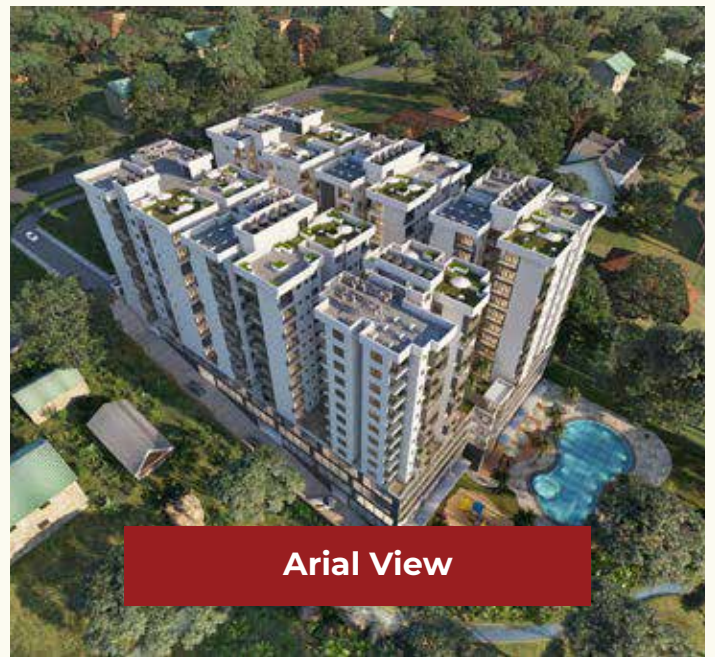
Gym and Work out area



Amazing finishings



Swimming Pool



Arial View



Green Streets



Children day-care & playground

Relaxation & Entertainment Spot

The community will be supplemented with a relaxation and entertainment spot, with all sorts of amenities, such as the swimming pool and children's play ground.



Facilities available include;

- Underground and overhead water tanks with automatically controlled pumps.
- A back-up generator
- A nature park with a very beautiful natural water fall.
- Secured perimeter wall topped with electric fence & one access steel gate
- Guard house/management office
- Centralized TV and internet connection
- Parking for all the home owners
- Gym
- Borehole Water
- Electric Fence
- CCTV surveillance
- Street lighting along the driveways
- Swimming pool
- A mega Bio digester
- Commercial Centre with a convenience store, Saloon and Barber Shop
- Business Centre with Wi-Fit
- Children day-care facility and children playground



Lounge

- High quality tiles
- Aluminium framed windows
- Solid wood Mahogany external door



Kitchen

- Ceramic Tiles on floor & walls
- Granite kitchen top
- A double bowl sink with a drain
- Low & High level MDF cabinets

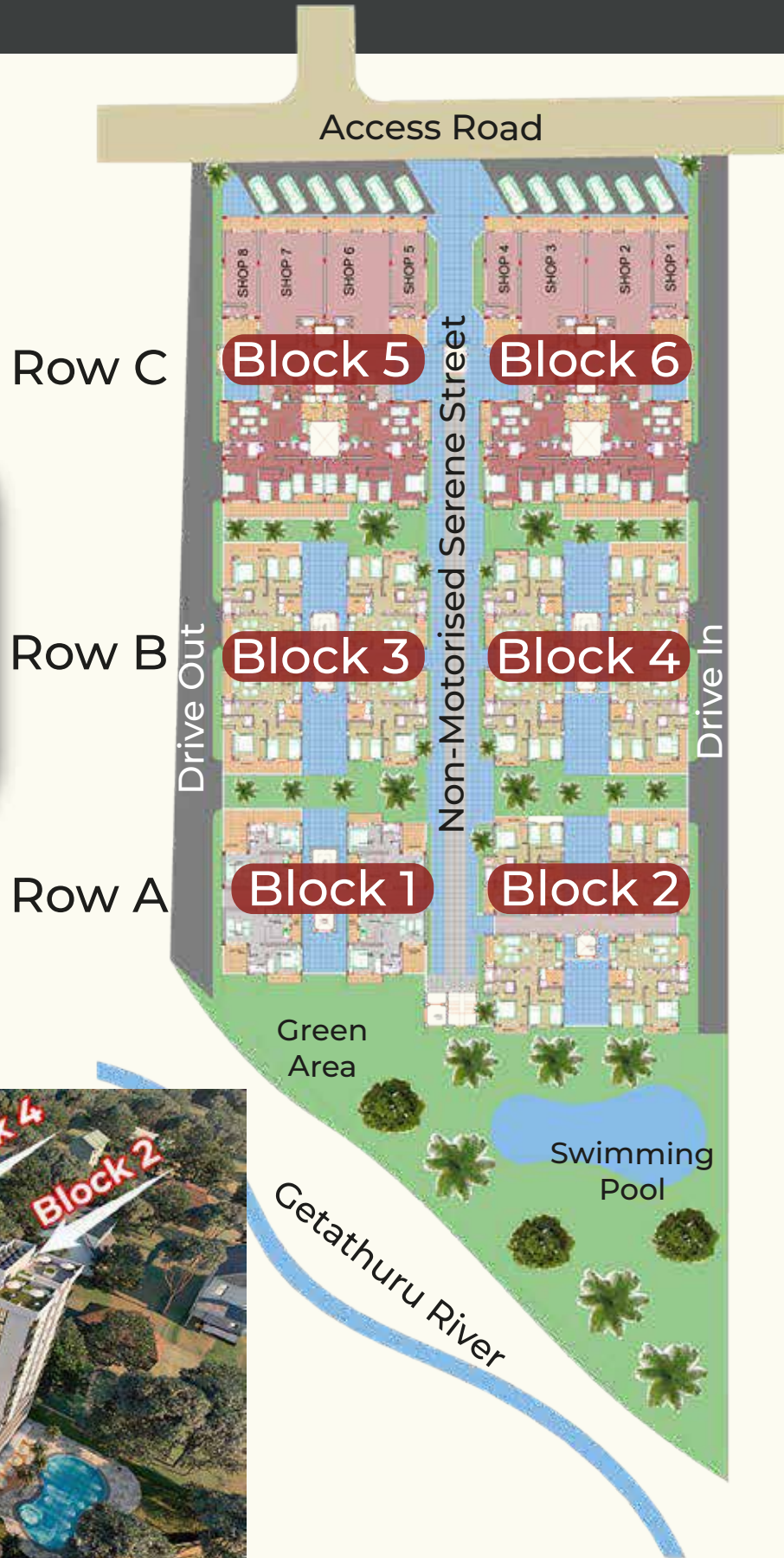


Bedroom

- High quality tiles
- MDF wardrobes & Shoe racks
- Alluminium / UPVC framed windows
- Internal embossed door

NB: Finishes customisable to your liking!

Site Plan



Key

- Block 1 - One Bedroom
- Block 2 - Two Bedroom
- Block 3 - Two Bedroom
- Block 4 - Two Bedroom
- Block 5 - Three Bedroom
- Block 6 - Three Bedroom

Aerial View



Location

The Place

→ The development is located in Kibichiku next to the glamorous New Kitisuru suburb along Getathuru road off Ngecha road and Lower Kabete Road.



Served by Traffic-free Roads!

- Nairobi Express Highway
- Redhill-Waiyaki Way Link Road
- Lower Kabete Road
- Western Bypass

Key Distances

- ⌚ 15mins from Nairobi CBD
- ⌚ 10 min from Sarit centre, Westlands
- ⌚ 2 min to Wangige Level 4 Hospital
- ⌚ 10 min to International School of Kenya
- ⌚ 10 min to Sigona Golf Club
- ⌚ 10 min to MP Shah Hospital
- ⌚ 20 minutes to JKIA
- ⌚ 9 min to Tribe Hotel
- ⌚ 9 min UN, US Embassy & Village Market
- ⌚ 5 min to New Kitisuru Shopping Mall
- ⌚ 15 min to Aga Khan Hospital
- ⌚ 5 min to Wangige Fresh Produce Market



Kitisuru Falls
Residence

The 1-Bedroom Home



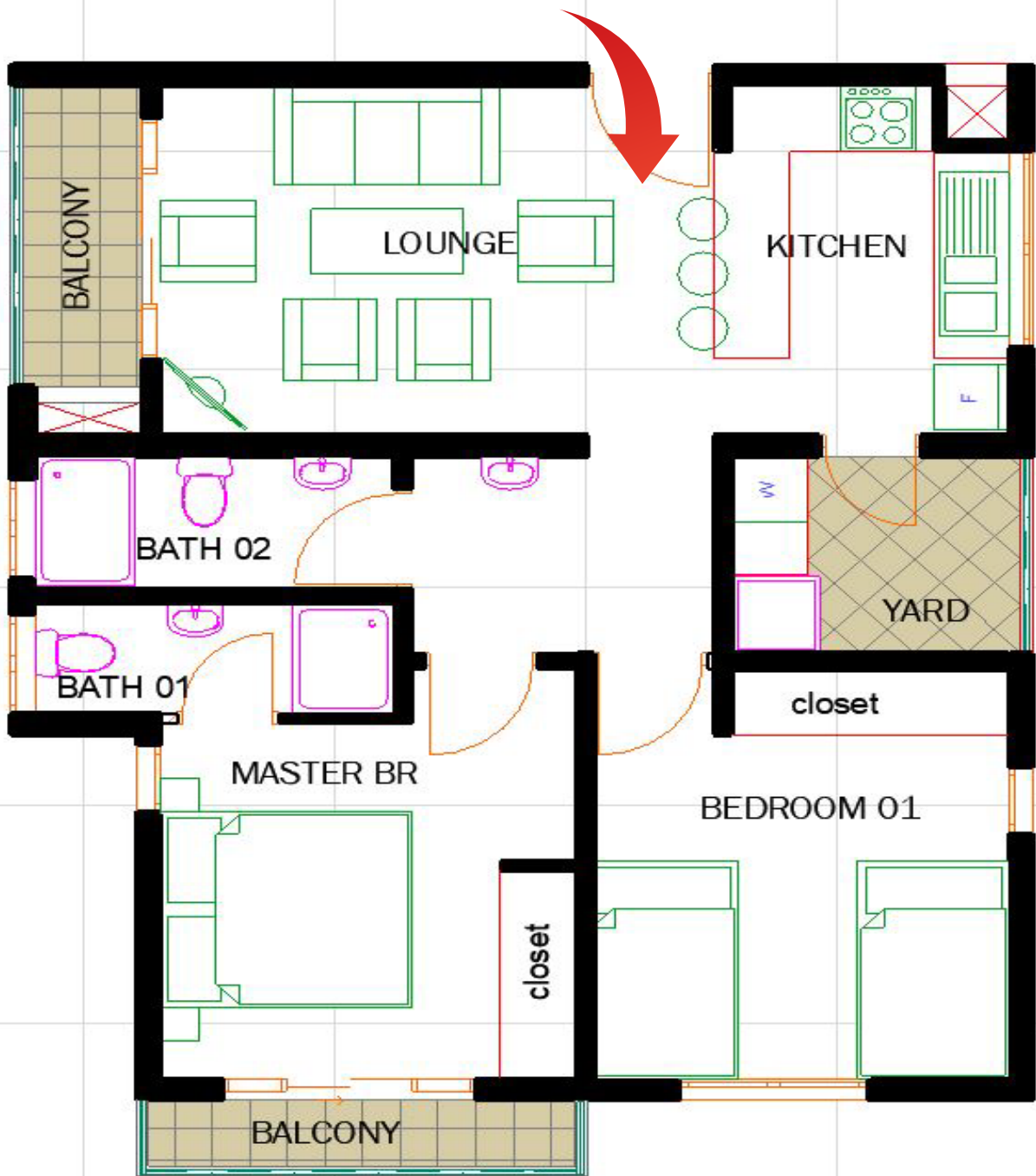
Features

- Plinth area of 55 SQM / 605 SQFT
- Spacious balconies
- Open-plan kitchen
- Utility area
- Wardrobes
- High-speed Lifts

Price

- 6,500,000 Ksh
- 20% Deposit; 1,300,000 Ksh or as agreed by both vendor and client
- The rest to be paid on or before completion in monthly installments

The 2-Bedroom Home



Features

- Plinth area of 76 SQM / 836 SQFT
- Master bedroom Ensuite
- Open plan kitchen
- Utility area
- Wardrobes
- Spacious balconies
- High-speed Lifts

Price

- 8,000,000 Ksh
- 20% Deposit; 1,600,000 Ksh or as agreed by both vendor and client
- The rest to be paid on or before completion in monthly installments

The 3-Bedroom Home



Features

- Plinth area of 120 SQM / 1320 SQFT
- Master bedroom Ensuite
- DSQ
- Open plan kitchen
- Utility area
- Wardrobes
- Spacious balconies

Price

- 12,000,000 Ksh
- 20% Deposit; 2,400,000 Ksh or as agreed by both vendor and client
- The rest to be paid on or before completion in monthly installments

How to Buy



Application Form

Kes. 100,000 for booking the unit and for data collection to help in preparation of offer letter and sales agreement.



Offer letter

Offer letter is prepared by vendor with terms of purchase.



Sales Agreement

On execution of the sales agreement, deposit is paid by the client.



Payment Plan

As agreed by both the client and the vendor.



Completion

As clearly stated in sales agreement.



Payment Dates

20% on execution of sales agreement or as agreed by both parties

Monthly installments or as agreed by both vendor and client

A LEGACY OF EXCELLENCE

Redhill Villas

Nestled in the diplomatic heart of Nairobi, Redhill Villas stands as a testament to our legacy of excellence. This serene gated community, gracefully spread over 5 expansive acres off Limuru Road, embodies the epitome of sophisticated living.

Prime Location

Situated in the diplomatic zone, Redhill Villas neighbors prestigious institutions such as the UNEP headquarters and the US Embassy, creating a distinguished environment. The surrounding area is undergoing a transformative shift from agricultural landscapes to exclusive gated communities, with notable neighbors including River Edge, One Red Hill Estate, and Redhill Heights.

Connectivity and Infrastructure:

Benefiting from excellent infrastructure, Redhill Villas is strategically located near major transport arteries, including the Northern Bypass leading straight to JKIA, Thika Road Superhighway, Southern Bypass, and the Great North Road. This ensures seamless connectivity for our residents.

Diverse Dwelling Units:

Comprising 32 homes, Redhill Villas offers two distinct types of dwelling units, accommodating the diverse lifestyles of our discerning homeowners. Each home, gracefully situated on approximately 1/8 of an acre, provides a harmonious blend of space and meticulously landscaped gardens.

Shared Facilities and Amenities:

Within this exclusive community, residents enjoy shared amenities that enhance their quality of life. A borehole ensures a continuous water supply, an electric fence provides security, and CCTV surveillance offers peace of mind. Illuminated driveways, a sparkling swimming pool, a bio-digester, a community center, and a nature park with a jogging track contribute to a lifestyle of luxury and wellness.

Proximity to Key Establishments:

Redhill Villas is strategically located near renowned establishments such as Sovereign Suites Hotel, the Mega Two Rivers Shopping Mall, and the Limuru & Windsor Golf & Country Club. The presence of esteemed educational institutions including Loreto High (Limuru) and the International School of Kenya (ISK) further enriches the surrounding area.

In the wake of Redhill Villas' success, our legacy of excellence continues to thrive. We take pride in having created not just homes, but a living experience that is unparalleled. This legacy is not merely etched in structures but in the stories, memories, and lifestyles of those who call Redhill Villas home.





Redhill Villas is a serene estate surrounded by ochre valleys all round. Viewed from Limuru Road, you see the brown beautiful roofs and the greenery amongst the villas. I like the spacious villas and the wide open spaces which ensure flow of cool breezes. Taking a walk in the estate is always such a pleasant feeling. The villas are no doubt very beautiful. They have beautiful styles and finishes for everyone's taste. Living in Red Hill Villas is like Living in the village and town at the same time as there is infrastructure for modern living and a rustic feeling of a rural set up at the same time which makes it such a nice place to live.

Moses Karuga, Homeowner-Redhill Villas





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**Mortgage
Partners:**



Construction Financed by:



S&L MORTGAGES

Particulars Not Warranted

A Project by:

**KINSFOLK
LIMITED**