



FANISI

Tigoni View

Powered by

DIASPORA HOUSING LTD



NOVEMBER 2024
Newsletter

-Delivering to Diaspora-

CONTENT

Fanisi Tigoni View *Progress*



NOVEMBER 2024 PROGRESS

*Capturing the casting of the
final slab .*

ROOFTOP SLAB

INTERIOR FINISHES PROPOSALS

*Investors are encouraged to
window-shop our finishes and
interior options*





Structural Works Completion - 1 Section Remaining

The structural works for Fanisi Tigoni View are progressing smoothly, with the majority of the work now complete. As of the latest update, only one section remains to be finalized.

The construction team has adhered to the planned timeline, ensuring that all foundations, walls, and roofing elements meet the highest standards of quality and safety. We are confident that the remaining section will be completed within the set timeframe, ensuring that the overall project is on track for delivery.

This completion marks a significant milestone, demonstrating the efficiency and dedication of the team working on the development. Investors can look forward to a fully developed, structurally sound property that reflects our commitment to excellence in every phase of the project.





Drone View of Rooftop at Fanisi Tigoni View

This aerial shot captures the completed sections of the rooftop at Fanisi Tigoni View, highlighting sections 1, 2, 3, 6, 7, 8, 9, and 10, which are now fully completed. The drone view also provides a clear look at the ongoing structural work, with sections 6 and 7 scheduled to be cast on the 13th of December.

In addition, the drone footage showcases the progress on the water tank towers, currently under construction, which are a crucial part of the site's infrastructure. This comprehensive view gives a detailed perspective on the project's progress, demonstrating the team's commitment to timely and quality construction.





Construction Milestone: Completion of Casting for Sections 1, 2 & 3

Casual workers performing casting work on Sections 1, 2, and 3 at Fanisi Tigoni View, marking the successful completion of this phase of construction on December 2, 2024.

This milestone brings us closer to delivering modern homes with premium amenities in Ruaka.





Steel Work
Preparation for
Casting of
Sections 4 & 5
at Fanisi Tigoni
View

rooftop slab

Steel work is now underway in preparation for casting Sections 4 and 5 at Fanisi Tigoni View. This crucial step will complete the structure, with casting scheduled for December. The progress marks a key milestone in the construction of this development, bringing us closer to the final stages of the project.





Water Tower Formwork

The water tower formwork is progressing at Fanisi Tigoni View, a key step in ensuring reliable water supply for the development.

This work is taking place alongside the ongoing rooftop construction, marking significant progress in the project's infrastructure.





Greenery and Landscaping Progress

The image captures the flourishing greenery within the project, showcasing a beautifully maturing garden with blooming flowers, thriving trees, and vibrant shrubs.

The fully constructed perimeter wall enhances security and privacy while contributing to the overall tranquility of the environment. A nearby footpath complements the landscape, providing residents with a serene and accessible outdoor space.

This focus on greenery and landscaping aligns with our commitment to sustainable development goals, fostering a healthy and eco-friendly environment for the community.





Image 1 (Northern Bypass View):

Side elevation of Fanisi Tigoni View from the Northern Bypass, highlighting the development's accessibility from both major roads.



Image 2 (Western Bypass View):

Side elevation of Fanisi Tigoni View from the Western Bypass, showcasing its strategic position along the route



side elevation

Dreams coming into reality



A Glimpse of 100 Units at Fanisi Tigoni View: From Drawings to Reality



This view showcases the 100 units at Fanisi Tigoni View, now fully implemented as per the architectural drawings.

The vision is being realized, with the promise of a high-quality diaspora estate coming to life.

This development represents a significant milestone in delivering exceptional homes for the diaspora community.

First 100 Units for the Diaspora - *Delivering to Diaspora*



100 Units and Prime Land for the Diaspora at Fanisi Tigoni View

The first 100 units at Fanisi Tigoni View are now nearing completion, and the company is working to secure additional nearby land to ensure the area will be fully owned by the diaspora. The location is in high demand due to its proximity to key diplomatic zones, including the UN offices and Two Rivers Mall.

With keys set to be handed over in 2025, this project offers a great opportunity for high returns on investment. Connect with the company today to explore future investment opportunities.



Smart Investment!




The image highlights the rooftop designed to feature solar panels, a fully equipped gym, clothlines, and common spaces. Residents will enjoy stunning views of the Tigon Tea Plantation, enhancing the overall experience of this vibrant community.



PROPOSED FANISI TIGONI VIEW APARTMENTS PHASE 1
 PERIOD (OCTOBER 2024-FEBRUARY 2025)

PROGRAM OF WORKS

MILESTONE	DURATION	OCT'24				NOVEMBER'24				DECEMBER'24				JANUARY'25				FEBRUARY'25			
		WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4	WK1	WK2	WK3	WK4			
Roof slab structural works and casting, Sec 8.9,10.	Planned																				
	Actual																				
Roof slab structural works and casting, Sec 1.1,2,3.	Planned																				
	Actual																				
Roof slab structural works and casting, Sec 4.5.	Planned																				
	Actual																				
Walling.	Planned																				
	Actual																				

LEGEND:	
	Planned Duration
	Actual Duration
	Delay Risk

Keen for handover!



We are on track
to have the
keys ready
soon!

#Delivering To Diaspora

Interior Finishes



Finishes projection for both premium Finishes & standard Finishes



PREMIUM FINISHES



3 bedroom apartment

	ITEMS	ESTIMATED COSTS
1	SOFA SET (SECTIONAL OR 3-SEATER + ARMCHAIRS)	Ksh350,000.00
2	DINNING SET, TABLE MATS OR RUNNERS	Ksh100,000.00
3	REFRIGERATOR	Ksh150,000.00
4	MICROWAVE	Ksh50,000.00
5	INBUILT COOKTOP (GAS OR INDUCTION)	Ksh150,000.00
6	WASHING MACHINE (OR WASHER-DRYER COMBO)	Ksh50,000.00
7	TV STAND OR CONSOLE UNIT FLAT-SCREEN TV	Ksh120,000.00
8	BED FRAME WITH MATTRESS (QUEEN OR KING FOR MASTER; BEDSIDE TABLES WITH LAMPS)	Ksh250,000.00
9	2 SMALL BED- TWIN OR FULL	Ksh200,000.00
10	CURTAINS OR BLACKOUT BLINDS	Ksh150,000.00
11	COFFEE TABLE	Ksh50,000.00
12	* WAINSCOTING * UTENSILS * WALL DECORS &ARTS * INDOOR PLANTS (REAL OR ARTIFICIAL) * DRESSING TABLE (OPTIONAL) * SHOWER CURTAIN OR GLASS ENCLOSURE * OUTDOOR CHAIRS OR SOFA	Ksh700,000.00
	TOTAL ESTIMATES	Ksh2,320,000.00



**AIRBNB
&
LUXURY**



STANDARD FINISHES

3 bedroom apartment

	ITEMS	ESTIMATED COSTS
1	SOFA SET (SECTIONAL OR 3-SEATER + ARMCHAIRS)	Ksh150,000.00
2	DINNING SET, TABLE MATS OR RUNNERS	Ksh80,000.00
3	REFRIGERATOR	Ksh80,000.00
4	MICROWAVE	Ksh50,000.00
5	INBUILT COOKTOP (GAS OR INDUCTION)	Ksh150,000.00
6	WASHING MACHINE (OR WASHER-DRYER COMBO)	Ksh50,000.00
7	TV STAND OR CONSOLE UNIT FLAT-SCREEN TV	Ksh80,000.00
8	BED FRAME WITH MATTRESS (QUEEN OR KING FOR MASTER; BEDSIDE TABLES WITH LAMPS)	Ksh150,000.00
9	2 SMALL BED- TWIN OR FULL	Ksh120,000.00
10	CURTAINS OR BLACKOUT BLINDS	Ksh80,000.00
11	COFFEE TABLE	Ksh30,000.00
12	<ul style="list-style-type: none"> * UTENSILS * WALL DECORS &ARTS * INDOOR PLANTS (REAL OR ARTIFICIAL) * DRESSING TABLE (OPTIONAL) * SHOWER CURTAIN OR GLASS ENCLOSURE * OUTDOOR CHAIRS OR SOFA 	Ksh400,000.00
	TOTAL ESTIMATES	Ksh1,420,000.00



Three bedroom layout



Your home awaits!



Three bedroom layout



Your home awaits!



Your home awaits!

Interior Finishes



Proposed **food pantry setup**

Your home awaits!

Interior Finishes



Proposed **wooden partition**

Your home awaits!

Premium Interior Finishes



Proposed **wainscoating finishes**

Your home awaits!

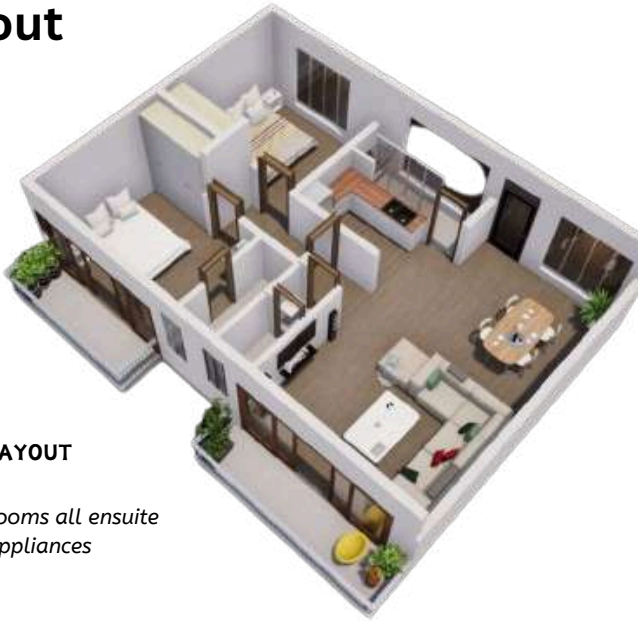
Premium Interior Finishes



Proposed kitchen island featuring
downlighters and a countertop.

Two bedroom layout

The plan



TYPICAL FLOOR PLAN THE 2 BEDROOMS APARTMENT LAYOUT

Each apartment has 2 sizeable bedrooms all ensuite
Open plan Kitchenette with inbuilt appliances
An extra guest washroom
Total space is 90sqM
The total number of units is 40 per block



- 3 washrooms
- All en-suite
- 90 sqM

Three bedroom layout



The plan



**TYPICAL FLOOR PLAN
THE 3 BEDROOMS APARTMENT LAYOUT**

*Each apartment has 3 sizeable bedrooms all ensuite
Open plan Kitchenette with inbuilt appliances
An extra guest washroom
Total space is 115sqM
The total number of units is 60 per block*

- 4 washrooms
- All en-suite
- 115 sqM

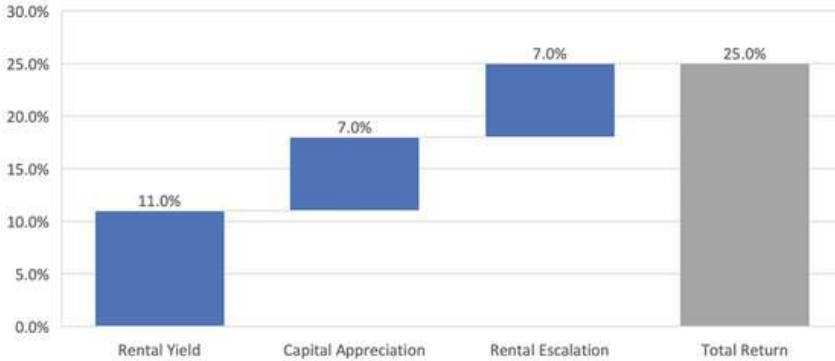


The master plan



Our master plan includes Phases 1, 2, 3, 4, and 5, creating a diaspora estate in development. We are committed to delivering each phase methodically, ensuring quality and attention to detail at every step.

RETURN ON INVESTEMENT



25^{ROI}
7%

Monthly estimates of a rental unit

- 2 bedroom = Ksh 65,000 per Month

	Purchase price	Payment plan	Monthly return	Yearly Return
2 BEDROOM	KSH 8,000,000	Pay 20% = KSH 1.6M balance in 12 months	Ksh 65,000	ksh 780,000

Ways of making money after project completion



**RENTING OUT
UNFURNISHED**



**SERVICED
ACCOMODATION**



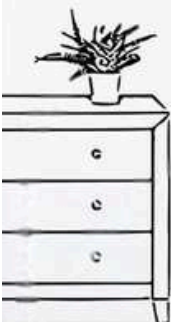
AIR BNB



**SPECULATION
RESELLING**



Invest in the **FUTURE !**





Celebrate This Christmas with Diaspora Housing!

The festive season is here, and at Diaspora Housing, we're spreading the cheer with an incredible Christmas offer! For each of our three developments, unwrap a Ksh 500,000 discount off the original price—our gift to you this holiday season.

Hurry! This Christmas deal is valid until 31st December 2024. Celebrate the season of giving with Diaspora Housing.



FANISI
Tigoni View

🇰🇪 Hello **DECEMBER**

🎄 **Enjoy Our Christmas Offer!** 🎄 Fanisi Tigoni View is perfect for **families, Airbnb, and rentals**, thanks to its strategic location near **Two Rivers and UNEP** in Nairobi's diplomatic zone.

Amenities

- 2 & 3 Bedroom All-En-suite Apartments
- Open-Plan Kitchen | Two (2) Lounges
- Lift | Gym | BBQ | Swimming Pool
- Intercom System

KSH 500,000 OFF
Valid till Dec 31st

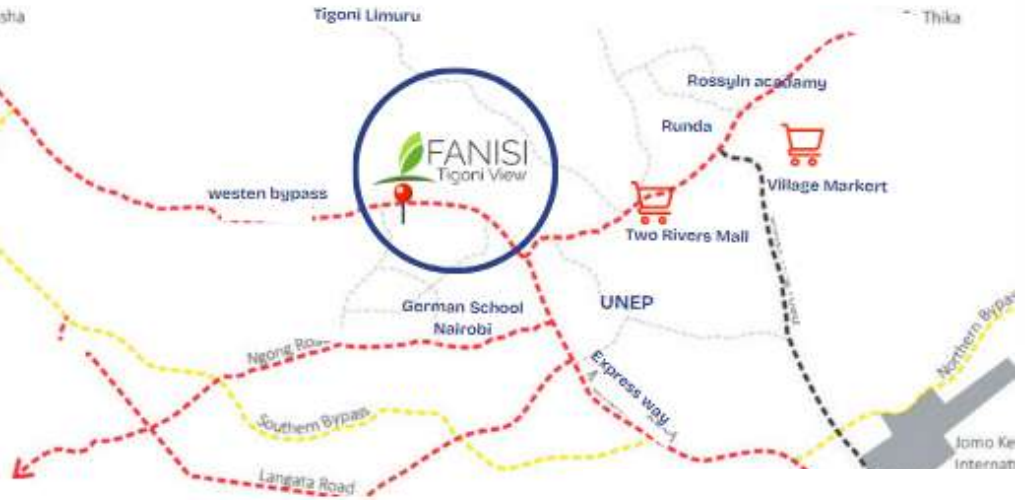
CHRISTMAS SPECIAL

📧 sales@diasporahousing.co.ke | www.diasporahousing.co.ke

Showhouse ready!



Remarkable Value, Unbeatable Location



LOCATION ADVANTAGE

- 30-minute drive to JKIA
- 20 mins to CBD
- 5 minutes to Two Rivers Mall
- 10 minutes to the village market
- 10 mins to the UNEP headquarters at Gigiri
- 5 mins from the radius declared as a diplomatic zone



NEARBY INTERNATIONAL SCHOOLS

- German & french school
- Rosslyn Academy
 - German School Nairobi (Deutsche Schule Nairobi)
 - International School of Kenya (ISK)
 - SABIS International School - Runda
 - Braeburn School Garden Estate



Hospitals nearby

- Garden Specialist Hospital
- Gertrude's Children's Hospital
- MP Shah Hospital
- Aga Khan University Hospital



Get to explore our projects
subscribe to our monthly
newsletters today
visit

www.diasporahousing.co.ke



SUBSCRIBE



*Scan to create
tangible wealth*

Talk to us +254 714 794 907

Email: sales@diasporahousing.co.ke

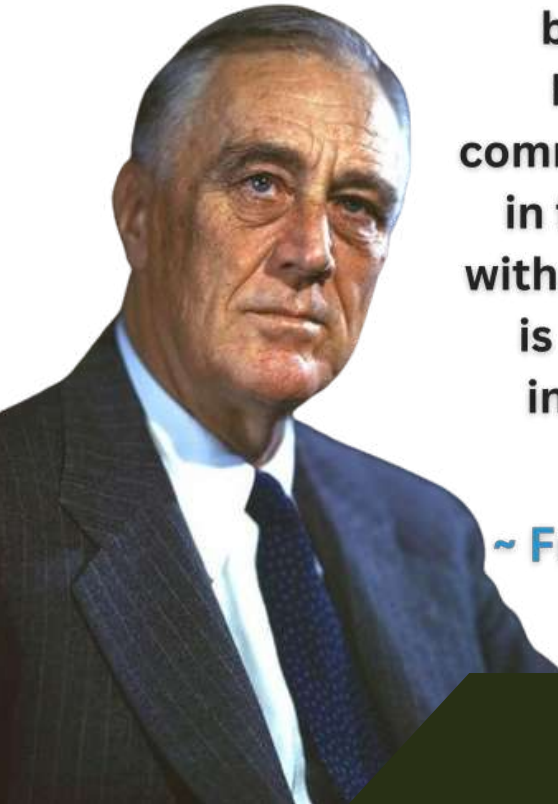
Visit: www.diasporahousing.co.ke



**Real estate cannot be
lost or stolen, nor can it
be carried away.**

**Purchased with
common sense, paid for
in full and managed
with reasonable care, it
is about the safest
investment in the
world.**

~ Franklin D. Roosevelt



DHML Housing



dhml_housing



DHML_Housing