

May 2024

Newsletter

A project by

Diaspora housing



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-Delivering to Diaspora-



Front elevation

Dreams coming into reality





Casting slab for sections 1, 2, and 3.

Workers are preparing the cement to feed into the hoist machine in readiness for casting.



Recent concreted slab sections 1,2 &3



Formwork & beam at section 4 & 5



Columns to 9th floor at section 1,2,3,4,5,6 & 7



Green spaces are
experiencing
excessive
blossoming
during this rainy
season.





Perimeter wall featuring marble
signage.





Turning dreams into reality through professional expertise, ensuring a strong and sturdy building for our clients.





Stone walling is being installed on the nearly completed structure of Phase I of the project



Your home is situated right next to the Western Bypass,
surrounded by all conveniences.



May Work Shedule

Section 4 & 5

March Activities	Duration	Start	End
SLAB REINFORCMENT	6 DAYS	12/MAY	18/MAY
SERVICES	2 DAYS	18/MAY	19/MAY
SLAB CONCRETING	1 DAY	22/MAY	22/MAY
SETTING OUT KICKERS	2 DAYS	23/MAY	24/MAY
STEEL REINFORCMENT TO COLUMNS	2 DAYS	25/MAY	26/MAY
CASTING OF COLUMNS	6 DAYS	26/MAY	1/JUNE



**Elevated
Living
experience.**

**The promise is still
on: delivering to the
diaspora with
excellence**





Spacious dining, open-plan kitchen, and lounge areas with wainscoting and modern finishes.



Amenities at



- All en-suite & a fully fitted kitchenette Spacious dining, open-plan Kitchen and lounge areas.
- Green spaces & heated swimming pool.
- Kids bounce and play area.
- High-speed elevators with a backup generator. Solar panels, and smart home finishes with security scans.
- Modern & fully equipped gym.
- Security enhanced area with further security personnel.
- Perimeter wall, rooftop barbecue, and lounge area. Ample parking & daily site visits.



Three bedroom layout



The plan

Two bedroom layout



LOCATION ADVANTAGE

Walk to your amenities.

Your home is strategically located amidst all conveniences. Just moments away, indulge in a shopping spree at nearby malls, including East Africa's largest, Two Rivers Mall.

These malls are part of a designated diplomatic zone, ensuring both convenience and promising high returns on investment in both Airbnb and rentals.

Experience the perfect blend of comfort, high return on investment, and convenience at our projects!



SHOPPING MALL

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



SCHOOLS NEARBY

German & french school

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

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

HOSPITALS NEARBY



Latest Development within the area

1. Petrol station

Just a 3-Minute Walk
Away from Fanisi Tigoni
View project



Benefits to Investors

- **Convenience:** This will provide residents with easy access to fuel for their vehicles, reducing the need to travel long distances for refueling.
- **The potential of KFC and Pizza Inn eateries in the area:** Rapid growth of the area will attract restaurants and eateries such as Pizza Inn and KFC.
- **Emergency access:** This will be crucial in emergencies or urgent situations requiring fuel.
- **Increased property value:** This will increase the attractiveness of nearby properties to potential buyers or renters.
- **Community hub:** This will create a community gathering spot, offering convenience stores, and car wash services.

Latest Development within the area

2. MAGUNAS SUPERMARKET



Your home is just 3 mins
walk to Magunas mall



Economic Zone

TWO RIVERS MALL
Just an 5-Minutes
Drive Away

What implications does the gazettement of Two Rivers as a Private Services-Focused Special Economic Zone (SEZ) have for residential investments within the development?

The gazettement by the CS Ministry of Trade and Investment (on 14th June 2023) of 64 acres of the 106-acre Two Rivers development as a special economic zone, specifically targeting private service businesses, is significant. This 64-acre territory has been zoned and named the “Two Rivers International Finance and Innovation Centre (TRIFIC).”

With the establishment of TRIFIC, we anticipate an influx of enterprises taking up commercial spaces, leading to an increase in the number of local and expatriate staff working within the development. Given the live-work-play concept already established around the Two Rivers ecosystem, a significant percentage of this workforce is likely to opt to reside within the development to reduce commute times and enjoy the convenience and superior amenities available.

This development is expected to result in several outcomes:

1. High demand for rental units across the spectrum, including high-end, mid-market, and affordable housing.
2. Increased likelihood of earning rental income denominated in dollars, as global firms paying their staff in USD seek to establish within TRIFIC.
3. Above-market rental yields (potentially double-digit) as demand for rental units gradually increases.
4. Increased value of residential homes due to capital appreciation.
5. Increased selling price for homes in the construction pipeline.

How can residential investors take advantage of this opportunity?

- Consider purchasing additional properties within the surrounding areas of Two Rivers Mall to benefit from passive rental income and capitalize on significant value appreciation upon resale in the open market.

We are just minutes away from Two Rivers Mall, from the already gazetted economic zone. This proximity positions our clients to benefit from the economic activities and increased demand for residential properties in the area.





Anticipated Surge in Housing Demand: UNFPA Staff Relocation to Nairobi's Diplomatic Zones

The UNFPA's announcement regarding the relocation of staff to Nairobi is expected to significantly increase the demand for housing in the Green and Blue Diplomatic Zones. This move, which involves relocating approximately one-quarter of the New York Headquarters employees to Nairobi by 2027, will begin with around 2,000 employees moving by July 2025.

With the current diplomatic community in Gigiri, consisting of over 20 embassies, along with the existing UN workforce and the anticipated influx of employees from the Two Rivers International Financial and Innovation Centre, there is likely to be a surge in housing demand in the next 1-2 years in the surrounding of UN.

This announcement coincides with the completion of more than 700 additional residential homes around the UN by the time the first group of staff relocates. This presents an attractive opportunity for rental return for our property investors.

For more information, please visit: www.shorturl.at/biz15

Economic Zone



Village Market Just an
8-Minute Drive Away



UPCOMING EVENT -IN MAY

DIASPORA HOUSING
MANAGEMENT LIMITED



Delivering to Diaspora



Fanisi Apartments

LOOKING FOR A PRIME PROPERTY INVESTMENT IN
KENYA?

Do not Miss the **PROPERTY SHOWCASING** by
DIASPORA HOUSING COMPANY

VENUE: JESUS RESTORATION CENTER

93 KINGSLEY ROAD HOUNSLOW , TW3 4AH

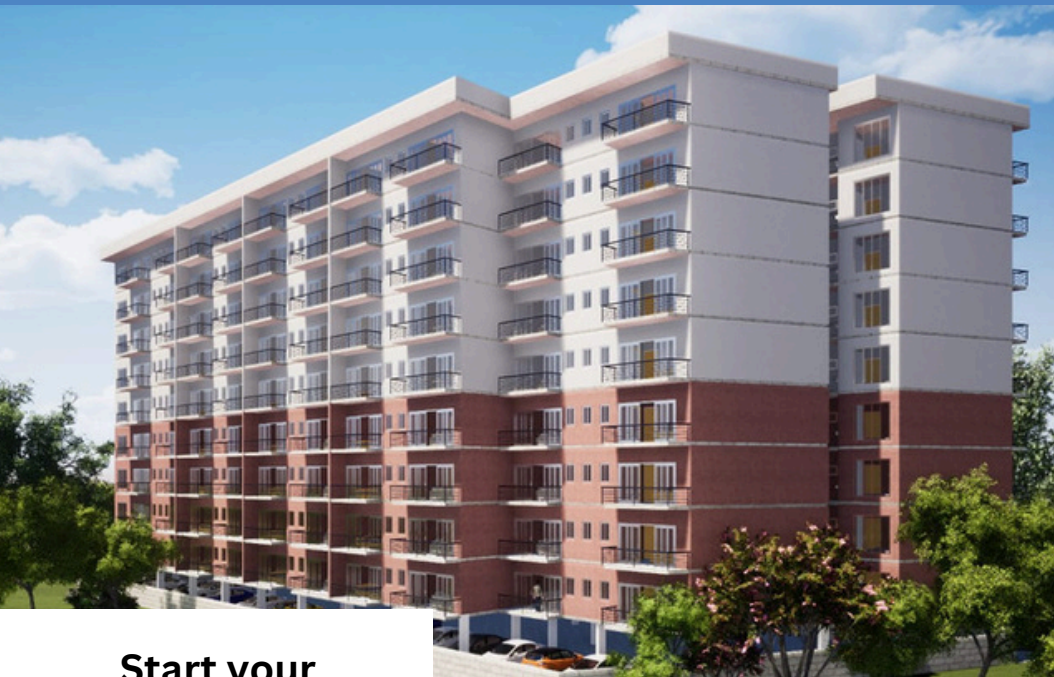
DATE: 26th May 2024

TIME: 12:00 PM (UK TIME)

CONTACT **BISHOP KASUVU**
FOR MORE INFO

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