



PRIME RESIDENTIAL LAND FOR SALE

L.R NO. 7716/52 (ORIGINAL NUMBER 7716/44)

**ALONG MAGNOLIA CLOSE OFF LIMURU
ROAD, ROSSLYN, NAIROBI, KENYA**

SALE PARTICULARS



PROPERTY FACT SHEET



PROPERTY DETAILS/FACTS



Location: The property is located within the affluent neighborhood of Rosslyn along Magnolia Close 150 meters off Limuru Road opposite The Australian High Commission, Rosslyn Area, within Nairobi City County. The property is in close proximity to several United Nations offices, foreign embassies and consulates including The Australian High Commission, The American Embassy, The US Embassy Consulate, Cameroon Consulate among others. It is also in close proximity to some of the prime, well established and landmark shopping centers in East Africa including Village Market, Two Rivers, Rosslyn Riviera, Sarit Center among others. The neighborhood boasts of 5-Star Hotels, International schools and other recreational attractions like Sigiria Karura Forest. The property borders the newly completed Rosslyn Grove that houses the American Embassy staff.

The Property : The property is vacant. The boundaries are partly open partly marked by a seasonal river on the north eastern side .

Total Area: 11.73 acres approximately

Zoned User: Residential

Titles:
This a freehold property (fee simple)

Services:
Mains electricity and water is available in the neighborhood for connection.

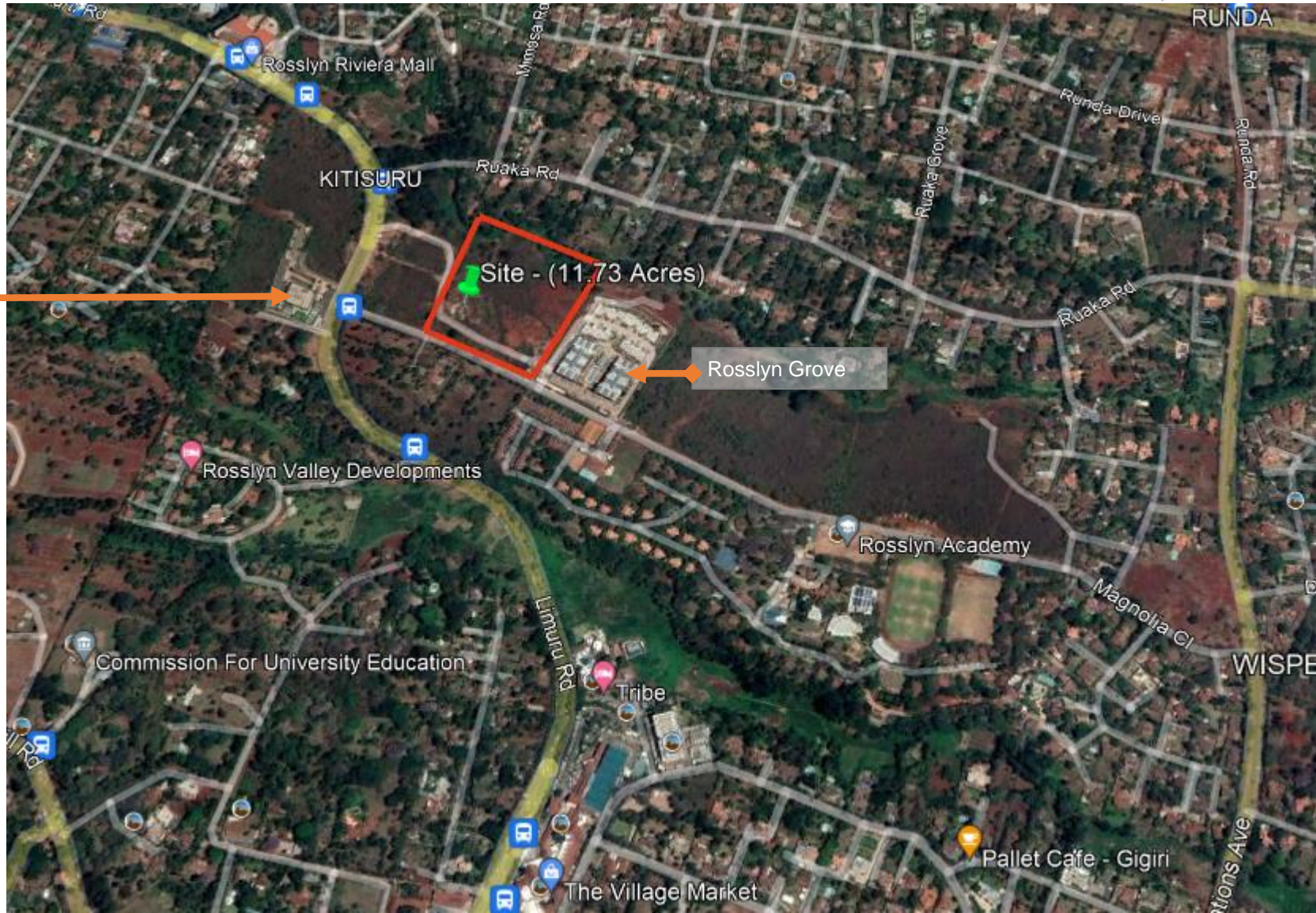
Magnolia Close and Limuru Road are tar-surfaced.

Tenancy:
The property is currently undeveloped and vacant.

Commentary:
This is a prime vacant property well located within an affluent mixed use neighborhood.

SITE LAYOUT

The Australian High Commission



Rosslyn Grove

MARKET INFORMATION



Rosslyn is an upscale residential market dubbed Kenya's 'embassy district' together with the neighboring Gigiri and Runda Estates owed by hosting the UN Nations Offices, the US Embassy, The Australian High Commission and other high profile foreign commissions. The verdant neighborhood is long established and one of the preferred residence of long-stay foreigners.

The neighborhood is predominantly residential with mainly stand alone units sitting on half acre parcels. However, recent developments in the neighborhood have included low rise apartments and townhouses. Rosslyn Grove which borders the subject property is a 90 units diplomatic apartment and town home development leased to the US Government.

Due to strict development controls, the main service based commercial activities including restaurants and accommodation are mainly within the greater neighborhood in Gigiri. Available land in the Rosslyn area for development is limited making it a good investment destination with sustainable and attractive returns.

The overall neighborhood is popular with high net worth individuals (HNWIs), several consulates and diplomatic missions, such as The Australian High Commission, American Embassy and Consulate, Danish Embassy Royal, Embassies of Qatar and Cuba and other diplomatic residences.

The subject property is well located, easily accessible and close to a main arterial road.

PRICE GUIDE



This is a prime investment property well located along Magnolia Close, off Limuru Road. The property is strategically located with complimentary amenities in close proximity. The strategic location of the property makes it a unique and prime investment property with potential for attractive returns. Properties of similar size in this area are very few and hard to come by.

Due to its excellent location and status as a diplomatic blue zone, the property has the potential to be developed into high-end residential units.

The property is on sale as a block at an asking price of **Kshs. 95,000,000 per acre** (Words: Ninety Five Million).

TERMS & CONDITION **FOR SALE**



- The property is on sale by way of private treaty and offers are hereby invited.
- It shall be understood that the party/parties shall have inspected the property and familiarized themselves with its condition. It shall also be understood that the party/parties have agreed to purchase the property in its current condition and that the vendor shall not be called upon to improve any portion of the property.
- Each potential purchaser is entitled to conduct their own due diligence on the property, at their own cost and we shall provide any information reasonably requested in relation to the property that is within our possession.
- Viewing of the property is strictly by appointment through our office (Contact: Sheila/ Maureen)
- A complete offer shall contain :
 - The proposed Purchase price
 - The proposed mode of payment including the payment terms
 - A bank reference letter indicating the capability to complete the transaction
 - Copies of company Certificate of Incorporation and PIN Certificate

TERMS & CONDITION **FOR SALE**



No Obligation To Proceed

The issue of this document does not commit the Client or Broll to any particular course of action. Nothing in this document should be construed so as to constitute a contract or offer to enter into contract and no communication, whether written or verbal, by the Client or Broll personnel or any professional advisors or agents during the bidding process shall create such a contract in respect of the requirements specified in this document.

It is further confirmed herein that no employee, agent or representative of the Client or Broll is authorized to commit or bind the Client or Broll in any form and that all terms and conditions relating to this particulars are subject to formal and duly executed agreement by the duly authorized officers of the Client.

TERMS & CONDITION **FOR SALE**



- All offers are invited and should be addressed and delivered to:

BROLL KENYA LIMITED
Sixth Floor, Fedha Plaza,
Mpaka Road, Nairobi.
Attn: Sheila Muasya/ Maureen Mwangi

OR

Share scanned copies of the offer via email on your company letterhead to:

Sheila Muasya on smuasya@broll.co.ke
&
Maureen Mwangi on mmwangi@broll.co.ke



Contact:

Sheila Muasya | Head Cushman & Wakefield | BROLL Kenya & Asset Sales | smuasya@broll.co.ke | +254 735 327 228

Maureen Mwangi | Transaction Manager Cushman & Wakefield | BROLL Kenya & Asset Sales | mmwangi@broll.co.ke | +254 731 846 122

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