

VANILLA VISTA GARDENS

PREMIUM APARTMENTS IN SYOKIMAU

Own a Home. Build Wealth. Secure Your Future.

Studio, one-bedroom and two-bedroom residences designed for modern living and long-term value.

BOOK A VIEWING

0705 807 296

vanillavistagardens.co.ke



Connected to everything that matters.

Prime Syokimau living with exceptional connectivity.

Strategically located along Chady Road, Syokimau, approximately 700 metres from Gateway Mall. Shopping, travel, business and everyday conveniences are all within easy reach.

LOCATION HIGHLIGHTS

- | | | | |
|-------------|---|-----------|--|
| 700M | GATEWAY MALL
Shopping • Dining • Entertainment | 01 | MOMBASA ROAD
Fast access to Nairobi |
| 02 | NAIROBI EXPRESSWAY
Faster cross-city connectivity | 03 | JKIA
International travel access |
| 04 | SGR NAIROBI TERMINUS
Easy inter-city rail travel | 05 | SYOKIMAU COMMUTER RAIL
Convenient public transport |



More than a home. A smarter property decision.

Designed for modern living. Positioned for long-term value.

1

PRIME SYOKIMAU LOCATION

About 700m from Gateway Mall, with easy access to Mombasa Road, JKIA, SGR and the Nairobi Expressway.

3

ATTRACTIVE RENTAL INCOME

Indicative net monthly income of KES 50,000–95,000.
USD 385–731.

5

SIX APARTMENT LAYOUTS

Studios, spacious one-bedroom apartments and two-bedroom residences.

7

MORTGAGE FINANCING

KES and USD mortgage options available to qualifying buyers.

2

OWN FROM KES 3.9M

An attractive entry point for homeowners and investors.
USD 30,000.

4

ATTRACTIVE RENTAL YIELDS

Indicative annual net rental yields of approximately 13.4%-15.4%.

6

MODERN LIFESTYLE AMENITIES

Rooftop recreation, gazebo, high-speed lifts, secure parking and thoughtful common spaces.

8

LOCAL & DIASPORA FRIENDLY

A structured ownership journey for buyers in Kenya and abroad.

LIVE WELL. INVEST SMART. BUILD WEALTH.

Designed around the way you live.

Because exceptional living extends beyond your front door.

1 ROOFTOP RECREATION

Relax • Unwind • Connect

2 ROOFTOP GAZEBO

A refreshing social and relaxation space

3 HIGH-SPEED LIFTS

Convenient access across residential floors

4 GROUND-FLOOR PARKING

Convenient resident parking

5 RETAIL CONVENIENCE

On-site retail shops for everyday needs

6 LANDSCAPED SPACES

Thoughtfully planned surroundings

7 CONTROLLED ACCESS

Designed with resident security in mind

8 WELL-PLANNED COMMON AREAS

Comfort throughout the development

Everything you need to live, relax and connect — right at home.





VANILLA VISTA GARDENS

MODERN.
ELEGANT.
COMFORTABLE.

Six layouts, one clear choice: yours.

Choose the scale that fits your life — from an efficient 32.4 sqm studio to generous one-bedroom layouts and practical two-bedroom homes.

STUDIO	32.4 sqm	FROM KES 3.9M USD 30,000
1 BEDROOM	49.7–74.7 sqm	FROM KES 5.2M USD 40,000
2 BEDROOM	86.5–93 sqm	FROM KES 7.7M USD 59,231

STUDIO APARTMENT

TYPE S

Everything you need,
beautifully arranged.

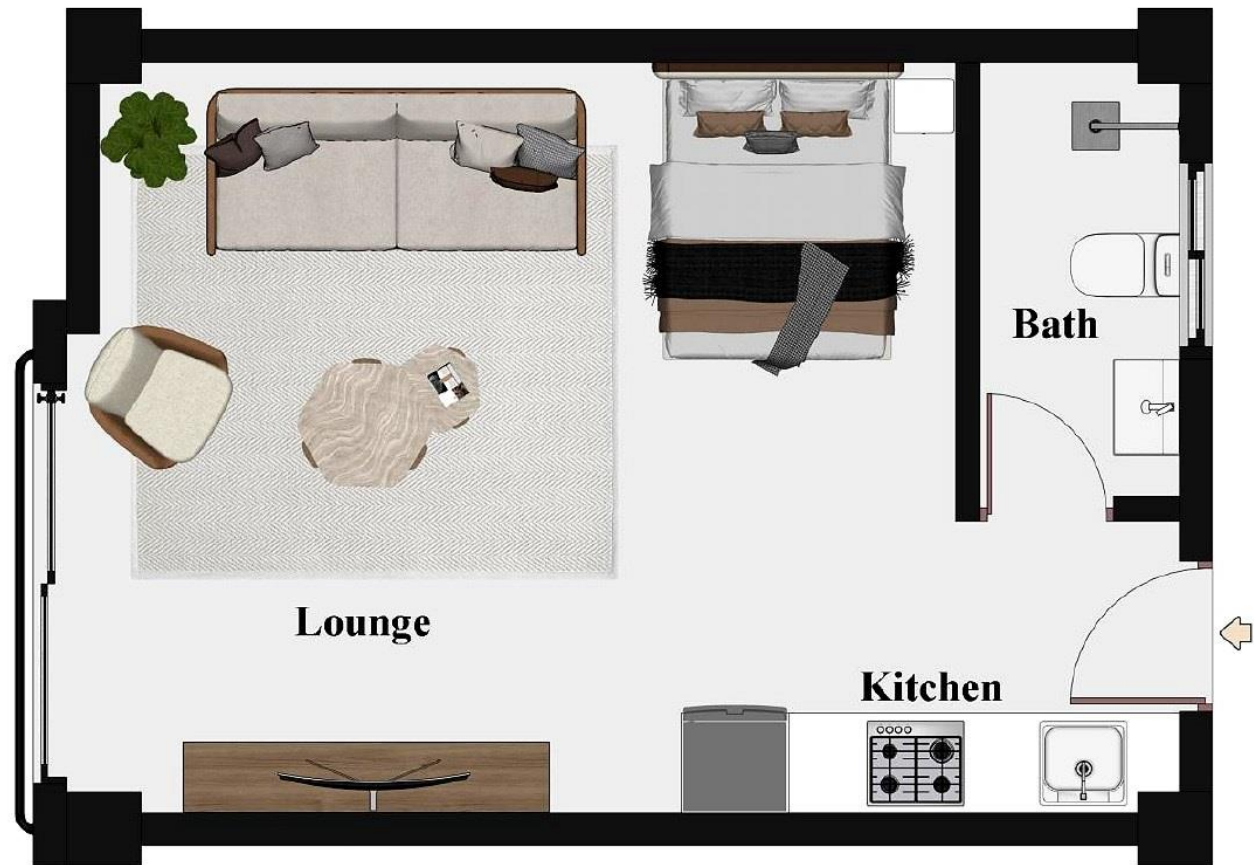
- Open studio arrangement
- Separate bathroom
- Defined kitchen zone

BASE CASH PRICE

KES 3.9M

USD 30,000

FLOOR AREA 32.4 sqm



Indicative furnished floor plan

1 BEDROOM

TYPE A

A compact one-bedroom
with clear separation.

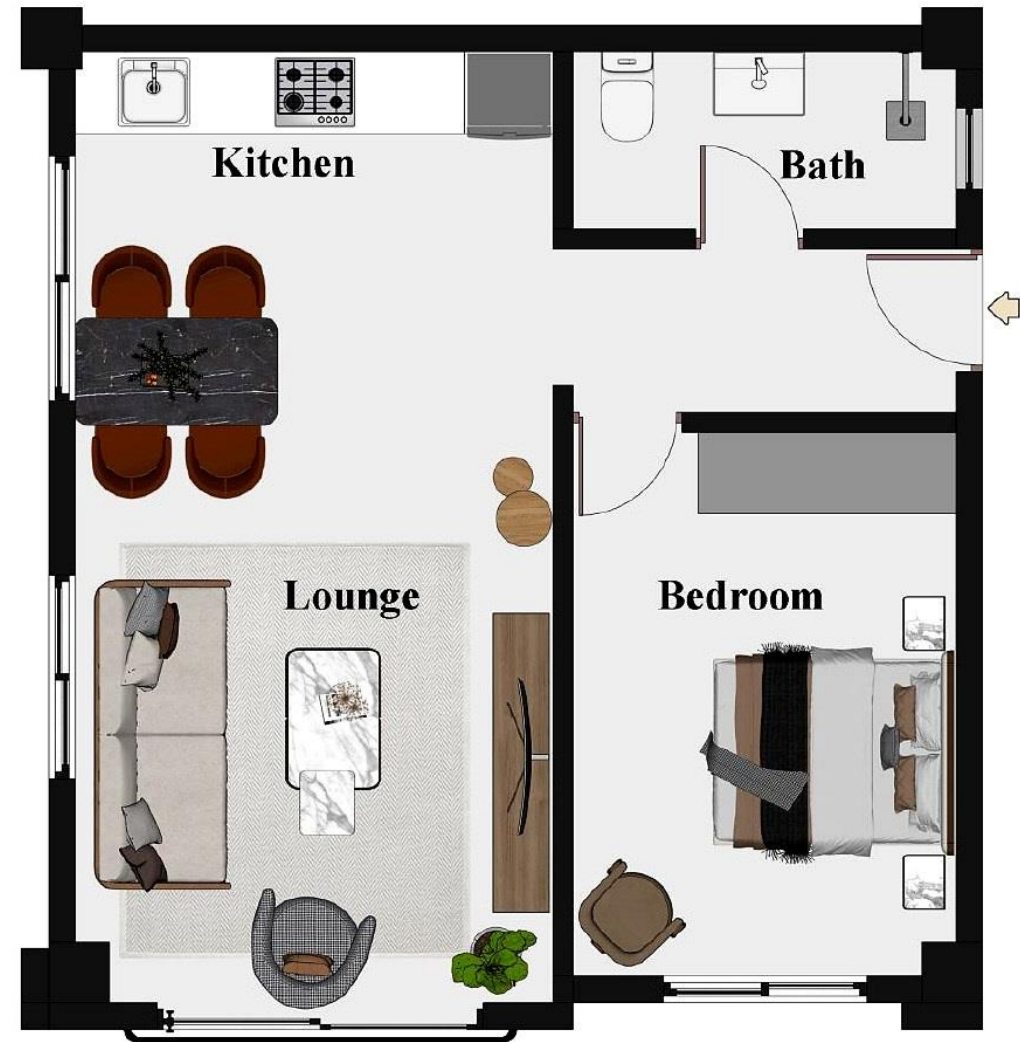
- Separate bedroom
- Open kitchen and lounge
- Dedicated dining space

BASE CASH PRICE

KES 5.2M

USD 40,000

FLOOR AREA 49.7 sqm



Indicative furnished floor plan

1 BEDROOM

TYPE B

More room to host,
relax and step outside.

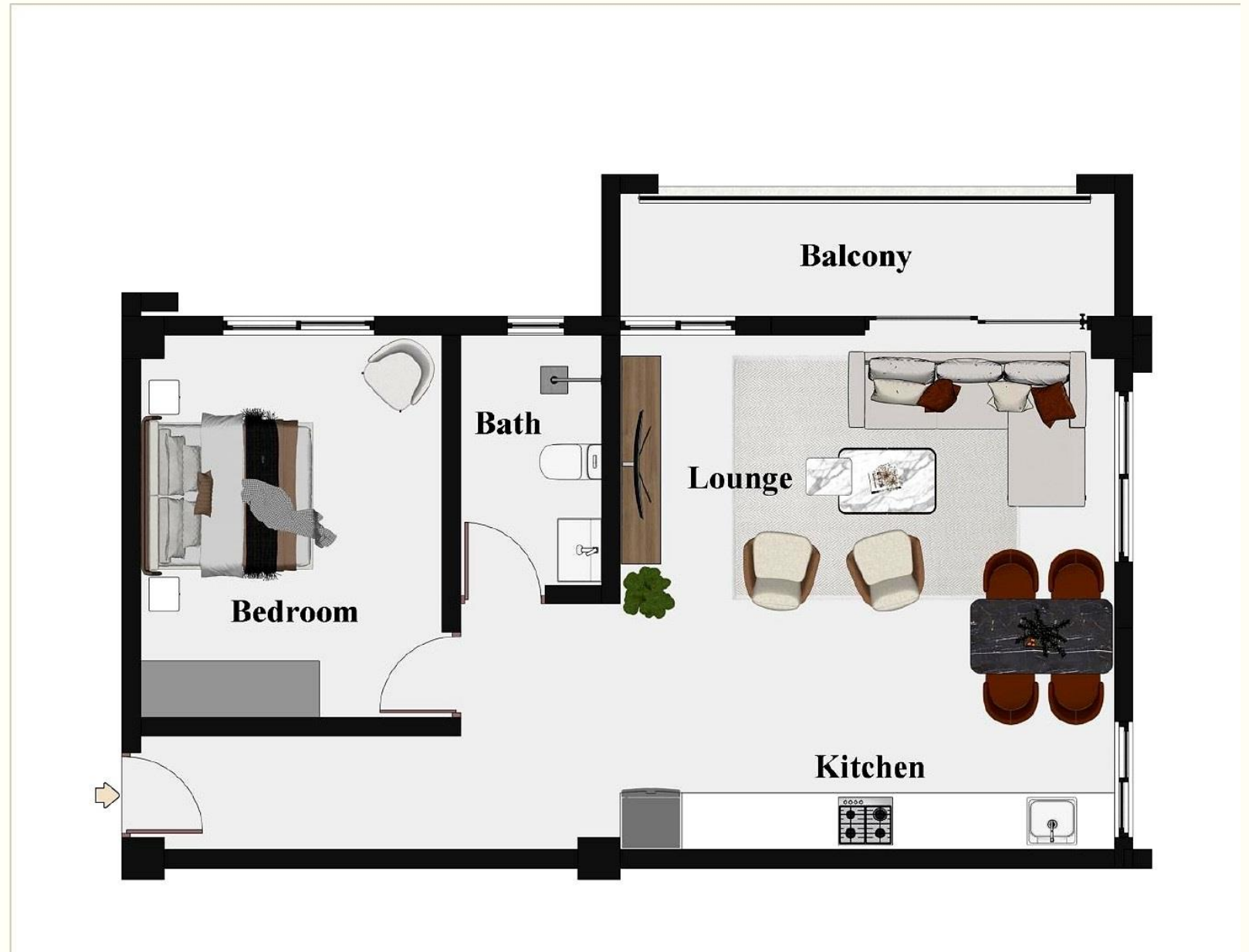
- Private balcony
- Open kitchen, dining and lounge
- Separate bedroom and bath

BASE CASH PRICE

KES 6.7M

USD 51,538

FLOOR AREA 70.3 sqm



Indicative furnished floor plan

1 BEDROOM

TYPE C

Generous living,
extended
by a private balcony.

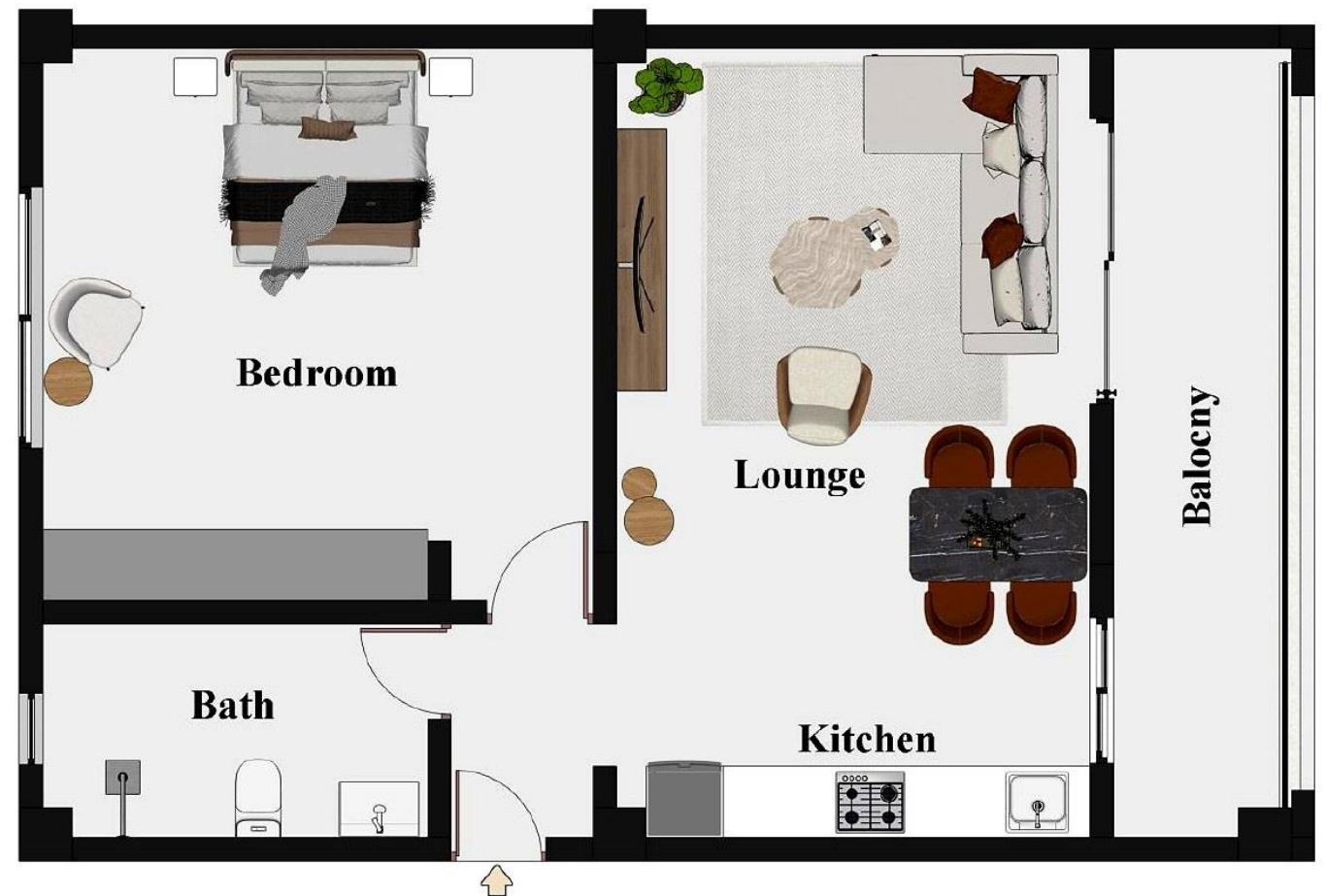
- Private balcony
- Separate bedroom and bath
- Open kitchen, dining and lounge

BASE CASH PRICE

KES 7.1M

USD 54,615

FLOOR AREA 74.7 sqm



Indicative furnished floor plan

2 BEDROOM SHARING

TYPE A

A practical two-bedroom plan for shared living.

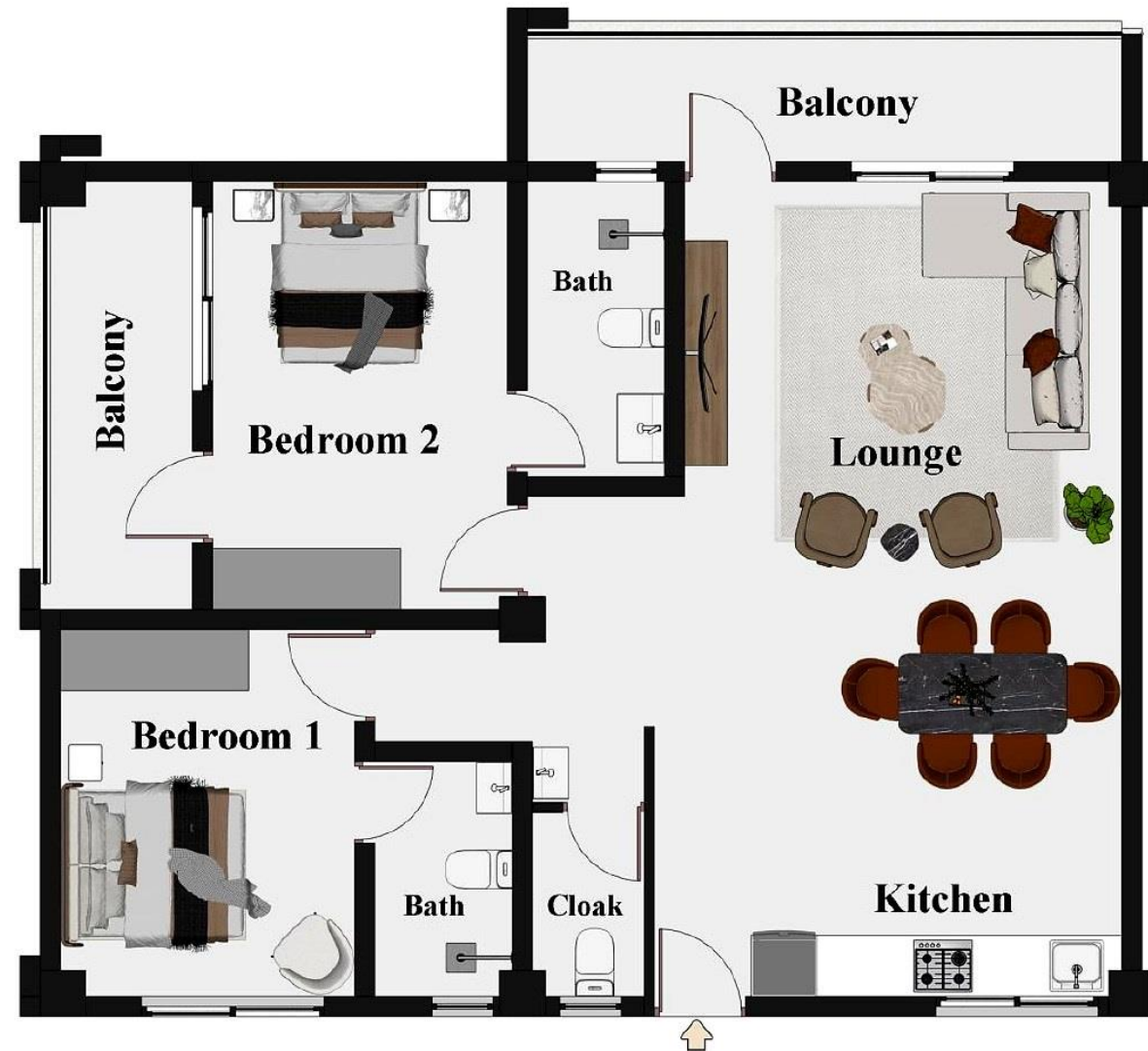
- Two bedrooms
- Two balconies
- Two bathrooms plus cloakroom

BASE CASH PRICE

KES 7.7M

USD 59,231

FLOOR AREA 86.5 sqm



Indicative furnished floor plan

2 BEDROOM ENSUITE

TYPE B

Two bedrooms, with
privacy built into the
plan.

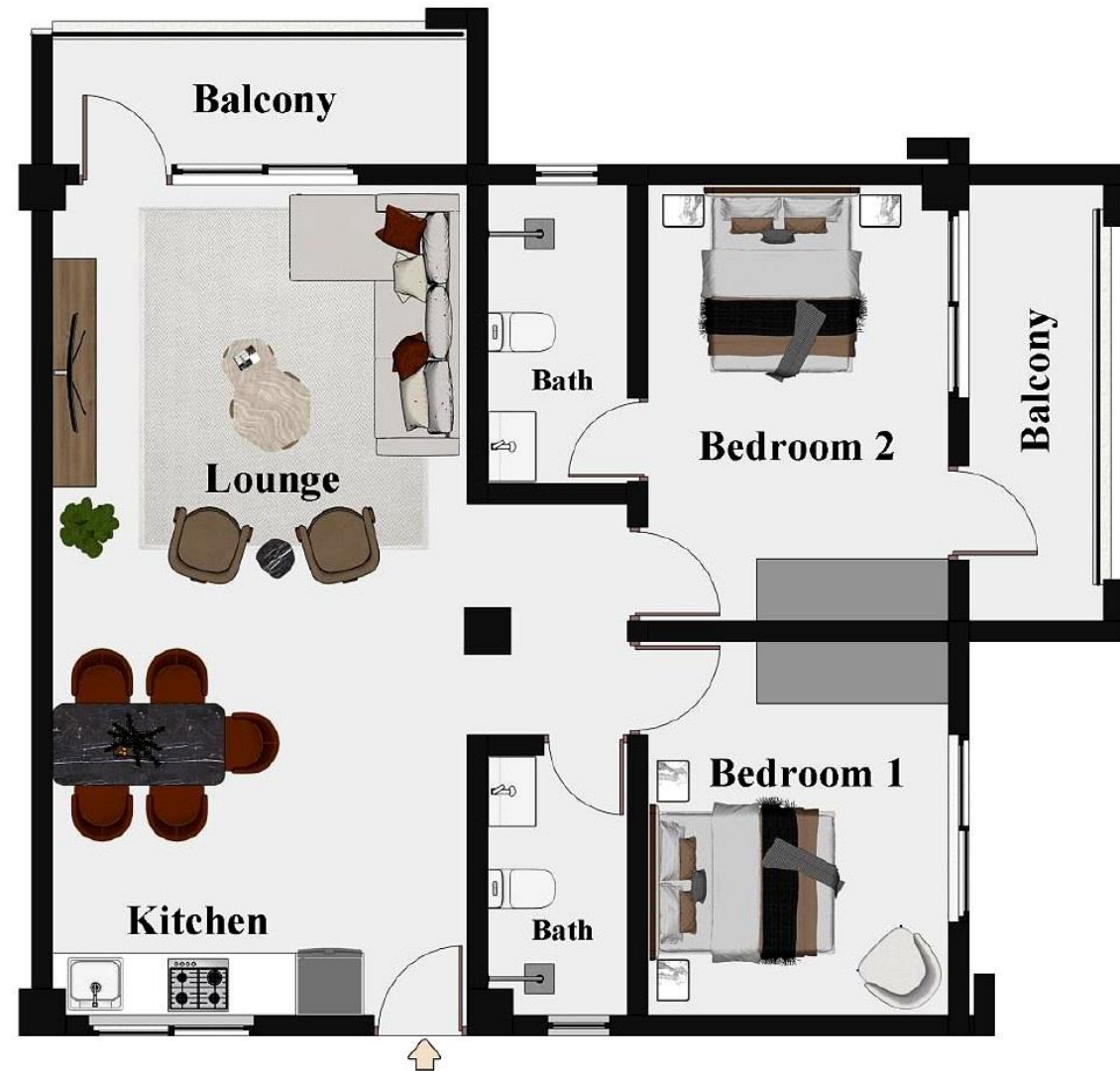
- Two bedrooms
- Two balconies
- Two bathrooms

BASE CASH PRICE

KES 8.2M

USD 63,077

FLOOR AREA 93.0 sqm



Indicative furnished floor plan

Find your fit at a glance.

APARTMENT	FLOOR AREA	BASE CASH PRICE
Studio	32.4 sqm	KES 3.9M USD 30,000
1 Bedroom — Type A	49.7 sqm	KES 5.2M USD 40,000
1 Bedroom — Type B	70.3 sqm	KES 6.7M USD 51,538
1 Bedroom — Type C	74.7 sqm	KES 7.1M USD 54,615
2 Bedroom — Type A	86.5 sqm	KES 7.7M USD 59,231
2 Bedroom — Type B	93.0 sqm	KES 8.2M USD 63,077

Base cash prices apply to the 1st Floor. Add KSh 50,000 for each subsequent floor. Areas and availability are subject to confirmation.

A home today. An asset for tomorrow.

Invest for income. Invest for growth.

Vanilla Vista Gardens combines monthly rental income, attractive yields and long-term capital appreciation in one strategically located investment.

1

MONTHLY RENTAL INCOME

Potential recurring income.

2

ATTRACTIVE RENTAL YIELD

Indicative net annual yields of 13.4%-15.4%.

3

CAPITAL APPRECIATION

Positioned for long-term growth in Syokimau.

Apartment	Size	Base cash price	Net monthly rental	Net annual yield
Studio	32.4 sqm	KES 3.9M USD 30,000	KES 50,000 USD 385	15.4%
1 Bedroom — Type A	49.7 sqm	KES 5.2M USD 40,000	KES 65,000 USD 500	15.0%
1 Bedroom — Type B	70.3 sqm	KES 6.7M USD 51,538	KES 75,000 USD 577	13.4%
1 Bedroom — Type C	74.7 sqm	KES 7.1M USD 54,615	KES 80,000 USD 615	13.5%
2 Bedroom — Type A	86.5 sqm	KES 7.7M USD 59,231	KES 90,000 USD 692	14.0%
2 Bedroom — Type B	93.0 sqm	KES 8.2M USD 63,077	KES 95,000 USD 731	13.9%

USD equivalents use KES 130 = USD 1.

Own now. Pay over time.

Your Vanilla Vista apartment may be closer than you think.

1 UP TO 20 YEARS

Long-term mortgage repayment options

2 KES & USD

Financing for qualifying local and diaspora buyers

3 COMPETITIVE RATES

Access attractive mortgage financing options

4 ADVISORY SUPPORT

Guidance from application through to ownership

YOUR JOURNEY TO OWNERSHIP

01

CHOOSE YOUR
APARTMENT

02

APPLY FOR
FINANCING

03

SECURE
APPROVAL

04

COMPLETE YOUR
PURCHASE

05

OWN YOUR
HOME

Don't let the full purchase price stand between you and ownership.

SPEAK TO OUR MORTGAGE ADVISORY TEAM



**Live abroad.
Invest at home.**

**BUILD WEALTH IN KENYA — WHEREVER
YOU ARE.**

A structured pathway to owning property in Kenya while living and working abroad.

A clear, supported ownership journey.

1

REMOTE PURCHASE

Select and reserve your apartment from abroad.

2

KES & USD FINANCING

Mortgage solutions for qualifying diaspora buyers.

3

DOCUMENTATION SUPPORT

Guidance throughout the purchase and financing process.

4

VIRTUAL CONSULTATIONS

Speak with our property and mortgage teams wherever you are.

5

PROJECT UPDATES

Stay informed on the progress of your investment.

6

INVESTMENT-READY HOMES

Choose future occupation or an income-generating property.

Your location shouldn't limit your opportunity to own in Kenya.

Vanilla Vista Gardens at a glance.

A thoughtfully planned residential development in the heart of Syokimau.

264

RESIDENTIAL
APARTMENTS

4

RESIDENTIAL
BLOCKS

6

APARTMENT
LAYOUTS

32.4–93

SQM CHOICE OF
LIVING SPACES

8

RETAIL
SHOPS

THE RESIDENTIAL COLLECTION

114

STUDIO APARTMENTS

114

ONE-BEDROOM APARTMENTS

36

TWO-BEDROOM APARTMENTS

264 HOMES. ONE DISTINCTIVE ADDRESS.

From vision to your front door.

A clear journey towards ownership.

01

PROJECT APPROVALS

Planning • Regulatory •
Development

02

GROUNDBREAKING

September 2026

03

CONSTRUCTION

Building your Vanilla
Vista investment

04

STRUCTURAL & FINISHING

Structure • Installations
• Interiors

05

COMPLETION & INSPECTION

Final works •
Inspections • Approvals

06

HANDOVER

Receive the keys to
your apartment

07

MOVE IN OR EARN

Make it your home or
put it to work

RESERVE EARLY. SECURE YOUR PREFERRED UNIT.

VANILLA VISTA GARDENS

Your next home starts here.

Speak with the Vanilla Vista Gardens sales team for availability, viewing arrangements and current purchase details.

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