



# MORVARA

— EMBLEM OF ELEGANCE —





# The unfolding of amenities



Grand Hotel Reception



Smart Intercom System



Boutique Retail Shop



Recreation Games Lounge



Kids Play Haven



Wellness Gym Studio



Sauna & Spa Suite



Executive Laundry Room



Sky view Garden Lounge



Rooftop Heated Pool



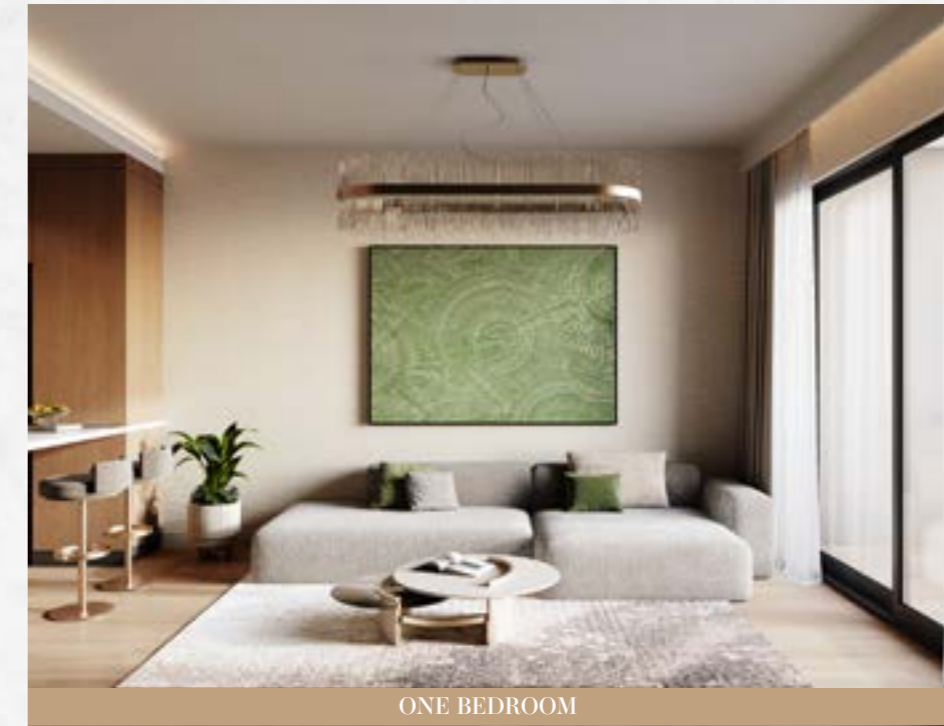
Rooftop Café & Restaurant



Secure Ample Parking

## Where every detail is a masterpiece

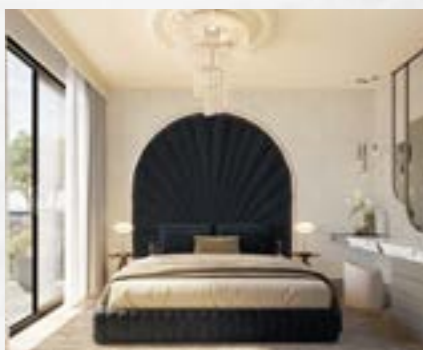
Your apartment is a canvas of calm, a personal sanctuary where design and functionality merge seamlessly. From the imported fixtures to the floor-to-ceiling windows that frame the city's vibrant tapestry, every element has been thoughtfully placed to create an experience of absolute comfort and beauty. This is where you don't just reside; you truly live.



ONE BEDROOM



TWO BEDROOM



# Amenities that shape experience

At Morvara, every space has a purpose designed not just for show, but for how life unfolds each day. From the restaurant and lounge to the gym and yoga studio, each amenity is built with balance and ease in mind. The spa and sauna offer quiet restoration, while the kids' play area brings joy and freedom to the heart of the community. Every element reflects a single idea that comfort and design can exist effortlessly together, shaping a home that feels considered in every sense



THE SPA & SAUNA



KIDS PLAY AREA



THE GAME ROOM



THE ROOFTOP GARDEN LOUNGE



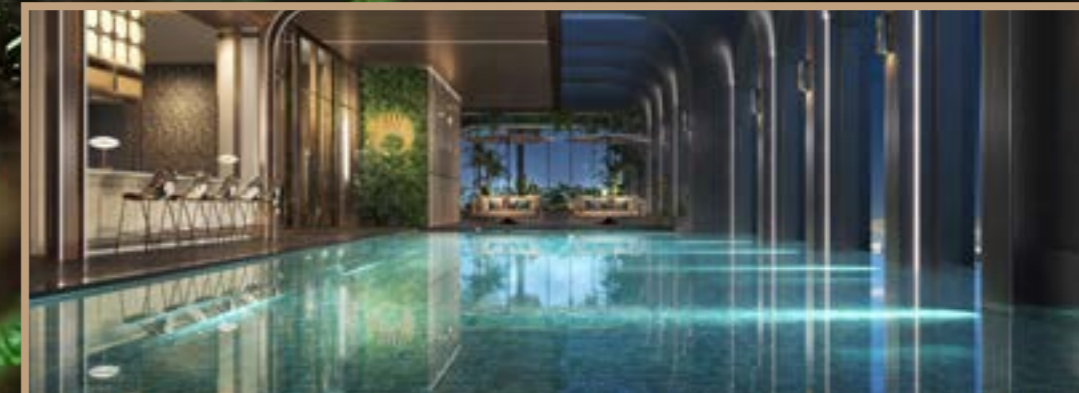
GYM



YOGA ROOM



THE BAR & RESTAURANT



THE SKYLINE POOL

# MORVARA

## STUDIO UNIT(A1)



SIZE - 48.53m<sup>2</sup> | 522ft<sup>2</sup> (GROSS AREA)

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## ONE BEDROOM UNIT(B2)



SIZE - 68.99m<sup>2</sup> | 743ft<sup>2</sup> (GROSS AREA)

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## ONE BEDROOM UNIT(B1)



SIZE - 67.31m<sup>2</sup> | 725ft<sup>2</sup> (GROSS AREA)

# MORVARA

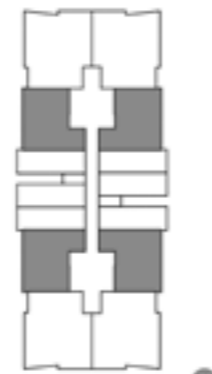
## TWO BEDROOM UNIT(C1)



SIZE - 117.89m<sup>2</sup> | 1269ft<sup>2</sup> (GROSS AREA)

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TWO BEDROOM UNIT(C2)



SIZE - 102.16m<sup>2</sup> | 1100ft<sup>2</sup> (GROSS AREA)

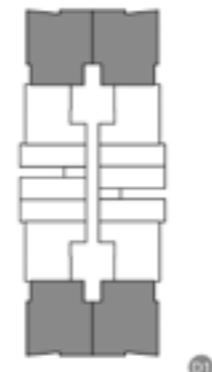
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1ST FLOOR LAYOUT



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THREE BEDROOM UNIT(D1)



SIZE - 154.25m<sup>2</sup> | 1660ft<sup>2</sup> (GROSS AREA)

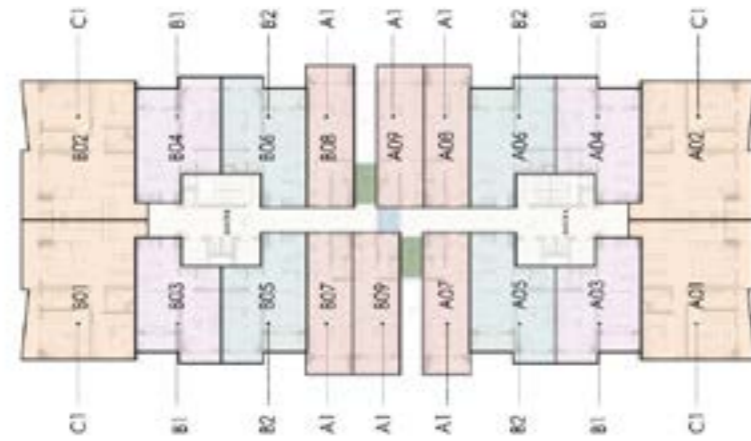
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2,3,6,7,10,11,14,15,18,19 FLOOR LAYOUT



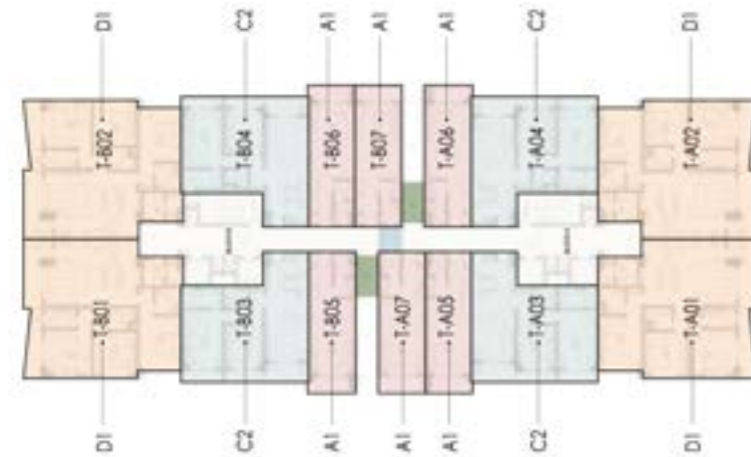
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## 4,5,8,9,12,13,16,17,20,21 FLOOR LAYOUT



# MORVARA

## 22ND-23RD FLOOR LAYOUT



## POSITIONED FOR LIFE AND LIFESTYLE

### HOTELS & HOSPITALITY

VILLA ROSA KEMPINSKI  
 JW MARRIOTT HOTEL NAIROBI  
 IBIS STYLES NAIROBI  
 HYATT REGENCY WESTLANDS  
 GOLDEN TULIP WESTLANDS

### RESTAURANTS & SOCIAL

FOGO GAUCHO (BRAZILIAN STEAKHOUSE)  
 THE ALCHEMIST (CULTURAL & SOCIAL HUB)

### EDUCATION

BRAESIDE SCHOOL (BRITISH CURRICULUM)  
 THE MILLENNIUM GLOBAL INTERNATIONAL SCHOOL  
 KIANDA SCHOOL (PRIVATE, CATHOLIC)  
 MONTESSORI LEARNING CENTRE (WESTLANDS)

### SHOPPING & LIFESTYLE

BROADWALK MALL  
 SARIT CENTRE  
 WESTGATE MALL  
 GTC (GLOBAL TRADE CENTER)

### CULTURE & ATTRACTIONS

NATIONAL MUSEUM OF KENYA

### HEALTHCARE

MP SHAH HOSPITAL  
 AGA KHAN UNIVERSITY HOSPITAL



# THE VISIONARIES

DEVELOPER

*WESTERN PALACE INVESTMENT LTD*

DEVELOPMENT CONCEPT AND MARKETING

*KARIM REAL ESTATE*