



ONLYYOU ELGEYO
SOFT COPY OF ONLYYOU ELGEYO

KILIMANI · NAIROBI · KENYA

ONLYYOU *ELGEYO*

Luxury Low-Density Residences | 120 Units | 3 Blocks | 21 Floors

120

EXCLUSIVE
UNITS

21F

FLOORS /
75 M

**7-
9%**

NET
RENTAL
YIELD

~8%

CAPITAL
GROWTH
P.A.

**Dec
'26**

COMPLETION

THREE BLOCKS | ONE ADDRESS

Block C | Block A | Block B

Three architecturally distinct towers sharing a single podium — 120 premium residences rising 21 floors above Elgeyo Marakwet Road.

Block C

WEST TOWER

- 3B+DSQ 204 m²
- 3B+DSQ Plus 217 m²

Block A

CENTRAL TOWER

- 4B+DSQ 276 m²
- 5B+DSQ 359 m²

Block B

EAST TOWER

- 4B+DSQ 276 m²
- 4B+DSQ Plus 302 m²

FOR THE KENYAN WHO HAS MADE IT ABROAD

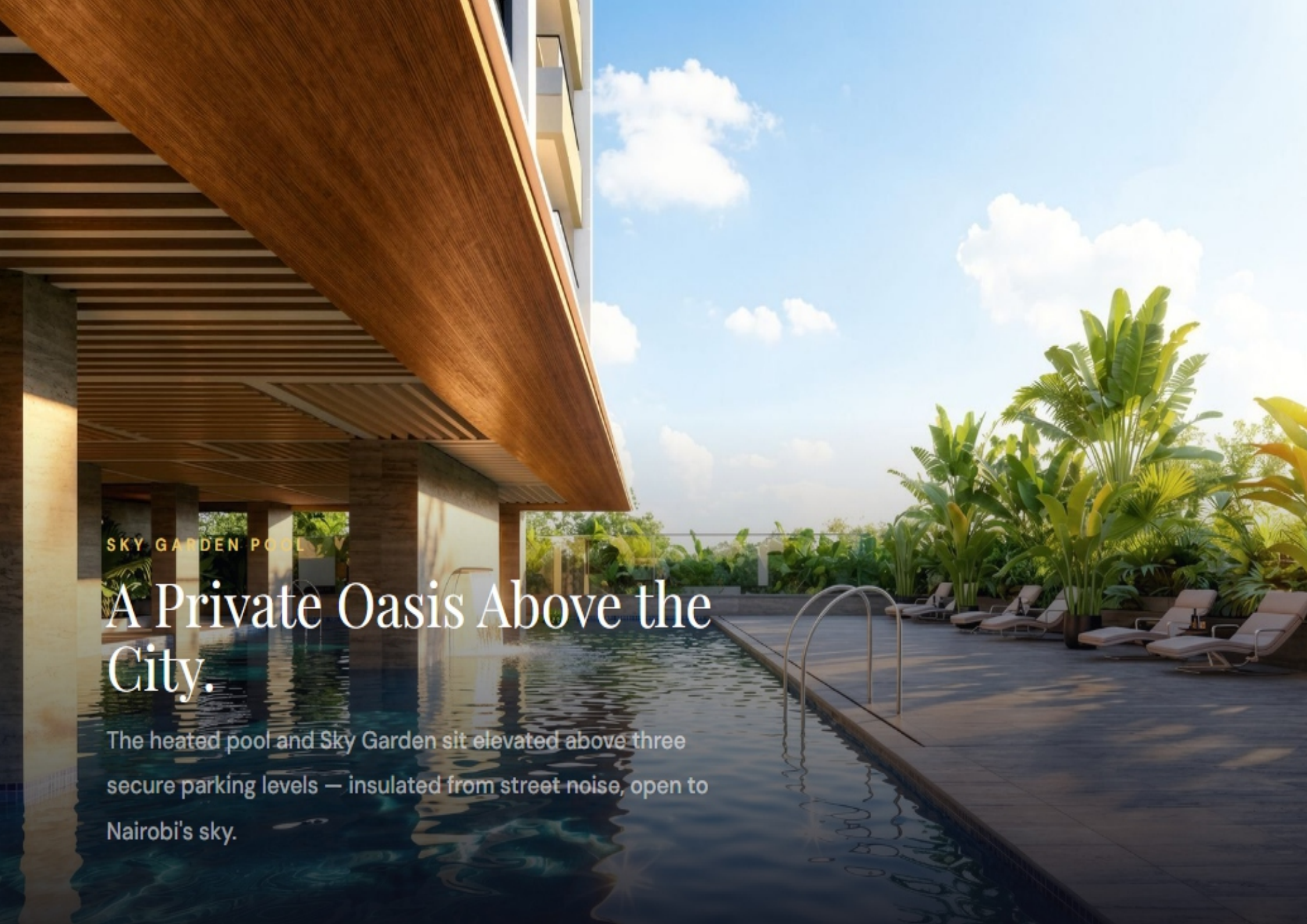
A Permanent Nairobi Address. *Yours. Forever.*

Whether you are in London, Dubai, Toronto or Sydney — you have built an exceptional life abroad. But home never leaves you. ONLYOU ELGEYO was designed for the Kenyan who has made it, and wants their success permanently anchored in Nairobi.

This is not just an apartment. Your parents can live here. Your children will inherit it. Your siblings will feel pride every time they visit.

*"You built a life abroad. Now build
something back home that lasts forever."*





SKY GARDEN POOL

A Private Oasis Above the City.

The heated pool and Sky Garden sit elevated above three secure parking levels — insulated from street noise, open to Nairobi's sky.



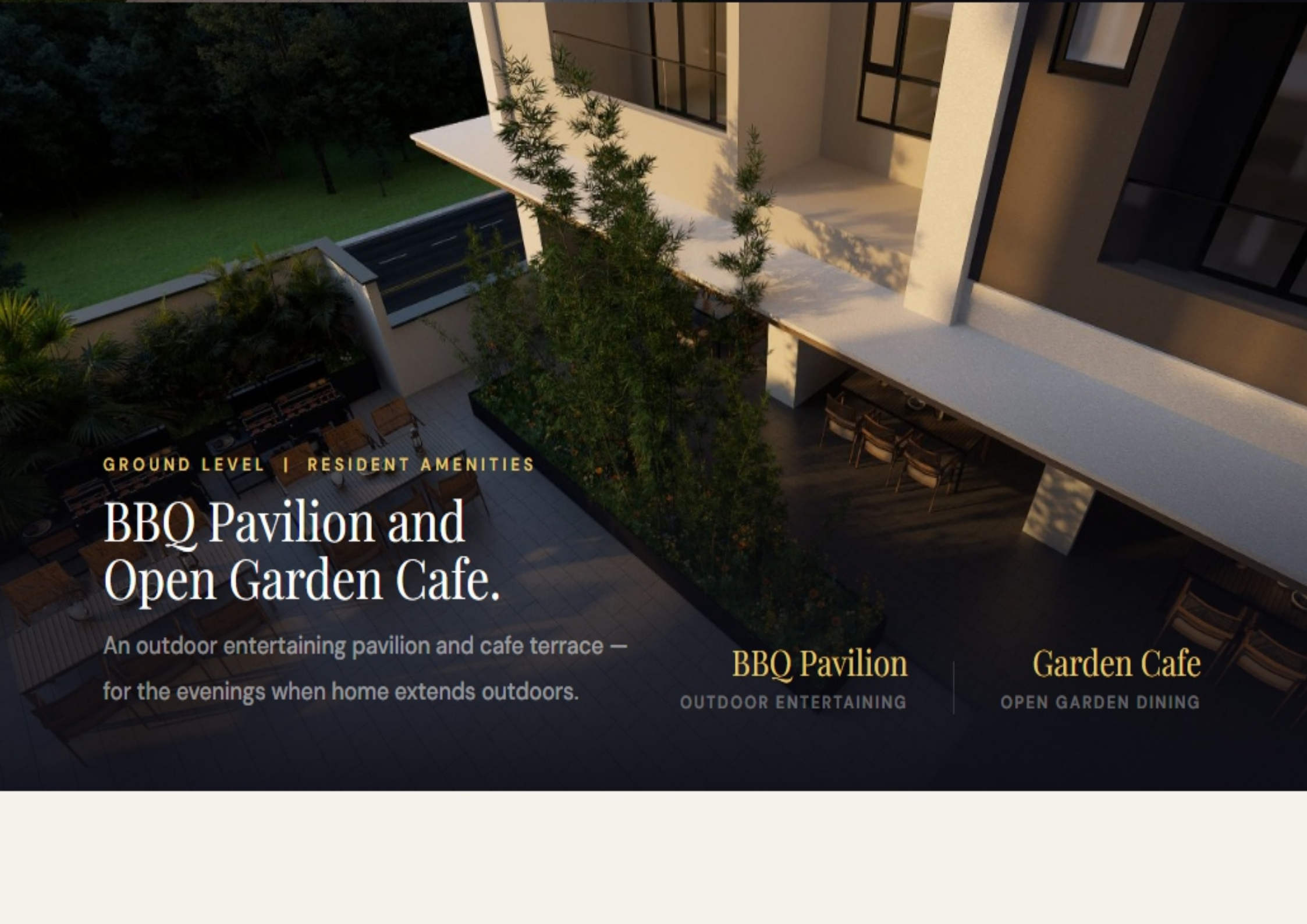
PODIUM GARDENS

The Sky Garden and Open Courtyard.

A landscaped courtyard garden wraps the podium — mature trees, curated planting, timber decking, resort-style lounging.

Exclusively for 120 households.

In a neighbourhood where green space commands a premium, ONLYOU ELGEYO delivers a private park at your doorstep.



GROUND LEVEL | RESIDENT AMENITIES

BBQ Pavilion and Open Garden Cafe.

An outdoor entertaining pavilion and cafe terrace —
for the evenings when home extends outdoors.

BBQ Pavilion

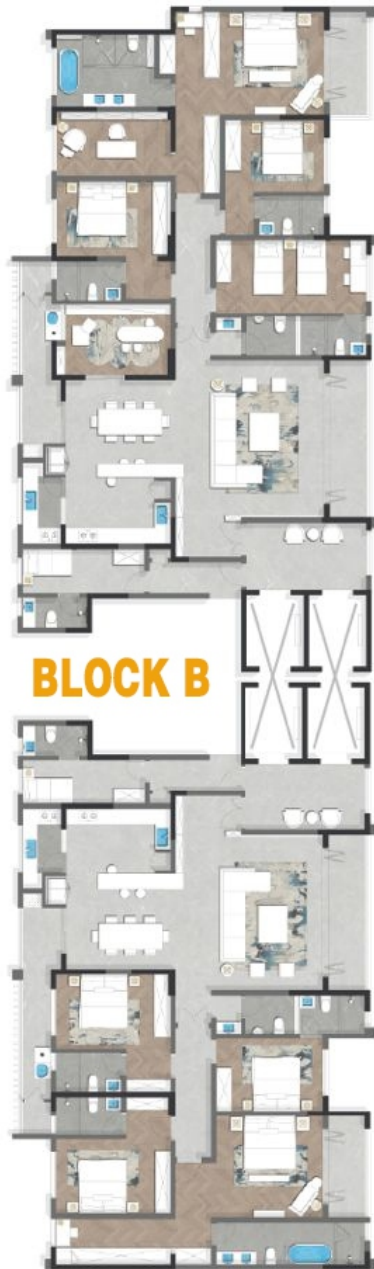
OUTDOOR ENTERTAINING

Garden Cafe

OPEN GARDEN DINING

4B+DSQ Plus

302 m²

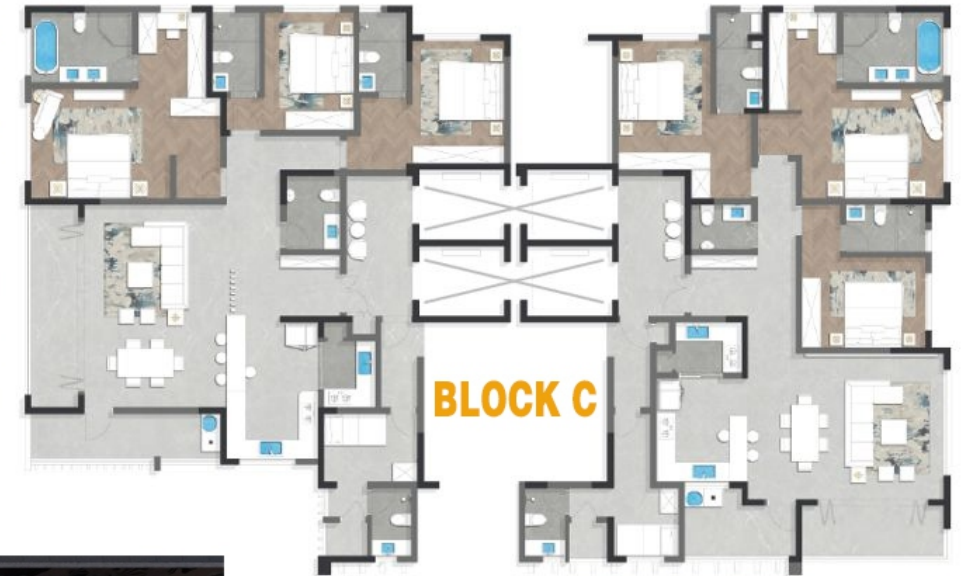


4B+DSQ

276 m²

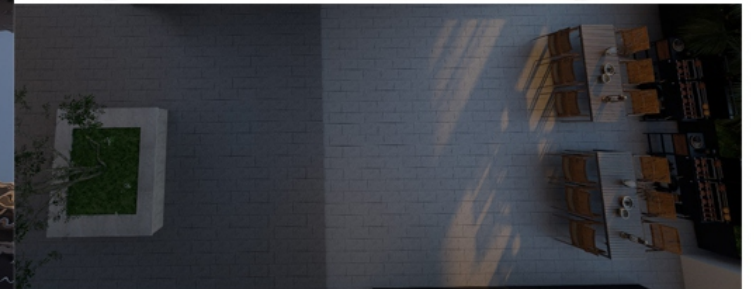
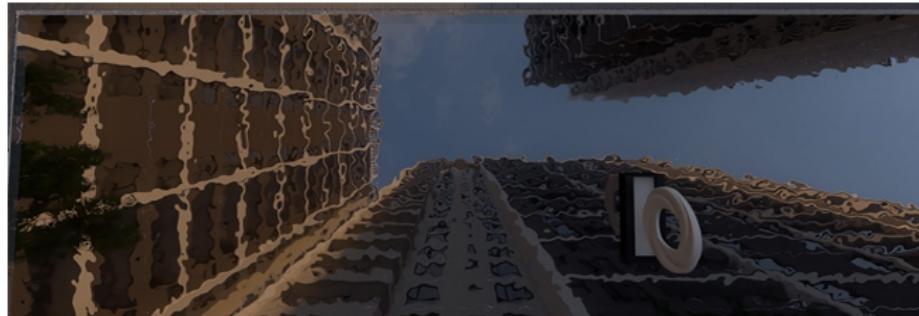
3B+DSQ Plus

217 m²

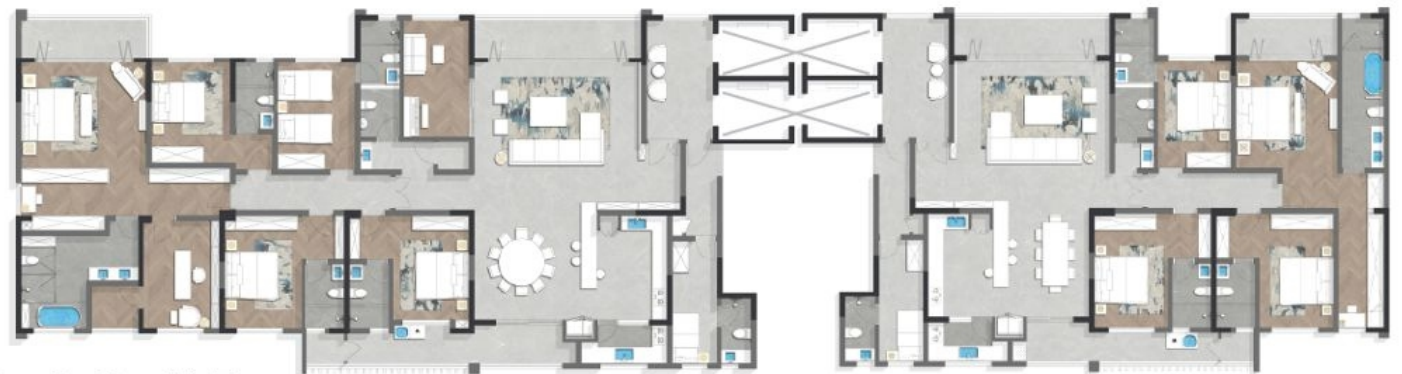


3B +DSQ

204 m²



ONLYOU.CO.KE



5B+DSQ

359 m²

BLOCK A

4B+DSQ

276 m²

Five Residences.

One Standard of Excellence.

Every unit fully finished — carbon crystal wall panels, all en-suite bathrooms, private elevator lobby, DSQ staff quarters with separate entrance.

3 BED + DSQ

The Grand
Apartment

204 m²

FROM

USD 217K

3 BED + DSQ PLUS

Grand
Apartment
Plus

217 m²

FROM

USD 233K

MOST POPULAR

4 BED + DSQ
PLUS

The Signature
Suite

302 m²

FROM

5 BED + DSQ

Grand Family
Estate

359 m²

FROM

USD 388K

4 BED + DSQ

The Family
Residence

276 m²

FROM

USD 295K

- 3 en-suite beds
- DSQ + sep. entrance
- Open + closed kitchen
- Walk-in closet
- Rental USD 1,705–2,171

- 3 en-suite beds + study
- Larger living area
- DSQ + sep. entrance
- Dual kitchen
- Rental USD 1,860–2,326

- USD 326K**
- 4 en-suite beds
 - Multimedia / cinema room
 - Private study and library
 - Dual kitchen
 - Multiple balconies
 - Rental USD 2,481–3,488

- 5 en-suite beds
- Multimedia room
- Private study
- Panoramic balconies
- Rental USD 3,488–4,806

- 4 en-suite beds
- DSQ + sep. entrance
- Open + closed kitchen
- Private lobby
- Rental USD 2,248–2,946

FLOOR PLANS

Every Square Metre *Purposefully Designed.*

Generous room proportions, efficient circulation, and thoughtful storage — every floor plan was designed for how families actually live.



3 BEDROOM + DSQ

The Grand Apartment

204 m² including DSQ

STARTING PRICE	MONTHLY RENTAL	GROSS YIELD
USD 217K	USD 1,705–2,171	~9.4%

- + 3 fully en-suite bedrooms — herringbone SPC flooring throughout
- + DSQ staff quarters with completely separate entrance
- + Open kitchen island with closed kitchen option
- + Master suite with walk-in closet and soaking tub
- + Private elevator lobby — face recognition entry
- + Carbon crystal wall panels — no paint anywhere

WHY DIASPORA BUYERS CHOOSE THIS UNIT

The most accessible entry into Nairobi's most exclusive address. Your parents move in on completion while you collect rent from abroad. The DSQ keeps your housekeeper on-site. At USD 217K with yield above 9%, this unit funds itself and builds your family's permanent Nairobi base.



3 BEDROOM + DSQ PLUS

The Grand Apartment Plus

217 m² including DSQ

STARTING PRICE	MONTHLY RENTAL	GROSS YIELD
USD 233K	USD 1,860–2,326	~9.6%

- + 3 fully en-suite bedrooms plus a dedicated study
- + Larger living and dining area than the standard 3B
- + DSQ staff quarters with separate entrance
- + Open kitchen island plus enclosed kitchen option
- + Master suite with walk-in closet and soaking tub
- + Multiple private balconies with city views

WHY DIASPORA BUYERS CHOOSE THIS UNIT

The dedicated study is ideal for remote workers or families with children needing a learning space. Expanded living area means comfortable hosting when you fly home. Rental income at USD 1,860–2,326 covers a mortgage or school fees.



WHY DIASPORA BUYERS CHOOSE THIS UNIT

Four bedrooms means the whole family fits when you visit — mum, dad, the children, and a guest. Rental income at USD 2,248–2,946/mo consistently covers mortgage repayments. Strong occupancy from UN, NGO and expat corporate demand keeps this tier virtually always tenanted.

4 BEDROOM + DSQ

The Family Residence

276 m² including DSQ

STARTING PRICE	MONTHLY RENTAL	GROSS YIELD
USD 295K	USD 2,248–2,946	~10.5%

- + 4 fully en-suite bedrooms — every family member has complete privacy
- + DSQ staff quarters with completely separate entrance
- + Open and closed dual kitchen design
- + Generous open-plan living and dining area
- + Master suite with walk-in closet and soaking tub
- + Private elevator lobby — face recognition entry



5 BEDROOM + DSQ

The Grand Family Estate

359 m² including DSQ

STARTING
PRICE

USD 388K

MONTHLY
RENTAL

USD
3,488–
4,806

GROSS YIELD

~12.8%

WHY DIASPORA BUYERS CHOOSE THIS UNIT

For the family that has truly made it. Five en-suite bedrooms means every member of an extended family visits in comfort. At USD 3,488–4,806 rental income, no other Nairobi asset comes close to this yield at this quality level. Your retirement is funded — permanently.

- + 5 fully en-suite bedrooms — the largest residence in the building
- + Multimedia / cinema room plus dedicated private study
- + Dual kitchen design — open island and full enclosed kitchen
- + Multiple panoramic balconies across different aspects
- + DSQ staff quarters with separate entrance
- + Premium upper-floor positioning — uninterrupted city views



4 BEDROOM + DSQ PLUS

The Signature Suite

302 m² including DSQ

STARTING
PRICE

USD 326K

MONTHLY
RENTAL

USD
2,481–
3,488

GROSS YIELD

~11.0%

WHY DIASPORA BUYERS CHOOSE THIS UNIT

The most popular unit in the building — and the most complete home. International executives at the UN, World Bank and embassies pay USD 2,481–3,488/mo and stay long-term. Your investment return is predictable, your retirement is funded, and your family has the best address in Nairobi.

- + 4 fully en-suite bedrooms — herringbone SPC flooring throughout
- + Dedicated multimedia / cinema room
- + Private study and library with full built-in shelving
- + Dual kitchen design — open island and full enclosed kitchen
- + Multiple private balconies with panoramic city views
- + Private elevator lobby — face recognition access

Crafted in *Every Detail.*





BUILDING AMENITIES

A Life Lived at a Higher Standard.



Heated Swimming Pool

State-of-the-art heated pool available year-round — Sky Garden podium level, tropical landscaping, sun loungers.



Fully Equipped Gym

Premium fitness centre with the latest equipment and a dedicated boxing area — a complete workout without leaving the building.



24-Hour Butler Service

A dedicated butler available around the clock — for residents who expect the same standard at home as in the finest hotels.



Advanced Security System

Card control, face ID, and fingerprint access throughout. Private elevator lobby — your building admits only you and your guests.



Sky Garden Courtyard

Landscaped garden terrace with mature trees, timber decking, and curated tropical planting — exclusively for 120 households.



Open Garden Cafe

Ground-level cafe with indoor-outdoor seating in a private garden setting. Your neighbourhood coffee — without leaving home.



BBQ Pavilion

Professional-grade outdoor BBQ stations and al fresco dining terrace — for the evenings when home extends outdoors.



3-Level Secure Parking

Dedicated podium car park beneath the Sky Garden — CCTV coverage, 24/7 manned security, allocated bays for all residents.



Property Management

Full rental management service — tenant sourcing, rent collection, maintenance, and monthly income remittance to your account worldwide.

Your Capital. *Permanently Anchored.*

Kilimani has delivered 6–10% annual capital appreciation for over a decade. ONLYOU ELGEYO is designed as an investment-grade asset — low unit count, premium specification, and a location that commands a permanent rental premium.

ONLYOU ELGEYO — Unit by Unit Returns

UNIT TYPE	SIZE	PURCHASE PRICE	MONTHLY RENTAL	ANNUAL INCOME	GROSS YIELD	VALUE IN 5 YRS	5-YR TOTAL RETURN
3 Bedroom + DSQ	204 m ²	USD 217K	USD 1,938	USD 23,256	9.4%	~USD 318K	~63%
3 Bedroom + DSQ Plus	217 m ²	USD 233K	USD 2,093	USD 25,116	9.6%	~USD 341K	~65%

4 Bedroom + DSQ	276 m ²	USD 295K	USD 2,597	USD 31,163	10.5%	~USD 434K	~68%
4 Bedroom + DSQ Plus	302 m ²	USD 326K	USD 2,984	USD 35,814	11.0%	~USD 481K	~70%
5 Bedroom + DSQ	359 m ²	USD 388K	USD 4,147	USD 49,767	12.8%	~USD 574K	~75%

5-year capital value at 8% annualised appreciation. Total Return = capital gain + cumulative rental income. Gross yield on mid-range rental estimate. Service charge approx. USD 0.12/m²/month. All USD figures calculated at 1 USD = 129 KES. All figures indicative — independent due diligence recommended.

How Nairobi Compares — Global Rental Yields

For the diaspora investor weighing options across cities, Nairobi's Kilimani corridor stands out clearly against prime residential assets in the cities where most diaspora buyers live and work.

CITY / MARKET	ASSET TYPE	TYPICAL PRICE	GROSS RENTAL YIELD	ANNUAL CAPITAL GROWTH	FOREIGN OWNERSHIP
Nairobi — Kilimani ONLYOU	Premium 3–5 Bed + DSQ	USD 217K–388K ~USD 217K–388K	9–13%	6–10%	Unrestricted
London, UK	Prime Zone 2–3 Flat	GBP 500K–900K ~USD 630K–1.14M	2.5–4%	1–3%	Surcharge + stamp duty
Dubai, UAE	Premium Apartment	AED 1.5M–3M ~USD 410K–820K	5–7%	4–8%	Designated zones only
Toronto, Canada	Condo / Apartment	CAD 700K–1.2M ~USD 520K–900K	3–4.5%	2–5%	Foreign buyer restrictions
Sydney, Australia	Apartment	AUD 800K–1.5M ~USD 530K–990K	2.5–4%	3–6%	FIRB approval required
Dallas / Houston, USA	Condo / Townhouse	USD 350K–600K	4–6%	2–4%	Open — higher tax burden

Yield and growth figures are indicative market averages as of 2024–2025. For comparison purposes only — not investment advice.

Property Management — Your Investment Runs Itself

Whether you are in London, Dubai, Toronto or Sydney — our full property management service handles everything: tenant sourcing, rent collection, maintenance, and monthly statements. Rental income remitted directly to your international bank account or M-Pesa. You own a premium Nairobi asset without lifting a finger.

PAYMENT STRUCTURE

Designed for Diaspora Buyers.

30% On Signing

40% Construction Milestones

30% On Completion

All payments held in an advocate-managed escrow trust account — released to the developer only upon verified milestones. SWIFT international transfers accepted from any country.

LEGAL PROTECTION FOR DIASPORA BUYERS

Your Money is Safe. *This is How We Prove It.*

Buying property from abroad requires more than trust — it requires verified legal protection. Every protection listed below is a matter of Kenyan law and enforceable in court. We will give you every document that proves it.



Title Verified at the Lands Registry

Before you pay a single shilling, your appointed advocate verifies the title deed directly at the Kenya National Lands Commission. The title is confirmed free of encumbrances, caveats, or third-party claims. You receive a certified copy of the official register before signing any agreement.

**KENYA LAND REGISTRATION ACT
2012**



NCA-Registered Developer

ONLYOU ELGEYO's developer is registered with the National Construction Authority of Kenya. All building plans have been approved by Nairobi City County. These are publicly verifiable records. You can check them yourself — and we will give you the reference numbers to do so.

NCA ACT 2011



Escrow Account — Not Developer's Account

Your purchase payments are held exclusively in an advocate-managed client trust account, not in any developer account. Funds are released to the developer only upon documented construction milestone completion. Your advocate is bound by the Law Society of Kenya rules on client funds.

LSK CLIENT ACCOUNT RULES



Binding Sale Agreement — Not a Memorandum

The Sale and Purchase Agreement is a full legal contract specifying your unit, floor, price, payment schedule, delivery date, penalty clauses for late completion, and a complete list of developer obligations. It is signed by both advocates and is enforceable in the High Court of Kenya.

LAW OF CONTRACT ACT CAP 23



Foreign Nationals Can Own Fully

There are no restrictions on Kenyan diaspora or foreign nationals owning residential property in Kenya on an individual 99-year leasehold title. The title is registered in your name at the Kenya Lands Registry. This right is protected by the Constitution of Kenya 2010, Article 40.

CONSTITUTION OF KENYA 2010,
ART. 40



No Physical Visit Required

Every document in the transaction — reservation, due diligence reports, sale agreement, and title transfer — can be executed remotely. Documents are sent via secure digital delivery and returned with notarised or apostilled signatures. SWIFT transfers are accepted from any country. Your deed is couriered to your address worldwide on completion.

REMOTE PURCHASE AVAILABLE

WHY DIASPORA BUYERS CHOOSE ONLYOU ELGEYO

Everything You Need *to Buy from Anywhere.*



Buy Remotely — No Visit Required

Every step of the purchase is manageable remotely. Documents sent digitally, notarised copies processed by our legal team. Virtual viewings via WhatsApp or Zoom at any time zone — including evenings UK time, mornings US time.



Monthly Income to Your Account

Our property management programme handles tenant sourcing, rent collection, and all maintenance. Income remitted monthly to your international bank account or M-Pesa. Full statements every month. You are always in complete control.



A Gift to Your Parents While You Are Away

Many diaspora buyers purchase for their parents to live in immediately, while collecting rent from a second unit to service the investment. Others buy now as a future home — locking in today's price while building rental income for years ahead.



A Hedge Against Currency Depreciation

Nairobi prime residential property has historically outperformed KES currency depreciation. Owning hard assets in Kenya protects the real value of your foreign earnings — and rental income rises with inflation, improving your returns over time.



Your Permanent Nairobi Home

When you retire, return home, or simply want to visit — this is your home. Fully finished, fully managed, always ready for you. You step off the plane and walk into a residence that has been generating income in your absence.



A Generational Asset

Nairobi's most exclusive address is an asset your children will inherit. In a city growing at this rate, the land value alone compounds decade after decade. You are not buying an apartment — you are establishing your family's permanent Nairobi foundation.

HOW TO BUY

Six Steps to *Ownership*.

Whether you are buying from Nairobi or the other side of the world — the process is legally protected and fully manageable remotely.

01

Reserve Your Unit

A booking fee from USD 1,550 (KES 200,000) secures your chosen unit and removes it from the market. Completed entirely by phone or email — no visit required.

04

Payment Plan

30% on signing, 40% across milestones, 30% on completion. All funds in advocate escrow. SWIFT transfers accepted from UK, USA, UAE, Canada, Australia and all major banking jurisdictions.

02

Legal Due Diligence

Your advocate verifies the title at the Kenya National Lands Commission — zero encumbrances confirmed. Full legal pack including approved building plans and NCA registration provided.

03

Sale Agreement

A binding contract specifying your payment schedule, delivery timeline, penalty clauses, and all developer obligations. Signed by both advocates — enforceable in the High Court of Kenya.

05

Title Transfer

On completion, your advocate registers the 99-year leasehold title deed at the Kenya Lands Registry in your name. Stamp duty: 4% of purchase price. Legal / advocate fees: 1% of purchase price. Your deed is couriered to your address worldwide.

06

Move In or Rent Out

Take possession of your fully fitted home, or enrol in property management. Rental income remitted monthly to your international account — from anywhere in the world. You are always in control.