



# Catalogue



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EAL ESTATE INVESTING, EVEN ON A VERY SMALL  
SCALE, REMAINS A TRIED AND TRUE MEANS OF  
BUILDING AN INDIVIDUAL'S CASHFLOW AND WEALTH.

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ROBERT KIYOSAKI



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# True Value, True Wealth

SOLIAN is an investment company providing housing solutions in Kenya by undertaking developments of gated communities, affordable housing and hospitality- grade units and commercial spaces



# SOLIAN



## WHAT WE DO...

- Development of quality affordable housing units in prime locations thereby bridging the gap of housing deficit in Kenya and plugging into the government's affordable housing program.
- Solian infills basic infrastructure and services and avails affordable development-ready, value-added plots on the buy and build concept.
- Undertaking master-planned project developments and gated communities.



## Location

Palm Breeze Building |1<sup>st</sup> floor, Links Road, Nyali-Mombasa

**30%** Deposit and the balance  
in 6 equal monthly instalments

Marijani Vipingo Beach is a masterpiece of gated community development featuring 600+ units. It offers a rewarding investment comprising a mix of modern, affordable residential and commercial units within a controlled development setting.

Located approximately 35Km from Mombasa CBD and approximately 23Km from Kilifi Town on the Northern coast of Mombasa, Kenya. The project is 700M off the Malindi - Mombasa Highway and 200M to the beach.

Marijani is nestled amid a fast-growing premium neighborhood networked to a web of amenities, including airstrips, shopping malls, upmarket education, entertainment and shopping centers, hospitals, police stations, etc.



## AMENITIES

- Ample parking
- Paved roads
- Jogging tracks
- Cycling tracks
- Child's play area
- Swimming pool and waterpark



## KEY DEVELOPMENTS IN THE VICINITY:

- Vipingo Ridge Golf Club
- Sultan Palace Beach
- Vipingo Market & Beyond
- Ocean Breeze Court
- Ronald Ngala Utalii College
- Tarmac Road linking to Mombasa-Malindi Highway



## PLOT SIZES

- **1/8 Acre** Plots (400 SQM) @ **KES 2.8M**
- **1/8 Acre** plots (450 SQM) @ **KES 3.5M**
- **1/4 Acre** plots (750 SQM) @ **KES 6.0M**
- **1/3 Acre** plots (1000 SQM) @ **KES 8.0M**

**BUY  
&  
BUILD**



# MARIJANI SEAFRONT - VIPINGO BEACH

Located strategically along the white sandy Vipingo beach and the old coral reef is the spectacular proposed Seafront at Vipingo Beach offering a serene and secure community worth exploring.

The proposed site is 1.88 Km off Mombasa-Malindi Road, 3.66 km from Vipingo ridge airstrip, and 2.16 km from Kijipwa Police station. The site boasts of a beach frontage to the East having breathtaking views of the Indian Ocean

The Seafront at Vipingo Beach will offer one of the most picturesque residential communities at Vipingo



## Features

- High-density residential zone.
- Low-density residential zone.
- Commercial zone & Swimming pools
- Clubhouse, Gym & SPA
- Common recreational facility (clubhouse & swimming pool).
- Ample driveways.
- Walkways.
- Green spaces.



## Neighborhood

- Marijani By Solian.
- Vipingo Market & Beyond
- Kijipwa Police Station.
- Vipingo Leisure Centre
- Tarmac Road linking to Mombasa-Malindi Highway
- Vipingo airstrip
- Vipingo ridge golf resort
- Vipingo ridge

## Plot Sizes

- 1/2-Acre

### Note

*The sale shall be by invitation only after registration of interest.*



## LUKENYA GARDENS

Lukenya Gardens is a project in Athi River, Located 1.5 Km from Daystar University and opposite Moke Gardens.

The project comprises 37 plots of 1/8-acre plots well positioned to offer tranquility, comfort, and convenience. Residents are free to design their dream homes guided by a development code or may choose from designs from the Solian housing project coming up in the same area.



**Semi-detached Villas**  
**Price: On Application**



### Features

- 1/8-Acre Plots
- Electricity on site
- County water available
- Well-graded road network
- Excellent location and views
- Excellent security, perimeter fence



Solian Twelve in Vipingo is a development project comprising Approximate 1/4-acre plots in Vipingo, Kilifi County located 700M from the Mombasa-Malindi Road and less than 1.5Km to the Vipingo beach.

Residents are free to design their dream homes guided by a development code or may choose from designs from the Solian housing project coming up in the same area.

## Neighbourhood

- Ronald Ngala Utalii University
- Vipingo Leisure City
- Marijani Estate by Solian
- Vipingo Ridge
- Kijipwa Police Station

## Amenities

- Electricity on site
- Water on site
- Graded roads

## Price and Payment plan.

- 1/4 Acre plots @ **KES 2.6 M**
- Deposit **30%**
- Balance in 90 days

# KURUWITU GARDENS

Kuruwitu gardens is on the 3rd row & 300m from the beach, a luxurious oasis nestled in a tranquil, secure environment where nature is the greatest amenity.

It is approximately 1.5Km off the Mombasa Malindi highway and near the prestigious Vipingo Ridge Golf.

This Project comprises 48 approximately quarter-acre plots located in Kilifi County.



**4 BR Maisonette + DSQ @ KES 25M**



**1/4 Acre Plots @ KES 3M**

**Deposit 30% Balance in 6 equal monthly instalments**



## Neighborhood

- The proposed Vipingo City and Industrial Park,
- The Ronald Ngala Utalii University
- Vipingo Ridge gold, Vipingo Airstrip,
- Kijipwa police station



## Features

- Beach access
- Controlled development
- Provision for a swimming pool
- Graded and cabro paved access & estate Roads
- Gated community with perimeter fence

**S**olian Valley is located 6.5 Km from the Kilifi Mariakani junction and about 1Km off the tarmac in an area that has seen tremendous growth courtesy of improved infrastructure in the area.

It's surrounded by various amenities including the prestigious upcoming Nyalii Complex, the upcoming Vescon project, the ongoing Electric poles factory, and various schools.



## Price and Payment plan:

- **1/8-acre** plot @ **KES 250,000**
- Deposit **KES 50,000/=**
- Balance in 6 equal monthly instalments



## Features

- Electricity & water on site
- Graded Access Roads
- Ready Title deeds upon completion of payment
- Common gate and perimeter fence

## MTWAPA PRIDE APARTMENTS

**M**twapa Pride Apartments is located at the heart of Mtwapa Cosmopolitan town, right behind Mtwapa Mall and 300 m off the Mombasa Malindi highway.

It features self-contained spacious Studios, **1BR** and **2BR** with quality standard or executive finishes.





### STUDIO

Price: **KES 2 M**

#### FEATURES

- Kitchenette
- Kitchen cabinets
- Own Toilet/Bathroom
- Balcony

### 1-BR

Price: **KES 3 M**

#### FEATURES

- Kitchenette
- Kitchen cabinets
- Spacious bedroom
- Bedroom cabinets
- Own Toilet/Bathroom
- Balcony

### 1-BR PENTHOUSE

Price: **KES 3.5 M**

### TWO BEDROOMS

Price: **KES 5 M**

#### FEATURES

- Kitchenette
- Kitchen cabinets
- Spacious bedroom
- Bedroom cabinets
- Own Toilet/Bathroom
- Balcony

## Return on Investment (ROI)

\*May vary based on the market trends

### STUDIO

#### RENTAL OPTION

- Monthly rent approx **KES 15,000**
- Annual total **KES 180,000**

#### FURNISHED OPTION

- Daily fee approx. **KES 2,500**
- Monthly 60% Occupancy **KES 45,000**

### ONE-BEDROOM

#### RENTAL OPTION

- Monthly rent approx. **KES 23,000**
- Annual total **KES 276,000**

#### FURNISHED OPTION

- Daily fee approx. **KES 3,000**
- Monthly 60% Occupancy **KES 54,000**

### TWO BEDROOMS

#### RENTAL OPTION

- Monthly rent approx. **KES 30,000**
- Annual total **KES 360,000**

#### FURNISHED OPTION

- Daily fee approx. **KES 5,000**
- Monthly 60% Occupancy **KES 90,000**

**P**alm Gardens (Solian 17) is more than just a lifestyle. It's a new rhythm of life. Touching the Kilifi - Mariakani by-pass. This project comprises 101 mixed-use plots.

A 1/4-acre plot on the 1<sup>st</sup> & 2<sup>nd</sup> Row mainly for commercial purposes. The 1/8-acre plot from the 3<sup>rd</sup> row is mainly for residential purposes.

Each of these plots is fully serviced, with well-maintained graded roads in a community setup that brings you back to the natural setup.

### Features

- Electricity & water on site
- Graded Access Roads
- Ready Title deeds
- Common gate and perimeter fence

### Plot Sizes

- 1/8 Acre plots @ **KES 500,000/=**
- 1/4 Acre plots @ **KES 1,000,000/=**

**Deposit of KES 100,000/=, balance in 6 equal monthly installments**

# NYALI PRIDE APARTMENTS

**1 BR @ KES 5.5 M**  
**2 BR @ KES 7.8 M**



Located in Nyali, off Links Road. Nyali Pride Apartments is a 10-storey building with residential and rental houses for sale.

The project is in four phases and will have 100 units of 2 bedrooms and 30 units of 1 bedroom.

The basement and entire ground floor are set aside for parking.



## Neighborhood

- Nyali Centre
- Naivas Nyali
- City mall
- Premier Hospital
- Nyali Beach
- International Schools



## Amenities

- Ample parking
- Open plan kitchen
- Spacious One & Two Bedroom
- Balconies

Deposit

**30%**

Balance in 6  
equal monthly  
instalments

**U**talii Gardens is located right opposite the Ronald Ngala Utalii University College and Five Star Hotel under construction. The property is less than 700m from the beach and only 1.5 km from the Mombasa Malindi highway.

The area has seen renewed growth of commercial and residential properties and it's on the rise.



## FEATURES

- Fully serviced and ready to develop plots
- Electricity & water on site
- Graded Access Roads
- Ready Title deeds



## PLOT SIZES

- 1/8 Acre plots @ **KES 2,500,000/=**
- 1/4 Acre plots @ **KES 3,500,000/=**

# OCEAN BREEZE COURT

Deposit

# 30%

Balance in 12  
equal monthly  
instalments



Ocean breeze court comprises of 4-BR Maisonettes + DSQ all ensuite within Marijani Estate at Vipingo Beach, a gated and controlled development, located 200 metres from the beach

PRICE  
KES 20.5 M

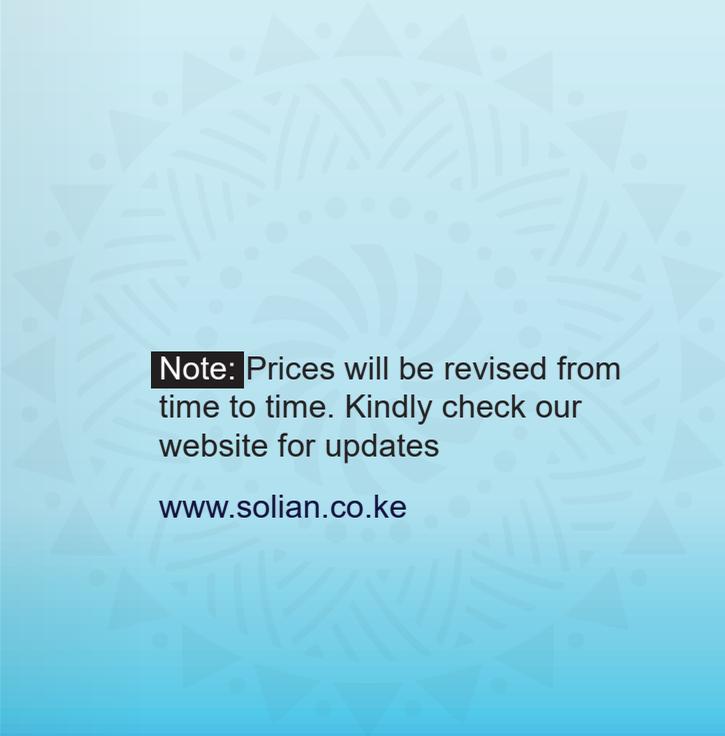


## Amenities

- Beach Access
- Jogging & Cycling Tracks
- Central Park
- Kids Play Area
- Fresh & Borehole Water Available
- Paved & Cabro Road
- Electricity Available
- Common Areas & Street Lighting

## Features

- 315 Square Metres
- All Bedrooms Ensuite
- Flat Roof
- Open Kitchen
- Laundry Area
- Private Parking for Two Cars
- Balconies
- Garden by the Beach



**Note:** Prices will be revised from time to time. Kindly check our website for updates

[www.solian.co.ke](http://www.solian.co.ke)



# Luxury you can Afford.



*SOLIAN has undertaken 30 projects at different stages of implementation since inception and has positively impacted over 300 families in their journey to home ownership.*

**SOLIAN**®

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