

SOLIAN

®

December 2024

Newsletter



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As the year draws to a close, we at Solian are thrilled to share a snapshot of a year marked by extraordinary growth, groundbreaking innovation, and tangible impact. This year has reaffirmed our unwavering commitment to our mission: Inspiring Innovation and Financial Freedom. 2024 has been marked by Solian providing transformative housing solutions across Kenya through the development of exceptional gated communities, accessible quality affordable housing, and hospitality-grade units.

At Mtwapa Pride, we've not just built accessible, quality affordable housing and hospitality-grade units; we've built thriving communities and a vibrant economic ecosystem. In September 2024, we proudly handed over another 126 units, with our stunning innovative roof-top pool and lounge, among the 1st of its kind in Mombasa and Kilifi county and this brings our total of quality affordable housing and hospitality-grade units developed in the last 60 months to an impressive 361. All our units at Mtwapa pride are fully sold out. These aren't just buildings; they're vibrant spaces where lives flourish and memories are made.

And in Kuruwitu within Vipingo area, Kilifi County, we've unveiled a stunning sample house, a testament to the quality and craftsmanship that defines Solian. This exceptional property is now available for both Airbnb experiences and purchase, offering a unique opportunity to own a piece of paradise. We are at the initial stages of developing the pool at the sample house to enhance the experience of our customers. Phase 1 of Kuruwitu Gardens by Solian is fully sold. Phase 2 is now selling at discounted prices and a few units are available. Don't be left behind in making this exclusive community of 48 your tranquil home next to the beach.





Marijani By Solian at Vipingo Beach has undergone a remarkable transformation this year, evolving into a thriving community with enhanced infrastructure and amenities. The expansion of the Mombasa-Malindi highway has brought increased accessibility, with the newly tarmacked Solian-Marijani Road looping all the way to Ronald Ngala Utalii University College and back to the main road

Road Network: Cabro works within Marijani have progressed significantly, complemented by the ongoing installation of road signages for improved navigation within this beautiful and stunning gated community



Street Lighting: Solar street lighting has been upgraded, ensuring well-lit streets and enhanced safety at night. This is an ongoing process and expected to be fully completed in the next 18 months

Water Reticulation: Water reticulation efforts have achieved significant progress, covering at least 60% of the development. This is an ongoing process and it is expected to be completed in the next 18 months, providing both fresh and borehole water to the residents.



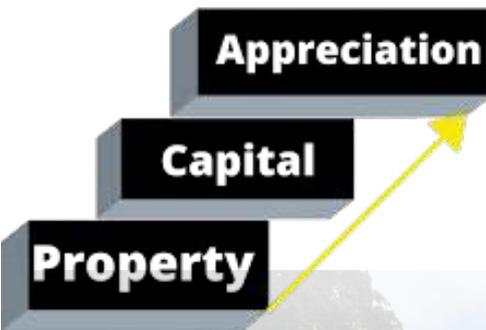
Residential Growth: More than 15 units are currently under development, with 5 homes already occupied and the remaining under different stages of construction and many more undergoing design and approvals.

“Marijani has undergone enhanced Infrastructure and Amenities improvement”





Garden by The Beach: Landscaping of the recreational gardens ; Garden by the Beach is complete, providing residents with a serene and enjoyable outdoor space. Ongoing improvements are expected to transform these gardens as your choice venue for your team building, birthday parties and cozy wedding parties



Capital Appreciation: For our investors, we are happy to report that in the last 3 years property units at Marijani by Solian have more than doubled and our early investors have enjoyed more than 100% capital appreciation of their investments



Looking Ahead to 2025

Construction of the first phase of the central park commenced in 2024, and we eagerly anticipate the opening of the 1st phase consisting of a stunning swimming pool in 2025. These developments will further enhance the quality of life for Marijani residents, providing them with a vibrant and fulfilling community experience as well as providing a great choice of investment for our investment as we expect further capital appreciations in 2025.



A Promising Future

Marijani by Solian transformation this year is a testament to its potential as a premier residential destination. With ongoing infrastructure improvements, a growing community, and exciting upcoming amenities, Marijani is poised for continued success in 2025 and beyond.



Mtwapa Pride

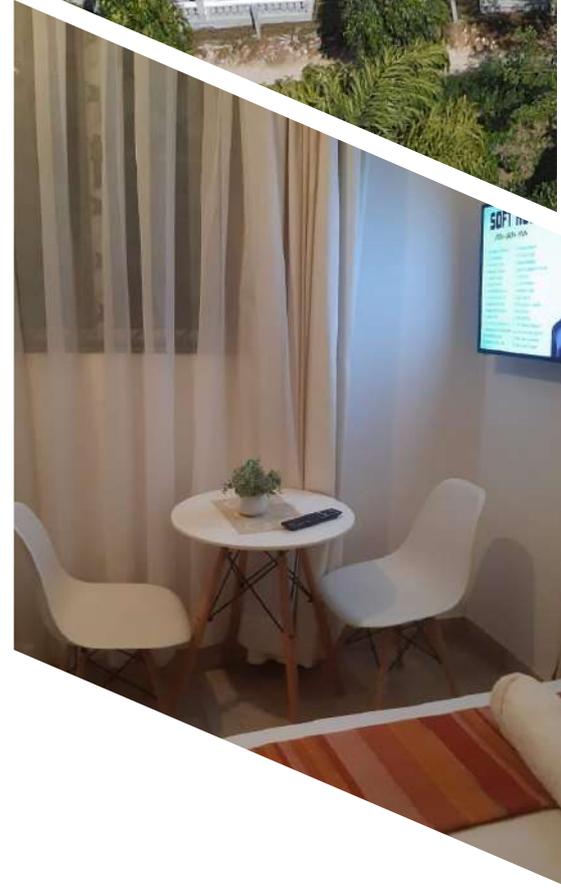


From its inception in 2018 with Mtwapa Phase 1, our vision for a vibrant and thriving community has steadily become a reality. This year, we celebrated a major milestone: the handover of 126 new homes at Mtwapa Pride Phase 3 on September 21st, 2024, bringing the total number of apartments to 361.



This achievement marks more than just the completion of construction; it represents the creation of a thriving community that has positively impacted the lives of many. Mtwapa Pride has become a true home for its residents, fostering a strong sense of belonging and camaraderie.

The community has also become an economic engine for the local area. By providing opportunities for residents to run successful Airbnb businesses and creating local employment, Mtwapa Pride has contributed significantly to the economic vitality of Mtwapa.



“Look -out: look out for our amazing, better and a much improved Phase 4 in 2025.”

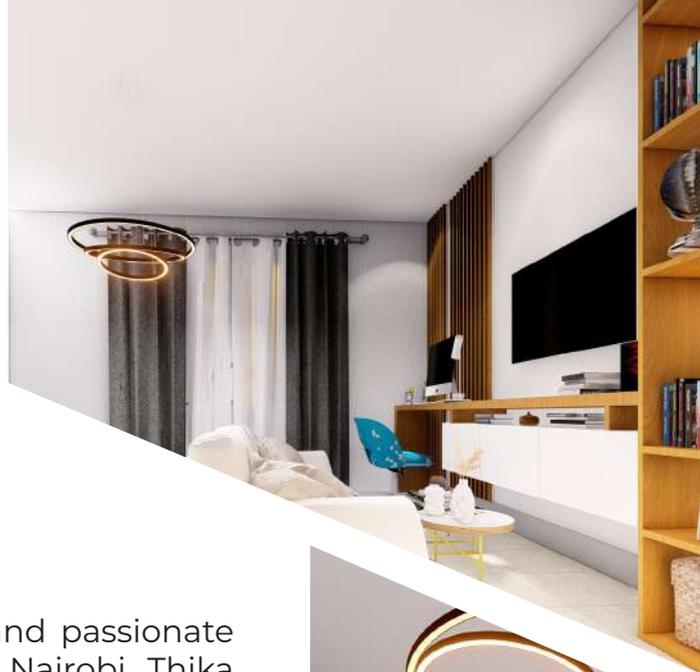
Safari Pride-Nairobi

2025 comes with even great news for our loyal and passionate customers! We are going to unveil our 800+ units in Nairobi , Thika road, just behind Safari Park Hotel and United States of America University

Offer Price!

Studio: Kes 3.0M

One Bedroom: Kes 4.4M



Kuruwitu Gardens-Vipingo



Kuruwitu Gardens within Vipingo area, Kilifi County consisting of planned 48 residential villas is your choice of a cozy ,tranquil residential home next to the beach.



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Solian & our communities

In 2024, we actively engaged with our business and host communities through several events:

1. Sponsorship of a charity golf tournament hosted by Crossroads Fellowship at Nyali Golf and Country Club
2. Participation in the REIT Masterclass and Annual Conference organized by the REITs Association of Kenya (RAK).
3. Sponsorship of the Catholic Church golf tournament at Nyali Golf and Country Club.
4. Participation in the annual Kenya Property Developers Association (KPDA) events.
5. Participation in the annual Agricultural Society of Kenya (ASK)-Mombasa.

As we celebrate this years' Christmas and look forward to a prosperous 2025, we express our sincere gratitude for your continued support . We wish you a merry Christmas and a prosperous new year filled with Joy, prosperity and Gods blessings.



Vipingo beach homes and Hospitality-grade Apartments

We are also developing an exciting and exclusive project at Vipingo Beach! Your dream Beach Home and hospitality-grade apartment, creating a vibrant coastal community. Stay tuned for the unveiling in 2025!

Embracing Technology for Modern Living

At Solian, we're committed to incorporating cutting -edge technology to enhance the resident experience

-  **1. Advanced Access Control Systems:** Providing enhanced security and peace of mind
-  **2. Prepaid Water and Electricity Metres:** Empowering residents to manage their utility consumption efficiently.
-  **3. Comprehensive CCTV Surveillance:** Ensuring a security and protected environment







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