

**SOLIAN**

®



# PROPERTY CATALOGUE

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## True Value, True Wealth

**SOLIAN** has seen remarkable growth and innovation, leading to impactful development. We remain dedicated to our mission: Inspiring Innovation and Financial Freedom. This year, we have expanded our portfolio, offering a range of investment projects designed to meet diverse needs and aspirations.

Solian is actively developing exceptional gated communities, accessible quality affordable housing, and hospitality-grade units throughout Kenya. Choose from projects designed for residential living, income generation, or a blend of both.

Whether you seek stable returns through established communities like Mtwapa Pride or the unique potential of coastal properties at Kuruwitu Gardens and Marijani Estate in Vipingo Beach, Solian offers a range of investment projects to suit your needs.

Mtwapa Pride  
Apartments



Marijani Vipingo Beach



Kuruwitu Gardens-Vipingo

# ABOUT THE COMPANY

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

SOLIAN exists to inspire innovation and financial freedom.



## Impact

SOLIAN has undertaken 37+ projects at different stages of implementation since inception and has positively impacted many families in their journey to home ownership.

## How we do it

- Development of quality and affordable housing units in prime locations thereby bridging the housing deficit gap in Kenya and plugging into the government's affordable housing program, a social impact effort that creates real value.
- Development of gated communities and commercial spaces.
- Development of hospitality grade units ready and fit for hospitality industry.
- Provision of asset management and related services.

## Some of our developments

- Lukenya Gardens
- Marijani Vipingo Beach
- Mtwapa Pride Apartments
- Kuruwitu Gardens-Vipingo
- Ocean Breeze Court-Vipingo
- Safari Pride Apartments-Nairobi

# Marijani Vipingo Beach



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

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

**Plot starting price: Kes 3M**



## Amenities

- Children play area
- Paved cabro roads
- Garden by the beach
- Residents swimming pool
- Jogging and cycling tracks

## Neighbourhood

- Ocean Breeze Court
- Sultan Palace Beach
- Vipingo Ridge Golf Club
- Ronald Ngala Utalii College
- Vipingo Market and Beyond

# Ocean Breeze Court- Vipingo

Ocean breeze court comprises of 22 Maisonettes 4 Bedroom all ensuit within Marijani Estate-Vipingo Beach. These spacious maisonettes are located 200 metres from the Vipingo beach and enjoy fresh ocean breezes all year long.

Kes  
20.5M



## Amenities

- Beach Access
- Garden by the Beach
- Paved and cabro roads
- Fresh & borehole water
- Jogging & Cycling tracks

## Features

- Flatroof
- Open Kitchen
- Private Parking
- 315 Square Metres
- Residents swimming pool

## Payment plan

Deposit  
30%  
Balance in 12  
equal monthly  
installments

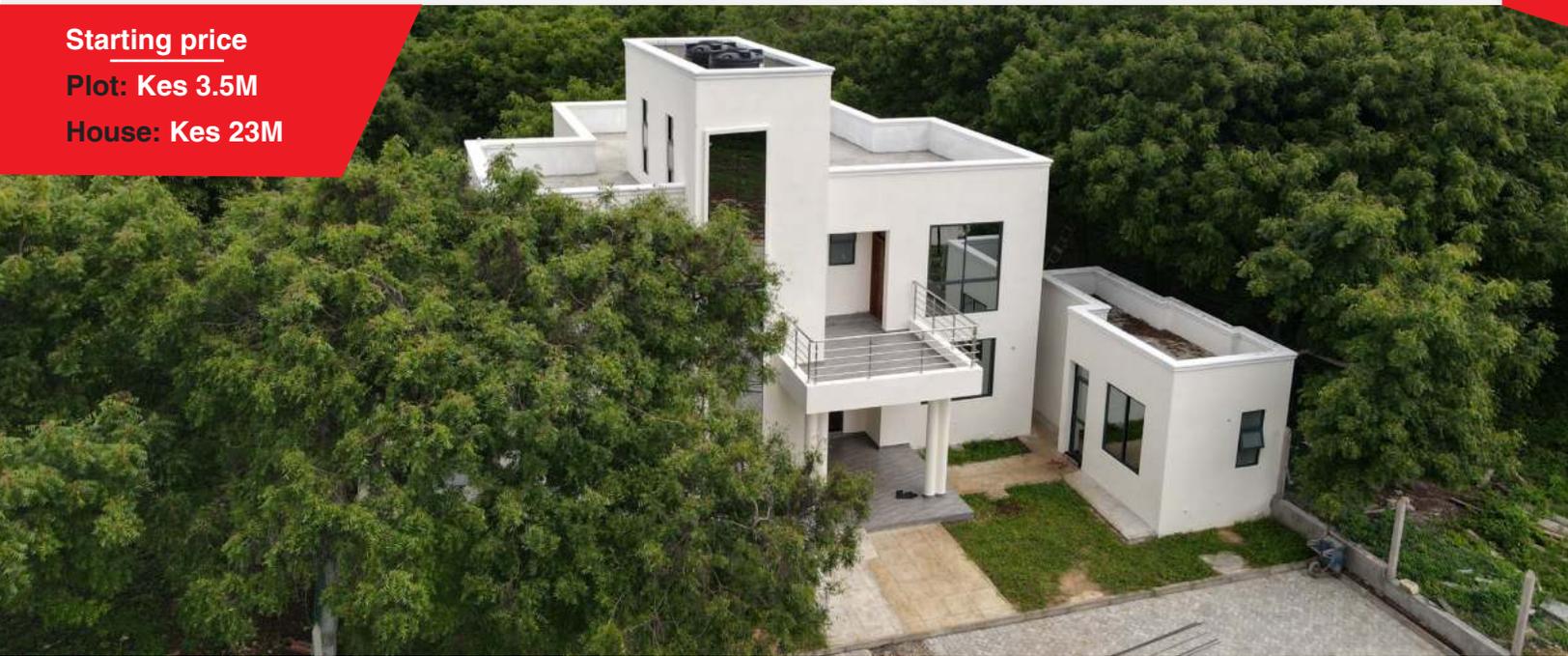
# Kuruwitu Gardens- Vipingo

Kuruwitu gardens is a gated and controlled development located on the 3rd row from the Kuruwitu vipingo sandy beach, a luxurious oasis nestled in a tranquil, secure environment where nature is the greatest amenity. This project comprises 48 approximately quarter-acre plots.

## Starting price

Plot: Kes 3.5M

House: Kes 23M



## Neighbourhood

- Vipingo Airstrip
- Kuruwitu Vipingo Beach
- Vipingo Ridge golf course
- Kuruwitu Marine sactuary

## Features

- Beach Access
- Cabro paved estate roads
- Gated & controlled Community

## House Features

- Flatroof
- 5 Bathroom
- 4 Bedrooms
- Open Kitchen
- 330 Square Metres



# Safari Pride-Nairobi

**SAFARI PRIDE-Nairobi**, is located next to USIU and Safari Park Hotel, on Thika Road. It offers affordable housing units, consisting of **STUDIOS** and **1 BR Apartments**.

## Amenities

- Gym
- Green spaces
- High speed lifts
- Rooftop lounge
- Rooftop Swimming pool

**Studio: Kes 3.2M**

**One Bed: Kes 4.6M**

10% Deposit,  
balance payable in 30 equal monthly instalments



## Strategic Location

- 5 min walk to USIU University
- Approx. 30 min drive to JKIA
- 15 min drive to KCA University
- Approx. 40 min drive to SGR
- Approx. 20 min drive from Nairobi CBD
- Walking distance to Safari Park Hotel
- Less than 15 min drive to Agha Khan Hospital
- Approx. 10 minutes drive to Garden City Mall

Return On Investment (ROI):  
Projected above 12%

*Lock in!*

**SEAFRONT BEACH VILLAS**

**COMING  
SOON**



# Ongoing Developments



Ocean Breeze Court-Ground breaking



Marijani landscaping



Marijani Estate-Relaxation Gardens



Kuruwitu Gardens-Road grading



Marijani Estate-Street lighting



Marijani Cobro-paved roads



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