

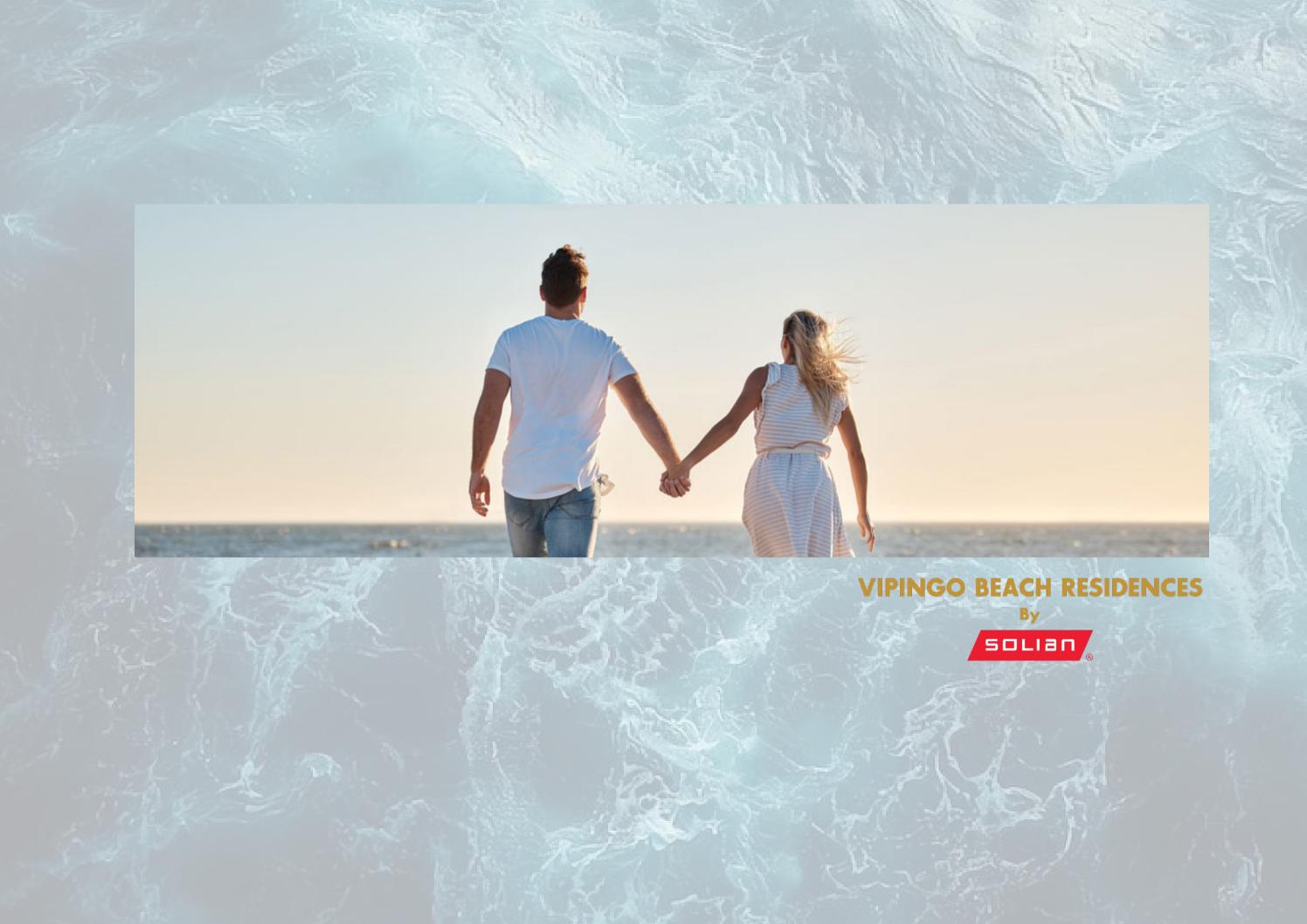


SOLIAN is an investment company providing housing solutions in Kenya by undertaking the development of gated communities, affordable housing, hospitality-grade units, and commercial spaces.

SOLIAN has undertaken 37+ projects at different stages of implementation since inception and has positively impacted over 3500 families in their journey to home ownership and created over 2000 direct jobs. As a responsible business, Solian has embedded sustainability in its business and projects.

We are intentional in ensuring we invest responsibly, taking into account all necessary social, environmental, and governance factors.

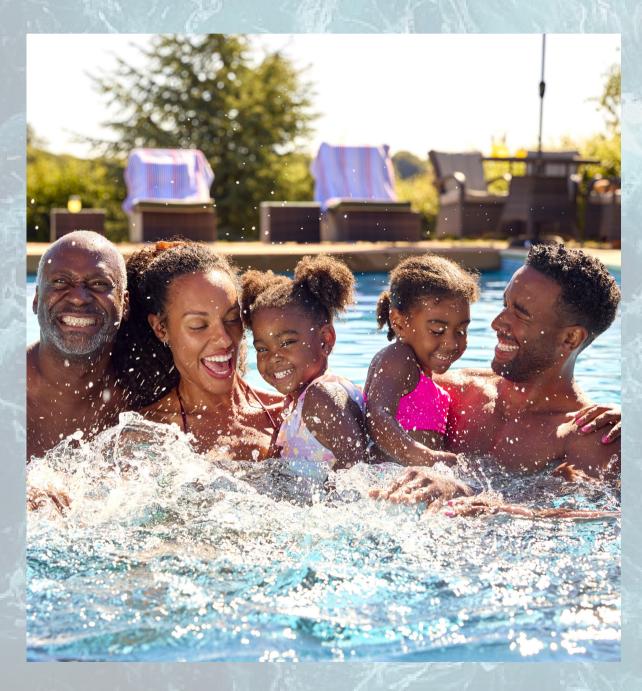
Solian exists to inspire innovation and financial freedom.

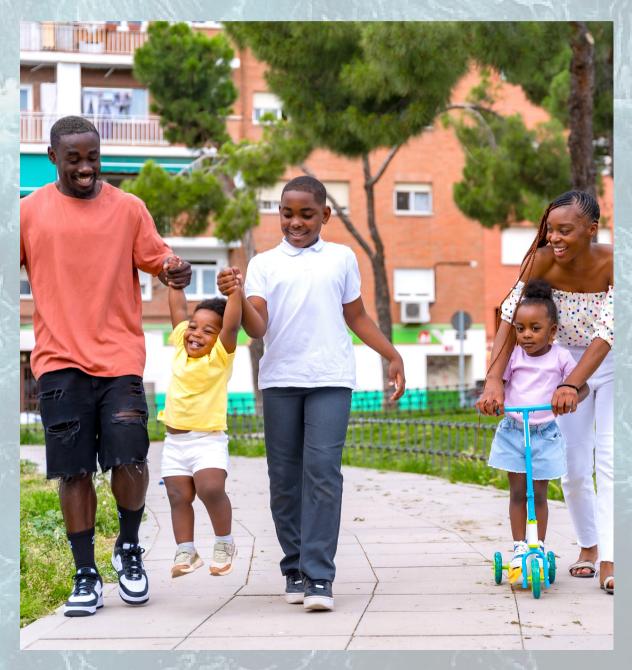


Why Invest in Vipingo Beach Residences by Solian

Vipingo Beach Residences is an exclusive oceanfront development that redefines coastal living through elegance, sustainability, and strategic investment opportunities. Set along the pristine Vipingo coastline, this master-planned community integrates modern architecture, lush greenery, and resort-style amenities — all within an eco-conscious design that values both comfort and sustainability.

Vipingo Beach is among the few Kenyan beaches earmarked by the government for upgrades to attract premium tourists.





Prime Oceanfront Location

Nestled directly on the Indian Ocean, Vipingo Beach Residences By Solian offers investors a rare opportunity to own true beachfront property in one of Kenya's fastest-growing coastal investment corridors. The project enjoys:

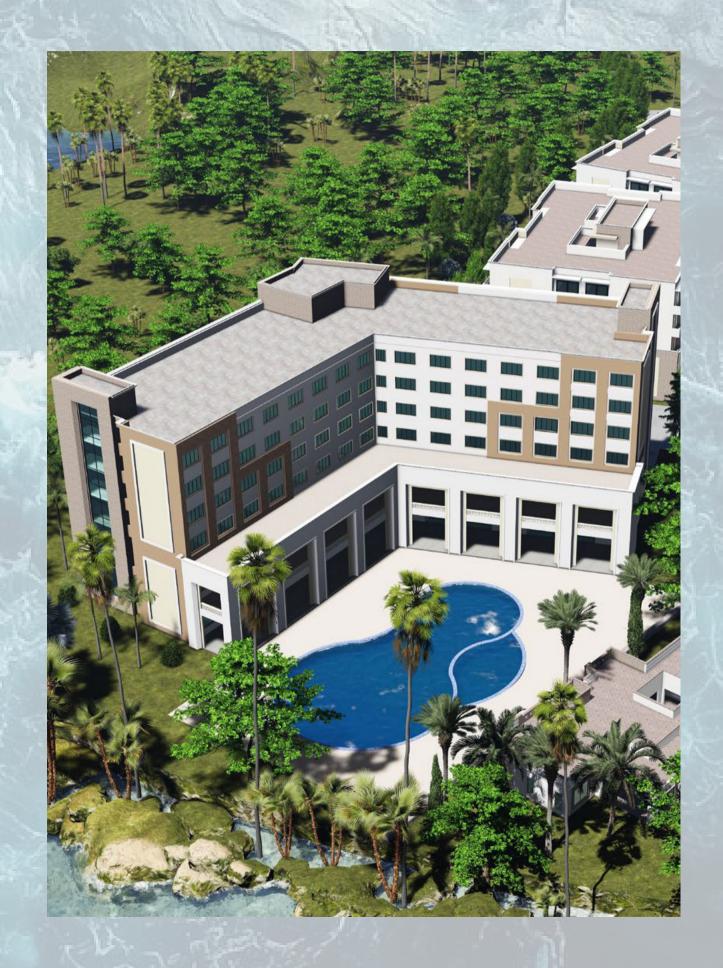
- Direct ocean frontage with uninterrupted views from luxurious villas and condos with private beach access
- Proximity to Vipingo Airstrip (10 minutes), providing convenient air connectivity from Nairobi and beyond.
- Proximity to Vipingo Ridge Golf-15 minutes drive
- Accessibility via Mombasa–Malindi Highway and the upcoming Mombasa–Kilifi dual carriageway, making it central and equidistant to Mombasa and Kilifi towns, increasing mobility and future value appreciation.





The development spans a beautifully designed layout featuring:

- A mix of villas, maisonettes, condos, apartments and a proposed hotel planned for both private ownership and rental yield.
- Zoned spaces for hospitality and leisure, offering a balanced live work—play ecosystem.
- Green and open areas, landscaped with indigenous coastal vegetation to promote natural airflow, a relaxed environment promoting healthy for the residents.
- Paved internal roads, solar street lights, ensuring a clean, modern, and sustainable environment.



Investment Potential

Vipingo is rapidly transforming into the next major real estate and tourism hub on Kenya's Coast, driven by infrastructure growth, increased investor confidence, and urban expansion from Mombasa and Kilifi.

- Property value growth in Vipingo has averaged 12–18% annually over the last five years.
- The Vipingo Development Zone and Vipingo Airstrip expansion are driving commercial and residential demand.
- High rental yields from both short-term holiday lets and long-term expatriate tenants.
- Foreign and diaspora buyers are increasingly seeking premium beachfront investments, making early entry highly lucrative.
- Government strategy to make Vipingo Beach one of the Premium Beaches in the coast.





Lifestyle and Amenities

Residents and guests will enjoy resort-grade amenities, including:in one of Kenya's fastest-growing coastal investment corridors.

The project enjoys:

- · A beach club and leisure zone overlooking the ocean.
- Jogging and cycling tracks, promoting wellness within a serene natural setting.
- · 24-hour gated security, smart access, and CCTV surveillance.



Sustainable Coastal Living

Every home at Vipingo Beach Residences is designed with sustainability at its core:

- · Natural ventilation and orientation to harness ocean breezes.
- · Solar integration for power and lighting.
- Eco-sensitive landscaping preserving coastal biodiversity.
- Use of Biodigesters
- Use of locally available building and cladding materials
- · Jogging and cycling tracks.



Category

Key Details

Location Vipingo Beach, Kilifi County, Kenya

Project TypeOceanfront gated community – villas, maisonettes, apartments.

Developer Solian Limited through subsidiary Vipingo Properties Limited

Property Sizes Villas & maisonettes from 3–5 bedrooms

Accessibility 10 min from Vipingo Airstrip; 30 min to Mombasa; along Mombasa–Malindi Highway

Infrastructure Cabro roads, solar-ready.

Amenities Beach club, landscaped parks, jogging tracks, 24/7 security

Green Ratio 30% open and landscaped spaces

Projected ROI 12–18% annual value appreciation

Rental Yield Estimated 8–12% per annum

Nearby Landmarks Kuruwitu Marine Sanctuary, Vipingo Airstrip, Vipingo Ridge Golf

Ideal For Holiday homes, rental investments, retirement, high-value capital appreciation.

PROPOSED MASTERPLAN

