

FEBRUARY 2025
Newsletter

Emayan
RESIDENCES

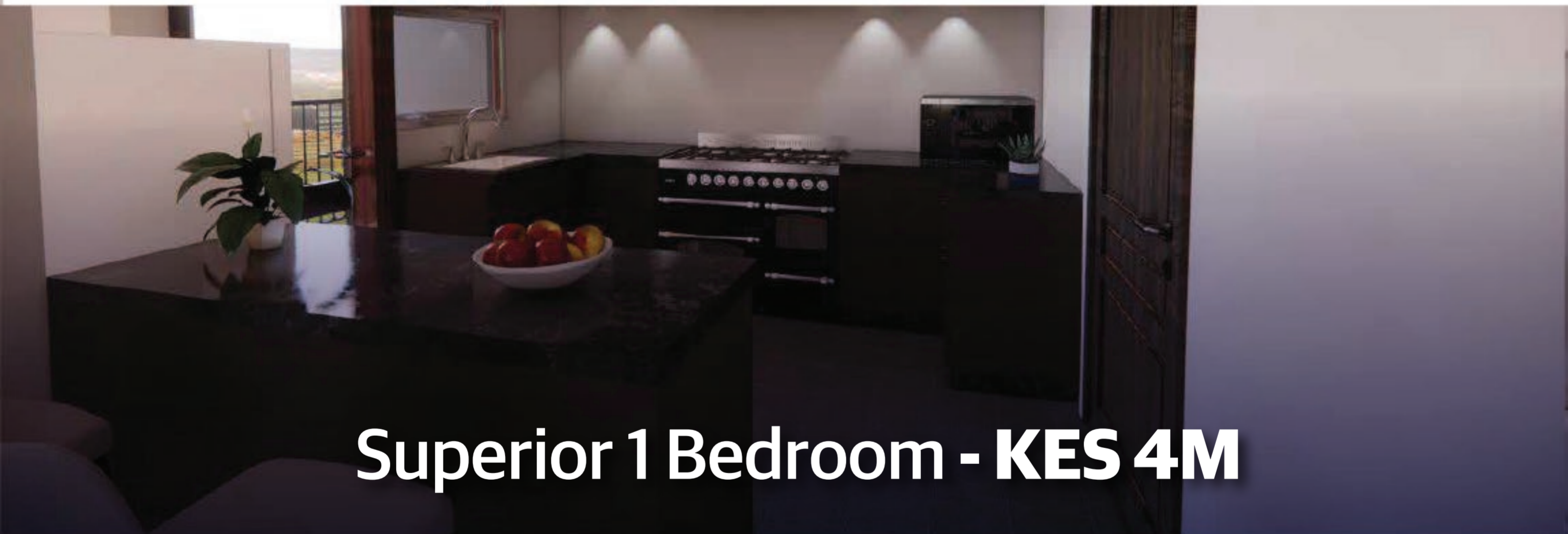
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**“A house is made with walls and beams.
A home is made with love and dreams.”**

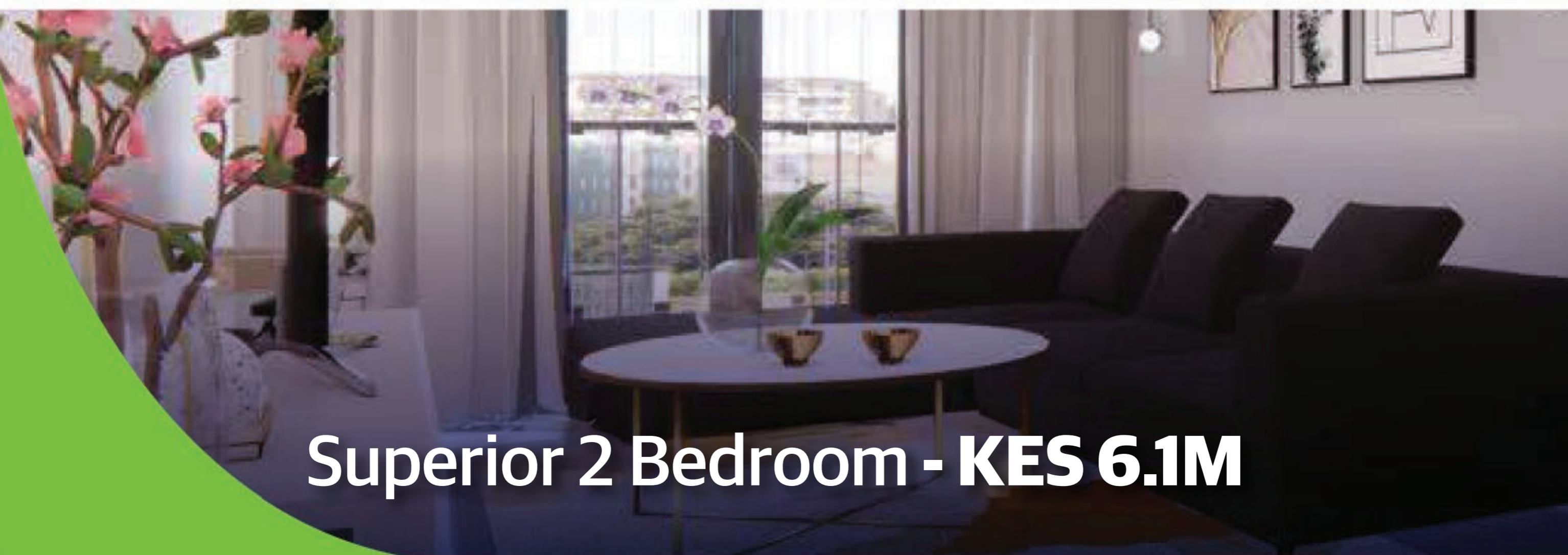
-Ralph Waldo Emerson-



Standard 1 Bedroom - KES 3.2M



Superior 1 Bedroom - KES 4M



Superior 2 Bedroom - KES 6.1M

Dear Investors,

What a 5 months of construction it has been! We thank you for your continued support and partnership. If you are reading this for the first time, we are glad to engage and welcome you to take a look at the investment opportunities we offer.

Our project continues to run on schedule, and over the next month we will be at the halfway point in terms of erecting the full height of our structure. As we speak, we are now firmly unlocking some of the amazing views of Ngong Hills our development offers, and that tenants will be able to enjoy from their units, and especially from our rooftop terrace.

As promised in our last edition, our conversation with Kenya Property Developers Association CEO, Vincent Mwango, is also live on our YouTube page. This is a highly educational piece on real estate trends in 2025, and in particular, emerging opportunities in satellite towns. In addition, Vincent also provides his thoughts on how to build a robust investment portfolio. Have a look!

We thank you once again for your support, and look forward to engaging further in March!



JAN 2025

PROJECT UPDATES



FEB 2024

PROJECT UPDATES



Completed 2nd floor form work



Completed plumbing works



Completed electrical works



Superstructure with 2nd floor

PROJECT TIMELINE

APPROVALS & PREPARATION

Item	Start Date	Due Date
Change of user	March 2024	Completed
Architectural & Structural Approvals	May 2024	Completed
NEMA	June 2024	Completed
NCA	July 2024	Completed

SETTING OUT & PREPARATION

Item	Start Date	Due Date
Mobilization	12th Aug 2024	Completed
Site clearance & removal	26th Aug 2024	Completed
Survey Set out & marking	2nd Sep 2024	Completed

SUBSTRUCTURE

Item	Start Date	Due Date
Bulk excavation, trimming & levelling	4th Sept 2024	Completed
Excavation for foundations	9th Sept 2024	Completed
Mass concrete blinding	18th Sept 2024	Completed
Reinforcement & casting	30th Sept 2024	Completed
Foundation walling	09th Oct 2024	Completed

SUBSTRUCTURE

Item	Start Date	Due Date
Septic tank & water tank layout, formwork & casting	22nd Oct 2024	Completed
Septic tank & water tank mechanical provisions	21st Dec 2024	Completed
Backfilling and compacting	23rd Dec 2024	Completed
Underground beam and steel form work	7th Jan 2025	Completed
Underground beam casting	8th Jan 2025	Completed
Hardcore hard packing and compacting	12th Jan 2025	Completed
Cabro works	1st Aug 2025	5th Aug 2025

GROUND FLOOR

Item	Start Date	Due Date
Column formwork	14th Jan 2025	Completed
Casting of columns	17th Jan 2025	Completed
Formwork for 1st floor slab	20th Jan 2025	Completed
Steelworks for 1st floor slab	24th Jan 2025	Completed
Plumbing and electrical works	30th Jan 2025	Completed
Casting of 1st floor	3rd Feb 2025	Completed

FIRST FLOOR

Item	Start Date	Due Date
Column formwork	5th Feb 2025	Completed
Casting of columns	7th Feb 2025	Completed
Masonry walling	Scheduled for April	Scheduled for April
Formwork for 2nd floor slab	15th Feb 2025	Completed
Steelworks for 2nd floor slab	20th Feb 2025	Completed
Plumbing and electrical works	25th Feb 2025	Completed
Casting of 2nd floor slab	4th March 2025	On track

SECOND FLOOR

Item	Start Date	Due Date
Column formwork	10th April 2025	16th April 2025
Casting of columns	14th April 2025	19th April 2025
Masonry walling	Scheduled for April	Scheduled for April
Formwork for 4th floor slab	19th April 2025	29th April 2025
Steelworks for 4th floor slab	25th April 2025	4th May 2025
Plumbing and electrical works	4th May 2025	6th May 2025
Casting of 3rd floor slab	9th May 2025	9th May 2025

THIRD FLOOR

Start / Finish

April 2025

May 2025

FOURTH FLOOR

Start / Finish

May 2025

June 2025

FIFTH FLOOR

Start / Finish

June 2025

July 2025

SIXTH FLOOR & ROOFTOP TERRACE

Start / Finish

July 2025

August 2025

FINISHES

Start / Finish

April 2025

September 2025

FINAL TOUCHES & SNAGGING

Start / Finish

SEPTEMBER 2025

October 2025

HANDOVER

31st October 2025

Chanza Lifestyle Community

Hass Property Index, Q4 2024



In the apartment segment, Ongata Rongai and Parklands led with quarterly (rental price) gains of 3.4% and 3.3% respectively.

HassConsult, Q4 2024 Property Index

[Read More](#)



Having lived in the USA for over 2 decades, our ultimate plan is to retire at home in Kenya. Finding legitimate investment opportunities to sustain us in our retirement is a major priority for us.

When we first learned of Emayian, we were impressed with the robustness of the concept and planning. However, aware of the risks that such projects face, we decided to undertake thorough due diligence before proceeding to invest. There was a high degree of transparency, communication was excellent and we were impressed with the high commitment to quality and progress against milestones. We therefore invested.

For all the foregoing reasons, we recommend Emayian Residences to anyone thinking of investing in real estate in Kenya."

“ _____ Steve & Jane Wainaina

Blogs you may have missed

Real estate insights and trends for 2025



Part 1

Part 2

CHANZA

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