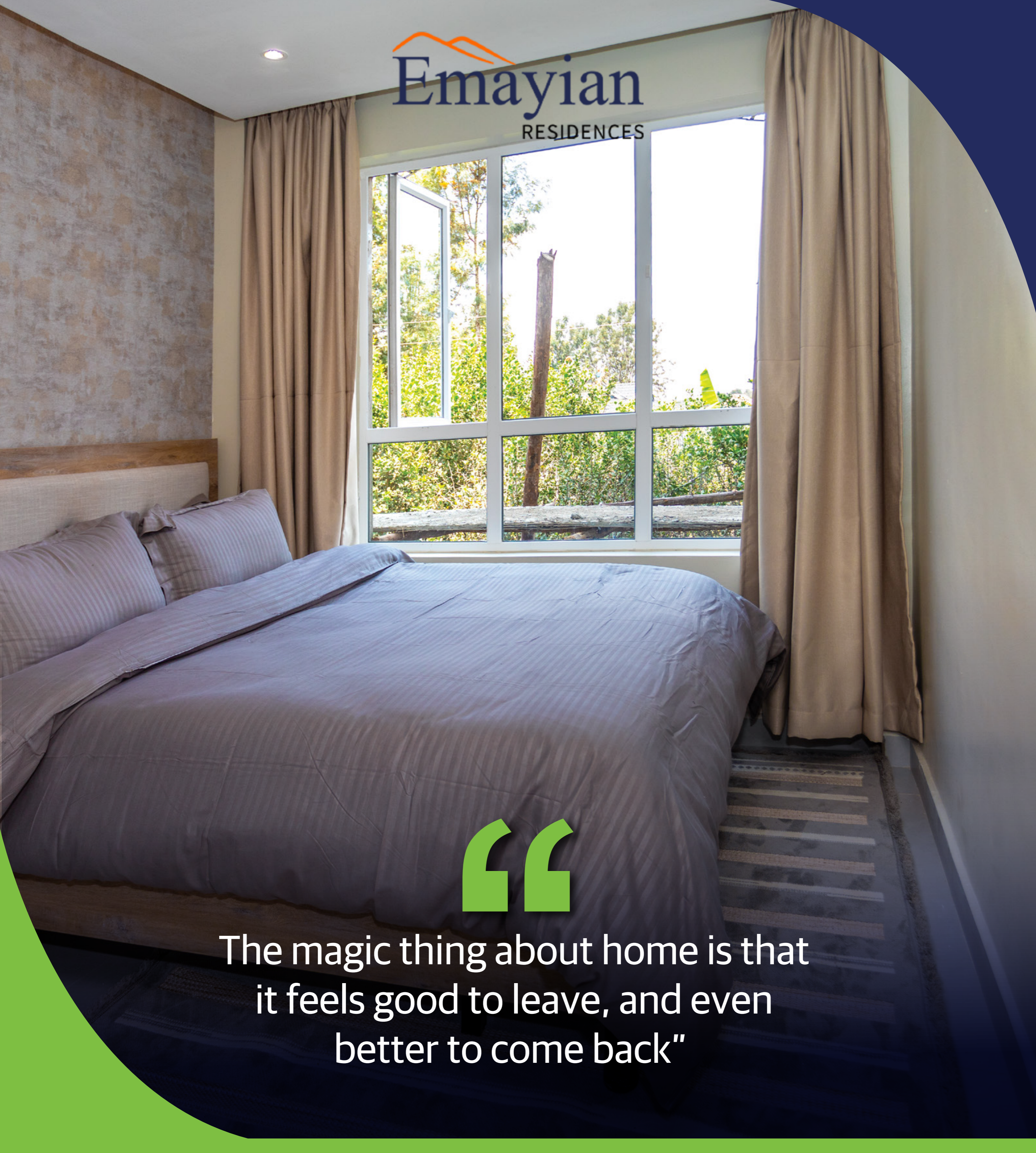




September 2025
Newsletter



The magic thing about home is that
it feels good to leave, and even
better to come back”

Show House Open Day

04th October 2025



9.5%

Affordable mortgages available through



Dear Investors,

Greetings as we enter the last quarter of the year. 2025 seems to have flown past (or is it just us?) That said, we hope this newsletter finds you well and in good health.

Save the date - Saturday 4th October! Tomorrow, we hold the 2nd of Our Open Days, as we continue to invite potential and existing customers to see our showhouses that were completed in August! We invite anyone yet to visit Emayian, to come see our amazing living spaces, and get a first hand view of how we are delivering on our commitment to quality and excellence.

We are also pleased to announce that in addition to Co-operative Bank, who are our financing partners, we have also signed strategic MOUs with Absa, DTB & KCB Bank of Kenya, who will be offering affordable mortgages backed by KMRC to anyone interested in investing in Emayian. Interest rates range between 9.0 and 9.5% with a maximum tenor of 25 years

In terms of progress, we are completing our superstructure, with the casting of the roof being the final pending act. Thereafter, our full focus goes to finishing on the entire building. In the last few weeks / months, we also completed plumbing and electrical works on 2nd and 3rd floor, with walling on 4th floor commencing in the next few days. We continue accelerating our finishing work on the lower floors, as we head towards project completion.



PROJECT UPDATES

1

9%+

CAPITAL APPRECIATION
IN 10 MONTHS SINCE
CONSTRUCTION BEGAN*

2

4TH OCT

OUR SHOWHOUSE
OPEN DAY

3

50%

SOLD OUT ON
ACROSS ALL UNITS

4

70%

PROJECT COMPLETION
STATUS

*For 1 Bedroom units. On 2 Bedroom units, our 10 month capital appreciation is currently at **5.2%**

AUGUST 2025

PROGRESS UPDATES



Walled and plastered 2nd floor



Superstructure with 5th floor slab



Ongoing 3rd floor walling

SEPTEMBER 2025

PROGRESS UPDATES



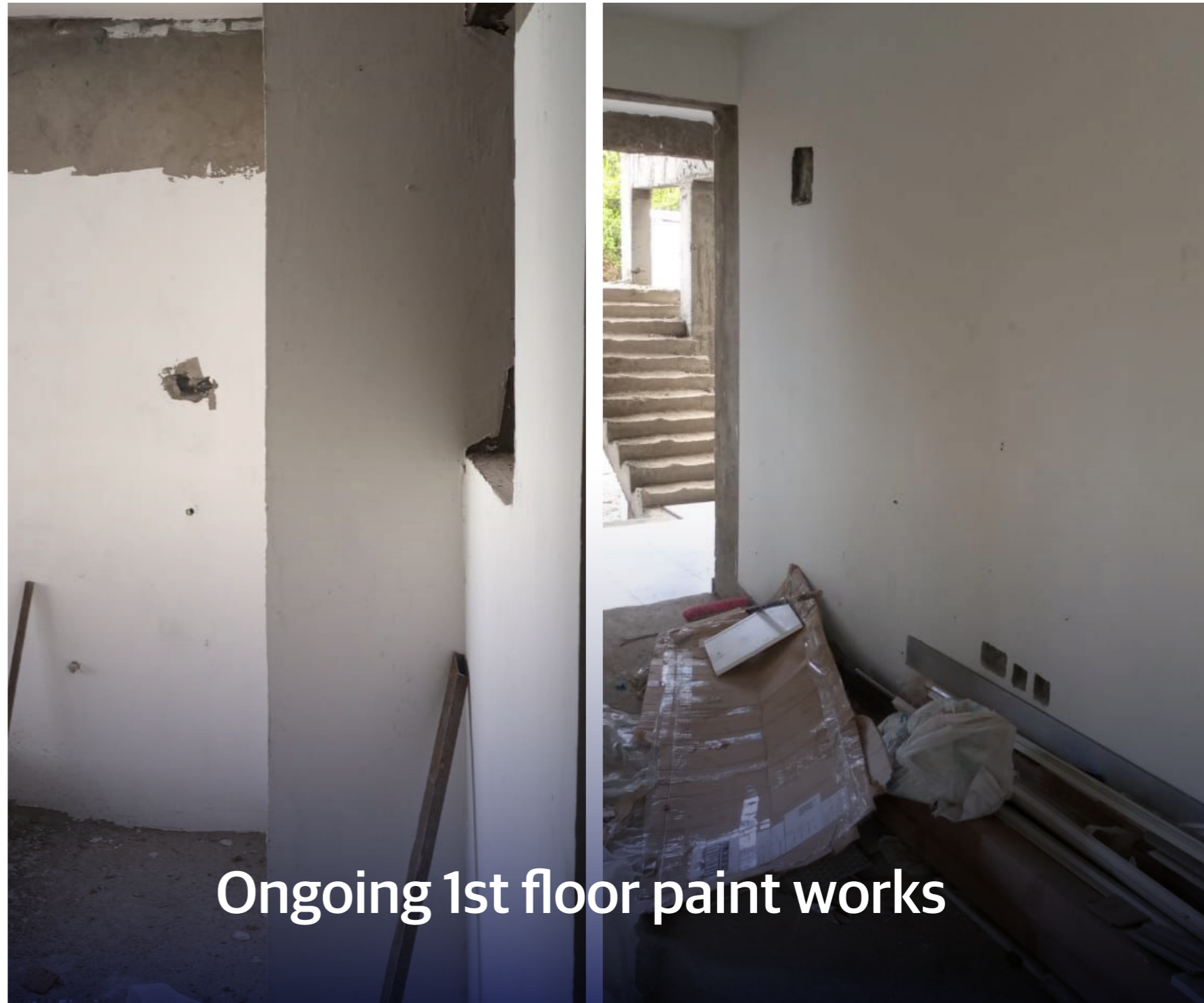
Superstructure with rooftop formwork



Side view of superstructure with rooftop formwork



3rd floor completed plastering and plumbing works



Ongoing 1st floor paint works

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 | Completed |

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 | 1st Feb 2025 | Completed |

FIRST FLOOR

| Item | Start Date | Due Date |
|-------------------------------|----------------|-----------|
| Column formwork | 4th Feb 2025 | Completed |
| Casting of columns | 7th Feb 2025 | Completed |
| Masonry walling | 10th Feb 2025 | Completed |
| 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 | Completed |

SECOND FLOOR

| Item | Start Date | Due Date |
|-------------------------------|-----------------|-----------|
| Column formwork | 6th March 2025 | Completed |
| Casting of columns | 10th March 2025 | Completed |
| Masonry walling | 13th March 2025 | Completed |
| Formwork for 4th floor slab | 18th March 2025 | Completed |
| Steelworks for 4th floor slab | 25th March 2025 | Completed |
| Plumbing and electrical works | 2nd April 2025 | Completed |
| Casting of 3rd floor slab | 8th April 2025 | Completed |

THIRD FLOOR

| Item | Start Date | Due Date |
|-------------------------------|-----------------|-----------|
| Column formwork | 10th April 2025 | Completed |
| Casting of columns | 14th April 2025 | Completed |
| Masonry walling | 17th June 2025 | Completed |
| Formwork for 4th floor slab | 19th April 2025 | Completed |
| Steelworks for 4th floor slab | 25th April 2025 | Completed |
| Plumbing and electrical works | 4th May 2025 | Completed |
| Casting of 4th floor slab | 9th May 2025 | Completed |

FOURTH FLOOR

| Item | Start Date | Due Date |
|-------------------------------|--------------------|----------------|
| Column formwork | 12th May 2025 | Completed |
| Casting of columns | 15th May 2025 | Completed |
| Masonry walling | 18th May 2025 | September 2025 |
| Formwork for 5th floor slab | 20th May 2025 | Completed |
| Steelworks for 5th floor slab | 26th August 2025 | Completed |
| Plumbing and electrical works | 29th August 2025 | Completed |
| Casting of 5th floor slab | 1st September 2025 | Completed |

FIFTH FLOOR

| Item | Start Date | Due Date |
|-------------------------------|--------------------|-------------------|
| Column formwork | 3rd September 2025 | Completed |
| Casting of columns | 5th September 2025 | Completed |
| Masonry walling | 15th June 2025 | 23rd June 2025 |
| Formwork for 4th floor slab | 08 September 2025 | Completed |
| Steelworks for 4th floor slab | 06 October 2025 | 10th October 2025 |
| Plumbing and electrical works | 09 October 2025 | 10th October 2025 |
| Casting of 6th floor slab | 11th October 2025 | 11th October 2025 |

WATER TANK & ROOFTOP TERRACE

| Item | Start Date | Due Date |
|--------------------------------|-------------------|-------------------|
| Column formwork | 12th October 2025 | 13th October 2025 |
| Casting of columns | 14th October 2025 | 14th October 2025 |
| Masonry walling | 15th October 2025 | 21st October 2025 |
| Formwork for water tank slab | 21st October 2025 | 23rd October 2025 |
| Steelworks for water tank slab | 23rd October 2025 | 25th October 2025 |
| Plumbing and electrical works | 24th October 2025 | 25th October 2025 |
| Casting of watertank slab | 26th October 2025 | 26th August 2025 |

FINISHES

| Item | Start Date | Due Date |
|--------------------------------------|------------------|-------------------|
| Internal Plaster | March 2025 | October 2025 |
| Windows fabrication and installation | June 2025 | November 2025 |
| Fixing of timber doorframes | June 2025 | November 2025 |
| Internal floor screed | May 2025 | November 2025 |
| External Plaster | End October 2025 | End November 2025 |
| Internal skimming and undercoat | June 2025 | November 2025 |
| External undercoats | August 2025 | November 2025 |
| Floor tiling and wet areas | June 2025 | Mid November 2025 |
| Fixing timber doors | August 2025 | End November 2025 |
| Fixing wardrobes and cabinets | August 2025 | End November 2025 |
| Plumbing and drainage | June 2025 | End October 2025 |
| Plumbing and electrical fittings | June 2025 | Mid December 2025 |
| Internal final coats | September 2025 | Mid December 2025 |
| External final coats | September 2025 | Mid December 2025 |

FINISHES

| Item | Start Date | Due Date |
|--|-------------------|-------------------|
| Perimeter wall finishes and guardhouse | October 2025 | October 2025 |
| Fabrication and installation of gates | October 2025 | October 2025 |
| External landscaping | End November 2025 | End December 2025 |
| External storm drains, backfilling and cabro works | End November 2025 | End December 2025 |

FINAL TOUCHES

| Item | Start Date | Due Date |
|---------------------------|-------------------|-------------------|
| Testing and commissioning | Mid December 2025 | End December 2025 |
| Snagging | End December 2025 | End June 2025 |

HANDOVER

31st December 2025

Chanza Lifestyle Community

Why I Chose Emayian - Mitchel Amani



Subscribe to our YouTube page to hear what one of our investors had to say about his experience working with us and views on the Showhouse.

[Subscribe](#)

Buyer's corner



"What stood out for me was the serenity and the environment around, and how close it is to major facilities... My experience so far with Chanza has been great... Consider investing in Emayian, you could be my neighbour!"

“

_____ **Mitchel Amani**

1 Bedroom owner

Blogs you may have missed

Hass Consult Quarterly Report



Rongai apartments amongst fastest appreciating in Nairobi and satellite towns

[Read More](#)

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