



W A A D I
R E S I D E N C E



LUXURY AND COMFORT IN ONE PLACE

EXPERIENCE THE WAADI LIFESTYLE:

Welcome to your dream home at Waadi Residence, an exclusive development where you'll find exquisite hotel inspired 2, 3 & 4-bedroom apartments plus a self-contained DSQ, located in the heart of South C, just a stone's throw away from Nairobi South Hospital. The 14 story apartment will rise on Muhoho Avenue overlooking the spectacular Nairobi National Park.



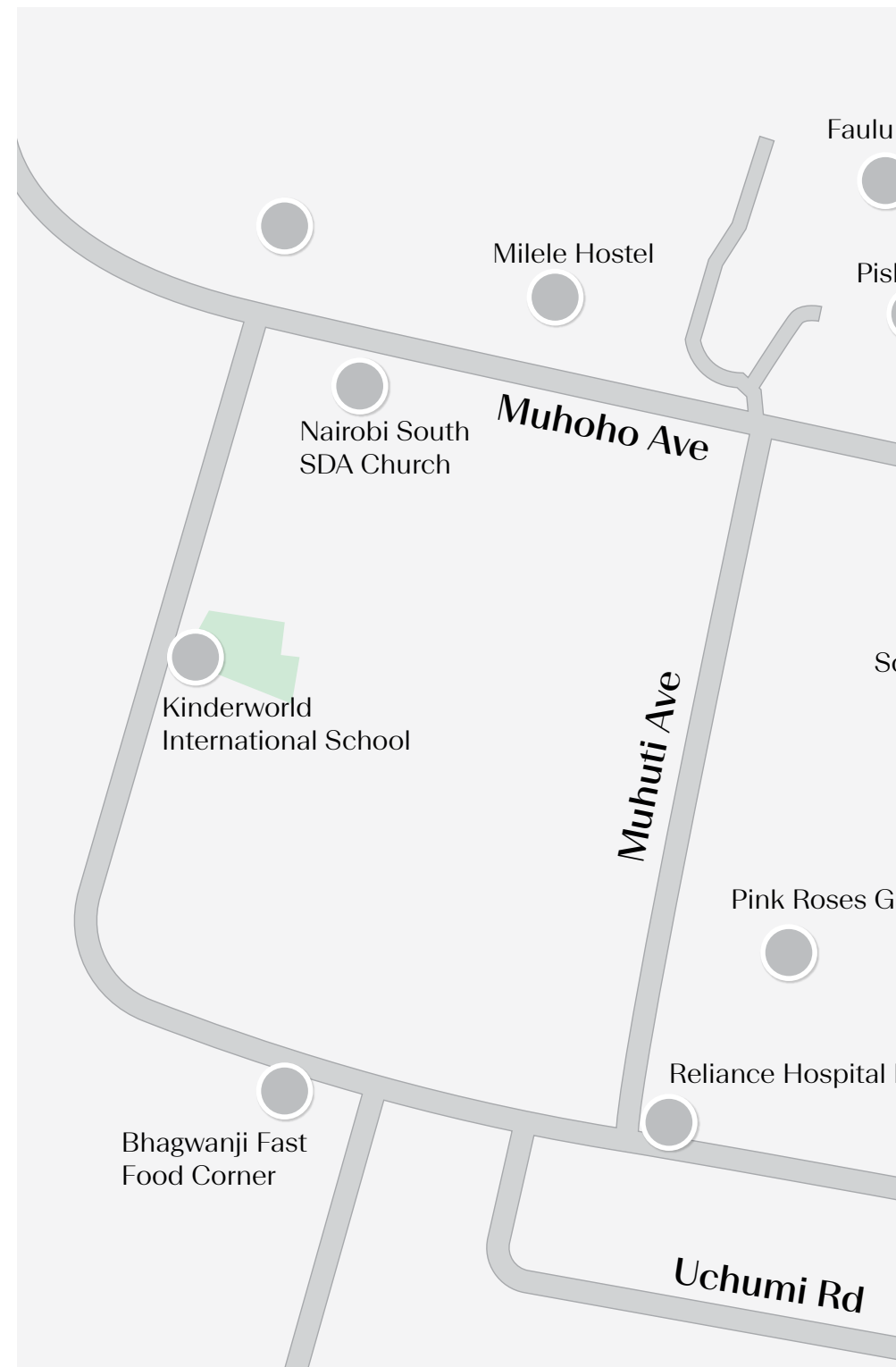
Inspired by the traditional Architecture of Nairobi City, and residences nearby, this highly curated high-rise offers modernized units with over 1,900 sq. feet of space designed with top-notch amenities and facilities that is intended to provide higher-than-average levels of comfort, quality and convenience, making daily life as a resident of Waadi, comfortable and luxurious.

LOCATION

DISCOVER THE PERFECT BALANCE

At the heart of Muhoho Avenue lies a beautiful green space, providing a safe and pleasant route for residents to stroll or commute through the neighborhood. Waadi Residence, located in the prestigious South-C suburb, offers tranquillity of nature, featuring stunning views of the iconic City. Despite the peaceful surroundings, Waadi Residence is just a short distance from top business, shopping, and entertainment destinations, so you'll never miss out on the action.

The superb location and easy access to nearby conveniences promise a bright future and outstanding quality of life for residents. Experience the perfect blend of work and leisure in the sophisticated atmosphere of Waadi Residence. Enjoy breathtaking views from our unique wooden terraces, too.





Academy

Kongoni Primary School

hori Halisi Grocery

Artcaffe

outh C Shopping
Centre

arden Hostel

Limited

Jombo Rd

Belevue Hospital
(South C)

WoodVille Apartments

Tata Motors Trucks

Technical University Of
Kenya, South B Campus

Playground

South B Police
Band Dispensary

KCB ATM

Maasai Market
Wednesdays
Fridays and Saturdays

Police pavillion

Nairobi Express-way

WAADI
RESIDENCE

Muhoho Ave

Nairobi Express-way





EXPERIENCE SERENITY AND STYLE IN YOUR WAADI RESIDENCE LIVING ROOM

Step into a peaceful oasis in your Waadi Residence living room, where light-colored walls and polished pale wooden floors create an atmosphere of calmness and tranquility. The high gypsum ceilings, complete with recessed light fixtures, showcase the stunning wrap-around views that will take your breath away. Inspired by contemporary design, our living room interiors blend late 20th-century aesthetics with modern touches.

From neutral palettes to bold colors and décor, you'll find the perfect backdrop to express your personal style. Discover the beauty of exceptional living spaces, carefully curated just for you at Waadi Residence.

EXPERIENCE ULTIMATE COMFORT IN YOUR WAADI RESIDENCE PRIMARY BEDROOM

Indulge in the perfect blend of sophistication and relaxation in your Waadi Residence master bedroom. This elegant sanctuary is designed to reflect your personal style while providing a serene and luxurious atmosphere.

Featuring a high-end designer wardrobe with sleek swinging doors, the bedroom seamlessly combines glamour and functionality. The double-hung windows not only add a touch of classic beauty but also offer exceptional performance and easy maintenance.

Discover your dream haven where you can unwind and recharge at the end of each day, only at Waadi Residence.









EXPERIENCE LUXURY IN YOUR WAADI RESIDENCE PRIMARY BATHROOM

Indulge in a spa-like retreat in your Waadi Residence primary bathroom, featuring a spacious all-glass shower box with stylish black metal framing. Perfect for busy mornings, the self-contained shower offers both convenience and elegance, while the transparent design maintains an airy atmosphere.

The chic nude-colored drawers provide a sense of grounding, and the suspended vanity adds a touch of lightness to the space. Warm wood finishes and a sophisticated brass-framed mirror beautifully complement the white ceiling, creating a cozy and inviting ambiance.

Elevate your daily routine with this luxurious and tranquil bathroom oasis, exclusively at Waadi Residence.





DISCOVER HAPPINESS IN COOKING IN YOUR WAADI RESIDENCE KITCHEN

Imagine a modern, stylish kitchen with the perfect blend of functionality and elegance – that's what you'll find at Waadi Residence. Our contemporary kitchens feature metallic accents, well-balanced design, and clutter-free spaces that still showcase your personal touch.

Enjoy beautiful crisp white paint, shaker-style cabinets, and stunning porcelain-tiled floors. The subtle marble countertops complete the timeless look that you'll love for years to come.

Not only are our kitchens visually appealing, but they're also fully equipped with high-quality stainless-steel appliances and a full-size cooker with a hob, oven, and microwave. Experience the kitchen of your dreams at Waadi Residence.







We haven't forgotten your little ones – let your children have a blast at our fun-filled indoor play area. And for the book lovers, Waadi Residence offers a cozy home library to help you escape into the world of your favorite stories. Discover the perfect balance of leisure and relaxation at Waadi Residence.



AMAZING AMENITIES FOR YOU AND YOUR LOVED ONES

Experience a truly enjoyable lifestyle at Waadi Residence, with top-notch amenities designed for your comfort and pleasure. Energize yourself on our outdoor fitness deck, featuring stunning city views to inspire your workout. Relax and unwind after a long day at our beautiful rooftop lounge.

OTHER SALIENT FEATURES

- ⌘ 24 Hours CCTV surveillance
- ⌘ Borehole water facilities
- ⌘ 24 Hours back-up generator for common areas
- ⌘ Fully established intercom system
- ⌘ solar water heating
- ⌘ High Speed Lift
- ⌘ Ample Parking



2 BEDROOM

- ⌘ Lounge + Dinning = 9.7m x 4.1m
- ⌘ Kitchen + Dhobi = 4.6m x 4.3m
- ⌘ Primary Bedroom = 4.2m x 4.4m
- ⌘ Passage = 2m x 3.7m



3 BEDROOM

- ⌘ Lounge + Dinning = 9.7m x 4m
- ⌘ Kitchen + Dhobi =5.1m x 4.1m
- ⌘ Primary Bedroom = 4.6m x 4.7m
- ⌘ Passage =2m x 3.7m
- ⌘ DSQ =1.6m x 2m



4 BEDROOM

- ⌘ Lounge + Dining = 6.7m x 5.8m
- ⌘ Kitchen + Dhobi = 4.95m x 3.1m
- ⌘ Primary Bedroom = 5.6m x 3.6m
- ⌘ Passage = 2m x 3.7m
- ⌘ DSQ = 1.8m x 2.6m



HOTEL INSPIRED

2, 3 & 4 BEDROOM

RESIDENCES + SQ

19 %p.a. Rental Yield
Furnished

8 %p.a. Rental Yield
Unfurnished

Waadi Residence offers an excellent long-term investment opportunity, with potential for strong returns and a growing demand. According to the Q1'2022 Markets Review, the average rental yield in this area is 8.0%, a remarkable 0.8% points higher than the market average of 7.2%. This demonstrates the potential performance of units in Waadi Residence.

INVEST IN WAADI RESIDENCE FOR A SMART AND PROFITABLE FUTURE

Investors can expect an impressive annual ROI of 19% for furnished apartments and 8% for unfurnished units. Seize this opportunity while prices are still attractive, as demand for these properties will continue to rise among professionals and families alike.

Real estate investments, like Waadi Residence, offer more stable returns compared to traditional investments, with minimal fluctuations in value. As property values generally increase over time, you'll enjoy a consistent source of income, while achieving capital gains in the long term, making Waadi Residence the smart choice for your investment portfolio.

INVEST NOW, INVEST IN THE FUTURE





WADI
RESIDENCE

A PRODUCT OF  **kayd**
CAPITAL

Build. Inspire. Deliver

CONTRACTOR: Kayd Construction Ltd | ARCHITECT: Simiyu Nakitare | STRUCTURAL ENGINEER: Cransfield Engineers