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SKYLINE APARTMENTS

OFF AIRPORT NORTH ROAD, NAIROBI

Secure, comfortable living for modern families

SKYLINE APARTMENTS

is a gated estate of 220 exclusive three-bedroom apartments.

Each apartment has been carefully designed to provide outstanding quality and style at affordable prices, offering excellent value for money.

The Estate enjoys exceptional transport access. It is on a tarmac service road to the Eastern Bypass, giving access to the city via the new Mombasa Road flyover in 15 minutes.

It is also ~500m to the Railway stop, with a direct service to the city. The area is scheduled to have a rail link to JKIA by 2012, as part of Kenya Railways' Ksh 16bn upgrade plan.

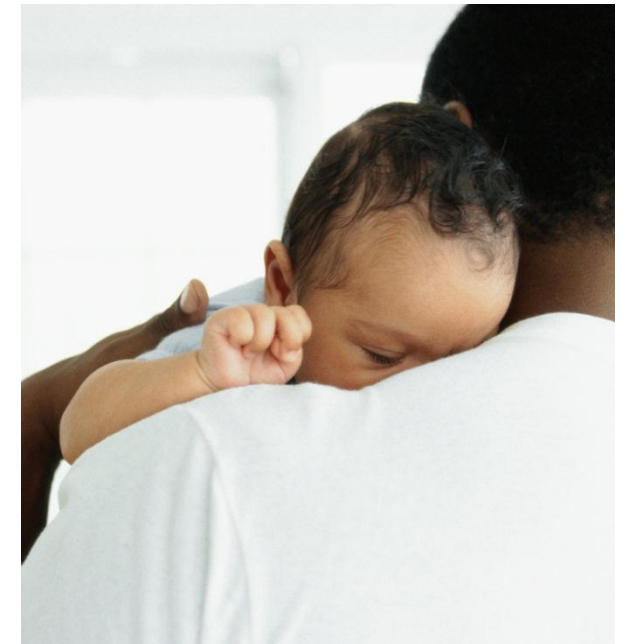
The estate has a rich concentration of supermarkets, schools, medical services & other amenities, right at its door step, to perfectly complement a busy, modern lifestyle.

TYPICAL UNIT FLOOR PLAN



Each apartment comprises a spacious living/ dining area, kitchen with separate yard, one Master bedroom with en-suite bathroom, and two more bedrooms with common bathroom.

“ PERFECTLY SUITED TO A MODERN LIFESTYLE. ”



INTERIOR FINISHINGS



Artist's impression of the Living Room

Interior Finishings have been selected with utmost attention to quality, to deliver durability with style.

- FULLY TILED FLOORS & BATHROOM WALLS : Floor tiles imported from world leading Tile suppliers. Wall tiles from Tile & Carpet Centre.
- HIGH SECURITY STEEL FRONT DOOR : 0.8mm extra-thick steel, with double lock-mechanism, and a fire-proof, sound-proof filling.
- PREMIUM-STRENGTH WINDOWS : Specially manufactured from high grade steel for enhanced security.
- LORENZETTI ELECTRIC SHOWERS : Installed in both bathrooms, allowing for an economised electricity bill.
- WARDROBES : Standalone wardrobe units in a modern finish.
- BUILT-IN KITCHEN CABINET : Deep walnut-brown MDF doors, with aluminium handles, and a granito-tiled countertop.
- PAINTS : First quality paints; washable interior paints for easy maintenance, exterior paints with 7 years guarantee of lasting quality.

“ BEAUTIFUL... AND BUILT TO LAST. ”



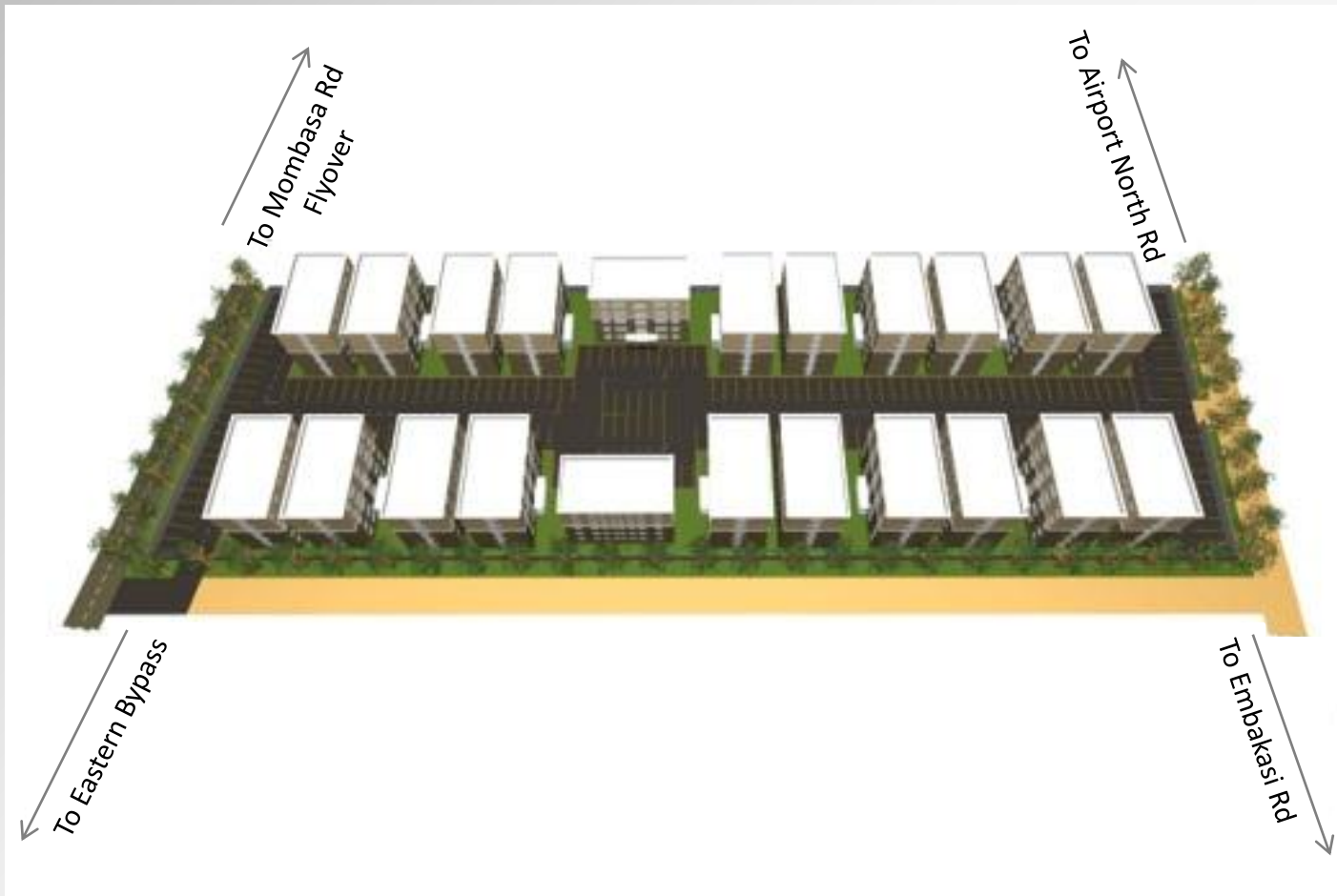
Artist's impression of the Kitchen



Artist's impression of the Estate

SITE LAYOUT

“PROUD TO CALL THIS HOME.”



OPTIMISED UTILITIES SUPPLY

- > Access to borehole water guaranteed; on-site borehole to be drilled by end-2011 (Waiting final approval)
- > 400 Gallons (1,840 Litres) of water storage per household – twice the NCC required capacity
- > On-site generator & Prepaid electricity meters (Subject to KPLC)
- > Internet, TV connections set up and ready to use

SECURE & PLEASANT COMMON AREAS

- > 2m Boundary Wall with electric fence and razor wire
- > Cabro paved roads and parking, with street lighting
- > Landscaped gardens per two blocks
- > Only two apartments per floor for enhanced privacy

100% PROFESSIONAL MANAGEMENT COMPANY

- > Partnership between top Nairobi professionals
- > Automatically active upon move-in



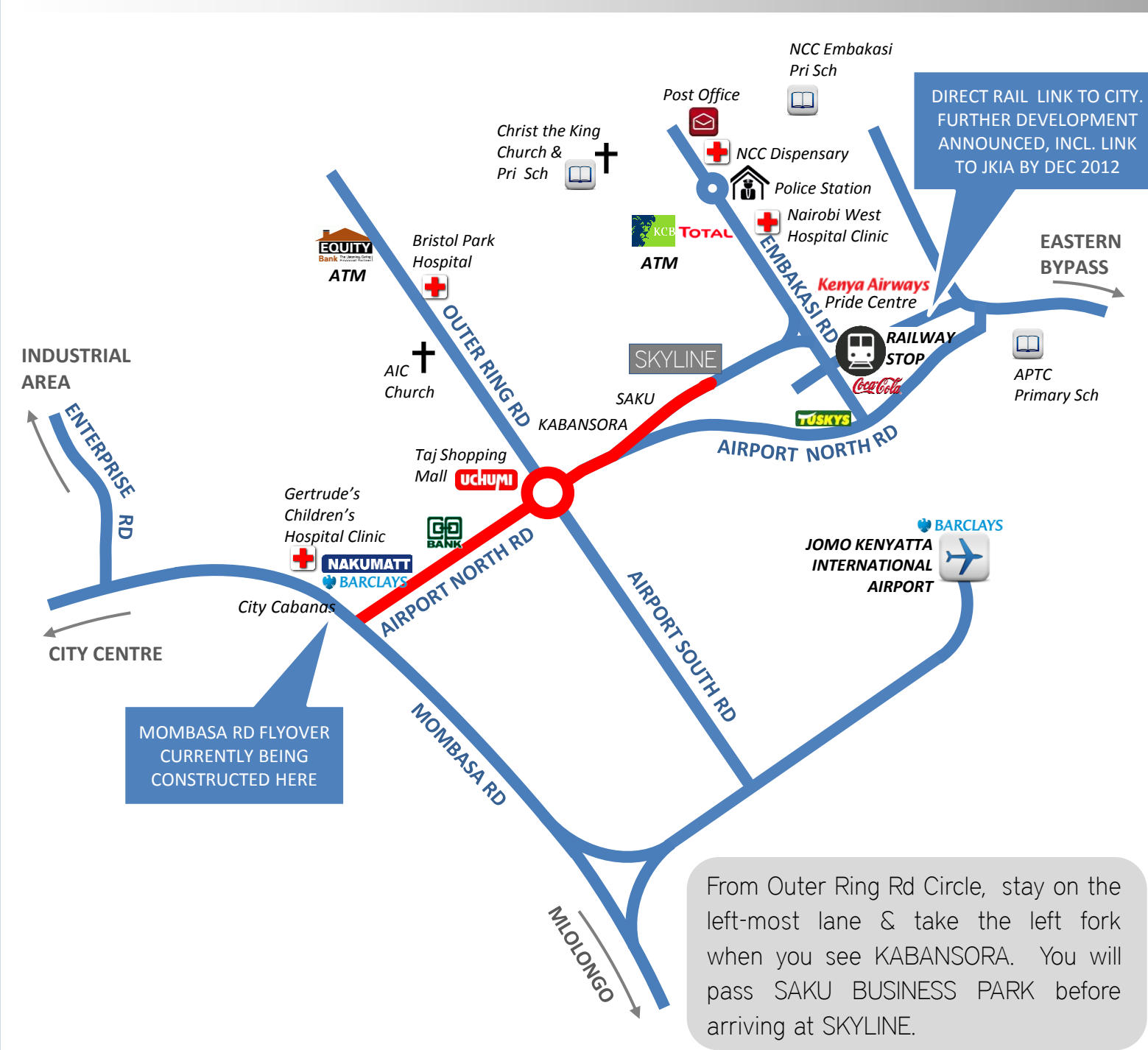
ESTATE FEATURES

Designed for the modern Kenyan family – SKYLINE APARTMENTS is a secure & beautiful environment that you can be proud to call home.

LOCATION HIGHLIGHTS

AREA MAP

road access	On a Tarmac Road 2km from Outer Ring Road Circle Directly linked to the Eastern Bypass, giving access to the city centre in 15 mins, via the new Mombasa Road flyover
shopping	Within walking distance/ minutes' drive away from: > 3 supermarkets : Tuskys (1km), Uchumi (2km), & Nakumatt (3km) > 2 Shopping Centres : Taj Shopping Mall (2km) & City Cabanas (3km).
security	Just behind Embakasi Police Station, near Army grounds
public transport	~500m to Matatu stop ~500m to Commuter Railway station with direct service to the city Area to have a 6.5km direct link to JKIA by Dec 2012, as part of Kenya Railway's announced Ksh 16 billion rail expansion/ upgrade program
medical facilities	Excellent medical facilities within 5km radius, including Nairobi West Hospital Clinic, Gertrude's Children Hospital Clinic, Bristol Park Hospital (24-hr), NCC Dispensary
other key highlights	Rapidly developing area currently enjoying good demand for housing esp. from employees of surrounding industries, and healthy rentals A short drive to Jomo Kenyatta International Airport



“WONDERFULLY CONVENIENT.”

We warmly invite you to visit :

THE SHOWFLAT IS OPEN FOR VIEWINGS
8-5 ON WEEKDAYS, 11-5 ON WEEKENDS.

FOR MORE INFORMATION,
PLEASE GET IN TOUCH WITH US.

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