



BEACHFRONT LIVING IN THE HEART OF DIANI

A boutique collection of just 24 apartments within a secure, master-planned beachfront community. Contemporary design, generous layouts, private parking, swimming pool, and direct access to one of East Africa's most desirable coastal destinations.



KENYA IS GROWING. COASTAL REAL ESTATE IS RIDING THE WAVE.

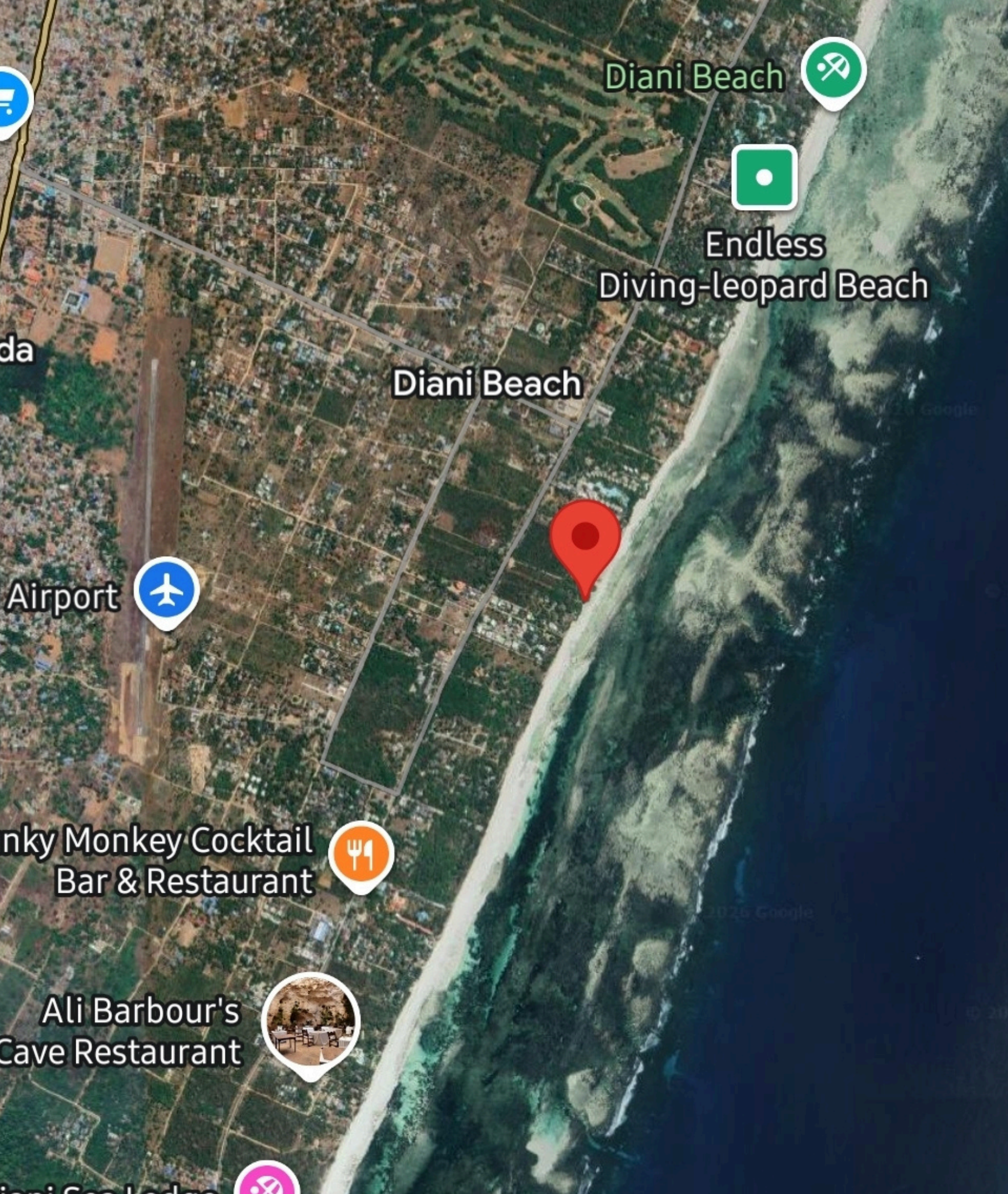
Kenya's tourism sector is on a strong upward trajectory. In 2024, international arrivals rose to 2,394,376, up from 2,089,259 in 2023, while tourism earnings reached KSh 452.2 billion. For buyers, that means growing visibility, stronger travel flows, and rising demand for high-quality coastal accommodation.

**2.39M international visitors |
KSh 452.2B tourism earnings**



DIANI REMAINS KENYA'S STANDOUT BEACH DESTINATION

Diani combines what buyers want most: beach lifestyle, established hospitality, year-round domestic and international demand, and easy everyday convenience. Nationally, bed-night occupancy rose by about 16% in 2024 to roughly 10 million, while domestic coastal bed-nights also increased, underlining sustained demand for leisure accommodation.



A PREMIUM ADDRESS IN CENTRAL DIANI

Set within a secure and well-maintained beachfront gated community with private access to the beach, the project occupies a rare central Diani position. It is well placed for movement both north and south along the resort strip, and is close to major retail and daily conveniences, including Carrefour at Centre Point Mall and Diani Shopping Centre.

- **Beachfront setting**
- **Secure master-planned community**
- **Close to Carrefour and daily retail**



Project Render:
1 BR Kitchen & Lounge

A SMARTER OPTION BETWEEN HOTELS AND DATED HOLIDAY LETS

Diani's accommodation market is still polarized. Buyers and guests often choose between expensive hotel-style stays and older, inconsistent short-stay stock. This project is designed to occupy the sweet spot: modern, attractive, well-planned apartments for owners and guests who want more privacy, more space, and a better overall experience.



Project Render:
Exterior Front

A BOUTIQUE APARTMENT BLOCK DESIGNED FOR RESORT LIVING

The development comprises 24 apartments over Ground + 2 floors, with a private swimming pool, secure parking, controlled access and an intentionally low-density feel. It is designed to be elegant, practical and highly rentable — compact enough to feel private, yet substantial enough to deliver strong presence and amenity.

- 24 apartments
- Swimming pool
- Secure parking
- G+2 configuration

WELL-SIZED HOMES FOR LIVING, HOLIDAYS AND INCOME

The scheme offers a balanced mix of 12 one-bedroom apartments and 12 two-bedroom apartments. One-bedroom units are approximately 80 m², while two-bedroom units are approximately 100 m² — generous layouts by local standards, designed for genuine comfort rather than just maximum key count.

- 1 Bedroom — 80 m²
- 2 Bedroom — 100 m²

Project Render:
1 Bedroom



Project Render:
2 Bedroom

LAUNCH PRICING THAT MAKES SENSE

Prices start from KSh 12,000,000 for a one-bedroom apartment and KSh 16,000,000 for a two-bedroom apartment. That gives buyers entry into a premium beachfront-community location at a level that remains highly competitive for Diani.

- 1 BR From KSh 12M
- 2 BR From KSh 16M



Project Render:
1 Bedroom

BUILT FOR LIFESTYLE. PRICED FOR YIELD.

Using seasonal rental assumptions and an average annual occupancy of 60%, the indicative gross rental income works out at approximately KSh 3.04M per year for a one-bedroom apartment and KSh 4.03M per year for a two-bedroom apartment. At current launch pricing, that implies an illustrative gross rental yield of about 25.3% for a one-bedroom and 25.2% for a two-bedroom before service charge, management fees, maintenance, utilities and vacancy variations.

- 1 Bed: ~25.3% gross yield
- 2 Bed: ~25.2% gross yield



Project Render:
1 BR Kitchen & Lounge

A PRODUCT FOR BOTH END-USERS AND INVESTORS

Ideal for buyers seeking a holiday home, a lock-up-and-leave coastal base, a retirement lifestyle purchase, or a professionally positioned buy-to-let asset. The unit mix, pricing and location also make the project highly relevant to diaspora buyers and to investors targeting the growing short- and mid-stay accommodation market.

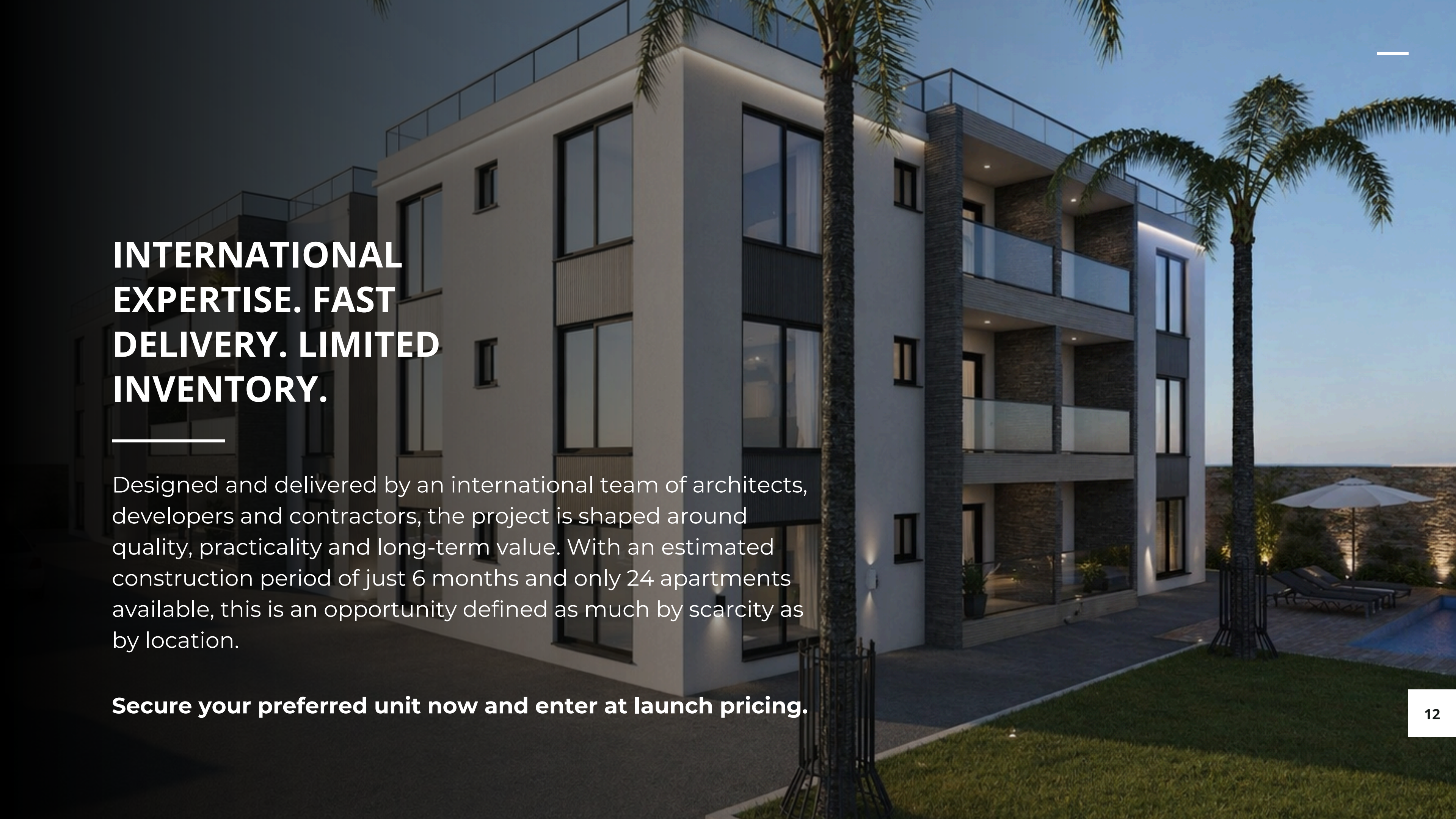


BUY EARLY. PAY FLEXIBLY. BENEFIT MOST.

The project is offered off-plan with a straightforward payment structure: 40% on booking, 30% on completion of the structure, and 30% on completion. Buyers choosing 100% upfront payment will benefit from significant discounts.

Pricing will increase as sales progress and construction milestones are achieved. Early buyers secure the best choice of units and the best available entry price.

- 40% + 30% + 30%
- Discounts for 100% upfront payment



INTERNATIONAL EXPERTISE. FAST DELIVERY. LIMITED INVENTORY.

Designed and delivered by an international team of architects, developers and contractors, the project is shaped around quality, practicality and long-term value. With an estimated construction period of just 6 months and only 24 apartments available, this is an opportunity defined as much by scarcity as by location.

Secure your preferred unit now and enter at launch pricing.