

Diani : A high-yield residential development opportunity

Capitalising on the south coast boom

- Two modern, 3-story residential blocks optimized for space and resort living.

Project Brief

The Concept: Two modern, 3-story residential blocks optimized for space and resort living.

- The Mix: 36 units total, featuring a mix of 1-bedroom and 2-bedroom apartments to capture diverse market demand.
- Total Buildable Area: 3,760 m² of premium construction.

Driven by demand and location.

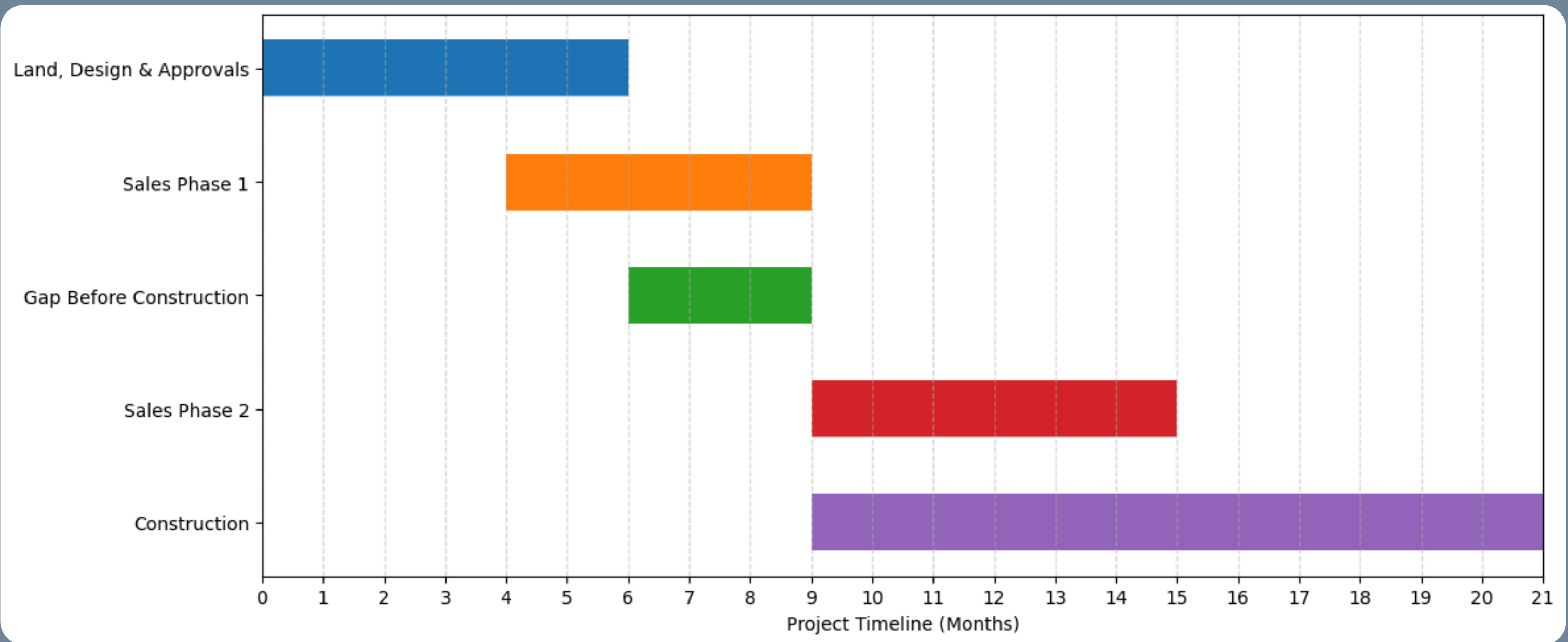
Proximity to beach, amenities, and access roads

Strategically located in Diani, Kenya's premier coastal destination, currently experiencing an infrastructure-led real estate surge.

Project Configuration

Unit Type	Quantity	Avg Area (Square Meters)	Total Square Meters
2 Bedroom	24 Units	100	2,400
1 Bedroom	12 Units	80	960
Common Areas	Circulation & services	-	400
Total	36 Units		3,760

Project Timeline: 21 months total, 12 month construction period.





- Project Render: Exterior

Financial Overview

- Land Acquisition: ~\$577,000 (KES 75,000,000)
- Construction Cost: ~\$2,072,532 (KES 269,429,160) (Based on 550/m²)
- Stamp duty: ~ KES 3,000,000
- Legal/PM/Design Fees: ~ KES 40,414,374
- Sales Commission: ~ KES 15,120,000
- Total Project Investment: ~\$3,099,800 (KES 402,963,534)

Revenue & Profitability

- Gross Sales Revenue: ~KES 504,000,000 (Total sell-out value)
- Net Revenue (Less Commission): ~KES 488,880,000
- Projected Gross Profit: ~KES 101,036,466
- Profit Margin: 20%, Return On Equity: 120%

Sales Projections

- Premium 2-Bedroom Units: Targeted at ~KES 15,000,000 per unit.
- Modern 1-Bedroom Units: Targeted at ~KES 12,000,000 per unit.
- Note: Pricing is positioned to be competitive while maximizing the 3,360 m² of sellable space.



- Project Render: 1 Bedroom



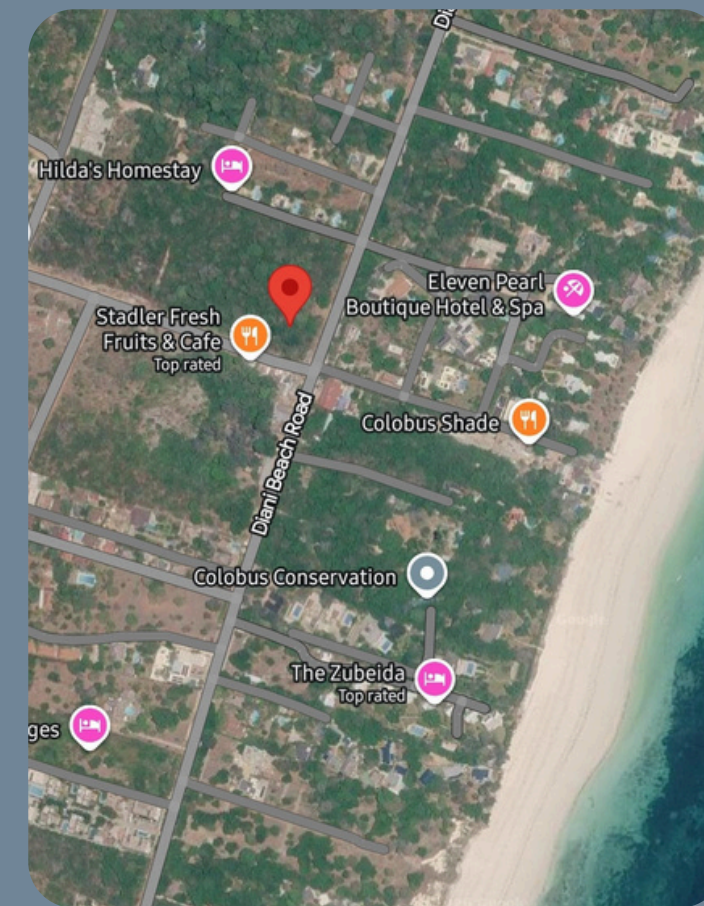
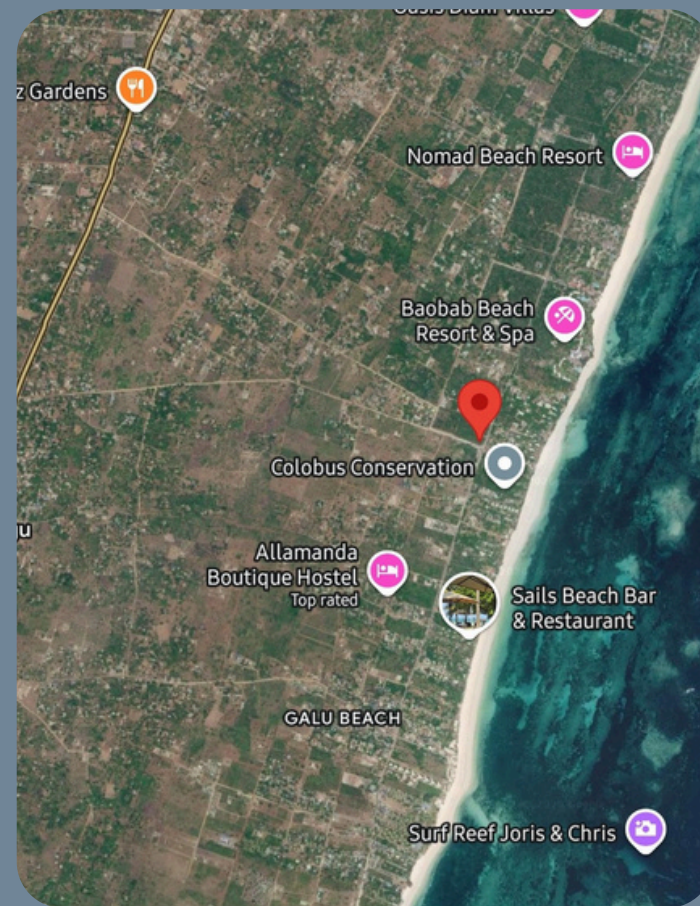
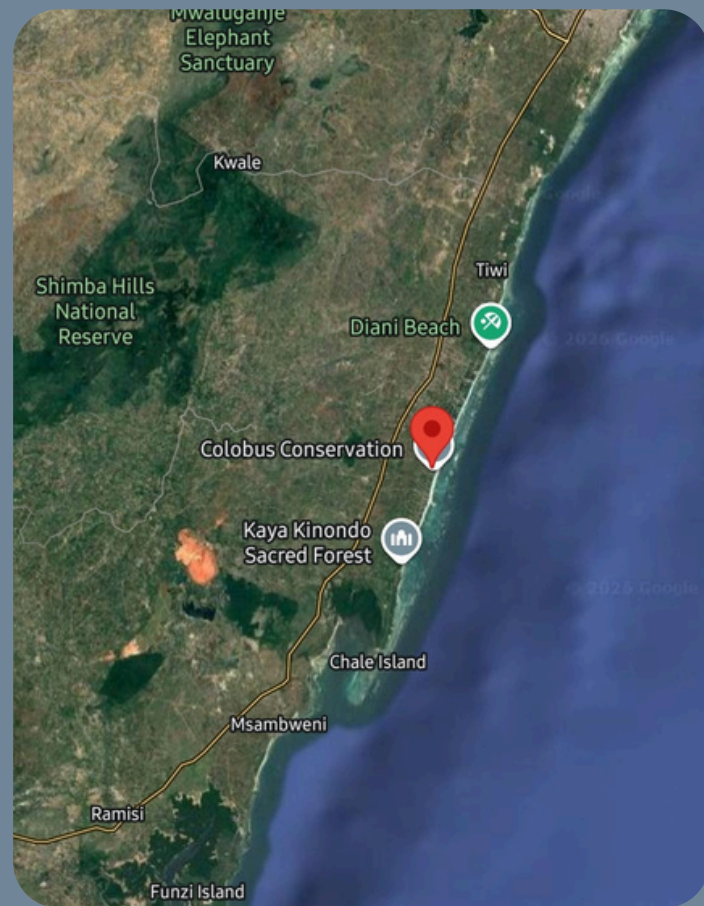
- Project Render: 2 Bedroom

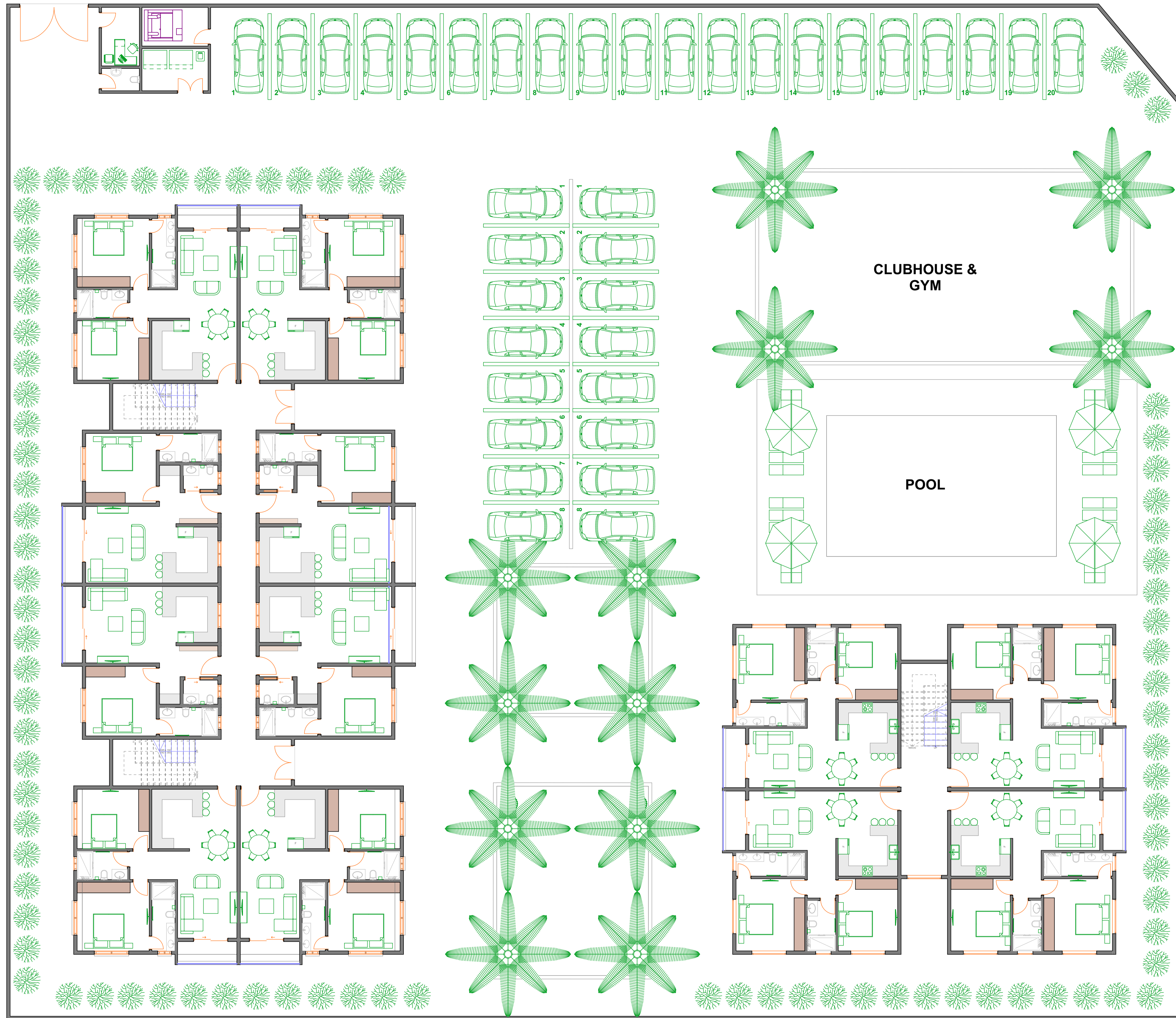
Investment & Returns

- Total projected revenue: KES 504,000,000
- Equity required: KES 85,000,000
- Structured exit via unit sales
- Target investor return: 120% within 21 months

Strategically located

- Set within a serene coastal community with ample amenities balancing utility and recreation.





SITE LAYOUT