



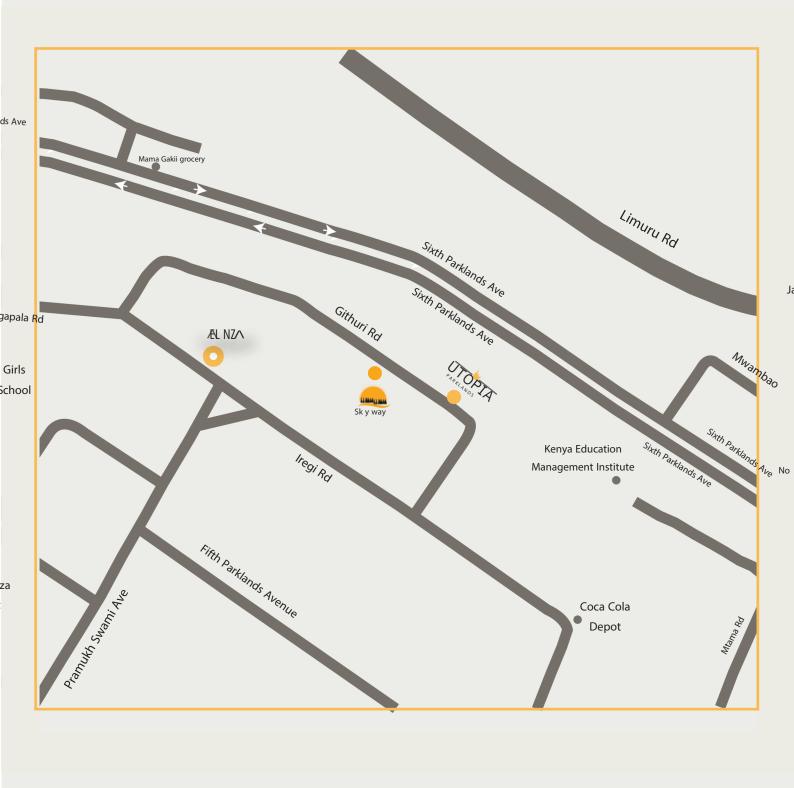
# Live in a world class pristine development of Utopia, Parklands

Acollection of bespoke residences creatively orientated to absorb stunning views and link users to an exquisite view of a foggy Karura Forest, providing residents with connections this fully walkable development.

Consisting of marvelously designed 3 & 4 bedrooms with adjacent DSQ, the residences bring together living and leisure in a seamless interplay of creative spaces.

Style, culture and luxury flow in this reimagined leisure paradigm with a multitude of experiences ready to immerse in. Choose from swimming pool, residents lounges, roof top terrace, cinema theatre, gym & fitness center, or play with your kids in the children's play area, a quick business meeting in the home office or just a little spa treatment.







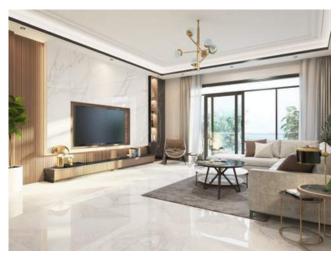
Leisure. Life. Love. Laughter



CA Mood. CAn Emotion. CA Sentiment



3 Bedrooms + DSQ-149Sqm





# Perfect ambience

The residences are richly detailed and quietly luxurious with style that surpasses trend.



# Refined Zen Living

The sensational apartment design allows flawless extension of the interior spaces with the exterior terraces. The interconnected living space is framed by forest views to creat the perfect backdrop.



## 4 Bedrooms + DSQ-234 Sqm

# Esculent Dining

The expansive area caters for spacious dining that is light-filled by day and kept warm and cosy by night with dim-lit ambience.

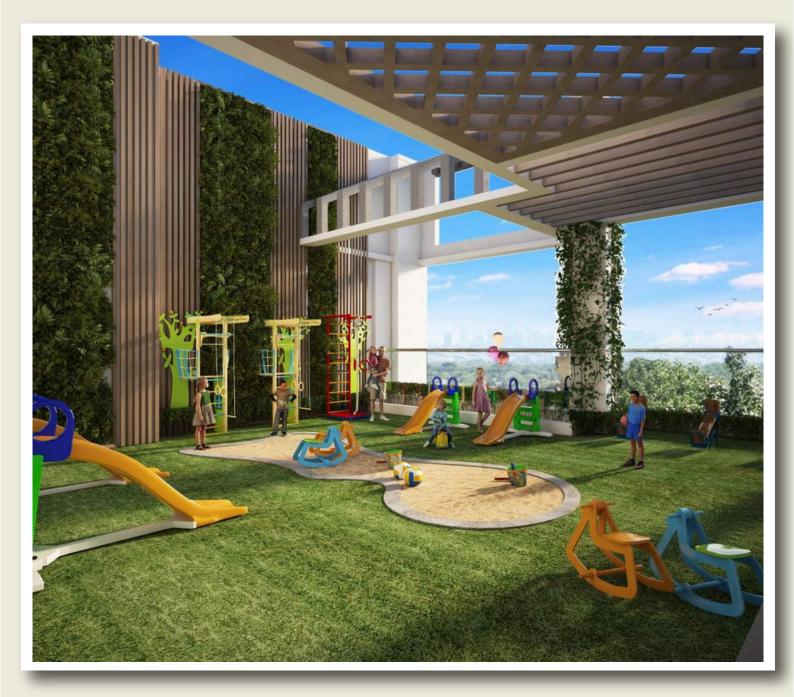






Entertainers Delight

Expertly craftedbythe architects for the avid entertainer, the rooftop terrace offers a unique entertainment space.





# Where Leisure lives locally

The extraordinary lifestyle of Utopia goes beyond the individual residences. Enjoy the best in leisure, fitness and entertainment with world-class amenities.





State of the art

Live with comfort and unparalleled luxury the development boasts a home office which allows you to work from home.







# Lavish experiences

Families can revel in the indoor-outdoor experience with pavilions extending to the pool. The panoramic views takes centre stage, with light flowing seamlessly through the open spaces in all its timeless beauty.

#### WHY INVEST WITH US



#### Lucrative Returns

An apartment will grant you capital gains of 40% within 5 years.



#### **Accessible Location**

The project is located at a serene environment surrounded by fresh air that graces the forest. It is also close to the CBD and various social amenities.



### **Trusted Developer**

With our other completed projects being impeccably foised his grief monisof apartments both in aesthetics and returns.



### **Extraordinary amenities**

The development is set to have some of the most revered amenities one could hope for in their homes.



### Flexible Payment Plans

With a four year payment plan, we expect our investors to earn upto 12% rental yield per annum and a capital gain of upto 40% within a period of 5 years.

### **NOTABLE FEATURES**



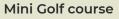
Staircase



Gym



**Backup Generator** 











**CCTV Surveilence** 







Spa and Sauna

**Rooftop Terrace** 

Washing Machine Provisions Swimming pool

### **SOCIAL AMENITIES**



Malls



**CBD** 



Theme Park



**Forest** 

## PROJECT CONSULTANTS

#### **Architect**

DiaStyleStudio, ArchIsaac Muiruri

**Mechanical Engineers** 

Khengar Plumbers

**Electrical Engineers** 

SpektraConsulting Engineers Ltd.

**Structural Engineers** 

MetrixIntegrated Consultancy,

www.metrix.co.ke

**Main Contractors** 

**Nesthouse Group** 

#### **Advocates**

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### **Our Project Bankers**



