

CASCADIA  
ROSSLYN ■ TWO RIVERS





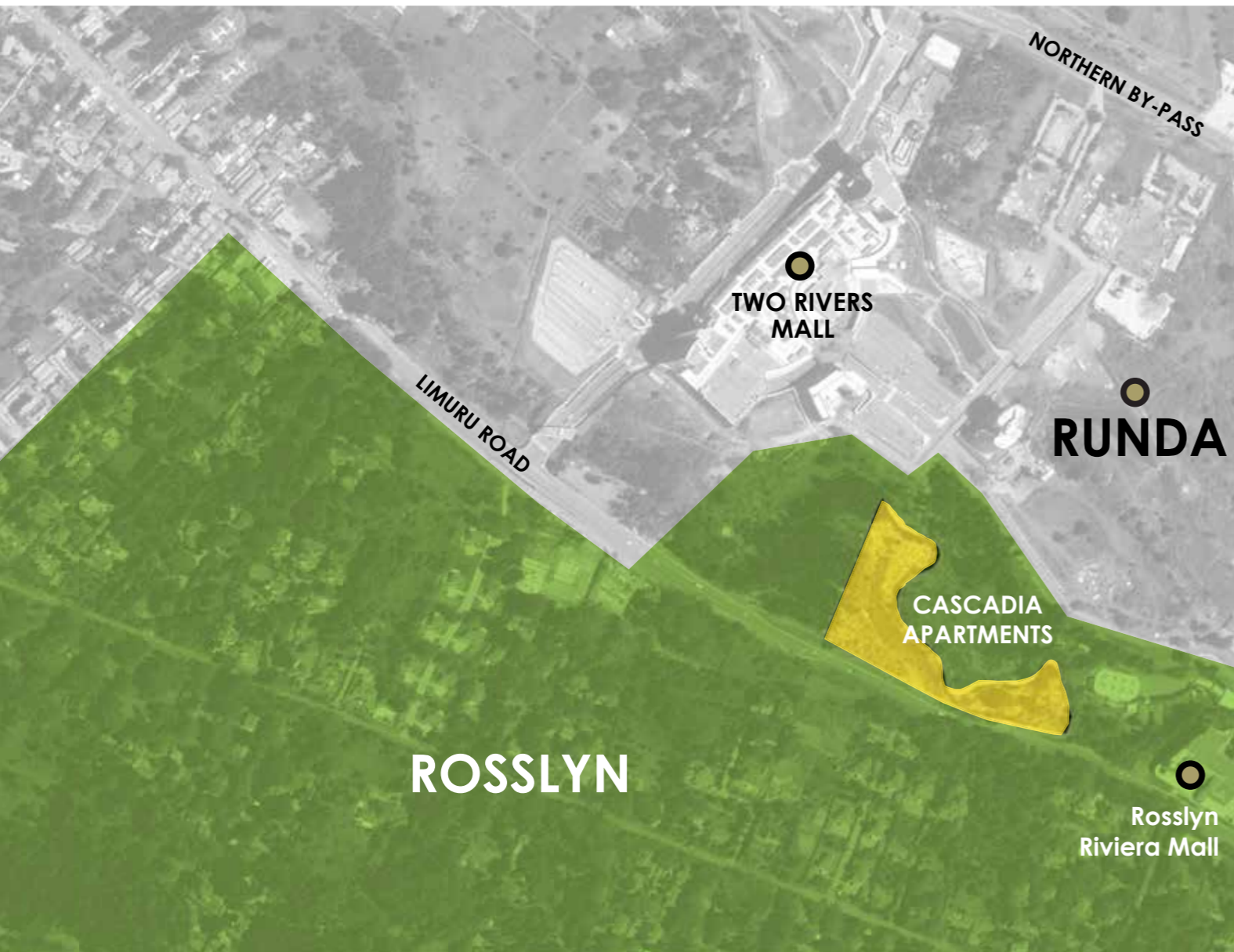
# Welcome to the exclusive Rosslyn community

Cascadia is the only authorized high-rise development within Rosslyn's exclusive community.



The art  
of good  
living.

Centum Real Estate proudly presents Cascadia Apartments. Sitting on 4.5 acres, Cascadia provides the astute investor and discerning homeowner with an incredible opportunity to affordably own property within the exclusive Rosslyn suburb.



# Ideal place to live.

Cascadia is a seamless fusion of exclusivity, convenience and comfort. These exceptional homes are nestled in one of Nairobi's choicest leafy suburbs, sandwiched between Rosslyn and Two Rivers, bordering Runda. You'll be a short walk from renowned hospitals, world class schools and exceptional retail centres that integrate to serve up the best of living, working, and shopping. This is the most ideal place to live.

# At the heart of it all.

Living at Cascadia places you in the middle of the UN approved diplomatic blue zone with immediate access to world class retail and leisure spaces ensuring that the lifestyle you lead is one that you have always dreamt of.



View from Cascadia

Live in Rossllyn,  
affordably.

We're building a bridge to Two Rivers, the first architectural design of its kind, created to grant you immediate access to the largest shopping destination in the region, Nairobi's largest social city.

With direct access to Two Rivers and exceptional amenities within the Rosslyn community, you won't ever have to leave the Cascadia ecosystem. This neighborhood was deliberately designed with your needs in mind. From enthralling streetscapes and sky high office buildings to enriching waterscapes and lush green parks, you will have everything you need in one address.

# With you in mind.



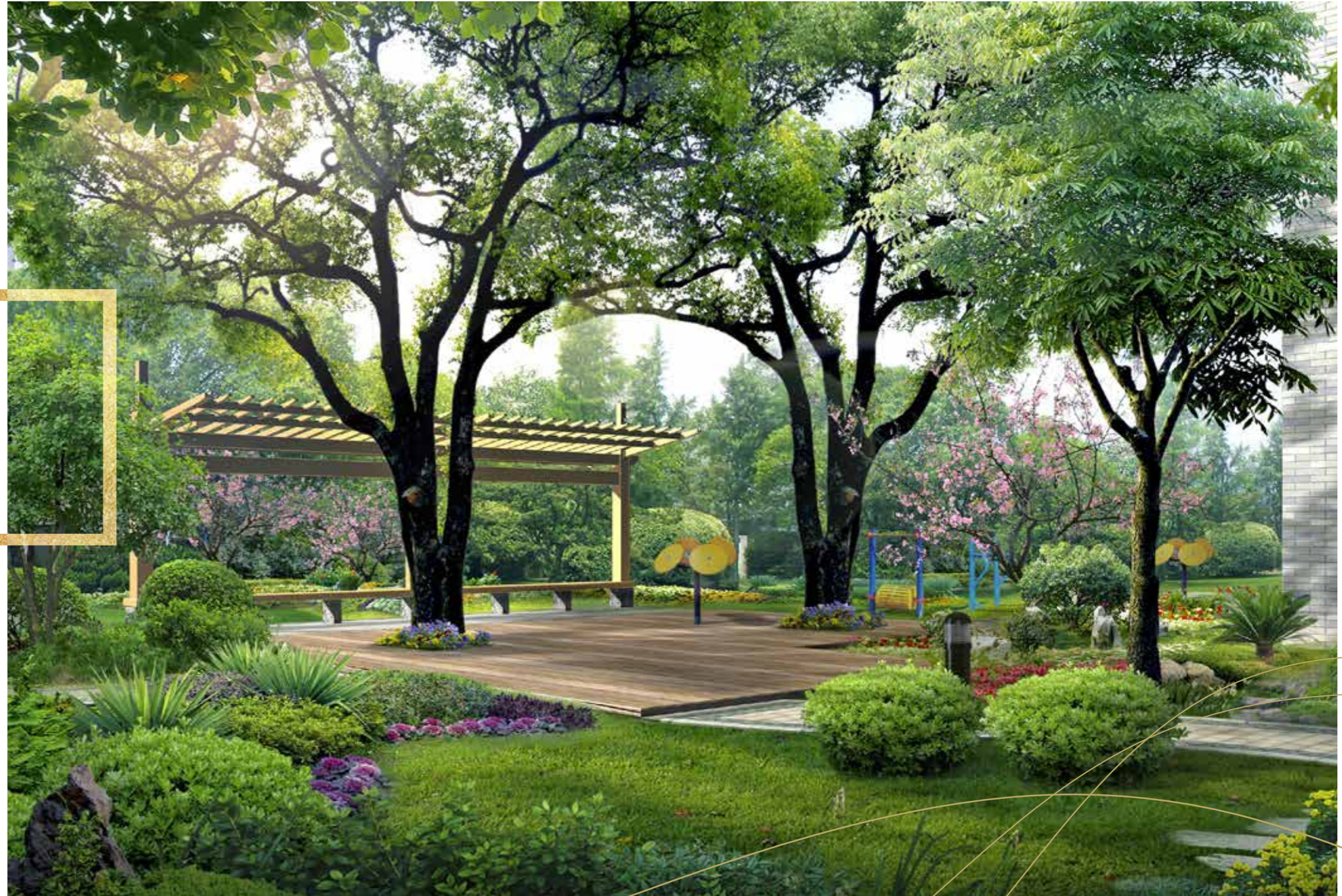
# Quality time.

Every moment of your day will be greeted by beautiful greenery in a clean and calming environment. This neighborhood is a treasure trove of nature, replete with dams and gardens. Enjoy a picnic, fishing, boat-riding or simply take a quiet relaxing walk in a setting that is pollution-free and teeming with fresh air.



# Enchanting spaces

At Cascadia, we've set aside 2 acres of a charming lush landscaped park with a football pitch, sitting areas and promenades. Every moment of your day will be greeted by beautiful greenery in a clean and calming environment.





# Stay revitalised.



At Cascadia, we're promoting wholesome family wellness. Your kids will have 1.06 acres of playground and you will have access to a fully equipped sports district that is fitted with an Olympic size swimming pool, a kids pool, 7-a-side football pitch, basketball court, kids play area and several jogging tracks that straddle the development.

## Wholesome wellness.



Work up a sweat in our ultra-modern gym then cool down with a walk or a swim. Take a relaxing bike ride with your family within our gated community or if you're feeling adventurous, skate. Explore and play safely without any constraints. You'll achieve your fitness goals right at home, without ever having to leave.

Broad  
possibilities.

Actual promenade connecting  
Cascadia & Two Rivers



# Spin & unwind.



Living at Cascadia means you'll be living at the most entertaining destination. Whether you'd like to unwind at the end of a busy weekday or wind down over the weekend, we have the perfect spaces to spend time with family and friends, with zero time restrictions.

Immerse yourself in breathtaking views of the Nairobi skyline from Cascadia's sky garden or from the ferris wheel at Two Rivers. Take a quiet walk along the promenade or enjoy adrenaline packed family fun at the mall. We promise you wholesome fun and entertainment in and around Cascadia. Experience the best of both worlds.



## Lights, camera action.

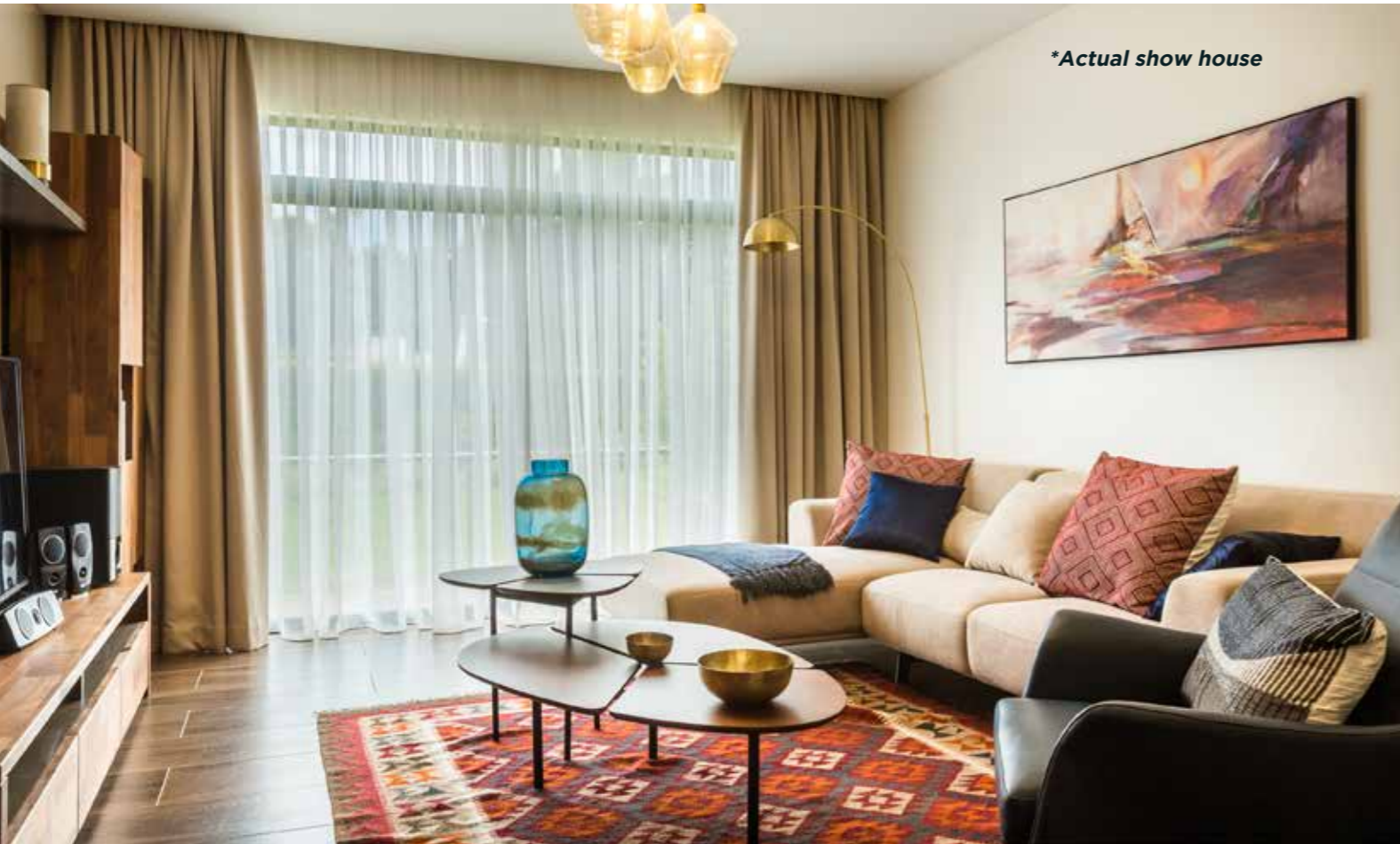
Cascadia is a short walk from the largest cinema in the region. Imagine watching the latest global releases, without the hassle of driving away from your compound. The best part? You get to watch these movie screenings in the very first 4DX cinema in the region and the largest IMAX screen in East and Central Africa.

The cinemas will also keep your kids entertained as you enjoy your personal undisturbed adult time. They will love the Disney themed kids screen which will keep them occupied, giving you the freedom to indulge in the cinema's VIP screen experience or mingle with friends, uninterrupted.



# The Apartment

Offers luxury living within reach, making it the ultimate choice for your home. It is nothing short of a dream.



# Rest assured.

Catch the breathtaking sunrise or sunset from the comfort of your room or from our incredible rooftop garden and lounge areas. Every square inch of Cascadia has been intentionally designed for your comfort.



# Feel at home.

Your home is your sanctuary. We've worked with the best team in the industry, using best in class fittings and features to ensure that your home is warm and inviting. Giving you the perfect space to gather, entertain or simply unwind.

# Great investment opportunity.



UNIT TYPOLOGY	SIZE (SQM)	SIZE (SQ.FT)	SELLING PRICE	EXPECTED RENT P/M	EXPECTED ANNUAL YIELD
1 Bedroom	57	614	KES 9,700,000	KES 80,000	10%
2 Bedroom	90	969	KES 15,450,000	KES 130,000	10%
3 Bedroom	108	<b>Sold Out</b>	KES 18,600,000	KES 160,000	10%
3 BR + DSQ	126	<b>Sold Out</b>	KES 21,720,000	KES 180,000	10%
3 BR Duplex + DSQ	170	1,830	KES 28,800,000	KES 240,000	10 %

For investors, we're offering competitive entry prices into this exclusive community. These prices coupled with our exceptional amenities, remarkable location and the extraordinary quality of our apartments will ensure attractive rental yields and an unmatched capital appreciation on your unit.

Cascadia is strategically positioned to earn you a projected minimum return of 6% p.a. How? Its competitive, mid-market pricing in a high-end area means high demand for rental units, which leads to sustained occupancy rates and high rental yields.

# Why Cascadia



## ATTRACTIVE RETURNS

A Cascadia apartment will grant you construction period capital gains of at least **15%** and rental yields of at least **6%**.



## LARGEST DEVELOPER

Centum Real Estate is a trusted brand that is backed up by a strong balance sheet of KES 33 Bn and has been in the middle of Kenya's largest transactions since 1967.



## EXCEPTIONAL AMENITIES

Cascadia is in the most premium location, with ready access to exceptional amenities. Our power is reliable and uninterrupted, and water is fresh and constant. Live a life without inconveniences.



## TAILORED PAYMENT PLANS

Our payment plans are flexible with multiple payment options, allowing you to pay for your home in a manner that suits your cashflow needs.



## ENVIABLE LOCATION

For investors who acquire the units, the premium location and the high quality associated with our developments will ensure sustained occupancy rates all year round.

## 1 BEDROOM APARTMENT



### 1 Bedroom

- 57m<sup>2</sup>
- Expected Net Rent Ksh 80,000
- Rental Yield at 10%
- Price Ksh 9,700,000/-
- Construction period capital gains **15%**

## 2 BEDROOM APARTMENT



### 2 Bedroom

- 90m<sup>2</sup>
- Expected Net Rent Ksh 130,0000/-
- Rental Yield at 10%
- Price Ksh 15,450,000/-
- Construction period capital gains **15%**

## 3 BEDROOM APARTMENT



### 3 Bedroom

- 108m<sup>2</sup>
- Expected Net Rent in Ksh 160,0000/-
- Rental Yield at 10%
- Price Ksh 18,600,000/-
- Construction period capital gains **15%**



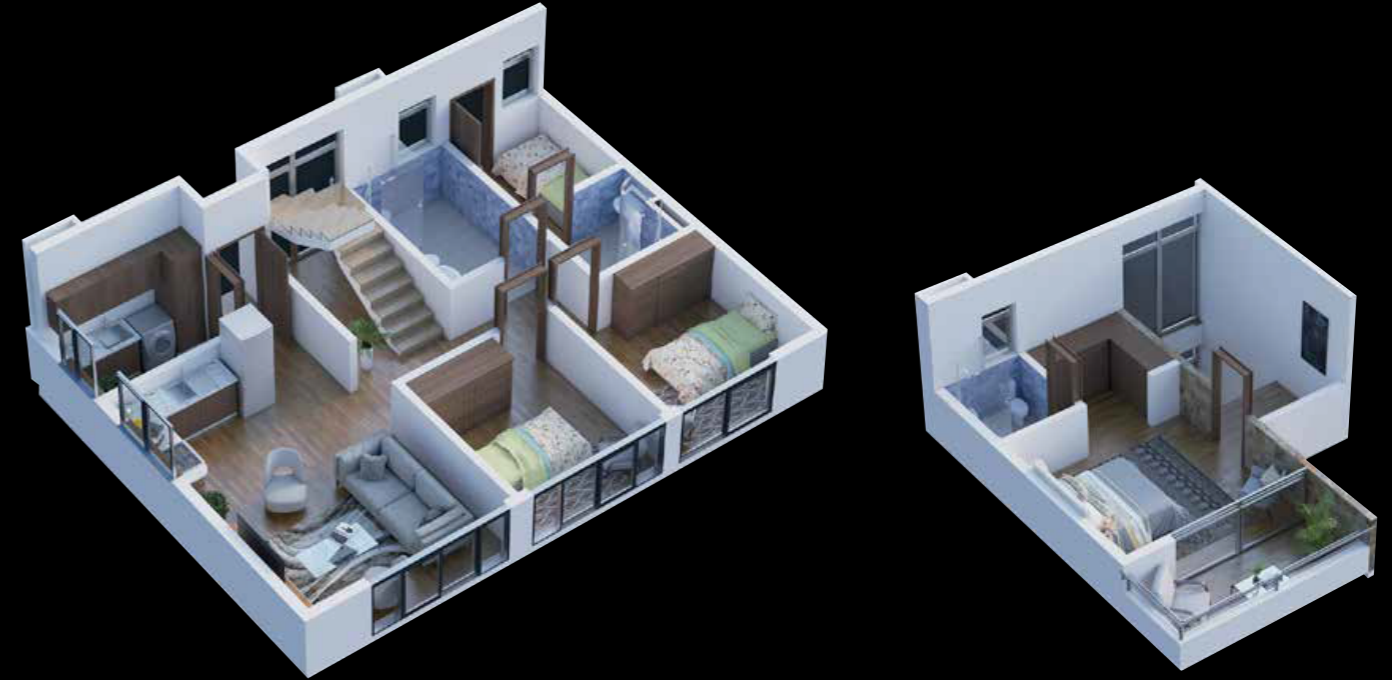
### 3 BEDROOM APARTMENT + DSQ



#### 3 Bedroom + DSQ

- 126m<sup>2</sup>
- Expected Net Rent Ksh 180,000
- Rental Yield at 10%
- Price Ksh 21,720,000
- Construction period capital gains **15%**

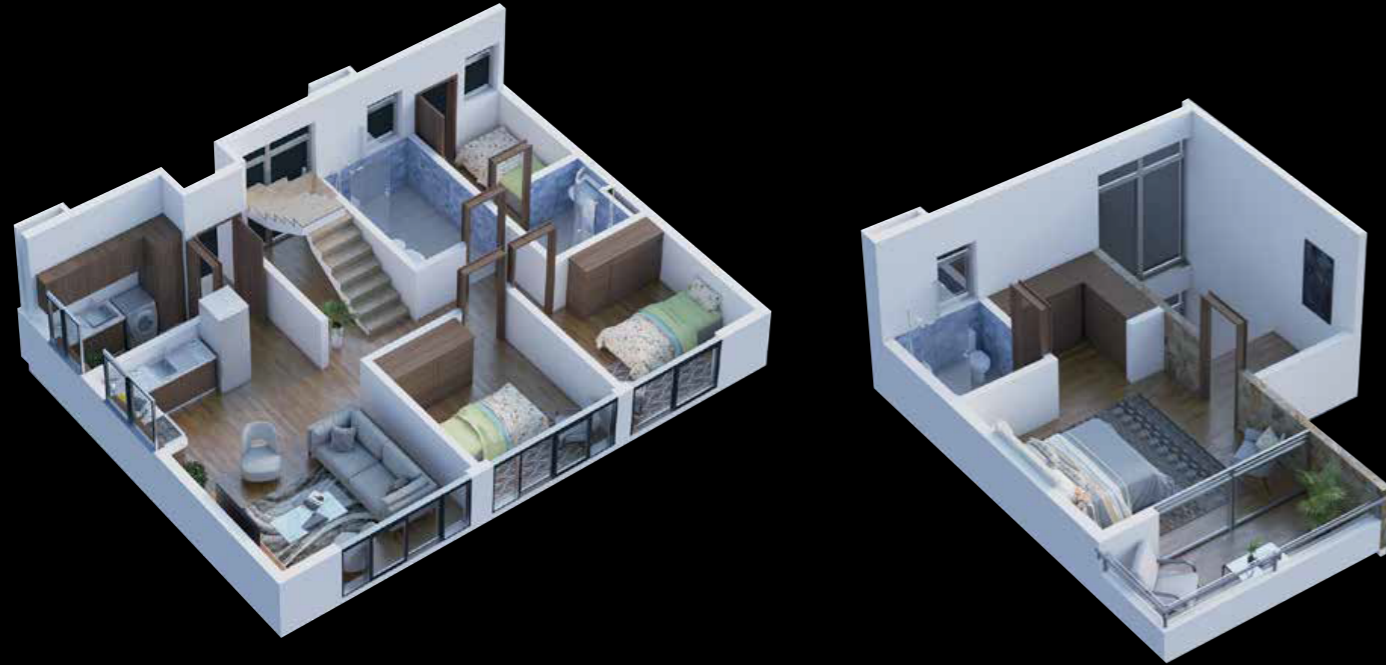
### 3 BEDROOM APARTMENT + DSQ DUPLEX (Not cascading)



#### 3 Bedroom + DSQ Duplex

- 158.5m<sup>2</sup>- Sold out
- Expected Net Rent Ksh 240,000
- Rental Yield at 10%
- Price Ksh 28,800,00/-
- Construction period capital gains **15%**

## 3 BEDROOM APARTMENT + DSQ DUPLEX B CASCADING



3 Bedroom + DSQ Duplex **SOLD OUT**

# Breathtaking.

Your everyday neighborhood is unmatched in its beauty and charm, seamlessly fused to create an endearing destination with an enriching lifestyle.



# Uninterrupted living.



You will live without interruptions. Ours is a neighbourhood with reliable power, clean water, and best-in-class security. We have an independent power substation, a private solar farm and an independent water and sanitation company. We thought of everything.

## Fire up your life.



### AMENITIES



High speed lifts



Uninterrupted water supply



Reliable power supply



24/7 Back up power



Security features such as cctv and controlled entry



The leafy  
suburbs await



# CASCADIA

ROSSLYN ■ TWO RIVERS

FOR FURTHER INFORMATION

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