



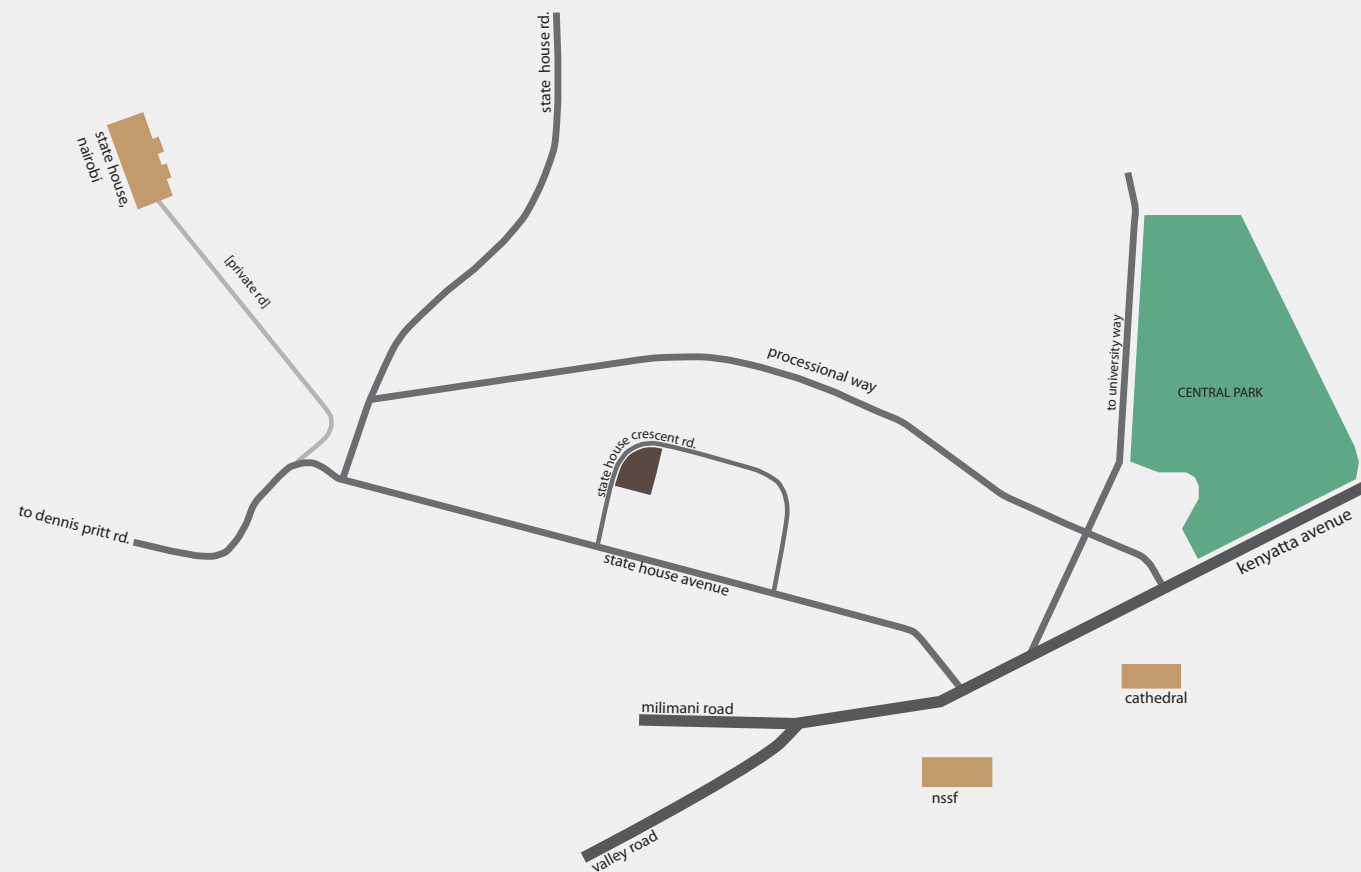
the crescent_

the location_

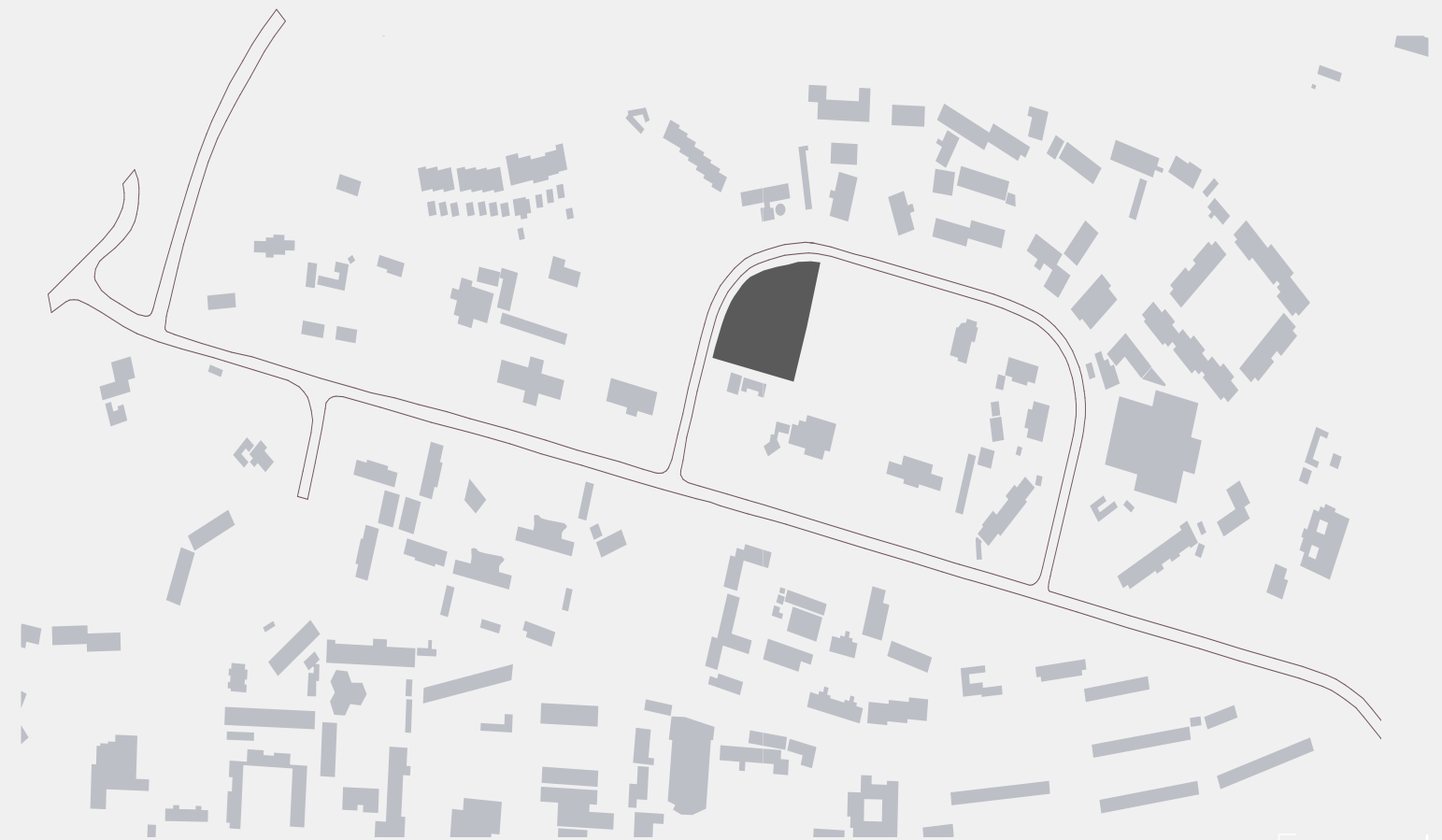
conveniently located in the up market neighborhood of Kilimani, off State House Avenue. **the crescent** enjoys the perks of a prime address, being in the heart of the secure and serene State House neighborhood, enjoying the best of Nairobi's natural environment as well as having quick access to the city centre. It's like living in the CBD with all the trappings of a suburb!

key distances

walking distance from Uhuru Park
3 minutes away from the CBD
5 minutes from Upper Hill
8 minutes from Railway Golf Club
10 minutes from Yaya Centre
10 minutes from Nairobi Hospital



location map



density map

building design_

"...the building has a modern design with expansive balconies accessible from the lounge and dining; with sweeping views of the leafy surroundings outside."



space division + facilities_



not just a building: a lifestyle address

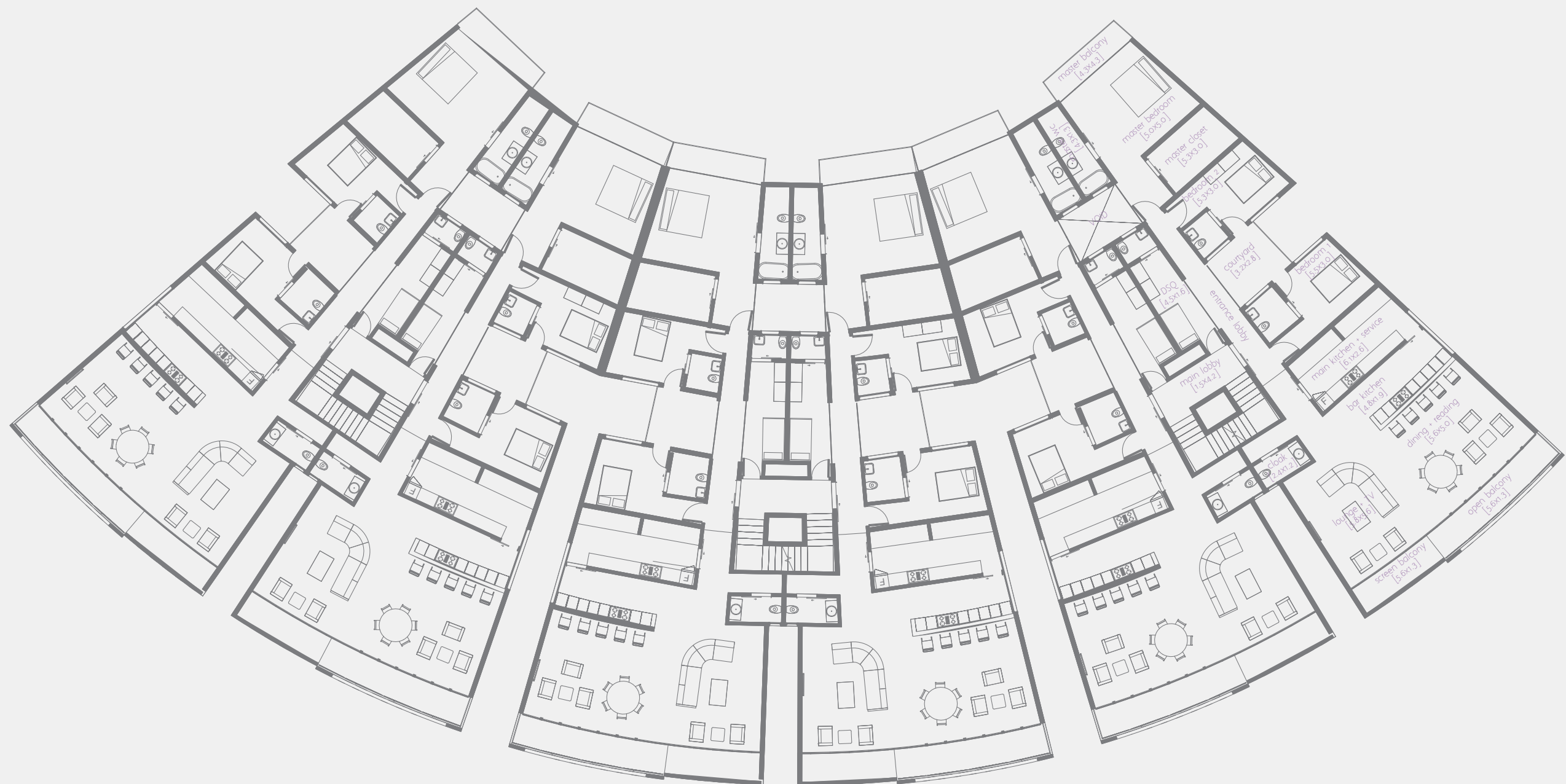
the crescent offers a unique setting that harmonizes architecture and nature; with expansive balconies offering panoramic views of the natural surroundings. All-en-suite 3 bedroom apartments, with bespoke living areas and careful attention to detail in both design and implementation. A landscaped garden and children's play area customized to maximize utility.


- + controlled entrance and exit
- + closed circuit camera system (CCTV)
- + electric fence on perimeter wall
- + security grills (optional and only for selected units);
- + car park for 2 and ample visitors parking
- + landscaped gardens with water features, including a special kids play area
- + manned access points, generator rooms, management office and maintenance room
- + large underground tanks and overhead water tanks
- + pressurized water reticulation system
- + green building: solar water heating and rainwater harvesting
- + 3 blocks of apartments offering exclusive access for 2 units per level
- + separate lift and staircase access per block
- + expansive living space opening up into spacious wrap-around balcony
- + double kitchen: main kitchen with dhobi, and bar kitchen in main living space
- + DSQ for 1; ensuite
- + central courtyard space in each apartment
- + advanced home wiring system for distribution of cable TV and intercom
- + jogging track

all these amenities have been especially designed to make life at the crescent as relaxed and comfortable as possible, a true haven of peace in this busy world.

floor layout_

"...each apartment is designed in a way to give interconnected spaces and maximum natural lighting."



A detailed architectural rendering of a modern, multi-story apartment building. The building features a mix of dark grey and light beige exterior panels, with large glass windows and balconies. The balconies have dark metal railings. The building is set around a central courtyard with green lawns, stone pathways, and several trees. In the foreground, there are wooden slat fences and modern outdoor lighting. The sky is a soft mix of blue and orange, suggesting dusk or dawn.

material + finishing—

- + **hand-picked** materials of the finest quality used to provide a timeless look; as well as an array of design features and open spaces employed to complement the building's opulent theme.
- + **wood flooring** creates a natural warmth together with floor-to-ceiling **aluminium** curtain wall, brings a true definition to the 'living room' as it brings the outside in.
- + the **open-plan** layout of the living room allows for various possibilities for use of space; you can customize your living space to entertain with comfort, or unwind while enjoying the fresh breeze and expansive views.
- + the site configuration inspired the crescent; we've captured the cool breeze, the sun and the setting of a **serene suburb** and brought them into the apartment...so come on in and enjoy, because **we designed with you in mind!**



fact sheet_

areas:

- + location: state house, kilimani (nairobi)
- + nearest roads: statehouse avenue; state house crescent road
- + site area: 3072 sq.m (0.7591 acres)
- + floor area: 2600 sq.ft [242 sq.m]
- + 40% landscaped areas

finishes [exterior]

- + coral stone cladding
- + pre-cast, custom design, concrete screen at balconies
- + wall render/plaster and paint
- + tanga stone-landscape paving
- + timber and steel entrance gates + feature wall
- + custom designed steel railings
- + concrete paving blocks on driveways

finishes [interior]

- + imported, ceramic/porcelain tiles
- + hardwood flooring
- + aluminum framed windows
- + custom designed variety of doors in timber and steel
- + plaster and paint wall internal wall finish
- + waterproofed flat roof
- + manufactured board in fitted kitchen

fixtures and fittings

- + sanitary fixtures; stylish and durable
- + custom designed wardrobes and kitchen

amenities

- + underground and overhead water tanks
- + emergency lighting
- + designated garbage disposal
- + electric fence on perimeter wall
- + advanced home wiring system for distribution of cable TV and intercom

investor potential

the crescent is located in a high-growth area with easy access to excellent infrastructure networks. This sought-after location has emerged as a cosmopolitan area attracting local residents, business professionals and foreigners alike. Additionally, the close proximity to the city centre as well as educational and medical facilities mean that developments in this area will witness strong growth and sustained demand.

given the fast-growing nature of the city and the increasing number of corporate companies, multinationals and regional headquarters, Nairobi has developed a substantial demand for housing of exceptional standard.

particularly, the lack of supply of apartments in this prime location lends itself to price escalation over the years. State House Crescent's quiet roads and exclusive address provides for a perfect backdrop for quiet living yet only minutes away from the CBD allowing for easy access to all major retails and commercial facilities. these are all the trappings of a project geared for substantial capital gains.

the team_

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