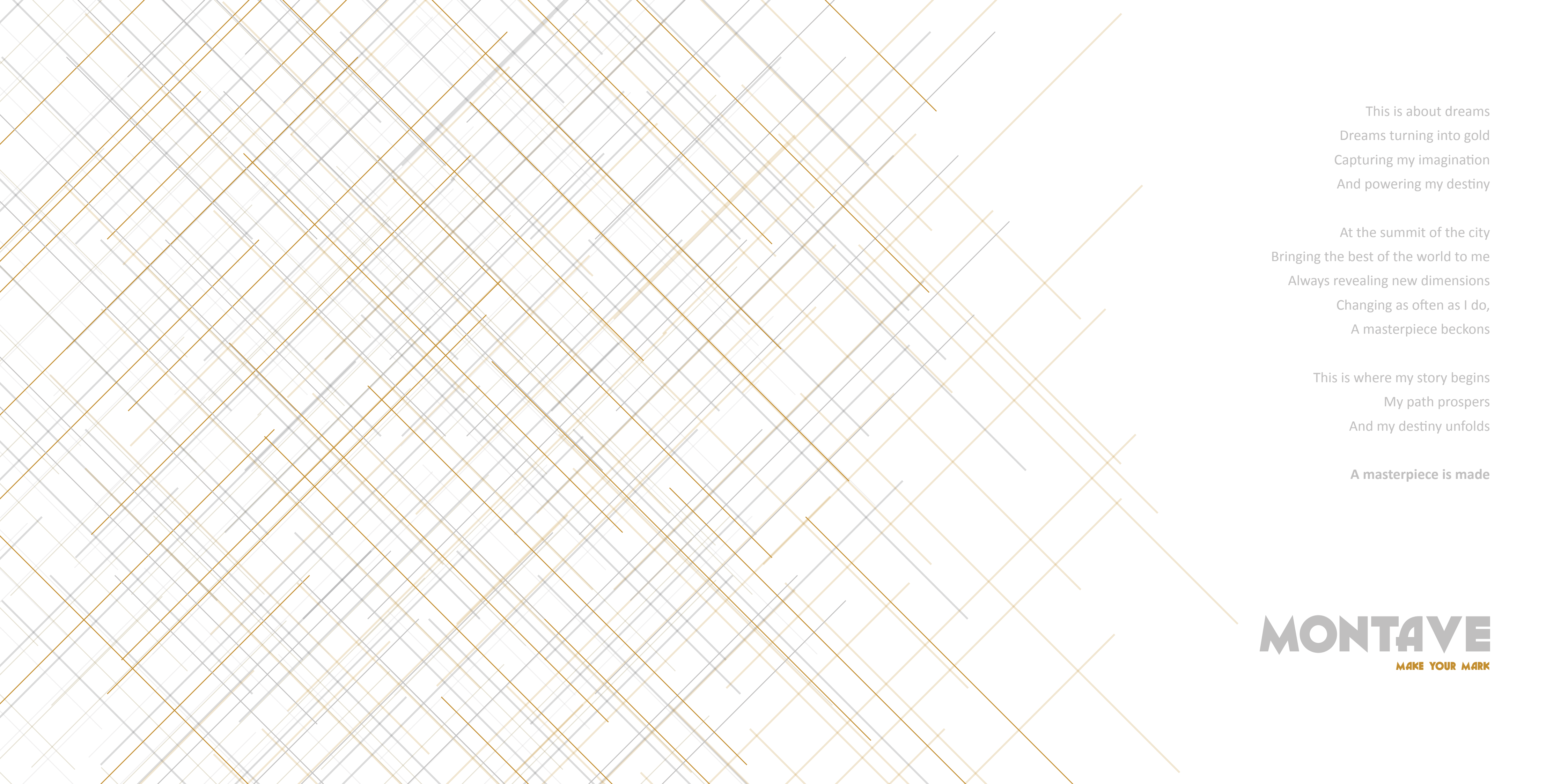




MONTAVE



This is about dreams
Dreams turning into gold
Capturing my imagination
And powering my destiny

At the summit of the city
Bringing the best of the world to me
Always revealing new dimensions
Changing as often as I do,
A masterpiece beckons

This is where my story begins
My path prospers
And my destiny unfolds

A masterpiece is made

MONTAVE
MAKE YOUR MARK

A MASTERPIECE IS MADE

Defining the horizon in a capacious embrace, Montave is a monumental masterpiece that is set to deliver Nairobi's most prestigious address. A titanic development that fuses all facets of urban life, Montave is an intricate mix of shopping, working, visiting, living and leisure, whose palatial design embraces light and shadow, rising over the city to create a silk lining of architectural marvel.

Fronting Railways Golf Course with views of Uhuru Park and the City Centre • 3.54 acres at the junction of Lower Hill Road and Haile Selassie Avenue • Over 1 million square feet of opulent mixed-use space • Towering at 40 floors and 160 meters high





EXPLORE

MONTAVE

- 1 SHOPPING:** Three shopping levels embrace an outdoor piazza to create an amphitheater of entertainment with vantage views of the Golf Course.
- 2 WORKING:** The northern tower at Montave rises 25 floors offering work spaces with a 360 degree panorama of the city surrounds, creating a prestigious city business address.
- 3 VISITING:** The iconic southern tower of 40 floors is an inviting mix of hotel rooms and serviced apartments with spectacular views of the Golf Course, Park and City skyline.
- 4 LIVING:** A paragon for Nairobi's elite, a terraced series of residences rise 22 floors enfolding the glamorous piazza and the park vistas beyond.
- 5 LEISURE:** The luminary of Montave, an entertainment centrepiece at the 16th level, connects occupants in a cocoon of blissful experiences.

SHOPPING

AT MONTAVE

A dramatic fusion of shopping and entertainment bejeweled by a central piazza that brings the best of retail experience to central Nairobi

- A three-level retail extravaganza as the podium of Montave
- 187,000 sq.ft. of retail space and approximately 60 outlets including a supermarket, restaurants, fashion stores, convention centre and exhibition hall
- Terraced indoor-outdoor design to provide an external seating experience at all levels, enjoying ecumenical views of the Golf Course
- An expansive piazza bedecked with seating areas converging around central water features
- VIP access to the shopping mall for all occupants of Montave
- Secured, dedicated basement parking for 500 cars



WORKING

AT MONTAVE

Bringing versatility to business at the precipice of Nairobi's CBD and Upper Hill, the northern tower is a magnificent business hub set to define the city's skyline

- Commercial offices located in the northern tower above the retail podium, rising to 25 floors and totaling 150,000 sq.ft.
- The tower is entranced by a ground floor reception and concierge, and served by dedicated basement parking with direct access to the lift lobby
- Each floor plate spans between 3,500 sq.ft. and 4,400 sq.ft., and is divisible into smaller office suites
- Montave's business community will have access to the leisure floor at the 16th level, offering a bespoke business lounge and meeting rooms, heated pool, poolside lounge and gymnasium, entertainment lounge and restaurant
- A rooftop helipad allows for swift movement in and out of Montave
- VIP access to the shopping mall



VISITING

MONTAVE

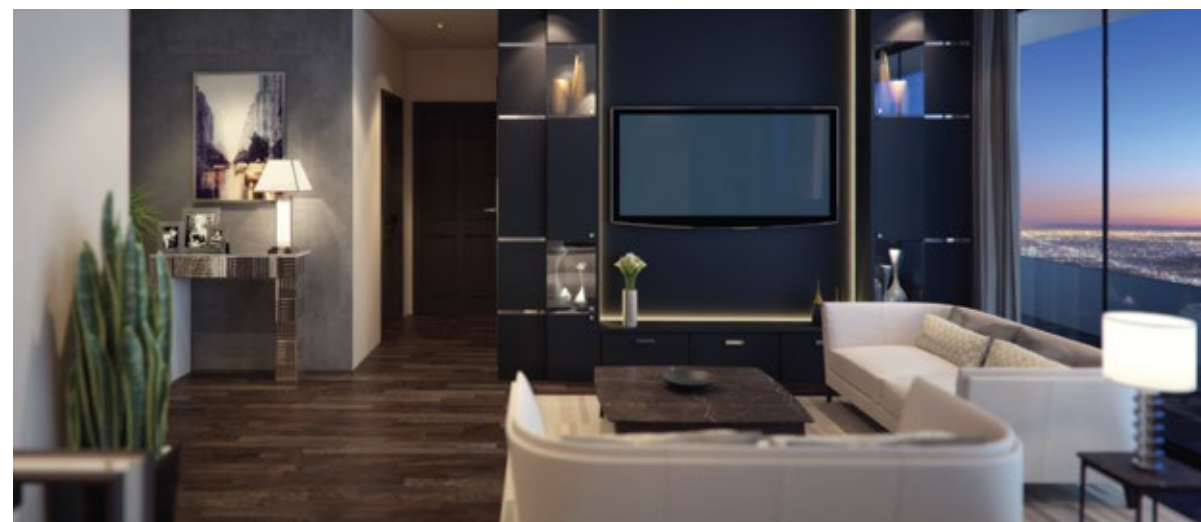
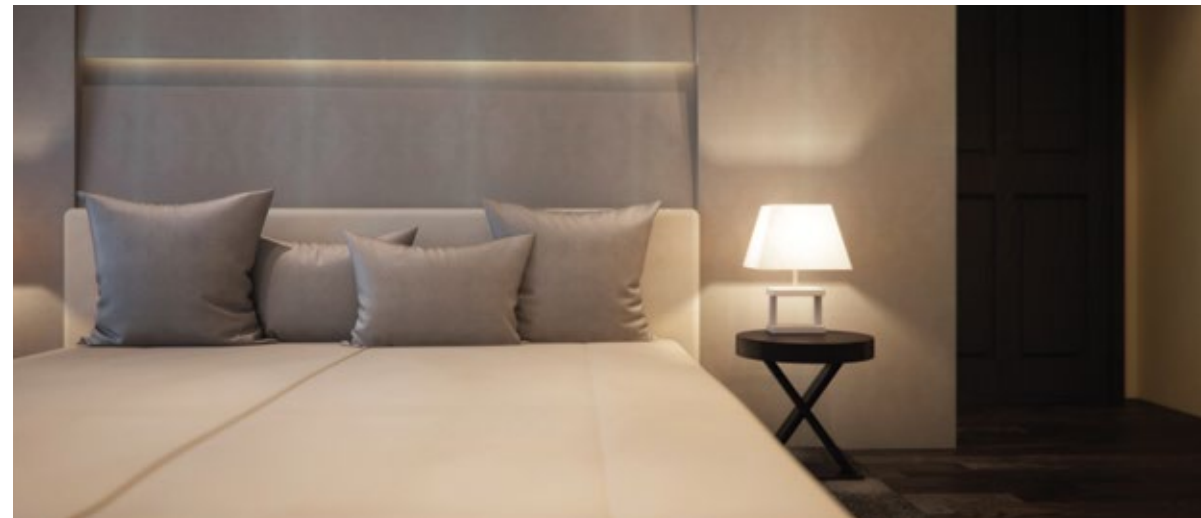
An edifice of excellence, Montave's iconic tower is a fusion of world-class hospitality and top-tier leisure and amenities, offering visitors a most memorable stay

- Hotel rooms and serviced apartments located in the southern tower over the retail podium, rising to 40 floors
- Entranced by a ground floor drop off, reception and concierge and served by dedicated basement parking with access to the hotel lobby
- Montave visitors will have access to the leisure floor at the 16th level, offering an entertainment extravaganza including restaurant and terrace, entertainment lounge with media and games room, grand infinity heated pool with poolside lounges, gymnasium with steam and sauna facilities, and business lounge with meeting facilities.
- VIP access to the shopping mall



LIVING

AT MONTAVE



LIVING AT MONTAVE

Montave's elite residences are the epitome of urban opulence, crafted to exude luxury in a private sanctuary yet beckoned by a world of glitz and glamour at their doorstep

- A terraced series of intricately designed residences rises to 22 floors, offering 1, 2 and 3-bed apartments featuring open-plan layouts and balconies with panoramic views
- Bespoke 3 and 4 bed penthouses at the upper levels overlooking the grand infinity pool
- Access to residents-only elevated gardens at the 3rd floor with relaxed seating and fire pits, enjoying piazza and golf course views
- Access to Montave leisure at the 16th floor provides residents with a full spectrum of entertainment including a residents' entertainment lounge with media and games room, restaurant and terrace, heated infinity pool overlooking the city with extensive poolside lounge, gymnasium with steam and sauna facilities, and business lounge with meeting rooms.
- Reception, concierge and formal lounge on the 3rd floor with VIP access to the shopping mall, and served by dedicated basement parking with direct access to all apartment lobbies



LEISURE

AT MONTAVE

Infusing flavor to life, leisure at Montave is the luminary of this majestic development, with a dramatic play of entertainment elements in a vibrant display of youth

- The centre stage of Montave is its bustling ground floor piazza, with intricate design converging around spectacular water features overlooking the Golf Course.
- Elevated gardens at the 3rd floor give residents access to a lush green oasis of tropical planting, with relaxed seating and fire pits providing a nature-inspired escape from the city, while overlooking the piazza and the greens beyond.
- Leisure comes to life at Montave's 16th floor with its grand infinity heated pool beckoning the horizon. This 30 metre centerpiece of Montave's leisure is dotted with poolside lounges and gazebos, creating a cocoon of blissful experiences.
- Also on the 16th floor, an entertainment lounge complete with mini-cinema and games room, opens onto outdoor seating and a gourmet restaurant, while health and vitality is nurtured at the gymnasium with its steam and sauna facilities. For the business-focused, a business lounge and meeting rooms are a catalyst for networking.
- Montave's leisure extravaganza is accessible from the residences as well as the northern and southern towers.



WHY MONTAVE

MARKET OPPORTUNITY

At the core of Montave is a focus on bridging market needs to tap into new opportunities for growth. Designed to meet clear gaps in the residential market, Montave's living is set in a context where Upper Hill, containing 32% of the commercial stock in the city, is only serviced by 0.5% of the city's residential stock.

Montave's retail offering is positioned to fuse a shopping and entertainment experience, the first of its kind on the precipice of Upper Hill and the CBD. While working at Montave allows businesses access to a world of amenities and convenience, it more importantly anchors them to the city's most prestigious address.

As the first mixed-use development within a stone's throw of the CBD, Montave's multifaceted offering allows investors to benefit from the value premium associated with mixed-use offerings in the country, often as high as 40% over single-entity projects.

WINNING ASSET CLASS

Real Estate has been a favoured asset class in the Kenyan context, for historically surpassing the stock and bond markets. In 2015, real estate return on investment also significantly outperformed gold and crude oil, yielding average annual returns of 16.16% per annum (rental and capital yield) in the period 2005 – 2015.

REGIONAL GROWTH

As global growth bottoms out, Sub-Saharan Africa is emerging as the last frontier for economic growth, projected to grow at a rate of 4.1% in 2017. Of the constituent countries, Kenya is already a favoured location for numerous multinationals and NGOs with projected growth for 2017 at 6.1%, well above the regional average.

PRIZED LOCATION

At the confluence of the CBD and Upper Hill, and with easy access from both, Montave is ideally placed to garner clientele from both the business hub and financial hub of the city.



CREATING MONTAVE

DEVELOPERS

Greenfield Developers Ltd

DEVELOPMENT CONSULTANTS

HassConsult Ltd

ARCHITECTS

Bowman & Associates

STRUCTURAL ENGINEERS

Ngasi Consulting Engineers

SERVICES ENGINEERS

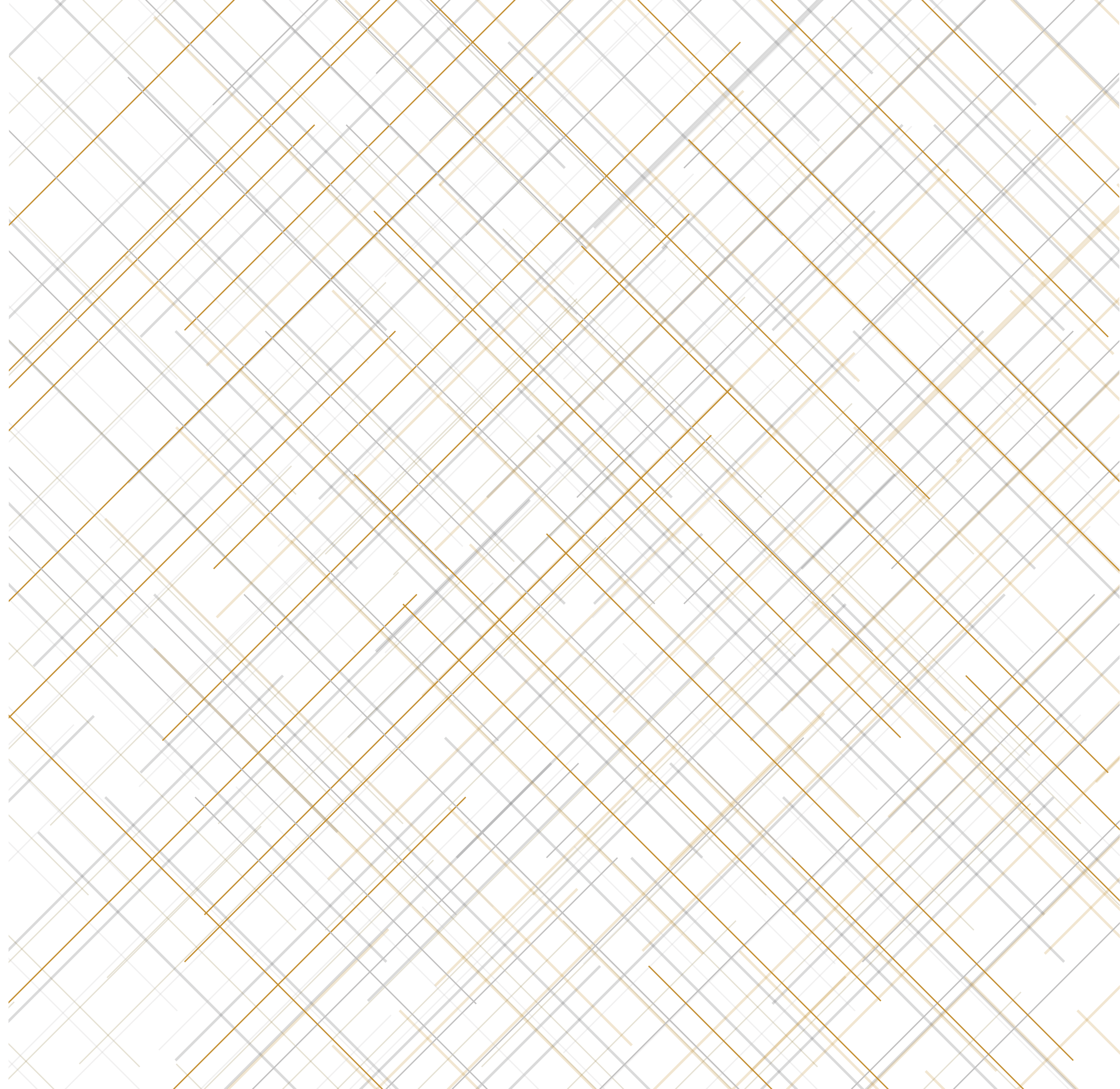
LDK Africa Ltd

QUANTITY SURVEYORS

YMR Partnership

LAWYERS

Hamilton Harrison & Mathews





www.montave.co.ke