

WORDINGS -MAKINI REALTORS.

Find Your Perfect Living Space


Discover your dream home in the most sought-after locations in Kenya

Your Trusted Property Management Partner

Where Property Management Meets Professionalism

OUR STRENGTHS


Why Choose Makini Realtors



Transparent Reporting

We provide clear, comprehensive reports on all property activities and financial transactions for complete visibility.


[Learn more](#)



Reliable Communication

We maintain consistent and timely communication with all stakeholders to ensure everyone stays informed.


[Learn more](#)



Legal Compliance & Documentation

We ensure all properties and transactions meet legal requirements with proper documentation and compliance.

[Learn more](#)



Customized Management Plans

We create tailored management solutions that address your specific property needs and objectives.

[Learn more](#)

1. Advanced Tenant Screening & Relationship Management

Utilizing rigorous background checks, credit assessments, rental history, Banks and Mpesa statements and references, Makini Realtors ensures only high-quality, reliable tenants significantly reducing risks of late payments, property damage, and evictions. Ongoing relationship management fosters tenant satisfaction, encouraging lease renewals and reducing turnover costs

2.Smart Marketing & Vacancy Minimisation

We don't just list properties, we strategically position them for fast occupancy and optimal returns. Through expert marketing, professional photography, virtual tours, and targeted digital campaigns, we showcase your property's full potential. Our use of market-driven pricing, optimized listing platforms, and real-time data ensures your units are filled quickly with quality tenants, keeping vacancy rates low and your income steady. At Makini, every marketing move is designed to maximise visibility, reduce downtime, and boost profitability.

3.Proactive Maintenance & Cost Control

We take a preventative approach to property care, conducting regular inspections and scheduled maintenance to identify and address issues before they escalate into expensive repairs. Our network of vetted, reliable service providers ensures every job, from plumbing to painting, is handled promptly, professionally, and cost-effectively. This not only preserves the long-term value and appeal of your property but also reduces emergency calls, saves money, and keeps tenants satisfied. With Makini, you gain peace of mind and a healthier bottom line.

4.Financial Clarity & Scale

Receive accurate, transparent financial and operational reporting; including income statements, receipts, invoice, activity logs, and tax documentation—accessible anytime through our secure owner portal.

We deliver detailed financial statements, expense tracking, rent reconciliation, and clear year-end reports to support effective tax planning and performance reviews.

Our system also oversees property repairs, coordinates with trusted service providers, and ensures timely maintenance, keeping your assets in top condition. With scalable, streamlined processes, you can confidently grow your property portfolio without added management stress.

5. Reliable, Real-Time Communication

Experience consistent, timely updates through automated rent alerts, maintenance notifications, and direct access to your dedicated property manager. At Makini, we believe communication is the key to every solution, that's why we keep owners, tenants, and service providers in the loop at all times. With **24/7 responsive support**, we build trust, solve issues fast, and maintain a professional relationship across all touchpoints. **Cut to the chase—Makini is the way to go**

6. Legal Compliance & Documentation

We stay ahead of Kenyan legal property management requirements, handling leases, deposits, safety standards, evictions, and fair housing regulations, to ensure your property operations remain fully compliant. All documents are properly signed, stored, and organized to protect you from regulatory and liability issues. In addition, we handle **KRA filings**, including **monthly rental income tax submissions**, and offer **consultation on compliance matters** (please note: we do not provide legal advice)

7. Customized Management Plans

At Makini, we understand that every property and owner is unique. That's why we begin with a detailed property and market assessment to craft strategic, personalized management plans. From rental pricing and maintenance scheduling to property branding and tenant relations, every solution is designed to align with your goals. What's more, our commission structure is flexible and tailored to the monthly income your property generates, ensuring a fair and performance-based partnership that grows with your success.

EXPLORE PROPERTIES

Featured Properties

Discover our handpicked selection of premium properties designed to match your lifestyle needs

Property Listing

Let it remain like this

SIMPLE PROCESS

How It Works

Finding your perfect property is easy with our simple three-step process

1



Find Your Property

Use our AI-powered search to discover properties matching your exact needs. Filter by location, price, amenities and more.

>

2



Schedule a Visit

Book an in-person viewing or take a virtual 3D tour of your selected properties at your convenience.

>

3



Close the Deal

Complete paperwork digitally, get expert guidance from our agents, and secure your dream property with ease.

>

Tenant Onboarding Process

Experience excellence in property management with our simple steps

1. Property Inquiry & Viewing Request

Interested tenants can browse available properties online or visit our office ones they have identified a unit. Once a property catches your interest, you can schedule a guided viewing via our website or our direct office line, with one of our agents at your convenience.

We provide detailed listings with accurate photos, pricing, and amenities to help you make an informed choice.

2. Property Viewing

You'll be given a private tour of the property by a Makini representative. We answer any questions about the terms, utilities, security, and surrounding amenities.

Our team ensures all property details are clearly explained and documented during the tour.

3. Application Submission

If you're satisfied, you'll complete a **rental application form** which includes personal details, employment status, references, and consent for background checks

This step helps us ensure responsible occupancy and maintain quality standards.

4. Tenant Screening & Approval

We conduct thorough tenant screening, including **employment verification, rental history, creditworthiness, reference checks**, and review of **six months' M-Pesa and bank statements**. Qualified applicants are **notified of approval within 1–3 business days**.

5. Lease Agreement Signing

Once approved, you'll review and sign the **tenancy agreement**. This legally binding document outlines rent terms, deposit requirements, obligations, and house rules.

We ensure clarity and legal compliance for both parties.

6. Deposit & Rent Payment

You'll pay the **security deposit** (usually one month's rent) and the **first month's rent** before receiving the keys.

Payment confirmations are issued promptly for your records.

7. Move-In & Handover

On the agreed move-in date, you'll receive your keys, an inventory checklist, and a brief orientation of the property. Any existing maintenance issues are documented.

We ensure the property is clean, secure, and ready for your occupancy.

8. Ongoing Tenant Support

After moving in, you'll have direct access to our tenant support line for any issues related to maintenance, billing, or tenancy guidance.

Makini Realtors remains your reliable partner throughout your stay.

ALSO INCLUDE **Landlord Onboarding Process**

*Clear step-by-step process how landlords/property owners work with Makini Realtors **to have their property managed, from initial contact to full management:***

1. Initial Contact & Consultation

The property owner reaches out to Makini Realtors—or we contact them—via **phone, email, or our online form**. We then schedule a **personalized consultation** to understand the **property type, location, ownership structure**, and the **landlord's specific management goals**. During this process, we also discuss **financial remittance preferences**, including how and when rental income will be disbursed, ensuring a **clear, timely, and transparent payment system** that aligns with the owner's expectations

This is a free, no-obligation session to assess how we can best serve you.

2. Property Assessment & On-Site Visit

Our team visits the property to evaluate its condition, market value, rental potential, and unique features. We also discuss expectations around tenant types, rent pricing, and maintenance plans.

A detailed inspection helps us create a customized management plan.

3. Proposal & Management Agreement

We prepare a tailored **Property Management Proposal** outlining services, responsibilities, reporting structure, and fees. Upon agreement, both parties sign the **Property Management Contract**.

This agreement protects both the landlord's investment and the agency's commitment to professional standards.

4. Property Onboarding & Preparation

We collect and organize all required documentation (ownership proof, compliance certificates, insurance, keys, utility details). If necessary, we coordinate repairs, cleaning, photography, and staging to make the property market-ready.

Our team ensures your property is fully compliant and appealing to tenants.

5. Marketing & Tenant Placement

We list the property on top platforms, use digital marketing, conduct viewings, screen applicants, and recommend qualified tenants. Once approved, lease agreements are signed, and the tenant is onboarded.

You're informed at every step, with the final approval always in your hands.

6. Ongoing Property Management

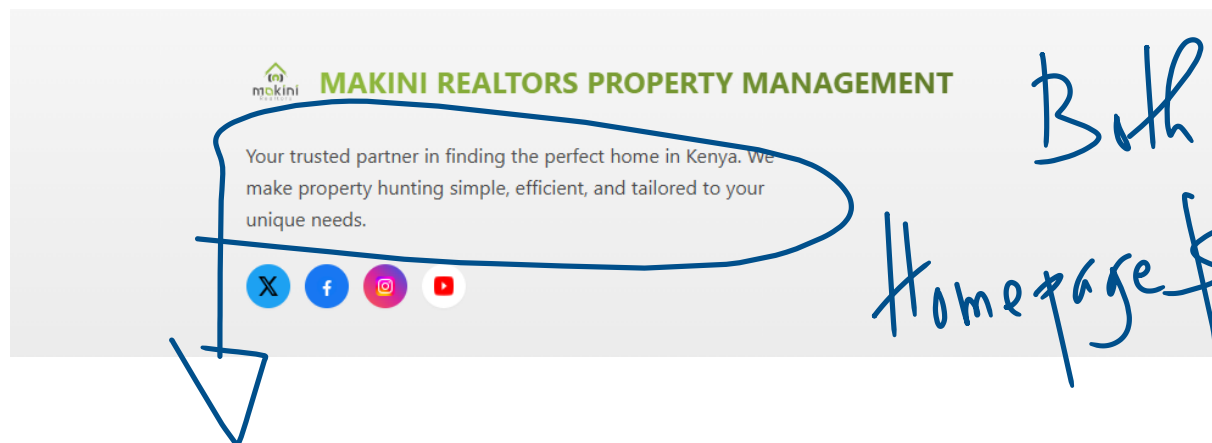
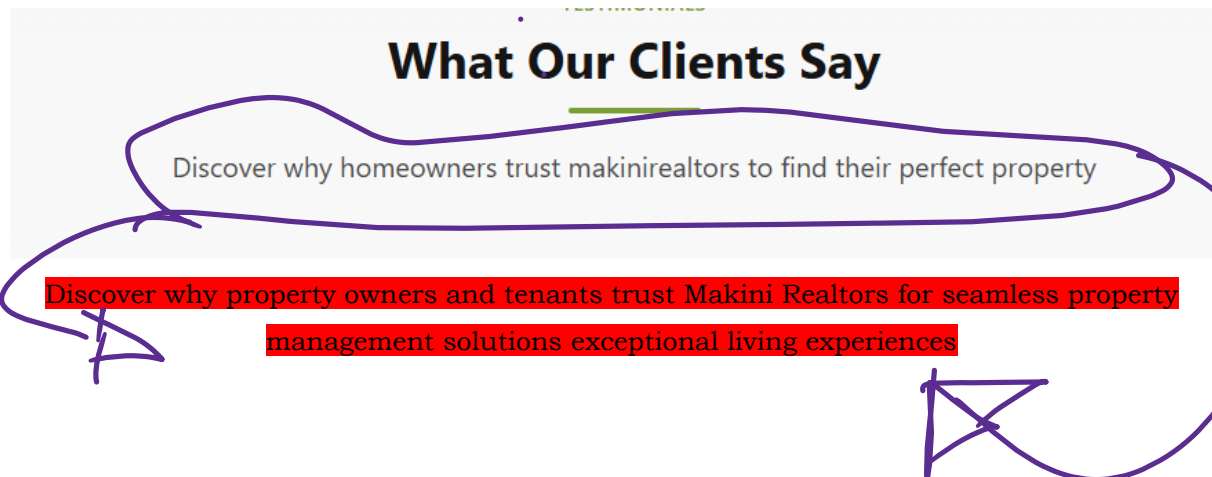
We handle rent collection, routine maintenance, tenant communication, legal compliance, inspections, and financial reporting. You receive regular updates and monthly reports through our secure portal.

Our focus is to protect your asset, ensure tenant satisfaction, and maximize your returns.

7. Performance Reviews & Portfolio Growth

We review the performance of your property periodically and provide insights to help you make informed decisions, whether it's rental adjustments, upgrades, or expanding your investment portfolio.

At Makini, we grow with our landlords.



Your trusted partner in property management across Kenya. We offer end-to-end solutions for property owners and personalized support for tenants, making property ownership stress-free and home-hunting simple, efficient, and reliable. •

Building Your Future, One Home at a Time

We're more than just a property platform - we're your partner in finding the perfect place to call home.

We Manage, You Prosper

We're more than just a real estate service – we're your dedicated partner in managing, protecting, and growing your property investment with integrity and care

Our Purpose

Our Mission

To provide a transparent and efficient property rental experience for all users. We strive to make the process of finding your perfect home as seamless as possible, while maintaining the highest standards of service and integrity.

Our Vision

Empowering millions of users to find their perfect home with ease and trust. We envision a future where property search is not just about finding a place to live, but about discovering a community to belong to.

Our Mission

At Makini Realtors, our mission is to deliver exceptional property management solutions that protect and grow our clients' real estate investments. We are committed to upholding the highest standards of professionalism, transparency, and operational excellence. By streamlining property operations, enhancing tenant experiences, and maintaining asset value, we create long-term value for property

owners and foster stable, secure environments for tenants. Every property under our care receives personalized attention, proactive maintenance, and data-driven management to ensure peace of mind and sustained profitability.

Our Vision

To be East Africa's most trusted and innovative property management partner, empowering property owners to achieve financial freedom through reliable, technology-driven management, and delivering tenants consistent, high-quality living standards. We envision a real estate landscape where property management is not reactive but strategic; where transparency, efficiency, and accountability define every interaction. Through continuous improvement, client education, and community engagement, we aim to reshape property ownership into a smooth, rewarding experience for all.



Integrity

We operate with honesty, transparency, and ethical principles at the core of every decision. Whether dealing with clients, tenants, partners, or team members, we remain accountable and trustworthy in all our actions.

Excellence

We are committed to delivering the highest quality in every service we offer. From managing properties to client engagement, we strive for continuous improvement, precision, and professionalism that exceeds expectations.

Reliability

We honor our word and deliver consistent, dependable results. Our clients count on us to protect their interests, resolve issues promptly, and maintain open, responsive communication at all times.



Victor Gathecha

Founder & CEO

With 15+ years in real estate, Victor leads our vision of transforming property search.

Rioba N. Nobert

Founder & Chief Executive Officer, Makini Realtors

Rioba N. Nobert is a seasoned and visionary executive at the forefront of a new generation of leadership in East Africa's real estate sector. As the Founder and CEO of Makini Realtors, he is redefining what professional property management means, by merging innovative thinking with disciplined execution to offer unmatched value for property owners and tenants alike.

With over five years of experience spanning both government institutions and the private sector, Nobert brings a unique and powerful blend of strategic insight, operational precision, and people-focused leadership. His journey through high-stakes financial environments has instilled in him a rare ability to understand both the structural and human dimensions of real estate management, an edge that defines the Makini approach.

Nobert's foundation is built on academic rigor and forward-looking specialization. He holds a **Bachelor of Commerce in Finance** from **KCA University**, complemented by advanced training in **Data Science and Data Visualization** at **Strathmore University**. He is also pursuing professional certification as a **Certified Public Accountant (CPA)**, and began his path in leadership with a **Business Management/Administration**, also from Strathmore. These qualifications underpin his deep proficiency in financial analysis, strategic planning, regulatory compliance, and risk management, capabilities essential for stewarding high-value property portfolios with transparency and accuracy.

Where Nobert truly stands out is in his application of modern tools and methodologies. With his expertise in data science and analytics, he leads Makini Realtors with a tech-forward mindset, leveraging real-time insights to optimize asset performance, forecast market behavior, and enhance client decision-making. This data-driven approach, combined with a service-first philosophy, ensures that every property under Makini's care is managed with measurable efficiency and lasting value.

Prior to founding Makini, Nobert held key roles in institutions such as the **Ministry of Environment and Forestry**, the **Institute of Certified Public Accountants of Kenya (ICPAK)**, and the private healthcare sector. In these roles, he successfully led functions including financial oversight, credit control, policy reporting, and stakeholder engagement. These experiences not only sharpened his expertise, they also revealed systemic gaps and inefficiencies that inspired him to build something transformative.

That inspiration became **Makini Realtors**; a purpose-driven property management firm built not just to manage real estate, but to elevate it. Nobert envisioned a company where professionalism meets reliability, and where technology amplifies human service. Today, Makini Realtors is a symbol of that vision: a firm driven by excellence, rooted in trust, and led by a new breed of professionals committed to

doing things differently, and doing them right.

Looking forward, Nobert's goal is clear: to scale Makini into one of the **most respected, results-oriented, and future-proof property management firms in Africa**. One that empowers property owners with smart, hands-free management solutions and gives tenants access to well-maintained, dignified living spaces they're proud to call home.

With integrity as his compass and innovation as his engine, **Rioba N. Nobert is not just building a business, he's reshaping the standard for property management in Africa**