

Sandy shore Apartments were conceptualised with the idea of owning a personal beach front, sea facing apartment which can offer a complete change of lifestyle, representing a welcome retreat from everyday life.

The idea of waking up each morning to the sound of waves lapping at the shore is a charming one, especially if the ocean is at your walking distance.

The project consists of sea facing luxurious 1, 2, 3 & 4 bedroom apartments.

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SANDY SHORE PRICES			
CATEGORIES	APARTMENT TYPE	SIZE (In Sq. Ft)	PRICE (In Ksh)
LUXURY			
Sea Shell	1 BR	800	7.25M
	2 BR	1100	9.5M
PREMIUM			
Pearl Oyster	2 BR	1240	10.5M
	3 BR	1600	14.0M
ELITE			
Dolphin Cove	1 BR	800	7.5M
	2 BR	1100	9.75M
Starfish	1 BR	1000	9.0M
	2 BR	1250	11.0M
Seagulls Nest	3 BR+Dsq	1865	17.5M
Coral Ridge	1 BR	1000	10.5M
	2 BR	1250	12.5M
Turtle Cay	3 BR+Dsq	2000	25.0M
	4 BR+Dsq	2400	28.0M



INDIVIDUAL INVESTOR RETURNS

SANDY SHORE APARTMENTS RENTAL RETURNS

	CONSERVATIVE SCENARIO					LIKELY SCENARIO				OPTIMISTIC SCENARIO			
	Launch Price (kshs m)	Daily rate (kshs)	Occupancy rate	Annual income (kshs)	Annual rental yield	Daily rate (kshs)	Occupancy rate	Annual income (kshs)	Annual rental yield	Daily rate (kshs)	Occupancy rate	Annual income (kshs)	Annual rental yield
(Luxury) Sea Shell													
1 BR (800 Sq Ft)	7.25	4,000	30%	438,000	6.0%	4,500	50%	821,250	11.3%	5,000	70%	1,277,500	17.6%
2 BR (1100 Sq Ft)	9.5	5,000	30%	547,500	5.8%	5,500	50%	1,003,750	10.6%	6,000	70%	1,533,000	16.1%
(Premium) Pearl Oyster													
2BR (1240 Sq Ft)	10.5	5,750	30%	629,625	6.0%	6,250	50%	1,140,652	10.9%	6,750	70%	1,724,625	16.4%
3BR (1600Sq Ft)	14	8,000	30%	876,000	6.7%	8,500	50%	1,551,250	11.9%	8,750	70%	2,235,625	17.2%
(Elite) Dolphin Cove													
1 BR (800 Sq Ft)	7.5	4,500	30%	492,750	6.6%	5,000	50%	912,500	12.2%	5,500	70%	1,405,250	18.7%
2 BR (1100 Sq Ft)	9.75	5,500	30%	602,250	6.2%	6,000	50%	1,068,000	11.0%	6,500	70%	1,660,750	17.0%
(Elite) Star Fish													
1 BR (1000 Sq Ft)	9	5,200	30%	569,400	6.3%	5,700	50%	1,040,250	11.6%	6,200	70%	1,584,100	17.6%
2 BR (1250 Sq Ft)	11	6,500	30%	711,750	6.5%	7,000	50%	1,277,500	11.6%	7,500	70%	1,916,250	17.4%
(Elite) Coral Ridge													
1 BR (1000 Sq Ft)	10.5	6,500	30%	711,750	6.8%	7,000	50%	1,277,500	12.2%	7,500	70%	1,916,250	18.3%
(Elite) Seagul's Nest													
3 BR w/DSQ (1865 Sq Ft)	17.5	10,000	30%	1,095,000	6.3%	11,000	50%	2,007,500	11.5%	11,750	70%	3,002,125	17.2%
Typical apartment investment Nairobi	20			1,000,000	5.0%			1,000,000	5.0%			1,000,000	5.0%