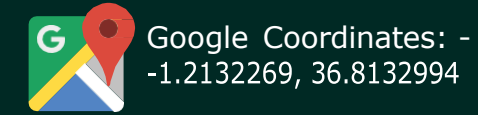




 **Developer's**
Point Kenya

EPITOME OF
Elegance
RUNDA GROVE 317

LOCATION



A new introduction into the market which expresses an epitome of elegance and modern sophistication serving both Ambassadorial and commercial purposes is this Property Located at Old Runda in Runda Grove just next to Runda Water.

Runda is one of Nairobi's premier up market and part of the Blue Zone predominantly classified and set apart for use by Diplomatic and Non-Governmental Organizations. The blue zone extends to the surrounding localities of Muthaiga, Rosslyn, Gigiri and Thigiri. These areas are mostly used as preferred homes / residences by Embassies, non-Governmental Organizations and chanceries by many Embassies due to its security and serenity.

It is approximately Ten Kilometers (10 KMS) from the central Business District of Nairobi and Three Kilometers (3KM) or Five (5) minutes' drive from United Nations Environmental Programmes (UNEP).



THE NEIGHBOURHOOD

The immediate neighbors of this Property are:

- Embassy of Danish.
- Embassy of Ghana.
- Embassy of Romania.
- Embassy of the State of Qatar.
- Embassy of Angola.
- Embassy of Jordan.
- Hindu Temple.
- Embassy of Zimbabwe.
- Embassy of Colombia.
- United States of America.
- United Nations Environmental Programmes (UNEP).

OTHER VICINITIES

- Germany School.
- Potters School.
- International School of Kenya.
- Brae Burn School.

SOCIAL AMENITIES

Runda is a closed community proximate to other social amenities like:

- Village Market along Limuru road which accommodates Carrefour, the iconic tribe hotel and various banks like Equity bank, Diamond trust bank and Kenya Commercial bank.
- Malls: Two Rivers and Riviera.
- Lord Errol.

Offices and other commercial establishments include:

- Warwick Centre.
- Eaton place
- Gigiri square.

Nearby Hospital facilities include:

- Gertrude Children Hospital.
- Aga Khan Hospital.
- MP Shah Hospital.
- Nairobi Hospital.



ACREAGE

- 1.1629 Acres.

PROPERTY TENURE:

- Free hold.

PROPERTY USER

- The property has a dual user for residential, professional / chancery offices.
- It can also be ideal for staff accommodation as all the rooms are ensuite including kitchenettes and laundry areas.



BUILT UP AREA

An architectural marvel commanding charm and character with a built-up area of Two Thousand and Thirty Naught Thirty-Six Square meters (2,033.36 SQM) equivalent to Twenty-one Thousand Eight Hundred Eighty-Six Naught Eight Nine Square feet (21,886.89 SQ. FT).

The marvel of this property is that it can be used as residential or commercial offices by Chanceries and Non-Governmental Organizations.

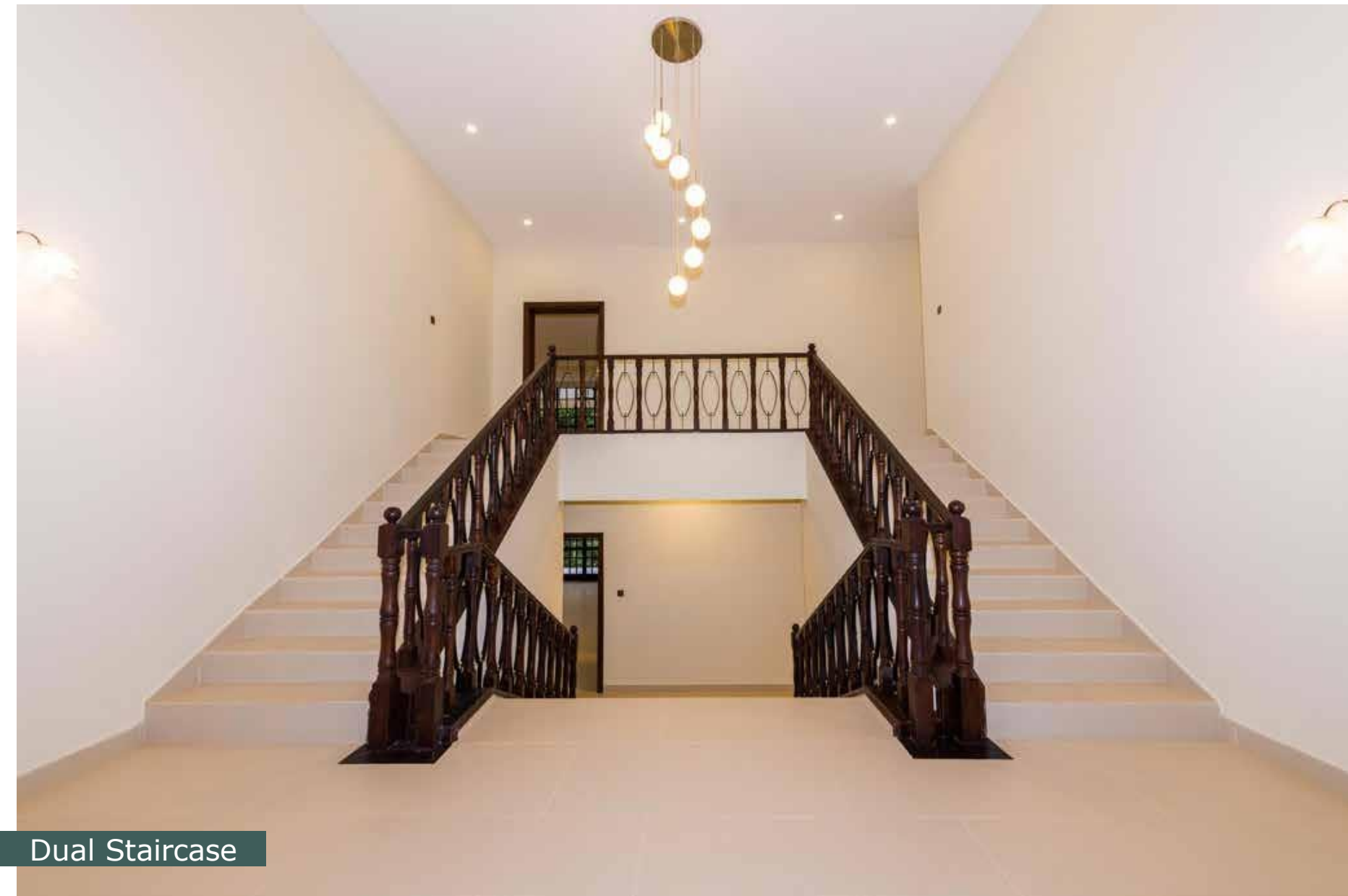
The beauty starts from the main gate ushering one to the grand entrance lobby from the front door with a spectacular reception area.

A dual well-lit staircase with modern chandeliers and ease of access to both the West wing and East Wing of the ground and upper area not overlooking the Generous natural light in the entire house.





Reception Area / Lounge



Dual Staircase

The ground floor for both East and West Wings comprises of:

- Three (3) spacious living lounges with three open Kitchenettes, Three (3) Pantries, and Three (3) laundry areas.
- Six (6) bedrooms all ensuite with modern bathrooms and walk in closets.
- Separate spacious Balconies for guest entertainment accessed from the two living lounges to the backyard welcoming one to a beautifully manicured Garden, the Swimming pool, the Barbecue and the Gymnasium areas.

The first floor for both East and West wings comprise of:

- Three (3) spacious living lounges with three open Kitchenettes, Three (3) Pantries, and Three (3) laundry areas.
- Six (6) Bedrooms all ensuite with modern toilets, shower cubicles and walking closets.

Separate wing comprises of:

Downstairs

- A Conference room with a separate entrance from the main house which can accommodate Thirty (30) pax comfortably seated, a kitchenette, pantry and two toilets both for ladies and Gents.

Upstairs

- Two (2) living lounges in both wings
- Two (2) Kitchenettes
- Four (4) Bedrooms all ensuite and with modern toilets, shower cubicles and walk in closets.





SECURITY INSTALLATIONS

All our security features are in line with the United Nations requirements and they include the following:

- Perimeter wall with automatic security Lights.
- Heavy duty Bollards outside the property and round the main house.
- Emergency escape window grills in all windows on first floor of both wings of the building.

PARKING AREAS

- The property has two parking areas:
- An executive Cabro paved parking within the property that can accommodate up to Fifteen (15) cars.
- A general parking with a Cabro paved drive way which can accommodate more than Thirty (30) Cars.



OTHER AMENITIES

This Property boasts of the following amenities:

- Guards house next to the main entrance with a pedestrian access and a detached Guards Cloakroom.
- Three domestic staff quarters with a common kitchenette, toilet and bathroom.
- Gymnasium with changing rooms, bathrooms and toilets for all genders.
- Barbeque area.
- Guard's house.
- Generator house
- Connection to Runda water supply and Forty Thousand (40,000) liters of water back up tanks.
- Well-Manicured large garden ideal for guest entertainment.





For More Details or To Book Viewing:
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