



YNOT PROPERTIES

DEVELOP · SELL · INVEST

DEVELOPMENT OPPORTUNITY · LEASEHOLD

Prime Leasehold Development Plot

30 m Off Ruaka-Banana Road
Ruaka, Kiambu

FOUR-YEAR ADVANCE

KES 1,440,000

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PROPERTY OVERVIEW

Ruaka Leasehold Development Plot

A 50 × 100 ft leasehold plot just 30 metres off Ruaka-Banana Road — primed for approximately 20 modern bedsitter units. A 20-year investor-friendly lease with a first-year rent-free construction window and a final rent-free year makes this one of Ruaka's most compelling development entry points.

PLOT SIZE

50 × 100 ft

LEASE

20 Years

ADVANCE

KES 1.44M

UNITS

≈ 20



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KEY FEATURES

Why This Property

- 50 × 100 ft leasehold plot
- 30 m from Ruaka-Banana Road
- Cabro road frontage
- ≈ 20 modern bedsitter units
- Established residential neighbourhood
- Water available
- Electricity available
- Excellent rental demand
- Secure, rapidly appreciating area
- 20-year lease structure
- First-year rent-free construction
- Final year rent-free
- Monthly lease KSh 30,000
- Four-year advance model
- ROI estimate 3–4 years

INVESTMENT HIGHLIGHTS

The Opportunity

- Investor-friendly lease structure
- High-demand rental corridor
- Immediate development potential
- Cash flow within first cycle
- Ideal for bedsitter builds
- Established Ruaka neighbourhood



FINANCIAL SNAPSHOT

Income & Returns

MONTHLY LEASE	KSh 30,000
PAYABLE PERIOD	18 Years
INITIAL ADVANCE (48 MONTHS)	KSh 1,440,000
EST. MONTHLY INCOME (STANDARD)	KSh 240,000
EST. MONTHLY INCOME (PREMIUM)	KSh 300,000
EST. ANNUAL INCOME RANGE	KSh 2.88M - 3.60M

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PHOTO GALLERY

On-Site Photography



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LOCATION

Ruaka, Kiambu

Set just 30 metres off the Ruaka-Banana Road, within an established residential neighbourhood surrounded by successful apartment developments. Ideal for developers targeting young professionals, families, and students.

GPS COORDINATES

1°11'11.7"S 36°46'08.6"E

Open in Google Maps: <https://www.google.com/maps/search/?api=1&query=-1.1865833,36.7690556>

NEARBY AMENITIES

What Surrounds You

- Ruaka-Banana Road
- ≈ 10 min to Two Rivers Mall
- ≈ 20 min to Nairobi CBD
- Rosslyn & Gigiri
- Westlands business district
- Runda residential belt



NEXT STEPS

Speak With YNOT

Request the full lease terms and development pack. YNOT will arrange a site walk-through and a briefing on unit layouts and yield modelling.

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