



YNOT PROPERTIES

DEVELOP · SELL · INVEST

INVESTMENT GRADE · INCOME PRODUCING

Luxury Income-Generating Apartment Block

44 Fully Operational Units
Ruaka, Kiambu

ASKING PRICE

KES 316,000,000

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PROPERTY OVERVIEW

Ruaka 44-Unit Apartment Block

A fully operational 44-unit luxury apartment block in Ruaka, generating approximately KSh 1.76 million per month in gross rental income. Modern architecture, premium finishes, and a rare opportunity for SACCOs, pension funds, family offices, and diaspora investors seeking cash-flowing Nairobi Metropolitan real estate.

UNITS

44

MONTHLY INCOME

≈ KES 1.76M

ASKING

KES 316M

GROSS YIELD

≈ 6.7%



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KEY FEATURES

Why This Property

- Elegant central atrium
- Spacious balconies
- En-suite bedrooms
- Modern fitted kitchens
- High-quality cabinetry
- Built-in wardrobes
- Premium tiled flooring
- Hot water system
- Prepaid electricity meters
- High-speed internet ready
- TV points installed
- 24-hour electricity supply
- CCTV surveillance
- Electric perimeter fence
- Secure gated compound
- Ample paved parking

INVESTMENT HIGHLIGHTS

The Opportunity

- Immediate and reliable rental income
- Strong occupancy potential
- Excellent long-term capital appreciation
- Premium construction quality
- Modern architectural design
- Prime Ruaka location
- Attractive investment returns
- Ideal for SACCOs & pension funds



FINANCIAL SNAPSHOT

Income & Returns

16 APARTMENTS × KSH 40,000	KSh 640,000
14 APARTMENTS × KSH 45,000	KSh 630,000
14 APARTMENTS × KSH 35,000	KSh 490,000
TOTAL GROSS MONTHLY INCOME	≈ KSh 1,760,000
ESTIMATED ANNUAL GROSS INCOME	≈ KSh 21,120,000



PHOTO GALLERY

On-Site Photography



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LOCATION

Ruaka, Kiambu

Positioned within Ruaka's premium residential belt — moments from Two Rivers Mall, Village Market, Rosslyn, Gigiri, and the diplomatic corridor. A location that consistently commands premium rents and rapid absorption.

GPS COORDINATES

Ruaka, Kiambu County

Open in Google Maps: <https://www.google.com/maps/search/?api=1&query=Ruaka+Kiambu>

NEARBY AMENITIES

What Surrounds You

- Two Rivers Mall
- Village Market
- UN Headquarters
- Rosslyn & Gigiri
- Westlands business district
- International schools



NEXT STEPS

Speak With YNOT

Confidential viewings and full financial data pack available on request. WhatsApp Antony Mugweru to arrange a private tour of the block.

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