

# DG West

SPORTS ROAD - WESTLANDS

REPORTAGE PROPERTIES/ SSS DEVELOPERS

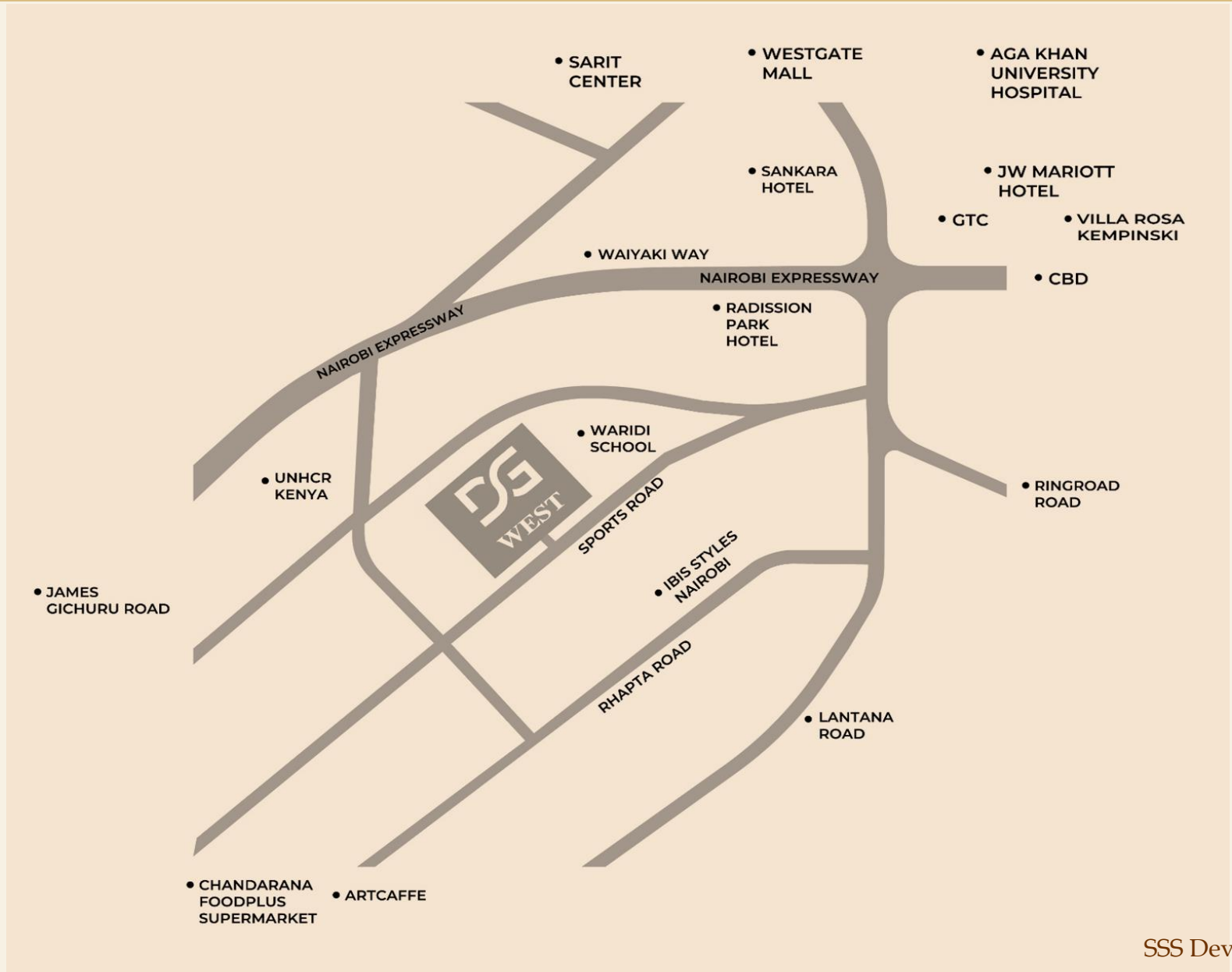
# Executive Residences Tailored for Luxury Living

STUDIOS, 1 & 2 BEDROOMS



# LOCATION

- Set in the most sought after locations along sports road in Westlands, DG West is the best development to invest in, accommodating both housing and investment solutions.
- Located in the high demand side of Westlands , a stone throw away to numerous social amenities like 5 star hotels like JW Marriott, Shopping malls like Westgate and Sarit Centre, recreational centres, schools
- Well positioned at the heart of Westlands, the location sits near the crossroads of major infrastructure like the newly built Nairobi Expressway, Waiyaki way, James Gichuru and Redhill making it easier and quick to move to the airport as well as the surrounding suburbs.



# DG West Building Structure

<b>Basement 3</b>	<ul style="list-style-type: none"> <li>Underground Water Tank.</li> <li>Sump room.</li> <li>32 parking spaces.</li> </ul>	<b>Mez Floor</b>	<ul style="list-style-type: none"> <li>Unisex Salon</li> <li>Pet Care Centre</li> <li>Kids Day Care Centre.</li> <li>Co- working spaces/Meeting Rooms.</li> </ul>
<b>Basement 2</b>	<ul style="list-style-type: none"> <li>30 parking spaces.</li> </ul>	<b>Apartments Floor</b>	<ul style="list-style-type: none"> <li>1<sup>st</sup> to 10<sup>th</sup> - Residential Apartments.</li> <li>11<sup>th</sup> to 20<sup>th</sup> - Hotel Apartments.</li> </ul>
<b>Basement 1</b>	<ul style="list-style-type: none"> <li>30 parking spaces.</li> </ul>		
<b>Ground Level</b>	<ul style="list-style-type: none"> <li>Receiving Dock with a service lift.</li> <li>Staff Canteen.</li> <li>Borehole with a filtration System.</li> <li>Back up Generator.</li> <li>20 parking spaces.</li> </ul>	<b>Roof Top Floor</b>	<ul style="list-style-type: none"> <li>Fully equipped Gym.</li> <li>Zumba Studio.</li> <li>Massage Room.</li> <li>Steam Room.</li> <li>Sauna.</li> <li>Rooftop Bar.</li> <li>Infinity Swimming Pool.</li> <li>Kids Pool.</li> <li>Jacuzzi.</li> </ul>
<b>P1 Floor</b>	<ul style="list-style-type: none"> <li>29 parking spaces.</li> </ul>		
<b>P2 Floor</b>	<ul style="list-style-type: none"> <li>30 parking spaces.</li> </ul>		
<b>Lobby Floor</b>	<ul style="list-style-type: none"> <li>Reception area with double volume ceiling.</li> <li>Coffee Lounge.</li> <li>Holding Room (Luggage)</li> <li>Restaurant.</li> <li>Convenience Store.</li> </ul>	<b>Slab Covering Gym</b>	<ul style="list-style-type: none"> <li>Yoga Garden.</li> </ul>
		<b>10 units per floor</b>	<ul style="list-style-type: none"> <li>4 studio units.</li> <li>4 one bedroom units</li> <li>2 two bedroom units.</li> </ul>



## *Amenities*

INDULGE IN WHAT DG WEST HAS TO  
OFFER.

CCTV & 24-hour Security.  
Key card access.  
Video Intercom System.  
Full back up Generator.  
Valet Parking  
More than 170 parking spots

# Branded Multi-Cuisine Restaurant

- Indulge in tasty and creative cuisine from our vibrant menu.



## Reception Lobby and Lounge Area

- A grand reception area with elegant finishings, double volume ceiling, polished marble floors and great lighting.





# Coffee Lounge Area

- Coffee lounge with plush seating arrangements and large windows to allow natural light with expansive views.



# Fully Equipped Gym

Step into the hi-tech gym that is fully stocked with modern equipment's. Designed for just one purpose, to give you a fitter body.



SSS Developers/Reportage Properties

# Infinity Swimming Pool

Step on to the expansive terrace to be greeted by two pools-an infinity pool and a kids' pool next to Jacuzzi. Placed at the zenith of the tower, these two pools are part of a trendy, peaceful recreational area on the rooftop.



# Steam, Sauna & Massage Rooms

Experience the heat of the Sauna to refresh the body by relieving you of the tiredness of the day then get a massage, a unique health experience of physical relaxation.



# Rooftop Bar & Cigar Lounge



Overlooking a magnificent cityscape, the stylish setting is designed to give you unforgettable moments of entertainment



# Yoga Garden

Kick start your day with a fantastic class of yoga, pilates or meditation all while breathing in 360-degree views across Nairobi.



# Business/Conference Centre

The Business Centre provides the necessary space to conduct business and host meetings. Work along like-minded professionals in our vibrant coworking space with break out areas and networking events to foster collaboration and growth.



# Day Care Centre

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Your toddler is wholeheartedly welcomed at The Kids Day care centre and will be cared by familiar and trusted employees.

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# Pet Care/Pet Hotel

When you're away on vacation or business, you can leave them with our PET Hotel & day camp as we will give them real time, care and attention while you're away



# Unisex Salon

Our completely reimagined, modernised and elevated unisex Salon will offer you a serene and tranquil beauty space, with unrivalled access to exclusive treatments. It will be a pampering experience like never before. Whether you're looking for a fresh cut, colour and blow dry, or a next-level mani-pedi, our expert stylists and technicians will leave you feeling your very best after every visit.



# 24 hour Convenience Store

A convenience store will operate 24x7 and stock a range of everyday items such as coffee, groceries, snack foods, soft drinks, tobacco products, over-the-counter drugs, toiletries, newspapers etc

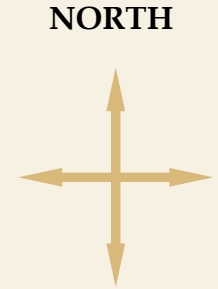


# Full Back up Generator

Generator for apartments and common areas



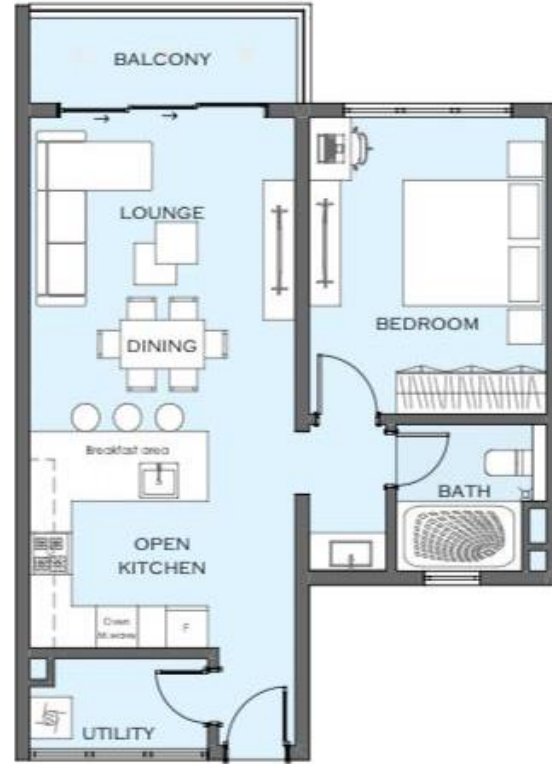
*Typical Floor  
Layout.*



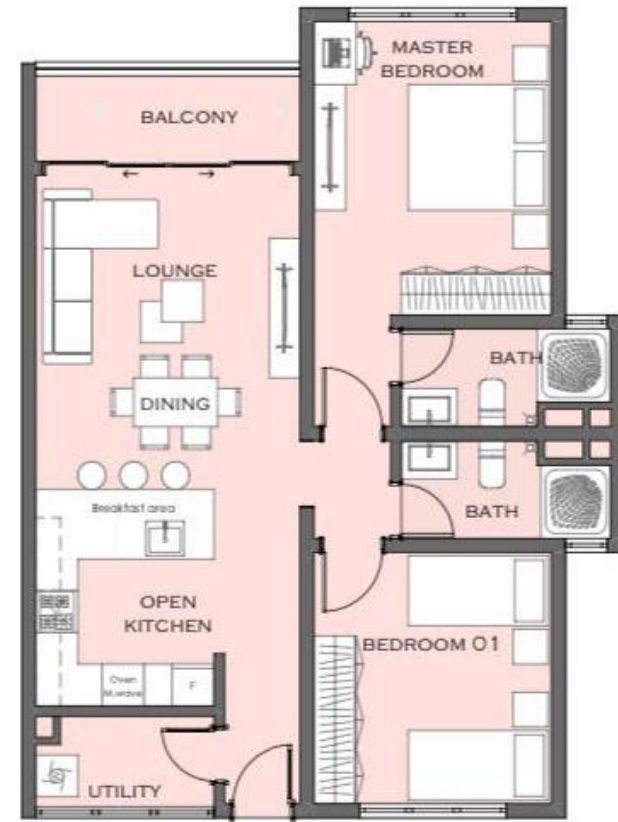
# Individual Unit Layout



**STUDIO UNIT (4 NO.)**  
Area 41 sqm



**ONE BEDROOM UNIT (4 NO.)**  
Area 70 sqm



**TWO BEDROOM UNIT (2 NO.)**  
Area 90 sqm

# Unit Features

- Security and fire standards to EU and World Bank Requirements.
  - Wi-Fi Internet Connection
- **Kitchen** - Bespoke Fully-fitted Modular Kitchen (Hob and extractor, microwave and conventional oven)with Lavish Composite stone countertops with Marble finish and backsplashes.
  - **Tiles** - Anti-Skid Porcelain Floor Tiles.
  - **Windows/Doors** - Double glazed windows
  - **Water System** - Solar heated centralized water system.
- **Gypsum** - Different architectural styles to offer a more aesthetically pleasing interior space.
  - **Lighting** - Ambient lighting that offers accent, LED and dimmable light options.
  - **Utility rooms** will be fully fitted with a washing machine and dryer.
    - Fully Integrated Wardrobes in the bedrooms.
  - **Imported** Premium Sanitary Ware up to EU standards .

# DG- West Purchase Price

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Purchase prices

Studio	Starting from \$60,270	
One Bedroom	Starting from \$102,900	
Two Bedroom	Starting from \$132,300	



## PAYMENT PLAN AT ASKING PRICE

2 ½ year payment plan - 0% interest

- 15% Reservation
- 15% Signing Sale Agreement
- 50% To be spread Over 30 months
- 20% Hand Over

# Market price of units at Completion

With a capital appreciation of 10% a year ,we looking at a total of 20% capital appreciation after 30 months of construction .

## Prices at Completion

Studios - ~~60,270 usd~~ - 72,840 USD ( 12,054 USD gain in 30 months)

1 bedrooms - ~~102,900 usd~~ - 123,480 USD ( 20,580 USD gain in 30 months )

2 Bedrooms - ~~132,300 usd~~ - 158,760 USD ( 26,460 USD gain in 30 months )

# Return on Investment

	<i>Unfurnished</i>	<i>Furnished</i>
Studio	<b>90,000</b>	<b>150,000</b>
One Bedroom	<b>120,000</b>	<b>200,000</b>
Two Bedroom	<b>180,000</b>	<b>280,000</b>

	<i>Yield on unfurnished units.</i>	<i>Yield on Furnished units.</i>
Studio	<b>13.7%</b>	<b>21%</b>
One Bedroom	<b>10.8%</b>	<b>17.9%</b>
Two Bedroom	<b>12.6%</b>	<b>19.5%</b>

# WHY DG WEST?

- **World Class Amenities.**
  - **Great ROI.**
  - **Strategic Location.**
- **Luxurious finishes – Imported**
- **International Partner – Reportage Properties.**
- **After sale services – Letting and Management.**
  - **International hotelier.**
  - **Capital Appreciation of 25-30%**

# Thank You!

ERSKINE JUMBA

Phone

+254 729484141

Email

[jumba@reportageafrica.com](mailto:jumba@reportageafrica.com)

SSS Developers

Reportage Properties