

THE  
*Nivara*  
RESIDENCE

Call - 0733843002 / 0722609004



Loyd - 0733843002 / 0722609004

*The Miran*  
RESIDENCE

# The Miran Residence

*A well-established 3 Acres urban community in the heart of Nairobi on the western end of the Northern Bypass.*

Introducing the most affordable luxurious residential apartments in Ruaka- the heart of Nairobi. The Miran Residence is nestled in the western end of the Nairobi Northern by Pass. The Miran Residence offers a bespoke, affordable residential community set within a controlled and secure development. Miran Residence is an integration of modern, sustainable infrastructure and architecture, residential developments, social and public facilities.



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The Miran Residence is an integration of modern, sustainable infrastructure and architecture, residential developments, social and public facilities. This is the perfect environment for short and long-term stays as a family home or as an Air B&B.



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## Location

Strategically located about 20 minutes' drive away from the city center, Ruaka is the perfect place to get away from the bustles of Nairobi. Bounding it to the east and south is Gigiri, home to the United Nations Headquarters in Kenya. Ruaka also borders high-end estates such as Runda, Nyari and Roselyn and is part of the Greater Nairobi Metropolis.





## Lounge Area



# Dining Area



# Bathroom







# Kitchen





# Bedroom

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# Holistic Wellness Facilities

A hotspot for wellness seekers, the Miran Residence offers a state-of-the-art fully equipped gym, a wellness area, a jogging track and kids play area.





# Accessibility

With a growing demand for land and housing in satellite towns together with the construction of an all-around road network, the residents of The Miran Residence will have easy access to amenities within the city. Ruaka is accessible via Limuru Road, and the Northern Bypass allowing for ease of mobility. The Western Bypass links Ruaka to the Nairobi-Nakuru Highway and the Southern Bypass at Gitaru. Airport access is quite convenient with a 30 minutes' drive via Redhill road that links to the Nairobi expressway or via the Southern Bypass that links to Mombasa road.





## Social Amenities

Never short of activities, The Miran Residence is strategically located near amenities like hospitals, quality private and international schools, malls like Two Rivers, Roselyn Riviera and Village Market, banks and places of worship. The area is also home to several five-star resorts like Tribe Hotel, Trade Mark Hotel and Windsor Hotel providing additional luxury spas, lively entertainment and fine dining experiences.



Amenities located within 15Km radius from Miran include;



**Shopping Malls**

- Two Rivers Mall
- Village Market
- Roslyn Riviera
- Sarit Center



**Healthcare Facilities**

- Gertrude's Children Hospital
- The Agha Khan Hospital
- AAR Hospital
- MP-Shah
- Avenue Hospital
- Nairobi Hospital (Warwick Center)



**Sports and Wellness Facilities**

- Karura Forest
- Wadi Degla
- Parklands Sports Club
- Muthaiga Sports Club
- Windsor Golf Course



**Hotels**

- Tribe Hotel
- Trademark Hotel
- Windsor Hotel
- Safari Park Hotel



**Tertiary Colleges**

- Kenya Technical Trainers College (KTTC)
- Kiambu Institute of Science and Technology



**Schools**

- Potterhouse
- Braeburn
- Sabis International School
- Chantily Schools
- Foresight Academy
- German School

**AMENITIES**



Gardens & Manicured lawns



Play grounds



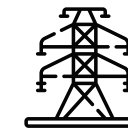
Rooftop terrace



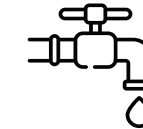
Parking



High Speed Lifts



Common area power back-up



Reliable water supply



CCTV and Security Guard cabins



Wifi connectivity provisions



Underground and rooftop water storage



# Outdoor Play For Kids

There is no denying the benefits of playing outdoor games and stepping away from the screen and into the sunshine. The Miran Residence has a playground to allow children to spend more time away from technology to aid in their physical well-being.





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### STUDIO APARTMENT

Size (sq.ft)	<b>258</b>
Size (sq.m)	<b>24</b>
Unit Price (KES)	<b>3,200,000</b>
Expected rent	<b>18,000</b>
Rental Yield	<b>7%</b>
Projected Value on completion	<b>3,500,000</b>
Construction period capital gains	<b>27%</b>



**STUDIO LOFT APARTMENT - UPPER**



**STUDIO LOFT APARTMENT**

Size (sq.ft)	<b>463</b>
Size (sq.m)	<b>43</b>
Unit Price (KES)	<b>4,300,000</b>
Expected rent	<b>22,000</b>
Rental Yield	<b>6%</b>
Projected Value on completion	<b>4,600,000</b>
Construction period capital gains	<b>18%</b>

**STUDIO LOFT APARTMENT - LOW**





### 1 BEDROOM APARTMENT

Size (sq.ft)	<b>495</b>
Size (sq.m)	<b>46</b>
Unit Price (KES)	<b>5,000,000</b>
Expected rent	<b>28,000</b>
Rental Yield	<b>7%</b>
Projected Value on completion	<b>5,300,000</b>
Construction period capital gains	<b>19%</b>



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**STANDARD 2 BEDROOM APARTMENT**

Size (sq.ft)	<b>689</b>
Size (sq.m)	<b>64</b>
Unit Price (KES)	<b>6,500,000</b>
Expected rent	<b>40,000</b>
Rental Yield	<b>7%</b>
Projected Value on completion	<b>7,200,000</b>
Construction period capital gains	<b>22%</b>