



Welcome to
BROOKSIDE OAK
Residency

1, 2 AND 3 BED APARTMENTS

MUGUGA GREEN - WESTLANDS

NEXT TO SAFARICOM HQ3.

Introduction

Located in the leafy suburbs of Westlands along Muguga Green road, Brookside Oak Residency redefines what it means to live and invest in Nairobi's most coveted address within the UN blue Zone.

This signature development blends architectural excellence with exceptional investment potential — designed for the discerning few who value both luxury and long-term returns.

**Estimated Construction Period: February, 2026 – June, 2029,
40 Months Payment Plan.**



Location Advantage

Just minutes away from the city's top lifestyle and business destinations.

- **Next door to Safaricom Headquarters**
- **7 mins to Sarit Centre**
- **7 mins to MP Shah Hospital**
- **9 mins to Nairobi International School (Senior Campus)**
- **16 mins to Village Market**
- **16 mins to United Nations Office**
- **20 mins to JKIA**









A 26-floor high-rise residential development featuring 3 towers — Block A, B, and C, each with a modern design, a grand reception, and full facilities.

The building includes residency from the 5th to the 26th floor, amenities on the 4th floor and Rooftop, 6 levels for parking from Basement 2 to 3rd floor .

From design to execution, every detail is built to UN standards — offering both luxury and practicality.





EXCLUSIVE AMENITIES

Rooftop

- *Paddle court*
- *Sky Lounge*
- *Entertainment Surrounded by Garden Chill Zone*
- *Heated Swimming Pool*

4th FLOOR

- *Indoor Heated Swimming Pools*
- *Fully Equipped Fitness Center*
- *Modern Home Working Hub*
- *Indoor Children's Play area*
- *Landscaped Garden*
- *Residents' Clubhouse*
- *Residents' Cinema*
- *Exclusive sauna*

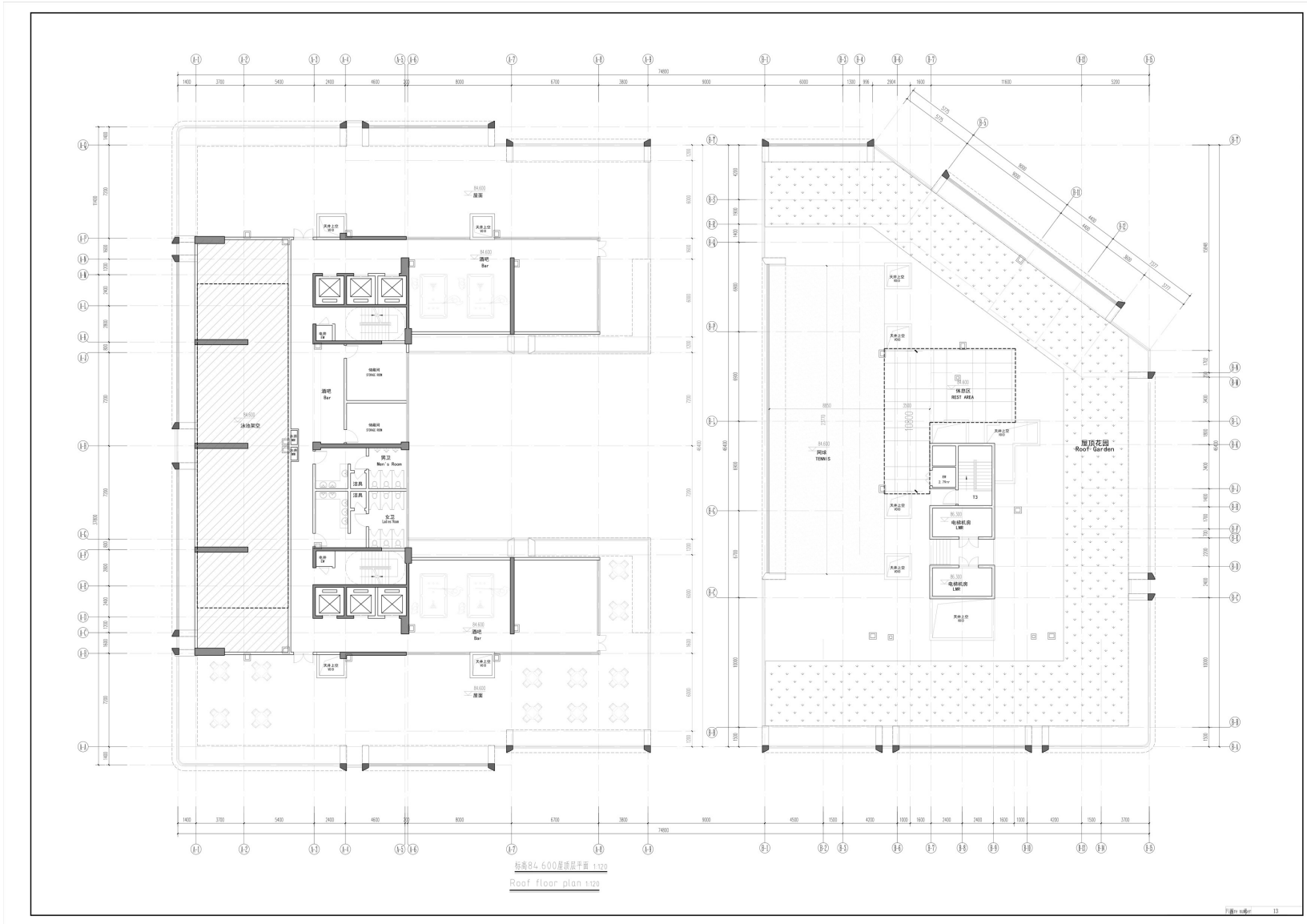
G FLOOR

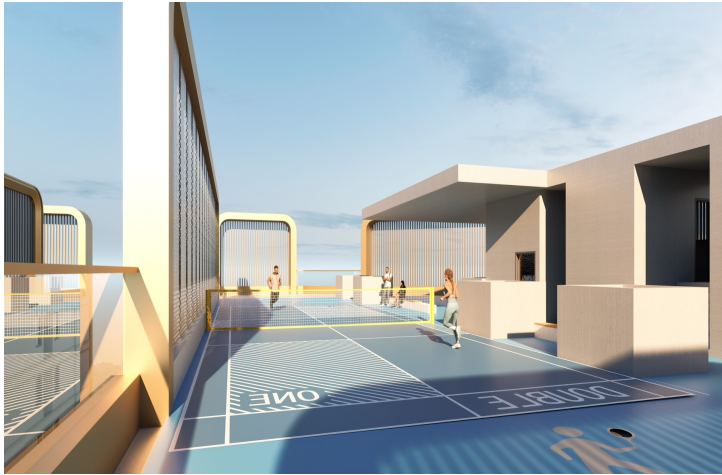
- *2 Grand Receptions and Concierge Desks*
- *Café and Minimart*
- *Security Measures with UN Standards*

4TH FLOOR AMENITIES LAYOUT



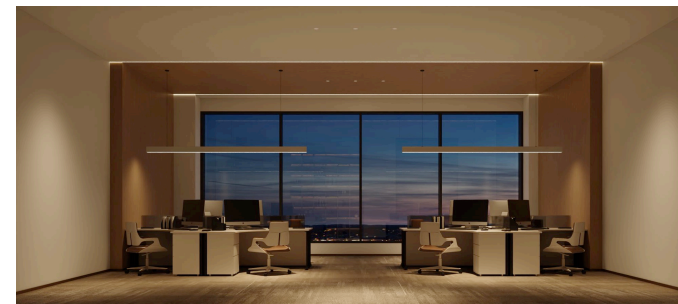
ROOFTOP AMENITIES LAYOUT





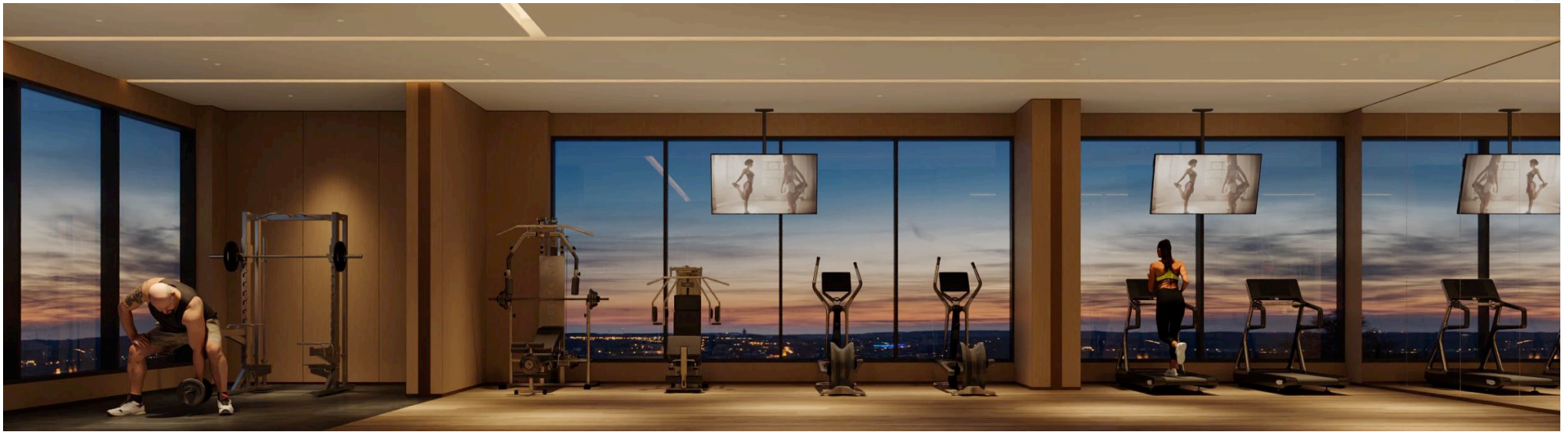




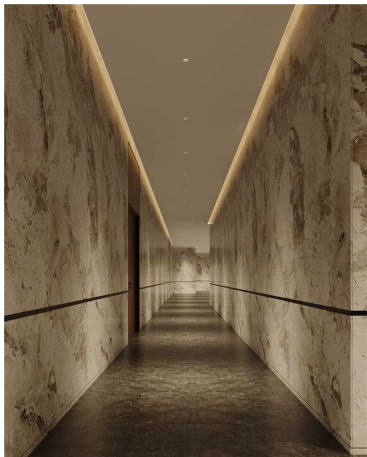
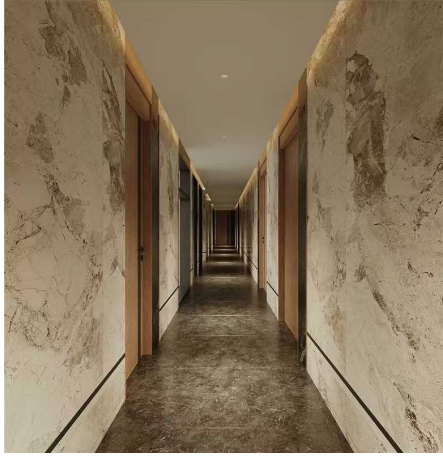


**Amenities
Renders**









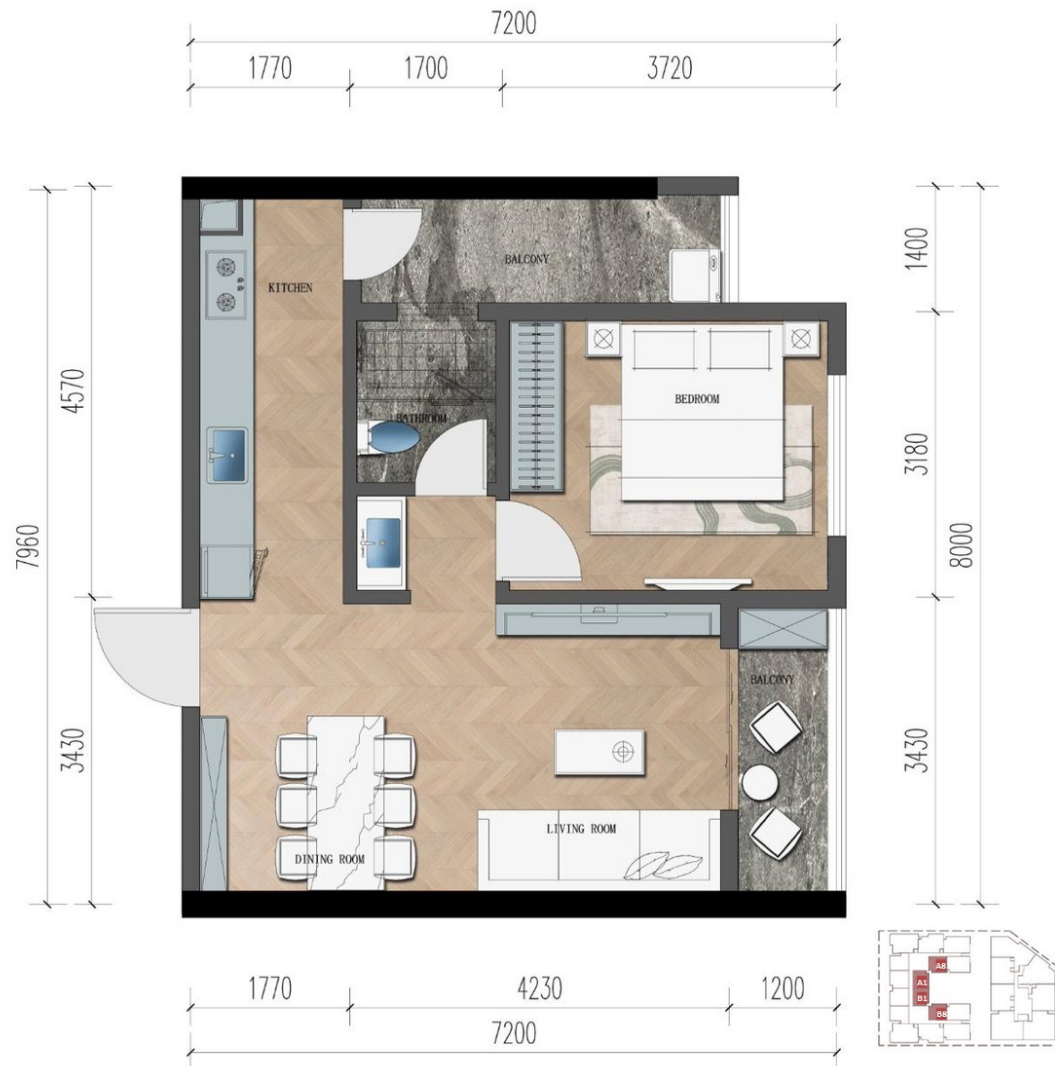
TYPICAL FLOOR PLAN



- 1 & 2 BR IN BLOCK A AND B with 6 LIFTS
- 3 BR IN BLOCK C with 4 LIFTS

ONE BEDROOM

**HOUSE TYPE: A1/B1/A8/B8 - 65SQM -
FROM KES. 8.8M**

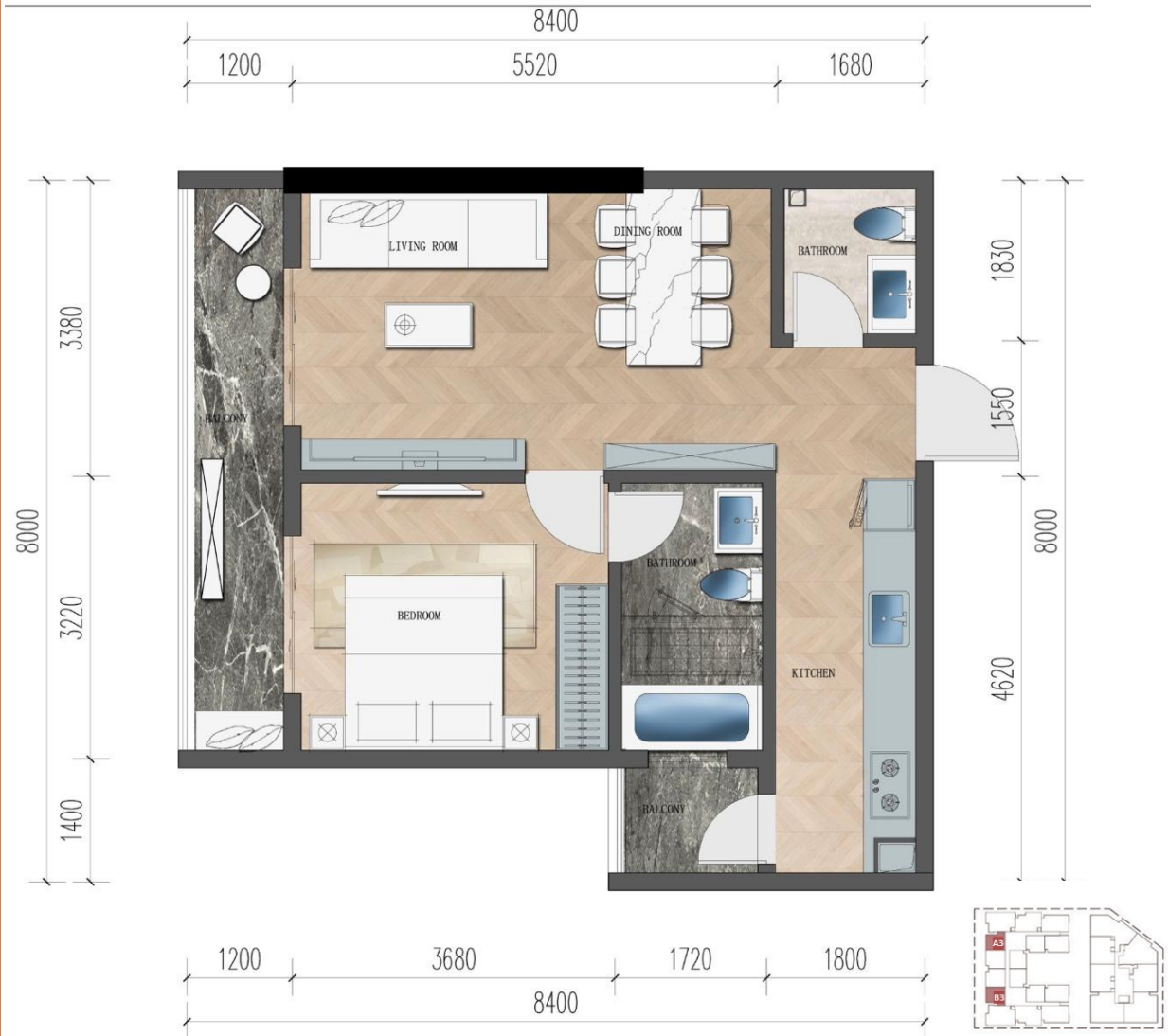


- Skillfully designed to give the best ROI
- Spacious Kitchen
- Large dining and sitting area with balcony

ONE BEDROOM

HOUSE TYPE: A3 /B3 - 70SQM -
FROM KES. 9.5M

- Balcony facing the road, accessible from the living and Bedroom
- Separate guest cloakroom
- Spacious ensuite bathroom with luxurious features i.e Bathtub & shower cubicle.

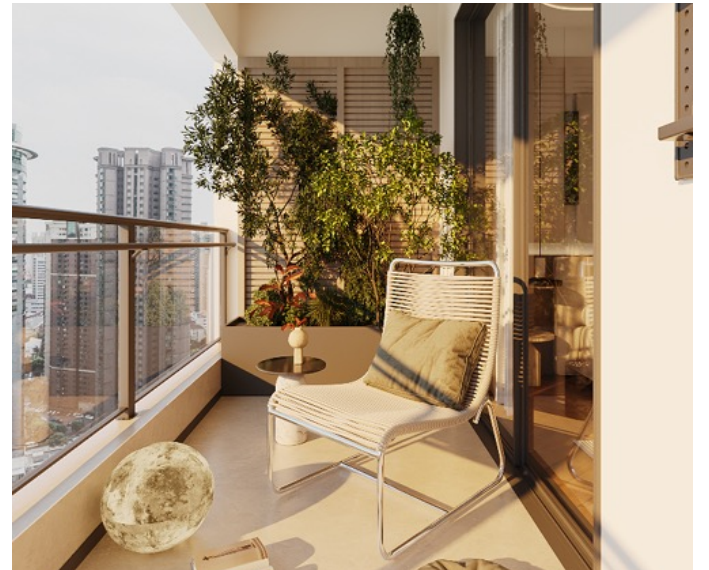


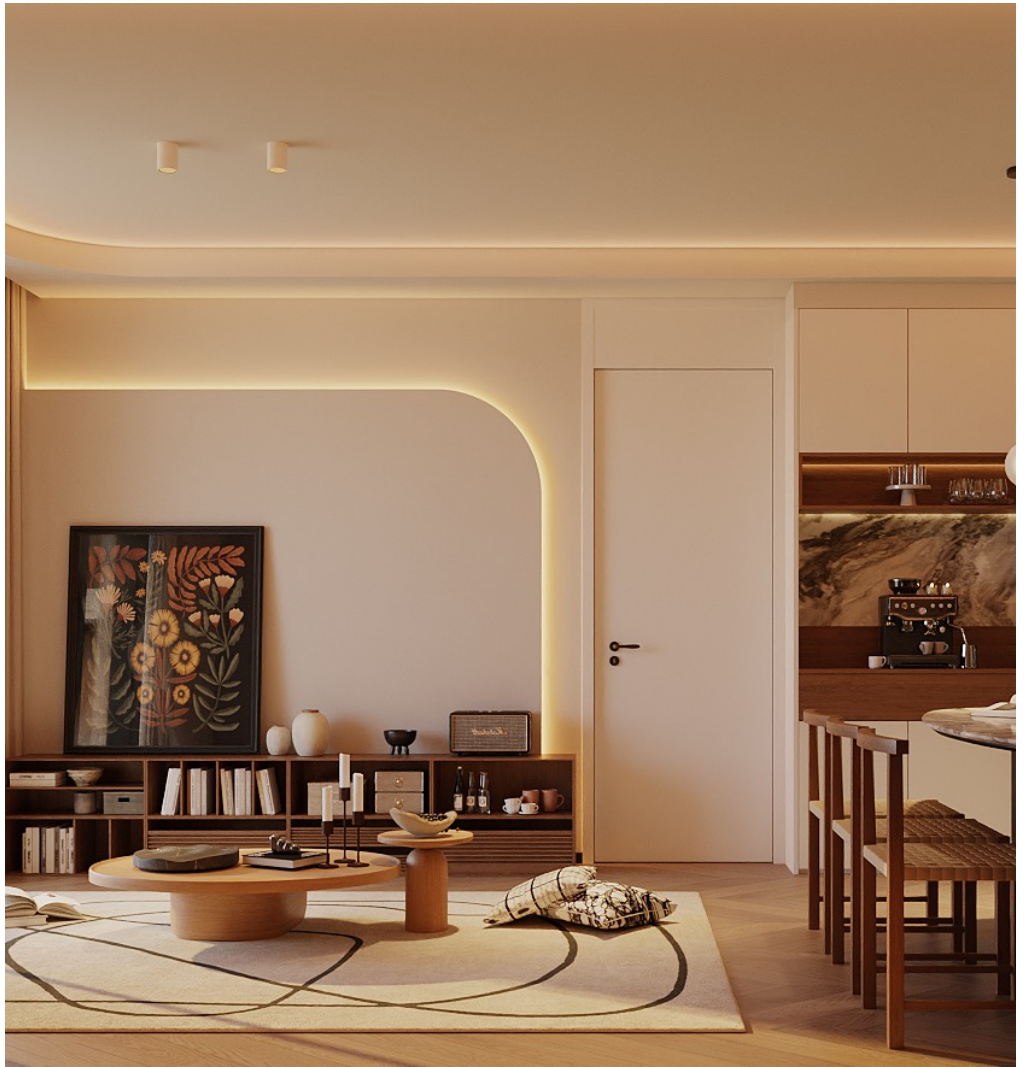
ONE BEDROOM

**HOUSE TYPE: A2/B2 -
75SQM - FROM KES.10M**



- **Balcony facing the road, accessible from the Living and Bedroom**
- **Separate guest cloakroom**
- **Spacious ensuite bathroom with luxurious features i.e Bathtub and shower cubicle**
- **Larger laundry area**





ONE BEDROOM

**HOUSE TYPE: A7/B7 -
89SQM -FROM KES. 12M**

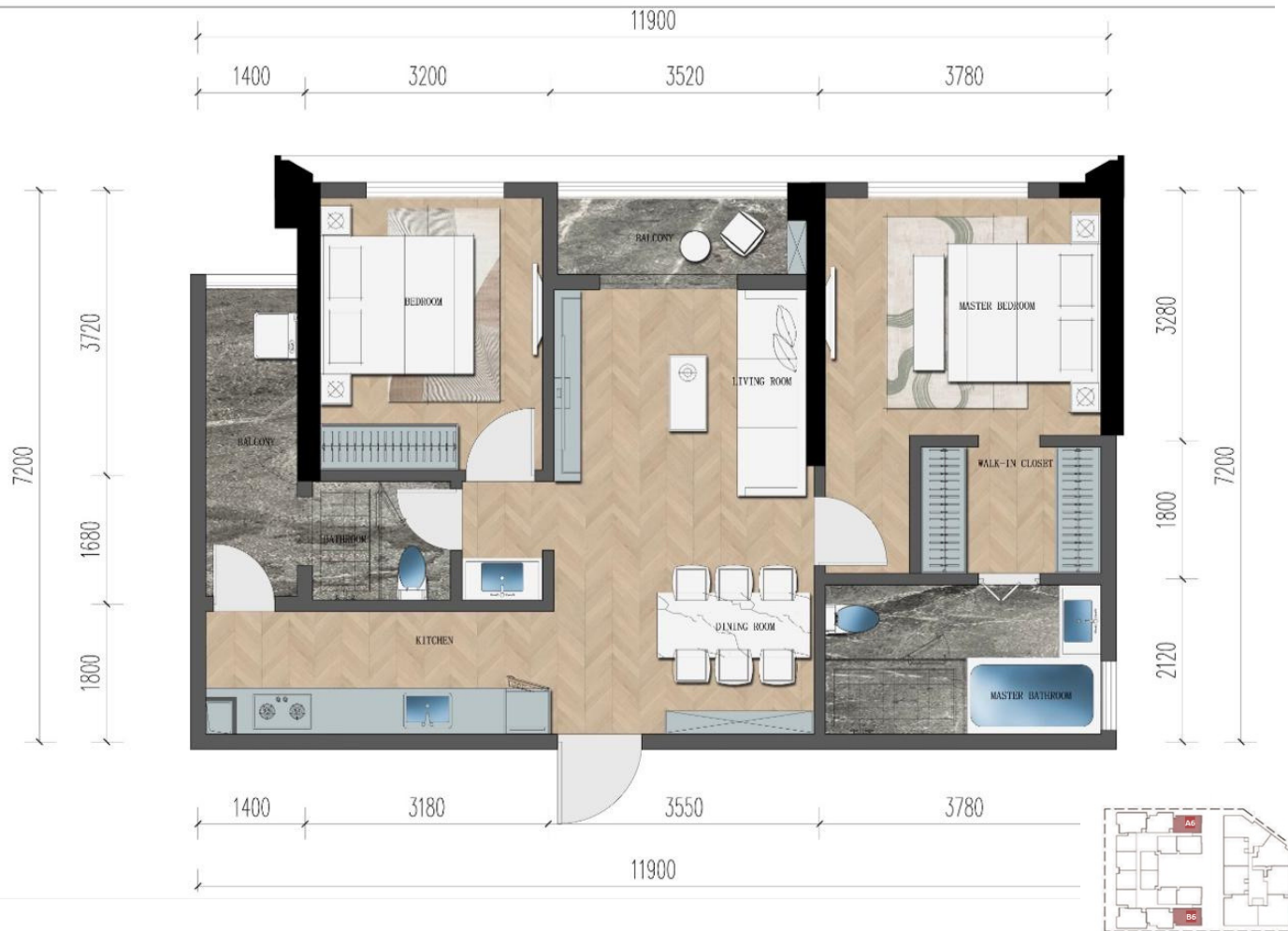
- **Expansive living room with study space.**
- **Dining area with small island**
- **Separate guest cloakroom**
- **Spacious ensuite bathroom with luxurious features i.e Walking closet, Bathtub & shower cubicle**





TWO BEDROOMS

**HOUSE TYPE: A6 / B6 -
100SQM - KES.13.5M**



- Thoughtful design on the shared bathroom to warrant guest room privacy
- Spacious ensuite master-room with luxurious features i.e Walking closet, Bathtub & shower cubicle

TWO BEDROOM

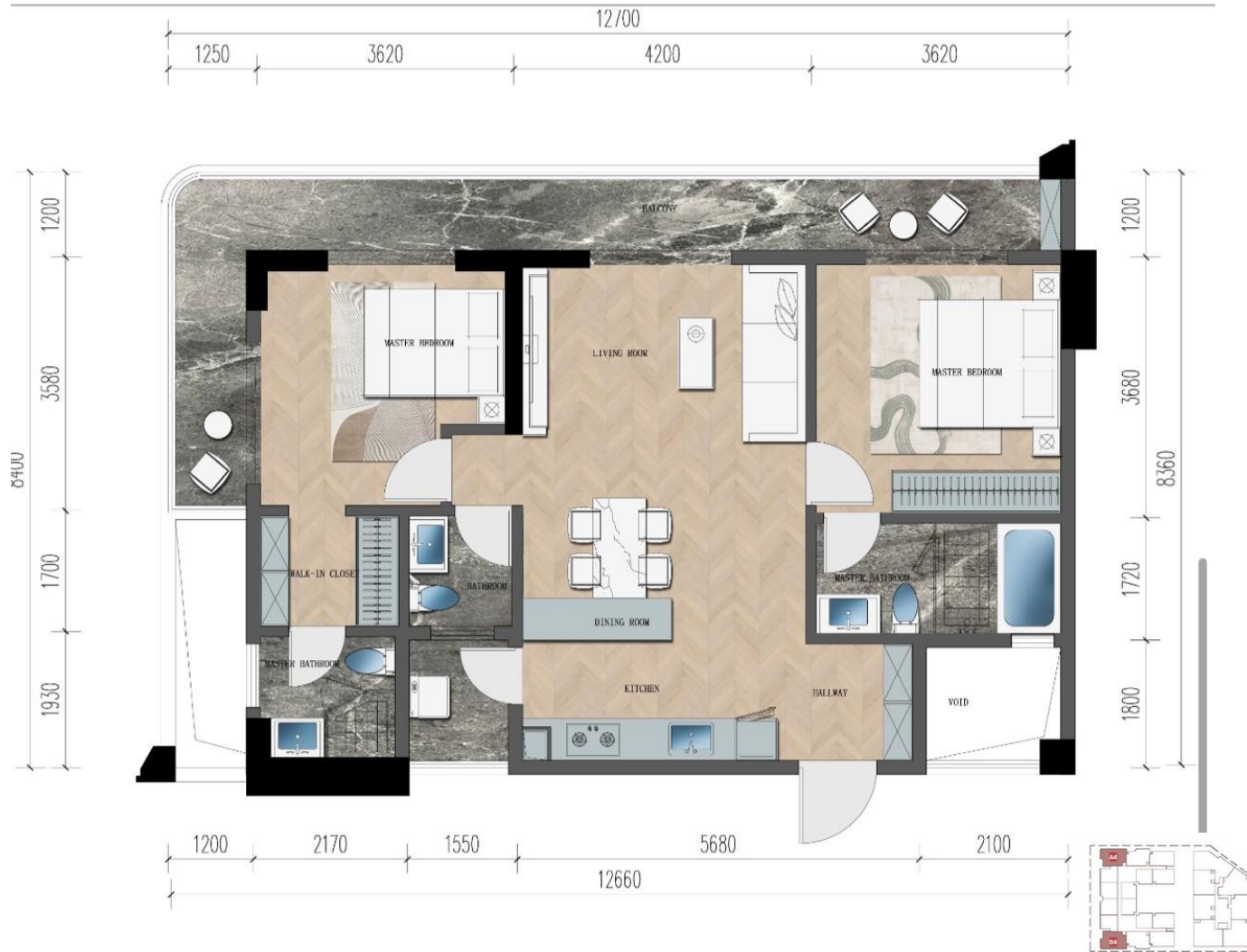
**HOUSE TYPE: A5/B5 - 100SQM -
FROM KES.13.5M**



- Thoughtful design on the shared bathroom to warrant guest room privacy
- Balcony accessible from the Living room & master bedroom
- Spacious ensuite master-room with luxurious features i.e Bathtub & shower cubicle

TWO BEDROOMS

**HOUSE TYPE: A4 / B4 -
118SQM - FROM - KES.16M**



- With immaculate panoramic balcony views
- Separate guest cloakroom
- TWIN ensuite masters with luxurious features i.e, Bathtub & walking closet
- Balcony accessible from the Living room and both bedrooms
- Kitchen with island



THREE BEDROOM

**HOUSE TYPE: C5 - 142SQM
- FROM KES. 19.2M**

- Greenery view facing the school
- All ensuite bedrooms, Separate guest cloakroom
- Balcony accessible from the Living room and bedroom
- Kitchen with island



THREE BEDROOM

HOUSE TYPE: C1 / C2 - 145SQM
- FROM KES.19.6M

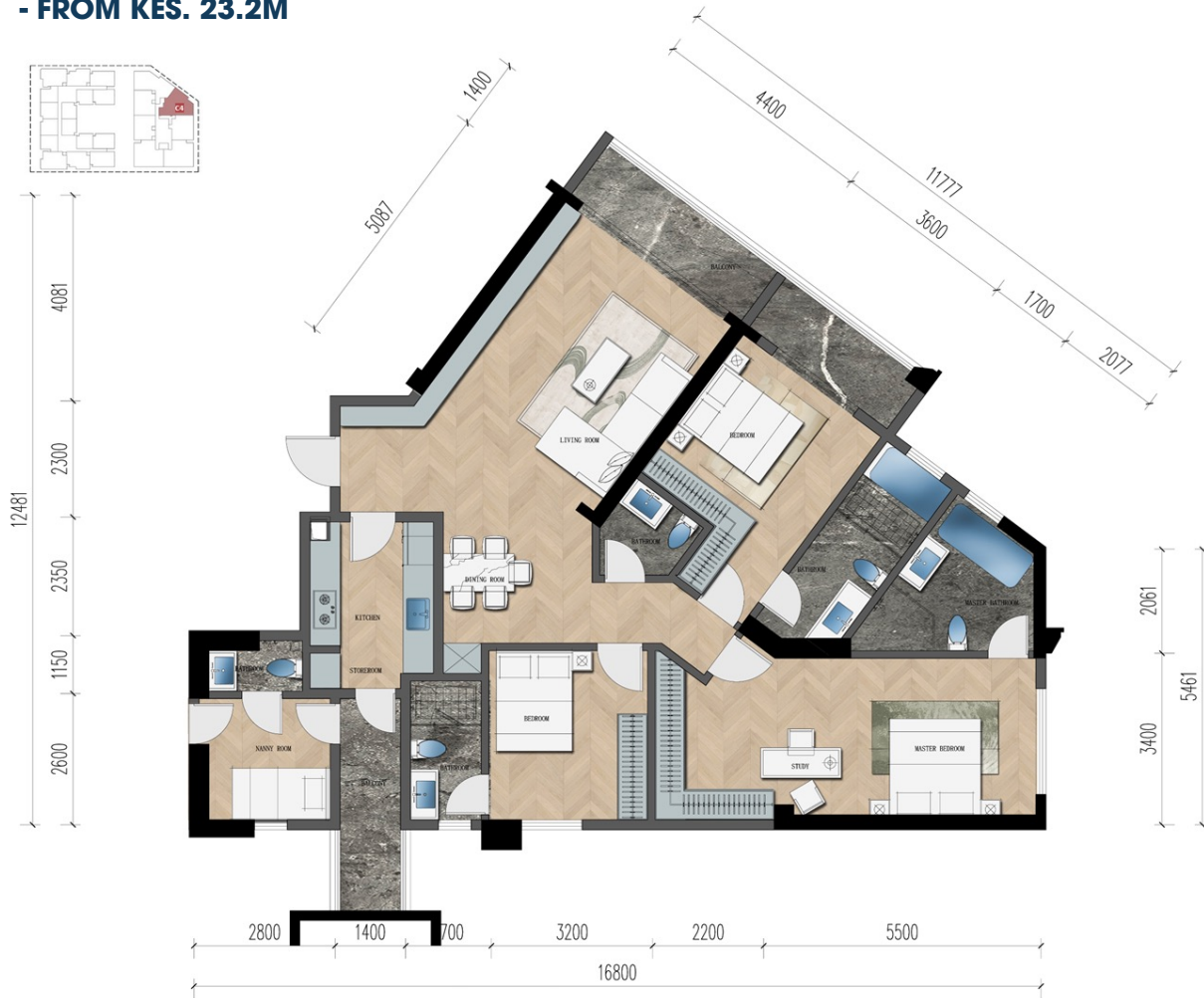
- Perfect blend for both investors and home owners
- Two spacious ensuite masters
- Third bedroom with J&J washroom





THREE BEDROOMS + DSQ

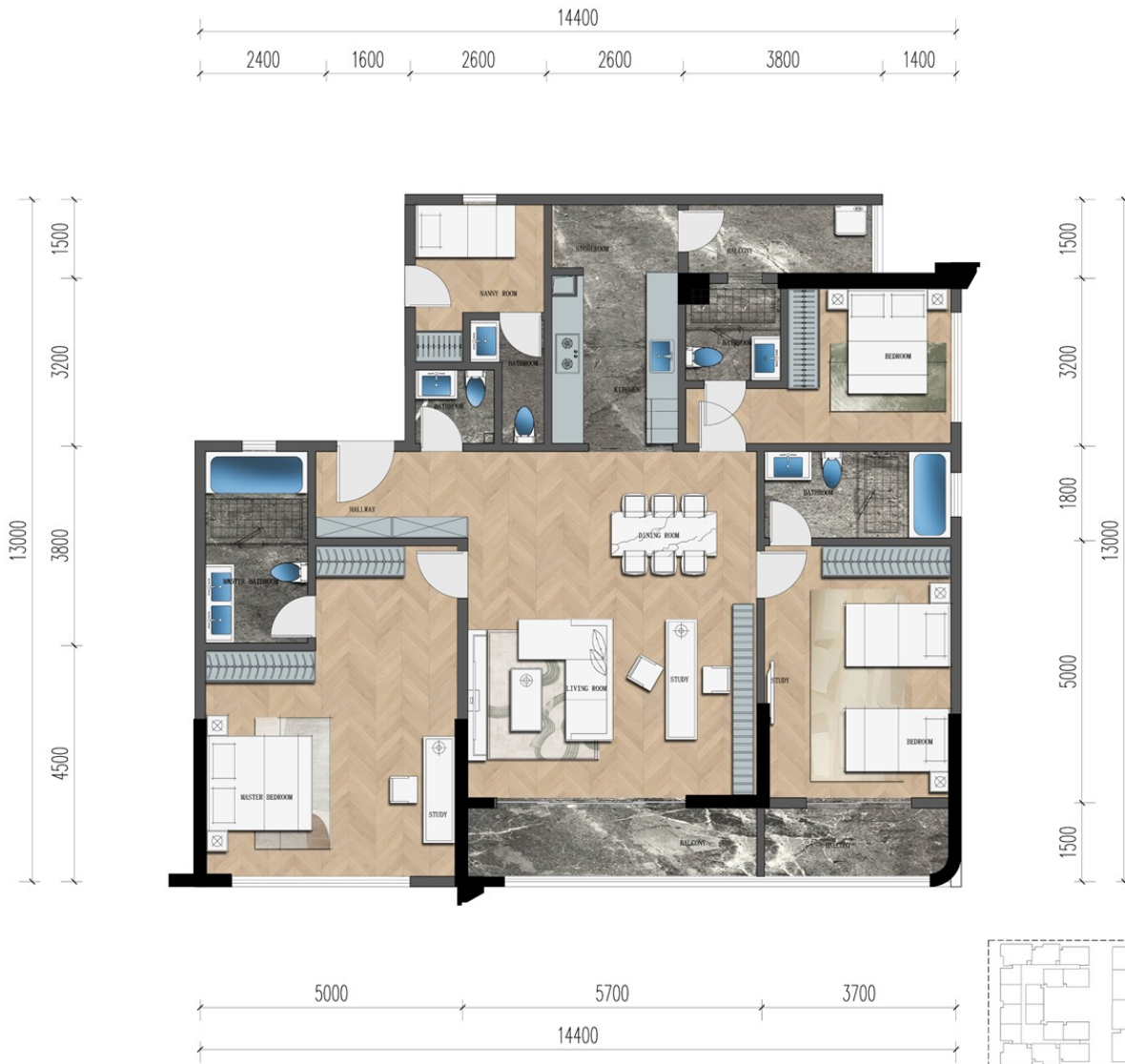
HOUSE TYPE: C4 - 172SQM
- FROM KES. 23.2M



- **3Bed All ensuite with separate guest washroom**
- **Expansive master with walking closet and study space**
- **2 washrooms fitted with Bathtub**
- **DSQ self contained with separate entrance**
- **Closed kitchen**
- **Balcony accessible from the Living room and first bedroom**

THREE BEDROOM

**HOUSE TYPE: C6 -
186SQM - FROM KES.25M**



- **3Bed All ensuite with separate guest washroom**
- **2 washrooms fitted with Bathtub**
- **Spacious closed kitchen and Dining island**
- **Detached self contained DSQ**
- **Balcony accessible from the Living room and bedroom**





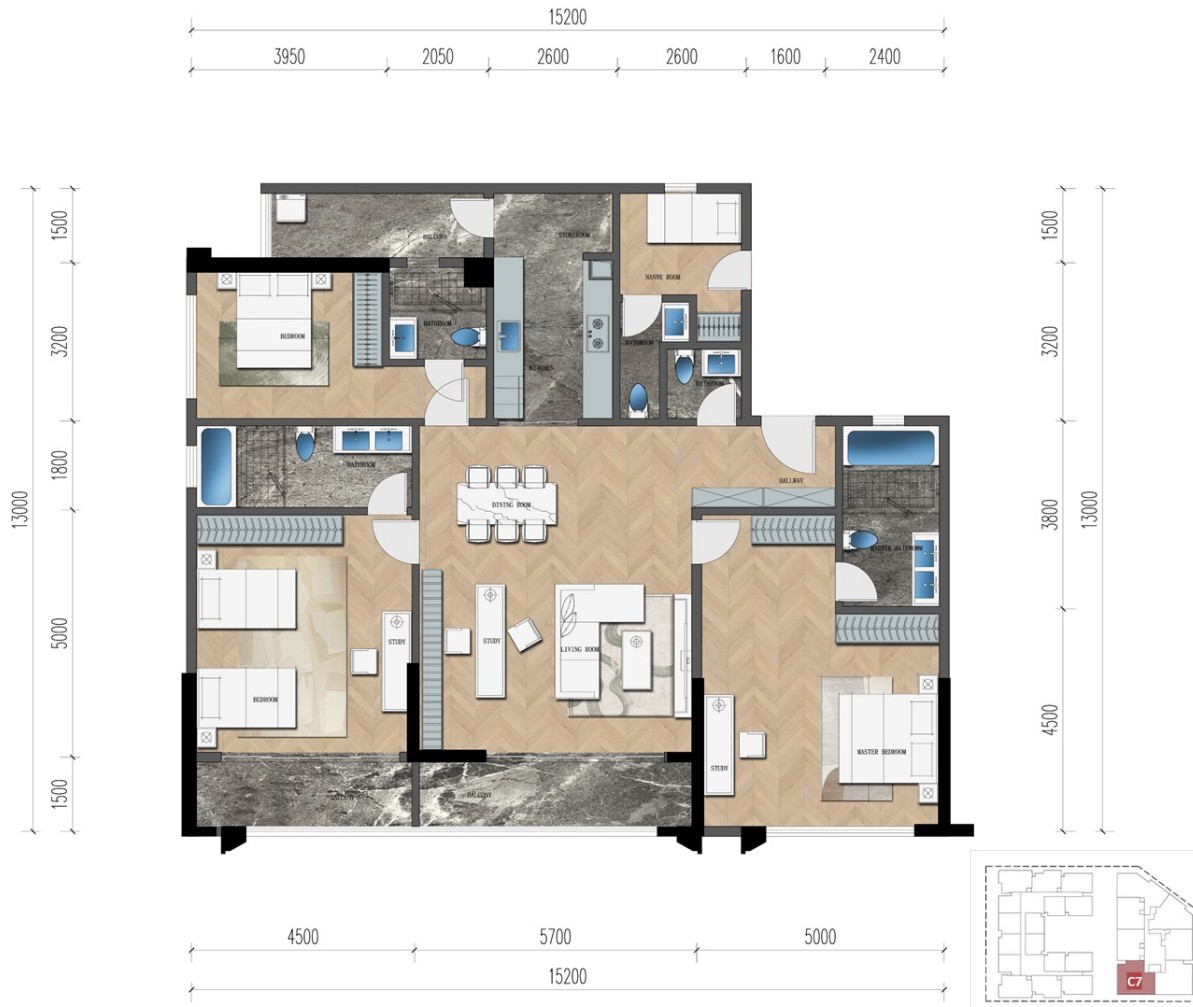






THREE BEDROOMS

**HOUSE TYPE: C7 - 200SQM
- FROM KES. 27M**



- Expansive living and dining area with study space
- Closed kitchen
- Separate guest cloakroom
- 3Bed + DSQ
- Two expansive masters with luxurious features i.e double sink and bathtub.
- Detached all ensuite DSQ.
- Spacious Balcony accessible from the Living room

Affordable Pricing Structure

Competitive pricing reflecting quality, location, and amenities, making it a valuable investment.

1 Bedroom	65 sqm - 89 sqm	8.8M - 12M KES
2 Bedrooms	100 sqm - 118 sqm	13.5M - 16M KES
3 Bedrooms	142 <u>sqm</u> - 145 <u>sqm</u>	19.2M - 19.6M KES
3 Bedrooms+DSQ	172 <u>sqm</u> - 200 <u>sqm</u>	23.2M - 27M KES

Flexible Payment Plan

Estimated Completion period : From February 2026 to June 2029.
Approximately 40 months payment plan.

KSH 500K / 1M

Upon Booking

20%

Balance Down Payment
By February 2026

10%-15%

Instalments
Every 6 Months until completion

Monthly Service Charge

Security Guards
Gym & Pool
Garbage Collection
Cleaning Service (Common Area)
Utilities (Common Area)
Diesel For Generator
Fire Extinguishers

Miscellaneous
Lifts and Other Amenities Maintenance
Land Rates
Book Keeping & Audit
Sinking Fund
Management Fees
Caretaker
..etc.



1 Bedroom

9,000 KES



2 Bedrooms

11,000 KES



3 Bedrooms

14,000 KES



3 Bedrooms+DSQ

17,000 KES

Strong Investment Potential

A compelling opportunity for capital appreciation and rental yield in one of Nairobi's most sought-after hubs.



Prime Location: Consistent demand for quality apartments in Westlands.



Market Growth: Benefit from Nairobi's steady real estate appreciation average of 10%



High Yield: Attractive to tenants and future buyers.



Property ROI Analysis Report

65 SQM 1 BR

Property Value: KSH 8,800,000 Initial

Annual Rent: KSH 1,080,000

Expenses: KSH 108,000

Return Period: 9 years

Average ROI: 11%

Estimated Value Appreciation After Completion: 25%

Estimated Property Value After Completion: KSH 11,000,000

Breakdown

Monthly Rental Income(Unfurnished)	Annual Gross Income	Annual Expenses	Annual Net Income	Return Period	ROI
KSH 90,000	KSH 1,080,000	KSH 108,000	KSH 972,000	9 years	11%

Property ROI Analysis Report

100 SQM 2 BR

Property Value: KSH 13,500,000

Initial Annual Rent: KSH 1,560,000

Annual Expenses: KSH 132,000

Return Period: 9 years

Average ROI: 10.5%

Estimated Value Appreciation After Completion: 25%

Estimated Property Value After Completion: KSH 16,875,000

Breakdown

Monthly Rental Income(Unfurnished)	Annual Gross Income	Annual Expenses	Annual Net Income	Return Period	ROI
KSH 130,000	KSH 1,560,000	KSH 132,000	KSH 1,428,000	9 Years	10.5%

A photograph of a modern, multi-story residential building with a light-colored facade and numerous windows. The building is set against a clear blue sky. In the foreground, there are lush green trees and palm trees, suggesting a tropical or subtropical environment. The image is framed by a dark blue border. Two orange rectangular shapes are positioned on the left and right sides of the image, partially overlapping the building and the foreground. In the top right corner, there are five small white dots arranged in a slight arc.

**Brookside Oak
Residency**

**Thank You for
Your Time**