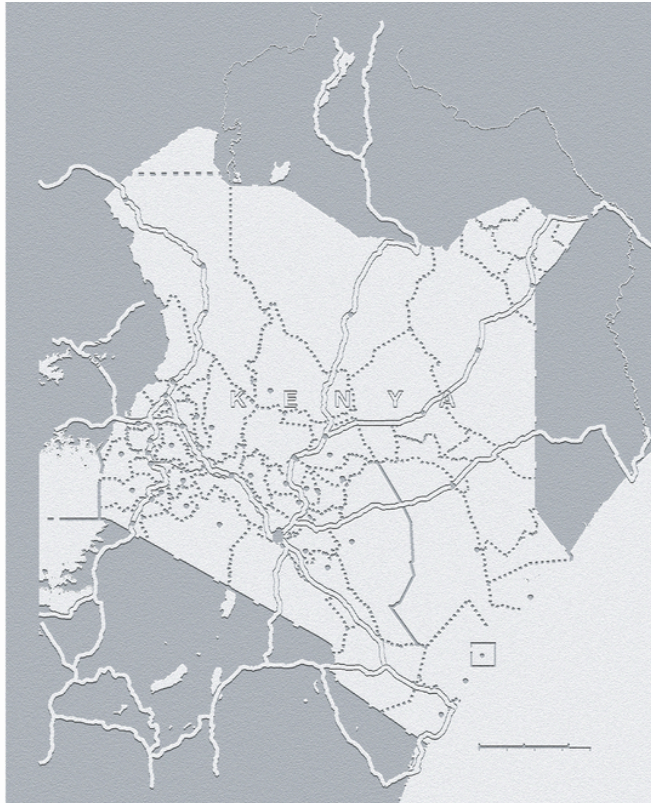




The
C C G L T D
CAPITAL
COMPASS
GROUP

ROYAL TULIA GARDENS

MALINDI KILIFI KENYA



KENYA

COUNTRY FACTS

Situated in East Africa, Kenya holds a significant historical and geographical appeal. Often recognised as the "cradle of humanity," this nation is believed to be the departure point from which our ancestors spread across the globe.

With a population of approximately 50 million and covering an area of 580,367 square kilometres, Kenya is marked by its cultural diversity. It is home to over 40 distinct tribes and more than 60 tribal languages are spoken, reflecting a rich social and cultural fabric.

KENYA

INVESTMENT HAVEN



Kenya is one of the fastest growing economies in Africa with a diverse range of opportunities across various sectors. Its strategic location as a gateway to the East African market, combined with a well-developed infrastructure network and skilled workforce, provides a strong foundation for businesses seeking regional expansion.

The nation's expanding technology and innovation sectors, showcases its potential to become a tech hub for the region.

Additionally, Kenya's abundant natural resources, including agriculture and renewable energy potential, make it an attractive prospect for sustainable investment ventures.

MALINDI

MAGICAL KENYA

Malindi, located on the Kenyan coast, is a charming coastal town known for its pristine beaches, vibrant culture, and historical significance. With its stunning coral reefs and sky-blue waters, Malindi is a popular destination for both beach and water sports enthusiasts.

The town boasts a rich history, with notable landmarks like the Vasco da Gama pillar. In addition to its natural beauty and historical sites, Malindi offers a thriving arts and crafts scene, providing visitors with an opportunity to explore the local culture and purchase unique handmade souvenirs.



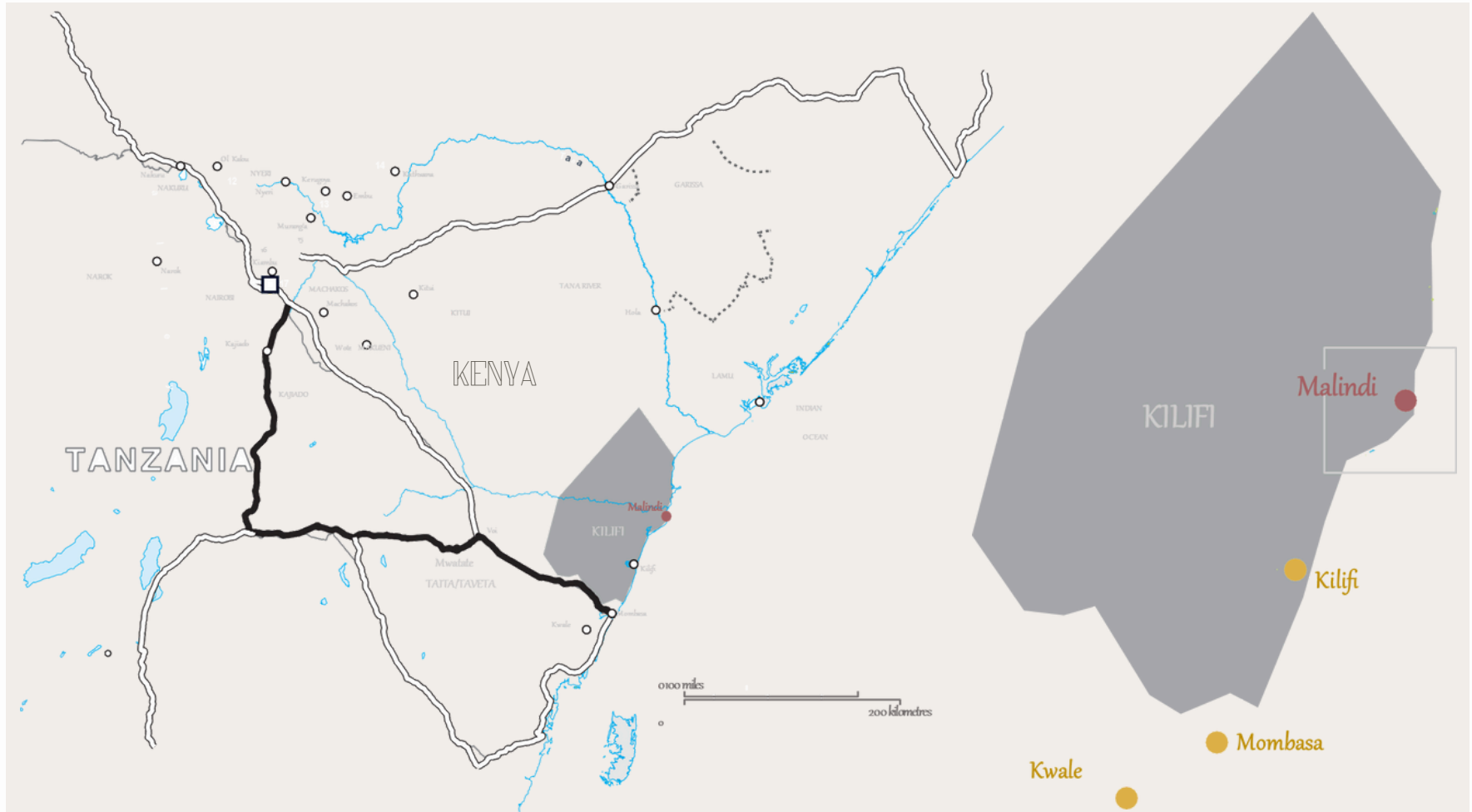


ROYAL TULIA GARDENS

FOLLOW YOUR DREAMS...

ROYAL TULIA GARDENS

PROJECT LOCATION (KILIFI)



ROYAL TULIA GARDENS

PROJECT LOCATION (MALINDI)

DISTANCES

Malindi International Airport	5 Km
Light International School Malindi.....	0.5 Km
Afya International Hospital	0.4 Km
Malindi Golf and Country Club	2.8 Km
Malindi Central Business District	3.8 Km
Tsavo East National Park, Sala Gate	100 Km



ROYAL TULIA GARDENS

(BLOCKS A TO F)



ROYAL TULIA GARDENS

(BLOCKS A TO F)



ROYAL TULIA GARDENS

A PIECE OF PARADISE



Located just 5 kilometers from the Malindi International Airport, along Suli Suli Road (off Malindi Garsen Road), you'll find 16-acres of prime land. Situated adjacent to the Milele Resort, this development offers a unique opportunity.

The Royal Tulia Gardens apartment development is aimed at the astute homeowner, offering an enticing concept of modern waterfront lifestyle combined with an excellent capital growth opportunity. The project comprises of 96 high-end residential apartments, developed with the utmost elegance and sustainability in mind.

This secluded coastal community of luxury residences combined with cutting edge infrastructure, innovative contemporary designs and premium amenities, overlooks the coastal beach of Malindi. A sense of tranquility in lush surroundings beckons to those seeking escape.

ROYAL TULIA GARDENS

A PLACE WHERE YOU CAN RELAX AND FIND PEACE AND HAPPINESS EVERY DAY...



ROYAL TULIA GARDENS

ESTABLISHED DEVELOPMENT TEAM



Taylor & Townsend, an established developer specializing in high end developments throughout Africa, will ensure a top-quality build delivered at the highest standard, with a world-class design and development team.

In the over 25 years since Taylor & Townsend (previously Betts Townsend Taylor) entered the market, they have successfully completed numerous projects in and around East Africa and won the 2020 Association in Project Management Excellence Award for Project Management for I&M Bank in Nairobi with its innovative solar roof structure.

Their portfolio also includes: The Hub Shopping Centre in Karen (a unique shopping and dining experience), Sarit Centre and the Housing for the US Department of State in Nairobi. Further afield a substantial portfolio throughout Africa, including their involvement in the 2010 Fifa World Cup.

Through their impressive development history in both the housing and leisure environments, the firm has built a stellar reputation delivering iconic projects throughout Africa.



The Taylor & Townsend expert team combines meticulous planning, innovative solutions, and unwavering dedication to ensure that projects are not only completed on time and within budget but also exceed the highest quality standards.

ROYAL TULIA GARDENS

PERFECTION IS IN THE DETAILS



Delivering on both style and sustainability, The Royal Tulia Gardens have been expertly designed to ensure minimal impact on the local environment. The Estate will offer the residents a luxury upmarket lifestyle in a peaceful and natural landscape, where sought-after exclusivity and uninterrupted tranquility are a given. This development aims to enrich the lives of its residents, with meticulously designed living spaces, offering comfort and elegance, and access to exclusive amenities and services.

Royal Tulia Gardens two & three-Bedroom apartments will be generously spread across the proposed 4 acres of land. The apartments marry cutting-edge design and warm coastal accents, complete with the state-of-art-fittings and spacious indoor-outdoor flow, ideal for the scenic view of the coastal landscape from the comfort of your living room.

Sophisticated clean lines with a luxe modern edge, promise to create the perfect backdrop for a premium contemporary lifestyle.

ROYAL TULIA GARDENS



CHOOSE YOUR LIFESTYLE...

ROYAL TULIA GARDENS

(BLOCK A - F) TWO BEDROOM APARTMENT
TYPICAL FLOOR PLAN - GROUND FLOOR TO THIRD FLOOR

TOTAL SALEABLE AREA
UNIT = 80.0 SQ.M
BALCONY = 16.0 SQ.M
COMMON SPACE = 10.0 SQ.M
TOTAL = 106.0 SQ.M

LIST OF UNIT NUMBERS WITH THIS UNIT PLAN:

POOL VIEWS:

2A, 4A, 6A, 8A, 2B, 4B, 6B, 8B, 2C, 4C, 6C, 8C

NON POOL VIEWS;

9D, 11D, 13D, 15D, 9E, 11E, 13E, 15E, 10F, 12F, 14F, 16F



- | | | |
|-----------------------------------|-----------------------------|----------------------------|
| 1 LOUNGE/KITCHEN -
6200 X 4300 | 3 BEDROOM(1) - 4700 x 3400 | 6 BEDROOM(2) - 3000x 300 |
| 2 BALCONY - 6200 x 1600 | 4 BALCONY(1) - 3100 x 1600 | 7 BATHROOM(2) - 2800x 1700 |
| | 5 BATHROOM(1) - 1800 x 1800 | 8 FAINDRY - 1900 x 700 |

Disclaimer: All illustrations of the floor plans and interiors are artistic depictions for illustrative purpose only and are not a true reflection of the specific detailing. The drawings should not be relied upon, express or implied, for the final detail, feature, or dimensions of any apartment. All measurements including, but not limited to, room dimensions, balconies, ceiling and wall heights are approximate and may vary from the actual construction.

ROYAL TULIA GARDENS

(BLOCK A - F) THREE BEDROOM APARTMENT
 TYPICAL FLOOR PLAN - GROUND FLOOR TO THIRD FLOOR

TOTAL SALEABLE AREA
 UNIT = 95.0 SQ.M
 BALCONY = 16.0 SQ.M
 COMMON SPACE = 10.0 SQ.M
 TOTAL = 121.0 SQ.M

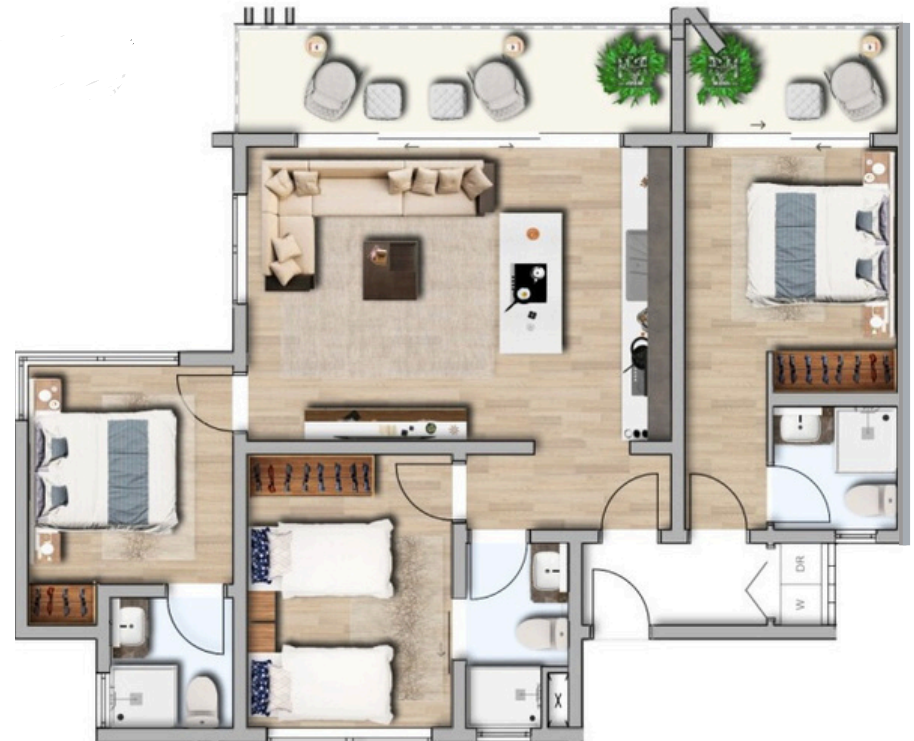
LIST OF UNIT NUMBERS WITH THIS UNIT PLAN:

POOL VIEWS:

1A, 3A, 5A, 7A, 1B, 3B, 5B, 7B, 1C, 3C, 5C, 7C, 1D, 2D,
 3D, 4D, 5D, 6D, 7D, 8D, 1E, 2E, 3E, 4E, 5E, 6E, 7E, 8E,
 1F, 2F, 3F, 4F, 5F, 6F, 7F, 8F

NON POOL VIEWS;

9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 9B, 10B, 11B,
 12B, 13B, 14B, 15B, 16B, 9C, 10C, 11C, 12C, 13C, 14C,
 15C, 16C, 10D, 12D, 14D, 16D, 10E, 12E, 14E, 16E, 9F,
 11F, 13F, 15F



- | | | | |
|-----------------------------------|-----------------------------|-----------------------------|-----------------------------|
| 1 LOUNGE/KITCHEN -
6200 X 4300 | 3 BEDROOM(1) - 4000 x 3000 | 6 BEDROOM(2) - 3600x 3100 | 9 BEDROOM(3) - 3800x 3000 |
| 2 BALCONY - 6200 x 1600 | 4 BALCONY(1) - 3100 x 1600 | 7 BATHROOM(2) - 2700 x 1500 | 10 BATHROOM(3) - 1900x 1800 |
| | 5 BATHROOM(1) - 1800 x 1800 | 8 LANDRY - 1200 x 700 | |

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ROYAL TULIA GARDENS

THE BEST YOU CAN GET



The Units ultra-luxury interior design is where indoors and outdoors meet to create a space that exudes opulence, elegance, and sophistication. Every detail is impeccably designed to exceed your expectations. It uses high-quality natural materials, bespoke furniture, and intricate detailing to create a timeless masterpiece.

ROYAL TULIA GARDENS

MATERIALS FINISHES



FLOOR FINISHES

Large format Porcelain tiles in the main living spaces.

WALL FINISHES

Acrylic Emulsion paint on Unit walls with flushed skirting.
Ceramic tiles on Toilet walls.

EXTERNAL FAÇADE

Plaster and paint, glazing to key areas.

FIXTURE & FITTINGS

Millwork to be finished with Veneer/ Laminate/ Melamine.

WHITE GOODS

Fully fitted Kitchen Joinery - All Electronics, Equipments are excluded.

MEP

LED strip lighting to soffit bulkheads
LED surface mounted down lighters to bulkheads in the lounge.

AC

1st fix infrastructure installed, AC unit by individual purchaser.

SANITARY WARE

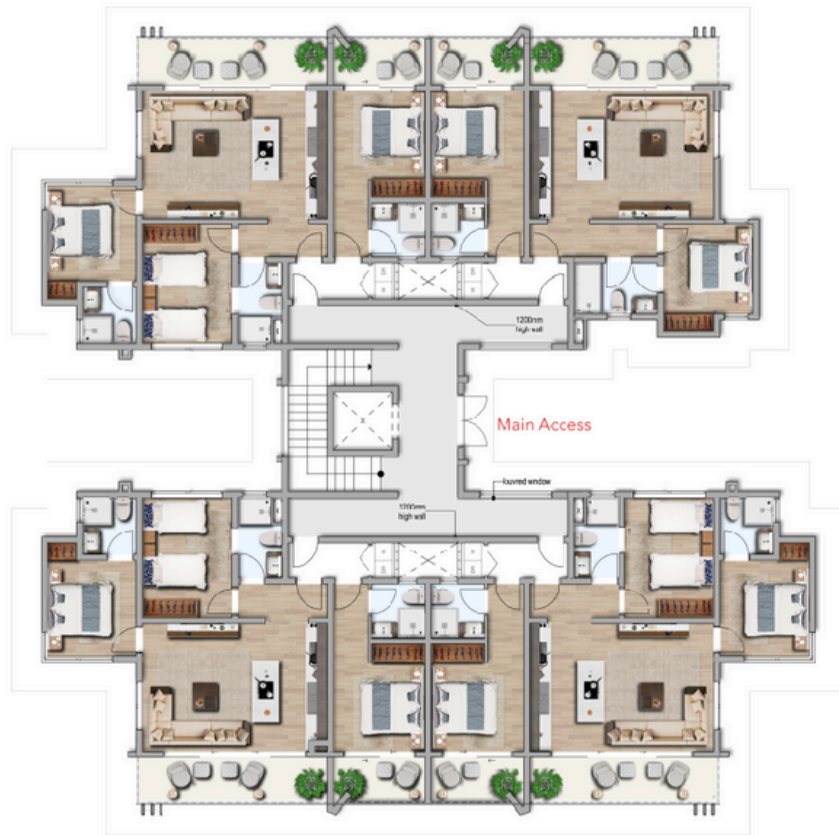
Reputable branded sanitary and fixture fittings.

HOME AUTOMATION

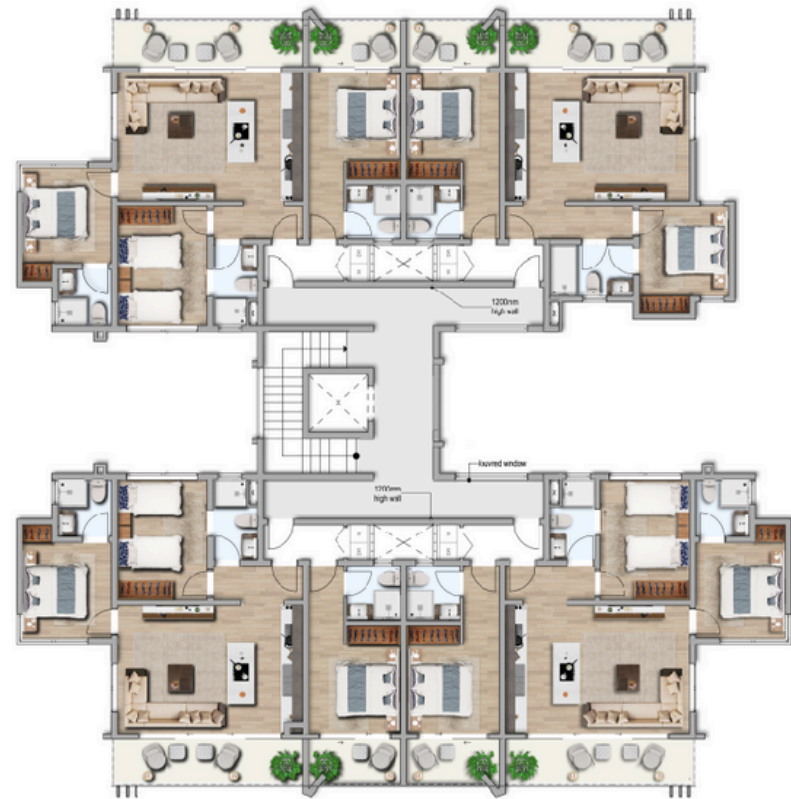
Intercom and MATV connection only.

ROYAL TULIA GARDENS

TYPICAL FLOOR PLAN - GROUND FLOOR



TYPICAL FLOOR PLAN -
FIRST FLOOR TO THIRD FLOOR



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SITE DEVELOPMENT PLAN



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ROYAL TULIA GARDENS

JOY IN EVERY MOMENT...

ROYAL TULIA GARDENS

PAYMENT PLAN

BOOKING AMOUNT

2%

*BY THE
PURCHASER
PRIOR TO
EXECUTION OF
THE LETTER OF
OFFER*

1ST INSTALMENT

28%

*UPON EXECUTION
OF THE LETTER OF
OFFER OR ON OR
BEFORE 20
APRIL 2024*

2ND INSTALMENT

20%

*ON OR BEFORE
20* JULY 2024*

3TH INSTALMENT

20%

*ON OR BEFORE
20 SEPTEMBER
2024*

4TH INSTALMENT

20%

*ON OR BEFORE
20 DECEMBER
2024*

*FINAL
INSTALMENT*

10%

*ON OR BEFORE
COMPLETION*

THE EXPECTED HANDOVER DATE 07.2025

CONTACT US



info@capitalcompassgrouppltd.com



+254 729 661 935



+254 729 661 935



www.capitalcompassgrouppltd.com