

MIGAA, SHAPING COMMUNITIES

4
YEARS OF
MIGAA



Migaa promises to be the investors' dream

Migaa, whose development is ongoing, sits in the lush vegetation of Kiambu County, is less than half an hour's drive from Nairobi's Central Business District.

The property has had a rich heritage in its ownership that dates back to the 1900s, including His Majesty King Edward VII of Britain, The Findlay family, and Brooke Bond (K) Limited. Migaa will preserve this heritage by offering quality life that enables residents to live in harmony with nature.

Spanning 774 acres, Migaa's concept in real estate combines nature, golf and leisure at a prime location and has redefined and restored a sense of community and togetherness in residential developments - a reality that is fast dissipating due to rapid urbanisation in Kenya.

Keen on quality

Migaa is designed and planned to international standards. The level of detail in this development makes one appreciate each step of the build process.

In order to blend aesthetics with functionality, care and effort is always taken to ensure best practice in its development. The architecture and amenities enable residents to experience a sense of security, tranquility and luxury. This has reinforced trust and belief among investors in Migaa.

Every concept in the development has been planned to take advantage of the surroundings.

By close of 2014, golfers will enjoy a great course in a tranquil environment.

It is Migaa's passion and reputation that has made it a homeowner's trusted companion and hence a Superbrand.

Progress

Migaa is an address you can easily tell apart. Right from the magnificent gatehouse to the golf course, to the un-ending boundary wall, to the expansive road network, and its green vastness, Migaa is truly a world of breathtaking beauty.

An all year round residential suburb, Migaa is anti-monoculture and provides homes for all people. As a tele-community, all houses will be internet ready with an extensive Wi-Fi network covering every corner of the development.



Houses within the development have been designed to maximise daylight so as to reduce artificial energy consumption.

Mitini Scapes, a neighbourhood within Migaa, is ready for occupation.

In addition to the world class standards, the premiere housing development delivers a mix of elegantly designed cottages and apartments featuring generous interiors and charming exteriors, rivaled only by the breathtaking view of the surroundings.

The architectural design of the houses blends with the environment, incorporating a modern look with a warm feel. You will find both luxury and functionality in the designs.

While conceiving the overall design, the developers noted the importance to preserve as much of the property's original state as possible. Migaa's philosophy is therefore one acre of green for every acre of build. Over 400 acres have been preserved as green space.

In addition to the two large dams, two rivers, Kamiti and Matropi, we also enjoy a rare gift of nature with extensive underground aquifers.

With sustainability as a key priority of the development, the developers have put in place state-of-the-art water recycling, sewage treatment and water harvesting systems linked back to the internal water network. The systems will treat more than three million litres of water on a daily basis for supply within the development. The excess water will be stored in its dams.

The golf course, currently uses this water for its daily irrigation requirement.

Migaa will identify with the best developments at a global level. In 2009, Kenya was awarded the 'Best Undiscovered Golf Destination' by the International Association of Golf Tour Operators (IAGTO).

The developers noted the unlimited opportunities offered by golf and will take advantage of the recognition by turning it into golfing opportunities. Investors at Migaa will therefore gain from the campaigns to market Kenya as a top tourism destination.

Migaa creating conditions for peaceful coexistence in natural environment.

Strategically located in the coffee district of Kiambu County, Migaa is a first of its kind in the area. It is set to revolutionise the real estate experience in the country, as it benefits communities in its environs.

The amenity-rich Migaa appreciates that everyone has their own way of spending their leisure time. Migaa has therefore incorporated:

- Migaa Active - A sports complex that includes tennis, basketball & squash courts, soccer, hockey & rugby fields
- Kivuli Golf - An 18-hole championship golf course
- Recreational facilities - Include a swimming pool, gym, spa, Equestrian and go-carting areas
- Commercial Centre - Virtual offices, ICT Incubators, standard rentals, meeting rooms, board rooms and modern shopping facilities
- Conference and hotel facilities
- Active Seniors Facilities
- Club House



Ongoing road works in Migaa
Set to be a benchmark of new and enriching ideas

Migaa is an opportunity for golfers to enjoy a great course in a tranquil environment.



Tamarind Tree Residence - Migaa
Construction is well underway on the serviced apartments. Offering a fresh perspective in the regional hospitality industry

Migaa's Club House sits at the heart and heritage of the 1924 original family home on the estate.

Migaa has continued to support the neighbouring communities through social initiatives and has spearheaded the formation of a Neighbourhood Association with the surrounding nine large farms so as to strengthen social bonds and good neighbourliness.

The development has created numerous employment opportunities for members of the surrounding communities. Additionally, it has taken an all inclusive view by carrying out medical camps and working to support dispensaries and upgrade local schools within the area.

In order to promote empowerment and meaningful lives within the villages, Migaa aims to organise regular entrepreneurship and business training, youth education on HIV and AIDS, drugs and alcohol abuse.



Gatehouse and boundary wall
Migaa is an address you can easily tell apart

At national level, we reflect our commitment to 'Explore Life' through strategic associations and activities in sports and entertainment. Migaa fulfills its vision to develop Kenyan champions by supporting the Kenya National Rugby 15's team, including the visit of Peter de Villiers, former coach of the South African Springboks, to conduct a high performance training camp with the team.

Entertainment

In Kenya, entertainment remains the best way to bring people together. Migaa has sponsored a performance by the legendary Grammy award winning musician James Ingram in Nairobi, as well as the KCB Kiambu Rally and most recently, the Hakuna Matata festival.

Partnerships

A grand vision carries the magnetic ability to draw in strategic partners. This has been the experience with Migaa. The prime location of the development has attracted keen interest in both developers and investors as it is highly accessible to key infrastructure including Thika superhighway, Northern bypass and Kiambu road.

Ubora Hospital, a Cardio-metabolic hospital and joint venture by local and international doctors is set to be one of the best in Sub-Saharan Africa providing world class healthcare.

The proposed 200 bed hospital will have modern equipment, amenities and expertise offering high end medical facilities to the Kenyan people and the East African community as a medical tourism initiative.



Mitini Scapes apartments
A mix of elegantly designed one to three bedroom apartments

Olegarai Drive will boast 1200 exquisitely designed apartment units of two, three and four bedroom duplexes. Ground breaking is scheduled for March 2015.

The Tamarind Group has partnered with Migaa and construction is well underway of The Tamarind Tree Residence. The 240 hotel apartment units offer attractive amenities with concierge services, solar heated pools, viewing decks, bar/lounge areas and Tamambo Restaurant.

Redefining urban life

To ensure residents are kept fully engaged, other activities apart from golf will also be part of the package. Migaa will avail various opportunities to grow relationships and drive value. Our customers' vision to redefine urban living has become a reality and is building positive momentum.

Migaa has maintained nature in its raw form and vegetation still sits comfortable next to the dams and rivers. We employ natural pest and weed management such as hand pulling of weeds, which we have adopted as the standard procedure. The developers are planting more than 200,000 indigenous trees to rehabilitate the land as part of the Migaa Green Agenda that was launched by global climate justice ambassador Felix Finkbeiner.

Migaa's environmentally sensitive design makes it a coveted global address as the development has definitely set the benchmark in delivering sustainable housing in East Africa. This forward thinking and great achievements made within the Kenyan real estate market is how Migaa will continue to fulfill its promise to create sustainable returns across the value chain.



The developers are planting more than 200,000 indigenous trees to rehabilitate the land as part of the Migaa Green Agenda.

- 400 acres open green space
- 4,000 homes
- 500 stand alone houses
- Police post
- 2 schools
- Hotels
- 1 sports complex
- Club house
- Commercial centre
- Office Park

Migaa Landscape

774 acres

Surface Area



MIGAA

Explore Life



Holes 10-18 are complete

Thank You

To our partners for your continued collaborative support toward Migaa's vision to shape communities.

GANATRA PLANT & EQUIPMENT	LEXIS						
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A project by Home Afrika

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