

NEWSLETTER

The developers of new integrated lifestyle resorts cities in Kenya. Our resorts are master planned to create high quality communities.

Straight from the Resorts and Cities Communications Desk

Issue #003/11/2018

From the Executive Chairman

Once again on behalf of the Board of Directors and Management of Resorts and Cities, I am pleased to present our monthly newsletter.

Whether you're a potential customer with an eye for our projects, an existing customer checking up on our latest news, our partner or supplier, I trust you'll find our monthly updates here.

We have a clear vision of what we want to be - the leading Real Estate company in Africa whilst building sustainable homes and communities, and we guide our business using six core values – integrity, hard work, team work, quality service, innovation and being God fearing. I'm proud of the work we do and give you my personal commitment that we will deliver what we promise and do it safely and sustainably.

Enjoy our newsletter and feel free to contact our office for any additional information

Lee Karuri

Executive Chairman, Resorts and Cities.

From the communication desk

Welcome to the third issue of our Newsletter. On this issue we will give you an idea of our house designs for Longonot Gate project. Our projects are controlled gated communities designs and we have a construction manual and an array of various house designs for our clients to choose from. We will give you a

brief of the country type designs for Longonot gate and a few pictorial examples.

Thank you for your continued support and feel free to contact the communication desk through a.rutto@resortsandcities.co.ke

Anwar Rutto

Communication and PR Officer.

Longonot Gate Country Home Designs

Resorts and Cities has availed a range of country home designs with varying sizes in bungalow and villa styles for its Longonot Gate project. There are a total of 13 home versions that boldly elaborate the modern architectural design and exquisite style of a contemporary country side in 2 to 5 bedrooms bungalows and double storied villas.

The homes designs are based on a contemporary country theme which includes the use of outdoor color schemes with rustic safari style interiors enabling them to blend well with the natural environment.

The ample open plan kitchen layout with exquisite granite tops and cabinetry provide enorous preparation and working spaces in addition to a pantry room for kitchen supplies storage.

The lounge and dining rooms open through large aluminium sliding doors onto an outdoor terrace overlooking well-manicured clipped lawns and lush backyard gardens. The double storied villas come equipped with roofed terraces creating extra seating areas to enjoy the natural ambience. including the provisional plunge pool.



The outdoor verandah areas are generous and practical, enabling the home dweller to make the most of the spectacular views of Lake Naivasha, the magnificent natural cliffs and Mt. Longonot.

a. Low maintenance country style exterior design

Tyrolene spray (ruff cast)

This ensures durability of external walls enabling them to withstand the wearing effects of weather elements.

Mazeras, brick, bush hammered and slate stone cladding

Other than their aesthetic value, they enhance your external wall resistivity to rot, termite attack and impact effects of airborne debris in high wind. In addition they are fireproof making them an ideal choice for a safer building.



Sample of exterior cladding

Half round gum pole cladding and wall brackets

In addition to their visually appealing nature, they give your home a natural look feature incorporating an increased wall decay resistance, dimensional stability and an impressive wall hardness not traditionally thought of.

Gum pole pergola with shade net covering and planters for vehicle car park.

b. Safari style natural interior design

Wood cladding

This brings out a safari look with its limitless staining and finishing options with an added advantage of durability.

Hardwood flooring

Besides the tactile feel that one gets when walking on timber floors, they have a great option for sustainability and endurance to moisture, humidity and temperature. There is also the nexus between comfort and functionality that we as luxury cities developers seek to incorporate.

Big walk in closets and increased wardrobe storage spaces

- Spacious entry hallways/foyers with guest cloak rooms.
- Generous stair spaces in villas that allow easy movement of furniture.
- Large aluminium sliding doors opening to both external and internal gardens.



Interior finishing in a house under construction

c. Improved water and waste management systems

Plumbing and drainage systems

Our house designs have incorporated the use of PPR pipes which, due to their chemical features and fusion welding, ensure the plumbing has a perfect seal-tight system; they are environmentally friendly and resistant to degradation, providing a long service life span. They are also great in heat retention for hot water systems.

Our selected water closets

use significantly smaller amounts of water compared to the conventional ones.

Bio-digesters

In place of yesteryear septic tanks, we are installing bio-digesters that are more economical on money and space not forgetting their related health benefits and ability to recycle water for gardening, irrigation and general outdoor use.

Rain water harvesting

Our houses are designed to incorporate a separate rain water harvesting goods that drain to an underground tank supplemented with an elevated 5,000 liter tank.

Kitchen garbage disposal system (optional)

c. Improved energy management systems

Solar lighting and water heating

Our homes come equipped with solar water heating (SWH) and solar lighting which considerably reduce energy costs and potentially increase the general property value.

Large windows

Our homes are fitted with large aluminium windows that ensure abundant natural lighting and improved air circulation.

High ceilings and under-roof insulation

These are quite ideal in temperature and moisture control eliminating the need for air conditioners.

Outdoor Landscaping

Our homes do not have any fences or gates and the property boundaries shall be defined by low outdoor landscape earth molds, rocks and plants. This enhances the entire outdoor open recreation and leisure ambience.

Security

The entire community shall be highly secured and the homes shall have no burglar proofing. Longonot gate shall provide 24hour guard-dog security patrol and solar street lighting. In addition CCTV surveillance shall be integrated for additional security.

Some of our house designs



Other provisional amenities

- Kitchen garbage disposal units
- Solar water pumps
- Door biometric access control
- Robo guard outdoor beams
- Dishwasher provision in the kitchen
- Reverse osmosis water filtration systems

- Washing machine provision in the laundry rooms
- Whirlpool bathtubs and Jacuzzi provision in master bedrooms
- Luxurious shower cubicles provision in master bedrooms

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Diaspora Update

We are delighted to inform you about the progress we have been able to make so as a Resorts and Cities family. Our commitments to making the dream cities come true, the projects have gotten underway amidst ups and downs.

The works at Makuyu Ridge are going on. This follows the opening up of the roads on Boabab Gardens and Mvuli Springs which we project to be motorable within the next one month.

The signages and the overall project uptake has risen and we strongly believe that we shall be able to deliver to our most esteemed customers a world class golf resort at Makuyu Ridge.

Equally the works on site at Longonot Gate have been little bit slow. The works on site is picking up pace day by day.

The equipment's are currently being prepared to start serious works and by the end of the year 2018 Naivasha Gardens should be a habitable place for all our plot buyers.

Once again we would like to assure our investors of commitment. Kindly feel free to visit the site whenever you have time to visit the site. Also refer to us any of your friends who maybe interested in the investing in a world class Golf Resort.

Our Mortgage desk has been equally busy as clients are currently willing to be financed by both local and international financial institutions.

For more information, kindly call **Dancan Owiti on 0723 103 050**

Real Estate Trends

As innovations continue to swell and technologies continue to evolve, urban living has become more complex. The growing complexities in real estate markets have necessitated the involvement of technology in the sector, and with it brought along many changes. In brief, it has pushed people to seek better ways of integrating the natural, the artificial and the intangible into a seamless experience in life and work. According to Deloitte real estate predictions 2018, the following are the trends that will impact the global real estate industry.

Co-working spaces

In the age of sharing, in a sharing economy, co-working space has definitely found its fit. The concept, whose core is a range of shared office facilities like networks, furniture, stationery, electronics, technical support and of course costs, has taken the traditional office markets by storm. Millennials prefer collaboration, flexibility without the burden of a traditional office lease in addition cost effectiveness, something which has been perfectly addressed by co-shared office space. Co-working spaces have met most of the ingredients of the modern workplace, allowing corporates as well as independent freelancers to thrive. As the trend continues to pick up, the real estate can only expect its growth in leaps and bounds in 2018.

Smart buildings

Close to the so called co-shared work space is the idea of smart buildings. Smart work spaces require smart buildings. The building has become an information sponge and an intelligent mass of concrete, metal, glass and sensors with the ability to 'think' and communicate feedback through the use of sensors. The increasing embrace of diversity, flexibility and complexity of needs are some of the factors that have necessitated the innovation of smart buildings.

Furthermore, there is a growing push for green buildings. In Africa for instance, countries like Tunisia, Ghana and Kenya had buildings receive global standard ratings on the greenness global index. The demand for smart buildings will create a new twist in the real estate markets for sure.

Robotics and cognitive automation

Real estate processes like accounting, documentation and data analysis have become pretty much bulky and human error is always lurking. Traditional means like spreadsheets, which are still the norm in many companies, have led to grave errors in the past due to the faulty decisions and inaccuracy as may be expected of any human and the growing complexities of the nature of work. It is these and other factors that have led to the need for alternatives. Technologies like robotic process automation which automates manual repetitive processes and cognitive automation which uses machine learning for judgment based processes to arrive at decisions. These technologies will indeed improve productivity and optimize processes in the industry in a big way.

Block chain

One of the most recent technologies that has drawn the most interest from individuals, entrepreneurs, governments and corporates is the block chain. The underlying value of the public ledger technology has attracted attention from all sectors of industry, and real estate no less. Already a number of governments and companies have experimented with the technology in areas to do with integrity of information and security of transactions in the real estate industry, and lessons have been learn.

As the block chain technology moves towards maturity and away from speculation as seen in the most recent rise and 'fall' of bitcoin, there will be more beneficial and revolutionary applications in real estate transactions and hopefully some of those will be seen this year.

Fintech

The final on our list is the synergy between fintech and real estate technologies. The real estate sector depends massively on the financial sector to thrive and cannot do without it. With the increasing availability and innovation in fintech technologies and ways to deal with modern financing, there will be more solutions to the financial challenges in the real estate sector.

Meanwhile it will be interesting to sit and watch how the market unfolds.

Calendar of Events

Date	Event	Venue	Organizer
7th - 9th November 2018	The big 5 construct East Africa	KICC	
16th - 18th November 2018	Kenya Build Expo	KICC	
23rd - 25th November 2018	MedHealth Kenya	Sarit Centre	
23rd November 2018	KPDA Koroga Event	Spice Roots Restaurant Parklands	KPDA
26th - 28th November	Blue Economy Conference	KICC	
29th November - 1st December	Nakuru International Investors Conference	Nakuru	Nakuru County Government

30 Day Campaign – Special Offers

We are having a 30 days offer for both our projects as below:

Longonot Gate - 25% discount

Makuyu Ridge - 40% discount on Phase 2



Down from
Kshs 6.0 million to
Kshs 4.5 million
For a premium
1/2 acre plot

LONGONOT GATE

GOLF RESORT CITY (Under development)

30 DAY SPECIAL OFFER

A great investment opportunity with a 30 day 25% discount at Longonot Gate

Price: Kshs **4.5 million** from Kshs 6.0 million.

- The offer runs from **Monday 15th October 2018** to **Thursday 15th November 2018**.
- Longonot Gate is a Country Golf Resort on 2400 acres of land
- Offer is in Naivasha Gardens suburb, a prime location near the 18 hole golf course
- Modern infrastructure
- Open days every Saturday from 10.00 am to 4.00 pm.

Please contact our sales team on:

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LONGONOT GATE
CRATER PARK • NAIVASHA GARDENS • KINGDOM CITY
a project of Resorts and Cities

Visit www.longonotgate.co.ke



Makuyu Ridge Phase 2
Reduced from
Kshs 6.0 million to
Kshs 3.0 million
For a premium
1/4 acre plot



makuyu
RIDGE
a project of Resorts and Cities

MAKUYU RIDGE

GOLF RESORT CITY (Under development)

30 DAY SPECIAL OFFER

A great investment opportunity with a 30 day 50% discount at Makuyu Ridge

Price: Kshs **3.0 million** from Ksh.6.0 million.

- The offer runs from **Monday 15th October 2018** to **Thursday 15th November 2018**.
- Makuyu Ridge is a Country Golf Resort on 1000 acres of land in Makuyu, Muranga
- Offer is in the Mvuli Springs suburb, Phase 2 of Makuyu Ridge, in a prime location near the 18 hole golf course
- Modern infrastructure
- Daily site visits
- Open days every Saturday from 10.00 am to 4.00 pm.

Please contact our sales team:

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