



Trinity Gardens



EXECUTIVE SUMMARY

Zintatu Ltd is a Kenyan limited company incorporated in 2018 to own and develop **Trinity Gardens**, a proposed high-end gated residential community in **Garden Estate, Nairobi**.

The approved development comprises **21 luxury five-bedroom villas on 4.61 acres**, designed for the diplomatic, expatriate and executive market, with **UN-oriented security specifications**. The property is located within the **UN-approved Blue Zone**, close to the **UN Headquarters in Gigiri, Windsor Golf Hotel, Village Market, Two Rivers Mall and Ridgeways Mall**.

Property

Zintatu Ltd owns the entire **4.61-acre site**, comprising two adjoining parcels:

- 1. NAIROBI/BLOCK 186/1011** (*formerly LR No. 4894/222*) — **4.11 acres**
- 2. NAIROBI/BLOCK 186/1012** (*formerly LR No. 4894/221*) — **0.50 acres**

Both properties are fully registered and uploaded on the **Ardhi Sasa Land Registry platform**.

Development Approvals

Zintatu Ltd completed substantial upfront development work, including **conceptual and architectural designs, Nairobi City County Change of Use approval, architectural approvals and NEMA and WARMA environmental permitting**, including approval to dig a bore-hole. These approvals enabled the construction of the proposed 21-villa development + club house. The original approvals were obtained in **2019** and the Nairobi City County approval was **renewed in 2023**. Any further renewals, amendments or approvals required will be the purchaser's responsibility.

Transaction & Asking Price

The **asking price is KES 450,000,000/-** for the acquisition of **100% of the shares of Zintatu Ltd**, including ownership of the 4.61-acre property and the benefit of the existing development plans and statutory approvals. The sale will be completed through a **Share Purchase Agreement (SPA)** transferring 100% ownership and control of Zintatu Ltd to the purchaser.

While the property is currently approved for the **21-villa Trinity Gardens development**, the purchaser will be free to pursue an alternative development concept, **subject to applicable planning, environmental and statutory approvals**.

Experience the convenience of living in the Gardens

These exquisite villas will be strategically located in the green environs of Garden Estate, away from the hustle and bustle of Nairobi City, yet closer to the many entertainment hubs like Village Market, Two Rivers, Ridgeways Mall, and close to the beautiful Windsor Golf & Country Club. The development is within easy proximity to the United Nations Headquarters and is designed with UN Security Specifications in mind; ideal for Diplomat & Expat Living

Windsor Golf Hotel &
Country Club

Northern Bypass

Garden Estate Road



Trinity Gardens

Garden Meadows
Restaurant

Nairobi Pentecostal
Bible College

Garden 77

Garden Lane

Kwa Corner

Eden Road

Marurui Road

45 Degrees
Kitchen

Garden Estate Road

Garden Estate Road

Roasters
Roundabout

Thome Stage Bus Stop

Homeland

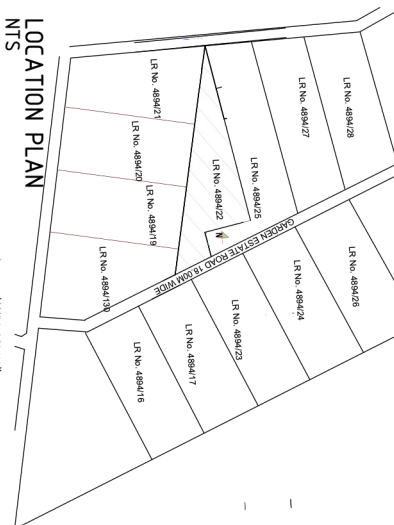
Thika Road

* Not To Scale

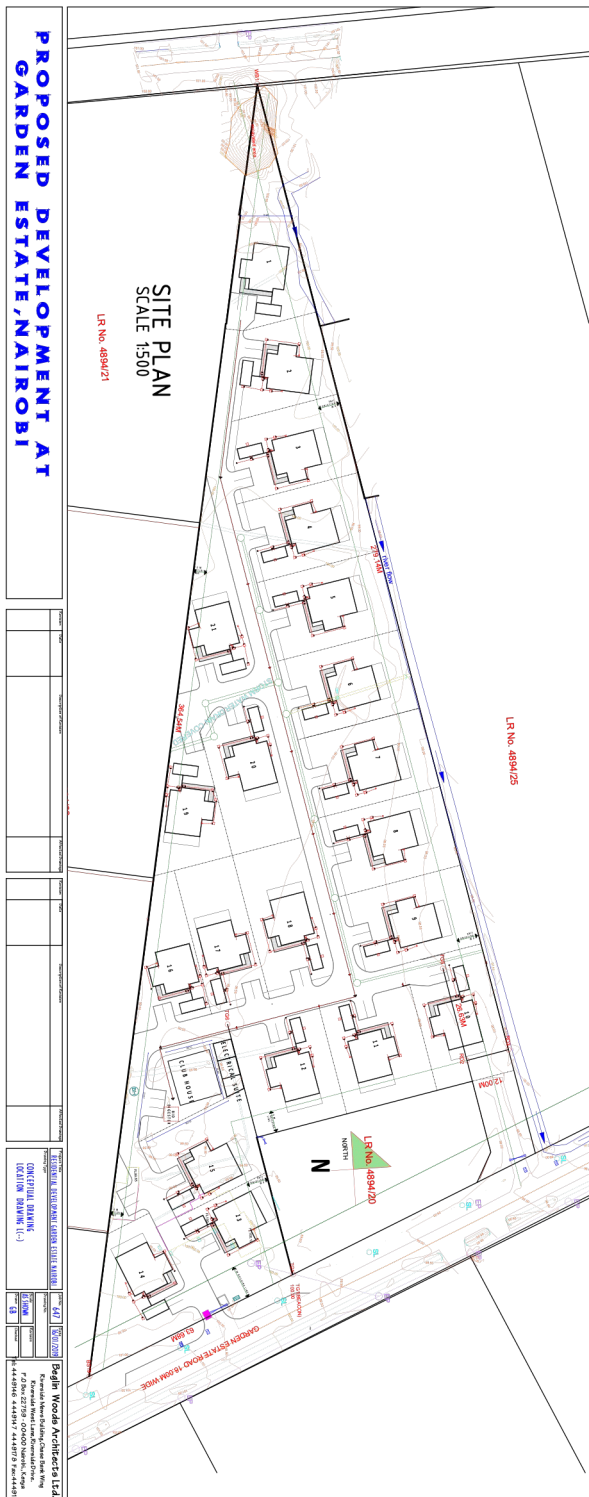
TRINITY GARDENS SITE PLANS



DIRECTION PLAN NTS



LOCATION PLANNING



21 Villas of
396 sq m,
on ~0.2 acres
each plus
1 Clubhouse

NAIROBI COUNTY APPROVED PLANS – 2019; RENEWED in 2023



Distinctive Architectural Designs

This gated community in Garden Estate, Nairobi, comprises 21, tri-storey modern Scandinavian style villas, each of 396 sq m. Each villa is on a 0.2 acres lot with gorgeous landscaping. It is adorned with 5-ensuite bedrooms, a family room on the top floor & an open American kitchen. It also has 2 bedroomed staff quarters. It is beautifully designed by world-renowned Beglin Wood Architects. Expansive windows enhance natural lighting and provide views of your lush garden and fairways beyond. Draped in superior finishes and refined fixtures, your home truly becomes your paradise. The community also includes a club house.







HALLMARK FEATURES

- Large bedrooms with en-suite bathrooms, walk-in closet and wooden floors.
- Bathrooms with high ceilings, double basin, shower and tiled floors.
 - Family/TV room with large terrace area.
- Kitchen with granite tops, dish-washer machine connection, eye-level oven and oven and hob.
- Big multipurpose lounge area and verandah, large kitchen with double stores.
 - 2 DSQs and a dhobi.
 - 2 Storey clubhouse with gym.
- Concrete boundary with 24 hr manned security in line with UN security guidelines, backup generator, borehole, landscaped lawns and underground water tanks





Ground floor



* NB – Proposed modification to have Master & 2 bedrooms all Ensuite

First floor



Second floor



KITCHEN

*Proposed modification to have an open-style American kitchen



BEDROOM



SECOND FLOOR TERRACE



SECOND FLOOR FAMILY ROOM



CLUBHOUSE

Final Design is to be decided based on potential residence needs

Zintatu Ltd

The following documentation is available

1. Business Incorporation Documents

2. Land Ownership

3. Land Transfers to Zintatu Ltd

4. Land Amalgamation of two plots of 4.11 & 0.5 acres (4.61 acres total)

Approvals & Permits

- 1. Change of Use to Multi-Dwelling Units**
- 2. Signed Building & Site Approval**
- 3. NEMA EIA Permit**
- 4. NEMA Borehole Drilling Permit**