

BROCHURE

ROCKY RIDGE RESIDENCES



ABOUT

Rocky Ridge Residences

Welcome to the mesmerizing Rocky Ridge Residences, an upcoming gated community on the outskirts of Kisumu city, offering a remarkable fusion of affordable luxury living and scenic beauty. With stunning views of the rocky hills, this project promises to be a haven for those seeking an exceptional lifestyle at an affordable price. Kisumu is experiencing remarkable economic growth, thanks to its strategic location near Lake Victoria. The lake serves as a hub for trade between countries, fostering a bustling corridor for the region. This economic prosperity is bound to have a positive impact on the capital gains of the units at Rocky Ridge Residences, making it an even more attractive investment opportunity.

For professionals working in Kisumu city, the convenience of being just 18 km away provides an ideal balance of work and

relaxation. With easy access to Maseno University (15 km), Kemri (4 km), and JUUST in Bondo (38 km), this community becomes an attractive choice for academics and professionals alike. Designed by the acclaimed architect Mehrnaz Ehsani of the Village Market and Tribe Hotel, alongside Architect Alfred Mango, Rocky Ridge Residences boasts a fusion of modern design and natural elegance, making it a place of unmatched beauty and charm.

Comprising three distinct zones, Zone A offers a collection of affordable luxury units with splendid amenities. Besides the clubhouse, indoor and outdoor restaurants, and captivating swimming pool with enchanting fountains, you'll also find a variety of shops conveniently located within the community. This ensures that your daily needs are easily met, adding to the appeal of this exceptional development.

DESIGNED BY THE ACCLAIMED

Architect Mehrnaz Ehsani of the Village Market and Tribe Hotel, & Architect Alfred Mango

Zone B, on the other hand, features charming semi-detached units that are smaller in size yet thoughtfully designed to maximize comfort and functionality. These units provide easy access to the nearby shops, offering convenience right at your doorstep. Step into these elegant units, thoughtfully designed to invite ample natural light through glass facades, creating a sense of openness and serenity. At Rocky Ridge Residences, we pride ourselves on using innovative interlocking brick technology. The bricks used in the construction are 17 times stronger than the average baked brick, ensuring durability and longevity for your home.

For savvy investors, Rocky Ridge Residences offers a golden opportunity to capitalize on the thriving rental market. With the option to put your units on Airbnb for good returns or opt for long-term rentals, this investment promises to be a lucrative venture. Seize this unparalleled opportunity to own an affordable luxury unit at Rocky Ridge Residences, where the beauty of nature meets the comfort of modern living. Don't miss your chance to secure a place in this exceptional gated community, where dreams of an affordable luxurious lifestyle become a reality. Act now and elevate your living experience to new heights.

Site Plan/Location



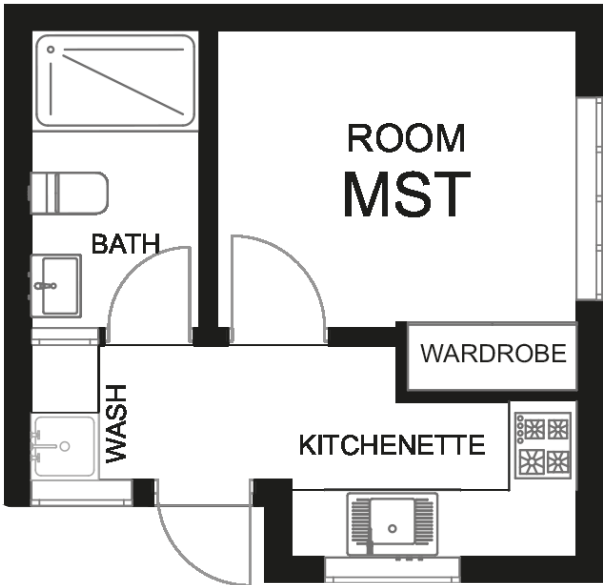
ZONE B

Yuweh: Small Studio Semi Detached

Effective Area: **27sqm**

Price: **USD 13,500**

Features – Kitchenette, washing area for utensils, Private bathroom, living and sleeping space



Introducing a chic studio bedsitter, designed for professionals and savvy investors seeking an excellent return on Airbnb.

Discover the perfect blend of comfort and convenience with a thoughtfully crafted washing area for utensils and a functional cooking space, ideal for busy individuals. Enjoy the luxury of a private bathroom, ensuring your personal space remains private and comfortable. Whether you're a young professional or an investor eyeing lucrative opportunities, this studio bedsitter is the ideal choice.

Investors, take note of the prime location within this gated community, offering immense potential for Airbnb success and attractive returns.Embrace the benefits of living in a secure and modern community, where safety and tranquility are paramount. For professionals, this opportunity hints at being a perfect fit for your vibrant lifestyle. Don't miss the chance to secure your place in this exciting development.

Experience a lifestyle that marries practicality and luxury, catering to your needs and offering a lucrative investment opportunity. Act now and unlock the potential for growth and prosperity in Kisumu's upcoming gated community!



ZONE B

Godsiba: Studio Semi Detached

Effective Area: **32sqm**

Price: **USD 16,900**

Features – Cooking area, washing area for utensils, Private bathroom, living and sleeping space



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ZONE B

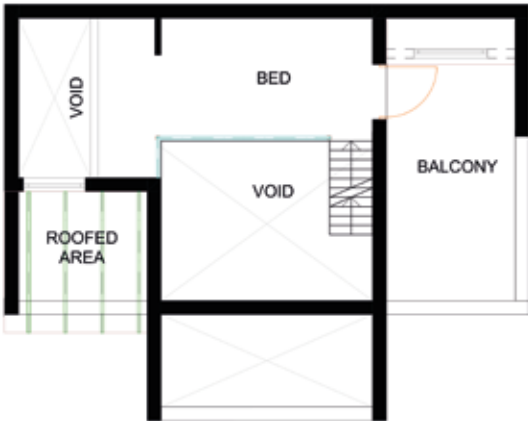
Ndere: 3 Bed Semi Detached

Effective Area: **75sqm - 79sqm**
Price: **USD 37,500 - USD 39,500**

Features – 3 Bed, High ceiling, loft, balcony, private bathroom, kitchenette



Lower Floor



Upper Floor



Welcome to Kisumu's upcoming gated community in Zone B! Introducing a charming and affordable semi-detached three-bedroom unit, designed for management staff in nearby universities and astute investors seeking excellent returns on Airbnb.

Enjoy the convenience of a well-appointed kitchenette, perfect for preparing delicious meals and hosting gatherings. With private bathrooms and high ceilings, your living spaces provide comfort and a sense of spaciousness.

Discover a peaceful retreat in the loft, where a cozy bed awaits, accompanied by a private balcony offering beautiful views. Unwind and cherish moments of serenity in your personal haven. Relish the pleasure of an inviting outdoor sitting space at the entrance, perfect for relaxing and enjoying the serene environment. For management staff in nearby universities, this semi-detached unit offers an ideal sanctuary that seamlessly balances comfort and practicality. Investors, seize the opportunity for Airbnb success in this sought-after gated community. With its strategic location and desirable features, expect an impressive return on your investment. Embrace the benefits of living in a secure and modern community, where safety and tranquility are paramount.

This affordable unit promises a comfortable lifestyle and a lucrative investment venture. Don't miss the chance to secure your place in this exclusive development. Experience affordable living with the potential for excellent returns, catering to your needs and offering a rewarding investment opportunity. Act now and unlock remarkable possibilities in Kisumu's upcoming gated community!



ZONE B

Sumba: 2 Bed Semi Detached

Effective Area: **81sqm - 97sqm**
Price: **USD 40,500 - USD 48,500**

Features – 2 Bed, Entry Pouch, kitchenette, laundry, High ceiling, loft, balcony, kitchenette, private bathroom



Lower Floor Upper Floor

Welcome to the vibrant upcoming gated community in Kisumu! Step into a spacious and stylish semi-detached large two-bed studio, meticulously designed to offer modern living at its finest. On the ground floor, savor the convenience of a well-appointed kitchenette, perfect for whipping up meals and enjoying culinary delights. The presence of a laundry area ensures effortless household chores. Discover your private haven with a comfortable and elegant bathroom, providing a retreat of relaxation and comfort. Ascending to the higher level, you'll find a versatile store space, offering ample room for storage and keep

ing your living areas organized. Embrace the benefits of living in a secure and modern community, where safety and tranquility are paramount. This semi-detached large two-bed studio seamlessly blends practicality and functionality. Don't miss the chance to be part of this exclusive development. Experience modern living at its best, catering to your needs and offering a fantastic investment opportunity. Act now and secure your place in Kisumu's upcoming gated community, where dreams come to life!



ZONE B

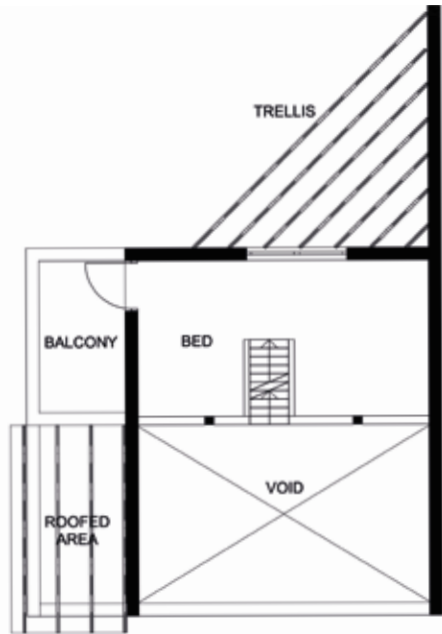
Rubondo: 2 Bed Semi Detached

Effective Area: **83sqm**
Price: **USD 43,300**

Features – Balcony, Kitchenette, private bathroom, two bed spaces, loft with balcony



Lower Floor



Upper Floor

Welcome to the epitome of modern living in Kisumu's upcoming gated community in Zone B! Introducing a sophisticated semi-detached two bedroom unit, tailor-made for management staff in nearby universities and savvy investors seeking an impressive return on Airbnb. Step into elegance with a well-appointed kitchenette, perfect for preparing delicious meals and entertaining guests. Your private bathroom ensures comfort and convenience, while high ceilings add a touch of grandeur to your living spaces. Discover the perfect retreat in the loft, where a cozy bed awaits and a private balcony offers breathtaking views, creating an oasis of tranquility. At the entrance, indulge in the pleasure of an inviting outdoor sitting space, where you can unwind and enjoy the serenity of your surroundings.

For management staff in nearby universities, this semi-detached unit offers an ideal haven that harmoniously blends comfort and practicality. Investors, take note of the lucrative potential for Airbnb success in this sought-after gated community. With its strategic location and desirable features, you can expect an impressive return on your investment. Embrace the benefits of living in a secure and modern community, where safety and tranquility are paramount. For professionals and

investors alike, this opportunity promises an upscale lifestyle and an investment venture with incredible potential. Don't miss the chance to secure your place in this exclusive development. Experience the perfect balance of luxury and functionality, catering to your needs and offering a rewarding investment opportunity. Act now and unlock the gateway to growth and prosperity in Kisumu's upcoming gated community!



ZONE A

Takawiri: One Bedroom House

Effective Area: **80sqm**
Price Range: **USD 58,800**
Plot Area Range: **289sqm – 339sqm**

Features – Large Lounge area and dining area, Cloak room for guests. Bedroom is ensuite
Kitchen – Standard Finishes, Pantry, laundry room and storage room, tiled floors.



The Takawiri unit, a one-bedroom spacious unit that is inspired by the breathtaking Takawiri island. This one-bedroom house is tailor-made for discerning couples or savvy investors looking to maximize Airbnb rental income. High ceilings amplify the sense of grandeur, creating an airy and inviting atmosphere throughout the house.

The spacious living area provides the perfect setting for intimate gatherings or cozy movie nights. Impress your guests with a private cloakroom, ensuring their comfort and convenience during visits.

The ensuite bedroom offers a sanctuary of privacy and relaxation, while the addition of a laundry room and pantry in the kitchen makes daily chores a breeze. For the astute investor, this one-bedroom gem offers an excellent opportunity to tap into the thriving Airbnb market in Kisumu. Capitalize on its elegant design and strategic location in a sought-after gated community, ensuring consistent rental demand and attractive returns on your investment. Embrace the benefits of living in a secure and modern community, where safety and tranquility are paramount. Whether you seek a blissful home for your middle-class lifestyle or a lucrative rental venture, this one-bedroom house is a wise choice. Don't miss the chance to seize your place in Kisumu's upcoming gated community. Experience the epitome of luxury, practicality, and investment potential. Act now and secure your future in this exclusive development where dreams become a reality.



ZONE A

Cowasi: Two Bedroom House

Effective Area: **121sqm**
Price Range: **USD 72,444 – USD 74,200**
Plot Area Range: **346sqm – 421sqm**

Features – Large Lounge area, dining area, office area. Master Bedroom is ensuite,
Kitchen – Standard Finishes, Pantry, laundry room and storage room, tiled floors



Welcome to the epitome of modern living in Kisumu's newest upcoming gated community! This two-bedroom house is thoughtfully designed to meet the needs of the discerning middle-class homeowner, offering a perfect blend of luxury and functionality.

Step into an oasis of elegance, as high ceilings elevate the living spaces, giving a sense of grandeur and openness. Abundant natural light floods through the stunning glass facades, creating a warm and inviting ambiance throughout the house. Enjoy the spacious living area, ideal for entertaining guests or spending quality time with your loved ones. Need a private workspace? Discover a designated office area, perfect for those work-from-home days or pursuing your passions. The house boasts a laundry room, making household chores a breeze, while the well-equipped kitchen features a pantry for ample storage and organization. Embrace the convenience and security of living in a gated community, where your safety and peace of mind are paramount. Experience a lifestyle that combines comfort, aesthetics, and practicality in this exquisite two-bedroom unit.

Don't miss this opportunity to elevate your living standards in Kisumu's sought-after upcoming development. Invest in a home that reflects your aspirations and provides a sanctuary for years to come. Act now and secure your place in this exclusive gated community, where your dreams come true.



ZONE A

Kwome: Three Bedroom House

Effective Area: **130sqm**

Price Range: **USD 95,800**

Plot Area Range: **361sqm – 653sqm**

Features – Large Lounge area, dining area, office area, Master bedroom ensuite

Kitchen – Standard Finishes, Pantry, laundry room and storage room, tiled floors



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ZONE A

Bughai: Five Bedroom House

Effective Area: **219sqm**

Price Range: **USD 141,000**

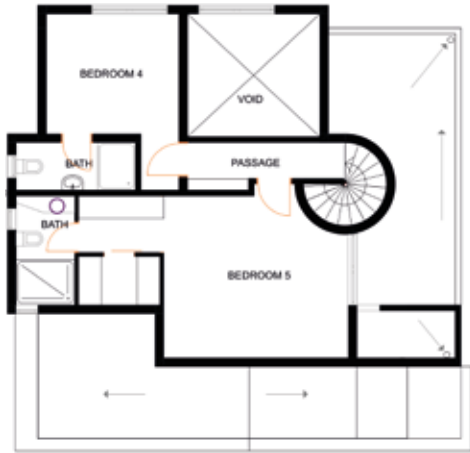
Plot Area Range: **350sqm - 446sqm**

Features – Large Lounge area, dining area, office area, guest bedroom ensuite, Master bedroom ensuite

Kitchen – Standard Finishes, Pantry, laundry room and storage room, tiled floors, spiral staircase.



Lower Floor – 5 Bedroom



Upper Floor – 5 Bedroom

Bughai, our Five Bedroom house, designed to fulfill your aspirations of a dream home. Embrace the joy of living in this upcoming five-bedroom house, where every detail has been carefully crafted to create a comfortable and inviting environment for you and your loved ones. Step into a world of timeless elegance as you encounter the mesmerizing spiral staircase, a delightful focal point that adds a touch of sophistication to your everyday life. High ceilings throughout the house offer an airy and spacious ambiance, creating a sense of freedom and openness for your family to thrive. With an ensuite guest bedroom, your visitors will feel right at home, and the master bedroom's walk-in closet provides the perfect space to organize your cherished belongings.

This charming abode welcomes you to indulge in a life of simple pleasures, making memories that will last a lifetime. Entertain friends and family in the inviting living spaces, where laughter and togetherness fill the air. Whether hosting delightful gatherings on the terrace or preparing meals in the modern kitchen, this home offers the perfect backdrop for building cherished moments with your loved ones. Discover a sanctuary of comfort and tranquility, where you can unwind after a long day and embrace the beauty of life in Kisumu. Make this dream a reality for your family and savor the joys of an aspirational lifestyle in a place you can truly call home. Welcome to the embrace of happiness!



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