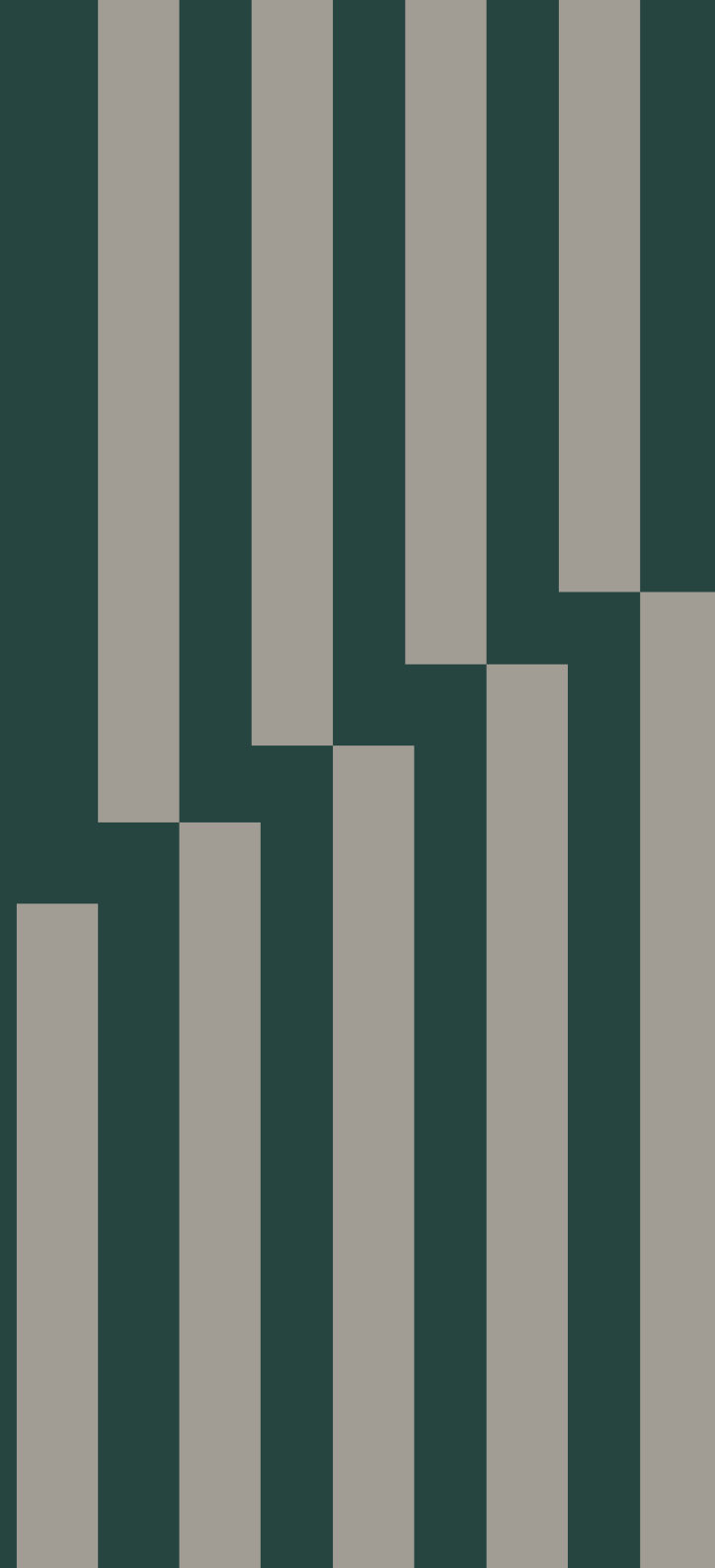




AVORA

THE ALLURE OF KAREN





+254 710 000 000
sales@vintage.ke
14, Riverside, Chiromo Lane
PO Box: 44 144-00100. Nairobi, Kenya
www.vintage.ke

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WELCOME TO AVORA

EXCLUSIVE, PRIVATE &
DISTINCT LUXURY RESIDENCES
AT THE HEART OF KAREN

19





REDEFINING LUXURY LIVING

Immerse yourself in a world of unbridled luxury at Avora. With meticulous attention to detail, our team of visionary architects and designers have created a haven that effortlessly blends timeless elegance with modern comfort. Beyond its gates lies a sanctuary where refined living meets unparalleled beauty, promising an experience that transcends the ordinary.

Avora provides a masterpiece of thoughtful design and luxurious living. Nestled within, 19 meticulously crafted residence, avora offers a haven of comfort and elegance. The opulent clubhouse stands as a hub of leisure and connection, while the fully-secure luxury entrance ensures your peace of mind.



TIMELESS ELEGANCE MEETS MODERN COMFORT

The interiors of Avora are a testament to the passion for refined living. From the moment you enter, you are greeted by an atmosphere of sophistication and grace. High ceilings, expansive windows, and thoughtfully placed lighting fixtures create an ambiance that is both inviting and awe-inspiring. Each detail, from the carefully chosen color palettes to the carefully selected furnishings, has been thoughtfully curated.



BREATHTAKING
DOUBLE VOLUME FOYER

SEAMLESSLY CONNECTING TO NATURE

The dining, terrace and bar area become an enchanting escape, bridging the gap between indoor elegance and the tranquility of the outdoors. As you step onto the expansive terrace, a panoramic view of lush greenery surrounds you, creating an immersive and captivating dining experience. To evoke a sense of timeless beauty and create a harmonious living environment.

AN EXPANSIVE CULINARY HAVEN

The kitchen at avora is a masterpiece of contemporary design and functionality. Meticulously crafted with high-end appliances, sleek cabinetry, and exquisite finishes, it is a space that seamlessly blends style with practicality.

The well-appointed kitchen provides everything you need to create culinary masterpieces. From state-of-the-art cooking appliances to ample counter space and storage solutions, every detail has been carefully considered to enhance your experience.





RELAX & ENJOY THE
GENEROUS FAMILY ROOM

TRANQUIL FIRST
FLOOR READING ROOM





CINEMATIC MARVEL

With every detail meticulously designed for optimal acoustics and visual brilliance, this media room offers an unparalleled sanctuary for immersive entertainment experiences.

A RETREAT OF SERENITY & OPULENCE

The master bedroom & master bathroom at avora offers an intimate haven that surpasses expectations. Generous spaces that invite you to escape the ordinary and immerse yourself in the extraordinary, underlined by a foundation of quality accentuated by a suite of tactile premium features that invite a sense of effortless elegance.



TIME TO RELAX & UNWIND

The master bathrooms enjoy a tranquil environment combined with elegant inclusions such as a feature bath and lighting and generous shower suite appointed for both their quality and sophistication.



CONSIDERED STORAGE
SPACES WITHIN
CAREFULLY CRAFTED
WALK IN CLOSET



MASTER BATHROOM
COMPLETE WITH
ELEGANT FINISHING
TOUCHES

EXQUISITE

NEXT LEVEL AMENITIES



Expansive terrace with private pool & landscape garden



Elegant arrival experience with waterfall entrance



State-of-the-art amenities & facilities for comfort & convenience



Dedicated 24/7 concierge services



Spacious bedrooms with balconies



Bespoke interiors with high-quality finishes



Iconic architecture by renowned developer



Integrated smart-home technology



Attractive & feasible payment plans



AVORA'S LANDSCAPE
AMENITIES REDEFINING
OUTDOOR LEISURE.



THE THOUGHTFUL INTEGRATION OF
ZEN-INSPIRED ELEMENTS CREATES
A HARMONIOUS ENVIRONMENT.



A LUSH OASIS OF LEISURE

Avora's exceptional offerings extend beyond residences, creating a world of elevated living within its luxurious clubhouse whilst the sophisticated residence lounge and outdoor lounge allow for some well deserved rest time surrounded in a relaxed ambience.



ELEVATED LIFESTYLE HUB

Indulge in a sanctuary of relaxation and connection, where modern design harmonizes with opulence. The state-of-the-art gym invites you to sculpt your well-being, while the attentive concierge service caters to your every need.



THE STATE-OF-THE-ART GYM INVITES
YOU TO SCULPT YOUR WELL-BEING.



A wide-angle photograph of a residential development. In the foreground, a woman in a green sports top and black leggings is jogging on a wide, paved path. The path is flanked by low, manicured hedges and lush greenery. In the background, a man and a child are walking, and a dog is on the path. The scene is set in a well-maintained, green environment with trees and a clear sky.

THE PATH TO EXTRAVAGANCE

With dual road driveways, effortless access ensures a stress-free arrival. But that's not all – embrace a healthier lifestyle with expertly paved pathways that encourage invigorating walks and rejuvenating jogs within the development itself.

FINISHING TOUCHES

COMMON AREA (GROUND FLOOR)

- Entrance Porch (22.87m²)
- Double-volume Entrance Hall (38.38m²)
- Cloakroom (4.27m³)
- Lift Entrance
- Open Lounge, Dining & Dry Kitchen (76.85m²)
- Living Room/Lounge (49.83m²)
- Covered Terrace (56.27m²)
- Cinema/TV Room (17.90m²)
- Guest Bedroom (22.60m²)
- Greasy Kitchen & Kitchen Yard (21.58m²)
- Pantry (5.23m²)
- Drying Yard (11.88m²)
- Splash Court (18.51m²)
- Garden Store (5.83m²)
- Dsq One (Domestic Staff Quarters) (9.15m²)
- Washroom (1.84m²)
- Dsq Two (Domestic Staff Quarters) (9.15m²)
- Washroom (1.88m²)
- Gas Cylinders Store (5.51m²)

FIRST FLOOR

- Lobby (29.19m²)
- Family Room (17.64m²)
- Covered Terrace (37.30m²)
- Study Area (15.79m²)
- En-suite Bedroom 1 (24.33m²)
- En-suite Bedroom 2 (22.22m²)
- En-suite Bedroom 3 (25.45m²)
- Master En-suite Bedroom (48.51m²)

SERVICES & UTILITIES

- Main Power: Supplied by KPLC
- Back-up Power: Generator
- Internet: High-speed internet subscription
- Water Supply: Main water with treated borehole backup
- Water Heating: Solar electrical heaters
- Safety & Security: Electric fence, perimeter controls, access control ANPR & CCTV surveillance, Intercom
- Water Treatment: Main sewer connection
- Solar Panels: Equipped on rooftops for electricity generation
- Floor Heating Solution: Installed in each villa
- Fast-Speed Internet: Subscription-based for each villa
- Hidden Security Features: Customized and exclusive to each homeowner
- Smart Home System: Sensors and controls for temperature, lighting, curtains, home entertainment, and more
- Home Maintenance Management: Integrated with concierge for seamless communication and maintenance requests
- Home Automation: Including temperature control, curtain control, lighting control, home entertainment control, home-away sensors, home ceiling sound system control, heating and HVEC system, and automatic aroma diffuser integrated into HVEC system.

ROOFTOP

- Solar Panels

OUTDOOR AMENITIES

- Swimming Pool
- Courtyard Garden

CLUBHOUSE

- Lobby (18.86m²)
- Reception Lounge (43.58m²)
- Concierge Office/Desk (10.90m²)
- Gym Floor (117.22m²)
- Lady's Change Room (25.15m²)
- Gent's Change Room (27.40m²)
- Swimming Pool
- Courtyard Garden

MASTERFUL DESIGN UNVEILED

Dual roads seamlessly navigate through the development, granting effortless access, while perfectly paved pathways lead to landscaped gardens. Avora encapsulates a symphony of opulence, connectivity, and natural beauty, creating an unrivalled living environment that redefines luxury living.



- 1 ENTRANCE
- 2 SECURITY
- 3 CLUBHOUSE
- 4 POOL
MANAGEMENT, CONCIERGE, RESIDENCE LOUNGE, GYM
- 5 DUAL DRIVEWAY
- 6 LANDSCAPED WALKWAY

GROUND FLOOR PLAN



FIRST FLOOR PLAN

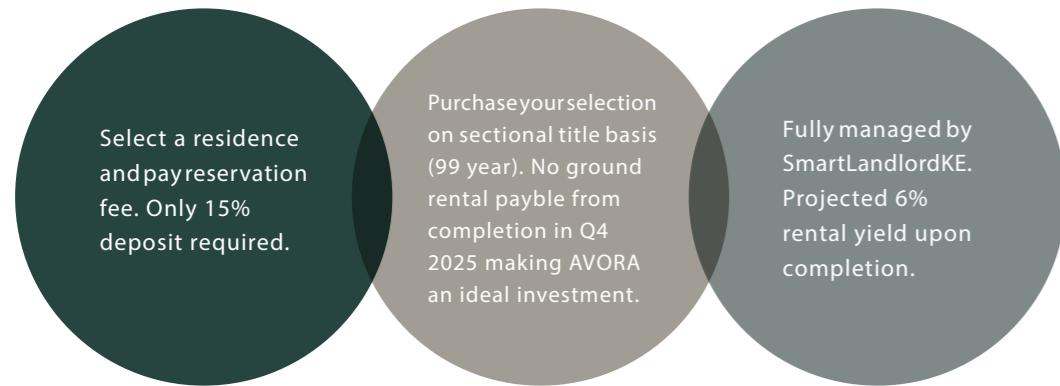


INVESTMENT OUTLOOK

As one of the East Africa's faster-growing economies, and financial hub, providing an efficient gateway for investors and businesses to the african market. Nairobi is undeniably one of best leading places to invest in to secure future gains.

HOW THE INVESTMENT WORKS

From reservation to completion VINTAGE team is available every step of the way. Upon completion, our sister company SmartLandlordKE will manage and operate the Residence on your behalf ensuring that your asset maximises Nairobi's buy-to-let market.



12.8%

Langata continued to post a strong growth story with house price rises of 12.8% in the year running up to Q2 2023.

22%

Ngong Town and Ongata Rongai posted strong rental growth rates increase of 17.6% in the last year and Ongata Rongai boasting a 22%.

+1.1%

Karen shows 0.5% increase in property sale prices for latest quarter and 1.1% Rental price increase over the last year.

80%

Units in gated communities in Karen have sold for an average of \$2,000 per sqm, while achieving a sale target of above 80% during construction.

18%+

Ngong has seen a strong growth with house price rises of 18% in the year running up to Q2 2023.

+0.37%

Kenyan property price rise of 0.37% in the last month, a rise of 0.14% in the last quarter.

\$3,200

The average rental value per month of a luxury 5 bedroom house in Karen, Nairobi.

\$1,000,000

The average price of a luxury 5 bedroom house for sale in Karen, Nairobi.

600%

Property values have increased by 6x over the last seven years.

LOCATION



SECURE COMMUNITY

Karen is also home Kenya's political elite and to top government officers, including cabinet secretaries, principal secretaries, and wealthy Europeans. Famous names that reside in Karen include former president Uhuru Kenyatta, former prime minister Raila Odinga, former deputy president Musalia Mudavadi, former deputy president Kalonzo Musyoka, speaker of the parliament Moses Wetangula, and former minister of interior and coordination of national government Dr.Matiangi.

Moreover, the official residence of the Deputy President is located in Karen, so you can expect plenty of security and safety in the area. There are also military installations like two KDF training colleges in Karen, making it a very secure and exclusive area.

A SCENE OF NATURAL BEAUTY

The leafy suburb is renowned for its scenic beauty and tranquility, with plenty of green spaces, recreational & national parks, and reserves. Whether you're looking for a serene place to raise a family or a peaceful retreat away from the city's hustle and bustle, Karen has something to offer everyone.



A UNIQUE BLEND OF FINE CUISINE, RETAILING & ENTERTAINMENT

Karen is well-known for its upscale shopping malls, which offer a wide range of high-end retail shops, restaurants, cafes, and entertainment options. Whether you're looking for designer fashion, gourmet cuisine, or the latest technology, Karen has it all.



INTERNATIONAL CONNECTIONS

The Southern Bypass, which is a major expressway, also connects Karen to other important areas such as the Jomo Kenyatta International Airport and the Nairobi National Park. This convenient location makes it easy for residents of Karen to access essential services and amenities, including schools, hospitals, shopping centers, and entertainment venues.





CONVENIENT LOCATION

While Karen offers a peaceful retreat away from the city's hustle and bustle, it is still conveniently located just moments from Nairobi's central business district. This makes it an ideal location for individuals who want to enjoy the best of both worlds. Additionally, the road connectivity in and out of the area is excellent, with Ngong Road and Langata Road providing easy access to the city center and other parts of Nairobi.

LOCATION MAP

The area is located close to the Ngong Hills, which offer a scenic view of Nairobi.
The neighborhood is also home to amenities such as shopping centers, schools, and restaurants.

BEAUTIFUL SCENERY & RECREATIONAL ACTIVITIES

- 1 Karen Golf & Country Club 2.6km to Avora
- 2 Mamba Village 3.1km to Avora
- 3 Karen Blixen Museum 4km to Avora
- 4 Bomas of Kenya 5.1m to Avora
- 5 Giraffe Center 7.1km to Avora
- 6 Jockey Club 7.2km To Avora
- 7 The Resurrection Garden 9.1km To Avora
- 8 Oloolua Forest – Trails & Hiking 9.3km To Avora

EXCELLENT SCHOOLS

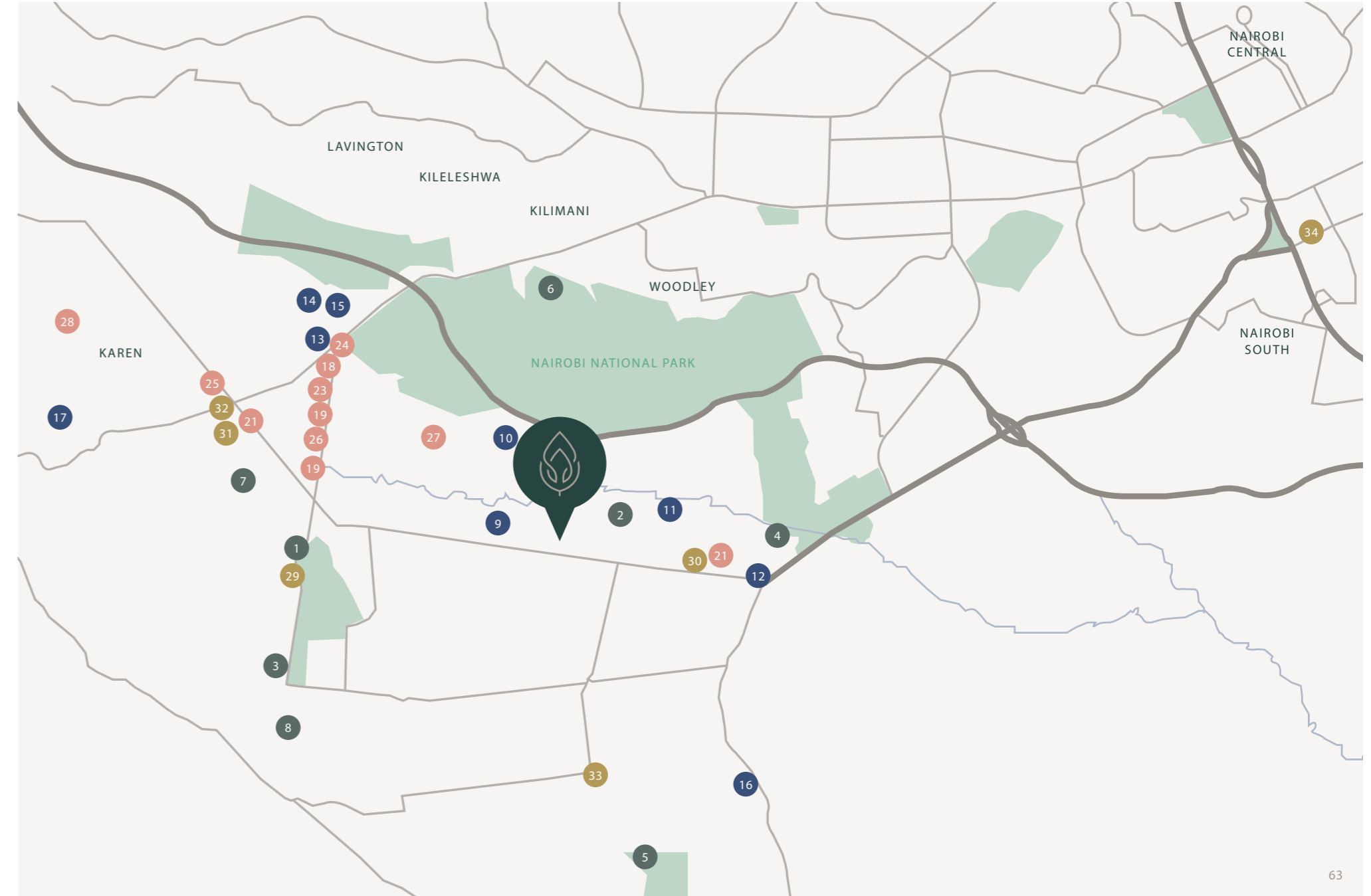
- 9 Hillcrest International Schools 7.1km
- 10 Bunks & Biddles Schools 1.8km To Avora
- 11 The Nairobi Academy 3.2km To Avora
- 12 Brookhouse International School 4.4km To Avora
- 13 St Christopher's School 4.5km To Avora
- 14 Nairobi Waldorf School Trust 5.2km To Avora
- 15 Waldorf Woodlands School 5.3km To Avora
- 16 Banda School 7.0km To Avora
- 17 Serare School 8.7km To Avora

SHOPPING MALLS

- 18 Karen Green 950m To Avora
- 19 The Waterfront Mall Karen 1.9km To Avora
- 20 One Stop Arcade 2.4km To Avora
- 21 Crossroads 3.0km To Avora
- 22 The Well Karen 3.2km To Avora
- 23 Karen Triangle Mall 3.2km To Avora
- 24 Heri Plaza 3.5km To Avora
- 25 The Hub Karen 4.3km To Avora
- 26 Karen Connection 4.6km To Avora
- 27 Langata Link Shops 4.5km To Avora
- 28 Karen-End Shopping Centre 9.7km To Avora

HOSPITALS & MEDICAL FACILITIES

- 29 The Karen Hospital 550m To Avora
- 30 Aar Healthcare Karen/ Langata Outpatient Centre 3.3km To Avora
- 31 Amber Medical Clinics 4.4km To Avora
- 32 The Karen Pediatric Clinic 5.1 Km To Avora
- 33 Dr Barnados House Clinic 5.3km To Avora
- 34 Mater Hospital 13.6km To Avora



EDUCATION EXCELLENCE

From upscale shopping and dining to outdoor activities and cultural events, Karen offers a unique blend of urban convenience and natural beauty. With its tranquil atmosphere, excellent selection of schools, and proximity to Nairobi's business district, it's no wonder that more and more people are choosing to make Karen their home.

Whether you're a first-time homebuyer, an expat, or simply looking for a change of scenery, moving to Karen is sure to be an exciting and rewarding experience.



VIBRANT & CULTURAL

Karen is a welcoming and diverse community, with a mix of expatriates and locals. The area has a lively social scene, with plenty of restaurants, cafes, and cultural events. The area is managed by the Karen Langata District Association (KLDA), one of Kenya's most powerful neighborhood associations. It champions the interests of residents in Karen and Langata areas, ensuring that those living there enjoy a safe, secure, and comfortable environment.

AWARD WINNING



AFRICAN
PROPERTY
AWARDS
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT
10-19 UNITS
KENYA

Avora
by Vintage Real Estate Limited

2023-2024

JOIN AN EXCLUSIVE CLUB

The Avora team was recently honoured with the prestigious awards at the Africa and Arabia Property Awards held in Dubai, Avora won the highest honour of the night with a 5 star award reserved only for the best, For the category "Best Residential Development 10-19 units in Kenya".

Avora stands as a paragon of design and architectural excellence and unparalleled opulence. Welcome to Avora – where luxury meets distinction, and every moment is a celebration of elevated living.






A V O R A

VINTAGE