



# YOUR DREAM HOME IS NOW IN SIGHT

3 & 4 bedroom villas in Tilisi



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# Introduction

Tilisi Views is the first residential development at Tilisi consisting of 3, 4 and 5 bedroom villas set on a variety of plot sizes. There are 6 different designs to choose from, and the homes are meticulously planned to the highest standards.

The villas at Tilisi Views are competitively priced, giving superb value for land, quality of build and facilities such as the clubhouse. Furthermore, Tilisi Views residents will have access to the many amenities of the wider Tilisi development.

The 1st phase of villas is complete and occupied, whilst Phase 2a and 2b are under construction and will be ready for occupation in 2023.

Welcome to Tilisi Views, Welcome Home





## About Tilisi

**Tilisi is a 400-acre mixed-use development located in Tigoni incorporating residential, commercial and logistics zones.**

Over \$40m has been pledged (and over \$15m already spent or commissioned) for developing world-class infrastructure for Tilisi, ranging from tarmac roads, cycle lanes, footpaths and jogging tracks to sewerage treatment plants, galvanised steel fencing, CCTV, gatehouses and internet connectivity.

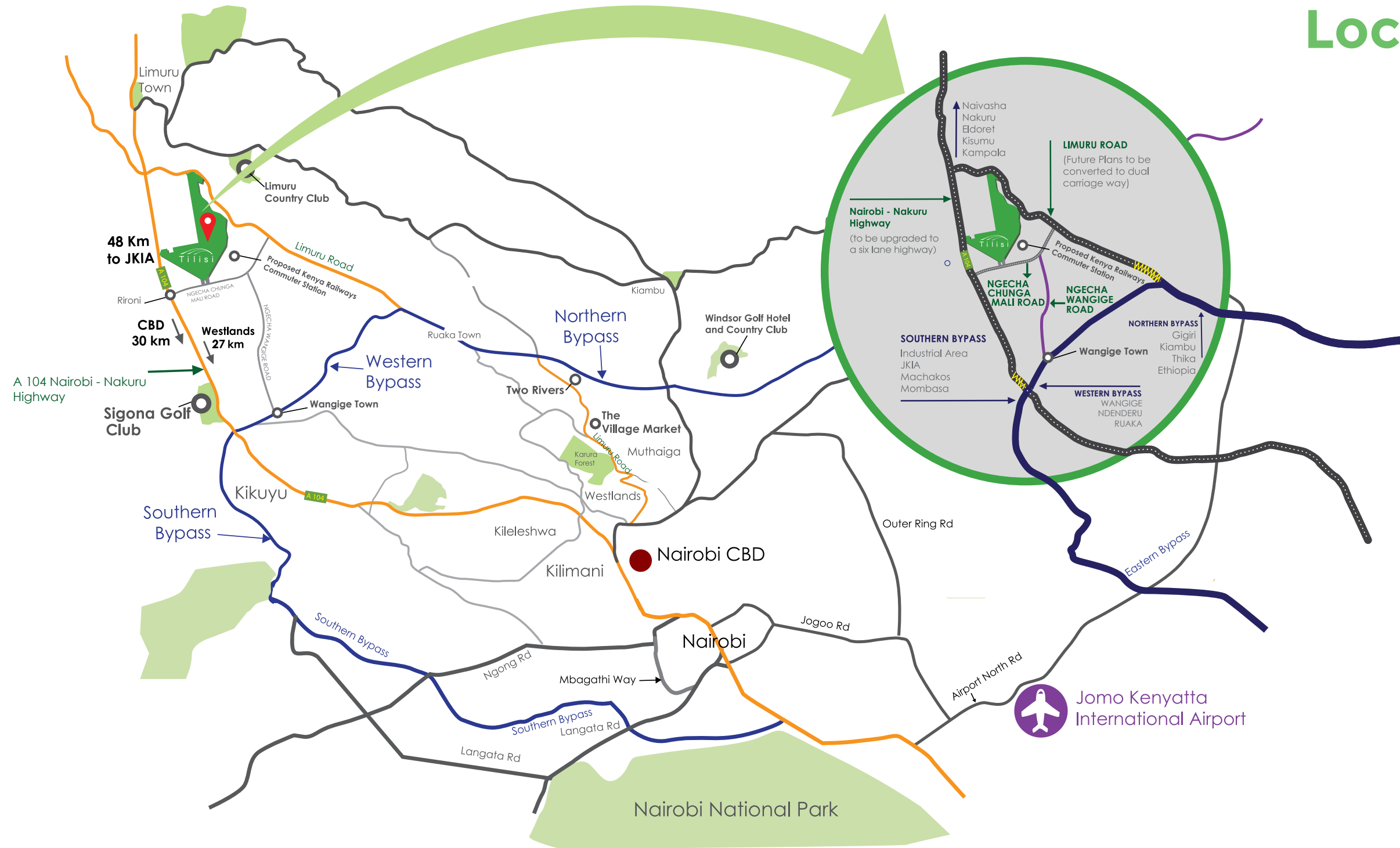
Living in the Tilisi environment offers residents rare peace and tranquility through the breathtaking views of Nairobi's CBD, Mt. Kenya and Mt. Kilimanjaro. Along with this, residents at Tilisi will have access to all the amenities of a city with soon-to-be-developed school, medical facilities, shopping centre, recreational areas and parks. Excitingly, Tilisi has already secured deals with third party developers to build a school, a medical facility and a shopping centre in the near future.

## Living in Tilisi





# Location



## City outside, tranquility inside

Tilisi's close proximity to major highways makes the Nairobi metropolitan area highly accessible. Important business hubs of Northern Nairobi and Westlands which include facilities such as schools, medical centres, shopping malls and commercial offices are all well connected to Tilisi making it an attractive location for people to work and live in.

- Direct access off A104, Nairobi - Nakuru highway (currently being upgraded) and Limuru Road.
- 10 minutes from Northern, Southern and Western bypasses
- 25 minutes from Westlands
- 30 minutes from Nairobi CBD
- 40 minutes from JKIA



# 3 Bedroom Villas





# Tilisi Views

## E2



The Tilisi Views **E2 Villa** is the perfect entry home for the single professional or young couple.

Featuring three ensuite bedrooms, set on a standard plot size of approximately 375 sqm, the E2 villa offers plenty of space for just the two of you and room to grow when two become three or four. Large exterior windows provide plenty of light, the design is both stylish and modern, and the interior finishes are to the highest standard, using the best of both local and imported materials. With a range of extremely competitive payment options available, your first dream home is now very much in sight.

Click [here](#) to watch E2 Villa Video

[www.tilisi.co.ke](http://www.tilisi.co.ke)

### Floor Plans

Ground Floor



First Floor



#### E2 Villa details

UNITS PER ACRE: **8**  
 GROSS AREA (SQM): **231**  
 PLOT SIZE (SQM): **375**  
 NO. OF BEDROOMS: **3**  
 NO. OF BATHROOMS: **3 Bathrooms, 1 Cloakroom**

#### Payment type (KSHS)

CASH (90 DAYS)	INSTALLMENTS (UP TO 31ST JULY 2024)	MORTGAGE
<b>26.75M</b>	<b>28M</b>	<b>28M</b>



Lounge



Fitted Kitchen



Ensuite Master Bedroom



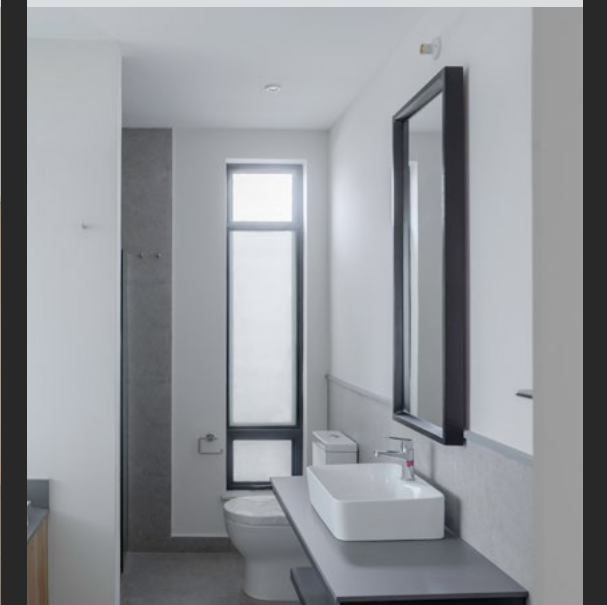
Ensuite Master Bathroom



Breakfast Bar & Kitchen



Ensuite Master Bathroom





# Tilisi Views

## Q1



Set on a standard plot size of approximately 720 sqm, the Q1 Villa is the largest of our three bedroom offerings at Tilisi Views.

For the retired couple looking to move away from the hustle and bustle of the city or a young family wanting a bit more garden space, the Q1 villa is a modern and stylish bungalow that gives you the highest quality living environment at a price that is well within range with three en-suite bathrooms and a cloakroom make the Q1 villa perfect for any family.

Click [here](#) to watch Q1 Villa Video

### Floor Plans



#### Q1 Villa details

UNITS PER ACRE:	<b>4</b>
GROSS AREA (SQM):	<b>226</b>
PLOT SIZE (SQM):	<b>720</b>
NO. OF BEDROOMS:	<b>3</b>
NO. OF BATHROOMS:	<b>3 Bathrooms, 1 Cloakroom</b>

#### Payment type (KSHS)

INSTALLMENT (20% EVERY 5 MONTHS)	MORTGAGE	10:90
<b>34.25M</b>	<b>36.25M</b>	<b>36.25M</b>



Lounge



Fitted Kitchen with Breakfast Bar



Ensuite Master Bedroom



Ensuite Master Bathroom



Fridge Area



Dining Area





# 4 Bedroom Villas





# Tilisi Views

## E3



The Tilisi Views **E3 Villa** is the only four bedroom villa that sits on a standard plot size of approximately 375 sqm.

The E3 Villa offers modern living at an affordable price for the well established family that is looking for its dream home within easy commuting distance of Nairobi. With four bathrooms and a cloakroom, the E3 Villa is perfectly suited to the family with slightly older children, ensuring that the morning rush is as peaceful as possible. As with all our villas, the value for money offered by the quality and style of its finishes are second to none in the Kenyan market.

Click [here](#) to watch E3 Villa Video

### Floor Plans

Ground Floor



First Floor



#### E3 Villa details

UNITS PER ACRE:	<b>8</b>
GROSS AREA (SQM):	<b>264</b>
PLOT SIZE (SQM):	<b>375</b>
NO. OF BEDROOMS:	<b>4</b>
NO. OF BATHROOMS:	<b>4 Bathrooms, 1 Cloakroom</b>

#### Payment type (KSHS)

CASH (90 DAYS)	INSTALLMENTS (UP TO 31ST JULY 2024)	MORTGAGE
<b>32M</b>	<b>35M</b>	<b>35M</b>



Lounge



Fitted Kitchen



Ensuite Master Bedroom



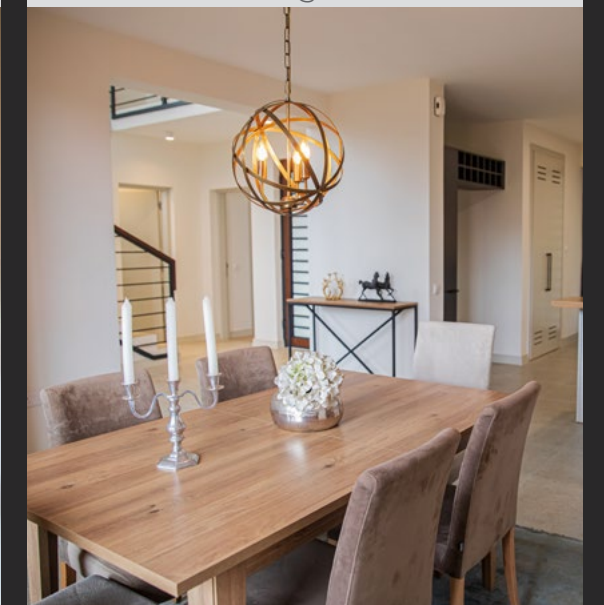
Ensuite Master Bathroom



Kitchen with Breakfast Bar



Dining Area





# Tilisi Views

## Q2



The Tilisi Views **Q2 Villa** offers you four bedrooms and four bathrooms on a standard plot size of approximately 720 sqm in the heart of the beautiful Tilisi development.

Imposing, well lit with large exterior windows, thoughtfully designed and beautifully finished, the Q2 villa is the perfect home for the well established family. It offers the best balance between space, style and price. A range of affordable payment options are available and the setting within the lush environment of Tilisi makes this villa a great option for you to call home.

Click [here](#) to watch Q2 Villa Video

[www.tilisi.co.ke](http://www.tilisi.co.ke)

### Floor Plans

Ground Floor



First Floor



#### Q2 Villa details

UNITS PER ACRE: **4**  
 GROSS AREA (SQM): **333**  
 PLOT SIZE (SQM): **720**  
 NO. OF BEDROOMS: **4**  
 NO. OF BATHROOMS: **4 Bathrooms, 1 Cloakroom**

#### Payment type (KSHS)

INSTALLMENT (20% EVERY 5 MONTHS)	MORTGAGE	10:90
<b>46M</b>	<b>48M</b>	<b>48M</b>



Lounge



Fitted Kitchen with Breakfast Bar



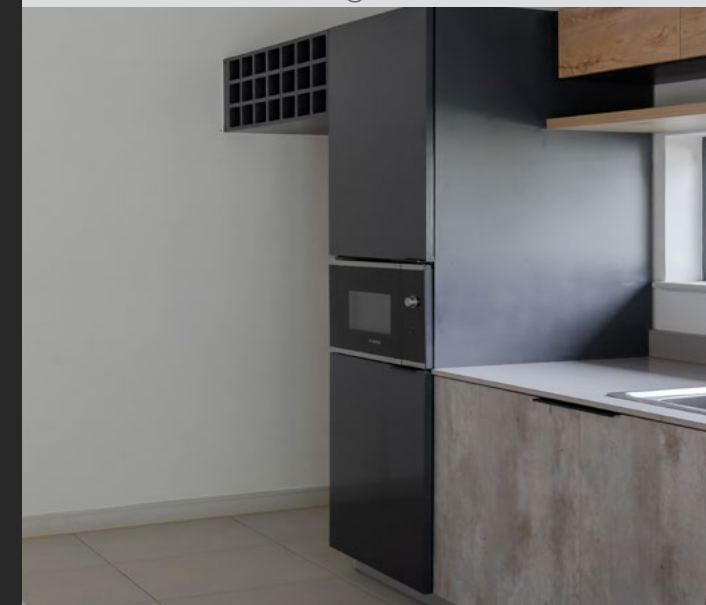
Ensuite Master Bedroom



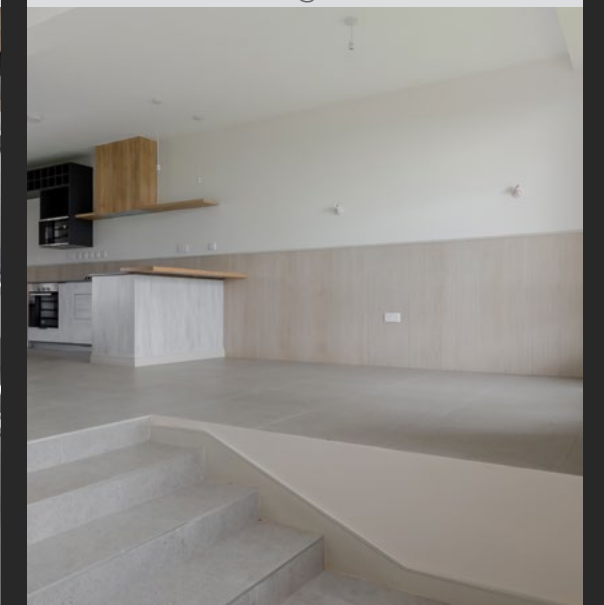
Ensuite Master Bathroom



Fridge Area



Dining Area





# Tilisi Views

## Q3



The Tilisi Views **Q3 Villa** is the largest of our four bedroom villas, set on a standard plot size of approximately 720 sqm with a built up space of 363 square meters.

Four bedrooms, a cloakroom and generous garden space make this villa the perfect option for your family to live, work and play in. Finishes are of the highest standard, and the villa strikes an impressive pose within the wider Tilisi Views development. For the family with slightly older children, and a love of the outdoors, this well-priced villa offers one of the finest living options on the market today.

Click [here](#) to watch Q3 Villa Video

www.tilisi.co.ke

### Floor Plans

Ground Floor



First Floor



#### Q3 Villa details

UNITS PER ACRE:	<b>4</b>
GROSS AREA (SQM):	<b>363</b>
PLOT SIZE (SQM):	<b>720</b>
NO. OF BEDROOMS:	<b>4</b>
NO. OF BATHROOMS:	<b>4 Bathrooms, 1 Cloakroom</b>

#### Payment type (KSHS)

INSTALLMENT (20% EVERY 5 MONTHS)	MORTGAGE	10:90
<b>49.5M</b>	<b>51.5M</b>	<b>51.5M</b>



Lounge



Fitted Kitchen



Ensuite Master Bedroom



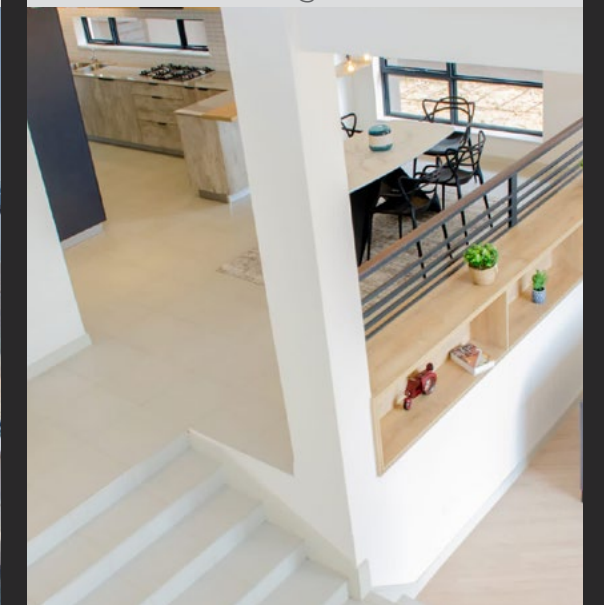
Ensuite Master Bathroom



Lounge



Dining Area





# ClubHouse





# Tilisi Views ClubHouse



Meant to provide residents with a luxurious and comfortable lifestyle, the Tilisi Views clubhouse will have it all. Whether it's for a workout at the fitness centre or a place to catch up with your friends and favorite neighbors, the top-level clubhouse will be equipped with a multipurpose hall, gym, swimming pool, kids zone and a convenience store to give you access to important everyday items.



The club house is set to bring a feeling of community and convenience to the Tilisi Views residents.



# Specifications and amenities





# Specifications for Tilisi Views

- Superb façade with textured paint, stone cladding and cement fibreboard
- Covered entry porch
- Heat and sound insulated roof shingles
- Luxurious high ceiling formal lounge with laminate flooring and wood burning fireplace
- Open plan kitchen and dining area
- Fitted kitchen with breakfast bar and quartz tops including:-
  - Bosch built-in oven, extractor and gas hob
  - Bosch built-in microwave
  - Provision for under sink water heater
  - Pantry
- Garden level terrace and balconies
- Ceiling MDF slats and recessed wall shelves
- Porcelain tiles in lobby and wet areas (bathroom and kitchens)
- DSQ with ceramic tiles
- TV points in all bedrooms and lounge
- Provision for inverter
- Bedrooms with fitted wardrobes and laminate flooring
- Imported branded sanitary & tapware
- Toughened glass shower screens
- Steel casement windows and doors for 3 and 4 bedroom villas
- Aluminium frame windows and doors for the 5 bedroom villa
- Mild steel railing on staircases and balustrades on balconies
- Private garden and garden store
- Solar water heating for the bathrooms
- Dhobi/utility area including provisional location for washing machine
- Provisional location for underground water tank
- Reserve roof water tank
- Concrete block paving parking for a minimum of two cars

# Tilisi Views Amenities

- Club House with children's play area
- Landscaped cluster courtyards
- Galvanised steel fencing on the perimeter of Tilisi Views
- Footpaths
- Street lighting
- Provisions for ICT and Cable TV
- Guard house and security gate per cluster and main Tilisi Views entrance
- Street level visitor parking

# Tilisi wide facilities

- Paved roads, footpaths and jogging track
- Tilisi Commercial Hub including schools, hospitals and a shopping mall
- Security including perimeter galvanised steel fencing around Tilisi site, manned gates, patrols and CCTV
- Landscaping
- ICT ducting
- Sewage treatment plants
- Borehole water
- Cycle lanes and footpaths





## GET IN TOUCH WITH US



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