



YOUR DREAM HOME IS NOW IN SIGHT

3 & 4 bedroom villas in Tilisi



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Introduction

Tilisi Views, nestled within the expansive 400-acre Tilisi master-planned development, offers unbeatable value. Our stunning 3 and 4-bedroom villas, situated on approximately eighth and quarter-acre plots, combine competitive pricing with high-quality craftsmanship and design.

Your Tilisi Views home comes complete with exceptional amenities, including a convenience store, and a clubhouse featuring a children's play area, two heated pools, a contemporary gym, and a beautiful multipurpose hall.

Currently, over 115 units sold and more than 80 families already calling Tilisi Views home. To meet the growing demand, we launched Phase 3 in October 2023 with Lenana Cluster. Construction at Lenana, featuring 25 lavish 4-bedroom homes, is ongoing and will be completed by mid-2025.

In November 2024, Tilisi Views unveiled its newest cluster, Shimba, which will feature 23 exquisite 3 and 4 bedroom homes, each set on approximately an eighth of an acre plot.

Welcome to Tilisi Views, Welcome Home



About Tilisi

Tilisi is 400 acre mixed-use and mixed-income development located in Tigoni near Limuru incorporating logistics, residential, commercial, healthcare, education and recreational zones.

Over \$40M for Tilisi's development, and to date over \$18.5M has already been invested in the installation of world-class infrastructure for Tilisi's Phase 1 and Phase 2a. This entails tarmac roads, cycle lanes, footpaths and jogging tracks to sewerage treatment plants, galvanised steel fencing, CCTV, gatehouses and internet connectivity. In 2024, work began on Phase 2b to connect Tilisi to Limuru Road. The section between The Mist by Chigwell and Maisha Mema has been tarmacked, with footpaths, power, water, and ICT lines underway. Sewerage ports will be completed by March 2025, enhancing accessibility and reaffirming Tilisi's commitment to its community.

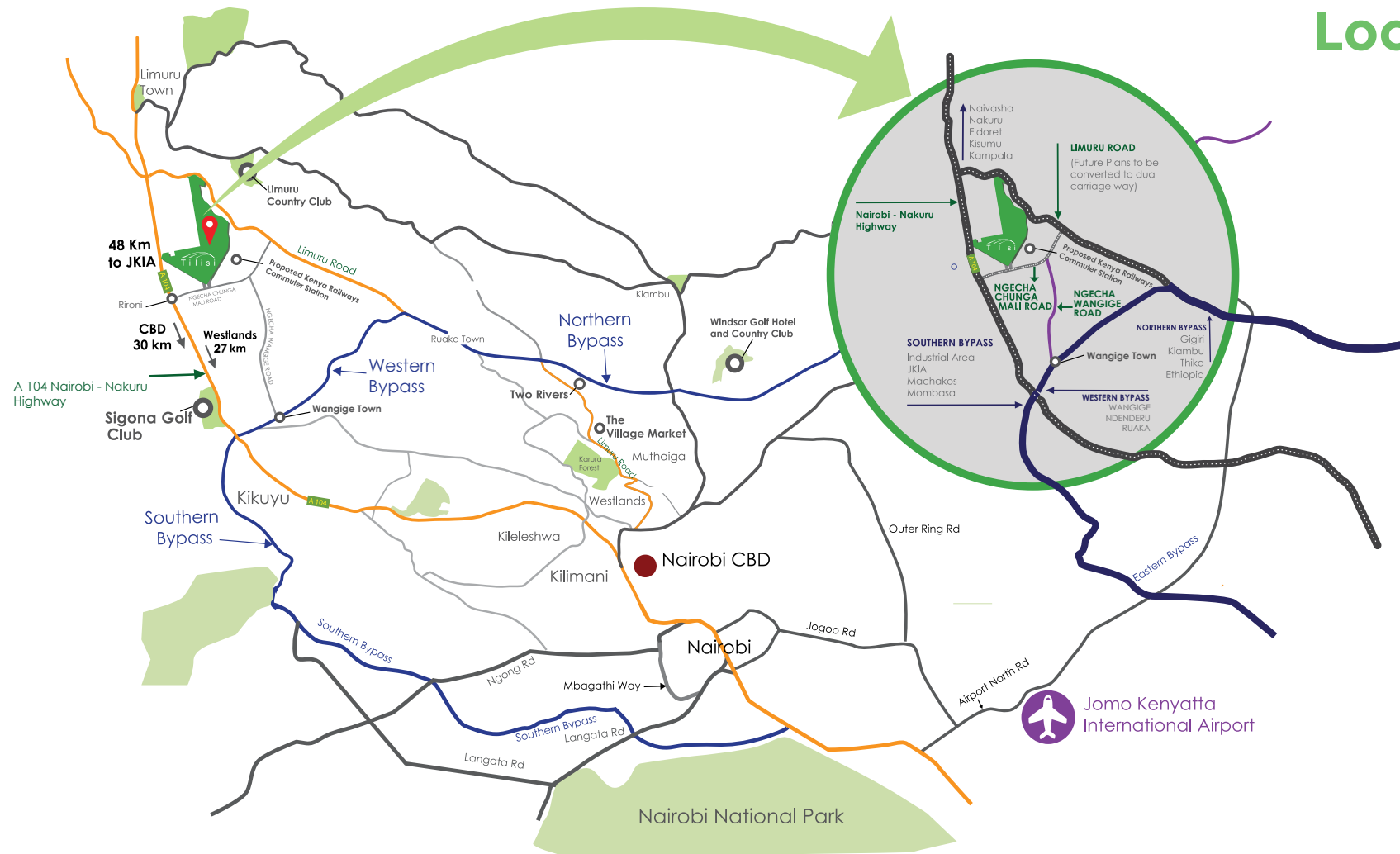
Living in Tilisi

Living in the Tilisi environment offers residents peace of mind and tranquility taking in the breathtaking views of Nairobi's skyline, Mt. Kenya, Mt. Kilimambogo and Mt. Kilimanjaro.

Along with this residents at Tilisi Views have access to all amenities within Tilisi such as Naisula School, a pre-primary and lower primary school following the British Curriculum, shopping centre, recreational areas and parks. Excitingly Tilisi has already secured deals with developers to build a hospital, retail centre, and a filling station within 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

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)

INSTALLMENTS (20% EVERY 5 MONTHS*)	MORTGAGE	10:90
32M	36.76M	36.76M

Lounge



Fitted Kitchen



Ensuite Master Bedroom



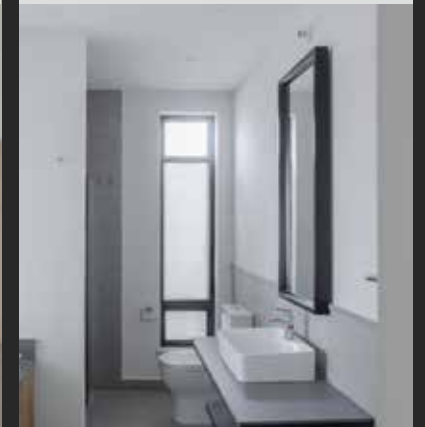
Ensuite Master Bathroom



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:	4
GROSS AREA (SQM):	226
PLOT SIZE (SQM):	720
NO. OF BEDROOMS:	3
NO. OF BATHROOMS:	3 Bathrooms, 1 Cloakroom

Payment type (KSHS)

INSTALLMENTS (UP TO 31ST JULY 2025)	MORTGAGE	10:90
32.75M	36.25M	36.25M

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:	8
GROSS AREA (SQM):	264
PLOT SIZE (SQM):	375
NO. OF BEDROOMS:	4
NO. OF BATHROOMS:	4 Bathrooms, 1 Cloakroom

Payment type (KSHS)

INSTALLMENTS (20% EVERY 5 MONTHS*)	MORTGAGE	10:90
36M	41.13M	41.13M

Lounge



Fitted Kitchen



Ensuite Master Bedroom



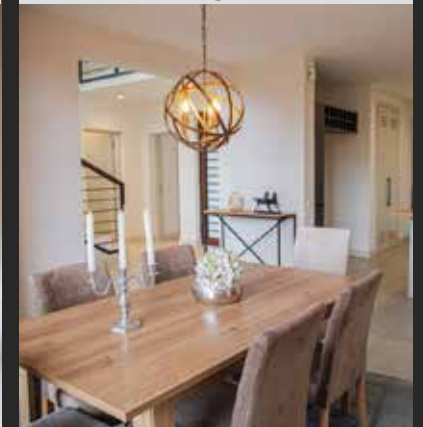
Ensuite Master Bathroom



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

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)

INSTALLMENTS (UP TO 31ST JULY 2025)	MORTGAGE	10:90
49.22M	51.22M	51.22M

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: **4**
 GROSS AREA (SQM): **363**
 PLOT SIZE (SQM): **720**
 NO. OF BEDROOMS: **4**
 NO. OF BATHROOMS: **4 Bathrooms, 1 Cloakroom**

Payment type (KSHS)

INSTALLMENTS (UP TO 31ST JULY 2025)	MORTGAGE	10:90
52.97M	54.97M	54.97M

Lounge



Fitted Kitchen



Ensuite Master Bedroom



Ensuite Master Bathroom



Lounge



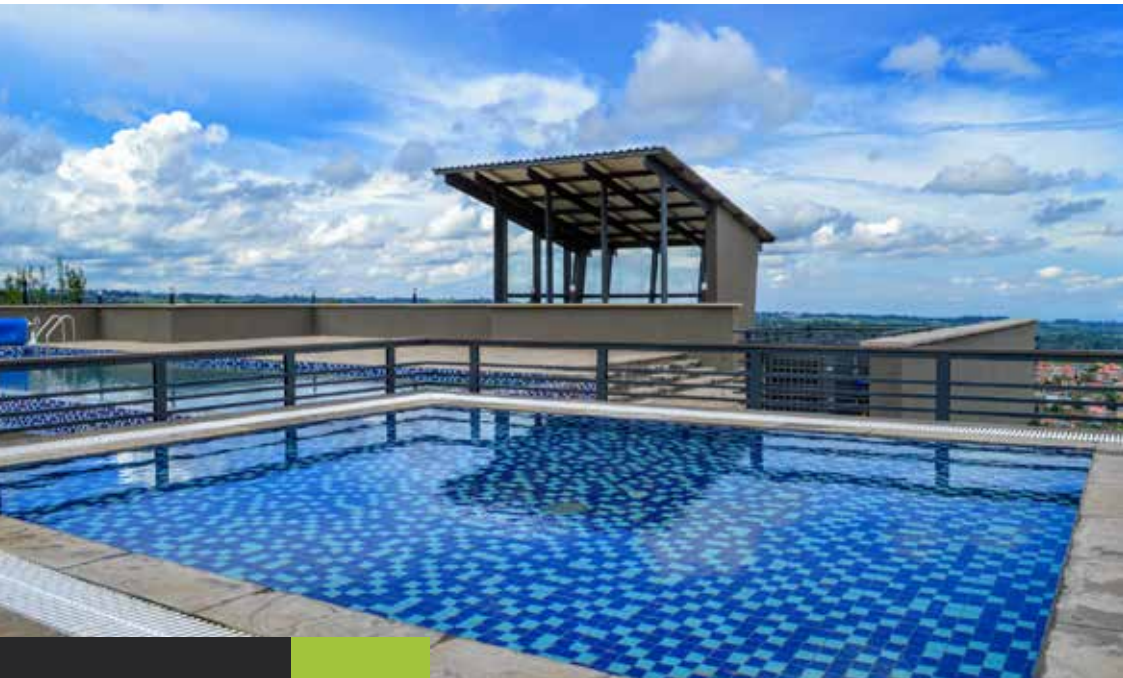
Dining Area



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
- Aluminium 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 swimming pools, gym, children's play area and hall
- 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
- Convenience store

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



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