



FOR SALE

19.07 ACRE DEVELOPMENT PLOT WITH THE OPTION TO PURCHASE 2 ACRES

Langata, Nairobi.

Summary

- ◆ A rare and unique sized plot on Mukoma Road, Langata with excellent development potential.
- ◆ Approximately 19.07 Acres (7.72 ha) development plot ready for immediate development.
- ◆ Option to purchase smaller parcels of the property.
- ◆ Access to the property is both via a large road frontage on Mukoma Road on the northern boundary and Mutamaiyu Road on the southern boundary.
- ◆ Water provided by Mukoma Water Company which distributes water to the Mukoma neighbourhood via its private borehole.
- ◆ Mains electricity is connected to the property.
- ◆ The land slopes on both sides towards a seasonal river at the bottom of the valley.
- ◆ For sale by private treaty.
- ◆ Viewings strictly by appointment only.



Location

The property is located approximately 16 KM Southwest of Nairobi's central business district (CBD), within the Langata Mukoma Estate, a secure private neighbourhood.

The property has a road frontage to both Mukoma Road on the northern boundary and Mutamaiyu Road on the southern boundary. Therefore, the property is easily accessed from Magadi Road and Kiboko Road.

With the completion of the Southern bypass Mukoma is now accessible from Mombasa Road via Langata and also from Waiyaki Way via Kikuyu thus making suburbs such as Westlands, Kilimani and Upperhill etc. easily accessible.

The property is near a number of facilities such as the Karen Hospital, Galleria Mall and Hardy Provisional Stores. The Well Mall, Galleria Mall, Karen Shopping Centre and Karen Business Park can also be easily accessed. Various international schools are within easy reach including the Banda School, Gems Cambridge School, Brookhouse School and Hillcrest Preparatory and Secondary Schools.

Description

This rare and unique sized plot has now created several 2-acre plots, with road frontage to Mukoma Road and Mutamaiyu Road. It has excellent development potential and is set on approx. 19.07 acres (7.72 ha).

It is ready for immediate development and comprises red soil. The land slopes on both sides toward a seasonal river at the bottom of the valley. The property has abundant mature indigenous trees with unspoilt forest and fantastic views of Ngong Hills and lends itself well to a prime residential development.

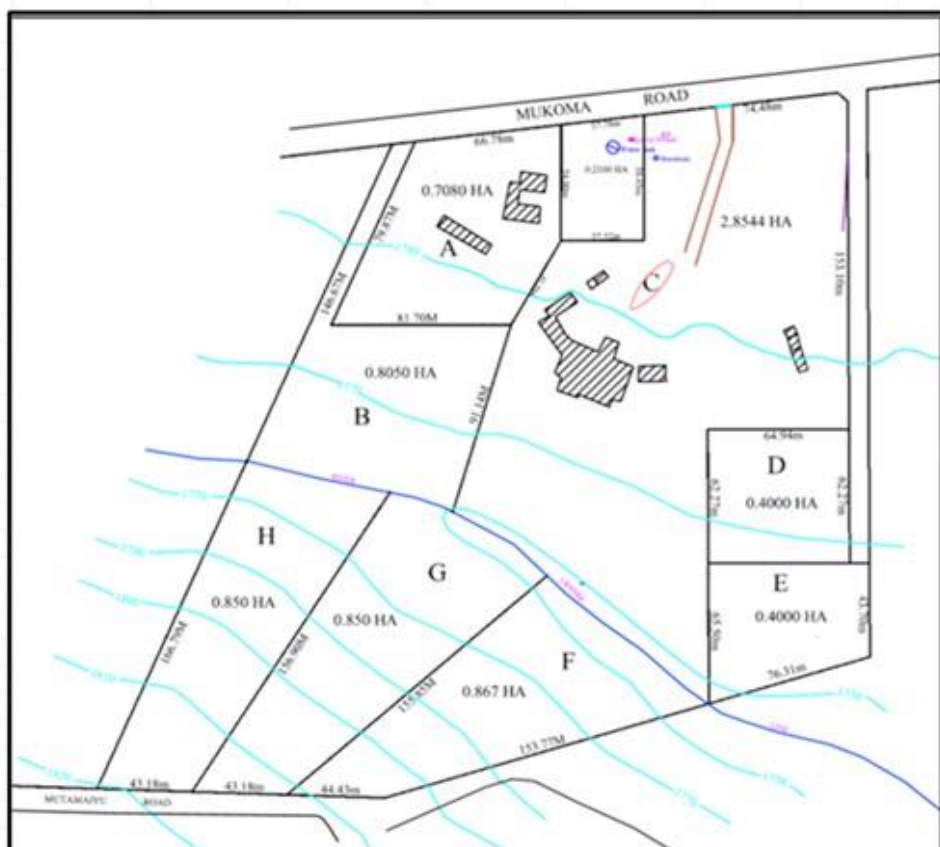
Mukoma Water Company which distributes water to the whole neighbourhood via its private borehole and mains electricity is connected to the property.

Subdivision Details

The property shall be subdivided into the below plots upon interest from a buyer to purchase. Buyers can purchase the entire property (19.07 acres) or individual segments of the property (Plots A-H).

PLOTS	ACREAGE	ASKING PRICE PER ACRE (KES)
A	1.75	93 Million
B	SOLD	-
C	7.05	319 Million
D	SOLD	-
E	SOLD	-
F	2.10	100 Million
G	2.10	100 Million
H	2.10	100 Million
TOTAL	19.07	

Subdivision Map

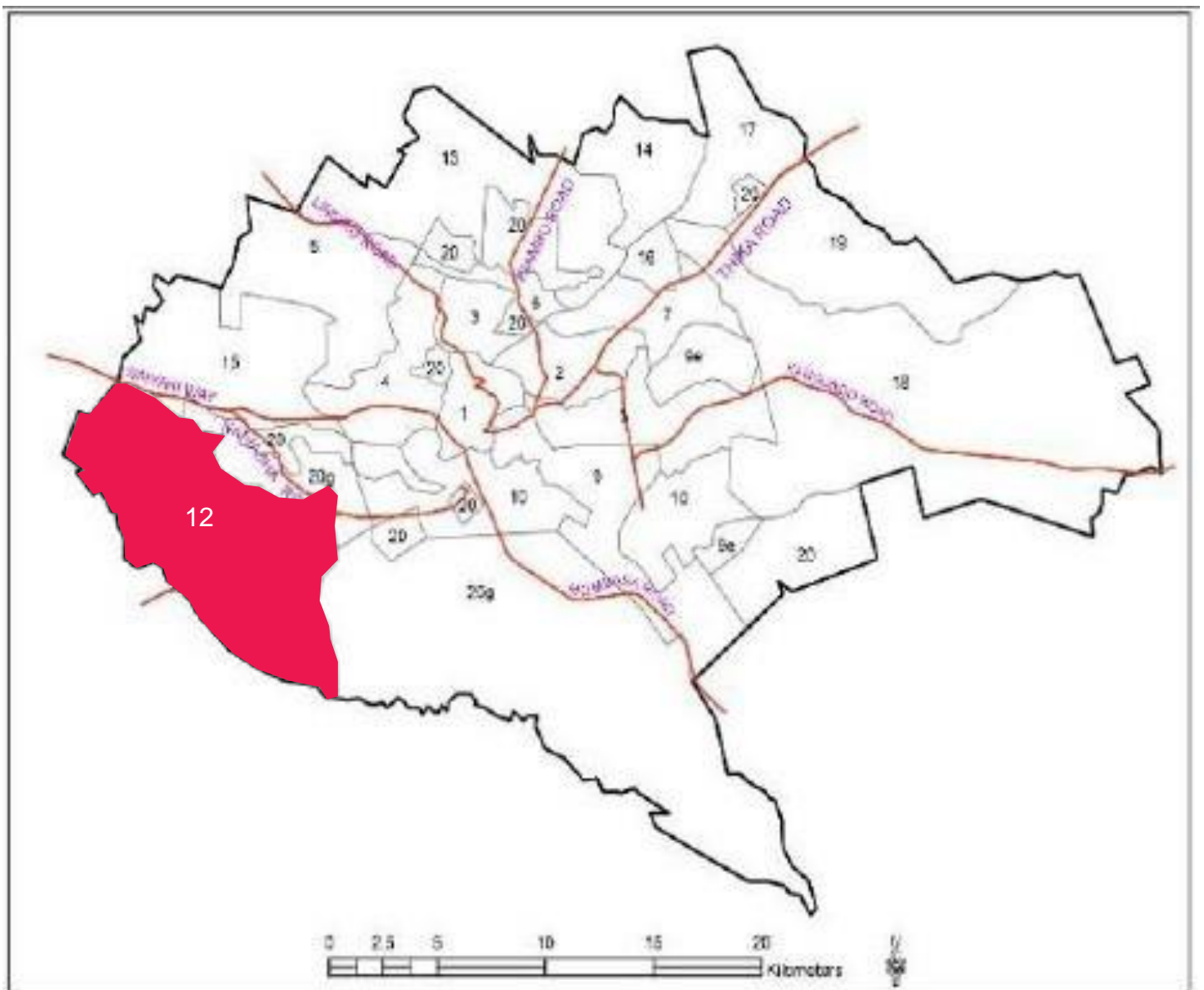


Tenure

The entire property (19.07 acres) holds a freehold title and 99 year leasehold titles for the smaller portions from the time of subdivision.



Source: Google Maps



For further information and viewing arrangements please contact one of the following;

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5. Terms and conditions for the tender apply.
6. Photos taken: September 2021
7. Brochure: September 2021