

Ayala RESIDENCE



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Ayala RESIDENCES

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My Cafe

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WORLD CLASS APARTMENTS

EXPERIENCE EXTRAORDINARY LIVING

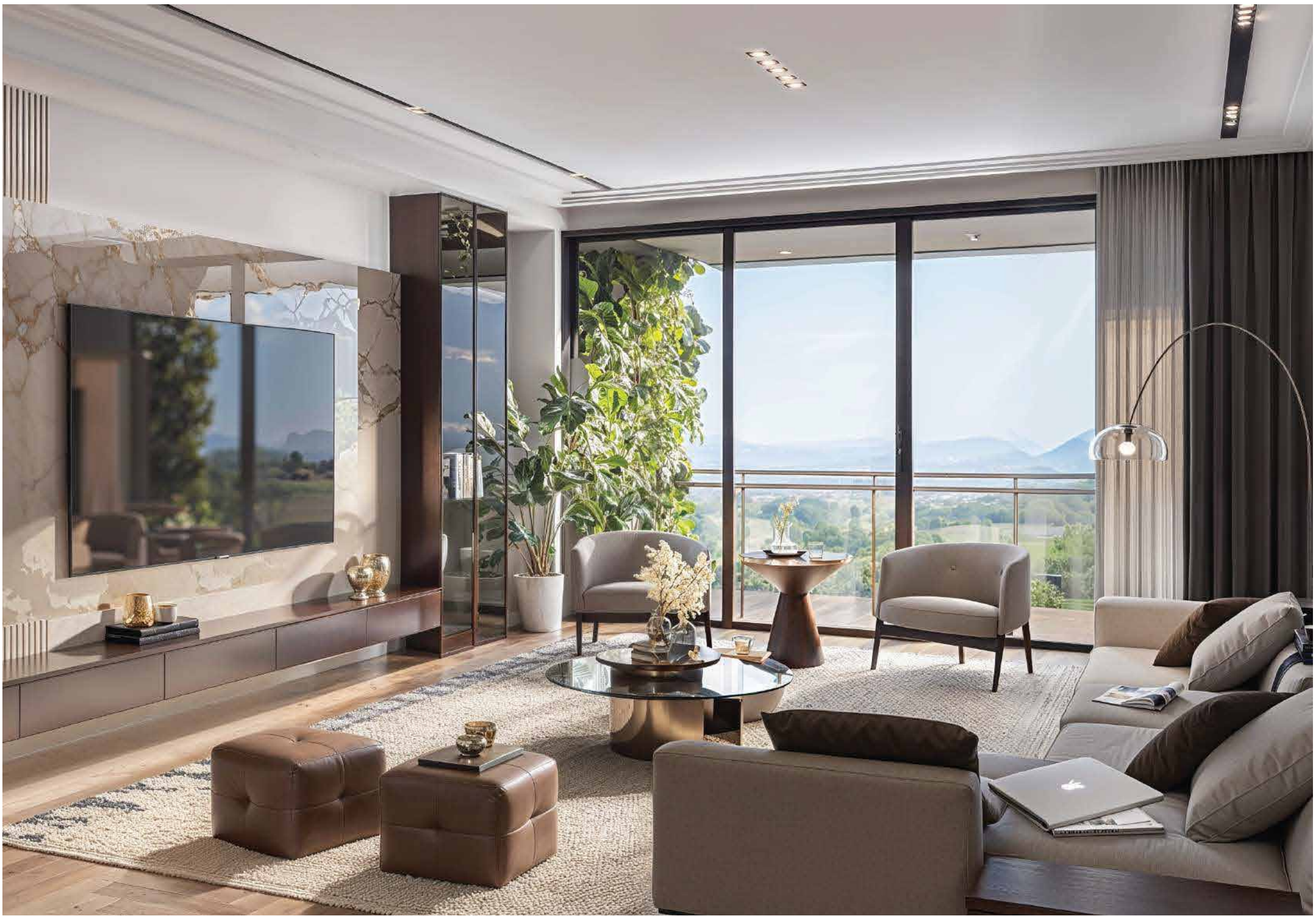
Welcome to Nyla Residency, an exceptional blend of luxury, comfort, and style. Situated on Iregi Road, off 5th Parklands Avenue, in the serene suburb of Parklands, Nairobi, Nyla Residency offers a lifestyle of unparalleled sophistication.

Our exquisite homes feature 1 & 2 Bedroom Fully-Furnished Apartments, 2, 3 & 4 Bedroom Standard Apartments, and 5 Bedroom Duplex Suite with DSQ.

Each residence is designed to provide the ultimate living experience, with balconies that offer breathtaking views of Nairobi's skyline and the tranquil Karura Forest.

Nyla







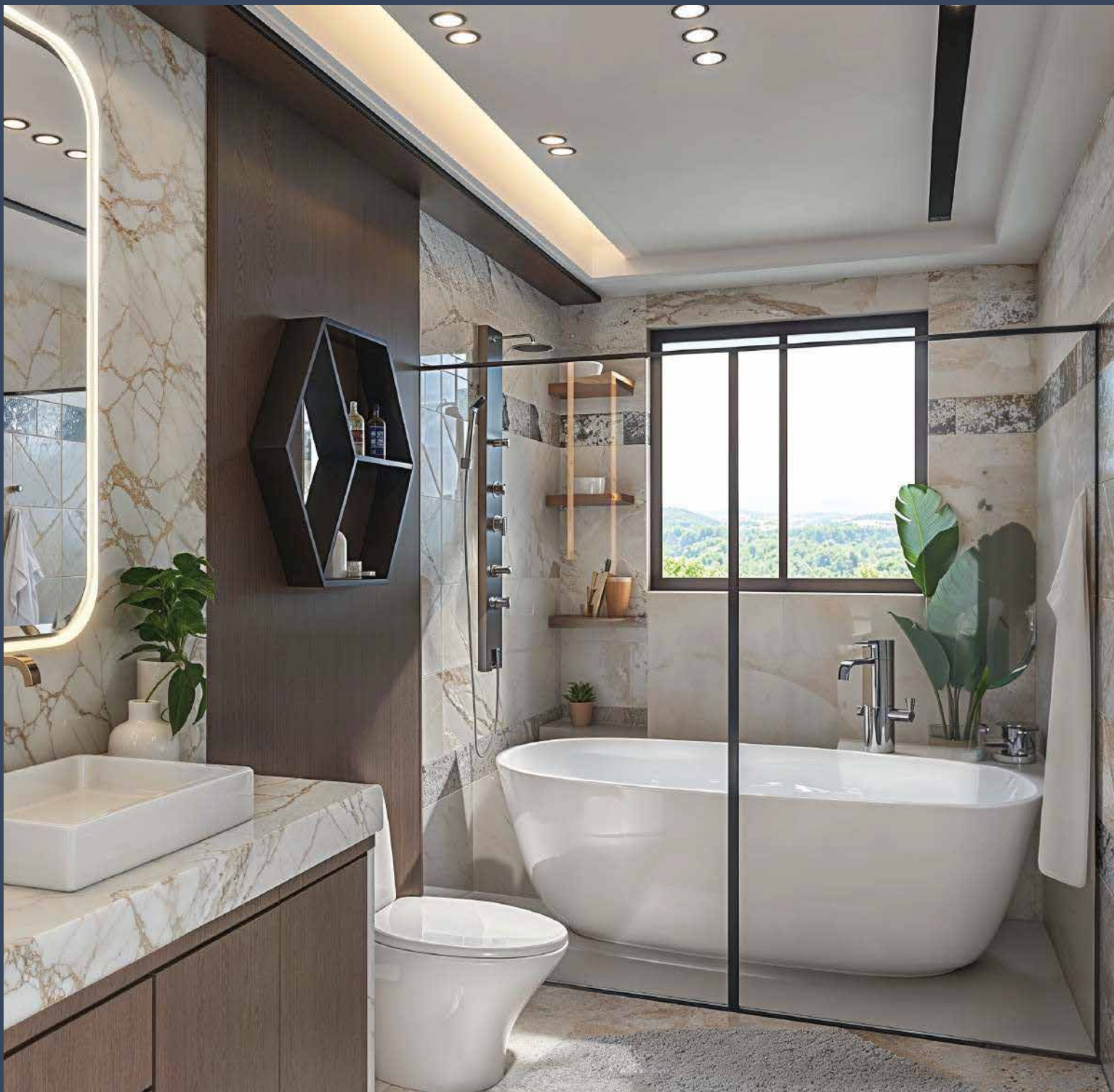
ULTRA-MODERN 1, 2, 3, 4, AND 5 BEDROOM APARTMENTS IN UPSCALE NAIROBI



YOUR SANCTUARY OF SOPHISTICATED

Nyla Residency is not just a place to live; it's a lifestyle choice. Experience culinary mastery in our stylish kitchen. With our prime location, luxurious amenities, and stunning residences, we offer an exceptional living experience that caters to your every need.



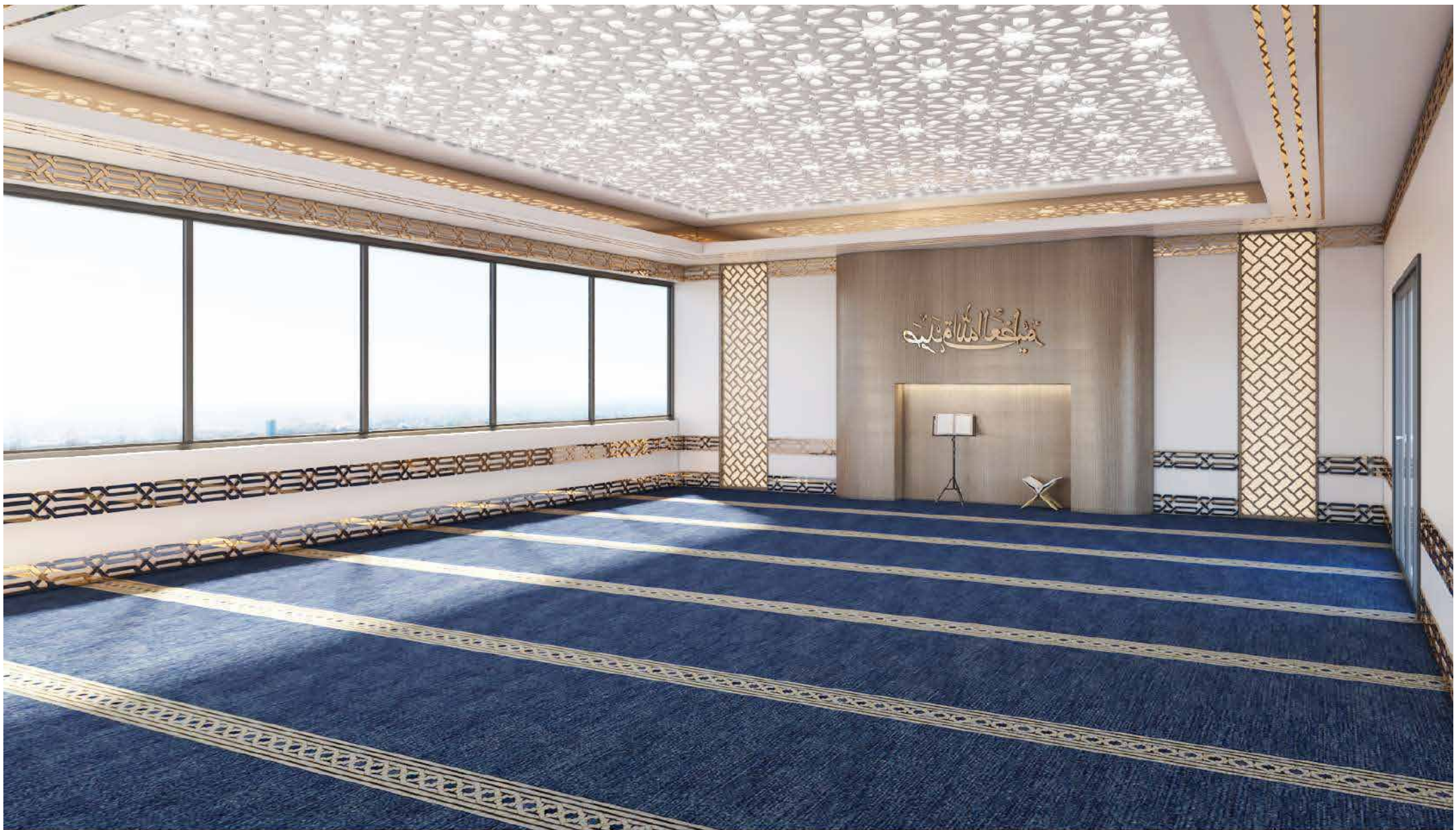


WORLD CLASS INTERIOR

PREMIUM MATERIALS & METICULOUS CRAFTSMANSHIP

Step into a sanctuary of tranquility in the master bedroom at Nyla Residence. This spacious retreat is designed with refined comfort in mind, featuring expansive windows that bathe the room in natural light.

Discover a spa-like bathroom that transforms daily routines into indulgent experiences. This oasis of relaxation boasts a sleek, modern design with high-end fixtures, a deep soaking tub, and a separate glass-enclosed shower.



AN OASIS OF SPIRITUALITY & TRANQUILITY

The madrasa, located next to the mosque, is a dedicated space for religious education and personal growth. Equipped with state-of-the-art facilities, it offers a nurturing setting for both children and adults. The thoughtful design of these spaces reflects Nyla Residence's commitment to fostering a vibrant and cohesive community.



Ayala
RESIDENCE





WORLD CLASS INTERIOR

FEATURES & AMENITIES

- Ample Parking for Residents & Guests
- High-speed elevators
- Manned gatehouse with 24 hour Security
- Borehole
- Standby generator
- CCTV Surveillance
- Electric Fence

INFINITY SWIMMING POOL & SUNBATHING DECK

- Relax and rejuvenate in our stunning infinity pool, complete with a spacious sunbathing deck.

ROOFTOP LOUNGE & BBQ AREA

- Entertain guests or enjoy a peaceful evening at our stylish rooftop lounge and BBQ area.

SERENE ROOF GARDEN

- Find tranquility in our beautifully landscaped roof garden, a perfect retreat from the hustle and bustle of the city.

MOSQUE & MADRASSA

- Practice your faith conveniently with our on-site mosque and madrassa.

FULLY EQUIPPED GYM

- Stay fit and healthy with state-of-the-art equipment in our fully equipped gym.

KIDS PLAY AREA

- A safe and fun space for your children to play and explore.



FLOOR PLAN

1 BEDROOM

PLINTH AREA - 78 Sq. M / 839 Sq. Ft



FLOOR PLAN

2 BEDROOM

PLINTH AREA - 107 Sq. M / 1,151 Sq. Ft



FLOOR PLAN

3 BEDROOM

PLINTH AREA - 170 Sq. M / 1,830 Sq. Ft



FLOOR PLAN

4 BEDROOM

TYPE A

PLINTH AREA - 250 Sq. M / 2,691 Sq. Ft



FLOOR PLAN

5 BEDROOM

DUPLEX (LOWER LEVEL)

PLINTH AREA - 320 Sq. M / 3,444 Sq. Ft



FLOOR PLAN

5 BEDROOM

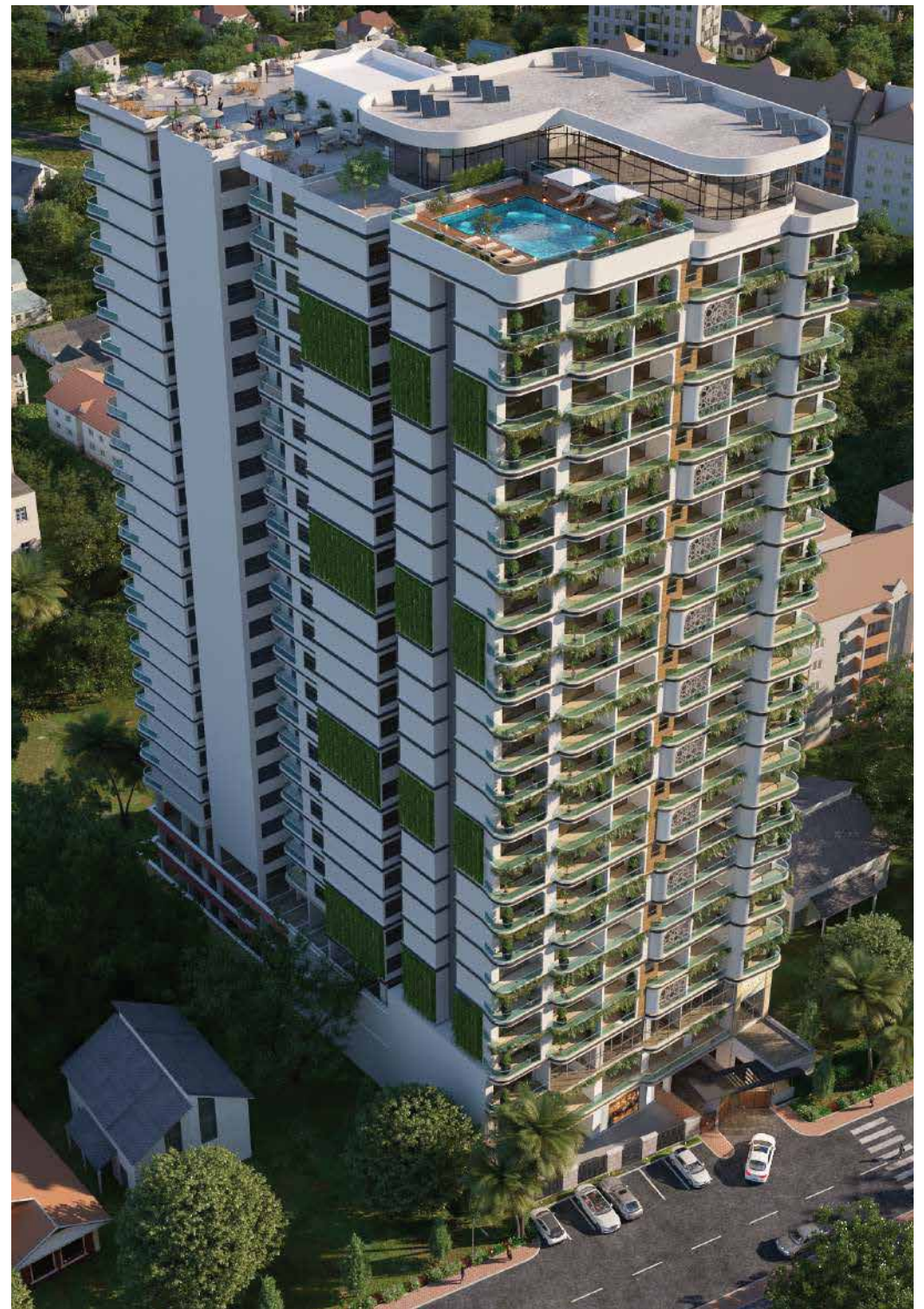
DUPLEX (UPPER LEVEL)





A SERENE HAVEN FOR FAMILIES,
TENANTS, AND INVESTORS ALIKE

Nyla Residency is a distinctive fusion of luxury, comfort, and style. Nestled on Iregi Road, just off 5th Parklands Avenue, in the serene suburb of Parklands, Nairobi, Nyla Residency offers a lifestyle of unmatched sophistication.



INVESTMENT OPPORTUNITY

**Convenience, ROI,
Quality Living. It All
Begins Here!**

Nyla Residence, where culture, commerce, and retail unite, is the perfect destination for investors, business owners, and tenants.

PRICING SCHEDULE

Residential Unit Mix

Fully-furnished Units

TPOLOGY	SIZE (SQM)	PRICE IN USD
1 Bed Fully-furnished	78 Sq. M / 839 Sq. Ft.	\$ 70,000
2 bed Fully-furnished	107 Sq. M / 1,151 Sq. Ft.	\$ 85,000

The logo for Nyla, featuring the word "Nyla" in a light gray, elegant, cursive script font.

Standard Residential Units

TYOLOGY	SIZE (SQM)	PRICE IN USD
2 Bed + DSQ	134 Sq. M / 1,442 Sq. Ft	\$ 75,000
3 Bed	170 Sq. M / 1,830 Sq. Ft	\$ 110,000
4 Bed + DSQ Type A	240 Sq. M / 2,583 Sq. Ft.	\$ 140,000
4 Bed + DSQ Type B	250 Sq. M / 2,691 Sq. Ft	\$ 145,000

Duplex Units

TYOLOGY	SIZE (SQM)	PRICE IN USD
5 Bed + DSQ Duplex	320 Sq. M / 3,444 Sq. Ft.	\$ 195,000

Commercial Unit Mix

TYOLOGY	AVAILABLE SPACE FOR SALE	PRICE IN USD
Prime Shops / Retail Spaces	Approx. 18,000 Sq. Ft.	Starting USD \$110 per Sq. Ft

ESTIMATED RETURN ON INVESTMENT (PARKLANDS)

UNIT TYPE	EXPECTED MONTHLY RETURN (100% OCCUPANCY)*	EXPECTED CAPITAL GAINS	FINISHING
1 Bedroom	USD \$ 1,300	20% in 2 Years	Fully Serviced
2 Bedrooms	USD \$ 1,800	20% in 2 Years	Fully Serviced

PAYMENT PLAN

Estimated Completion is 30 Months.

PARTICULARS	DEPOSIT + INSTALMENTS
Initial Deposit	30%
Next 6 Months	20%
Next 6 Months	20%
Last 6 Months	20%
On Handover	10%

WHY CHOOSE NYLA RESIDENCE FOR YOUR INVESTMENT?

Investing in Nyla Residence provides the chance to benefit from both the building's foot traffic and the wider Parklands community, including its affluent surroundings.

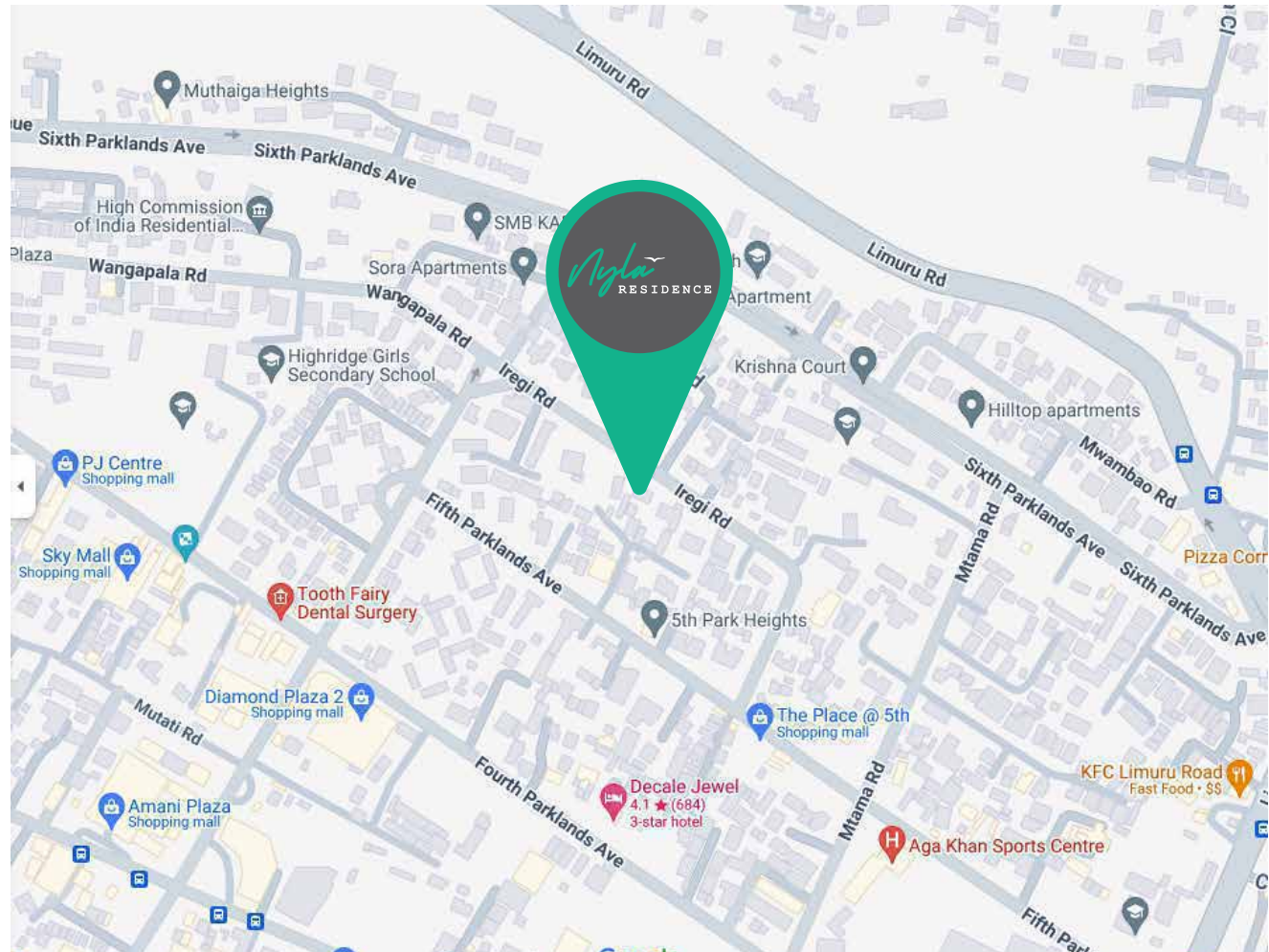
- **Prime Location:** Parklands is a dynamic neighborhood that serves as a gateway to Nairobi's business and investment sectors.
- **Rising Demand:** There is a growing need for residential, commercial, and fully-serviced units in Parklands.
- **High ROI:** Nyla Residence promises excellent returns on investment.

DISCLAIMER

The images in this brochure are for display purposes; actual finishes may vary. For specific information, please verify independently. This document is for informational purposes and not a contract offer. All details are subject to change without notice. Thank you for your understanding.

TERMS & CONDITIONS APPLY

A LIVELY NEIGHBOURHOOD WHERE COMMUNITIES THRIVE.



- 3 minute drive to Diamond Plaza I & II
- 3 minute drive to Parklands Mosque
- 4 minute drive to The Agakhan University Hospital
- 7 minute drive to MP Shah Hospital
- 7 minute drive from Sarit Centre, Westlands
- 10 minute drive and 3km away from Nairobi's CBD
- 10 minute drive from Village Market
- 15 minute drive to the UN Headquarters, Gigiri
- 15 minute drive to US Embassy, Gigiri
- 30 minute drive to Jomo Kenyatta International Airport

ABOUT THE DEVELOPER

Innovative Spaces, Trusted Investments.

Fouzan Properties is a premier real estate developer specializing in investment-grade property development, focusing on maximizing returns for discerning investors. With a keen focus on quality and strategic location, Fouzan Properties crafts developments that offer exceptional value for investors, ensuring both growth potential and long-term stability in the market.

In its latest collection, Nyla Residences, Fouzan Properties presents a signature development that offers hotel-style apartment living with world-class amenities, setting a new standard for luxury and comfort in modern residency.

Nyla
RESIDENCE



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