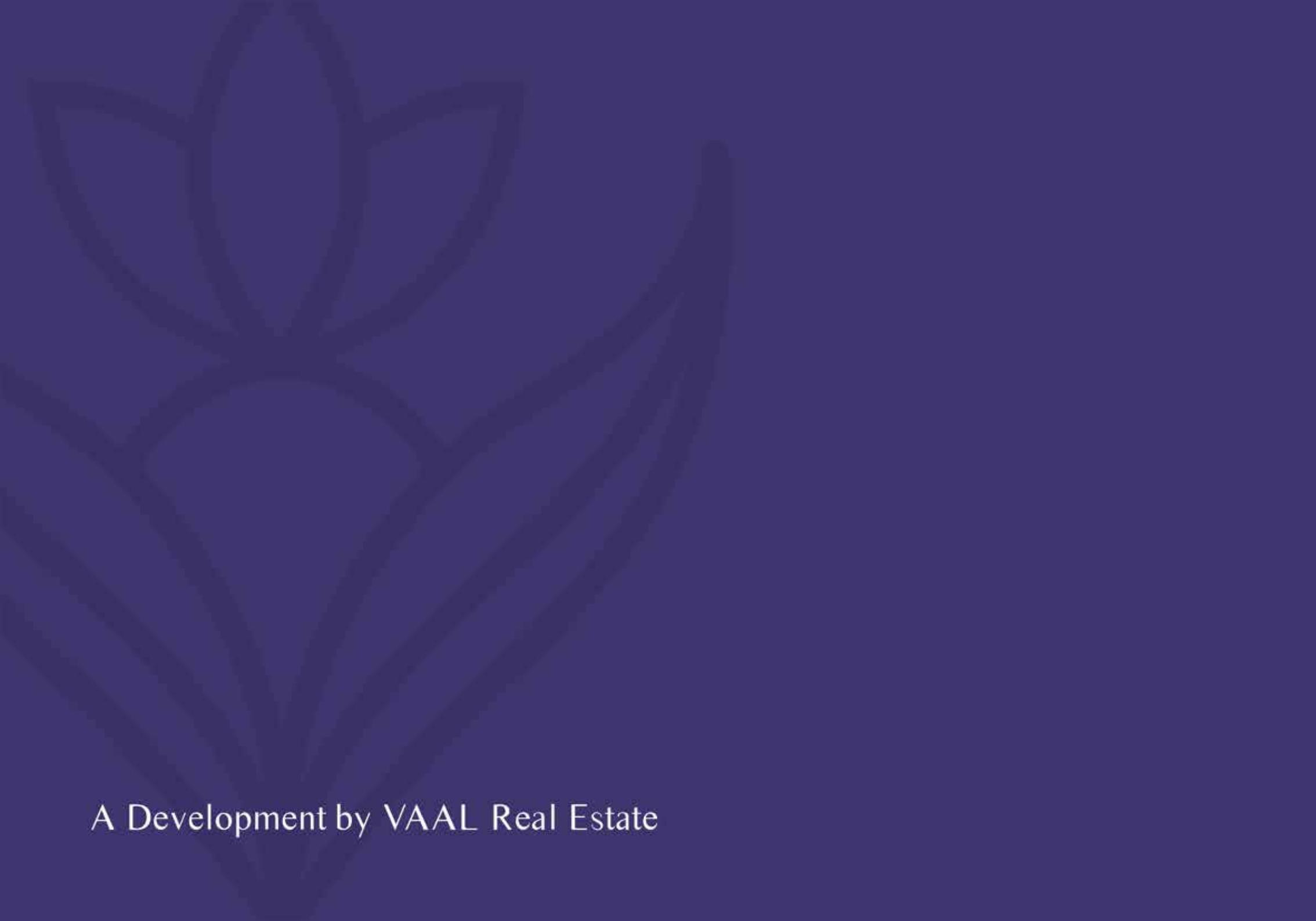




DIVINE
RESIDENCES
by CityBlue



A Development by VAAL Real Estate



DIVINE
RESIDENCES
by CityBlue

THE BEST
PROPERTY
INVESTMENT IN
EAST AFRICA





Furnished & Serviced Residences, Nairobi Kenya

Developed by VAAL Real Estate, branded by CityBlue & managed by VALOR Hospitality Partners – Divine Residences offers a concept that is unlike any other in East Africa.

This is more than just a property investment opportunity but a partnership that ensures the highest returns for your investment.





A Treasure to be Discovered

Divine Residences is truly a treasure waiting to be discovered. Not only is each apartment designed with international hotel standards in mind, but it is furnished with custom-made furniture created specifically for it. Every detail in design, finishing, and furnishing is directly hand-picked by our interior designers to ensure maximum elegance and comfort for future tenants. What makes Divine Residences a landmark project is that investors don't worry about their property returns once they've purchased the unit. We take care of every single task from finishings and furnishings to service and management. All you have to do is relax and wait for your return on investment.

Of course, it does not end here.

To ensure top notch hotel services are offered to all guests, our intercontinental management and hospitality partners plan, train and hire high-level staff. They also proudly bear the responsibilities of budget & revenue planning, marketing for the units, maintenance, cleaning and any other needs that assure the satisfaction of investors and guests.

The Best Property Investment In East Africa.

This smart project by VAAL Real Estate Kenya is not only ideal for Kenyan investors but for any foreign investor who can cleverly grasp this opportunity.

The 252 Apartments with one and two bedrooms are being sold fully furnished and serviced. You can make your property investment without worrying about furnishing or renting out your unit. The professional partners with +40 years of experience will take care of all the hustle for you.



DESIGNED
FOR LOCAL &
INTERNATIONAL
INVESTORS





Fully Furnished

To ensure the highest quality of furniture, every piece will be custom made and imported from Europe. Designs by HBA will create an atmosphere that will be truly Divine. Yes, Fully Furnished. This means furnished down to the towels, rugs and covers. Everything a tenant may need or want will be at the tip of their fingers.

Pooled Income

Owners whose apartments don't get rented out have nothing to worry about with our Pooled Income plan. At the end of the month, all Divine Residences returns go into one pool. Then, they are distributed among investors based on the size owned. This ensures a monthly return.

Revenue Share

With the Revenue Share Model, all operational expenses are paid from the hotel groups Revenue Share, no matter how high the revenue or expenses are. This brings the huge benefit of sharing all risks with the hotel group and it also results in no monthly Service Charges to be paid by the investors.

Return Of Investment

The hotel model with professional marketing and a mix of daily and monthly bookings duplicate the return on investment as compared to a standard, long term tenant model. Combined with the international branding & management you are ensured highest returns from 12-14%, possibly higher.

World Class Interior Design & Finishes

The Interior Design has been developed by HBA, the world leading Hospitality Design Firm. After analysing the Kenyan and especially the Nairobi Hospitality Market, HBA came up with a design that will attract international and local business travellers alike. The design direction is Classic Contemporary with a touch of eclectic.





Luxurious Amenities



RECEPTION AREA



RESTAURANT



HEATED SWIMMING POOL



FITTED GYM



LOUNGE



FULL BACKUP GENERATOR



HIGH SPEED LIFTS



VIEW INTO THE GREEN



BUY A
RESIDENCE



TYPE A & N

138.21 m²

2 Bedrooms



145.93 m²

2 Bedrooms

TYPE B & M

TYPE C

85.01 m²

1 Bedroom



102.86 m²

1 Bedroom

TYPE D & K

TYPE E & J

85.64 m²

1 Bedroom



88.8m²

1 Bedroom

TYPE F & I

TYPE G & H

92.31 m²

1 Bedroom



94.18 m²

1 Bedroom

TYPE L

TYPE P

66.68m²

1 Bedroom



67.06 m²

1 Bedroom

TYPE Q



93.89 m²

2 Bedrooms

TYPE O

TYPE R

66.18 m²

1 Bedroom



66.52 m²

1 Bedroom

TYPE S



90.21 m²

2 Bedrooms

TYPE T



TYPE U

93.78 m²

2 Bedrooms



BUILT BY
EXPERTS
MANAGED BY
EXPERTS





Your World Connected.

The luxurious Divine Residences are located along Riverside Lane off Riverside Drive, the ideal location for the concept. The UN Blue Zoned area is home to several embassies and is attracting more and more international companies. This ensures high occupancy for the Divine Residences.



G4S German Embassy



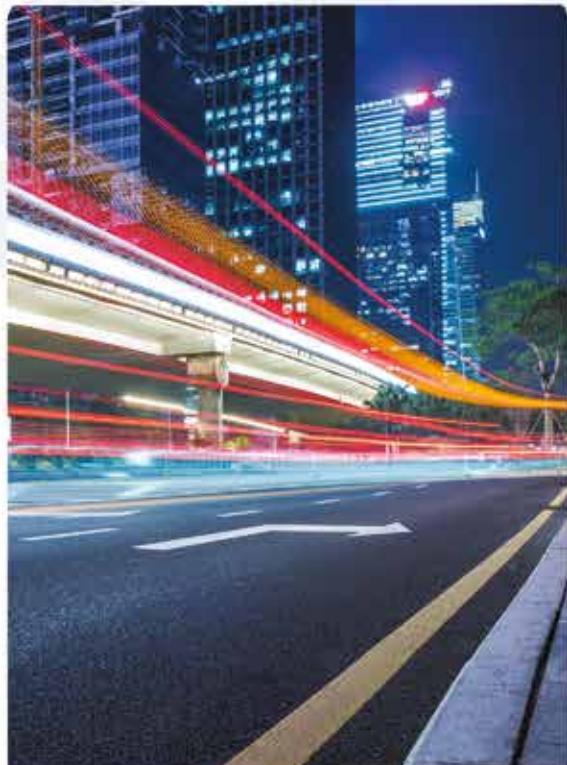
IOM REGIONAL
OFFICE KENYA



Philippine
Embassy



Calm. Serene. Upmarket. High-End.



ACCESSIBILITY



SAFETY



SCHOOLS



SHOPPING



RECREATION CENTER



FACILITIES

PARTNERS
WITH MANY
YEARS OF
INTERNATIONAL
EXPERIENCE





City Blue Hotels

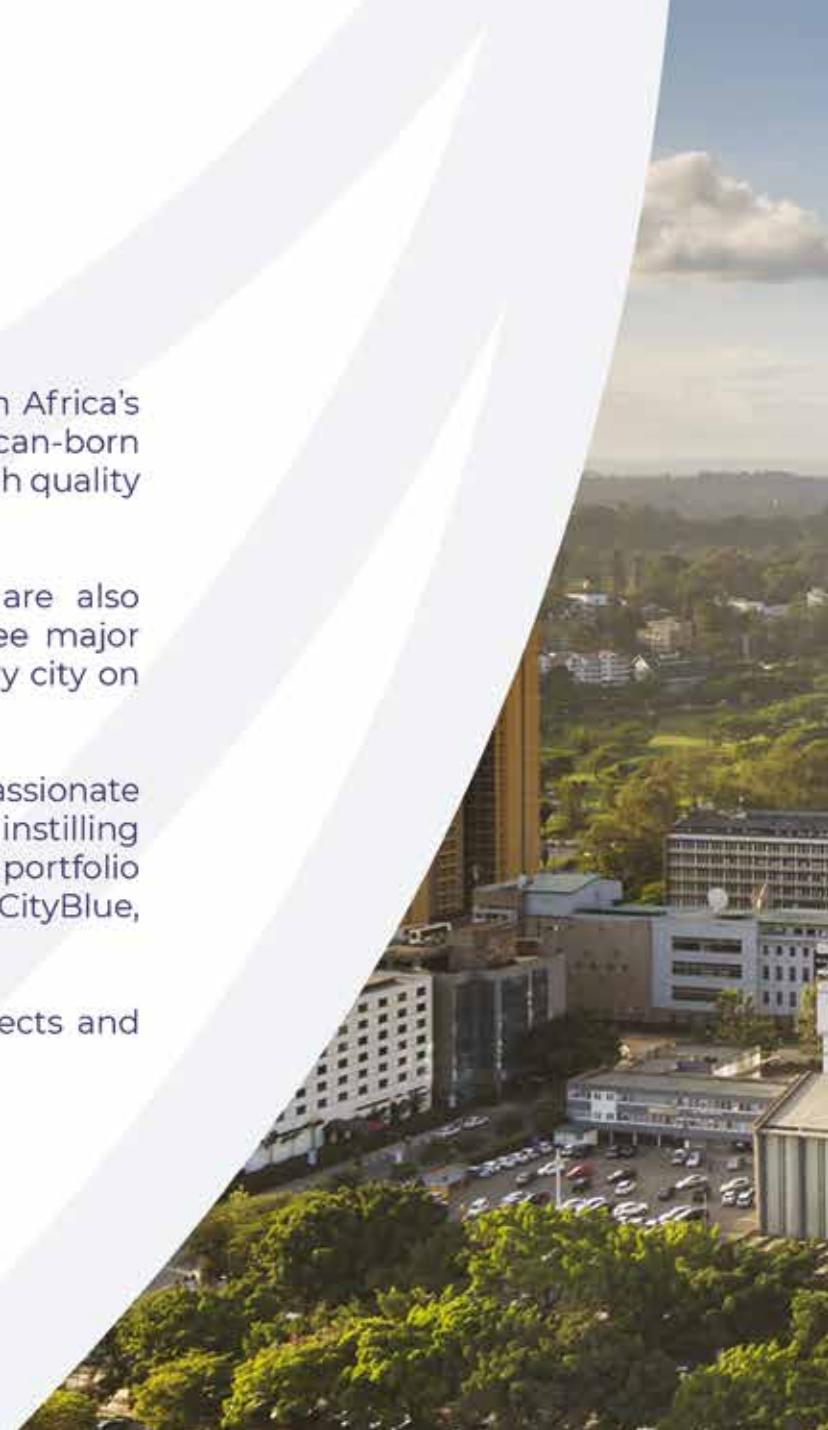
Africa's Fastest Growing Hotel Chain

CityBlue is a borderless, branded group of hotels in Eastern and Southern Africa's major cities, supported by a world-class digital infrastructure. As an African-born business, it was founded in 2012 with immense passion to truly establish high quality hotel experiences in Africa and the Middle East.

While focused on business clientele, CityBlue's current eight hotels are also conference and leisure friendly, located in three African port cities, three major interior capitals, a rainforest near the source of the Nile and one secondary city on the Victoria Falls.

In the years since it was established, CityBlue has built a reliable and passionate team of local and international professionals from the ground-up, instilling discipline, growing standards and fostering a sense of family. CityBlue's portfolio features four sub brands, which together capture the group spirit: Urban by CityBlue, CityBlue Hotel & Suites, Residences by CityBlue and Lodges by CityBlue.

CityBlue will add Divine Residences to their portfolio of world-class projects and make sure it shines as bright as the rest of their managed hotels.





VALOR Hospitality

The Management Partners

Valor Hospitality Partners is a proven Global hospitality management company with headquarters in the US, UK, South Africa, Asia, and The Middle East. They manage more than 85 Hotels worldwide.

Driven by excellence and achievement of top and bottom-line targets, the Valor teams take pride in delivering superior, reimagined guest service experiences. This has resulted in multiple awards for the development of hotels and resorts nationally and internationally.

Valor Hospitality provides honest, hands-on experience developing hotels and resorts, which has been recognized as being the best in its categories not only financially, but critically, from an exemplary guest experience perspective. Each guest is viewed and treated as unique in nature. This is, in their view, quite simply, the true essence of hospitality and an absolute to success.

Valor is here to ensure every single tenant of Divine Residences is treated like they are the only tenant in the building. This promises a hospitality experience that cannot be found anywhere in the region.



VAAL Real Estate

The Gateway to Property Investment in Africa

VAAL Real Estate is a preeminent Real Estate Developer with over 15 years experience serving buyers of luxury property in Africa. Since 2017, we have offered the Kenyan market a blend of modern architecture, unrivaled innovation, experience and market knowledge.

We have built our reputation around providing impeccable service, professional advice and timely delivery.

Our culture places the consumer at the center, catering to local and international clientele alike by assessing each investment for its individual needs before executing bespoke strategies towards fulfilling them. With Divine Residences we are bringing a new concept to the market that is custom made for local and international Investors.





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