



MI VIDA HOMES



MI VIDA
MY HOME, MY LIFE





ABOUT MI VIDA

Mi Vida Homes is a Kenyan residential real estate developer known for delivering investment-grade developments within large, master-planned urban ecosystems. With a disciplined focus on location, execution certainty, and long-term asset performance, the company has established itself as a trusted player through projects within the Garden City ecosystem, including Garden City Residences, Amaiya Garden City, and 237 Garden City.

Building on this foundation, Mi Vida introduced Keza by Mi Vida, comprising Keza Laika and Keza Riruta, to meet demand for well-located, efficiently priced apartments with strong rental and resale potential, reinforcing its commitment to disciplined delivery and long-term value creation.



MI VIDA ELEVATING QUALITY OF LIFE AND INVESTMENT VALUE

Mi Vida offers a unique blend of quality and sustainability through thoughtfully designed urban green living spaces across all its projects. By prioritizing wellness, smart design, and environmental responsibility, Mi Vida ensures a superior quality of life for residents—ultimately driving stronger returns on investment for both end users and investors alike.





OUR PORTFOLIO

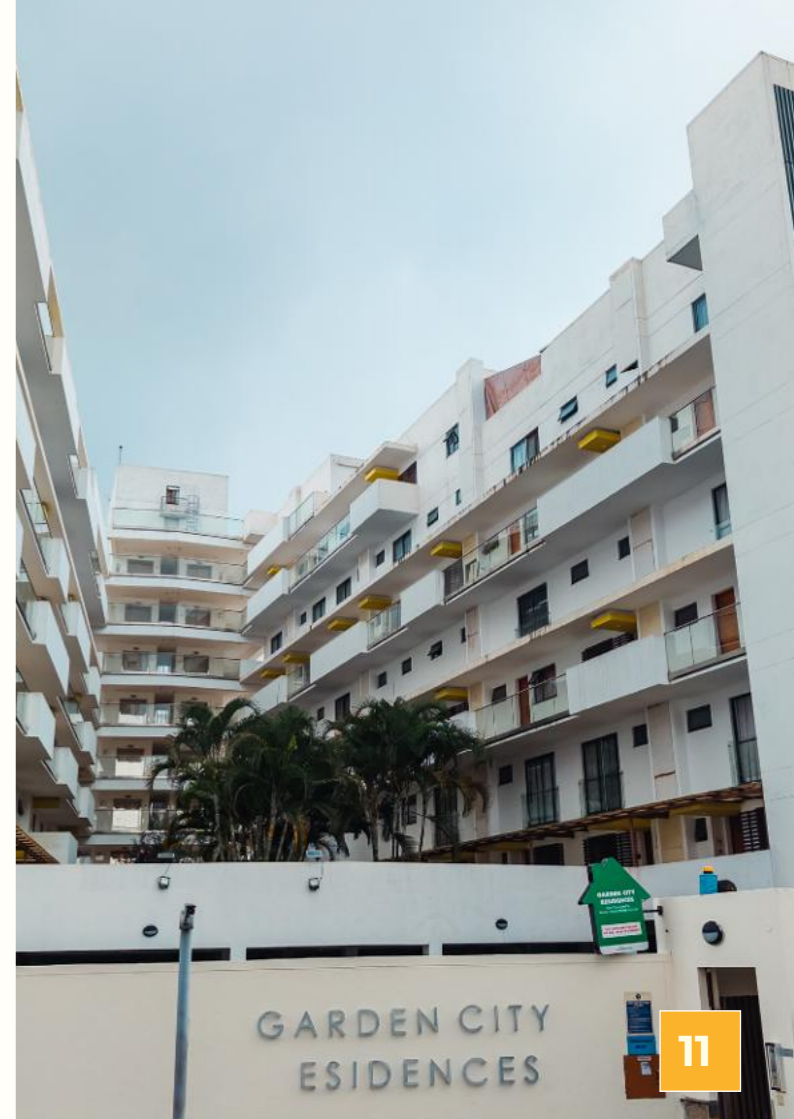




GARDEN CITY RESIDENCES

Completed 2016 (Sold Out)

- 2 & 3 Bedroom Apartments & Duplexes
- 3 Bedroom Apartments, Duplexes,
- 4 Bedroom Villas
- 2 Bedroom Duplexes remaining
- Yielding units available for investors
- Yields upwards of 9%
- Asset Management for stress-free investing

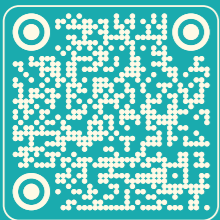


GARDEN CITY
RESIDENCES

▪ 2 & 3
BED APARTMENTS
& DUPLEXES

▪ 4 BEDROOM
VILLAS

START PRICE
KES 19,000,000



AMENITIES

- 22m Heated Pool
- Club House
- Gym
- 3-Acre Park
- Kids Play Area
- Private Mall Entrance





AMAIYA

BY MIVIDA

Live A New Life

AMAIYA GARDEN CITY

- 128 Middle-Income Residential Units
- 1- Bedroom Apartments
- 1 & 2- Bedroom Duplexes
- 3 Bedroom Apartments
- 2 & 3 Bedroom Duplexes and Apartments (Sold Out)
- 2 Bedroom Duplexes Available
- Flexible 2-year payment plan
- Prices from KES 8.5M – 17M

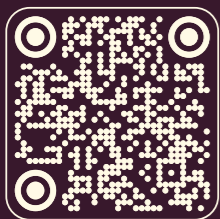


■ 1 BED APARTMENTS

■ 1 & 2 BED DUPLEXES

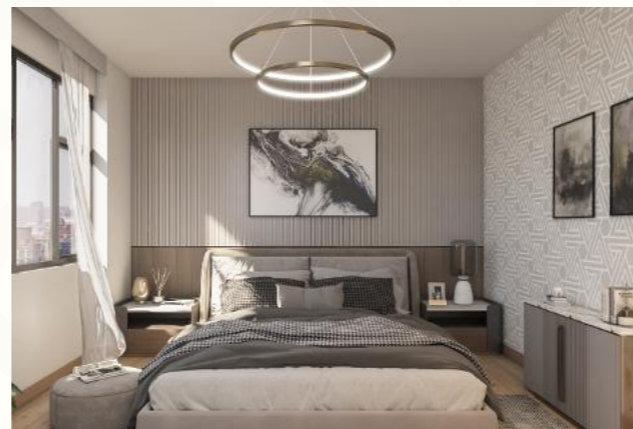
■ 3 BED APARTMENTS

START PRICE
KES 8,500,000



AMENITIES

- 22m Heated Pool
- Club House
- BBQ Deck
- Gym
- 300m Jogging Track
- Kids Play Area
- 1-Acre Park





GARDEN
CITY

237 GARDEN CITY

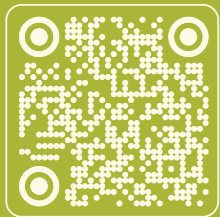
Phase 1 Complete

237 Garden City by Mi Vida has been designed to provide a unique investment opportunity in affordable housing. Nestled within Garden City, an already established **47-acre** mixed-use development, 237 offers an affordable entry price into owning a share of Garden City.



STUDIOS, 1 & 2
BED APARTMENTS

START PRICE
KES 8,400,000



AMENITIES

- Co-working Space
- Kids Play Area
- Access to 3-acre Park
- Direct Access to Garden City Mall
- Roof-top Terrace





237 Lulu

237 LULU

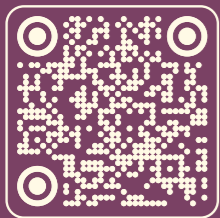
Off Plan

- 224 Units of Luxury Affordable Housing
- Mini 1, 1, 2 & 3 Bedroom Apartments Available
- Prices from KES 5.75M - 15M
- Flexible Installment Payment Plan



■ MINI 1, 1, 2 & 3
BEDROOM
APARTMENTS

START PRICE
KES 5,750,000



AMENITIES

- Two Pools
- Commercial High Street
- Lower and Rooftop Landscaped Gardens
- Co - Working Space





156 ELARA

AT TATU CITY

156 ELARA

Come Home for Life

Discover a neighbourhood where every detail is designed to make life feel beautifully grounded.

156 Elara, set within the heart of Tatu City's master-planned community, offers more than homes — it offers a lifestyle built on intention, care, and long-term value.

156 Elara is the true luxury: connected, serene and designed for families to thrive.

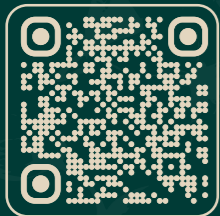


■ 3- & 4-
BED DUPLEXES

■ 3- & 4-
BED TOWNHOUSES

■ 4- BED
TRIPLEXES

START PRICE
KES 26,000,000



AMENITIES

- Heated pool + baby pool
- Residents' lounge
- Gym
- Restaurant
- Basketball & tennis court
- Bicycle path
- Kids' play area
- Wi-Fi Pergola seating



KEZA LAIKA

RUAKA'S URBAN OASIS

Located in Ruaka on **3.7 acres** of landscaped gardens with a fruit tree orchard - a memorable differentiator for families and first-time investors.

Location story

- **~5 mins** to Two Rivers
- **10 mins** to Village Market
- **25 mins** to Nairobi CBD.

Projected rental yields of **8-9%** and projected capital appreciation above **25%**.

30-month instalment plan:

10% on offer letter, **10%** on sale agreement and **80%** spread from construction start.



■ 1- BED
PENTHOUSE

■ 1-, 2- & 3-
BED APARTMENTS

START PRICE
KES 5,900,000



AMENITIES

- Co-working with free Wi-Fi
- Residents' lounge + outdoor gym
- Kids' play park + fitness zones
- Backup generator + borehole water
- Courtyard framed by fruit trees





KEZA

RIRUTA'S URBAN OASIS

RIRUTA'S URBAN OASIS

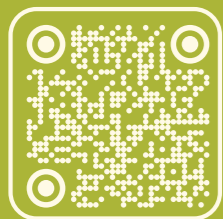
Phase 1 complete; 154 units were handed over to buyers in 2025.

Phase 2 comprises of **480 units** with institutional investors (HIS, Utabibu Investment & a Local Pension Fund) already buying **40%**.



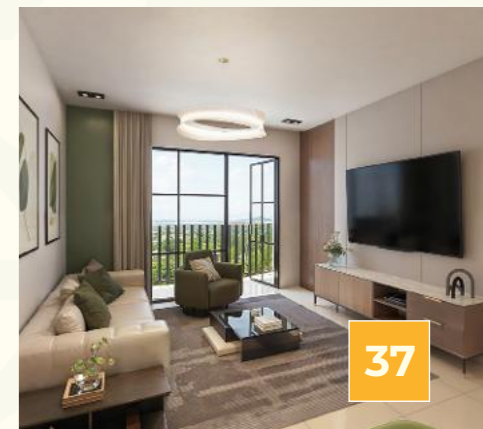
- PREMIUM STUDIOS
- 1-, 2- & 3-BED APARTMENTS

START PRICE
KES 2,700,000



AMENITIES

- Park
- Clubhouse
- Gym
- Pool
- Sky Gardens
- Backup Utilities





WHY MI VIDA HOMES



Proven Track
Record of over
a decade



Up to 18% Dollar
Rental Leads



Property Management
Services Available



On-Time Delivery
Of Projects



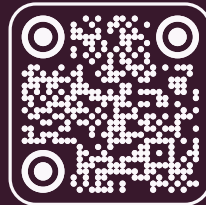
Trusted & Quality
Construction



LEED & IFC Edge
Certified



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