



**KONGOWEA
VILLAGE**
EXPERIENCE LLIVAGE

STAY . SHOP . SOCIALISE



LLIVAGE

“Llavage” originates from the concept of community living, rooted in the notion of "Village living," where all needs are conveniently accessible.

It symbolises a place where people stay, shop, and socialize and experience holistic living.



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THE JOURNEY

WHY?

In Mombasa, about 85% of residents rent, yet the current housing stock is inadequate. We believe that a home must be much more than just "four walls and a floor." Unstructured urban sprawl leads to dysfunctional cities, strains infrastructure, and severely impacts the quality of life.

HOW?

A functional city requires well zoned, master-planned precincts. Kongowea Village has been specifically designed on the most current Urban planning philosophy: "the walkable, 15-min city." We embrace the efficiency of practical modernism to uphold traditional societal values and have meticulously designed Kongowea Village to enhance your quality of life.



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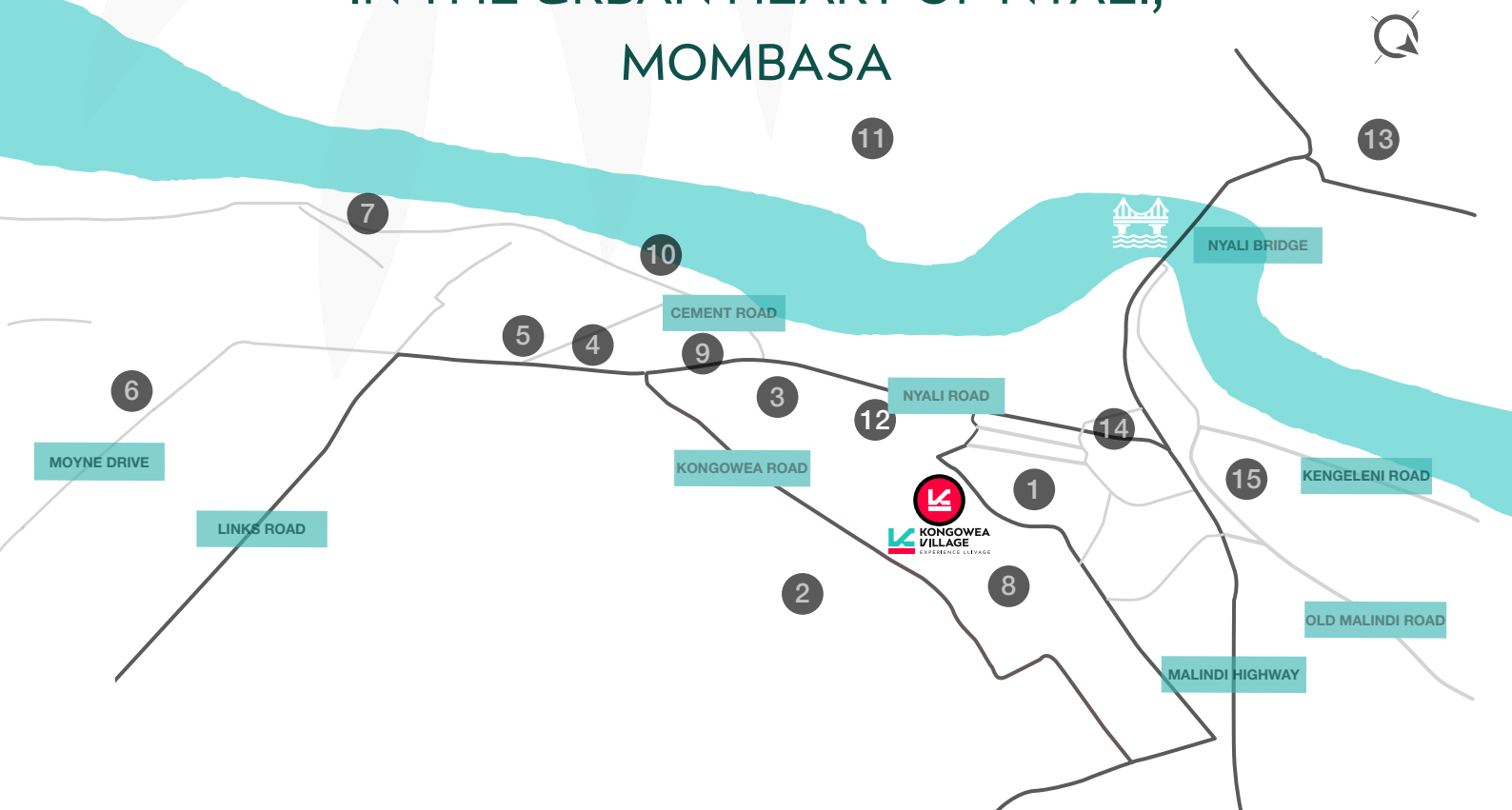


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WHERE? AT KONGOWEA VILLAGE IN THE URBAN HEART OF NYALI, MOMBASA



MAP LEGEND:

- | | | |
|--------------------------|--------------------------------|------------------------------------|
| 1 KONGOWEA MARKET | 6 NYALI POLICE STATION | 11 COAST GENERAL HOSPITAL |
| 2 CHIEF OFFICE, KONGOWEA | 7 HOTEL ENGLISH POINT, MOMBASA | 12 KHER COUNTY STADIUM |
| 3 MASJID RAHMA MOSQUE | 8 KONGOWEA PRIMARY SCHOOL | 13 TECHNICAL UNIVERSITY OF MOMBASA |
| 4 NYALI CINEMAX | 9 RATNA SQUARE | 14 KENGELENI CENTRE |
| 5 CHANDARANA FOOD PLUS | 10 TAMARIND MOMBASA | 15 JOCHAM HOSPITAL |



<2 Minutes to
Kongwea Market



<5 Minutes to
Nyali Bridge



5 Minutes to
Nyali Cinemax



10 Minutes to
Mombasa CBD



20 Minutes to
Bamburi



25 Minutes to
Moi Intl Airport



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*USD equivalent, payable in KES. Advertised price subject to exchange rate fluctuations

PROVIDING A COMPREHENSIVE LIFESTYLE EXPERIENCE

SUSTAINABLE LIVING AND DESIGN



Natural
Ventilation



Maximise
Daylight



Solar
Shading



Walkability

COMMUNITY AND CONNECTIVITY



Community
Integration



Mixed Use
Development

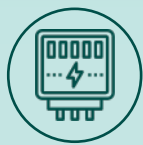


Connectivity



Ultimate
Location

CONVENIENCE AND ACCESSIBILITY



Pre-paid
Electric Meters



Pre-paid
Water Meters



Optional Rooms
with Balcony



Disabled
Friendly



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DIVERSE . URBAN . UNIQUE

Kongowea Village stands out as a vibrant urban center, rich in local diversity and characterized by its unique charm.

It provides a comprehensive lifestyle experience, encompassing a wide array of amenities and services.

From residential options starting at just KES 2.1M, Kongowea Village ensures that every resident receives excellent value for their money.

Design Thinking at its core embodies modernity, sustainability, and convenience, going beyond the norms of an average village.



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A photograph of two young children, a boy and a girl, sitting at a wooden table and playing with colorful geometric blocks. The boy is on the left, wearing a colorful striped shirt, and the girl is on the right, wearing a grey sweater. They are both looking down at the blocks with concentration. The background is slightly blurred, showing a window and some furniture.

NURTURING BRIGHT FUTURES: SAFE PLAY AREAS FOR EVERY CHILD



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SAVOR THE MOMENTS BY
DINING AND CREATING CONNECTIONS



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YOUR HOME, DESIGNED FOR VALUE



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STUDIO

Settle into our cosy, budget-friendly studio apartments where comfort and practicality seamlessly intertwine. Experience our intricately designed spaces, offering a perfect blend of function, form and value for money. Discover the ideal haven to call your home without compromising on quality.



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Buy from
KES 2.1M
Area
19.5 SQM


STUDIO

Offering a compact yet comfortable living experience.

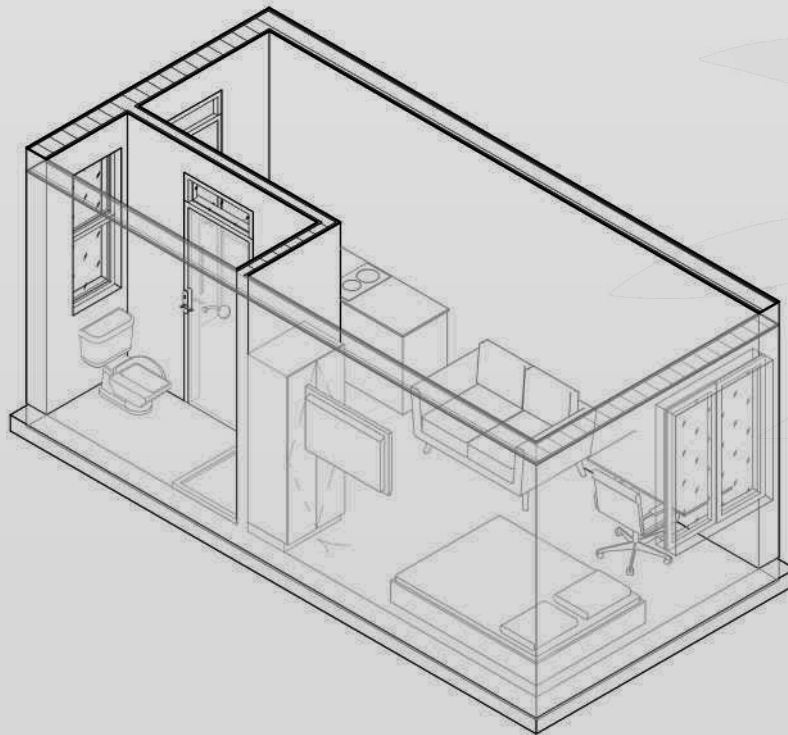
At 19.5 square meters, these units come with quality kitchenette, a bathroom, and a spacious bedroom/living area.



Rent from
KES 12,000 PM



Mortgage from
15,793 PM



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Buy from
KES 2.5M
Area
22.5 SQM

STUDIO PLUS

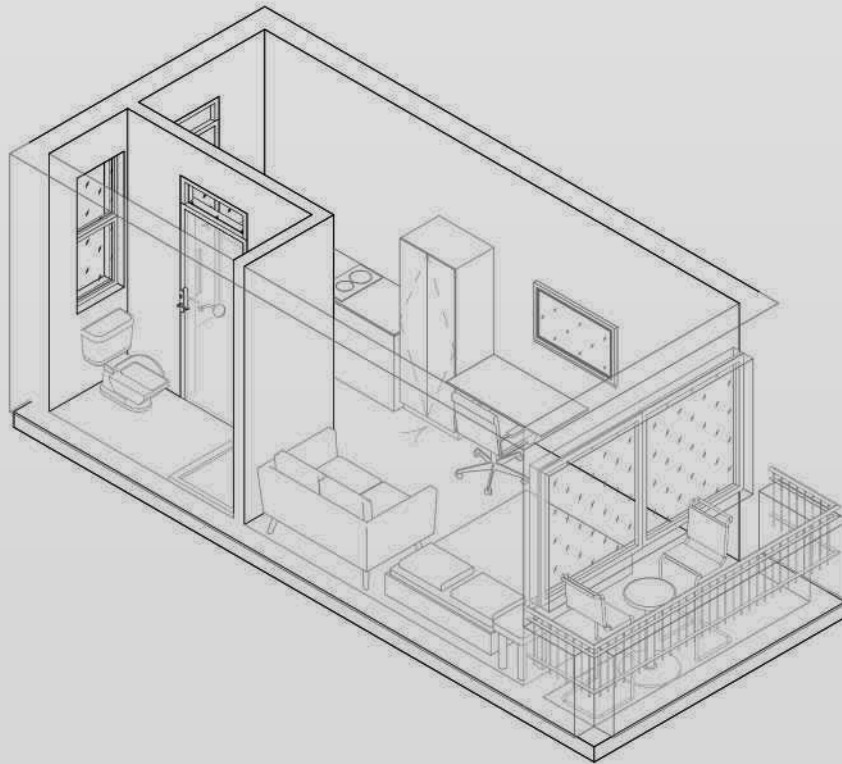
Discover the perfect solution with our Studio XL+ units, meticulously designed to exceed your expectations. Spanning 22.5 square meters, these apartments offer a premium kitchenette, a bathroom, a spacious bedroom/living area, and a balcony for enjoying fresh air.



Rent from
KES 14,500 PM



Mortgage from
19,134 PM



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Buy from
KES 2.5M
Area
22.5 SQM

STUDIO XL

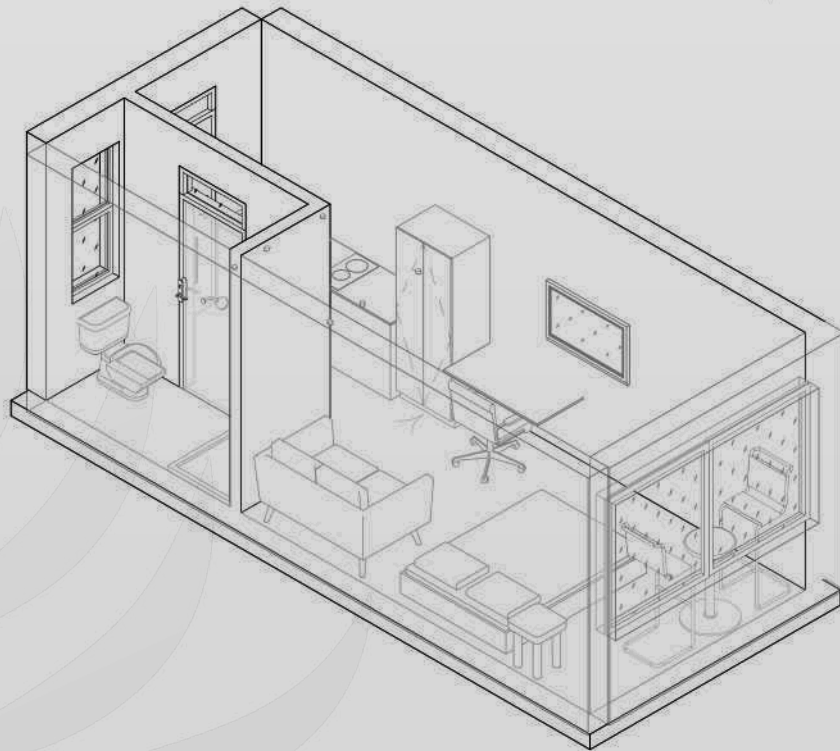
Experience the essence of nature indoors with our Studio XL apartments. Boasting 22.5 square meters of space, these units feature a high-quality kitchenette, a bathroom, and a generously sized bedroom/living area.



Rent from
KES 14,500 PM



Mortgage from
19,134 PM



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PLAY, LAUGH, THRIVE; DISCOVER THE JOY OF
KONGOWEA VILLAGE



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1 BED

Explore the village and Mombasa from our inviting one-bedroom apartment where comfort and value for money balance effortlessly.

Unwind in the welcoming atmosphere of our meticulously crafted living areas, providing a natural blend between personal privacy and the dynamic energy of the community outside.

Discover the ideal haven to call your home without compromising on quality.



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Buy from
KES 3.4M
Area
31.5 SQM

1 BED

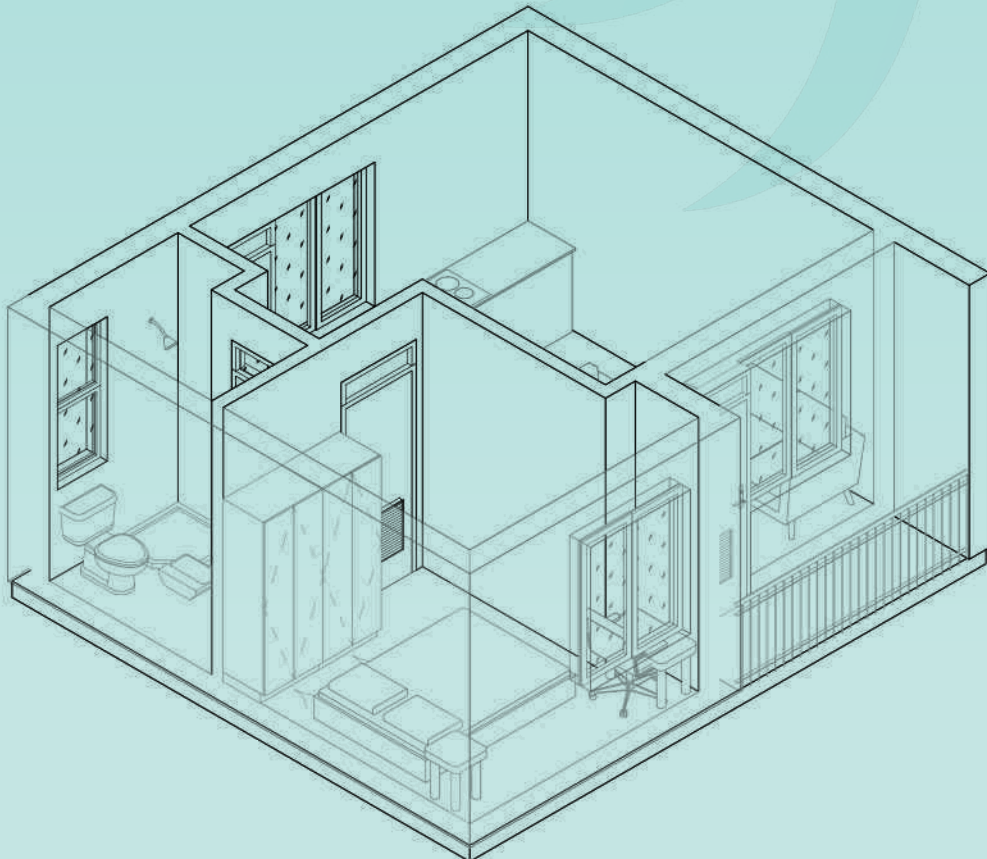
Ideal for individuals who prioritize privacy and luxury. Spanning 31.5 square meters, these residences feature a well-appointed kitchen, a bathroom, and a separate bedroom.



Rent from
KES 20,000 PM



Mortgage from
25,755 PM



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Buy from
KES 3.8M
Area
31.5 SQM

TWODIO A

Ideal for Buy-to-let investors and individuals seeking communal living without compromising on privacy. Spanning 31.5 square meters, these apartments feature two distinct bedrooms, each accompanied by its private bathroom and a shared kitchenette.



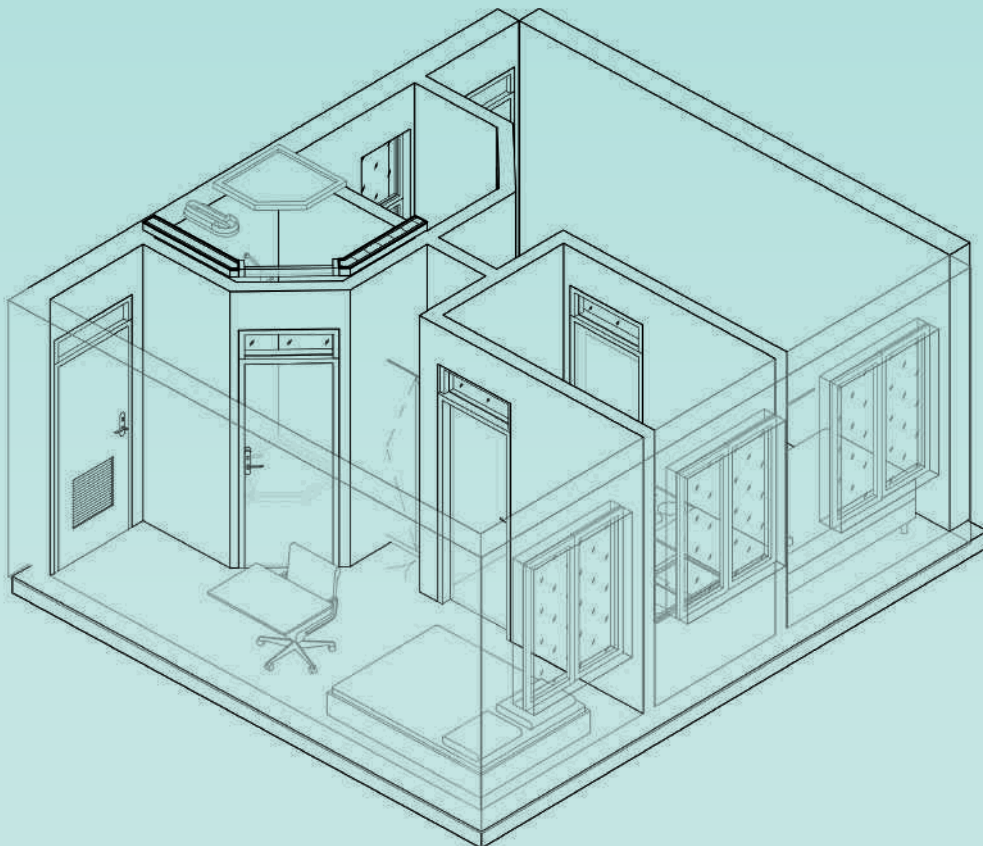
Rent from
KES 11,000 PM



Mortgage from
28,832 PM



Colive
Live Shared



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Buy from
KES 3.8M
Area
31.5 SQM

TWODIO B

Ideal for those entering the real estate market for the first time. Spanning 31.5 square meters, these residences feature a high-quality kitchenette and two rooms - a spacious master ensuite and a cozy ensuite.



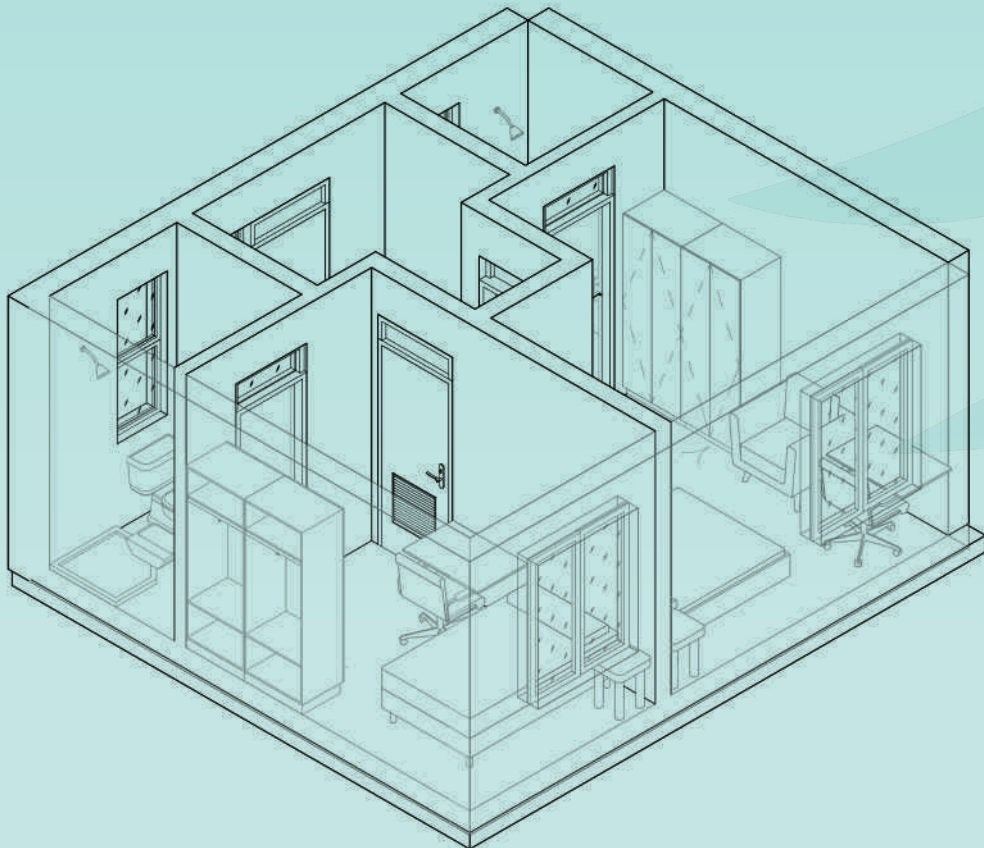
Rent from
KES 11,000 PM



Mortgage from
28,832 PM



Colive
Live Shared



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2 BED

Imagine a home, tailored for the modern young family embarking on their homeownership journey. Envision a home where modern living spaces are designed with quality construction and family-friendly layouts, providing a safe and vibrant environment for families to grow. Welcome to your new beginning, where every detail is crafted to enhance your family's urban living experience.



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Buy from
KES 5.1M
Area
48 SQM

2 BED 1 BATH

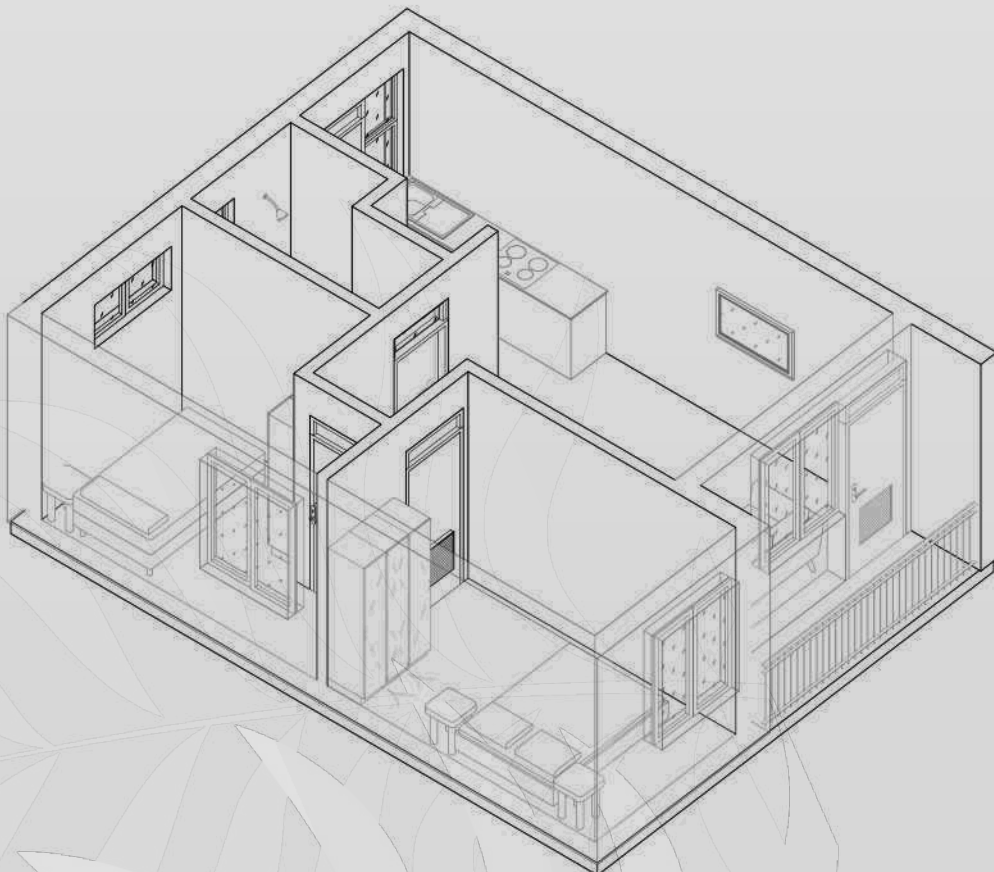
An ideal dwelling for families and those sharing living quarters. Spanning 48 square meters, these residences boast a fully equipped kitchen, a bathroom, and two distinct bedrooms.



Rent from
KES 29,000 PM



Mortgage from
38,875 PM



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Buy from
KES 5.9M
Area
52 SQM

2 BED 2 BATH

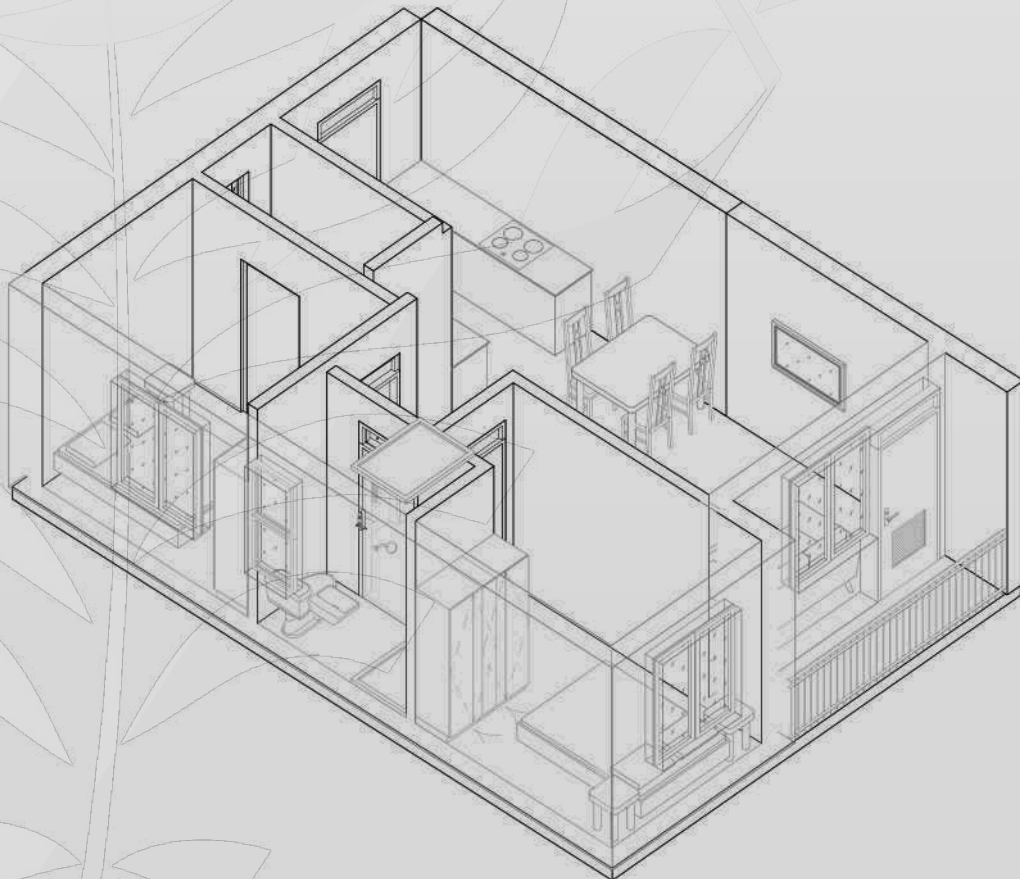
Indulge in the opulence of our 2-bedroom, 2-bathroom apartments, providing a lavish living experience. Spanning 52 square meters, these residences feature a premium kitchen, two bathrooms, and two distinct bedrooms.



Rent from
KES 34,500 PM



Mortgage from
44,970 PM



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EXPERIENCE THE JOY OF FAMILY LIFE IN A HOME
DESIGNED FOR COMFORT AND CONNECTION



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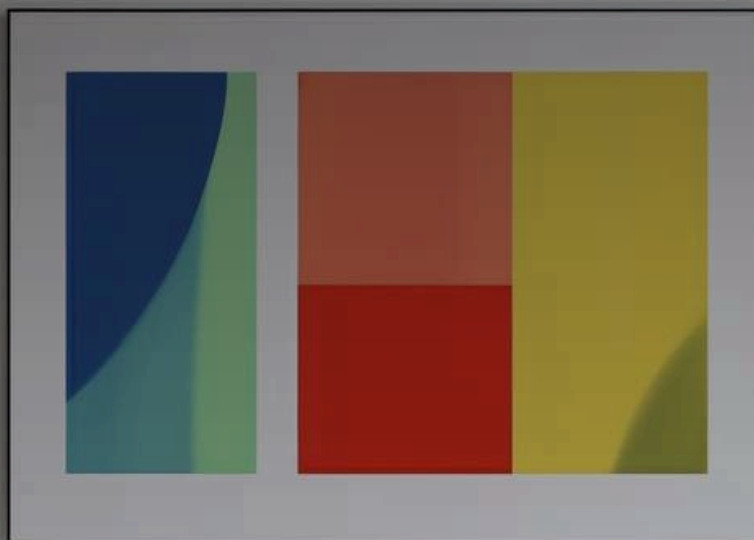
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3 BED

Immerse yourself in the pinnacle of city life with our exquisite 3-bedroom apartments.

Envision a home where every corner is a testament to modern design, with an open-plan layout that invites sunlight to dance across the room, harmoniously merging private spaces with shared living areas to enrich your family's experience.

Embrace this sanctuary of intricacy, your perfect abode, where quality is never sacrificed.



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Buy from
KES 8.6M
Area
80 SQM

3 BED

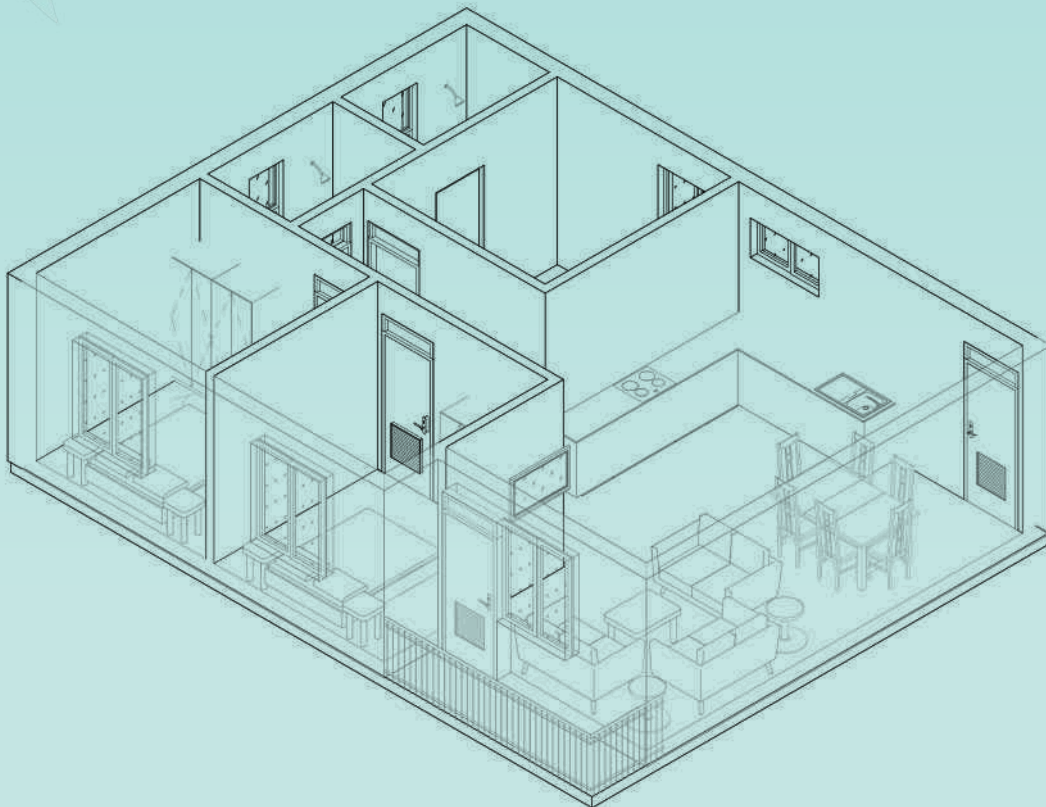
Our three-bedroom apartments provide ample space with three separate bedrooms and two bathrooms, catering perfectly to larger families or roommates seeking additional room. Spanning 80 square meters, they offer plenty of space for relaxation and entertainment.



Rent from
KES 50,000 PM



Mortgage from
64,791 PM



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COLIVE | 10 BED 10 BATH

Discover the future of urban living with our state-of-the-art co-living facility, designed to cater to the dynamic lifestyles of students, young professionals, and digital nomads.

Our modern spaces offer the perfect blend of comfort, convenience, and community, making it an ideal investment opportunity for buy-to-let investors looking to capitalize on the growing trend of shared living spaces.

With amenities that foster collaboration and creativity, residents can enjoy a vibrant, connected life while investors benefit from a property positioned at the forefront of the rental market.



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Rent from
KES 11K
Per Month Per Room
Area
171 SQM

10 BED 10 BATH

Our Colive Apartments offer an unparalleled living experience, featuring shared communal areas and private bedrooms. Tailored for individuals who cherish both community and personal space, they present an ideal lifestyle option for students, young graduates, professionals, and remote workers.



Colive
Live Shared



Ultimate
Location



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DISCOVER THE JOY OF LIVING TOGETHER AND
CREATING LASTING BONDS

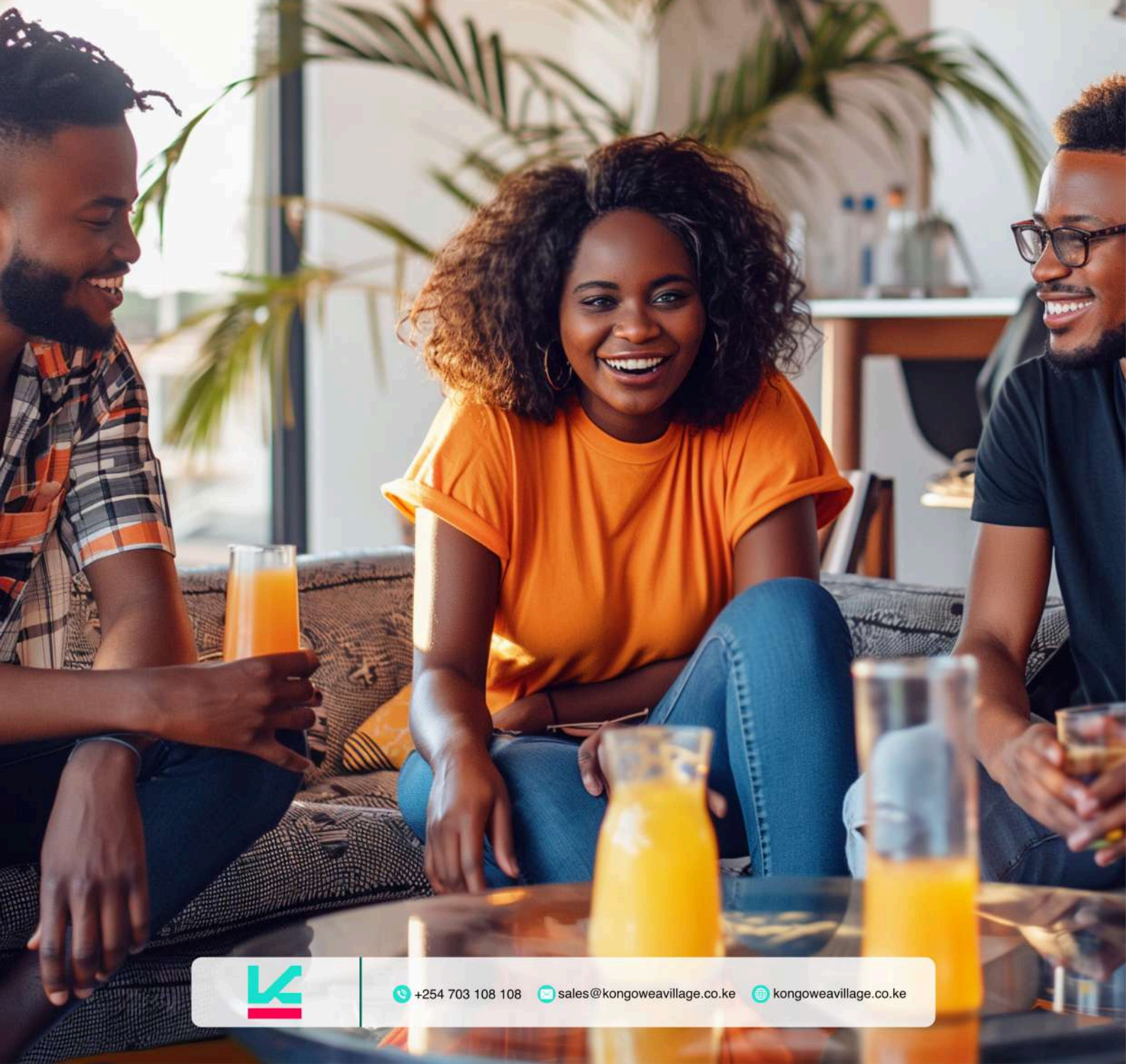


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EMBRACE THE LIVELY SPIRIT OF COMMUNITY LIVING
WITH FRIENDS NEW AND OLD



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SHOP

The charming street-inspired design of the retail area within Kongwea Village offers convenient accessibility for both residents and visitors alike. This vibrant space invites you to explore and indulge in a seamless blend of convenience and community charm.



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KONGOWEA VILLAGE FEATURES A HIGH STREET DESIGN

Step into the future while embracing the charm of the past at our mixed-use development, nestled in the heart of the city.

Our one-stop retail hub is a modern-day village square, offering a vibrant blend of traditional high street ambiance with contemporary conveniences.

Picture cobblestone pathways guiding you to chic boutiques, artisanal eateries, and innovative tech spaces, all meticulously crafted to foster a welcoming community hub for shopping, socializing, and conducting business.

It's not just a place to visit; it's a place to experience and be part of a living legacy.



Food Court



Mini Marts



Laundrette



Banks



Medical Services



Green Grocers

For further information, please reach out to us at

hello@kongoweavillage.co.ke,

using the subject line "Retail"



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SOCIALISE

Imagine a place where the heart of the city pulses with the warmth of a village community. Our mixed-use development is not just a space to live and work, but a vibrant hub where neighbours meet and friendships flourish. Here, socializing is part of the daily rhythm, as natural as the morning sun. With shared areas designed to encourage interaction and a calendar full of events, it's a place where every face is familiar, and the sense of belonging is as tangible as the cityscape around you. Welcome to modern living with a neighbourly soul.



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IMMERSE YOURSELF IN COMMUNITY LIFE

Kongowea Village isn't just a place to live; it's the heartbeat of a community. Here, every street and home buzzes with the spirit of togetherness, fostering civic pride and social progress in Mombasa. It's a sanctuary where young families, students, and investors find not only a roof over their heads but a place where dreams take flight amidst a vibrant hub, integrating expansive public spaces, healthcare amenities, and a dynamic shopping district.

Kongowea Village is not just a place to live—it's a place to belong. Join us in shaping a future where community spirit fosters a brighter tomorrow for Mombasa and beyond. Embrace the Llivage lifestyle—where your home extends beyond your front door.



Play Area



Salon



Restaurants



Entertainment



Daycare



Gym



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YOUR INVESTMENT



7% Yield

15% Capital Appreciation

A unique investible asset class

A prime location

A true inflation hedge



>7% Yield with short lets Passive

Income:

Watch your money grow



KMRC Mortgage Compliant

Own now

Pay over time



**High Traffic Community for your
Retail Business**

Exposure to footfall of
approximately 35,000 persons a day



Green Building

Sustainable building for
sustainable living



Rental Management

A fully managed
secure environment



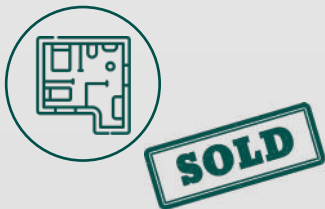
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PAYMENT OPTIONS



Off Plan

10% discount*

Deposit: 20% Upfront

Balance: 80% at Ground break

*Limited Offer



Early Bird

7.5% discount*

Deposit: 20% Upfront

Balance: 80% at Ground break

*Limited Offer



Cash Offer

5% discount*

Deposit: 20% Upfront

Balance: 80% at Ground break

*Limited Offer



Payment Plan

Deposit: 10% Upfront

Deposit: 10% ground break

Balance: 80% over installments

during construction



Keys Handover

Deposit: 10% Upfront

Deposit: 10% ground break

Balance: 80% Keys handover



Mortgage*

Deposit: 10% Upfront

Deposit: 10% ground break

Balance: 80% Keys handover

*KMRC Mortgage facility available through our partners

Institutional / Corporate plan
will be based on respective proposals for blocks / phases



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HOW TO GET STARTED



SELECT YOUR HOME

1. Send us your inquiry:
 - ☑ Call us on 0703 108 108
 - ☑ Email us on sales@kongoweavillage.co.ke
 - ☑ Visit kongoweavillage.co.ke and fill in the contact form
2. Choose your payment plan



RESERVE YOUR HOME

1. Receive an Offer
2. Pay your deposit & processing fee
3. Sign the reservation form



OWN YOUR HOME

1. Sign a Sales Agreement
2. Complete payment as per your payment plan
3. Receive your Keys!



STAY . SHOP . SOCIALISE



Discover a place where quality living is not just a concept but a way of life.

Welcome home to Kongowea Village, where your dream lifestyle awaits.

For inquiries and bookings, please contact us using the information below.



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[/kongoweavillage](https://www.instagram.com/kongoweavillage)

