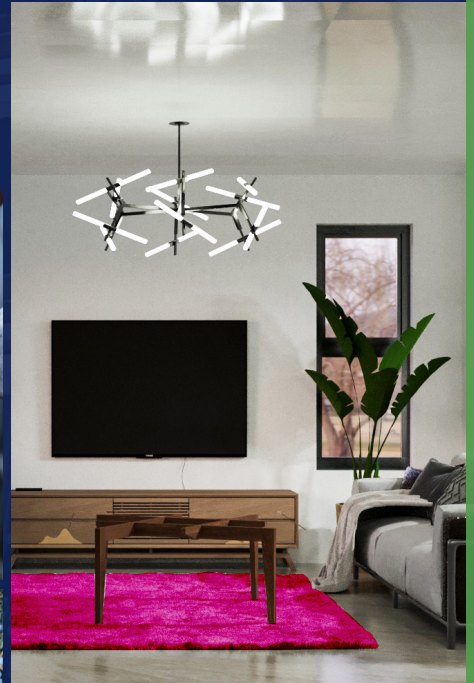


# EVERSTRONG MASKANI

PROVIDING REAL ESTATE INVESTMENT AND  
DEVELOPMENT SOLUTIONS



## MaskaniBora

A Hassle-free route to creating dream homes

## WHO WE ARE

Everstrong Maskani is a real estate development firm with expertise in innovative, planning, design, construction and real estate investment solutions.

Everstrong Maskani has developed the MaskaniBora Offering which is a turnkey solution for our clients with Everstrong Maskani handling the development of homes from concept design to completion.

## MASKANIBORA

The MaskaniBora Offering seeks to assist landowners maximize the use of their hard-earned property investment by providing a hassle-free route to creating dream homes.

This offering alleviates the burdensome design and construction process that individuals wishing to build dream homes in Kenya deal with by seamlessly integrating the design and development processes.

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MaskaniBora Offering offers the following services

### I. Design Services

Constitute a project team composed of appropriately qualified persons to provide the following services:

- a. **Architectural Services:** Planning and developing designs for new construction projects, alterations and redevelopment.
- b. **Quantity Survey Services:** Provide necessary advice and opinion on matters of cost.
- c. **Civil & Structural Engineering Services:** Ensure the structural integrity of buildings by designing safe, stable and durable structures.
- d. **Mechanical, Electrical and Plumbing Engineering Services:** design the the mechanical, electrical, and plumbing systems.

### 2. Approvals processing

We assist our clients secure building permits and licenses and ensure compliance with building by-laws and site health and safety requirements.

The following are the approvals required:

- a. Change of user.
- b. County Project approvals
- c. NEMA approvals
- d. NCA Project Registration.

### 3. Construction

We ensure the project is actualized using the right quality of materials verified by project consultants and quality workmanship to ensure durability, serviceability and safety of the homes constructed.

### 4. Project Management

We ensure that the project is delivered on time, cost-effectively and in good quality through planning, coordinating, and monitoring all aspects of the design and construction process.

### 5. Property Management

We offer services of managing properties on our clients' behalf at an agreed fee. We offer the following services;

1. Tenants' placement and management
2. Collection of rent
3. Maintaining the property and upkeep of grounds
4. Lease and accounting management
5. Ensure Statutory /legal compliance
6. Investment appraisals

### 7. Project Financing

We finance 10% of project cost at the beginning of the project allowing our clients pay for actual services rendered. This ensures financial integrity of the projects being undertaken.

Additionally, we offer the option of an escrow account on a need basis that releases funds only after services are rendered and/or works have been completed.



**WE SPECIALISE IN INNOVATIVE  
PLANNING, DESIGN,  
CONSTRUCTION AND REAL  
ESTATE INVESTMENT SOLUTIONS.**

## VALUE PROPOSITION

### 1. Expertise and Experience:

With an average of 15 years of real estate investment and development experience our team members have (as individuals) designed and developed more than 250 residential houses. From concept to completion, we've successfully delivered a diverse range of construction projects, showcasing our proficiency in the field.

### 2. Dedicated Project Management:

Our dedicated project management team ensures that every aspect of a project is meticulously planned and executed. We believe in transparent communication, keeping our clients informed at every stage and ensuring that our clients' vision align seamlessly with the reality we create.

### 3. Quality Craftsmanship:

Craftsmanship is at the heart of what we do. Our skilled and certified professionals

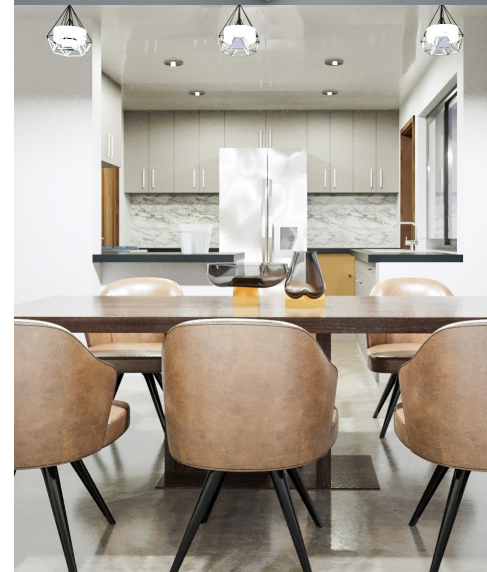
are committed to delivering high-quality workmanship that not only meets but exceeds industry standards. We believe in building structures that stand the test of time.

### 4. Client-Centric Approach:

Our clients' satisfaction is our priority. We understand that each project is unique, and we tailor our services to meet the clients' specific needs. Our client-centric approach means that we listen to clients' requirements, provide personalized solutions, and strive to exceed clients' expectations.

### 5. Competitive Pricing:

We believe in providing value for our clients' investment. Our competitive pricing ensures that clients receive top-notch construction services without breaking the bank. We are committed to maximizing the return on clients' construction investment.



# 10%

PERCENTAGE WE FINANCE  
AT THE START OF ANY PROJECT

THE MASKANIBORA  
OFFERING SEEKS TO ASSIST  
LANDOWNERS MAXIMIZE THE  
USE OF THEIR HARD-EARNED  
PROPERTY INVESTMENT.



# 15

AVERAGE NUMBER OF  
INDIVIDUAL YEARS OF  
EXPERIENCE



# +250

PROPERTIES DEVELOPED

## RISK MANAGEMENT

Individuals wishing to build their dream homes face the following risks which we mitigate through our value proposition



01



### Integrity risk:

Risk of being conned of their hard-earned investment.

02



### Financial risk:

Cost overruns due to several different factors.

03



### Compliance risk:

Lack of proper building documentation (relevant approvals).

04



### Quality risk:

Poor workmanship and negligence.

05



### Liability risk:

Lack of professional indemnity, insurance, and warranties from those involved in the construction.

## TYPICAL DESIGNS



### Tunda Typology

**Ksh 7.5-9M**

Tunda is a modern 3 -bedroom bungalow.

### HOUSE FEATURES

1. Spacious living room and dining room that could be open or closed to the kitchen.
2. Kitchen has an attached pantry/Indoor laundry room that opens to the yard.
3. Visitors' cloak room.
4. Master bedroom ensuite and other 2 bedrooms share a bathroom.
5. Bio-Digester inclusive for areas with no sewer connection.
6. Provisions to allow easy installation of solar, CCTV and intruder alarm in future. (These can be installed at an extra cost.)



### Mwanzi Typology

**Ksh 11-13M**

Mwanzi is a 4-bedroom Maisonette with an option of having a flat roof or traditional roof design.

#### HOUSE FEATURES

1. Spacious living room with outdoor deck and separate dining room that could be open or closed to the kitchen.
2. Kitchen has an attached pantry/Indoor laundry room and yard.
3. Guest bedroom ensuite.
4. Visitors' cloak room.
5. Master bedroom ensuite with a walk-in closet and balcony.
6. Bio-digester inclusive for areas with no sewer connection.
7. Additional roof top space for the flat roofed design.
8. Provisions to allow easy installation of solar, CCTV and intruder alarm in future. (These can be installed at an extra cost.)



### Tawi Typology

**Ksh 13.5-15.5M**

Tawi is a modern spacious flat roofed 4-bedroom Maisonette.

#### HOUSE FEATURES

1. Spacious living room and dining room that could be open or closed to the kitchen.
2. Kitchen has an attached pantry/Indoor laundry room that opens to the yard.
3. Guest bedroom ensuite.
4. Visitors' cloak room.
5. All bedrooms ensuite with the master bedroom having a walk-in closet and spacious balcony.
6. Bio-Digester inclusive for areas with no sewer connection.
7. Additional roof top space.
8. Provisions to allow easy installation of solar, CCTV and intruder alarm in future. (These can be installed at an extra cost.)

## PROJECT IMPLEMENTATION

### Our Approach

#### Architectural Design

We have developed typical designs that clients can pick from as well as bespoke design for those looking for unique solutions. We believe in the power of collaborative design to shape dreams and build a brighter future.

#### Project Phasing

The project shall be divided into four phases with key milestones to be achieved in each phase depending on the size and complexity of the proposed project and applicable client approval matrix and process as follows:



#### Stage 1

Sketch design and cost planning - **1 MONTH.**



#### Stage 2

Scheme design, detailed drawings & Approvals - **1 MONTH.**



#### Stage 3

Construction mobilization and site preliminaries - **1 MONTH.**



#### Stage 4

Construction - **6-9 MONTHS.**



Total project implementation period **9-12 MONTHS.**



Defects liability/Maintenance period- **6-MONTHS** post practical completion.



#### Contacts

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The schedule is **ONLY** indicative, and the project specific schedule would be mutually agreed in advance.

#### Project Funding

We phase out payments as per milestones achieved to ensure that the client receives value for their money and ensure financial integrity of the projects.

The client puts up a 10% deposit and we match the same to start the project. Other payments are done upon milestone completion.

When clients are financed by a bank we can deliver the project to completion and the bank releases the funds to Everstrong Maskani thereafter.

## DESIGN PARTNERS



#### Architecture By Cedar

Architecture by Cedar (ABC) is an architectural firm that offers services in Architecture, master planning and advisory consultancy. ABC specializes in crafting exceptional spaces that blend functionality, sustainability, and artistic expression, dedicated to transforming our clients' aspirations into reality.

#### PARTNERSHIPS

We have established agreements with land selling companies to market and recommend the MaskaniBora Offering to their clients who have purchased land.

