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**VorsaGroup**  
Real Estate



Welcome to  
**BROOKSIDE OAK**  
Residency

**1, 2 AND 3 BED APARTMENTS**

**MUGUGA GREEN - WESTLANDS**

**NEXT TO SAFARICOM HQ3.**



# Introduction

Located in the leafy suburbs of Westlands along Muguga Green road, Brookside Oak Residency redefines what it means to live and invest in Nairobi's most coveted address within the UN blue Zone.

This signature development blends architectural excellence with exceptional investment potential – designed for the discerning few who value both luxury and long-term returns.

**Estimated Construction Period: February, 2026 – June, 2029,  
40 Months Payment Plan.**



## Location Advantage

Just minutes away from the city's top lifestyle and business destinations.

- **Next door to Safaricom Headquarters**
- **7 mins to Sarit Centre**
- **7 mins to MP Shah Hospital**
- **9 mins to Nairobi International School (Senior Campus)**
- **16 mins to Village Market**
- **16 mins to United Nations Office**
- **20 mins to JKIA**





6mt DRIVE WAY

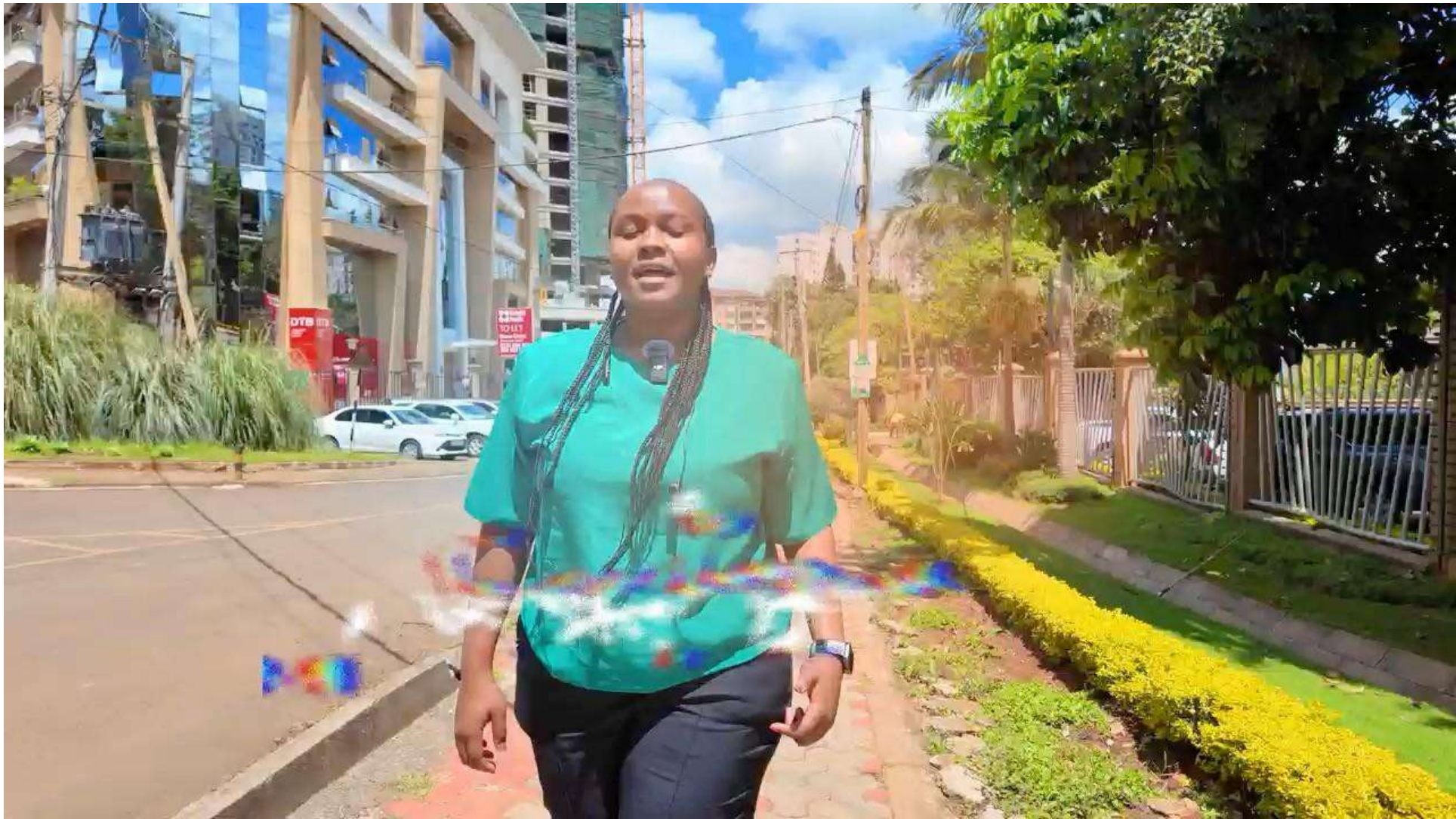
NEIGHBOUR

BROOKSIDE OAK

SAFARICOM  
HQ3

Bohra  
Prim

MUGUGAGREEN





A 26-floor high-rise residential development featuring 3 towers — Block A, B, and C, each with a modern design, a grand reception, and full facilities.

The building includes residency from the 5th to the 26th floor, amenities on the 4<sup>th</sup> floor and Rooftop, 6 levels for parking from Basement 2 to 3rd floor .

From design to execution, every detail is built to UN standards — offering both luxury and practicality.



  
BROOKSIDE OAK  
RESIDENCY

BLOCK A  
RECEPTION

OAK'S CAFE

BLOCK B&C  
RECEPTION

ENTRANCE

CAFE



# EXCLUSIVE AMENITIES

## *Rooftop*

- *Paddle court*
- *Sky Lounge*
- *Entertainment Surrounded by Garden Chill Zone*
- *Heated Swimming Pool*

## *4<sup>th</sup> FLOOR*

- *Indoor Heated Swimming Pools*
- *Fully Equipped Fitness Center*
- *Modern Home Working Hub*
- *Indoor Children's Play area*
- *Landscaped Garden*
- *Residents' Clubhouse*
- *Residents' Cinema*
- *Exclusive sauna*

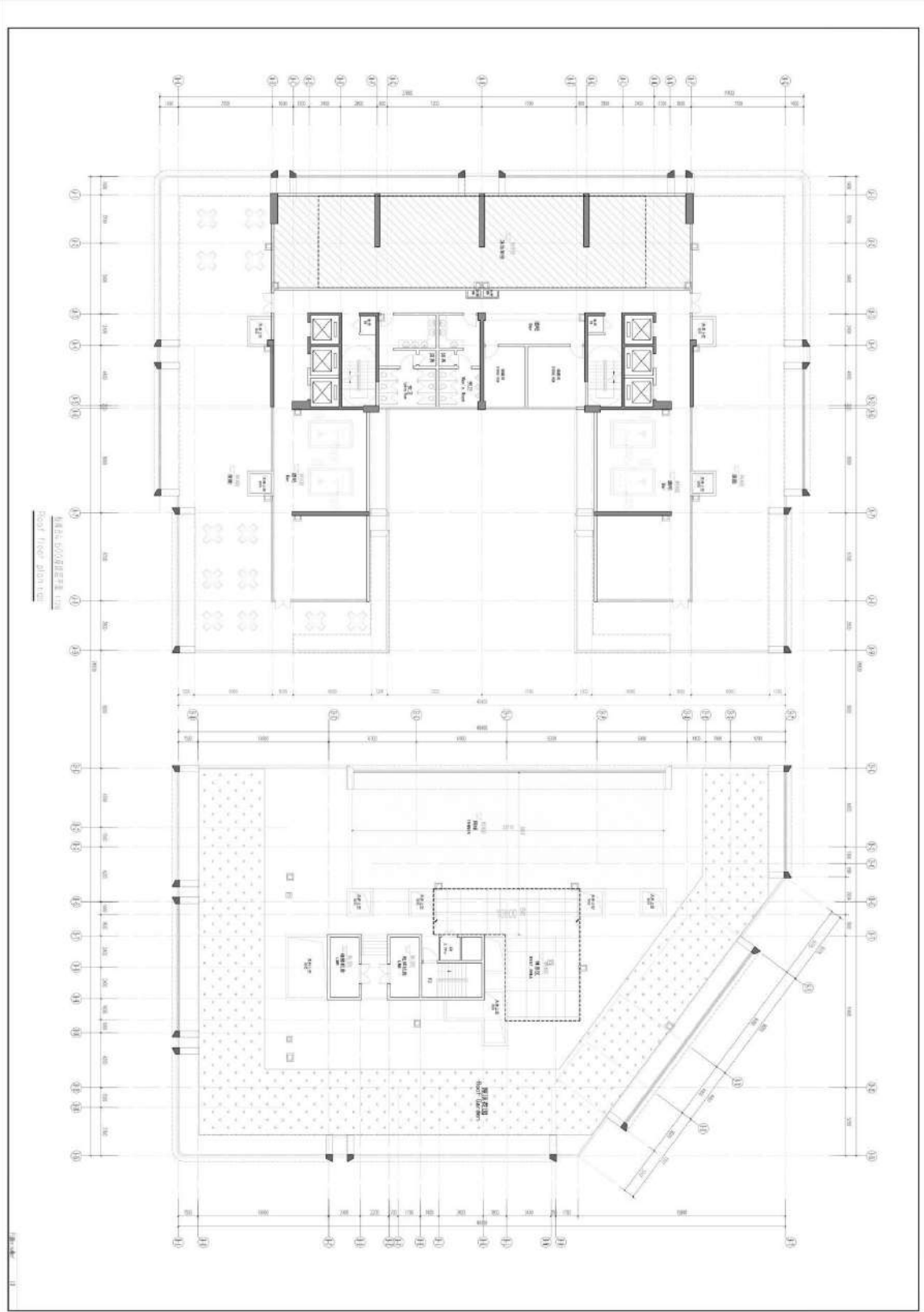
## *G FLOOR*

- *2 Grand Receptions and Concierge Desks*
- *Café and Minimart*
- *Security Measures with UN Standards*

# 4TH FLOOR AMENITIES LAYOUT

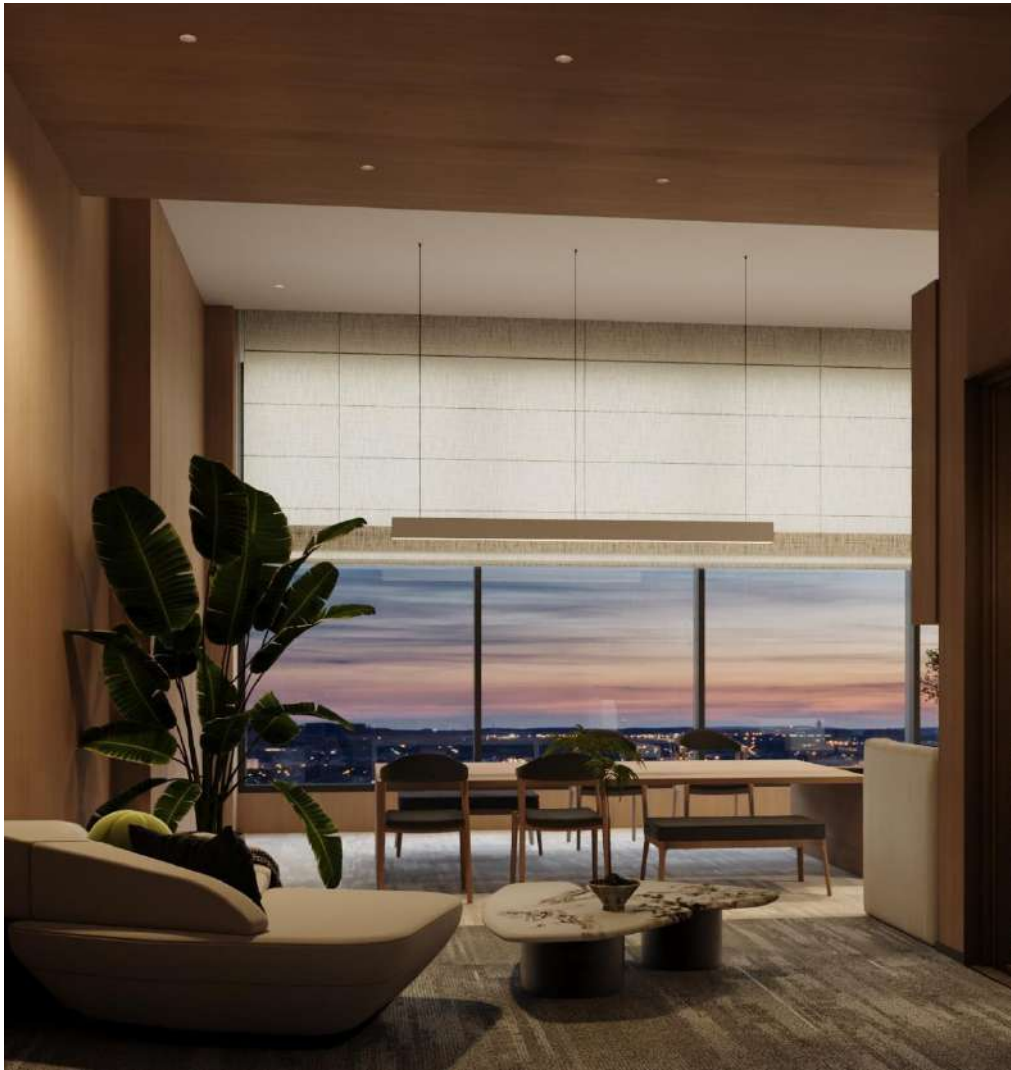


# ROOFTOP AMENITIES LAYOUT











**Amenities  
Renders**









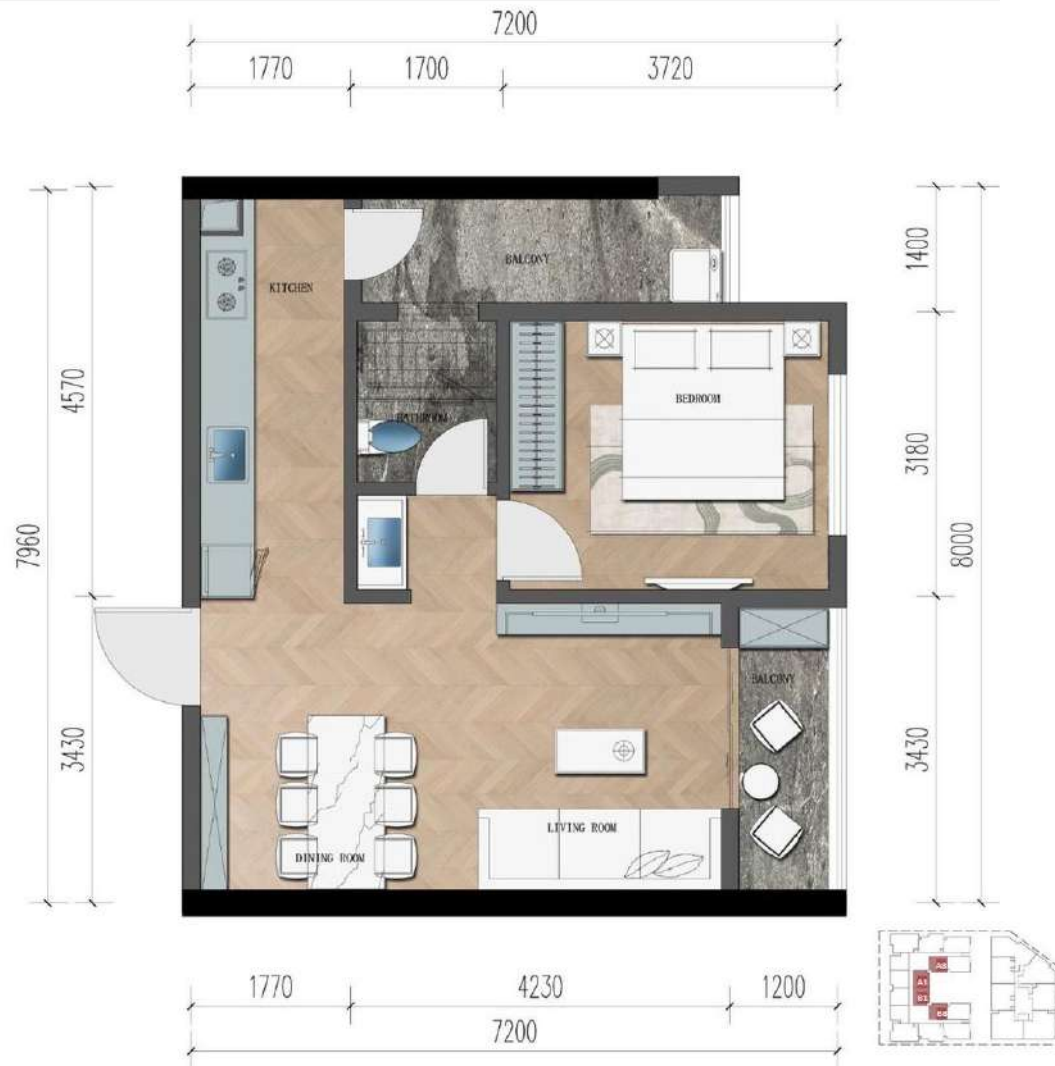
## TYPICAL FLOOR PLAN



- **1 & 2 BR IN BLOCK A AND B with 6 LIFTS**
- **3 BR IN BLOCK C with 4 LIFTS**

ONE BEDROOM

HOUSE TYPE: A1/B1/A8/B8 - 65SQM -  
FROM KES. 8.8M



- Skillfully designed to give the best ROI
- Spacious Kitchen
- Large dining and sitting area with balcony

ONE BEDROOM

HOUSE TYPE: A3 /B3 - 70SQM -  
FROM KES. 9.5M

- Balcony facing the road, accessible from the living and Bedroom
- Separate guest cloakroom
- Spacious ensuite bathroom with luxurious features i.e Bathtub & shower cubicle.



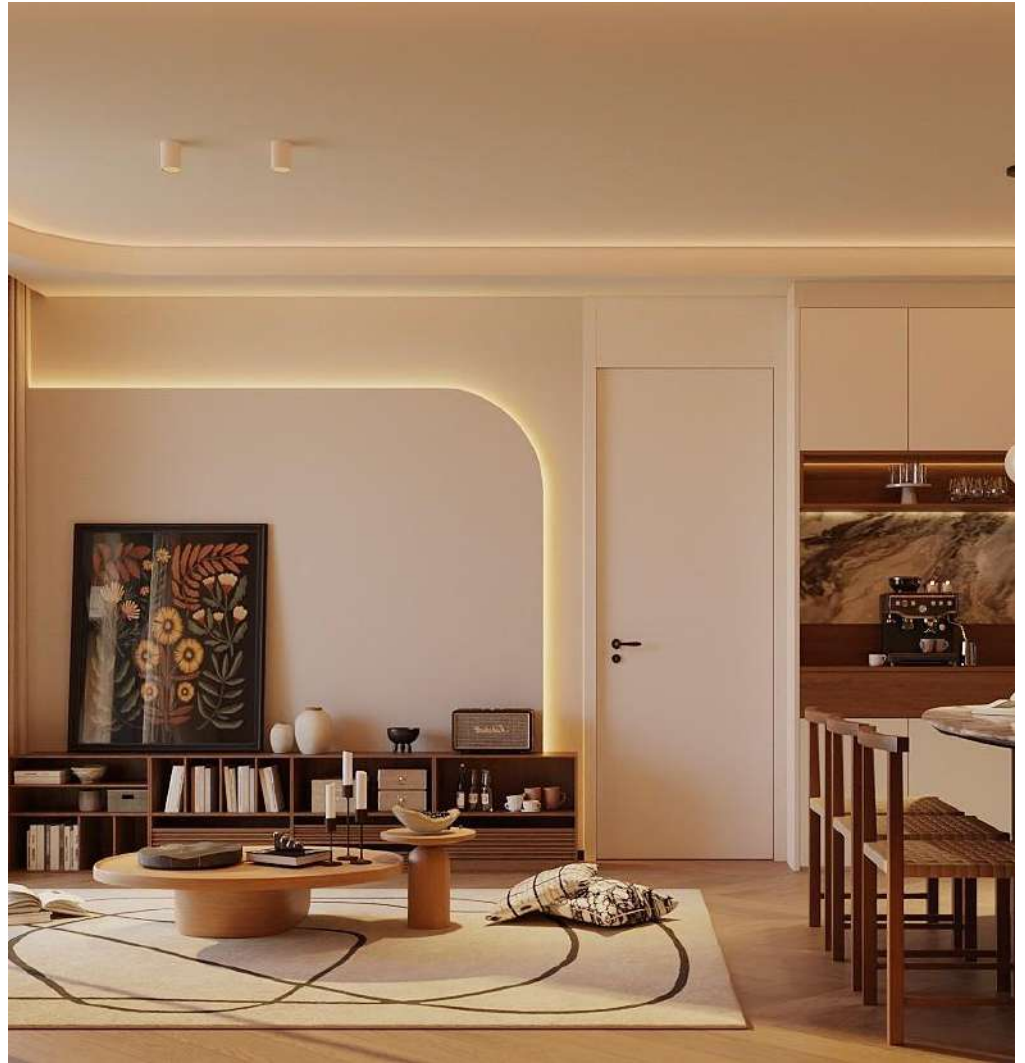
**ONE BEDROOM**

**HOUSE TYPE: A2/B2 -  
75SQM - FROM KES.10M**



- **Balcony facing the road, accessible from the Living and Bedroom**
- **Separate guest cloakroom**
- **Spacious ensuite bathroom with luxurious features i.e Bathtub and shower cubicle**
- **Larger laundry area**





ONE BEDROOM

HOUSE TYPE: A7/B7 -  
89SQM -FROM KES. 12M

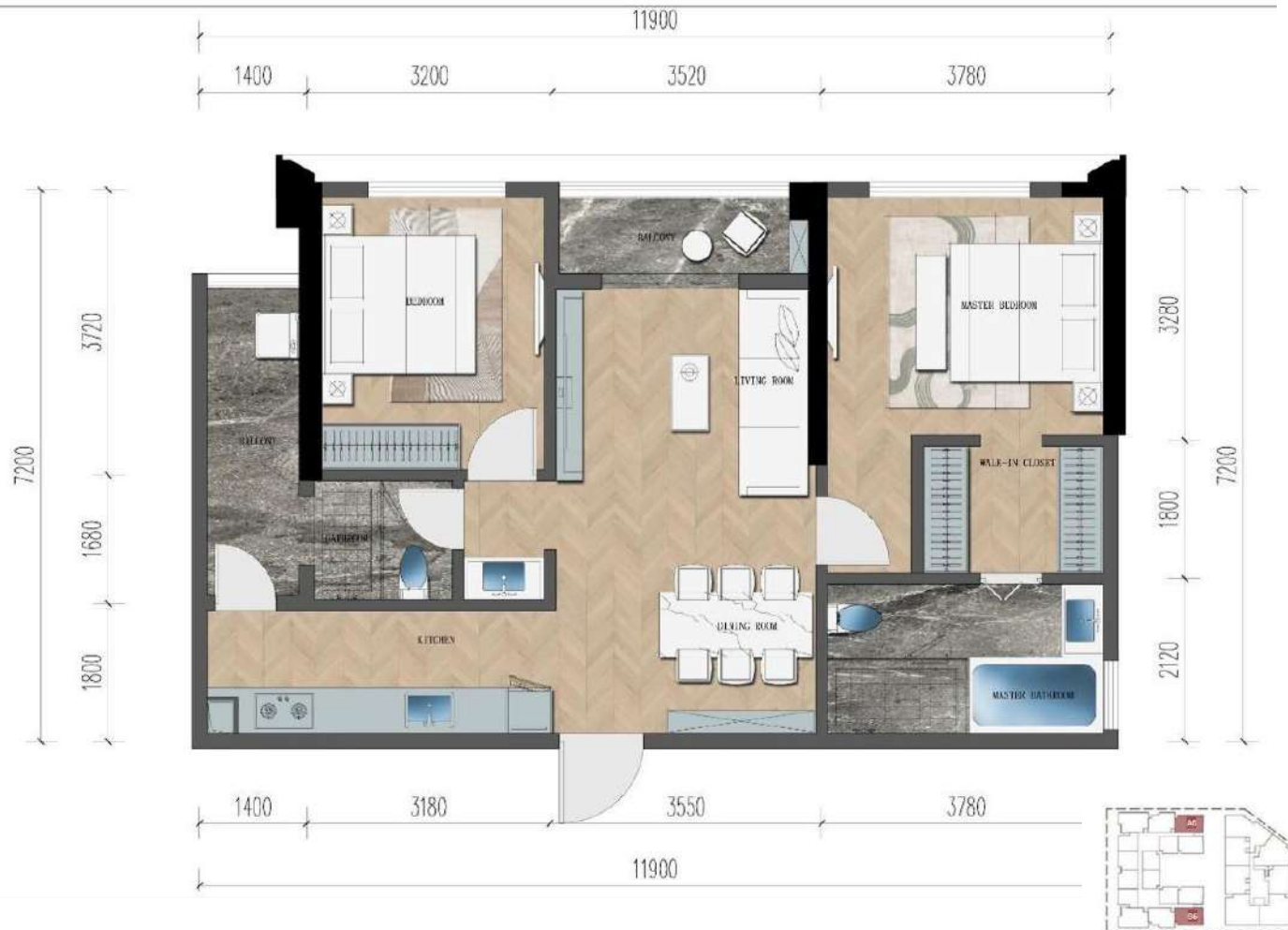
- Expansive living room with study space.
- Dining area with small island
- Separate guest cloakroom
- Spacious ensuite bathroom with luxurious features i.e Walking closet, Bathtub & shower cubicle





**TWO BEDROOMS**

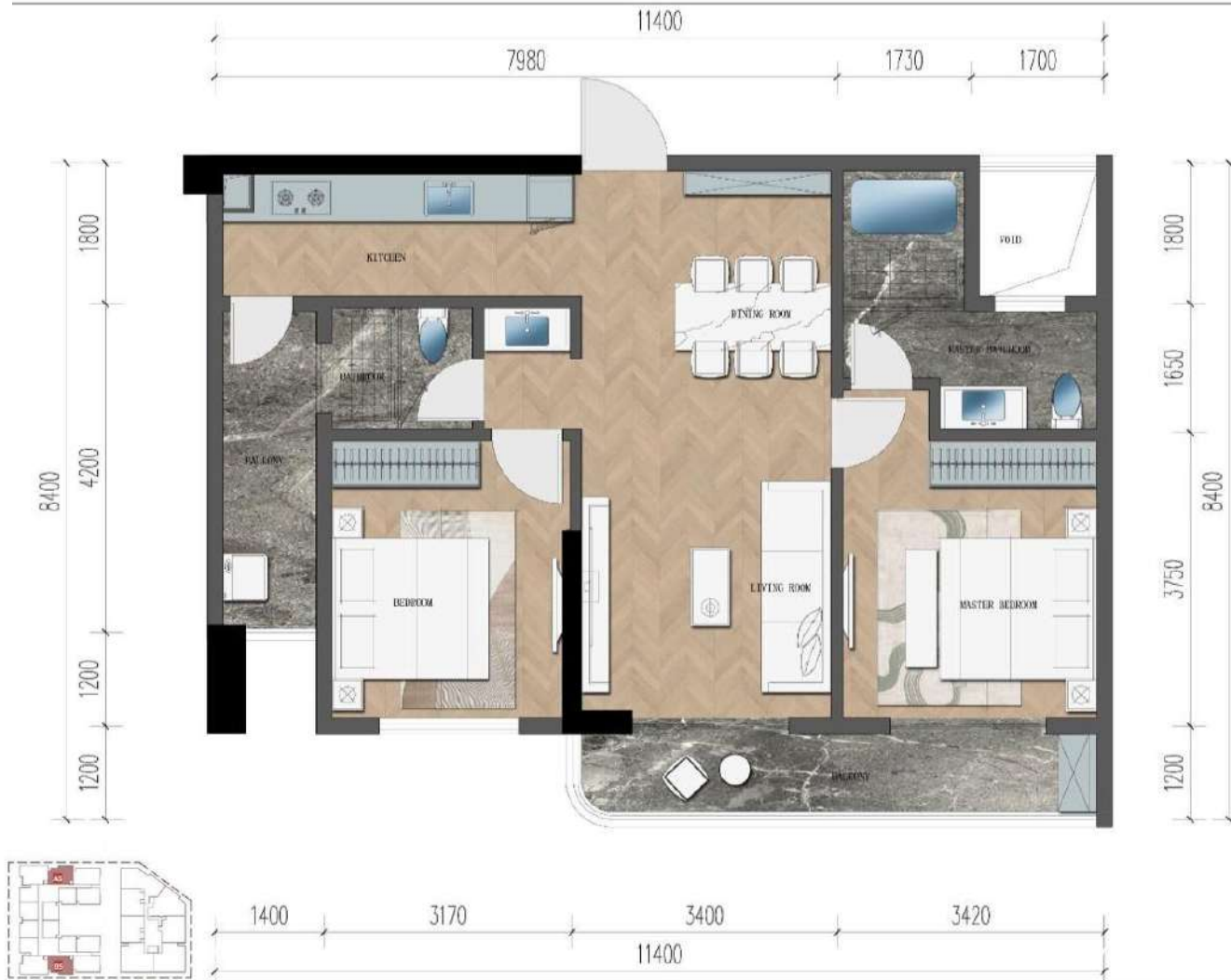
**HOUSE TYPE: A6 / B6 -  
100SQM - KES.13.5M**



- Thoughtful design on the shared bathroom to warrant guest room privacy
- Spacious ensuite master-room with luxurious features i.e Walking closet, Bathtub & shower cubicle

**TWO BEDROOM**

**HOUSE TYPE: A5/B5 - 100SQM -  
FROM KES.13.5M**



- Thoughtful design on the shared bathroom to warrant guest room privacy
- Balcony accessible from the Living room & master bedroom
- Spacious ensuite master-room with luxurious features i.e Bathtub & shower cubicle

**TWO BEDROOMS**

**HOUSE TYPE: A4 / B4 -  
118SQM - FROM - KES.16M**



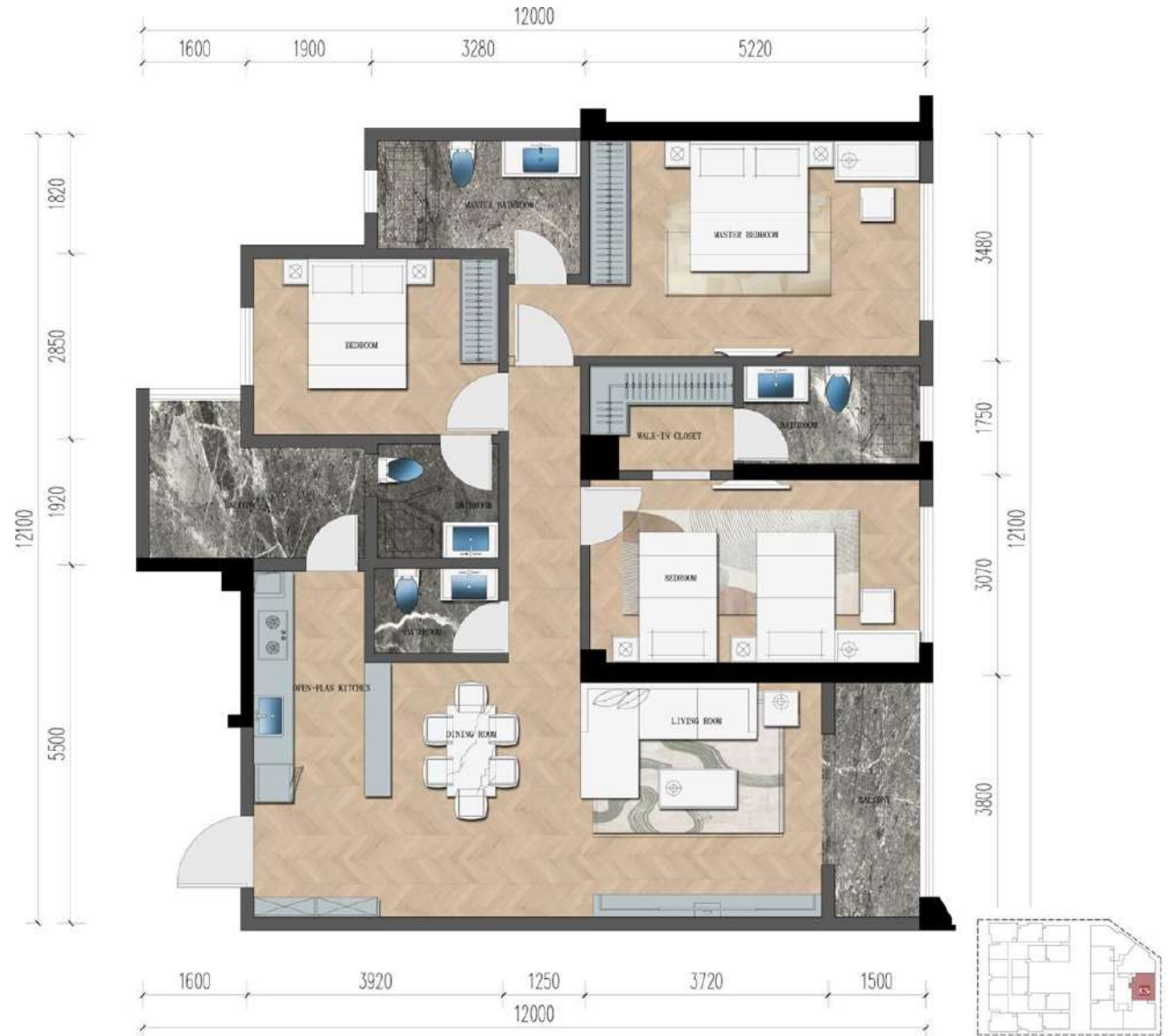
- With immaculate panoramic balcony views
- Separate guest cloakroom
- TWIN ensuite masters with luxurious features i.e, Bathtub & walking closet
- Balcony accessible from the Living room and both bedrooms
- Kitchen with island



## THREE BEDROOM

**HOUSE TYPE: C5 - 142SQM**  
**- FROM KES. 19.2M**

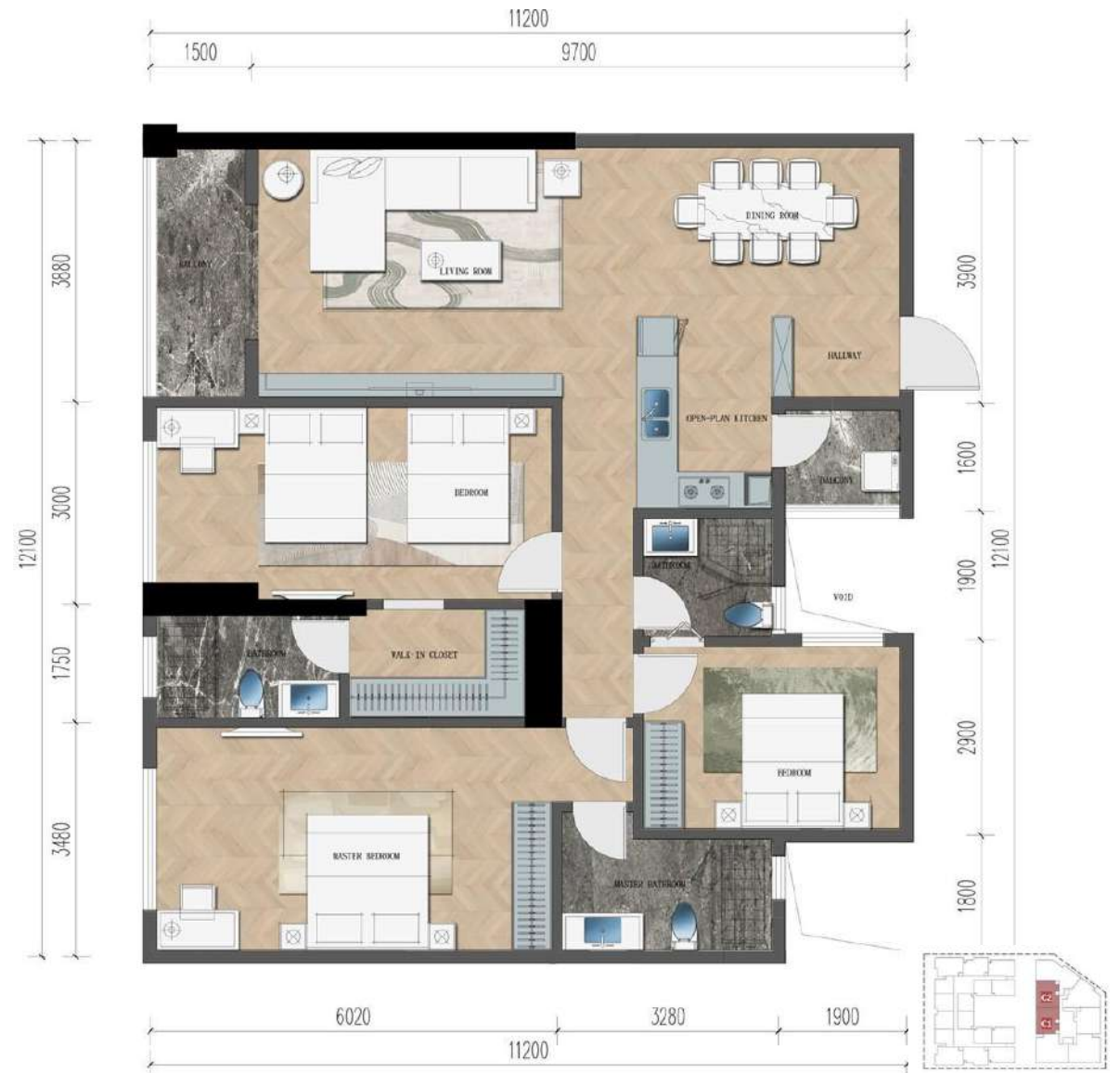
- Greenery view facing the school
- All ensuite bedrooms, Separate guest cloakroom
- Balcony accessible from the Living room and bedroom
- Kitchen with island



## THREE BEDROOM

HOUSE TYPE: C1 / C2 - 145SQM  
- FROM KES.19.6M

- Perfect blend for both investors and home owners
- Two spacious ensuite masters
- Third bedroom with J&J washroom





## THREE BEDROOMS + DSQ

HOUSE TYPE: C4 - 172SQM  
- FROM KES. 23.2M



- 3Bed All ensuite with separate guest washroom
- Expansive master with walking closet and study space
- 2 washrooms fitted with Bathtub
- DSQ self contained with separate entrance
- Closed kitchen
- Balcony accessible from the Living room and first bedroom

THREE BEDROOM

HOUSE TYPE: C6 -  
186SQM - FROM KES.25M



- **3Bed All ensuite with separate guest washroom**
- **2 washrooms fitted with Bathtub**
- **Spacious closed kitchen and Dining island**
- **Detached self contained DSQ**
- **Balcony accessible from the Living room and bedroom**



### THREE BEDROOMS

HOUSE TYPE: C3 - 200SQM  
- FROM KES. 27M



- 3Bed + study + DSQ All ensuite
- Open plan kitchen with big island
- Expansive living and dining area
- Separate guest cloakroom
- Two expansive masters with luxurious features i.e walking closet and bathtub.
- SQ, accessible from outside.
- Spacious Balcony accessible from the Living room



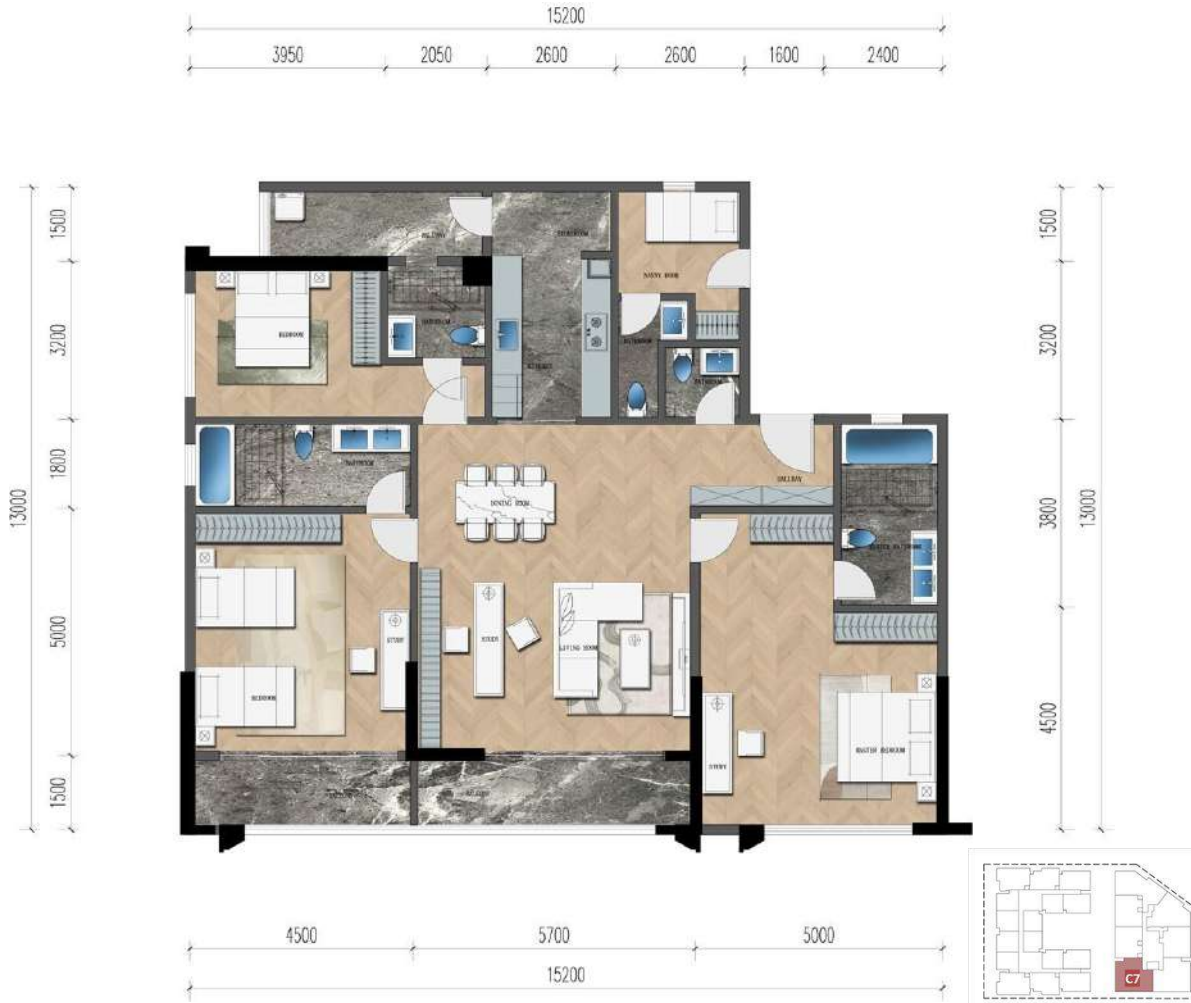






### THREE BEDROOMS

HOUSE TYPE: C7 - 200SQM  
- FROM KES. 27M



- Expansive living and dining area with study space
- Closed kitchen
- Separate guest cloakroom
- 3Bed + DSQ
- Two expansive masters with luxurious features i.e double sink and bathtub.
- Detached all ensuite DSQ.
- Spacious Balcony accessible from the Living room

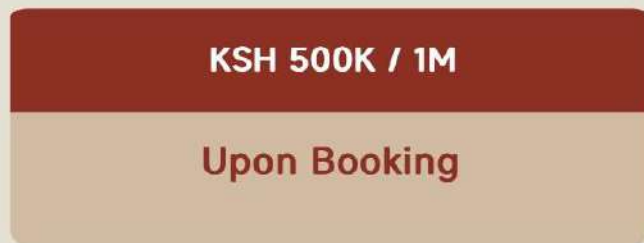
# Affordable Pricing Structure

Competitive pricing reflecting quality, location, and amenities, making it a valuable investment.

<b>1 Bedroom</b>	65 sqm - 89 sqm	<b>8.8M - 12M KES</b>
<b>2 Bedrooms</b>	100 sqm - 118 sqm	<b>13.5M - 16M KES</b>
<b>3 Bedrooms</b>	142 sqm - 145 sqm	<b>19.2M - 19.6M KES</b>
<b>3 Bedrooms+DSQ</b>	172 sqm - 200 sqm	<b>23.2M - 27M KES</b>

# Flexible Payment Plan

Estimated Completion period : From February 2026 to June 2029.  
Approximately 40 months payment plan.



# Monthly Service Charge

Security Guards  
Gym & Pool  
Garbage Collection  
Cleaning Service (Common Area)  
Utilities (Common Area)  
Diesel For Generator  
Fire Extinguishers

Miscellaneous  
Lifts and Other Amenities Maintenance  
Land Rates  
Book Keeping & Audit  
Sinking Fund  
Management Fees  
Caretaker  
..etc.



**1 Bedroom**

9,000 KES



**2 Bedrooms**

11,000 KES



**3 Bedrooms**

14,000 KES



**3 Bedrooms+DSQ**

17,000 KES

# Strong Investment Potential

A compelling opportunity for capital appreciation and rental yield in one of Nairobi's most sought-after hubs.



**Prime Location:** Consistent demand for quality apartments in Westlands.



**Market Growth:** Benefit from Nairobi's steady real estate appreciation average of 10%



**High Yield:** Attractive to tenants and future buyers.



# Property ROI Analysis Report

## 65 SQM 1 BR

Property Value: KSH 8,800,000 Initial

Annual Rent: KSH 1,080,000

Expenses: KSH 108,000

Return Period: 9 years

Average ROI: 11%

Estimated Value Appreciation After Completion: 25%

Estimated Property Value After Completion: KSH 11,000,000

### Breakdown

Monthly Rental Income(Unfurnished)	Annual Gross Income	Annual Expenses	Annual Net Income	Return Period	ROI
KSH 90,000	KSH 1,080,000	KSH 108,000	KSH 972,000	9 years	11%

# Property ROI Analysis Report

## 100 SQM 2 BR

Property Value: KSH 13,500,000

Initial Annual Rent: KSH 1,560,000

Annual Expenses: KSH 132,000

Return Period: 9 years

Average ROI: 10.5%

Estimated Value Appreciation After Completion: 25%

Estimated Property Value After Completion: KSH 16,875,000

### Breakdown

Monthly Rental Income(Unfurnished)	Annual Gross Income	Annual Expenses	Annual Net Income	Return Period	ROI
KSH 130,000	KSH 1,560,000	KSH 132,000	KSH 1,428,000	9 Years	10.5%

The image features a modern, multi-story residential building with a blue and white facade, set against a clear blue sky. The building is surrounded by lush greenery, including palm trees and other tropical plants. In the foreground, there is a dark road. The overall scene is well-lit, suggesting a bright day. The text 'Brookside Oak Residency' is positioned at the top center in white. Below it, the text 'Call Us 0717945199' is displayed in a larger white font, flanked by two orange rectangular boxes. In the top right corner, there are five small white dots arranged in a grid pattern.

**Brookside Oak  
Residency**

**Call Us  
0717945199**