

Call Us [+254 755745140](tel:+254755745140) / +254 717945199

Email. [info@vorsagroup.co.ke](mailto:info@vorsagroup.co.ke)

Website : <https://www.vorsagroup.co.ke/>

[WhatsApp. +254 717945199](https://www.vorsagroup.co.ke/)



**VorsaGroup**  
Real Estate



## **DG JKIA Project Investment Proposal**

### **1. Introduction to Developer.**

**Reportage Properties LLC** is a private developer based in Abu Dhabi in Al Reem Island. We currently have a portfolio of about 50 projects in 14 different countries. Some of the countries we are developing include UAE, Saudi Arabia, Iraq, Albania, Russia, India, Pakistan, Azerbaijan, Turkey, Egypt, Morocco, Uganda, Rwanda and Kenya.

Current projects in Kenya include;

- DG West located along Sports Road in Westlands.
- DG JKIA located along Mombasa Road opp JKIA.

### **2. Introduction to Project.**

**Project Name:** DG JKIA

**Project Type:** Hotel Apartments

**Project Size:** 233 Fully Furnished Hotel Units

**Project Land Size:** 0.66 acres.

DG JKIA is a premium-grade real estate development strategically positioned within the immediate vicinity of JKIA, Nairobi. The project comprises fully furnished hotel apartments tailored to meet the increasing demand for transient and long-stay accommodation among corporate travellers, aviation professionals, transit passengers, and international delegates frequenting the airport zone.

From an investment standpoint, DG JKIA is uniquely poised to capitalise on Nairobi's evolving infrastructure ecosystem—spearheaded by the Nairobi Expressway, enhanced airport connectivity, and an upward trajectory in airport-linked commercial activity.

**A few render photos:**



We will provide the following units:

Hotel Unit Typology	Size in SQM	Early Investor Price	Availability Status
Standard Studio	33 sqm	\$66,720	<b>Sold Out</b>
King Studio	44 sqm	\$80,960	<b>Sold Out</b>
Standard One Bed	49 sqm	\$99,176	37 Units Remaining
King One Bed	53 sqm	\$107,272	<b>Sold Out</b>

**See Unit Layouts below:**

Unit Mix	
Standard Studio	33 sqm
King Studio	44 sqm
Standard One Bed	49 sqm
King One Bed	53 sqm

  

Standard One Bedroom  
AREA: 49 SQM

Standard One Bedroom  
AREA: 45 SQM

Standard-One Bedroom  
AREA 50 SQM

King One Bedroom  
AREA 53 SQM

Standard Studio  
AREA: 33 SQM

King Studio  
AREA: 44 SQM

**Amenities & Services:**

- Rooftop yoga garden
- Rooftop Barbeque area.
- Children’s play area.
- Rooftop private lounging gazebos
- Shopping complex on the ground floor.
- Outdoor courtyard.
- Ample parking spaces.
- Valet parking & concierge services.
- Hotel Reception
- Lobby area (visitors lounge)
- Restaurant
- Bar area.
- Fully fitted fitness center (Gym).
- Spa - (Massage rooms, steam & sauna)
- An outdoor swimming pool.

**Location Features:**

Drive to JKIA - **5 mins**

Drive to SGR - **2 mins**

Drive to Syokimau Railway Station - **6 mins**

Drive to Nairobi National Park - **10 mins**

Drive to CBD via Expressway- **10 mins**

Drive to Westlands via Expressway - **15 mins**

## Payment Plan

- Reservation - 15% - 30%
- During Construction - 50% - 70% spread in 14 months
- Before or upon Hand Over - 20%

## **Project Handover: April 2027**

### **3. Return on Investment Case.**

Hotel apartments represent a hybrid asset class that merges the consistent revenue generation of hospitality operations with the security and capital preservation benefits of real estate ownership.

Unlike traditional residential units, serviced hotel apartments enjoy elevated occupancy rates and premium nightly yields, particularly in transit-oriented corridors such as the JKIA zone, where demand is structurally sustained by business travel, aviation logistics, and international mobility.

From a commercial perspective, this typology offers a de-risked investment profile due to its diversified short-term tenancy model and professionally managed operational framework.

**Potential Returns for DG JKIA** (Based on 70% Occupancy – which is the lowest in the area):

UNIT	EARLY INVESTOR PRICE	NET MONTHLY RENT (\$)	NET MONTHLY RENT (KES)
Standard Studio	\$ 66,720	\$ 1,155	Kes 150,150
King Studio	\$ 80,960	\$ 1,554	Kes 202,000
Standard 1 Bed	\$ 99,176	\$ 1,732	Kes 225,225
King 1 Bed	\$ 107,272	\$ 2,015	Kes 262,000

**NB: The Net Rent is based on a 70% occupancy rate of the Hotel - (Which is the average occupancy lower in the area)**

## **Conclusion.**

**Why DG JKIA is a Lucrative and Strategic Investment**

- **Purpose-Built Hybrid Asset:** DG JKIA merges the income-generating potential of a hotel operation with the long-term stability of titled real estate — offering you the best of both worlds.
- **Premium Rental Yields:** Our fully furnished hotel apartments are designed to attract short-term, high-value tenants, commanding superior nightly rates compared to standard residential units.
- **Locational Advantage:** Positioned within the JKIA economic corridor — a rising commercial hotspot with strong infrastructure, logistics, and hospitality growth, DG JKIA will manage to capture consistent demand from:
  - Business travellers
  - Aviation and airline staff
  - International delegates
  - Transit passengers on layover or extended stopovers
- **Sustained Market Demand:** The JKIA belt is an under-supplied but high-demand corridor, making DG JKIA a uniquely resilient income-generating asset in both bullish and bearish markets.
- **De-Risked Tenancy Model:** By targeting a rotating pool of short-stay, high-frequency occupants, DG JKIA reduces dependency on long-term tenants and mitigates vacancy exposure.
- **Fully Managed Hotel Model:** All units come under a professional hospitality management structure — ensuring passive, hands-off monthly income for investors.
- **Structured Lease-Back Option:** Investors benefit from a secure hotel management arrangement, eliminating the need for operational involvement while maintaining ownership rights.
- **Real Asset Backing with Operational Cashflow:** You acquire a tangible, appreciating asset that also performs like a business — a rare and valuable combination in the real estate sector.
- **Tailored for the Modern Investor:** Whether your priority is portfolio diversification, income visibility, or long-term wealth preservation — DG JKIA is legally structured, professionally managed, and financially engineered to deliver.