



**PARADISE PARK**  
ESTATE - phase iiii  
*RIVIERA*

ULTIMATE GATED  
COMMUNITY IN ATHI RIVER



INDIVIDUAL TITLE DEEDS FOR EACH UNIT  
3 BEDROOM BUNGALOWS  
COMMERCIAL UNITS  
NURSERY SCHOOL



EVERY PLACE  
WITH ITS THINGS &  
EVERYTHING IN ITS PLACE

# Location



- Approximately 16 Km from JKIA Airport
- Approximately 900 Meters from Mombasa road (Dual carriage)
- Approximately 4 Km from the nearest Mall, with many commercial amenities within and around the project
- Approximately 5 Km from Nova International School, among many education centers within and around the project

The new dual carriage way from Nairobi will reduce travel times to the City and JKIA. This will greatly enhance value of properties in this area making the houses a sound and secure investment.

Set in the fast growing Athi-River area, this gated community of single-level residences, the developers present a contemporary-classic new breed of elegance. The Lukenya hills are the backdrop for a seamless experience of indoor and outdoor country living at its finest.



# About

Living in Paradise Park Estate is a contemporary take on the gracious life where space forms the backdrop to bespoke experiential options for the select few.

Borrowing a leaf from nostalgia, every Bungalow at the Riviera comes with its own expansive Garden as the unit sits on an approximately 1/8th Acre plot with individual title deeds. A tranquil, inspiring refuge to spend quiet times sipping coffee, laze under a mellow sun or explore 50 shades of green.

Paradise Park Estate is comprised of 126 Bungalows, 6 Commercial units & a Nursery School. The existing residents continue to relish the tranquility and the elegance that come with this remarkable gated community. Which is more than a mere address, it is a community for kindred souls with a finer appreciation of the good life.

The Riviera is our latest development within Paradise Park Estate, comprising of exclusive 46 newly built bungalows & 6 strategically positioned Commercial units. Design and built with high quality finishes combined with exceptional architectural design from one of the very best.





# Bungalows

The stylishly designed, spacious bungalows are fully detached and carefully created with modern architectural design ideal for family living.

Allowance has been made for extending each house with a further en-suite bedroom and planning permission has also been obtained for a fully detached self-contained staff quarters.

- Individual title deeds
- Expansive spacious garden
- Master En-suite
- High Ceiling
- Allowance and planning for extending each house with a 4th bedroom and self-contained staff quarters
- High quality finishes, veneered wardrobes, dressers and kitchen cabinets.
- Stone Coated Roofing Tiles on a light gauge steel frame structure
- Granite Worktops fitted to Kitchen
- Cabro paved estate roads & street lighting
- 4000 Liters Ground Water Storage Tank and a Pump house for each unit
- Solar Water Heating







# Commercial Units



## Commercial Space

- Spacious big open plan area for commercial use
- Approved future partitioning options
- Washroom
- 6 Commercial units: C1 to C6



## Residential Apartment

- Three bedroom apartments
- Master en-suite
- Veneered MDF wardrobes & dressers to all bedrooms
- Study Nook
- Gypsum ceiling to internal rooms
- Utility Area



Ground Floor plan



## Ground Floor

Additional Features include:-

- Plot sizes of approx 1/8 acre (5000sq.ft)
- Individual title deed for each unit
- Separate entrances for ground floor commercial space & first floor Apartment

Land Size : Approximately 1/8th Acre

## First Floor

- Kitchen and pantry
- Kitchen fitted with MDF cabinets
- Spacious lounge/ Dining room
- Main entrance paneled timber door
- Splash area on ground level
- 4000 litres Ground water storage tank & pump house

First Floor plan

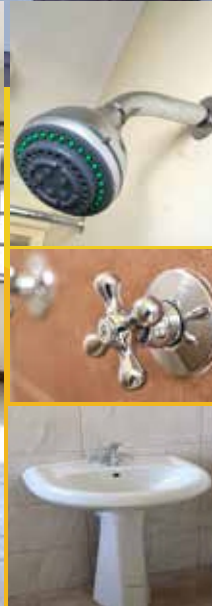


# Commercial Space





# Residential Apartment 3 Bedroom



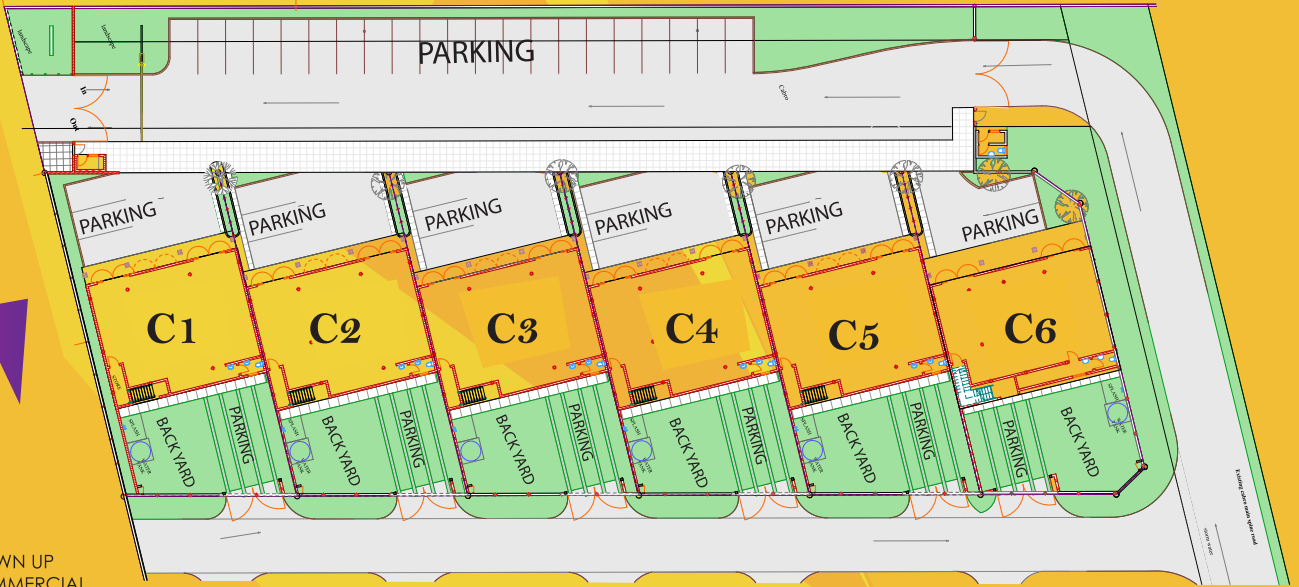
# NURSERY SCHOOL



- Safe & Secure within the community
- Active Sports Area
- Dining room
- Kitchen
- Open and covered play areas
- 5 No. Classrooms
- 2 No's offices
- Boys & Girls WC
- Staff WC
- Cleaners room
- Covered walkways
- Solar hot water heating to kitchen







BLOWN UP  
COMMERCIAL  
SITE PLAN



MASTER PLAN

KEY

- PHASE 1
- PHASE 2
- PHASE 3
- COMMERCIAL UNITS
- NURSERY SCHOOL

MASTER PLAN

# Land of Poetic Beauty



A development by  
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Disclaimer: -

- 1.) The Contents and information contained are meant for general marketing purposes.
- 2.) Particulars not warranted.
- 3.) Renders, Layouts, finishes, specifications and other details are indicative only and may change from time to time.
- 4.) The future extensions do not form part of the property being sold and they may be subject to adaptation and modification depending on the layout of the plot and approval by development authorities
- 5.) Furnishings do not form part of the sale.
- 6.) The future partitioning options for the ground floor shop do not form part of the property being sold & are only an indicative guide on how the shop could be partitioned.