

# the fern

BY RYUSEI

1 & 2 Bedroom Apartments | Kirawa Road, Kitisuru | Minutes from Westlands, Gigiri, Village Market



**9 - 10% YIELD**

Kitisuru rental corridor



**NOW SELLING · 46 OF 56 UNITS REMAINING**

8 residential floors · Handover August 2028

**RESERVE YOUR UNIT · KES 150,000 BOOKING FEE**

*Booking fee fully refundable if we don't break ground.*

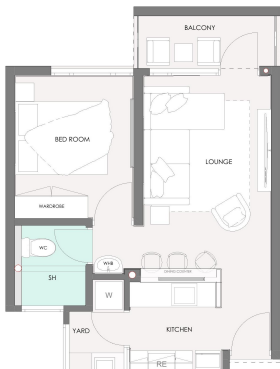
**BY RYUSEI GROUP** 132 units delivered or in construction · 127 Rosebank: sold out in 7 months · Ruiru Studios: fully tenanted at 14% yield

|                    | 1 Bedroom            | 2 Bedroom            |
|--------------------|----------------------|----------------------|
| Size               | 45 sqm               | 70 sqm               |
| Units Available    | 32                   | 24                   |
| Price              | <b>KES 4,500,000</b> | <b>KES 6,950,000</b> |
| Deposit (20%)      | KES 900,000          | KES 1,390,000        |
| Monthly Instalment | KES 163,636          | KES 252,727          |
| Est. Monthly Rent  | KES 30,000 - 35,000  | KES 45,000 - 55,000  |
| Gross Rental Yield | <b>~9 - 10%</b>      | <b>~9 - 10%</b>      |

**PAYMENT PLAN:** Booking Fee KES 150,000 → 20% Deposit at Groundbreaking → 80% Balance over 22 months → Handover Aug 2028

**FLEXIBLE TERMS:** Customisable payment plans available upon request. Speak to us about quarterly, milestone-linked, or cash-discount options.

## FLOOR PLANS

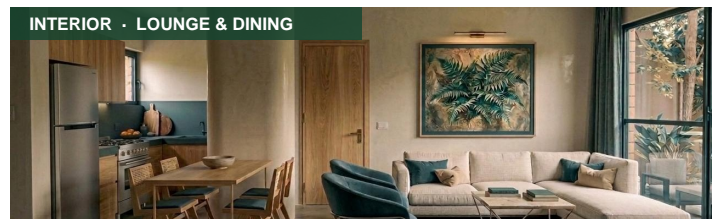


**1 Bedroom | 45 sqm**  
From KES 4.5M

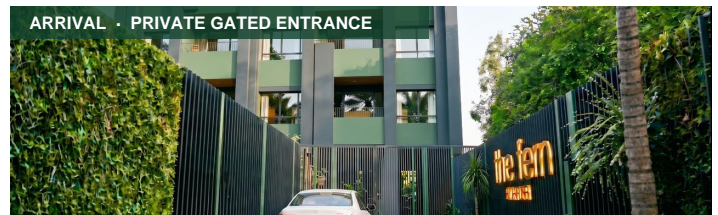


**2 Bedroom | 70 sqm**  
From KES 6.95M

## LIFESTYLE & INTERIORS



**INTERIOR · LOUNGE & DINING**



**ARRIVAL · PRIVATE GATED ENTRANCE**

*Renders, floor plans, and visualisations are illustrative only. Final specifications are subject to design refinement and may vary.*

8 Residential Floors | Lift | Balcony | Rooftop Terrace & BBQ | Gym | Yoga Nook | Kids Playroom | 24-hour Sentry | Consistent Water | Secure Parking

SCAN TO REGISTER

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**Construction: Oct 2026**

**Handover: Aug 2028**