

Tsavorite Gardens

Kilimani, Nairobi

ACTIVELY AVAILABLE

DEC 2026 TARGET

1BR | 2BR | 3BR | From KES 5.9M

A DiasporaLinx client brochure combining supplied project materials, current working pricing, layouts, location, operating scenarios and due-diligence questions



OPEN THE LIVE DLX REVIEW

[diasporalinx.com/property-investment/
tsavorite-gardens-diaspora-property-review](https://diasporalinx.com/property-investment/tsavorite-gardens-diaspora-property-review)

Why Tsavorite Gardens is being reviewed now

The supplied project material describes Tsavorite Gardens as a luxurious new landmark in the heart of Kilimani, off Wood Avenue, combining convenience with tranquility. The current review position is a late-stage opportunity with a stated December 2026 completion target.

STATUS

Actively available

Exact live inventory to be reconfirmed.

COMPLETION

Dec 2026

Stated target; confirm contractual handover date.

ENTRY PRICE

KES 5.9M

50 m² 1BR working price.

LOCATION

Kilimani

Wood Garden Road, off Wood Avenue.



Developer conceptual rendering.

PROJECT POSITIONING

- 1BR, 2BR and 3BR configurations.
- Flexible payment plan is stated in the supplied project material.
- Near-completion timing may reduce the waiting period versus long-dated off-plan opportunities.
- A buyer should still verify the exact unit, completion provisions, payment milestones and handover conditions.

What the current material says

- Full backup generator and borehole.
- Central / courtyard garden and children's play area.
- Sky / rooftop lounge and resident social space.
- CCTV plus access-control system.
- Equipped gym; supplied current details specify 300 m².
- On-site retail: supermarket, dry cleaning, pharmacy, salon and café.
- Smart-lock apartments, fitted cooker/exhaust hood, full-length balconies and smart mirror lighting.

Unit options, sizes & prices

This table uses the newer supplied project details plus the 92 m² / KES 9.5M correction provided for the DLX review. Availability can change quickly; confirm the exact unit number, floor, orientation, parking and quotation before reservation.

TYPE	SIZE	WORKING PRICE	STATUS / NOTE
1BR + Study	-	SOLD OUT	Supplied current details
1BR	50 m ²	KES 5.9M	Available - reconfirm
1BR	55 m ²	KES 6.5M	Available - reconfirm
1BR	60 m ²	KES 6.9M	Available - reconfirm
2BR	92 m ²	KES 9.5M	Current DLX correction
2BR	102 m ²	KES 10.5M	Available - reconfirm
2BR	112 m ²	KES 11.5M	Available - reconfirm
3BR	125 m ²	KES 13.5M	Supplied detail marks 75% sold

Pricing control matters

Older social posts and floor-plan artwork in the supplied material show earlier pricing. The brochure therefore treats this October 2026 working schedule as the client-review baseline and requires live reconfirmation before any commitment.

DO NOT RELY ON AN OLD SCREENSHOT AS A FINAL QUOTATION.

Lower entry point, three layout sizes

The project marketing presents three 1-bedroom configurations. For a diaspora buyer, the decision is not only purchase price: compare layout efficiency, floor/view, furnishing cost and the intended rental strategy.



Developer-supplied 1BR floor-plan artwork. Verify final dimensions and specification.



Developer-supplied show-home image.



Developer conceptual rendering.

COMPACT ENTRY

KES 5.9M

50 m²

STANDARD

KES 6.5M

55 m²

SPACIOUS

KES 6.9M

60 m²

DLX DECISION LENS

- Long-term fallback benchmark used in DLX planning: KES 55,000/month for a comparable 1BR – not a developer guarantee.
- Short-stay planning can be modeled separately; nightly rate, occupancy, utilities, platform fees, service charge and furnishing must all be stress-tested.
- Confirm whether the exact 1BR stack includes the balcony/view/furnishing dimensions shown in marketing imagery.

92 m², 102 m² and 112 m² choices

The 2BR category spans a meaningful size and price range. The 92 m² unit at KES 9.5M materially changes the entry point and should be compared with the larger 102 m² and 112 m² layouts.



Developer-supplied 2BR floor-plan artwork; older plan labels may show earlier prices.

2 BEDROOM

KES 9.5M

92 m² | Corrected review price

2 BEDROOM

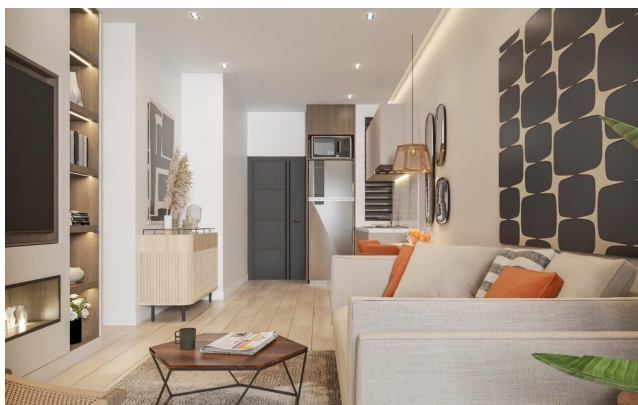
KES 10.5M

102 m² | Current supplied price

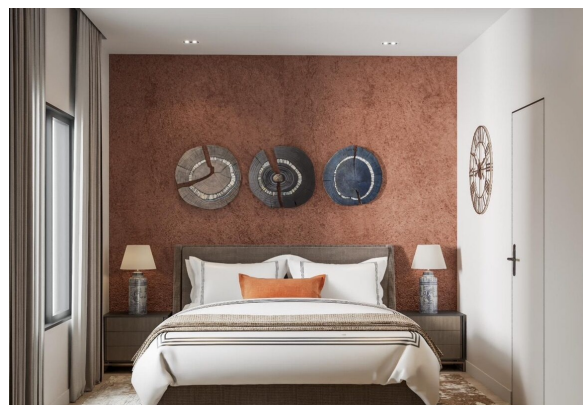
2 BEDROOM

KES 11.5M

112 m² | Current supplied price



Developer conceptual renderings.

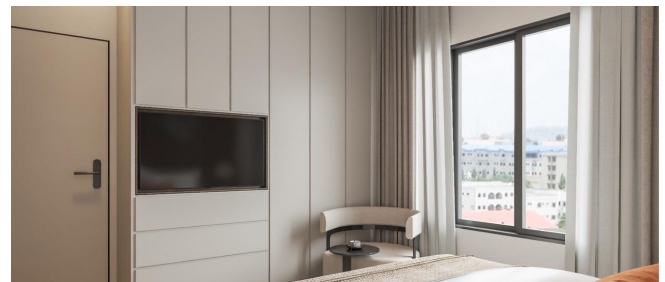


125 m² 3BR - supplied details mark 75% sold

The 3BR is positioned as the family-size option. Its higher purchase price should be assessed against space, intended use, rental audience and the remaining inventory.



Developer show-home image.



Developer conceptual rendering.

3 BEDROOM

KES 13.5M

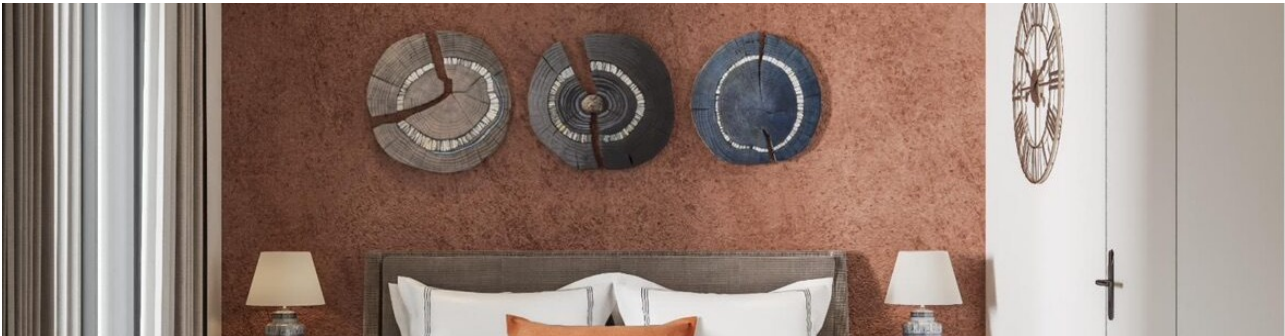
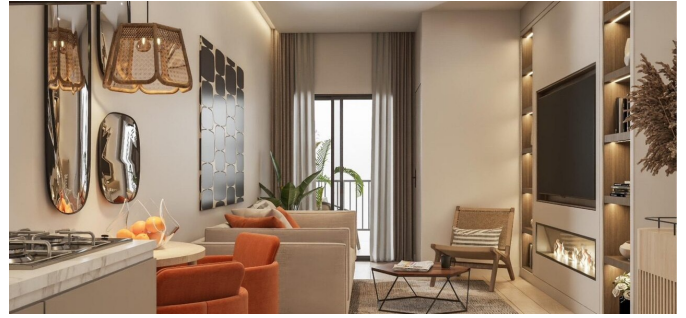
125 m² | supplied snapshot marks 75% sold

LIFESTYLE & INFRASTRUCTURE

- Security / access: CCTV and access control; separate sales brochure also advertises 24/7 security.
- Utilities: full backup generator and borehole water supply.
- Fitness: equipped gym; supplied current details specify 300 m².
- Family / leisure: landscaped central garden, children's play area, sky or rooftop lounge.
- Sales brochure also promotes an indoor / heated swimming pool; confirm final delivered specification in the sale agreement.

What the development is designed to offer

Marketing visuals communicate the intended residential experience. They are conceptual expressions unless identified as show-home photography; final finishes, amenity delivery and common-area specifications should be contractually verified.



Developer conceptual renderings.

AMENITY CHECKLIST FROM SUPPLIED / SALES MATERIALS

AREA 1

- Backup generator
- Borehole
- Central / courtyard garden
- Kids play area

AREA 2

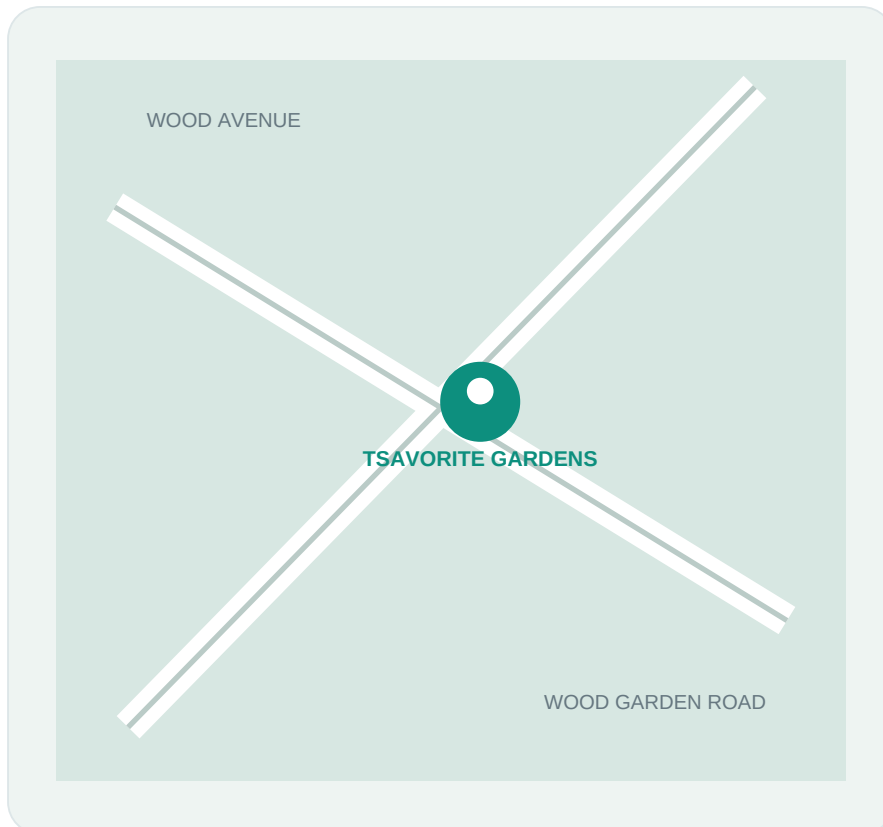
- Sky / rooftop lounge
- Common kitchen & club
- Gym
- Swimming pool - verify spec

AREA 3

- CCTV + access control
- 3 basements + G/F + mezzanine
- On-site retail
- Smart-lock apartment features

Wood Garden Road, off Wood Avenue Kilimani, Nairobi

The site pin supplied for this review is 1°17'45.55" S, 36°47'08.68" E. In decimal form: -1.2959861, 36.7857444.
Use the QR code to open turn-by-turn navigation.



Location schematic for orientation only - not a survey map.

SITE NAVIGATION

Open directions



Scan with your phone
to start navigation.

PIN COORDINATES

-1.2959861, 36.7857444

BEFORE A SITE VISIT

- Confirm the current construction-site entrance / meeting point; temporary access can change.
- Ask to view the actual unit stack or closest accessible equivalent, not only a show apartment.
- Photograph progress, common areas, lifts, parking, utilities and amenity delivery separately from developer renderings.
- Use DiasporaLinx to keep the site visit, questions and supporting materials tied to the client review record.

How to evaluate the purchase beyond the brochure

The project is close enough to completion that execution planning matters. A buyer should compare Tsavorite against a completed unit that could begin operating immediately, not only against other off-plan projects.

Tsavorite | target Dec 2026

- Shorter wait to potential handover than a multi-year off-plan purchase.
- Construction progress can be inspected now.
- Prepare snagging, furnishing, utilities and listing strategy before possession.
- Completion / handover risk still exists and should be addressed in the contract.

Completed / ready-now

- Inspect the exact finished unit and common areas before purchase.
- Income can potentially start sooner after transaction and furnishing.
- Actual service charge and building operations are easier to observe.
- May require more immediate capital and can price in delivery certainty.

ILLUSTRATIVE OPERATING SCENARIOS - DLX PLANNING ASSUMPTIONS

1BR LONG-TERM

KES 55,000 / month

KES 660,000 annual gross | about 11.2% on KES 5.9M before costs

2BR LONG-TERM

KES 75,000 / month

KES 900,000 annual gross | about 9.5% on KES 9.5M before costs

1BR SHORT-STAY EXAMPLE

KES 70,000 gross / month

KES 3,500 x 20 occupied nights; before all costs

2BR SHORT-STAY EXAMPLE

KES 90,000 gross / month

KES 4,500 x 20 occupied nights; before all costs

These are editable DLX working assumptions, not developer guarantees, valuations or forecasts.

Before you reserve or pay a deposit

A polished sales brochure is useful, but an informed decision requires verification of the legal, technical, financial and operating details below.

- Exact unit number, floor, orientation, view and parking allocation.
- Current written price, reservation amount and payment schedule.
- Sale agreement completion date, grace period and remedies for delay.
- Developer / project entity, land/title position and approvals - reviewed by Kenyan counsel.
- Final finishes, inclusions and variation rights.

- Service charge estimate and what it covers.
- Utility, backup power and water arrangements.
- Snagging / defects process and handover documents.
- Furnishing budget and rental-launch timeline.
- Taxes, transfer costs, financing terms and currency risk.

Continue the review with DiasporaLinx

Use the live Property Review Room to submit your buyer profile, review project materials and coordinate the next questions before commitment.

diasporalinx.com

info@diasporalinx.com



Important: Property availability, prices, completion timing, payment terms, specifications, developer representations and market/rental assumptions are subject to verification. DiasporaLinx provides client review, comparison and coordination; independent legal, title, tax, valuation and technical advice should be obtained from appropriately qualified professionals.