

DIASPORALINX | KENYA PROPERTY REVIEW

Versailles Garden II

Off-plan opportunity | Target completion: 2029

FROM KES 3.3M | STUDIOS - 3BR

A DiasporaLinx decision package: project material, pricing, plans, location, comparison and due-diligence questions.

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DIASPO

A structured review of the opportunity

Versailles Garden II is presented in the supplied developer package as an off-plan residential opportunity with a target completion in 2029. DiasporaLinx keeps the project imagery, unit plans, developer pricing and decision questions together so a diaspora buyer can compare it against completed property rather than viewing the development in isolation.

DEVELOPER PACKAGE

Arbor Edge Ventures

Company name shown on supplied 18 Sep 2026 price list.

COMPLETION

2029 target

Confirm the contractual completion date, grace periods and remedies.

ENTRY PRICE

From KES 3.3M

Standard Studio, 35 m², per supplied developer price list.

DECISION LENS

Off-plan vs ready-now

Compare staged capital and possible upside against delayed rental income.

What the project offers

- Studio, 1-bedroom + store, 2-bedroom, and 3-bedroom / 3-bedroom + DSQ configurations.
- Developer conceptual renderings show landscaped common areas, resident lounges, a library/reading room, children's spaces, indoor pool and arrival/courtyard environments.
- A full typical floor plan and individual unit-plan extracts are available in the DiasporaLinx review room.
- Developer pricing is time-sensitive and should be reconfirmed for the exact unit, floor, view and payment schedule before reservation.

Unit types & supplied price bands

The figures below summarize the developer price list dated 18 September 2026. They are review inputs, not a guarantee of current availability or final transaction price.

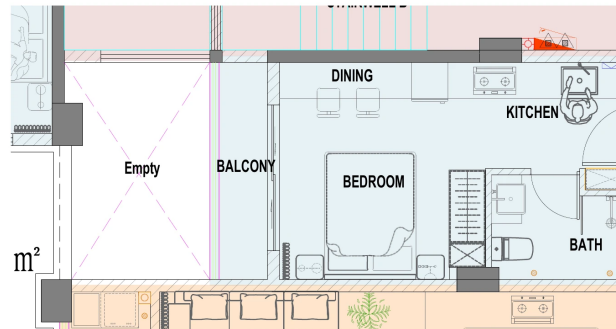
Standard Studio	35 m ²	KES 3.3-3.7M
Deluxe Studio	49 m ²	KES 4.4-5.0M
Executive Studio	55 m ²	KES 5.0-5.5M
1BR + Store	62-68 m ²	KES 5.3-6.5M
Standard 2BR	80 m ²	KES 7.0-7.5M
Executive 2BR	120 m ²	KES 10.8-12.0M
3BR / 3BR + DSQ	137-182 m ²	KES 12.5-19.5M+

BEFORE PAYING A RESERVATION

Obtain a current unit schedule in writing: unit number, floor, orientation/view, size, purchase price, payment milestones, parking/other inclusions, estimated service charge and the sale-agreement completion provisions.

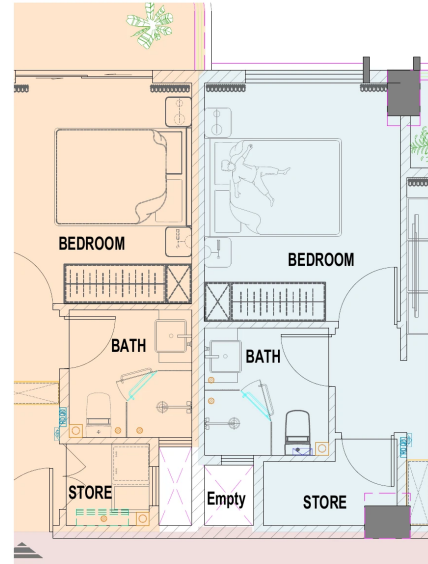
Studio & 1-bedroom layouts

Standard Studio 35 m²



Representative developer floor plan - unit references: B1
Conceptual / for review only. Confirm exact orientation, dimensions, structure and availability at diasporalinx.com

1 Bedroom + Store 62 m²

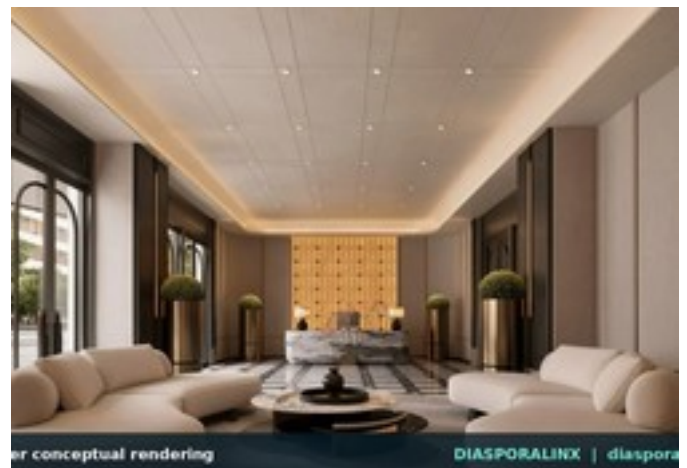


Representative developer floor plan - unit reference: A4
Conceptual / for review only. Confirm exact orientation, dimensions, structure and availability at diasporalinx.com

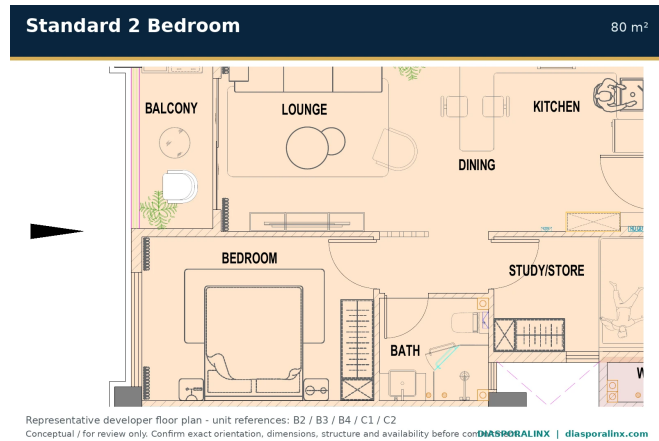
Standard Studio | 35 m²

1BR + Store | 62 m²

The plan extracts are developer-supplied material prepared for easier side-by-side review. Confirm the exact unit dimensions and any balconies, stores, shafts or shared-wall relationships before making a purchase decision.



2-bedroom & larger layouts

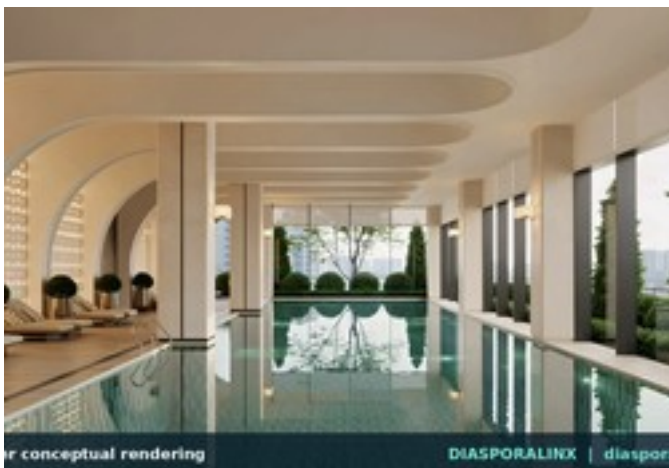


Standard 2BR | 80 m²

Larger units carry a materially higher capital requirement and furnishing/operating burden. Compare the exact buyer objective - rental income, personal/family use, appreciation or a combination - before assuming that the largest layout is the strongest investment.



Executive 3BR + DSQ | 182 m²



Developer conceptual views



Exterior



Landscape



Outdoor lounge



Children's space



Main entrance



Arrival

Important image rule

These are developer conceptual renderings, not photographs of completed construction. Actual finishes, landscaping, amenities, views, furniture, dimensions and delivery may differ. The full DiasporaLinx review room contains all 32 supplied project images.

Site pin supplied for Versailles Garden II



Versailles Garden II

Kileleshwa, Nairobi

Pin: -1.2784024, 36.7949235

Open map or start navigation



OPEN MAP

OpenStreetMap



GET DIRECTIONS

Turn-by-turn navigation



OPEN DLX REVIEW

Full review room

SITE-VISIT PRACTICE

Use the pin for route planning, but confirm the current construction-site entrance and appointment point before travel. Site access can change during construction. A prospective buyer should also review the surrounding roads, neighboring developments, access at peak times and proximity to the tenant/guest demand they expect to target.

Off-plan 2029 vs. completed property now

Versailles Garden II

OFF-PLAN | TARGET 2029

- Staged capital may reduce the immediate cash requirement.
- Potential appreciation before completion is possible, not guaranteed.
- No operating income until completion, handover and setup.
- Developer, land/title, approvals, construction and contract diligence are essential.
- Future 2029 rental assumptions are inherently less certain than today's market.

Completed / ready-now

INSPECT AND OPERATE SOONER

- Inspect the exact unit and building before purchase.
- Furnish and begin rental operations much sooner.
- Current rental demand and operating costs can be tested more directly.
- Higher immediate capital may be required.
- Still requires title, condition, service-charge and transaction verification.

DiasporaLinx working rental benchmarks

1BR FALLBACK

KES 55,000/mo

Comparable Kilimani/Kileleshwa planning benchmark.

2BR FALLBACK

KES 75,000/mo

Comparable Kilimani/Kileleshwa planning benchmark.

SHORT STAY

Scenario based

Nightly rate x occupied nights less operating costs.

These are planning assumptions, not developer guarantees or forecasts for Versailles Garden II. A 2029 delivery date means future rents, competition, service charges and short-stay conditions can change materially.

Questions to answer before commitment

LEGAL / TITLE

- Confirm the developer entity and authority to sell the exact unit.
- Independent Kenyan counsel reviews land/title position, sale agreement, encumbrances, completion obligations and buyer remedies.
- Confirm taxes, registration costs and any diaspora/foreign-buyer considerations that apply to the buyer.

PROJECT / CONSTRUCTION

- Verify approvals, construction status, specifications, variation rights, completion/grace periods and handover documentation.
- Confirm the exact unit position, floor, orientation, view, dimensions and adjoining relationships.
- Ask what is included at handover: finishes, appliances, parking, stores, amenity access and any fit-out exclusions.

FINANCIAL / OPERATING

- Confirm current purchase price, reservation/deposit, staged payment milestones and refund/default provisions.
- Obtain current and projected service charge, sinking fund and utility structure.
- Stress-test rental assumptions for vacancy, platform fees, utilities, repairs, furnishing, management, taxes and financing.

EXIT / USE STRATEGY

- Define whether the primary goal is income, appreciation, personal/family use, retirement or a combination.
- Compare waiting until 2029 with the income that a completed property could potentially generate in the meantime.
- Understand resale/assignment restrictions before completion and the process for transferring the unit if plans change.

Review the exact unit before you commit.

DiasporaLinx can help organize the client decision: compare the offered Versailles Garden II unit, identify missing documents and questions, coordinate local verification and prepare for the steps that follow a decision to proceed.



OPEN THE FULL
DIASPORALINX REVIEW

Before proceeding:

- Confirm live unit availability and pricing.
- Review the sale agreement with independent counsel.
- Verify project / construction position.
- Compare off-plan economics with ready-now alternatives.
- Decide the post-handover operating strategy.

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