



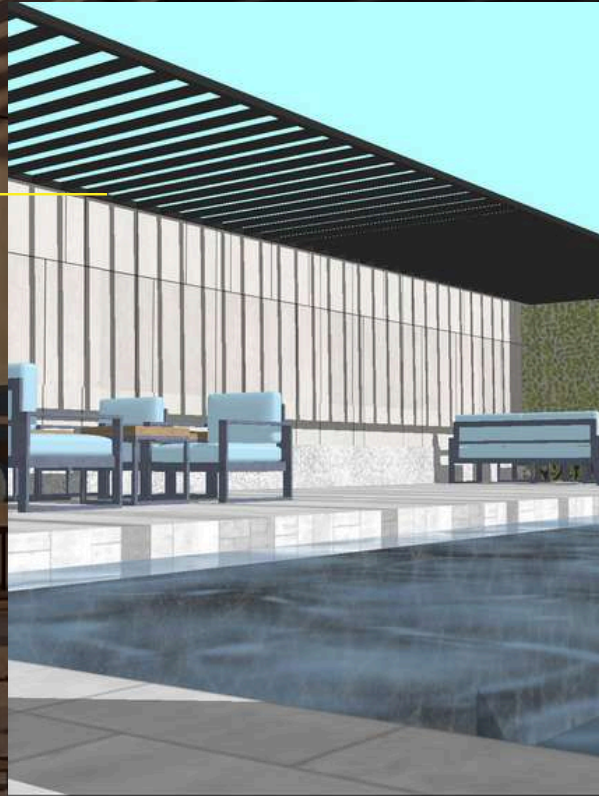
BROWN CAP



**127
KAYA**

PHASE 2 - Now Selling

127 KAYA PHASE 2 - Now Selling



127 Kaya Phase 2 is a modern apartment development in Kitisuru, Kirawa rd offering **72 units** of junior one-bedroom and one-bedroom apartments, set for completion in Q4 2027. It features premium amenities, a prime location with easy CBD access, and strong rental demand.

WHAT WE OFFER

Development

Features

- ✓ Spacious units with balconies
- ✓ A rooftop swimming pool
- ✓ High-speed lifts
- ✓ Reliable water supply via an on-site borehole
- ✓ Security with CCTV
- ✓ Internet and TV connectivity
- ✓ Management by an in-house team
- ✓ Prime Location



127 KAYA
PHASE 2 - Now Selling

WHY 127 KAYA?

Development Features



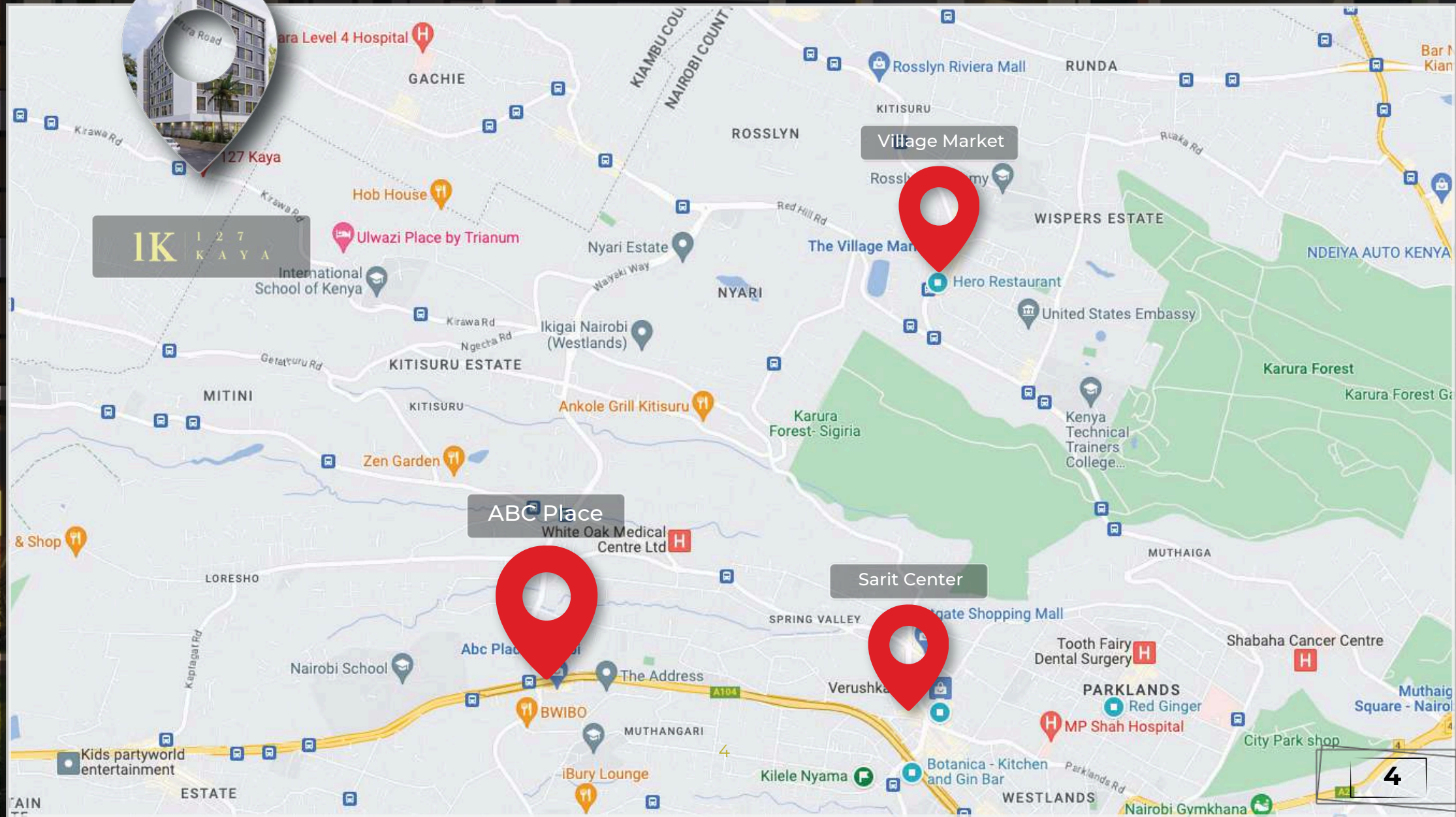
PHASE 2 - Now Selling

127 KAYA PHASE 2 LOCATION?

We are Located



IK 127 KAYA



LOCATION?

Prime Location

10

MINUTES

To ABC Place

Shopping Centre
Hospitals
Schools

15

MINUTES

To Village Market

Shopping Centre
Restaurants

20

MINUTES

To Sarit Center

Shopping Centre
Restaurants
Schools
Hospitals

OPPORTUNITY?

Investment Overview

Kaya Residences phase 2 is a one block apartment tower comprising of a total of 72 units across 8 floors with 2 parking levels, featuring junior one-bedroom and one-bedroom apartments, with completion expected in Q4 2027.

From an investment perspective, 127 Kaya Phase 2 presents an appealing opportunity with units starting from KES 3M, potential rental yields of up to 9%, and monthly rental income of up to KES 35,000.

UNIT TYPOLOGY	SIZE (SQM)	PRICE EARLY BIRD PRICING	RENTAL RETURN	RENTAL YIELD
Junior 1 bedroom	30 SQM	KES 3M	KES 22,000	9%
1 bedroom	45 SQM	KES 4.5M	KES 35,000	9%

Ground Breaking: **30th June 2026**

Construction Period: **18 months**

WHAT ARE THE PRICING OPTIONS? PRICING PLAN

Flexible payment plans for your upcoming project. Our goal is to make managing project costs hassle-free. Choose from our convenient monthly installments, milestone-based payments, or lump-sum options tailored to your budget.

20%
DEPOSIT

Only 20%
Deposit required

24
MONTHS

Pay the Balance over
24 months



SCHEDULE

Scheduled
completion: Q4 2027



CHAMAS

Chamas and bulk
purchases are
assured a special
discounted rate

JUNIOR 1 BEDROOM - UNFURNISHED

Project Pricing

- 30 SQM
- Expected monthly rental return
- **KES. 22,000**
- Annual Yield at **9%**
Value on completion **KES. 3.2M**



**KES
3M**



1 BEDROOM - UNFURNISHED

Project Pricing

- 45 SQM
- Expected monthly rental return **KES.35,000**
- Rental Yield at **9%**
- Value on completion **KES 5M**



**KES
4.5M**





WHO IS YOUR DEVELOPER?

BrownCap

BrownCap Developers has a portfolio of **280 units** with over **20+ years of experience** with a proven track record in our 127 series (127 Imela, 127 Kaya and 127 Rosebank).

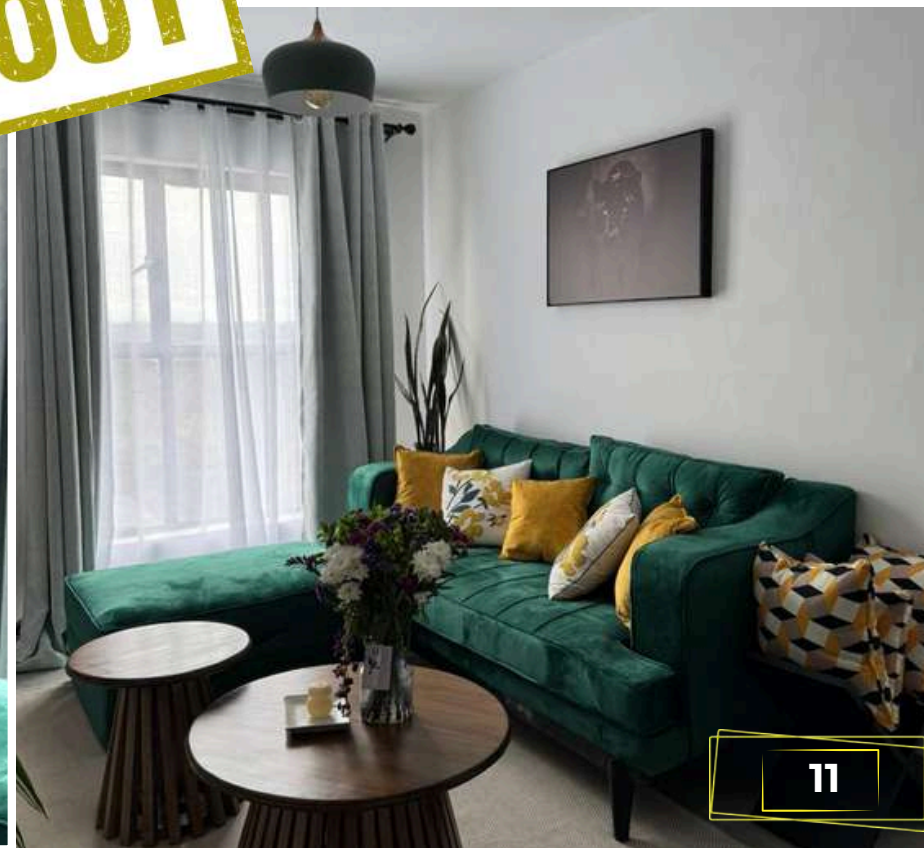
Our focus is to provide investors seeking exposure to real estate with an attractive investment return across various real estate assets. Our team of staff and network of sales agents exemplifies proficiency, trust and enthusiasm that is unparalleled in the real estate space. We are the preferred real estate partner of choice.

127 Kaya PHASE 1

Show House Overview



SOLD OUT



127 IMELA

Our Track Record

SOLD
OUT



1 2 7
I M E L A

Location: Opposite Kenyatta University
Referral Hospital Northern Bypass

Total Units: 70 Units

Our Track Record

127 Rosebank

Selling From KES 4.1M

Location: Kitisuru along Kirawa road

Total Units: 63 Units

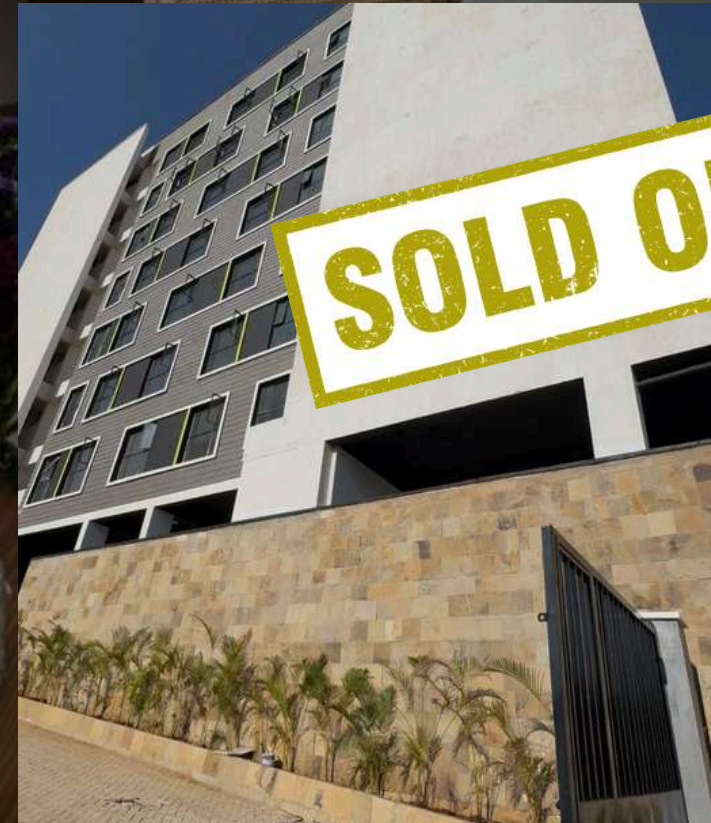
127
ROSE
BANK

SOLD OUT

Our Track Record

127 Kaya PHASE 1

Completed in
February 2026



Location: Kitisuru along Kirawa road

Total Units: 63 Units

WHY US?

Questions & Answers

1. What are the Kaya Residences? **It is an apartments project by BrownCap Developers comprising of mini one bedrooms and one bedroom units priced from KES 3Million.**
2. Where is it located? **Kaya Residences is in Located in Kitisuru along Kirawa road**
3. How far are the Kaya Residences from the tarmac? **The Apartments are on the Kirawa Road Tarmac, opposite the Residency Apartment Block**
4. How many units does the project have? **Phase 1 of the the project has 63 units in total. 12 studio units (24 Sqm), 44 1 bedroom (38 Sqm) Phase 2 comprises of 72 units with a mix of junior 1 bedrooms (30SQM) and 1 bedrooms (45 SQM)**
5. How long is the construction period projected to take for phase 2 units? **The construction is projected to take 18 months**
6. How many floors will the project have? **The project will have 8 floors and 2 parking levels.**
7. How much does one need to book a unit? **20% Deposit**
8. How long is the repayment period for the Instalment option? **a maximum of 24 months.**

WHY US?

Questions & Answers

9. Are the units ready for occupation? **The initial sales are on an off-plan model**

10. Do the prices include the legal and other county fees? **The legal fees are not included in the prices. The legal fees per unit is payable to the Project Lawyers for drafting the agreements, certifying the executed agreements and taking the agreements for stamp duty assessment. Additionally stamp duty is payable directly to KRA, equivalent to 4% of the unit value. All fees should be paid by the investor before project completion.**

11. Can Investor use their lawyers for conveyance? Yes. Investor can use their private lawyers for the **legal aspects of the project at their (additional) own costs.**

12. Where can one get the drawings or layout plan? **Email us on sales@browncap.co.ke**



BROWN CAP



**127
KAYA**



Contacts

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