IVY MYST

KILELESHWA

KENYA'S FIRST WELLNESS RESIDENCE





A BUILDING DESIGNED AROUND YOU

ARCHITECTURE & DESIGN

Ivy Myst was designed from a single understanding, that a building should serve the human body, not just shelter it. Residences larger than the market standard. Balconies carrying living gardens. Materials chosen for how they feel at six in the morning. Cool air that moves with intention. Here, the boundary between architecture and nature has been quietly, deliberately erased. Conceptualised by **Karim Real Estate** — a company whose reputation was built on refusing to separate luxury from lived experience.





THE ARRIVAL

IVY MYST

Developer's Previous Project



OWN THE RAREST VIEW IN KILELESHWA

Ivy Myst, Kileleshwa unfolds views in a way few will ever witness, a canopy of mature trees stretching toward the horizon, the city's quiet pulse visible but never intrusive.

IVY MYST

KARIM
EXCLUSIVES



NAIROBI'S MOST COVETED ADDRESS

GATUNDU RD. KILELESHWA

SHOPPING MALLS & RETAIL

WESTFIELD MALL
YAYA CENTER
LAVINGTON MALL
BASIC KILELESHWA
LAVINGTON CURVE MALL

SCHOOLS

BROOKHURST INTERNATIONAL
ANATOLIA INTERNATIONAL SCHOOL
KENYA HIGH SCHOOL
ASCEND INTERNATIONAL SCHOOL
LIGHT INTERNATIONAL SCHOOL

LEISURE

JAFFEREY SPORTS CLUB
THE NAIROBI ARBORETUM
SOCIAL HOUSE
TOKYO JAPAN
THE WINE BOTTLE - KILELESHWA
CJS LAVINGTON

HOSPITALS

THE NAIROBI HOSPITAL
MP SHAH HOSPITAL
COPTIC HOSPITAL



RETURN ON INVESTMENT

Apartment Type	UNFURNISHED ROI (%)	FURNISHED ROI (%)
1 BEDROOM	13.67%	19.75%
2 BEDROOM	10.95%	15.17%
3 BEDROOM	12.06%	18.09%


EXPLORE
THE AMENITIES
IVY MYST
KARIM
EXCLUSIVES



THE HEART OF IVY MYST

THE MEZZANINE LEVEL AMENITIES

1. COURTYARD
2. INDOOR ZEN GARDEN
3. THERMAL HEATED POOL
4. WORK SANCTUARY
5. KIDS PLAY ROOM
6. STRENGTH GYM
7. SAUNA AND MASSAGE ROOM




THE COURTYARD



INDOOR ZEN GARDEN



THERMAL HEATED POOL



CO WORKING



KIDS PLAY ROOM



STRENGTH GYM



SAUNA AND MASSAGE ROOM



THE CROWN OF IVY MYST

THE ROOFTOP AMENITIES

1.	AQUA SKY BAR	23RDFLOOR
2.	UPPER WATER LOUNGE	24TH FLOOR
3.	FIRE-PIT LOUNGE	24TH FLOOR
4.	CELESTIAL POOL	25TH FLOOR
5.	CARDIO GYM	25TH FLOOR
6.	SKY YOGA	25TH FLOOR
7.	SKY RESTAURANT	25TH FLOOR





AQUA SKY BAR



UPPER WATER LOUNGE



FIRE-PIT LOUNGE



SKY YOGA



CARDIO GYM



SKY RESTAURANT



THE CELESTIAL SKY POOL


KILELESHWA NEVER FELT LIKE THIS
WELLNESS IS HOME
IVY MYST
KARIM
EXCLUSIVES


EXPLORE
THE OFFERING
IVY MYST
KARIM
EXCLUSIVES

SOPHISTICATED COLLECTION OF RESIDENCES

TYPE	TOTAL AREA (SQM)	STARTING PRICE (KES)
1 BEDROOM	78 SQM - 84 SQM	**7.9M - 10.5 M**
2 BEDROOM	121 SQM - 159 SQM	**14.2M - 20.4 M**
3 BEDROOM	169 SQM - 231 SQM	**19.8M - 29.6 M**

CASH PAYMENT

20% DEPOSIT IN 7 DAYS OF OFFER LETTER

BALANCE SHALL BE PAID WITHIN 30 DAYS

80% PAID WITHIN 30 DAYS

INSTALLMENT PLAN

20% DEPOSIT WITHIN 7 DAYS OF OFFER LETTER

10% PAID EVERY QUARTER FOR 5 QUARTERS

30% BALANCE PAID ON OR BEFORE THE COMPLETION DAY

RETURN ON INVESTMENT

Apartment Type	MONTHLY RENT (KES)	YEARLY RENT (KES)	PRICE	**ROI (%)**
1 BEDROOM	90,000	1,080,000	7,900,000	**13.67**
2 BEDROOM	130,000	1,560,000	14,242,000	**10.95**
3 BEDROOM	200,000	2,400,000	19,898,000	**12.06**

FURNISHED APARTMENTS	MONTHLY RENT (KES)	YEARLY RENT (KES)	PRICE	ROI (%)
1 BEDROOM	130,000	1,560,000	7,900,000	**19.75**
2 BEDROOM	180,000	2,160,000	14,242,000	**15.17**
3 BEDROOM	300,000	3,600,000	19,898,000	**18.09**

KARIM
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+254140000700
+254750070053
SALES@KARIMEXCLUSIVES.COM
INFO@KARIMEXCLUSIVES.COM

WWW.KARIMEXCLUSIVES.COM