...your paradise within grasp!

KENYA'S PREMIER COUNTRY GATED COMMUNITY • THIKA

www.bahatiridge.co.ke
Home is a safe haven where the people who love you the most surround you with warmth and affection. It is also a place for setting out on exciting journeys to discover new spaces.

At Bahati Ridge we create an environment that allows you to enjoy all this and more. We surround you with lush vegetation within subtle but solidly built boundaries. When you drive through the gates, expect nothing but quality, serenity and tranquility. Bahati Ridge is, after all, your home. Here you have a range of residential architecture to choose from, all against a backdrop of vibrant nature.

Come with us into the countryside, just a 30-minute drive away from the hustle and bustle of Nairobi. Feel the wind caress your skin as you zoom down Kenya’s showcase of a modern eight-lane superhighway. As you pass the town of Thika, find your sanctuary through the gates of a community that offers you:

• Acres upon acres of lush, wooded land
• An abundance of crisp, clean air
• Sparkling, cool bodies of refreshing water
• Boundless miles of nature trails

A refuge where birdsong will rejuvenate your soul.

Come with us to Bahati Ridge, Kenya’s premier country gated community, where it is your destiny to nestle in comfort and nature.
Bahati Ridge is... your paradise within grasp!

The noise and haste of metropolitan Nairobi may fire up your drive to succeed, but your soul also seeks equilibrium in a tranquil setting. Bahati Ridge is... your paradise within grasp!

It offers you the best of both worlds:

• Near enough to the city for work | Far enough to afford you the luxury of rest.
• Proximity to urban necessities | Intimacy with natural landscapes.

The Bahati Ridge Experience

Kenya’s Premier Country-Gated Community • Thika

- Security of boundaries | Possibilities of wide, open spaces.
- Places of refuge in the form of townhouses, villas, bungalows and cottages.
- Places for adventure in the shape of rivers, undulating hills and wooded nature trails.
The Bahati Ridge offers you enchanted country living, combined with the unique feel of a suburban home. Its picturesque landscapes is enhanced by coffee and flower farms that adjoin the property.

It lies next to Thika, a rapidly growing market town that is home to both the Chania and Thika Falls, giving more charm and character to the country’s premier gated community.

While the main road joins Bahati Ridge to metropolitan Nairobi and its many urban conveniences, there are an abundance of other choices off the beaten path to spice up your life.

You and your family are within driving distance of facilities that offer golfing, jogging, fishing, hiking, cycling, white-water rafting and even bungee jumping.

At Bahati Ridge we realise that your family's security is paramount. In addition to a Kenya Police Post and Chief’s camp, this gated community has a single access point for entries and exits, controlled by a reputable security firm.

Security Features
- Electrified green perimeter fence
- 24-hour security patrols & CCTV
- Double entry transition gates into property
- Double entry main security gates with security office
- Gate into each court with guard house

Lifestyle

Security Features

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Bahati Ridge Clubhouse

Bahati Ridge Office Park Front View

Bahati Ridge Shopping Mall
Bahati Ridge is unique in its approach to the environment. Nestled as it is in the unspoilt countryside, protecting the environment and primary concern, a need that was recognized from every aspect of the community.

A totally environmentally-friendly development, Bahati Ridge comes fully equipped with:

• An effluent water treatment and recycling plant
• Solar energy utilisation
• Rainwater harvesting

We invite you to Bahati Ridge, Kenya’s premier country gated community... your paradise within grasp!

Whether you are a young urban professional, entrepreneur, retiree or student, Bahati Ridge has something for you.

It has big-city amenities in a suburban eco-friendly setting:

Shop Mall

Shopping Mall

Supermarket

Cafés and Restaurants: The expansive but quaint shopping mall takes up 1,620 Sq meters/17,438 Sq feet and will be the prime shopping mall in Thika.

School:

an educational centre of excellence which caters for children whose parents desire a closer teacher-pupil-parent relationship in an atmosphere where students can reach their full potential.

Medical Centre: the highest quality patient care that modern medicine has to offer. We have invested in human resources, technology, facilities and other services to take care of your health as a member of our community.

Boutique Hotel and Conference Centre

Office Park: featuring a man-made lake: a modern facility that provides office space options for businesses of all sizes.

Wellness Centre: an ultra-modern complex complete with spa facilities, gym, thunder and spa bath.

Clubhouse and Pavilion: The perfect venue for social gatherings, it features an extensive menu, a fine wine list and daily specials by a professional and knowledgeable staff. We feature the traditions, tastes and trends of great Kenyan favourites, continental dishes and seasonal specialties.

Bahati Ridge is located near excellent schools and universities. All roads leading to Bahati Ridge are high standard tarmac roads and a public transport terminus will be located just outside the gate leading onto the property.
Olengai Townhouses

Olengai means ‘of God’.

The semi-detached Olengai Townhouses all feature an open plan lounge and dining area, a modern kitchen and four bedrooms. The guest bedroom, located downstairs, comes with its own en-suite bathroom. As you ascend to the first floor, you can relax in any of the other three bedrooms, including the master bedroom with its own en-suite bathroom, set apart in your own private space.

Outside is a two-car parking space, kitchen yard, a single servant’s quarters, an underground water tank, water pump, a cozy garden and paved walkways.

Three stand-alone townhouses, each sitting on 0.09 acres, will be located around the court and will contain the same features as the semi-detached versions.

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Sopa Townhouses

Sopa means Hello.

Similar to Olengai, the Sopa Townhouses are larger. They feature an open plan lounge and dining area, a modern kitchen and a guest bedroom which has a bathroom en suite. upstairs, the three other bedrooms all have en suite bathrooms.

Outside is a two-car parking, open kitchen yard, a single servant’s quarter, an underground water tank, a cozy garden and paved walkways.

Sopa Townhouses

KENYAN PREMIER COUNTRY GATED COMMUNITY • THIKA

FIRST FLOOR PLAN

<table>
<thead>
<tr>
<th>AREA</th>
<th>PLOT SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL</td>
<td>160 Sq. M</td>
</tr>
</tbody>
</table>
Ol Keju Riverfront Villas

The Ol Keju Villas are tastefully appointed, split-level villas built along the riverfront. Each of these designer homes features a tropical garden with a river view. Each home has a wood-burning fireplace and four bedrooms, all with bathrooms en suite. The master bedroom has the added amenity of a large, walk-in closet.

Ol Keju means River.

Ol Keju Riverfront Villas

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Ol Keju means River.
Osotua means Covenant.

Osotua Villas welcome everybody into a spacious ground floor foyer, which in turn leads in various directions to a guest bedroom, a dining area, kitchen and an optional attic/study room on the top floor.

The foyer also opens up into a lounge with a fireplace that overlooks a terrace, where you and your family can enjoy the natural scenery.

On the first floor, away from the receiving areas of your home, you can rest in the privacy of three bedrooms all with bathrooms en suite.
Serenai Villas

A name unique to Bahati Ridge, it is a variation of the word Eseriani. Serenai Villas are the smallest of the villas but have the same charm as all the other.

The floor plan includes a lounge that overlooks a terrace, and an open dining area with its own terrace. Whether you are enjoying a private family dinner or entertaining friends in the lounge, you will continue to enjoy the wonderful landscapes just outside your window.

The ground floor also has a great bedroom with an en-suite bathroom. On the first floor, the family room – complete with its own balcony - provides a private retreat where you can watch television and enjoy the company of your loved ones.

There is a master bedroom with bathroom en-suite, and two other bedrooms, also with bathrooms en-suite.

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Serenai Villas

A name unique to Bahati Ridge, it is a variation of the word Eseriani. Serenai Villas are the smallest of the villas but have the same charm as all the other.

The floor plan includes a lounge that overlooks a terrace, and an open dining area with its own terrace. Whether you are enjoying a private family dinner or entertaining friends in the lounge, you will continue to enjoy the wonderful landscapes just outside your window.

The ground floor also has a great bedroom with an en-suite bathroom. On the first floor, the family room – complete with its own balcony - provides a private retreat where you can watch television and enjoy the company of your loved ones.

There is a master bedroom with bathroom en-suite, and two other bedrooms, also with bathrooms en-suite.

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Eseriani means Place of Peace.

Eseriani bungalows are single-level homes that stand on a hill. Each bungalow has four bedrooms, all with bathrooms en suite.

As you walk down the lobby that leads past the kitchen and a dining area, you will find a cozy lounge with a wood-burning fireplace that opens up into a veranda with an unobstructed view of the lush landscapes.
Rahidi Cottages

Rahidi means Wise Counsellor.

Rahidi Cottages are single-level homes occupying prime spots at Bahati Ridge. They are in close proximity to the man-made lake, miniature golf course, club house and Wellness centre.

The cottages each have three bedrooms, all with bathrooms en suite, as well as parking for three cars.

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Area Plinth Area Plot Size

TOTAL 90 Sq. M 0.125 Acres
MASTER PLAN

LEGEND

PHASE 1-A
- OLENGAI TOWNHOUSES
- SOPA TOWNHOUSES
- SERENAI VILLAS
- BUNGALOWS
- CLUB HOUSE
- SHOPPING MALL
- SCHOOL
- MEDICAL CENTRE
- OFFICE PARK
- WELLNESS CENTRE AND SPA
- LAKE

PHASE 1-B
- OLENGAI TOWNHOUSES
- SOPA TOWNHOUSES
- SERENAI VILLAS
- BUNGALOWS
- CLUB HOUSE
- SHOPPING MALL
- SCHOOL
- MEDICAL CENTRE
- OFFICE PARK
- WELLNESS CENTRE AND SPA
- LAKE

PHASE 2
- OLENGAI TOWNHOUSES
- SOPA TOWNHOUSES
- SERENAI VILLAS
- BUNGALOWS
- CLUB HOUSE
- SHOPPING MALL
- SCHOOL
- MEDICAL CENTRE
- OFFICE PARK
- WELLNESS CENTRE AND SPA
- LAKE

PHASE 3
- OLENGAI TOWNHOUSES
- SOPA TOWNHOUSES
- SERENAI VILLAS
- BUNGALOWS
- CLUB HOUSE
- SHOPPING MALL
- SCHOOL
- MEDICAL CENTRE
- OFFICE PARK
- WELLNESS CENTRE AND SPA
- LAKE

PHASE 4
- OLENGAI TOWNHOUSES
- SOPA TOWNHOUSES
- SERENAI VILLAS
- BUNGALOWS
- CLUB HOUSE
- SHOPPING MALL
- SCHOOL
- MEDICAL CENTRE
- OFFICE PARK
- WELLNESS CENTRE AND SPA
- LAKE

337 HOMES
## House Finishes

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof</strong></td>
<td>Spanish clay tiles</td>
</tr>
<tr>
<td><strong>Walls</strong></td>
<td>Walling in dressed natural stone and internal walls to receive plaster and paint. Villas/Bungalows: Bush hammered natural stone ground floor</td>
</tr>
<tr>
<td><strong>Windows</strong></td>
<td>Steel casement window panes</td>
</tr>
<tr>
<td><strong>Floor</strong></td>
<td>Trench drain. Floor tiles throughout. Villas/Bungalows: Saligna wood parquet flooring for lounge and dining areas</td>
</tr>
<tr>
<td><strong>Doors</strong></td>
<td>Mahogany panelled doors</td>
</tr>
<tr>
<td><strong>Staircase</strong></td>
<td>Floor tiles, treads and cistern with mild steel balustrades</td>
</tr>
<tr>
<td><strong>Wardrobes</strong></td>
<td>MDF cabinets</td>
</tr>
<tr>
<td><strong>Kitchens</strong></td>
<td>MDF cabinets with granite tops</td>
</tr>
<tr>
<td><strong>Bathrooms</strong></td>
<td>Wall tiling and white sanitary ware</td>
</tr>
<tr>
<td><strong>Fireplace</strong></td>
<td>Fireplace brick interior with decorative surround</td>
</tr>
<tr>
<td><strong>Curtain Rods</strong></td>
<td>Mild steel curtain rods</td>
</tr>
</tbody>
</table>

## Design Features
- Man-made lakes by the club house, office block and shopping mall
- Water features and/or green spaces in each court
- Beautifully landscaped common areas and open spaces
- Cabro driveways and Paved (PCC slabs) walkways
- Solar Water Heating in all the homes
- Fibre optic underground wiring
- Data, voice and cable ready homes
- Provision for Inverter Power Backup
- Underground Water Tank with a pump
- Retractable Horizoning

N.B. PARTICULARS ARE NOT WARRANTED
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