

GET YOUR COPY FOR FREE

THE
Real Estate

MAGAZINE FOR DIANI BEACH
6TH EDITION | 1ST IN 2026

**HOT PROPERTY
SALES IN DIANI**

EXCLUSIVE

Insight on new Beach Club 41,
La Terrasse and New Pallet Café

INFORMATION
On How To Purchase

EXCLUSIVE
Guide on Lost Titles



www.sandlovers.com





Sandlovers
www.sandlovers.com

Editor's LETTER

Dear Reader,
Dear future and former client,
Dear visitor and guest to amazing Diani Beach,
Dear Residents and friends,

This is now our 6th edition and we are so grateful for the positive feedback we are constantly receiving from different angles, from Diani residents and friends to potential purchasers in Diani and future new residents. What started off as a crazy idea has now become a well-established Magazine in Diani. We would like to take a moment to express our thankfulness for all your valuable feedback; any feedback is important to us to develop every new edition into something better than before. Our 5th edition at the end of 2025 has been the most successful edition so far. Although we had again increased the total amount of printed copies, we were "out of stock" before Easter 2026. Our 5th edition has shown again an amazing amount of interest from residents, visitors, buyers and sellers of property and we have received such good feedback on the content and information provided. We also have to extend a big thank you to all our guest article writers: without your contributions this Magazine would simply not be nearly as exciting. More than ever before we have kept receiving many requests from schools, national developers, retail chains, banks and insurance companies to place an advertisement in the Magazine – but we remain very straight on our vision for the Magazine being an independent and informative Real Estate Magazine with Diani related content only. We do not have any paid product placements in the Magazine and any content or donated spaces are "by invitation" only. This keeps the Magazine independent and unique with no refinancing through any paid advertisements. At the same time, we want to keep the Magazine at no charge for the readers and are extremely happy to see copies in so many households and rental villas in Diani.

In this new edition we have focused a bit more on the content and hope we provide some interesting articles and kept it easy to digest without removing informative insights for any new or returning visitor to amazing Diani. For this edition, we are extremely proud to share some feedback on the first 6 months of the new Beach Club, featuring an interview with co-owner Claudia Glaser-Mayer of "The 41 Beach Club". Additionally, by popular demand, we also share some insights on Diani's newest elegant dining experiences, La Terrasse and Pallet Café.

Most of the information is of course available online - as we are living in a truly digital world - and I invite you to visit our website www.sandlovers.com for your personal download. But I know how much you enjoy the sun, the beach, the bars, the restaurants and the ocean during the day or in the evenings so a printed „old fashioned“ MAGAZINE might just suit you perfectly. I can also already visualize how fast the printed versions will be out of stock at Chandarana supermarket, Kokkos Restaurant, Wine & More Cellar, Apero, The 41 Beach Club, La Terrasse and the Diamond Golf Club and we have to restock every other day – we honestly love restocking!

I wish you an amazing time flipping through The MAGAZINE and if you want to see a specific plot or property, don't wait - Sandlovers is only a phone call away to pick you up and show you the beauty of the Diani real estate market. If for some reason you can't make it this time, reach out to us when you are around next – because we know you will come back to this unique and amazing place called Diani Beach.

If you wish to explore a potential sale of your beloved property and want to have a confidential discussion – give us a call: no one will know your intention to sell unless you want to and until we start the marketing process together upon your approval only. If you want to talk to some of our happy clients please let me know so I can happily introduce you to them. We simply love property – and it shows.

Keep Diani green, clean and an amazing scene.



Yours, Ole Sauer, MRICS
+254 (0) 7 45 43 555 8

CONTENT



IN THIS ISSUE

VILLAS FOR SALE

PG - 3,4,7,8,9,11,12,13,14,15
16,16,17,18,19,20,21,22,25,
26,29,30,31,32,33,34,56,
59,60

EXCLUSIVE INTERVIEWS

THE 41 CLUB,
PG - 15-18

LA TERRASSE,
PG - 43-45

PALLET CAFÉ
PG - 57-58

OLE SAUER
PG - 39-40

NEW DEVELOPMENTS

PG - 37,38,41,42,46,47

PLOTS

PG - 48,49,50,51

APARTMENTS

PG - 53,54

MULTI-FAMILY HOUSES FOR SALE

PG - 55

RESORTS

PG - 18,66,67

TAX SECTION

PG - 27-28

INSURANCE SECTION

PG - 23-24

PROPERTY SECTION,

PG - 35-36, 69

LEGAL SECTION

PG - 61-62

EDUCATION SECTION

PG - 63-65

SCRA

PG - 52

Disclaimer:

The content of this magazine is for basic information and does not form an official offer to purchase; all property information is provided by the property owner and may not be fully accurate, all narrative content in different sections such as legal, tax property and others belongs to the author of each article; Sandlovers does not accept and take any liabilities whatsoever for any measurements sizes, prices, distances mentioned in this magazine, neither for any content of the individual articles.

VILLA KB

HIGH-STANDARD LIVING



- 2 bedrooms + 2 bathrooms
- ca. 225 sqm living area within a compound
- ca. 1,300 sqm plot size in excellent 2nd row
- 250m walking distance to the beach
- Amazing clubhouse and communal pool area

KSH 35M

VILLA AV

OCEAN VIEWS FROM ROOF TERRACE



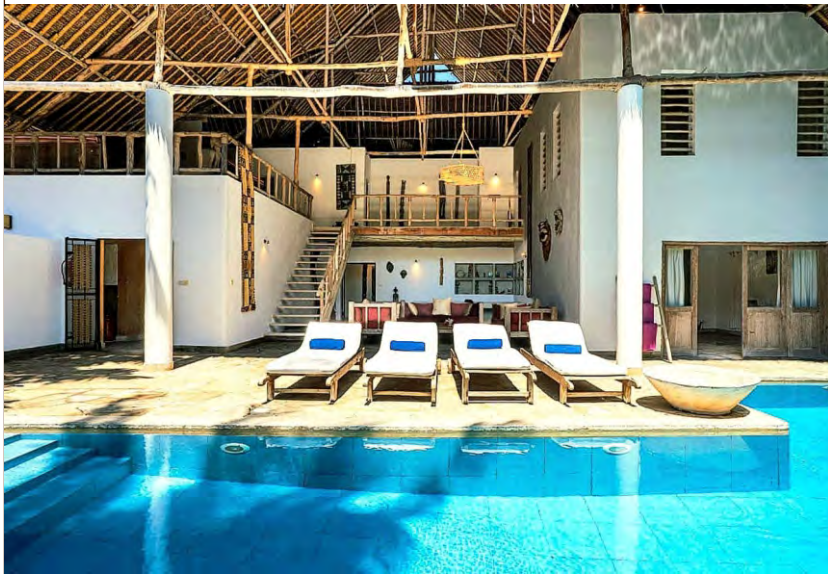
- 4 bedrooms + 4 bathrooms
- ca. 350 sqm living area in 1st row
- ca. 2,000 sqm plot with private beach access in 200m
- Large private pool
- Separate 2 bedroom guest cottage in addition

€ 575,000



VILLA MM

SIMPLY AN AFRICAN MASTERPIECE



- 6 bedrooms + 6 bathrooms
- ca. 380 sqm living area
- ca. 1,000 sqm plot size in 2nd row
- ca. 150 sqm roofed terrace
- Private pool and within a gated community

€ 337,500

VILLA R

GOOD QUALITY LIVING



- 3 bedrooms + 3 bathrooms
- ca. 280 sqm living area
- ca. 2,000 sqm plot size in Darad area
- Large private pool
- Recently developed and finished in Nov. 2024

USD 289,000



Documents *that* Transfer Land Ownership

Many documents are exchanged during property transactions but they are not the main title deeds. Some of these include:

1. Sale Agreement

This is a binding contract between the buyer and seller, outlining agreed price, payment terms, completion dates, and obligations. It is evidence of a transaction, not of ownership. Ownership only changes after the transfer is registered at the Lands Registry.

2. Payment Receipts

Receipts prove that money changed hands but they do not prove land ownership. A receipt can be genuine while the underlying transaction is fraudulent. Always verify ownership independently rather than relying on payment evidence.

3. Allocation Letter

These are issued by government bodies or county governments indicating that land, usually public land, has been offered to an individual or entity. It is not a title document. Ownership only arises after the allottee meets all conditions, follows due process, and a title is issued and registered.

4. Survey Plan or Mutation Form

These show the location, size, and boundaries of land as prepared by a licensed surveyor and approved by the Survey of Kenya. These are technical documents essential for identifying and subdividing land. They are not proof of ownership.

5. Power of Attorney

A Power of Attorney authorizes someone to act on behalf of the legal owner. It allows the holder to sign documents, manage property, or complete transactions. The property remains with the original owner unless a separate transfer is registered.

6. Family Consent Letters

In family land transactions, especially those involving inheritance or clan land, consent letters from family members may be obtained to confirm agreement. These letters may indicate family approval but do not confer legal ownership.

7. Tenancy Agreements

A tenancy agreement gives the tenant the right to occupy property temporarily, usually in exchange for rent. Ownership remains with the landlord. They are, however, sometimes fraudulently presented as proof of ownership, particularly in disputes over long-term rentals.

To ensure genuine ownership buyers must conduct verification through official channels. These include:

i. Conduct an Official Land Search

A land search at the Ministry of Lands confirms the registered owner and reveals any encumbrances such as caveats, charges, or restrictions. This can now be done online through the eCitizen portal or Ardhi Sasa platform. Recent court cases have specified that searches should go back to the roots of ownership to avoid forgery.

ii. Verify Land Rates and Rent Clearance

Unpaid land rates or land rent can prevent transfer and may indicate disputes. Obtain clearance certificates from the county government and Ministry of Lands before completing any transaction.

iii. Understand the Costs Involved

Knowing the full costs of transfer helps you budget and avoid surprises. Stamp duty alone ranges from 2% to 4% of property value.



Red Flags in Property Transactions

a. Buying from Unverified Sellers

Fraudsters often pose as owners using fake documents. Always verify the seller's identity against the registered owner shown in an official search. Be especially cautious when dealing with intermediaries or agents who cannot provide direct access to the registered owner.

b. Relying on Promises of Future Registration

Some sellers promise to process the title after payment. Complete the transfer and obtain the title in your name before releasing full payment.

c. Ignoring Due Diligence

Proper Due Diligence in Real Estate in Kenya includes verifying all documents as listed above.

d. Special Considerations for Diaspora Buyers

Kenyans living abroad face additional challenges as distance makes verification harder and increases reliance on intermediaries. Specific requirements apply, including authentication of documents and use of legal representatives.

e. Digital Land Records and Title Conversion

Kenya has been digitizing land records through the Ardhi Sasa platform and eCitizen. This improves transparency and reduces fraud. If your title is still in the old format, converting to digital records adds security.

In Conclusion, Only registration at the Lands Registry, evidenced by a title deed or certificate of lease, makes you the legal owner. Always conduct proper due diligence, verify ownership through official channels, and complete registration before assuming the land is yours. Land is one of the most valuable asset you will ever acquire. Treat the process with the seriousness it deserves.



Coral Property Consultants Ltd.
Registered Valuers, Estate and Managing agents



Compiled by:

Mrs. N. Shah, Bsc (Hons) L.M.&D., M.I.S.K., R.V., R.E.A
Coral Property Consultants Limited,
Naimi@coralpropertykenya.com , 254-733618168
P. O. Box 81300-80100,
MOMBASA.

VILLA G

GREAT STANDARDS



- 4 bedrooms / 3 bathrooms
- ca. 360 sqm living area
- ca 700 sqm plot in 2nd row
- Amazing roof-top terrace

KSH 32M

VILLA DN

1ST ROW OCEAN RHYTHM

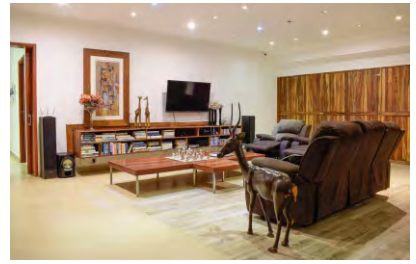


- 3 bdr main villa + 2 bdr cottage
- ca. 360 sqm living area (220 + 140 sqm)
- ca. 3,000 sqm plot in 1st row with private pool
- additional development potential

KSH 69M

VILLA PL

BIG IS SIMPLY BEAUTIFUL



- 4 bedrooms + 4 bathrooms
- ca. 500 sqm living area with ca. 140 sqm indoor lounge area
- ca. 5,000 sqm plot in 4th row
- Large private pool

€ 325,000

VILLA TY

AUTHENTIC AFRICAN FLAIR



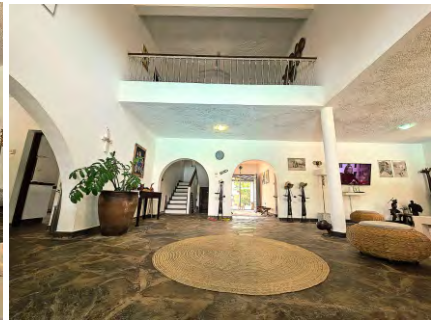
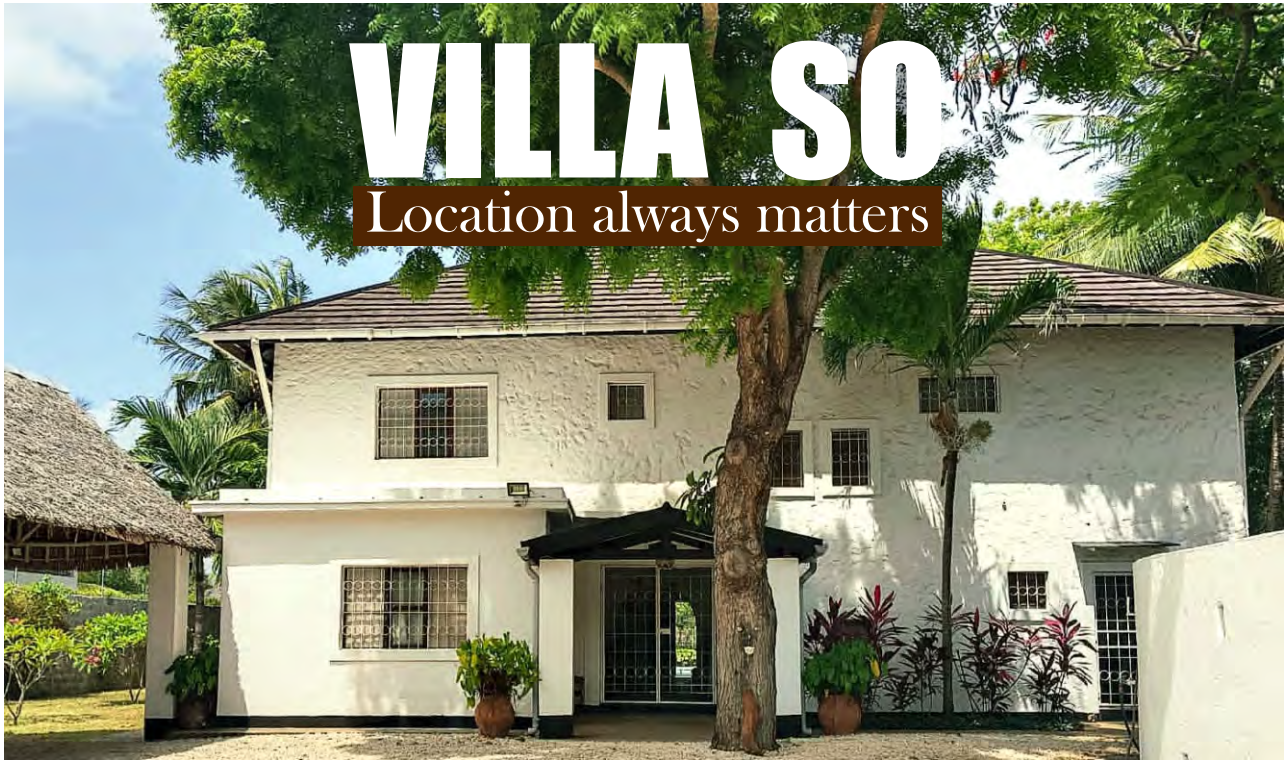
- 3 bedrooms + 2 bathrooms
- Additional guest studio
- ca. 2,000 sqm plot in 3rd row
- Private pool within tropical garden

€ 260,000



VILLA SO

Location always matters



- 4 bedrooms plus 4 bathrooms
- Separate guest cottage
- ca. 410 sqm living area
- ca. 2,000 sqm plot size in central Diani

- Large pool and pool area
- Spacious roofed terrace overlooking the beautiful garden
- High ceiling with a gallery floor level
- Electrical gate



Price: € 437,500



THE BACCHUS AWARD FOR RESTAURANTS

Through the BACCHUS AWARD, you will find the restaurant with the best wine advice and wine selection.

Wine-interested customers are on the lookout for the BACCHUS AWARD for restaurants with the BEST WINE SELECTION and the BEST SERVICE.

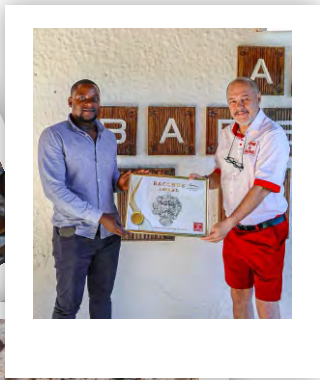
Over the last 2 years, WINE & MORE has developed the WINE & MORE ACADEMY to train restaurants, bars, and hotels in wine knowledge, culture, and selection.

All waiters from the chosen outlet are trained in 3 courses over 2 months. If all waiters pass the exams successfully and the wine selection includes at least different wines from different countries and grapes, the Restaurant will be awarded the BACCHUS AWARD of the year.

To maintain high quality in wine and service, each BACCHUS AWARD must be confirmed annually through additional training and further wine selection.

In the future, all awarded restaurants will be marketed on their own websites, and customers can easily find the establishments awarded the BACCUS AWARD and expect a good selection of wines and expert advice.

So, keep an eye out for the BACCHUS AWARD and always find a restaurant that offers you a special WINE EXPERIENCE.



ASK IN OUR WINE CELLAR IN DIANI FOR A FRENCH WINE TASTING:
CALL THE CELLAR +254 11 178 43 23
Valarie Salzmann - Director

VILLA LH

SIMPLY A BEAUTIFUL PLACE



- 4 bedrooms + 4 bathrooms
- ca. 240 sqm living area with ca. 140 sqm with outdoor kitchen
- ca. 2,000 sqm plot in 4th row
- Large private pool

€ 360,000

VILLA N6

AMAZING LIVING CONCEPT



- 3 bedrooms / 3 bathrooms
- ca. 250 sqm living area
- ca. 700 sqm plot in 2nd row
- Shared pool on secured compound

KSH 22M

VILLA AM

SHORT WALK TO THE SANDY BEACH



- 2 bedrooms + 2 bathrooms
- ca. 220 sqm living area, ca. 675 sqm plot in 2nd row
- ca. 200m from the beach
- beautiful roofed terrace on first floor

€ 169,000

VILLA C

SWAHILI STYLE



- 2 bedrooms + 2 bathrooms + large attic
- ca. 320 sqm living area
- 1,000 sqm plot in 3rd row
- Large gallery for extension

€ 145,000

VILLA BR

SWAHILI LIVING



- ca. 240 sqm living area
- 4 bedrooms / 4 bathrooms
- ca. 1,800 sqm plot in 3rd row Kongo river side
- Large private pool

KSH 20M

VILLA N12

EXCELLENT LAYOUT



- 3 bedrooms / 3 bathrooms
- ca. 250 sqm living area
- ca. 700 sqm plot with shared pool
- 2nd row in Galu Kinondo

KSH 22M

VILLA OD

GREAT LOCATION MEETS REAL POTENTIAL



- 4 bedrooms + 3 bathrooms
- ca. 220 sqm living area
- ca. 900 sqm plot in 2nd row
- Turn it into your dream home, great potential for extension

KSH 28M

VILLA HK

AN AFRICAN FEELING



- 3 bedrooms, 2 bathrooms
- 180 sqm living area
- Nicely located in 3rd row
- ca. 1,200 sqm plot with large shared pool

€ 199,000



Exclusive interview with Claudia Glaser-Mayer on the experience of the first 6 months of the new hotspot in Diani "The 41 Beach Club"

Claudia is a well-known resident of Diani for over 30 years now, together with her husband Richard and their two sons. Sandlovers managed to speak with Claudia on her experience of the first 6 months of opening "The 41 Beach Club" and get some real insights of those days.

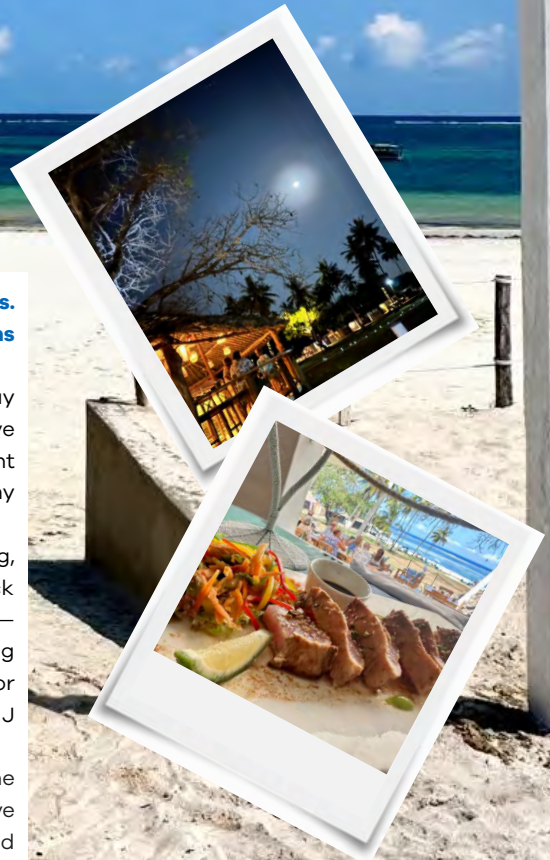


Q1) Claudia, thank you for taking the time to speak with us. Looking back at the first six months, have your expectations for The 41 Beach Club come to life?

A) Yes, absolutely. It has been a very busy time since the day we opened, and we are truly happy with what we have created. What makes us proud is that we have brought something quite unique to Diani — a place where many experiences come together.

We offer great food, excellent drinks, and a relaxed setting, along with sunbeds directly on the beach for laid-back leisure days. We have created a place for everyone — whether it is families relaxing while kids have fun at the big playground, friends meeting for drinks and a good meal or guests enjoying weekends with live music and DJ performance, all right by the beach.

Our goal is to keep improving and, hopefully, to become the place to be in Diani. After the first high season, we now have the experience to reflect, fine-tune certain areas, and continue building on new ideas and dreams.





Q2) Besides a brilliant grand opening party in November 2025, what was your highlight so far and what really makes you proud?

A: Our New Year's party was especially memorable. The atmosphere was incredible, and everything went smoothly, which felt like a real milestone so soon after opening. We are also very happy with our team. We have a hardworking young group who do a fantastic job every day, and they are a big part of what makes The 41 Beach Club so special. But the biggest highlight has been seeing how much our guests enjoy the place. It has naturally become a spot where people come together and have a good time. 41 is a place for everyone.



Q3) I believe not everything went smoothly in the beginning. What was your biggest challenge?

A: Our biggest challenge was that we had introduced a cashless payment system using a prepaid guest card, which was too complicated. In hindsight, both we and Diani were simply not quite ready for that. It was a valuable learning experience. We communicated openly, adapted quickly to accept cash, M-Pesa, or credit card, and now everything runs smoothly.

Q4) You offer a wide range of activities. How do guests engage with them?

A: We encourage everyone to join in, no matter the activity. We offer H2O kitesurfing, GoJump Kenya skydiving, Ocean Tribe scuba diving, a massage parlour, pétanque, foosball, a pool table, beach tennis, as well as Trailblaze gliders. Beach volleyball has already built a strong regular community, and newer additions like Afro-Zumba are gaining interest. We are also hosting events such as the famous Sawa Lounge and salsa evenings with professional instructors, giving guests the chance to try something new in a fun setting. Residents and visitors are all welcome. Our aim is to offer a varied and regular program that keeps things lively and inclusive.



Q5) Events seem to be a big part of your concept — what can guests expect going forward?

A: Events will remain a key focus, as people are looking for both fun and variety. Our recent Sports Day was a great success, with over 100 participants across beach volleyball, Beach touch rugby and football. It was a fantastic day, followed by a lively after-party. Going forward, we plan to expand into more sports events, as well as fairs and themed experiences. The goal is to create a diverse calendar that brings people together. Highlights already planned include a Jazz Festival in August and an Oktoberfest later in the year.

Q6) You are very hands-on with the concept — how involved are you personally?

A: I enjoy being around people, creating a social atmosphere, and understanding what our guests really enjoy. That connection with the guests is one of my strengths, and it naturally influences how we shape the experience at the 41 Beach Club. From selecting events and activities to choosing bands and DJs, it's something I personally take care of.

Q7) With all the energy you put into this venture, do you still have a private life?

A: To be honest, my private life is very much connected to the 41 Beach Club. I work closely with my husband Richard and one of our directors, who is regularly on site, so it very much becomes part of everyday life.

One of the reasons I embraced this role — what I like to call the “chaos coordinator” — was to create a new kind of balance for myself, especially after my children moved abroad.

I truly enjoy my time here. Whether it's playing volleyball, enjoying the food, spending time with our guests and friends at the Baobab, dancing and celebrating in the evenings, it all comes together in a way that suits my personality. Of course, I appreciate the occasional day to relax, but overall, I'm very happy with the life I've created at the 41.



Q8) Food plays an important role in the overall experience — what are your personal favorites?

A: Food is actually a fun topic between my husband and me, as we have quite different tastes. I like lighter dishes like pasta and salads, where he loves barbecue, especially the South African meats from Black Steer and of course our woodfired pizzas.

That said, some of my favorites are quite unexpected — even though I'm not a big meat eater I go crazy for our beef tartare and the bone marrow, as well as for the Gazpacho.

And we both can't resist fresh fish, often caught by Richard, as fishing is a shared passion.

We also offer a Koroga experience, which brings people together to cook and share — something that fits perfectly with the spirit of the 41.

Another highlight is our Kuku Thursdays rotisserie chicken, and from June, the Sunday Curry Lunch will return, a well-loved tradition in Diani.

Q9) Looking ahead, what are the plans for the 41 future?

A: We have now been open for six months, which is still a relatively short time for a new business. So while we are continuously making adjustments, we are also already working towards our bigger ideas and long-term vision.

One of those dreams is to further develop the space — for example, by adding a swimming pool and a few eco-friendly cottages, to extend the 41 Beach Club experience beyond a day visit.

We are also planning to introduce a small cocktail bar directly on the beach in July, so that guests can truly enjoy the feeling of sipping their drinks right on beautiful Diani Beach.

At the same time, we are constantly improving the smaller details, whether it's refining the menu or adding new features like a jungle gym. Anything that enhances the overall experience is something we are open to exploring.

Looking ahead, we hope that in another six months, the 41 Beach Club will be a place people talk about, not only in Diani, but across Kenya and beyond — and that when visitors come to this beautiful coast, they know that the place to go is the 41.

Thank you so very much Claudia for taking this Saturday afternoon and giving us some great insight into the first 6 months of “The 41 Beach Club” – I think you and your partners have created a great vibe and a place for great food and drinks at the same time. Keep rocking the south coast. Thank you, Claudia!



VILLA BV

MODERN LUXURY LIVING



- 3 bedrooms + 3 bathrooms
- ca 540sqm of pure luxury living
- ca. 2,000 sqm plot 2000 sqm plot within 3rd row
- 7 minutes from the beach
- Newly built, highest international standards

\$595,000

MINI HOLIDAY RESORT TY

AUTHENTIC AFRICAN HOLIDAY FLAIR



- 3 individual villas with 2 bedroom each
- ca. 360 sqm living area in total
- ca. 2,000 sqm plot in 3rd row with tropical garden
- Communal pool plus development potential

€ 365,000

VILLA FA

COASTAL LIVING WITH OCEAN VIEW

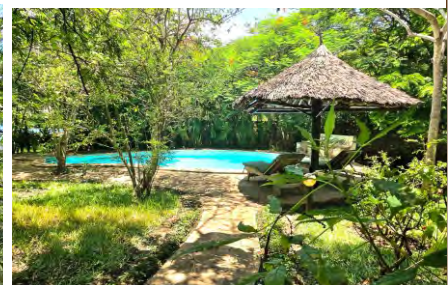


- 4 bedrooms plus 4 bathrooms
- ca. 350 sqm living area
- ca. 600 sqm plot in 2nd row
- Partial ocean view
- Great extension potential
- Amazing layout

USD 380,000

VILLA MK

YOU WILL LOVE THIS LOCATION



- 2 bedrooms/bathrooms, 185 sqm living area
- ca. 1,000 sqm plot with old trees
- 2nd row with 350m to the beach
- Within secured and fenced compound

€ 215,000

Things to know About Real Estate In Diani

1 Often a location is described as 1st, 2nd or 3rd row, this indicates the proximity of a plot where 1st row (or sometimes referred to as beach 1) is between the beach and the main Beach Road; 2nd row is between the Beach Road and into the country; e.g Supermarket Chandarana is located in 2nd row.

2 To purchase property in Kenya you need a KRA Pin Number (Kenya Revenue Authority, tax department) - we are happy to refer you to a reliable contact for application.

3 A purchase price can be agreed and paid in KSH, EURO, USD or any other currency.

4 Non-Kenyan citizens can only purchase leasehold and sectional titles, freehold titles can be acquired by Kenyan citizens only.

5 There is no difference in value whether it is a freehold or leasehold property, as all leaseholds are treated with the same value as freeholds.

6 Normal costs involved for purchasing property is 4% of purchase price as stamp duty in Kwale county, 1.5-2% legal fees depending on the amount of purchase price, 0.25-0.5% registration and other administrative fees, all payable by the purchaser.

7 Timeline from signing a sales agreement to actual handover of property is generally 90 days sometimes faster.

8 Every property has a title or lease certificate which can be checked at the registration once by any instructed legal advisor to ensure the validity of an existing title deed.

9 No one should ever undervalue the joy and reward of owning a piece of any paradise in Diani through leasehold or freehold, simply an amazing place to visit or live.





VILLA MO MODERN LIVING IN NEWLY BUILT VILLA



- 3 bedrooms + 3 bathrooms
- ca. 220 sqm living area
- ca. 1,000 sqm plot in 2nd row
- Open kitchen and large indoor lounge
- Very large pool

KSH 36M

VILLA H

TURN ME INTO YOUR DREAM HOME

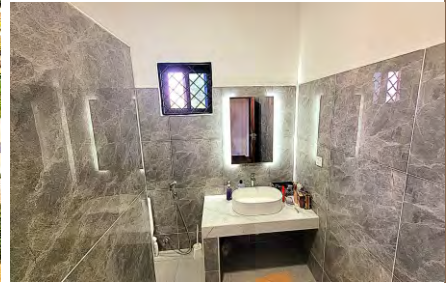


- 4 bedrooms + 3 bathrooms
- ca. 350 sqm living area
- ca. 2,000 sqm plot in perfect 2nd row location
- 250m from the sandy beach, great pool and BBQ area

€ 260,000

VILLA AT3

EXCELLENT VALUE FOR MONEY



- 3 Bedrooms / 3 bathrooms, ca. 200 sqm living area
- ca. 1,000 sqm plot in 5th row
- Newly built in 2024
- Large private pool

KSH 24M

VILLA BW

LIVING WITHIN A SECURED RESIDENTIAL PARK



- Living within a secured residential park
- 3 bedrooms + 3 bathrooms
- ca. 240 sqm living area with large shared pool
- 3rd row Galu area

KSH 37M



Light Talk, A Guide to Kenyan Home Insurance

Let's be honest, living in Kenya is a beautiful, vibrant adventure, but it's also a high-stakes game of "What Happens Next?". One day you're enjoying a quiet sunset in Nyali or Diani, cool breeze gently smoothing your otherwise interesting face, and the next, a rogue mango tree decided your perimeter wall needed an "impact" test, or a jiko mishap turned your kitchen into a DIY charcoal factory.

This is where **Domestic Package Insurance** comes in. Think of it as the Swiss army knife of your financial life, there to catch you when life "happens" ...

The "Big Stuff" (Structure & Everything in It)

This policy is a "package" because it covers two worlds: the actual building (walls, gates, and that fancy gazebo you never use) and the "contents" (everything that would fall out if you turned your house upside down).

The Drama: You're covered for the big, cinematic stuff, lightning strikes, gas cylinder "surprises," and something the industry calls "Special Perils." In our context, this includes "Impact by Animals." Yes, if a stray cow wanders into your living room and decides your sofa is a snack, you're actually covered.

The "Gotcha": For theft, insurers usually look for "forcible and violent entry." If you were busy chatting with the neighbor and left the front door wide open while your TV took a walk, the insurer might just give you a polite "pole sana" instead of a cheque.

The "Oops" Section (All Risks)

The All Risks section is the real hero of the story. While "Contents" stays at home, "All Risks" follows your laptops, phones, and jewelry out into the wild streets of Nairobi or Mombasa all the way to the most remote Lokitang...

The Phone Factor: Phones are the "Kings of Drama." If yours is snatched in traffic, you'll need a Police Abstract, and please note, no paper, no payout.

The Fine Print: Jewelry needs a Valuation Report before you lose it. Don't wait until the necklace is gone to claim it was worth 200k! Also, watch the "Excess" (your out-of-pocket cost). If a screen repair costs 5k and your excess is 5k, the claim is basically moot, or is kaput finer?.



The "Don't Sue Me" Sections, WIBA (Staff) and Liability (Guests)

Our domestic staff are like family, but if a gardener falls off a ladder, the law (and your bank account) needs a shield. The WIBA section covers their medical bills and compensation.

As owner, Occupier, or both, the Liability section handles your legal defense if a guest slips on your freshly mopped floor, briefcase and glasses flying into the warm breezy coastal air... or very simply, if your dog decides to "sample" a visitor's trousers...

Pro-Tips for the Savvy home owner occupier:

The Cloud is Your Buddy: Take photos or photocopies of your receipts and serial numbers now. Thermal receipts from supermarkets fade faster than some city born "characters". A digital photo or photocopy is your key proof of ownership and item cost.

The "First Loss" Hack: You don't have to insure every single spoon in the house. You can set a "First Loss" limit for your contents, assuming a thief can't carry away your entire life in one trip. It keeps your premiums affordable.

The "Just in Case" Extension: Most standard policies ignore riots. Adding a Political Violence & Terrorism (PVT) extension is a smart move for our unique political cycles.

The "Oh No!" Checklist

If the worst happens:

1. Talk to Someone: You usually have 24 hours to notify the police and your broker.
2. Take Photos: Document the chaos before you start cleaning up.
3. Submit the Evidence: Have your abstract, blockage certificate (for phones), and those digital receipts ready.

The Verdict:

For the price of a few nice dinners, you can buy yourself the ability to sleep like a baby. Whether it's a rogue potato hitting your window or a major kitchen disaster, of your guest feet flying from your wet floor, having a fine Insurance Broker by your side is the icing on the cake. They navigate the "legalese" so you don't have to, making sure your wallet isn't the one taking the hit... are we now pamoja?



ARTHA

Insurance Broker, Mr. Gurbux Singh

Mkomani Estate, H.1 Ground Floor Mombasa
+254 721 642 641

VILLA FM

MODERN LUXURY



- 5 bedrooms / 5 bathrooms
- ca. 360 sqm of living area
- 2,000 sqm plot - 3rd row
- Amazing pool area
- Separate guest cottage

KSH 53M

VILLA JJ

A PLOT FOR A DREAM



- 5 bedrooms + 4 bathrooms
- ca. 380 sqm living area
- ca. 2,000 sqm plot size in 3rd row
- Main house plus 2 cottages
- Extremely large pool

€ 325,000

VILLA SUK

TURN IT INTO YOUR DREAM



- 4 bedrooms + 3 bathrooms
- ca. 260 sqm living area
- ca. 1.000 sqm plot
- 3rd row location

KSH 25M

VILLA MR

RECENTLY BUILT IN 3RD ROW



- 3 bedrooms + 3 bathrooms
- ca. 1,000 sqm plot, nice large pool
- ca. 250 sqm living area
- Amazing roofed terrace

€ 195,000



Real Estate Sector and The Proposed Kenyan Finance Bill 2026

The proposed Kenyan Finance Bill 2026 is expected to significantly affect the real estate sector, with both positive and negative consequences depending on whether one is a developer, landlord, investor, REIT (Real Estate Investment Trust) manager, or buyer.

Key impacts on the real estate sector

1. Increase in Residential Rental Income Tax

The Bill proposes raising Residential Rental Income Tax from 7.5% to 10% of gross rental income. Currently, landlords earning between KES 288,000 and KES 15 million annually pay 7.5% under the Monthly Rental Income regime.

Implications:

- o Lower net income for landlords
- o Potential rent increases as costs are passed to tenants
- o Smaller landlords may exit the formal market
- o Increased financial strain for leveraged investors

2. Enhanced Compliance and Digital Monitoring

The Bill introduces stricter reporting requirements and expanded digital oversight by KRA, including systems such as eRITS.

Implications:

- o Reduced ability to underreport rental income
- o Increased audits and enforcement
- o Higher compliance costs for property stakeholders

This will mainly affect apartment operators, Airbnb hosts, and commercial property owners.



3. Incentives for REITs

A key proposal is to exempt transfers of property into REITs from Capital Gains Tax.

Expected outcome:

- Greater use of REIT structures
- Increased institutional investment
- Improved liquidity in commercial real estate markets

Beneficiaries are likely to include large developers, pension-backed projects, and commercial investors.

4. Adjustments to Capital Gains Tax (CGT)

The Bill expands CGT to cover indirect transfers, offshore transactions involving Kenyan assets, and certain restructurings.

At the same time, exemptions are proposed for qualifying internal reorganizations.

Impact:

- Higher tax exposure for foreign investors
- Less efficient structuring via offshore entities
- Easier restructuring for local developers and family-owned firms

5. VAT and Stamp Duty Reforms

Proposed changes target VAT administration, refunds, and stamp duty processes, including increased digitization.

Implications:

- Faster VAT refunds may improve developer cash flow
- Stronger stamp duty enforcement may increase transaction costs
- Greater formalization of property transactions

6. Indirect Support for Affordable Housing

Government policies continue to prioritize affordable housing, institutional investment, and infrastructure-led development.

Potential effects:

- Increased institutional funding for housing
- Improved financing models
- More public-private partnerships

7. Increased Scrutiny of Foreign Investors

The Bill tightens rules around non-resident landlords, offshore ownership structures, and cross-border transactions.

Outcome:

- Stronger tax enforcement and transparency
- Reduced speculative investment
- Higher compliance and due diligence costs

Positive Effects

(a) The new proposed bill, however, demands for more professional property management. As compliance requirements increase, many landlords may move toward:

- Professional property managers;
- Digital accounting systems; and
- Structured investment vehicles.

This can grow:

- Property Management Firms;
- Proptech Companies;
- Real Estate Accounting Services;
- Valuation Firms; and
- Legal Advisory Businesses.

The sector becomes more sophisticated and efficient.

(b) Some analyses note proposals aimed at reducing administrative barriers for non-residents investors in Kenyan Capital Markets. Foreign capital is important for commercial real estate, hospitality projects, industrial parks, and small, medium and large mixed-use developments.

If investor onboarding becomes easier:

- Capital inflows may rise;
- Project financing may improve; and
- And developments may expand faster.

(c) Support for Green and Sustainable Real Estate shall come to light. Kenya's broader real estate direction in 2026 increasingly emphasizes on:

- Green financing;
- ESG-linked lending;
- Energy-efficient buildings; and
- Sustainable urban development.

Furthermore, the evolving tax and institutional framework may help:

- Green housing projects;
- Climate-smart projects; and
- And Infrastructure-linked property investments

Bottom line

The Finance Bill 2026 aims to increase tax collection, strengthen compliance, and promote institutional investment in real estate.

In the short term, it may reduce landlord margins, raise compliance costs, and slow speculative activity.

Over the longer term, however, REIT incentives and market formalization could support institutional growth, expand housing finance, and strengthen structured real estate investment in Kenya.

The overall impact will depend on parliamentary revisions, KRA implementation, and whether developers can pass higher costs to tenants and buyers.

In the long run, these reforms could help Kenya's real estate industry become more mature, scalable and globally competitive.



Dr. Saeem Salim, PhD

Lead Managing Partner, Aasan Solutions Limited,
Aasan International Limited

Dr. Saeem Salim, PhD

Lead Managing Partner, Aasan Solutions Limited,
Aasan International Limited

A P.O. Box 87640-80100, Mombasa, Kenya

P (254)732-315859

E sasa@asaanentrepreneur.com

W aasansolutions.com (join the revolution soon)

Q Live, Breathe, Walk, Talk, Work, Freedom!



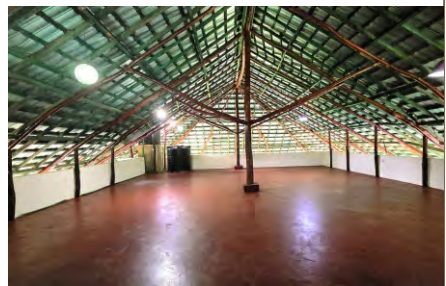
VILLA NX1 **CENTRAL LIVING IN 2ND ROW**



- 4 bedrooms + 4 bathrooms
- ca. 400 sqm living area
- ca. 600 sqm plot in 400m from the beach
- Amazing roof-top terrace
- New development recently finished

KSH 32M

VILLA RL **GREAT LOCATION MEETS EXCELLENT POTENTIAL**



- 3 bedrooms + 3 bathrooms
- ca. 250 sqm living area
- ca. 2,300 sqm plot in 3rd row
- Large tropical garden
- Excellent potential for extension

KSH 26M

VILLA KA

LUXURY WITHIN NATURE

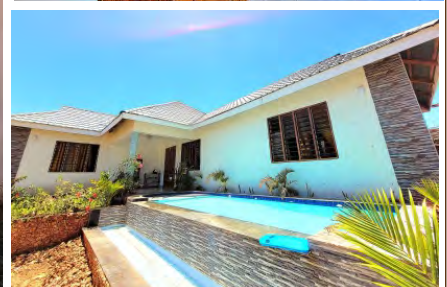
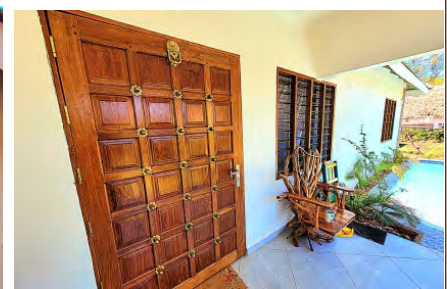


- 3 bedrooms + 2 one bedrooms units ,380 sqm living area in total
- Large roofed terrace + 2 roofed balconies
- ca. 1,300 sqm plot in 3rd row with large private pool
- Within a secured compound with 24/7 security

€ 349,000

VILLA MA

MY LITTLE TREASURY



- 2 bedrooms + 2 bathrooms
- ca. 150 sqm living area with private pool
- Plot size ca 1,000 sqm in 3rd row
- Within a small compound Kongo river side

€ 155,000

VILLA W

LET ME BE YOUR DREAM QUEEN



- 2 bedrooms + 2 bathrooms
- ca. 200 sqm living area
- ca. 1,700 sqm plot in 3rd row
- Amazing tropical garden
- Only a few minutes walk to the beach

€ 169,000

VILLA DS

GREAT LOCATION



- 3+3 bedrooms | 5 bathrooms
- ca. 420 sqm living area (300 + 120 sqm)
- ca. 2,000 sqm plot in 4th row
- Main villa plus guest house
- Large private pool

KSH 34M

VILLA A

COASTAL LIVING AT ITS BEST



- 4 bedrooms + 5 bathrooms
- ca. 400 sqm living area
- ca. 1,300 sqm plot size in 2nd row
- Large private pool
- Walled and fenced

€ 399,000

VILLA AX COASTAL VIBES WITH PRIVATE BEACH ACCESS



- 4 bedrooms + 4 bathrooms
- ca. 840 sqm plot in 1st row with private beach access
- 2 separate guest cottages
- Newly built within pure nature
- A real coastal pearl

€ 445,000

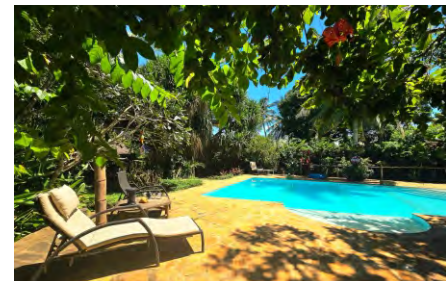
VILLA BD WHEN QUALITY MEETS SPACE



- 6 bedrooms + 4 bathrooms
- ca. 500 sqm living area
- ca. 1,850 sqm plot in 2nd row, walking distance to the beach
- amazing large roofed terrace, private pool

€ 450,000

VILLA LA A NATURAL PARADISE



- 2 bedrooms + 2 bathrooms
- ca. 220 sqm living area
- ca. 2,000 sqm amazing plot in 3rd row
- Beautiful tropical garden
- Large private pool
- Outdoor kitchen with bar

€ 285,000



NEW DEVELOPMENTS

VILLA MB

HIGH INTERNATIONAL STANDARDS

Completion Q. II 2027



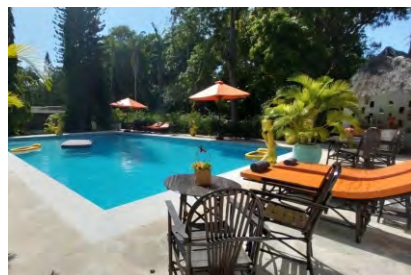
- 4 bedrooms + 4 bathrooms
- ca. 219 sqm living area
- ca. 415 sqm plot in 2nd row beach walking distance
- Private pool + large roofed terrace

€ 385,000

VILLA ML

LIVING WITHIN NATURE

Finished in June 2026



- 5 bedrooms + 5 bathrooms
- ca. 525 sqm living area
- ca. 3,880 sqm plot in excellent 3rd row
- New built and fully refurbished
- Extremely large pool

KSH 129M



Mandari, a lodge with a view, is a privately owned retreat set high on the spectacular Golini Ridge in Kwale County, Kenya. Designed as an exclusive and intimate escape, the lodge combines understated luxury with complete privacy, offering guests a rare opportunity to experience nature in its purest form. Thoughtfully positioned to capture the surrounding landscape, Mandari features elegant accommodation, open living spaces, and terraces that seamlessly connect indoor comfort with the vast outdoors.

The lodge is composed of a small collection of beautifully designed units, each with its own character. The Golini Suite, perched at one of the most privileged spots of the property, is without doubt the most striking—offering sweeping, uninterrupted views that make it feel as though you are floating above the landscape. Chui House, overlooking the infinity pool, provides a spacious and welcoming setting ideal for families or small groups, while the unique Rock Room, built into the natural stone, adds a distinctive and memorable touch to the experience. Together, these spaces create a sense of privacy while still allowing for shared moments in the lodge’s inviting common areas.

From the moment you arrive, Mandari reveals itself as more than just a destination—it is an experience shaped by its extraordinary surroundings. Overlooking the vast Mwaluganje Elephant Sanctuary, the lodge offers panoramic views across rolling hills and open plains. Sunrises are soft and peaceful, while evenings bring spectacular sunsets, often followed by clear, star-filled skies. On certain days, even Mount Kilimanjaro appears in the distance, completing the sense of being immersed in Africa’s vast beauty. When you are lucky, you can even spot elephants moving through the sanctuary below—sometimes visible directly from the infinity pool or the Elephant Terrace, adding a truly special moment to your stay.





What truly sets Mandari apart is not only its location, but the atmosphere created by the people who bring it to life. A warm and attentive team ensures that every stay feels effortless, welcoming, and deeply personal. Guests are cared for with genuine hospitality, where every detail is thoughtfully considered—whether it is a freshly prepared coffee delivered to your terrace at sunrise, or a perfectly timed sundowner as the light fades over the valley. Evenings might be spent enjoying a barbecue on the Elephant Terrace under a canopy of stars, creating moments that feel both intimate and unforgettable.

Despite its peaceful seclusion, Mandari is just a 40-minute drive from Diani Beach, offering a striking contrast between the lively coastline and the calm, elevated serenity of the ridge. For those feeling a little adventurous, the nearby Kizanze Waterfalls offer a refreshing and scenic excursion into the surrounding nature. Here, the air is cooler, the surroundings expansive, and time seems to slow down.

Mandari is more than a place to stay—it is a place to arrive, unwind, and feel completely at home. Quietly luxurious, naturally beautiful, and enriched by genuine hospitality, it offers an experience that is both grounding and exceptional.



For Reservations contact
Richard Glaser - 0728218255

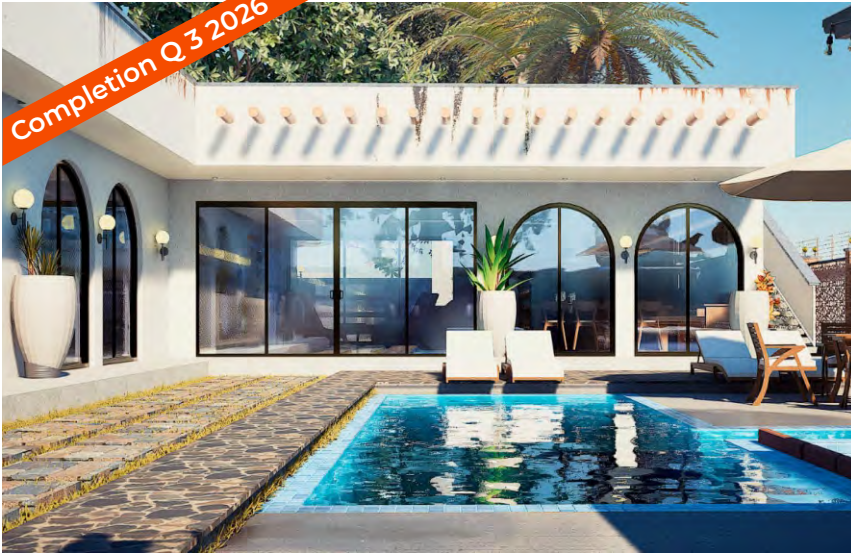


NEW DEVELOPMENTS

VILLA FD

NEWLY BUILT VILLA

Completion Q 3 2026



- 3 bedrooms + 3 bathrooms
- ca. 210 sqm living area
- ca. 710 sqm plot size in 5th row
- Private pool with direct access from roofed terrace

€ 189,000

VILLA CHRIS 2.2

HIGHLIGHTS YOU WILL LOVE

Completion May 2026



- 3 bedrooms plus 3 bathrooms
- ca. 220 sqm living area
- ca. 1,000 sqm plot size in 3rd row
- Beautiful private pool
- Large roofed terrace

KSH 33M



NEW DEVELOPMENTS

VILLA ZB

HIGH INTERNATIONAL STANDARDS

Completion in Q2 2026



- 2 bedrooms + 2 bathrooms
- ca. 121 sqm living area
- ca. 415 sqm plot size in 2nd row walking distance to the beach
- Private pool

€ 285,000

VILLA AL

MODERN LIVING IN LUXURY

Completion Q II 2027



- 3 bedrooms + 3 bathrooms
- ca. 271 sqm living area on a ca
- 500 sqm plot, central Diani in 4th row
- Walled and fenced compound

€ 290,000



The Market

120

Seconds spent with Ole Sauer,
Sandlovers Diani

... And exploring the current Diani Property Market

Q: What are the current market characteristics for property in Diani?

A: Market activities—especially demand—remain at very high levels since the beginning of the year, but are slightly below last year's activities. Demand in general has dropped by 10% on a year-on-year comparison for the first 5 months of 2026 compared to same period in 2025. The very good news is that the quality of demand has certainly increased and outscored 2025. We registered a viewing/site visit ratio of 45% of total demand in the first 5 months in 2025. This ratio went up to 60% in 2026 which means that 6 out of ten individual demands turned into a property viewing. This is definitely an increase in quality in demand and makes us very optimistic for the second half of 2026. As every year demand in the months of April and May are very low and have been very quiet with very little market activities. Last year we clearly saw a flight to quality and the enormous increase in interest for new developments, but the first 5 months in 2026 have shown a continuing demanding for older properties up for renovation. Newly built villas in excellent locations are still high in demand and prices have started to increase by roughly 15-20% already compared to mid last year, mainly because of surging buyer demand and rising building costs.



Q: Is there a real current market driver in Diani?

A: There are several factors driving the positive trend of the property market with a) the opening and routine use of the Dongo Kundu Bypass, b) the recent relocation of Kenyan and non-Kenyan citizens from the Middle East, c) the ongoing adoption of remote work contracts and d) the growing frustration among international audiences over political changes in their home countries. A fairly new category of investors is rising, with the diaspora continuing to purchase property—such as plots and existing villas—in Diani. This group is now an active purchasing group in the market. A fairly stable exchange rate over the last 9 months within a corridor of 145-152 KSH to 1€ has shown a positive impact, especially for properties where the purchase price is linked to the local currency KSH. It is still difficult to judge this topic with the increase in worldwide turmoil and economic uncertainty; however, all of the aspects above remain sufficient testimonials for a positive trend in the current market.

Q: Who is interested in buying in Diani and where is the demand coming from?

A: It is definitely fair to state that the Diani market has moved even further into the focus of the international audience although national purchasers' demand is strongly increasing month by month. Within the first 5 months of 2026 we have registered a stable 75% of all demand from the international audience, led by European countries such as Germany (30%), Netherlands (15%), Italy (12), Belgium (9%), Austria (8%), UK (8%), France (6%) and others including India and Middle East (12%). Other active demand is from countries such as USA, Canada and Australia. Demand from the USA has doubled over the last 9 months. It's interesting to note that the diaspora is a growing, sustainable market of serious buyers in Diani. The last 9 months have also shown a growing demand from Nairobi residents which is an excellent sign of creating local demand and showing the trust and interest in Diani by Kenyan citizens.

Q: Are there any changes in the real estate market over the last 9 months?

A: Yes, there have been notable changes. Most importantly, quality in demand has increased significantly, and we are seeing a much higher number of inquiries actively viewing properties. We registered 256 new inquiries for the first 5 months in 2026 which is slightly below the year-on-year number for 2025 but the increase of the activity level is the key change here – this is an incredible and more important ongoing trend. These increases in viewings include villas, apartments and plots. Price ranges have shifted from mainly USD 225,000 to USD 300,000, with a significant increase in inquiries reaching up to USD 800,000. This is very good news for the market. Inquiries with higher budgets are a real market driver and shows the positive trend and trust in the Diani market.

Q: Will the dynamic trend continue within the second half of 2026?

A: There are no internal market signs that the positive trend will end in the medium term despite the overall increasing uncertainty in world politics. There are many factors driving the positive market. On one hand, the availability of quality products and beautiful villas is a key factor, and this has been adapted to by the market through an increase in new development activities, mainly focusing on 3-bedroom villas. The acceptance of purchasing villas during the development stage, 3 to 9 months prior to completion, is well noted and shows stronger interest than ever before.

Q: Is there a preference in product purchasers are currently looking into?

A: If you drive through Diani it is very obvious that there are many new developments currently under construction. There are increasingly more speculative developments ongoing for 3-4 bedroom villas that will find the right purchaser during the construction period or upon completion – a trend we have seen since mid-2025.

Q: Why do purchasers love to buy property in Diani?

A: I will never get tired of repeating myself. I can only echo what more than 95% of our clients tell us: they love the low building density in Diani and are amazed by its abundant natural beauty. Thanks to strict height restrictions, Diani has managed to keep that authentic vibe where a coconut palm is higher than any building. For our buyers, this isn't just real estate; it's coastal living in pure nature. Simply paradise. I hope we can all keep it like together. And it is interesting to hear that nature and building density are a higher priority than the actual beach, although purchasers do fall in love with the amazing sandy beaches in Diani and, of course, rate this as a very high priority and a purchasing factor. Diani Beach can be proud of being rated as one of the top beaches in Africa, if not the world.

Thank you very much for the insights and for sharing some fascinating details about the real estate market. Let's ensure Diani continues with its good vibes, lush greenery, and a controlled development plan to secure the paradise we all love so much.



Ole Sauer, MRICS



NEW DEVELOPMENTS

Completion first villa Dec 2026

KINONDO GARDENS

Entire complex
scheduled for
**Completion
July
2027**

- Gated community of 8 villas on 2 acres
- 3 bedrooms/ 3 bathrooms
- ca 212 sqm living area
- 80 sqm outdoor deck and pool area
- Excellent quality finishes
- 4th row location in Galu Kinondo
- ca. 900 sqm plot size per house
- Turn-key ready hand-over

Price : Euro 220,000





NEW DEVELOPMENTS

Completion in June 2026

APARTMENT COMPLEX TA – Amazing concept within nature –

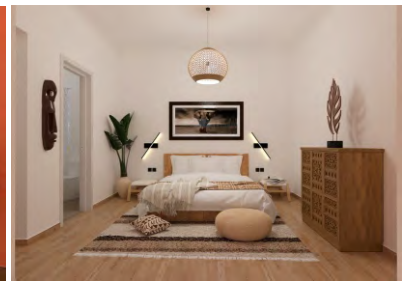


Several units available
60% SOLD



- Highest international standards
- State-of-the-art architectural design
- Simply unique for the Diani market
- Each unit with full privacy

A	B	C
<ul style="list-style-type: none"> ▪ Unit 201 with 153 sqm ▪ 2 bedrooms/bathrooms ▪ Private terrace ▪ USD 175,000 	<ul style="list-style-type: none"> ▪ Unit 101 with 172 sqm ▪ 3 bedrooms/bathrooms ▪ Private terrace ▪ USD 197,000 	<ul style="list-style-type: none"> ▪ Unit 107 with 325 sqm ▪ 4 bedrooms /bathrooms ▪ Large private terrace ▪ USD 326,000





Good afternoon Lady Margaux, thank you very much for making yourself available on this beautiful Sunday afternoon in such an inspiring surrounding of your new Restaurant. I have to admit if my French would be at higher levels we actually should have done this interview in French as it feels like we are sitting in Paris in a fine dining Bistro overlooking the Arc de Triomphe.

Q: What is La Terrasse Diani Beach?

A: La Terrasse is more than a restaurant. It is a destination where gastronomy, music, culture and elegance come together to create something truly unique in Diani. A place designed to make people feel, connect and experience unforgettable moments.

Q: Why Diani?

A: Because Diani has a rare energy. There is beauty, freedom and a way of life here that immediately inspired me. I felt there was space for something different, a place with soul, where gastronomy, music, culture and elegance could come together naturally. La Terrasse was born from that feeling.

Q: What inspired you to open such a beautiful and authentic restaurant in Diani?

A: If I have to be completely honest, the story of La Terrasse is deeply personal. Many years ago, I was living in Msambweni where I had a farm. After losing my late husband, I moved to Diani about five years ago because emotionally I could no longer return there. Diani became a new beginning for me. Diani has an incredible energy. We are lucky to live in one of the most beautiful destinations in the world, where people come to relax, celebrate and reconnect with life. But at the same time, I felt Diani needed something more.



Q: Let us talk about the most important thing in a restaurant — food. Do you have a French chef in the kitchen?

A: Food is extremely important, but for me food security, consistency and discipline are equally important. We collaborate with Chef Christian Abégan, our consulting chef, who is very well known in France and internationally.

What many people do not know is that before La Terrasse even opened, Chef Abégan came to Kenya several times while the restaurant was still under construction. During that period, part of my kitchen team was already training with him in my private kitchen. Because success is never the fruit of luck. It requires discipline, preparation and a lot of hard work behind the scenes.

Today, Chef Abégan continues to monitor and guide the kitchen remotely together with my partner in France, Gildas Bonny, who has been a constant support in both my life and the La Terrasse adventure.

French hospitality is not only about food. It is about the feeling guests experience from the moment they arrive, from the security team outside to the hostess, the waiters, the music and the atmosphere. When guests come to La Terrasse, I want them to feel welcomed, unique and genuinely cared for.

Q: Do you have a personal favourite dish in your own restaurant?

A: That is a difficult question because I genuinely love many dishes on the menu. I have a special affection for elegant French classics such as French onion soup, duck breast à l'orange, entrecôte with Béarnaise sauce, grilled lobster with lemon butter sauce, French lamb rack with ratatouille niçoise and gratin dauphinois, catch of the day in meunière sauce, our signature ravioli with chanterelle mushrooms and truffle, and of course the incontournable Crêpe Suzette. I love dishes that create sharing and emotion around the table.

For me, food should feel generous, refined and memorable at the same time. And honestly, it is not simply because it is my restaurant — the food at La Terrasse is truly delicious.



French cuisine is one of the most beautiful cuisines in the world. It is not only about food, but also emotion, elegance, hospitality and attention to detail.

At La Terrasse, what you see is what you get. Our kitchen is open because we hide nothing. Cleanliness, freshness and transparency are extremely important to us.

I did not open La Terrasse to compete with anyone. I opened it to create a different experience in Diani, a place where guests feel special, safe and truly welcomed.

Q: Have you lived in France and where did you fall in love with this charming French culture?

A: Yes, absolutely. France has been a very important part of my life.

I first lived in Paris where I studied art, fashion and design. Later, I lived in Monaco for many years, and today I still live between Kenya and the South of France with my fiancé. France is part of my soul, while Kenya is home.

I deeply admire French culture, from gastronomy and hospitality to fashion, aesthetics and attention to detail. I fell in love with the atmosphere of Parisian terraces, the elegance of the Côte d'Azur and the way the French transform simple moments into memorable experiences. That inspiration naturally became part of the identity of La Terrasse.

Q: I followed the intensive construction and renovation period for your restaurant. Where does all your amazing interior come from and who selected all those authentic interior designs?

A: I personally followed the entire construction and renovation process every single day because I wanted every detail to reflect exactly the vision I had in mind.

I was fortunate to work with wonderful collaborators. Nicolas Zani and Angelo, both friends of mine, played an essential role in bringing La Terrasse to life. Nicolas Zani was the Project Manager of the project and also helped me bring the design vision onto paper, while Angelo was in charge of the construction. Both of them, together with Musa Mujembe, my carpenter and production manager, played a major role in bringing this project to life.

Almost every detail was personally selected and curated by me. I spent months working on textures, lighting, furniture, tableware, colours and atmosphere to create a place that feels elegant yet warm and welcoming.

The idea was to create a cosmopolitan destination inspired by travel, beautiful homes and elegant places around the world.



Q: With such a large menu, how do you manage to maintain consistency and quality on every plate?

A: Consistency is one of the biggest challenges in hospitality, especially when you want to maintain high standards every single day. We work with detailed preparation, training and organisation constantly. Chef Abégan still follows the kitchen very closely to ensure the standards remain consistent, and I am extremely proud of the kitchen team because they work very hard and truly care about quality. Excellence is not something you achieve once. It is something you repeat every single day.

Q: You are also open for lunch with changing daily menus. How do you manage such a large operation throughout the day?

A: It takes a dedicated and passionate team to maintain this rhythm every day. Lunch is very important for us because it allows both residents and visitors to enjoy refined cuisine in a more relaxed atmosphere and at a fair price.

Every day we propose fresh and creative lunch menus inspired by different culinary influences while keeping the spirit of French hospitality.

We are also currently working on introducing a French-inspired breakfast experience, with elegant morning packages and breakfast offerings for guests who wish to start their day at La Terrasse.

Q: What is your personal vision for La Terrasse?

A: My vision is for La Terrasse to become a true lifestyle destination in Diani Beach. La Terrasse is more than a restaurant. It is an atmosphere, an emotion, an experience and a way of living.

La Terrasse is a place not only to eat, but to celebrate life, share moments, listen to music, discover French cuisine, enjoy beauty, enjoy the atmosphere and create unforgettable memories. I want guests to leave feeling inspired, emotionally connected and genuinely happy.

If people leave saying they felt transported somewhere special, then we have succeeded.

Q: Hospitality is demanding. How do you maintain such energy and positivity every day?

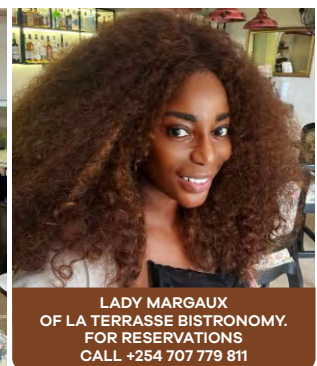
A. Hospitality is beautiful, but it is also extremely demanding. It requires passion, resilience and a lot of energy.

Before hospitality, I was first an artist, and later I became a farmer for many years. But I entered hospitality because I genuinely love taking care of people and creating beautiful experiences. What gives me strength is seeing the team grow, seeing guests happy and watching the dream become reality day after day.

Diani itself has a healing energy. And honestly, when you truly love what you are building, passion gives you the strength to continue smiling even during difficult days.



Thank you so very much for this interview and I am sure I can speak for a large number of Diani residents and guests that we are very happy and excited to have La Terrasse in Diani and another great option besides the excellent existing variety of amazing restaurants in Diani – we wish you the very very best for your journey – Merci beaucoup.



LADY MARGAUX
OF LA TERRASSE BISTRONOMY.
FOR RESERVATIONS
CALL +254 707 779 811



NEW DEVELOPMENTS

Completion in September

VILLA STA

Pure joy for new built



A complex of 2 new villas under construction | Walled and fenced plot

- 3 bedrooms/bathrooms each
- ca. 260 sqm living area plus a roof-top terrace
- Stylish modern fit-out standards
- Plot ca. 900 sqm each
- One plot with a breathtaking baobab tree
- All furniture only for demonstration



Price starting at KSH 32M



NEW DEVELOPMENTS

VILLA AT 3.3

AMAZING LAYOUT

Completion in May 2026



- 3 bedrooms + 3 bathrooms
- ca. 200 sqm living area
- ca. 1,000 sqm plot size in 5th row
- Large private pool
- Extremely large roofed terrace

KSH 28M

VILLA AT 2

GREAT VALUE FOR MONEY

Completion in April 2026



- 2 bedrooms plus 2 bathrooms
- ca. 130 sqm living area
- ca. 570 sqm plot, private pool
- Central Diani area 5th row

KSH 18M

PLOT MZ

1st row development plot

- ca. 1,100 sqm plot size each
- 6 plots in total, private beach access
- Central Diani area

KSH 32M each 1/4 acre



PLOT K

3rd row - excellent value

- 4,000 SQM (1 acre) development
- Excellent development opportunity
- Golf course area

KSH 15M

PLOT DL

4th row development plot

- 1 acre in size (4,000 sqm)
- Ideal layout and shape
- Baobab Resort area

KSH 11.75



Plots BV

4th row development plots

- 1/2 + 1/4 acres in size
- Along new Lofta Road
- Direct road access

USD 50,000 (1/4 acre)

USD 100,000 (1/2 acre)



Plot G

1-3 acres in Galu area

- 5th row with excellent access
- Fully established residential area

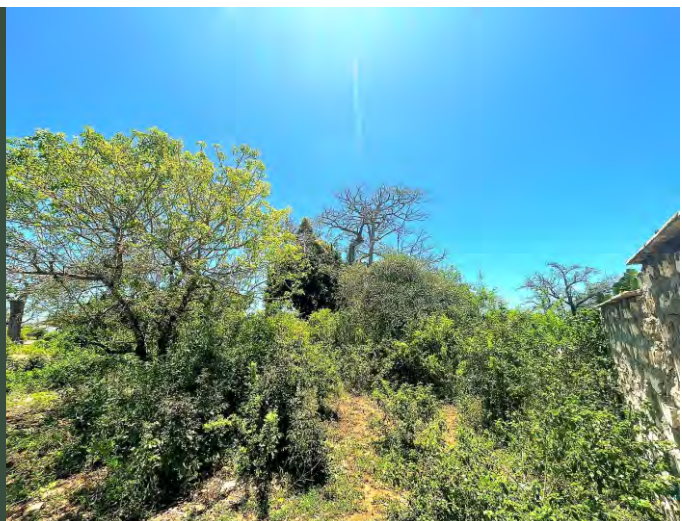
KSH 15M per acre

Plot HD

4th row development plots

- ca. 1,750 sqm plot size
- 5th row in Galu
- 2 sides already walled

KSH 9.8M





PLOT CR



- 2 acres in 3rd row
- Existing boundary wall
- Plenty of old trees
- Existing well and electricity

KSH 60M (for 2 acres)

PLOT B



- ca. 5,500 sqm (1.35 acres)
- 3rd row in central Diani Galu location
- Ideal for sub-division and a residential development

KSH 29.5M

Plot HJ

2nd row development plots

- 6 individual 1/2 acre plots in Galu
- Located in 2nd row some 300m from the beach
- Within a compound

KSH 20M



Plot HK

1 acre in 3rd row

- Sub-division possible within walled compound
- Baobab tree on the plot

KSH 35M



Plot AA

4th row development plot

- ca. 1,000 sqm plot size
- 4th row in Galu
- Ideal shape for development

KSH 8M



**SOUTH COAST
RESIDENTS
ASSOCIATION**

Shaping the Future of Coastal Investment: The SCRA Blueprint for Sustainable Growth

Following our recent look into the booming property market of Kenya’s South Coast, one truth remains absolute: a premier investment destination is only as strong as the community that safeguards it. As capital pours into Diani, Ukunda, and the wider Kwale region, the South Coast Residents Association (SCRA) continues to serve as the critical anchor ensuring this rapid expansion translates into long-term, sustainable value. For property owners and developers, SCRA is more than a civic group—it is an essential partner in risk mitigation, civic compliance, and value preservation.

1. Development Controls: Protecting Your Property’s Valuation

Uncontrolled development is the quickest route to devaluing premium real estate. SCRA acts as a vigilant watchdog for the region’s zoning regulations, building approvals, and environmental setbacks. By actively monitoring a comprehensive Schedule of Areas of Concern and pushing for strict building controls, the Association ensures that Diani’s signature blend of affordable luxury and pristine natural beauty isn’t compromised by unplanned commercial strain. Investing here means investing with the confidence that your neighborhood’s character—and your property’s appraisal—is actively protected.

2. A Seat at the Table: The Diani Municipality Framework

With major infrastructure milestones like the Dongo Kundu Bypass and the Ukunda Airstrip upgrades unlocking the coast, structural governance is evolving. Through direct representation on the newly established Diani Municipality Board, SCRA bridges the gap between public administration and private investors. This civic partnership ensures that developers and residents have a direct voice in critical urban planning decisions—from structural zoning enforcement to the organization of local transport and utility networks.

3. Comprehensive Environmental Stewardship

Real estate value on the South Coast is intrinsically tied to its ecosystem. Beyond standard beach clean-ups, SCRA is taking a highly scientific, structured approach to environmental preservation.

Partnering with conservation organizations like A Rocha Kenya, the Association is spearheading targeted invasive species management projects—such as the regional Indian House Crow control initiative—to protect local biodiversity, safeguard the hospitality industry, and maintain the serene lifestyle that draws investors to our shores.

4. Emergency Resilience and Access Infrastructure

Real estate thrives where communities feel secure. True to its mandate of active representation, SCRA continuously coordinates localized safety initiatives and disaster preparedness frameworks. Following recent structural emergencies, the Association has intensified its focus on access road enforcement, ensuring that all residential and commercial zones remain strictly accessible to emergency vehicles. This relentless drive for accountability directly enhances short-term rental yields and long-term residential peace of mind.

Secure Your Stake in the South Coast

Don’t just buy into a location—invest in its governance. Membership in SCRA connects you with a powerful network of residents, developers, and local leaders dedicated to a resilient coastal future.

Join the Conversation: Become a member to access planning updates, municipal advocacy forums, and community safety networks.



Mr. George S. Mokaya - Chairman
South Coast Residents Association (SCRA)
Tel: +254 720 998258
Email: chair@scra.co.ke



APARTMENTS

APARTMENT AN



- Only 200m from the beach in 2nd row
- Battery back-up system, large shared pool
- 1 bedroom with option for 2 bedrooms ca. 95 sqm on 1st floor
- ca. 30 sqm roofed balcony overlooking the pool

€ 95,000

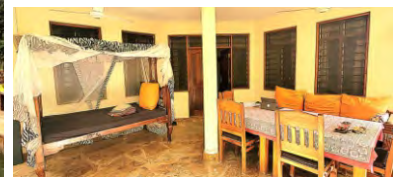
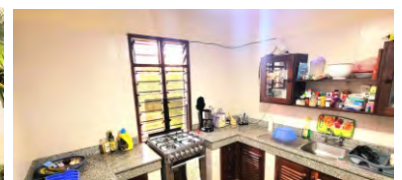
APARTMENT CP



- 2 bedrooms + 1 bathroom
- ca. 90 sqm living area, large shared pool
- Within a secured residential complex
- Located in 2nd row only 200m from the beach
- Great interior standards

€ 140,000

APARTMENT F



- 2 bedrooms and 2 bathrooms
- ca. 95 sqm living area
- Shared large pool
- Amazing 2nd row location
- Large roofed groundfloor terrace

€ 95,000



APARTMENTS

APARTMENT FE

A place you will love



- 1 large bedroom + 1 bathroom
- Full privacy and access to terrace
- ca. 150 sqm living area on 2nd floor
- Very high standards and communal pool



Price - € 165,000



MULTIFAMILY HOUSES

Complex A

High Yielding Investment

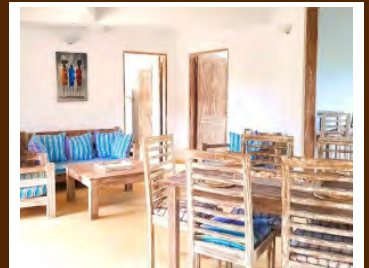


- 7 Residential units
- ca.1,330 sqm living area
- 2,000 sqm plot
- 2nd row central Diani area
- Large central pool

€ 799,000

Complex MB

A Smart Investment



- 4 residential units
- 7 bedrooms plus development potential
- Plot size at 1,000 sqm
- 2nd row with ocean view from amazing rooftop terrace

KSH 55M

Villa MZ

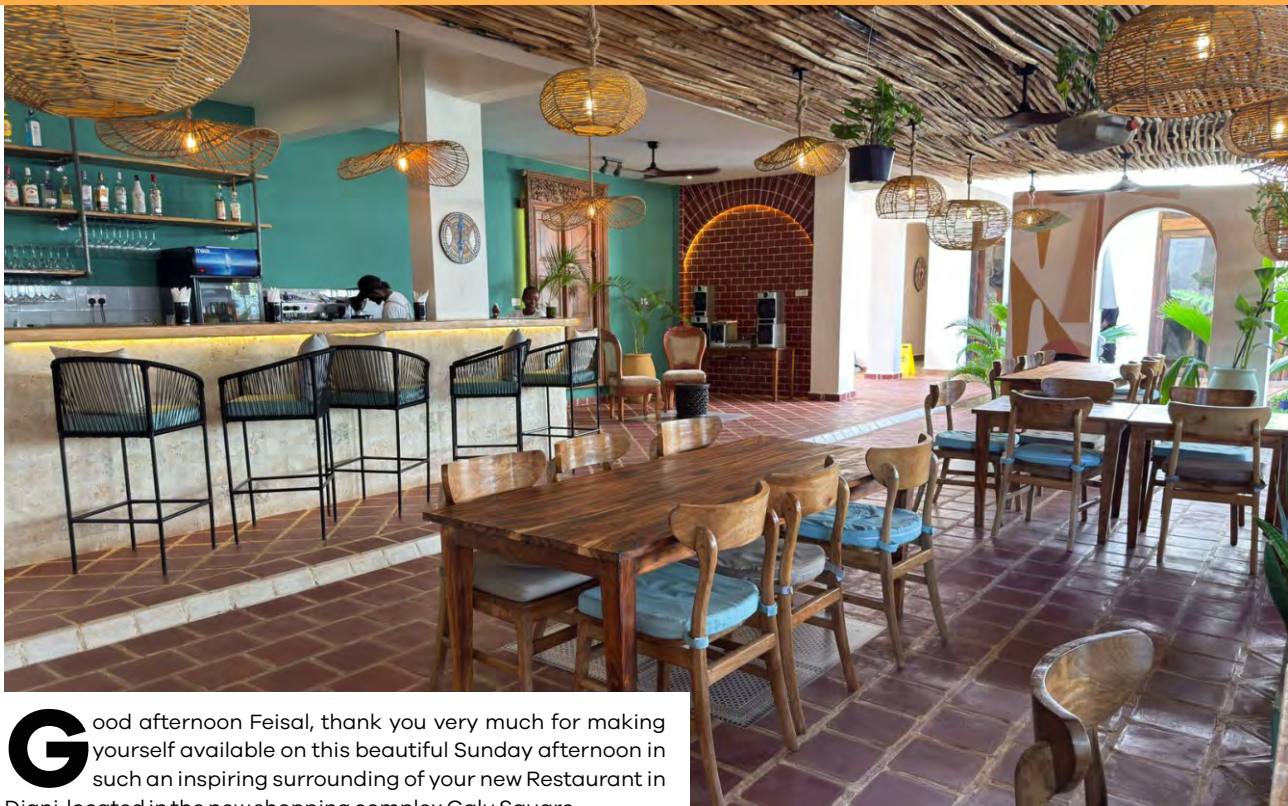


1st Row Ocean view

- Ca. 1,500 sqm of highest luxury living area
- Currently 4 bedrooms plus 4 bathrooms with options to increase to 8 bedrooms
- 500 sqm roofed terrace
- Breathtaking rooftop bar with amazing oceanview
- ca. 1,000 sqm plot in 1st row with private beach access
- Newly built and finished in 2024



Price:
Upon request



Good afternoon Feisal, thank you very much for making yourself available on this beautiful Sunday afternoon in such an inspiring surrounding of your new Restaurant in Diani, located in the new shopping complex Galu Square.

Q: What has inspired you to open another beautiful and authentic Pallet Cafe in Diani?

A: I kept asking for it. After the first location, we saw how much locals and visitors connected with the vibe — relaxed, natural, and community-focused. Diani's growing fast, but we wanted to create another space that feels grounded and unrushed. The location at Galu Square gave us the chance to build something that fits right into the neighborhood, not just another tourist stop but the residence hangout space.

Q: This is already your second location in Diani and the new opening looks also very authentic, what is so special about Pallet Cafe?

A: It's the mix of simplicity and care. We use reclaimed wood, reclaimed plastic flower pots from all our avoidance plastics, open spaces, the beauty of galu beach feels calm from the moment you walk in. But what really makes it special is the team and the pace — no rush, no gimmicks. You come for good coffee and food, and you stay because it feels like a place you can exhale and feels home.

Q: Talking about the philosophy of Pallet Café – what was the idea and when did you create such an amazing platform which is more than just another gastronomy highlight?

A: The idea started around 2019 with the first location. We wanted to prove that you can run a café that's design-led, sustainable, and community-first, without pricing people out. "Pallet" is literal. We started with upcycled pallets, but it's also about building from the ground up, with what you have. It's more than food; it's a platform for local artists, small suppliers, and people who want a slower moment in their day.

Q: Let us talk about the most important thing in a restaurant and Café – FOOD; what is so special about your kitchen and how do you want to differentiate yourself?

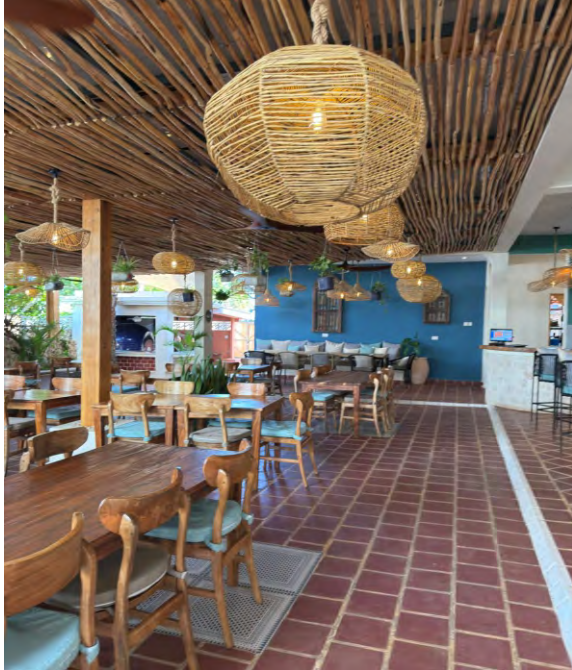
A: We keep it fresh, simple, and globally inspired with both an international and coastal touch. Most of our produce comes from local farmers and suppliers around. We don't try to do 50 dishes — we do around 10 really well. The difference is in the prep, slow-fermented doughs, house-made sauces, and grilling over charcoal, firewood pizza where it makes sense. It's comfort food that doesn't feel heavy.





Q: I am sure you have a personal favourite meal in your own restaurant and I assume you have enjoyed breakfast, lunch and dinner menus several times; do you share this secret with us?

A: Haha, I call it the question of your favourite child.. I get asked this a lot but please dont tell my kitchen team I have a favourite. For breakfast it's the shakshuka with our sourdough when I'm at the beach branch and at The Pallet The Patio I like the smooth bowl and spicy halloumi with avocado and medium poached eggs, perfect for Diani mornings. For lunch and dinner, I always like the whole diiner menu. But honestly, I tell people to try the daily special. That's where the kitchen gets to play their best.



Q: I have been informed that you were also the developer of the entire shopping arcade called "Galu Square" – what was first the idea for the shopping complex or building another 2nd Pallet Café in Diani?

A: Galu Square came first. The idea was to create a small, walkable retail and lifestyle hub for the Galu/Kinondo area — something that serves residents year-round, not just peak season. Pallet Café was always meant to be the anchor, because food brings people in and keeps them there. Once the space started taking shape.

Q: Who are the other retail occupiers in "Galu Square" and did you have an idea in mind when deciding on the retail mix?

A: In Galu Square we have an amazing big brands of shops the like of wine and more, the lovely nancy grocery, black steer butcery. Amber Lily clothes collection, butterbean super market-convenience store, Jua by Agar, Green thing and now the match bar and coffee roastery. We wanted a mix that covers daily needs without feeling like a mall. The idea was "useful, local, and complementary Centre.

Q: What is your personal vision for Pallet Cafe and what do you want clients to take home after a great time spent in your restaurant?

A: I want people to leave feeling like they've had a break from the noise, from rush, from overcomplicated menus. The vision is to grow slowly and keep the quality consistent across all locations. If someone leaves saying "that felt like a good pause in my day," we've done our job. And hopefully they take home a bit of that slower pace with them.



Q: May I ask you a personal question – organizing such a big team for two locations in Diani and one in Nairobi every day and working so hard to guarantee this high-end quality, is there any time left for yourself? And how do you recharge your batteries to get back "on stage" motivating your teams with such a smile ever day?

A: Honestly, its tough to coordinate 3 location but I've learned to delegate and trust the team — I can't be in 3 places at once. My recharge is simple: early mornings exercise, coffee and the most important is to motivate yourself with positive energy for every new sunrise and spending time with my team. I also try to eat at other restaurants in Diani and Nairobi. Seeing how others do it keeps me inspired and reminds me why we started. And honestly, the team's energy gives me most of it back. When you see staff taking ownership, it makes it easy to smile.



FEISAL, OWNER OF PALLET CAFÉ
FOR RESERVATIONS PLEASE CALL 0718 688 831
PALLET CAFE "THE PATIO"

Thank you so very much for this interview and I am sure I can speak for a large number of Diani residents and guests that we are very happy and excited to have Pallet Cafe in Diani and another great option besides the excellent existing variety of amazing restaurants in Diani – we wish you the very best for your journey – Asante Sana Feisal



Villa T

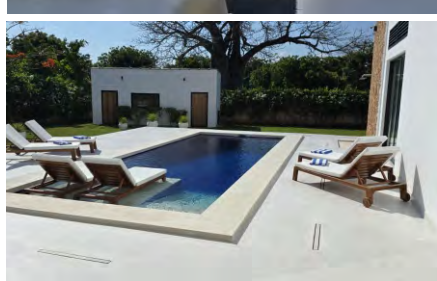
More Oceanview is simply impossible

- Ca. 500 sqm of high -end living area
- 4 bedrooms and bathrooms plus separate guest cottage
- ca. 9,000 sqm plot with lots of building potential
- 1st row amazing beach front
- Swim-up bar to your lounge area



**Price:
Upon Request**

VILLA CA



Simply State-of-the-art

- 4 bedrooms / 4 bathrooms, ca. 420 sqm living area
- ca. 2,000 sqm plot, breathtaking pool area
- Outdoor BBQ area
- Separate guest studio
- Highest luxury standards
- Amazing flying staircases

Price € 675,000



Process of Replacing a Lost Title Deed in Kenya

A Comprehensive Legal Guide

A Title Deed, Certificate of Title, or Certificate of Lease is a critical legal document evidencing proprietorship and ownership rights over land in Kenya. Owing to its significance, the law provides a structured procedure for replacement where such document is lost, misplaced, mutilated, or destroyed.

The applicable legal framework is principally found under Section 33 of the Land Registration Act [Chapter 300] Laws of Kenya together with the Land Registration (General) Regulations, 2017.

Pursuant to Section 33(1) of the Land Registration Act, where a certificate of title or certificate of lease is lost or destroyed, the registered proprietor may apply to the Land Registrar for issuance of a replacement title upon satisfying the Registrar as to the loss or destruction of the original document.

Legal Procedure for Replacement of a Lost Title Deed in Kenya

1 Reporting the Loss and Obtaining a Police Abstract

The registered proprietor should first report the loss or destruction of the title document at the nearest police station. Upon making the report, the police issue a Police Abstract confirming the reported loss.

The following documents are ordinarily required:

- A copy of the lost title deed or the title number;
- National Identity Card, Passport, or other identification documents of the registered proprietor.

The Police Abstract forms part of the mandatory supporting documentation in the replacement application.

2 Conducting an Official Search

An Official Search should thereafter be conducted at the relevant Land Registry to:

- Confirm the current ownership details;
- Verify the status of the property; and
- Establish whether there are encumbrances, cautions, restrictions, or pending dealings registered against the title.

This requirement is anchored under Section 33(4) of the Land Registration Act. The search assists the Registrar in confirming the authenticity of the ownership claim before processing the replacement.

3 Preparation of a Statutory Declaration

The registered proprietor must swear a Statutory Declaration explaining:-

- The circumstances under which the title was lost, destroyed, or misplaced;
- Efforts made to trace and recover the title; and
- Confirmation that the title has not been pledged, transferred, or deposited as security without disclosure

Where the property is:

- Jointly owned, all proprietors must swear the declaration;
- Owned by a company or other legal entity, the declaration should be sworn by authorized directors or officials pursuant to a company resolution;
- Charged to a financial institution, the chargee may also be required to confirm the loss or destruction.

This requirement arises under Section 33(2) of the Land Registration Act.

4 Application for Replacement of the Title

The proprietor is required to formally apply for replacement of the lost title using Form LRA 12- (Application for Replacement of Certificate of Title/Lease upon Loss or Destruction)

The application is lodged at the relevant Land Registry together with the prescribed supporting documents, including:

- Original Police Abstract;
- Certified copy of the National Identity Card or Passport of the registered proprietor(s);
- Passport size coloured photographs of the applicant(s);
- Official Search Certificate;
- Statutory Declaration;
- Copy of the lost title deed, if available;
- In the case of a company or registered entity
 - Certificate of Incorporation/Registration;
 - Company PIN Certificate;
 - Board Resolution authorizing the application;
 - Identification documents of authorized signatories

The Registrar may request additional documentation where necessary.

5 Registration of a Caution

As a protective measure, the proprietor is advised to register a Caution against the title pursuant to Section 71 of the Land Registration Act to prevent fraudulent dealings, transfers, or encumbrances pending issuance of the replacement title.

The caution serves to notify third parties that the original title has been reported lost and that replacement proceedings are underway.

6 Publication in the Kenya Gazette and Newspapers

Upon being satisfied with the application and supporting documentation, the Land Registrar causes publication of the loss in:

- The Kenya Gazette; and
- At least two newspapers of nationwide circulation.

The publication gives notice to the public of the intended issuance of a replacement title and invites objections, if any, within sixty (60) days from the date of publication.

The purpose of the publication is to:

- safeguard against fraud;
- protect third party interests; and
- allow any person with a competing claim to lodge an objection before issuance of the replacement title.

The applicant bears the prescribed publication charges

7 Issuance of a Replacement Title

Upon expiry of the sixty (60) day notice period, and provided no objection has been lodged, the Registrar may issue a replacement Certificate of Title or Certificate of Lease.

Before issuance, the Registrar must be satisfied that:

- the loss or destruction has been sufficiently proved;
- the statutory process has been complied with; and
- there is no legal impediment preventing issuance of the replacement title.

The Registrar thereafter makes the appropriate entries in the land register and issues the replacement title document.

Where the original title is subsequently recovered, it must immediately be surrendered to the Land Registrar for cancellation.

Estimated Costs

The cost of replacing a lost title deed generally ranges between Kes. 20,000/- and Kes. 25,000/- exclusive of legal fees, depending on the relevant Land Registry where registration is to be undertaken

The costs ordinarily include:

- Official search fees;
- Statutory filing fees;
- Gazette Notice publication charges;
- Newspaper advertisement charges;
- Administrative processing fees; and
- Professional legal fees where advocates are engaged

Conclusion

A title deed is a fundamental document evidencing ownership rights over land. In the event of loss or destruction, proprietors should promptly initiate the statutory replacement process to safeguard their proprietary interests and prevent fraudulent dealings. Given the technical and procedural requirements involved, it is advisable to seek professional legal assistance to ensure compliance with the Land Registration Act and to facilitate efficient processing of the replacement title application.





More Than Just Textbooks Enrichment at TradeWinds Academy

TradeWinds Academy champions holistic child development and positive school experiences. Our passionate teachers break free from rigid textbook routines, providing dynamic, real-world adventures. Backed by our supportive community, we empower students to explore exciting opportunities and create lifelong memories.

Our vibrant enrichment programme sparks every interest, giving every child a chance to shine:

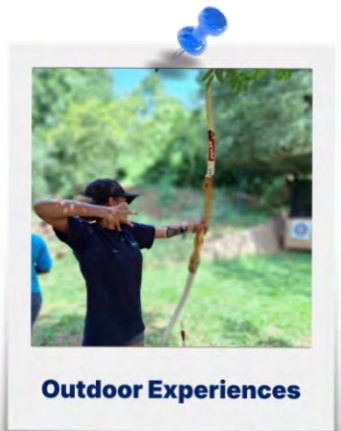
- Competitive sporting events
- Academic competitions
- Performing arts showcases
- Immersive trips and experiences
- Residential programs
- Community fundraisers
- After-school clubs



**Netball
Tournaments**



**Team Building
Activities**

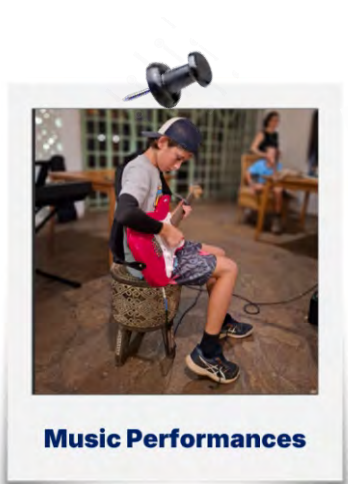


Outdoor Experiences

Capture the joy- discover more at www.tradewindsa.academy or call 0768172104



Art Showcases



Music Performances



Cultural Visits



Community Support



School Trips



Drama Productions



Football Fixtures



Athletics Meets



World Scholar's Cup

Our International Partners:



Tes Develop



National Curriculum



imyc
international middle years curriculum



ipc
international primary curriculum



Monetary Phonics



Pearson | Edexcel
Approved Centre



LEADERSHIPEDGE
Coaching in Schools

Students' TESTIMONIALS

“ I love visiting other schools for competitions. We have so many clubs and competitions that give us the chance to work together. You feel great when you come back from one of these experiences and events because everyone greets you and congratulates you.



Issy
Year 6 Student

“ The teachers are always there to support and help us with our enrichment activities. Our enrichment activities give us the opportunity to express ourselves in different ways and to try new things.



Theuri
Year 6 Student

“ I like having the chance to go out of school and Shine. Sometimes other schools underestimate us because we are a small school but then they see us perform!



Issy
Year 6 Student

“ The opportunity to be able to play in sports competitions is great for me. I really value sports. The sports and activities that we compete in are fun and useful. We learn a lot about sporting values and the competitions bring people together and help us identify our strengths. They give us different experiences and we can see more of the world outside of school.



Gaby
Lower Secondary Student

“ The residential trips are a great way to spend time with friends outside of school and explore new things. I loved the trip to Footprints Academy because I was able to interact with the children there and it was a great experience. The Kasigau mountain hike was very character-building. I learnt a lot about myself and it took me out of my comfort zone in a good way.



Gaby
Lower Secondary Student

RESORT AS

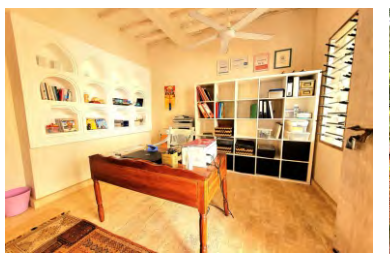
A Luxury Boutique Resort



- 4 individual villas
- Total of 9 bedrooms
- Large communal pool
- Excellent 2nd row location
- ca. 1,350 sqm living area in total
- Plot size at ca. 2,500 sqm



High international standards
Currently run as a luxury boutique hotel resort
Price at USD 925,000



HOLIDAY RESORT "MP"



- A boutique resort in 1st row
- 3 individual villas
- Total of 7 bedrooms
- ca. 620 sqm living area
- ca. 5,500 sqm plot in 1st row only 200m from the beach
- One large central pool plus a kids pool
- Lot of potential to build additional villas
- Only 200m from the beach



- Excellent rental track record over years,
- Can be turned into 8 sub-divided plots with new developments for reselling
- Amazing opportunities in 1st row



€ 795,000



Pure breathtaking Ocean views in Asambweni

Apartment 2



- ca. 174 sqm living area
- 3 bedrooms
- Open kitchen
- Fully furnished

Penthouse 14



- ca. 310 sqm living area
- 4 bedrooms
- Open kitchen and lounge area
- Breathtaking ocean view

Price € 600,000

Price upon request



- Private Beach Club and SPA
- World class design and interior
- Direct access to pool
- Amazing ocean views



IMPORTANCE OF HIRING A PROPERTY MANAGEMENT COMPANY

Property management is not just about collecting rent or fixing leaking taps—it’s about building value, trust, and long-term relationships. Employing a professional property management company can transform a building from a passive asset into a thriving, income-generating investment.

A professional company would assist with the following:



1 Tenant Management

A property management company would screen potential tenants to ensure they meet the necessary criteria, thus, reducing the risk of problematic tenants, late payments and property damage. Furthermore, it would handle rent collection, lease renewals and evictions, when necessary. The company ensures high tenant satisfaction and retention rates, which in turn lead to a stable and consistent rental income for property owners.

2 Property maintenance and repairs

Hiring a property management company which has the ability to handle all maintenance and repairs efficiently, eases the pressure on property owners. It would employ a team of skilled professionals who are readily available to address these issues. Routine inspections, emergency repairs and preventative maintenance ensure the property remains in an excellent condition, tenants are happy and it reduces vacancy rates. Furthermore, established relations with local contractors and service providers allows the company to negotiate better rates and work completed at high standards. This enhances the property owners investments. .

3 Maximizing Rental Income and Reducing vacancies

One of the primary benefits of hiring a property management company is their ability to negotiate competitive market rents and implementing effective market strategies, Factors considered to achieve this are location, property condition and market demand. A variety of marketing channels are utilized to attract high quality tenants.

Furthermore, the company is adept at managing lease agreements to ensure the tenants are locked into long leases, ensuring a steady income for the owners. Market rentals are regularly reviewed to ensure the owners receive the best return on their investment.

4 Legal Compliance and Risk Management

A property management company keeps abreast with legal requirements, thus reducing the risk of legal disputes and financial penalties. In the event of a legal dispute, it would have the expertise and resources to handle the situation professionally. This protects the owners from potential liabilities and ensures that their investments are safe guarded.

A property management company can make all the difference to a property owner who is looking into streamlining their operations and enhance profitability of their investments. With their professional approach and comprehensive services a property owner can minimise their stress and hassle of managing the property on their own.



Monique Baronet
Coral Property Consultants Limited
Monique@coralpropertykenya.com
+254 143414488



This space is proudly donated by Sandlovers



Where Every Child Has The Chance To Shine

TradeWinds Academy is a British and International Curriculum day school for children aged between 2 and 14. We first opened our doors in 2017 with 37 children, and now have more than 130 children from Preschool to Year 9. Numbers on roll continue to grow as more and more young families choose to make Diani their home.

Our aim is to provide holistic, internationally relevant learning in a safe and nurturing environment. Children's well-being is our priority, and everything we do is underpinned by our 3 core values: Belong, Explore, Shine.



BELONG

Everyone within the school
community feels welcome
Everyone feels valued
Everyone appreciates diversity



EXPLORE

Everyone is encouraged to be
creative and curious
Everyone loves learning
Everyone experiences a rich and
varied curriculum



SHINE

Everyone brings the best
version of themselves
Everyone's success is celebrated
Everyone knows their own
strengths

The caring environment that we provide allows children to flourish academically, socially and emotionally. With small class sizes, children get the attention that they need to help them reach their full potential. Our holistic approach to learning means that every child has the chance to shine.

To know more about our fantastic curriculum, or about life at TradeWinds Academy, contact us to arrange a tour of the school – we would love to show you around!

**Call today to find out more about
our new GCSE programme**



Pre-Primary • Primary • Lower Secondary

www.tradewinds.academy • admin@tradewinds.academy • 0768-172-104



*We simply love property,
and it shows...*



Sandlovers

www.sandlovers.com | +254 (0)7 45 43 555 8