



CHUNZA
Lifestyle

December 2024
Newsletter



A Breath of Fresh Air



**“There is something permanent,
and something extremely profound,
in owning a home.”**



**30%
Sold**

Standard 1 bedroom - Ksh 2.99M



Superior 1 bedroom - Ksh 3.89M



2 bedroom - Ksh 5.99M

Dear Investor,

Thank you for picking up our December newsletter! As we come to the close of the year, we are grateful to have completed our first full quarter of development at Emayian Residences together with some significant milestones.

In the past quarter, we have completed 95% of our work on our foundation including setting up all base columns, construction of the underground water and septic tanks, as well as the perimeter wall all around the building. This progress means that as we kick off the new year, all focus will be on the superstructure (the main building) having laid a strong foundation. See more progress updates in our detailed project tracker below.

Our groundbreaking offer was also well absorbed and we are happy to report 30% uptake in the first 3 months of go live. Our early investors will reap the rewards from capital gains as the project value increases during development of the project. Rongai also continues to be in high demand with new development and infrastructure opening up. Thank you and look forward to sharing more exciting news with you!



PROGRESS UPDATES



Underground septic tank



Completed base columns



Underground water tank



PROJECT TIMELINE

APPROVALS & PREPERATION

Item	Start Date	Due Date
Change of user	March 2024	Completed
Architectural & Structural Approvals	May 2024	Completed
NEMA	June 2024	Completed
NCA	July 2024	Completed

SETTING OUT & PREPERATION

Item	Start Date	Due Date
Mobilization	12 th Aug 2024	Completed
Site clearance & removal	26th Aug 2024	Completed
Survey set out and marking	2nd Sep 2024	Completed

SUBSTRUCTURE

Item	Start Date	Due Date
Bulk excavation, trimming & leveling	4th Sept 2024	Completed
Excavation for foundation	9th Sept 2024	Completed
Mass concrete blinding	18th Sept 2024	Completed
Reinforcement & casting	30th Sept 2024	Completed
Foundation walling	09th Oct 2024	Completed

SUBSTRUCTURE

Item	Start Date	Due Date
Septic tank & Water tank	22nd Oct 2024	Completed
Septic tank & Water tank mechanical provisions	21st Dec 2024	In progress
Backfilling and compacting	23rd Dec 2024	In progress
Underground beam and steel form work	29th Dec 2024	6th Jan 2025
Hardcore hard packing and compacting	7th Jan 2024	9th Jan 2025
Underground beam casting	10th Jan 2024	16th Jan 2025
Cabro works	1st Aug 2025	5th Aug 2025

GROUND FLOOR

Item	Start Date	Due Date
Column formwork	14th Jan 2025	20th Jan 2025
Casting of columns	17th Jan 2025	22nd Jan 2025
Formwork for 2nd floor	20 Jan 2025	28th Jan 2025
Steelworks for 1st floorslab	24th Jan 2025	30th Jan 2025
Plumbing and electrical works	30th Jan 2025	31st Jan 2025
Casting of 1st floor	1st Feb 2025	1st Feb 2025

FIRST FLOOR

Start/finish

Feb 2025

March 2025

SECOND FLOOR

Start/finish

March 2025

April 2025

THIRD FLOOR

Start/finish

April 2025

May 2025

FOURTH FLOOR

Start/finish

May 2025

June 2025

FIFTH FLOOR

Start/finish

June 2025

July 2025

SIXTH FLOOR & ROOF TERRACE

Start/finish

July 2025

August 2025

FINISHES

Start/finish

March 2025

September 2025

FINAL TOUCHES & SNAGGING

Start/finish

September 2025

October 2025

HANDOVER

31st October 2025

Chanza Lifestyle Community

Knowledge Series



"Just like starting a business, you are never really ready to invest in real estate, but you can take the steps to ensure you're enlightened to the different ways you can invest in real estate."

[Watch now](#)

Buyer's Corner



"When I was approached by Chanza Lifestyle, they had this beautiful proposal, beautiful architectural design, lots of facts about investing and the return on investment that I would get to give me some comfort.

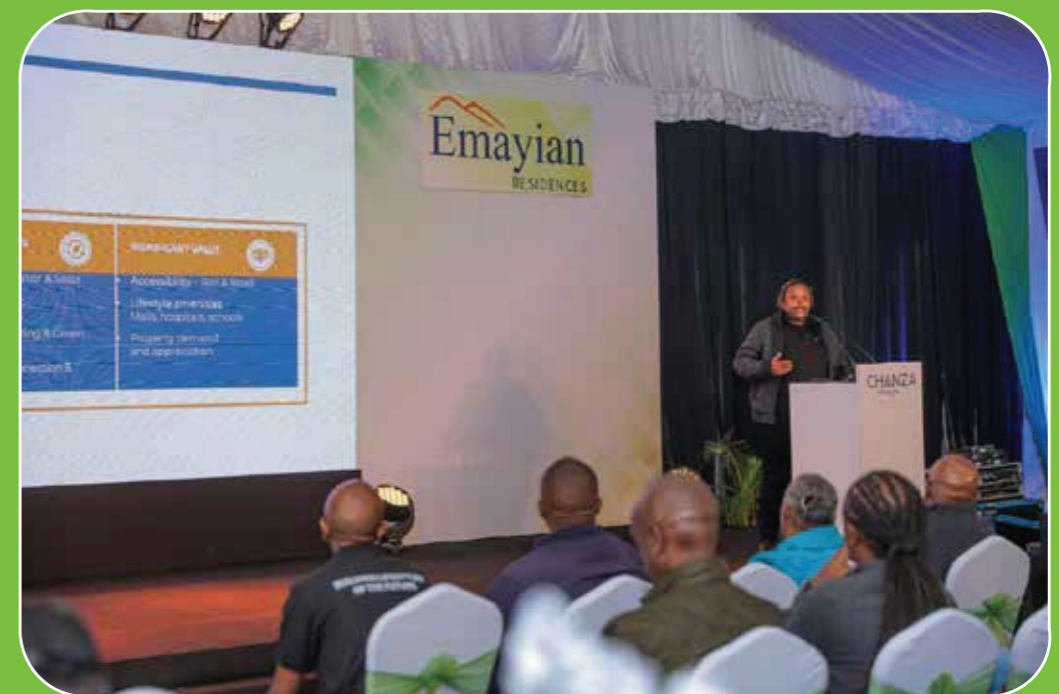
The whole idea was just visionary...So I definitely had to get in on the investment and here I am, a first time homeowner and quite excited about this project." - Lydia

Blogs you may have missed



How to Identify High-Growth Areas in Kenya's Real Estate Market

[Read more](#)



Things You Need to Know When Investing in Real Estate Finance

[Read more](#)

CHANZA

Lifestyle

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