



DIVINE
RESIDENCES
by CityBlue

The Best Investment in East Africa.



DIVINE
RESIDENCES
by CityBlue

Fully Furnished, internationally branded &
managed **Hotel Residences**
in the heart of Nairobi, Kenya *for sale*.

Branded ByCityBlue, Managed By Valor
Hospitality.

The Partners.



DIVINE
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VAAAL Real Estate, The Developer.

Your preeminent Real Estate Developer with over 15 years' experience serving buyers of luxury property in Africa.



DIVINE
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CityBlue Hotels, The Brand.

Focused on Business Travellers.

8 Hotels. East Africa.

6 Countries: Uganda, Rwanda, Tanzania,
Zambia, Mauritius, Kenya



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VALOR Hospitality, The Management.

40+ Years Experience, 75+ Hotels Worldwide.



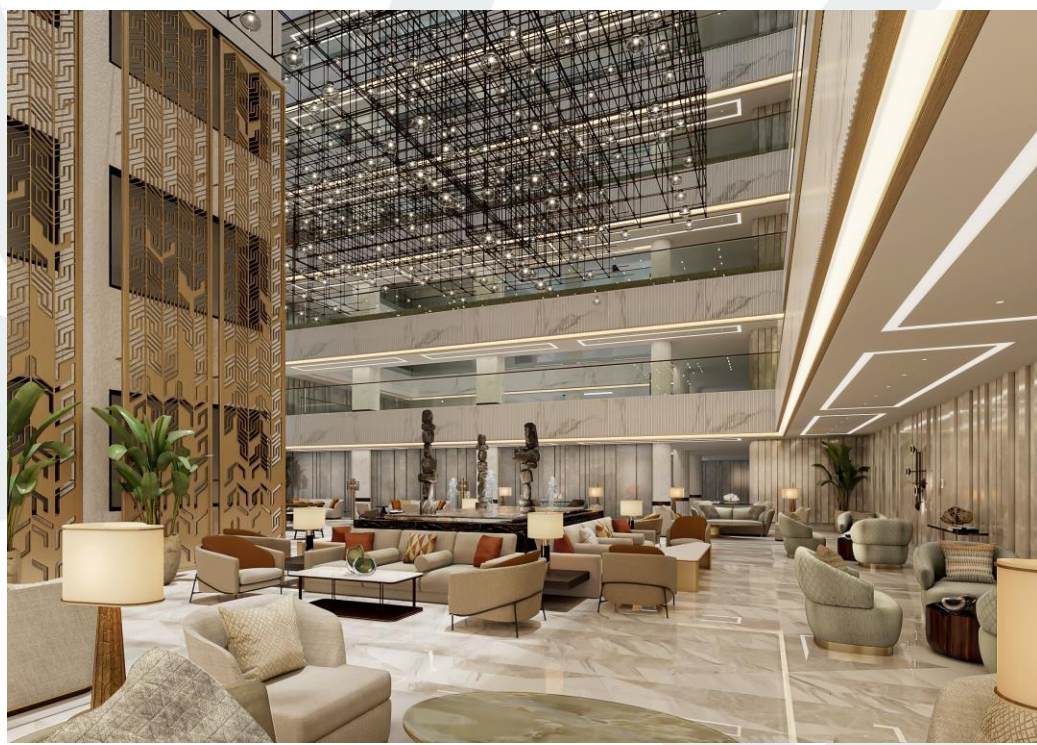
DIVINE
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Divine Residences was Designed by Hersch
Bedner Group, the

**Worlds leading
Hospitality Interior
Design Firm.**



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DIVINE
RESIDENCES
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252 Units 1&2 Bed

12 floors
Fully furnished
Inclusive all
Accessories &
Decor

**APART
MENTS**



DIVINE
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Prime Location.
Calm. Serene.
Upmarket. High-End.



Ibis Styles Nairobi Westlands

Parklands Baptist Church

Lantana Rd

Wethungerhilfe Kenya Country Office

Smythe Consult

Kenya National Library Service

Family Care International

The Grove Restaurant

Iburi Lounge

Counter Risk

Uganda High Commission

German Speaking Evangelical Lutheran

G4S German Embassy

Tyre World Wheel Store

Embassy of Germany

Turkoman Carpet Emporium

Terre des Hommes Netherlands

Pet Potrait

East African Reinsurance Company LTD

Allianz Plaza Furniture Palace DTB Bank Allianz Insurance co.

Big Save Furniture

Keystone Park Netherlands Embassy Barista & Co. KOFISI

★ VAAL Real Estate

One Riverside Drive

Merchant Square

IKIGAI Nairobi International Rescue Committee Kaiser Kenya Limited

9 Riverside BBC HQ Le Grenier A Pain

IOM REGIONAL OFFICE KENYA

Philippine Embassy

AFA-Fibre Crops Directorate

Sunworld Safaris

Riverside Drv.

Riverside Ln.

Riverside Drv.

Office Park Complex

Shop & Save Supermarket

Trident Grand Ribverside

Gem Suites

RIVERSIDE



DIVINE RESIDENCES by CityBlue

KILELESHWA



Laikipia Road

Mandra Rd

Kasuku Centre

Ring Road Kileleshwa

Highest Return on Investment.



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Achieved with a mix of **Short-, Mid-, and Long- term bookings** & **rising demand for apartment-hotels** over hotel rooms (more space and the feeling of a home away from home).

And The **international experience of the hotel brand and management.**



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Revenue Share

- ❖ 56.5% to Owners
- ❖ 43.5% to Operator

Operators Share Covers For All Operational Cost, Maintenance & 3% Marketing.

No Service Charges To Be Paid By Owners.

Competitor Rates Per night in \$



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Name (March 2022)	Room	1 Bed Apartment	2 Bed Apartment
Ibis Styles	84 - 129 (107)		
Skynest CityBlue	-	128	177
Gem Suites	166	224	330
Radisson Blu	171-240 (206)	250-351 (300)	554-615 (584)
Best Western		115-140 (128)	150-200 (175)
Average	160	195	316
Divine		90-140	125-200



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Calculation Returns Divine, Average Rates Y1-5
Short Stay 150\$, Long Stay 90\$ Per Night

Average Net Return
Per M2 Per Year = \$200

Occupancy Rate Y1-5 average 70%, Revenue Share,
Reserves -already considered.

Net Return Owners Share full Building (\$)



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Business Year	Full Building, Owners Share	Return/sqm/year
Year 1	3,746,727	168
Year 2	4,088,	183
Year 3	4,481,928	201
Year 4	4,847,205	217
Year 5	5,242,253	235
Average	4,481,407	201

** Total
22,330 Sqm*



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