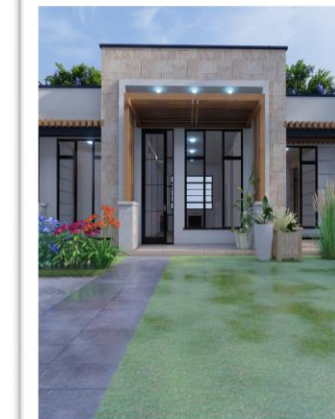
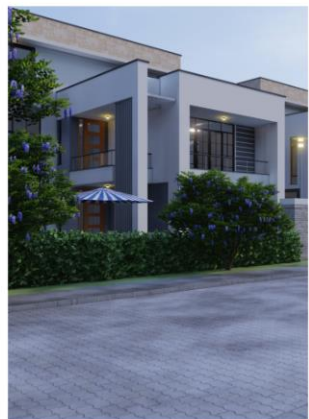




# DAYKIO HEKIMA GARDENS PROJECT JUJA

A CONTROLLED DEVELOPMENT BY DAYKIO PLANTATIONS LTD.



# WHAT IS DAYKIO HEKIMA GARDENS?



## CONTROLLED DEVELOPMENT WITH THE FOLLOWING FEATURES:

- 1/8 ACRE PLOTS – 462 PLOTS ON 74 ACRES
- 6 NO. HOUSE TYPOLOGIES
- CONSTRUCTION GUIDELINES FOR HARMONIOUS COMMUNITY AESTHETIC
- ZONED COMMERCIAL AREA
- ZONED KINDERGARTEN AREA
- ZONED RECREATIONAL AREAS / COMMON AREAS
- ALL WEATHER ROADS WITH STREET LIGHTING & STREET SIGNAGE
- PERIMETER FENCE WITH ELECTRIC FENCE + GREEN/ LIVE PLOT FENCES

## WHERE IS HEKIMA GARDENS?

### LOCATION:

- 2.5KM FROM THE MA-STORE TARMAC ROAD
- 10KM FROM JUJA FLY OVER (10 MINS DRIVE)
- 35 MINS FROM NAIROBI CBD
- 20 MINS DRIVE FROM THIKA TOWN
- APPROX 1 HR FROM JKIA

# THE MASTERPLAN:



# MASTERPLAN – ILLUSTRATED:



COMMERCIAL AREA



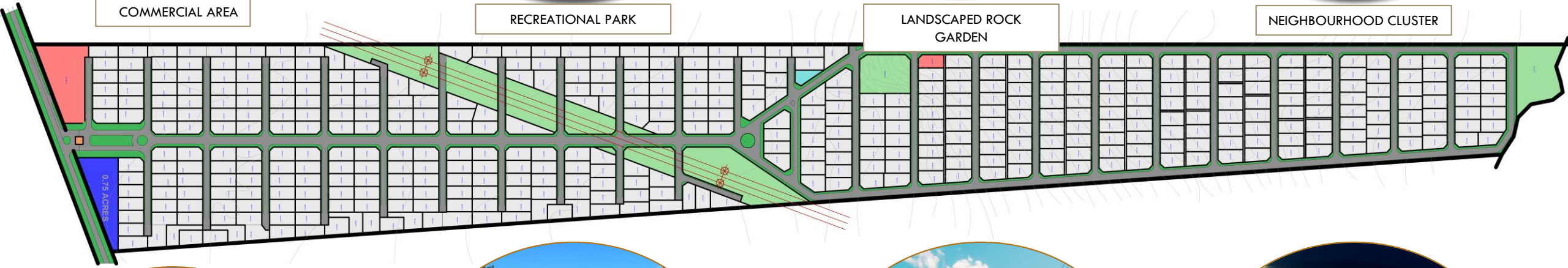
RECREATIONAL PARK



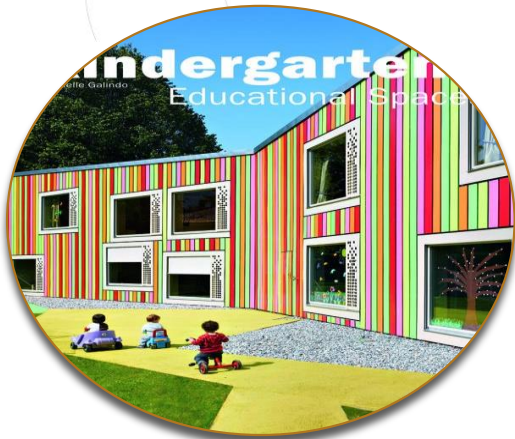
LANDSCAPED ROCK GARDEN



NEIGHBOURHOOD CLUSTER



ESTATE ENTRANCE



KINDERGARTEN



ALL WEATHER ROADS



STREET LIGHTING



**MASTERPLAN – CLUSTER VIEW FROM ENTRY AREA:**



## MAIN ENTRY AREA FEATURES:

- GATE HOUSE/ SENTRY
- SEPARATED ENTRY & EXIT DUE TO HIGH VOLUMES (OVER 460 PLOTS)
- MANAGEMENT & SECURITY OFFICE

# HOUSE TYPOLOGIES:

## DESIGN CONCEPTS/ CONSIDERATION

- 6 House typologies designed as a mix of modernist & conventional concepts to avoid sameness in the development, but with common features and materiality for homogeneity.
- House typologies designed to be compact, with small foot plinths to avoid a sense of congestion in the clusters and overall scheme.
- Efficient modern open layouts
- Flexible and scalable layouts, easily modifiable to suit different user needs (ensuite bathrooms, terraces, additional DSQs etc)
- Future proofing considered with inclusion of home offices in some options to select from.

### TYOLOGIES: (3 TYOLOGIES, 6 DIFFERENT UNITS)

- TYPOLOGY 01 – 3 BEDROOM TYPE A & B (BUNGALOWS)
- TYPOLOGY 02 – 4 BEDROOM TYPE A & B (MAISONNETTES)
- TYPOLOGY 03 – 5 BEDROOM TYPE A & B (TRIPLEXES)



TYPE 1 – OPTION 1



TYPE 1 – OPTION 2



TYPE 2 – OPTION 1



TYPE 2 – OPTION 2



TYPE 3 – OPTION 1



TYPE 3 – OPTION 2

**TYPOLGY 01- OPTION 1:  
(3 BEDROOM UNIT WITH DSQ - MODERN )**



01

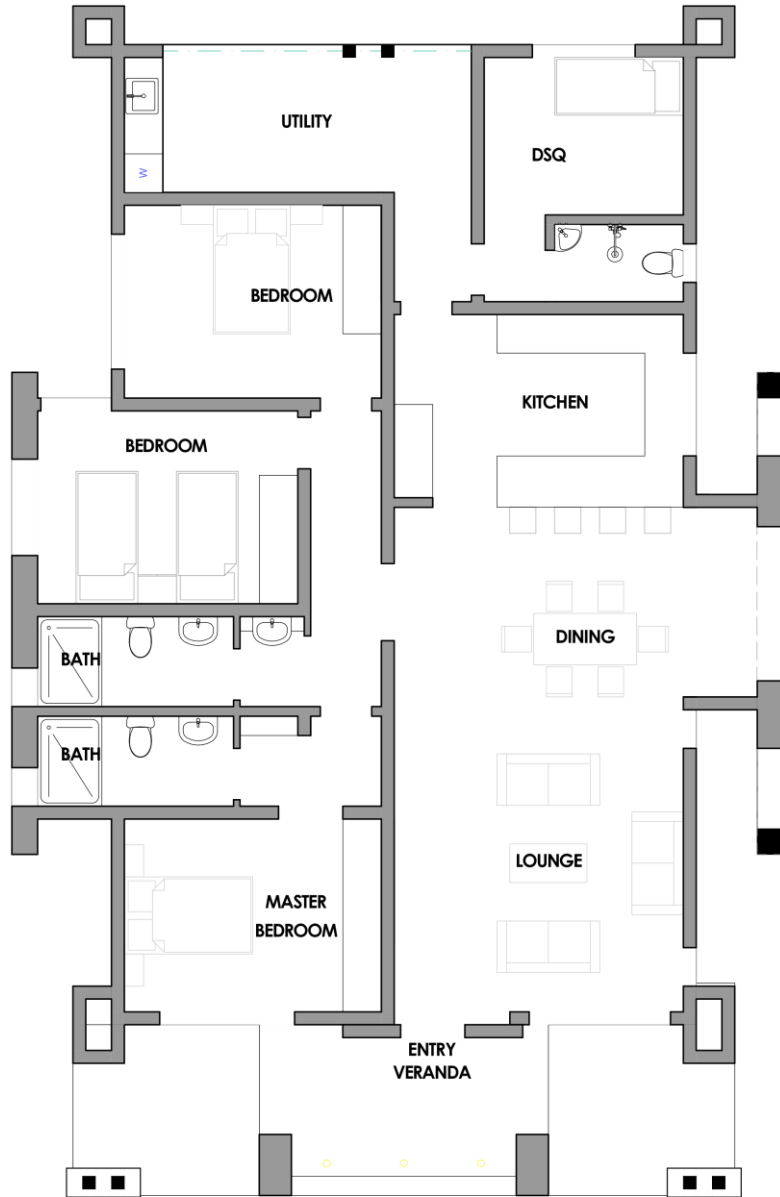
- UNIT -

**UNIT FEATURES**

- PLINTH AREA - 165 SQM
- COMPACT LAYOUT WITH LARGE LAWN SPACE
- OPEN PLAN LAYOUT
- 3 BEDROOMS
- MASTER ENSUITE
- UTILITY AREA



# TYPOLOGY 01 (3BRM) – UNIT A:



APPROX. COST FROM KES.5M



**TYPOLOGY 01 – UNIT A:**  
**(3 BEDROOM UNIT WITH DSQ – CONTEMPORARY / CONVENTIONAL)**

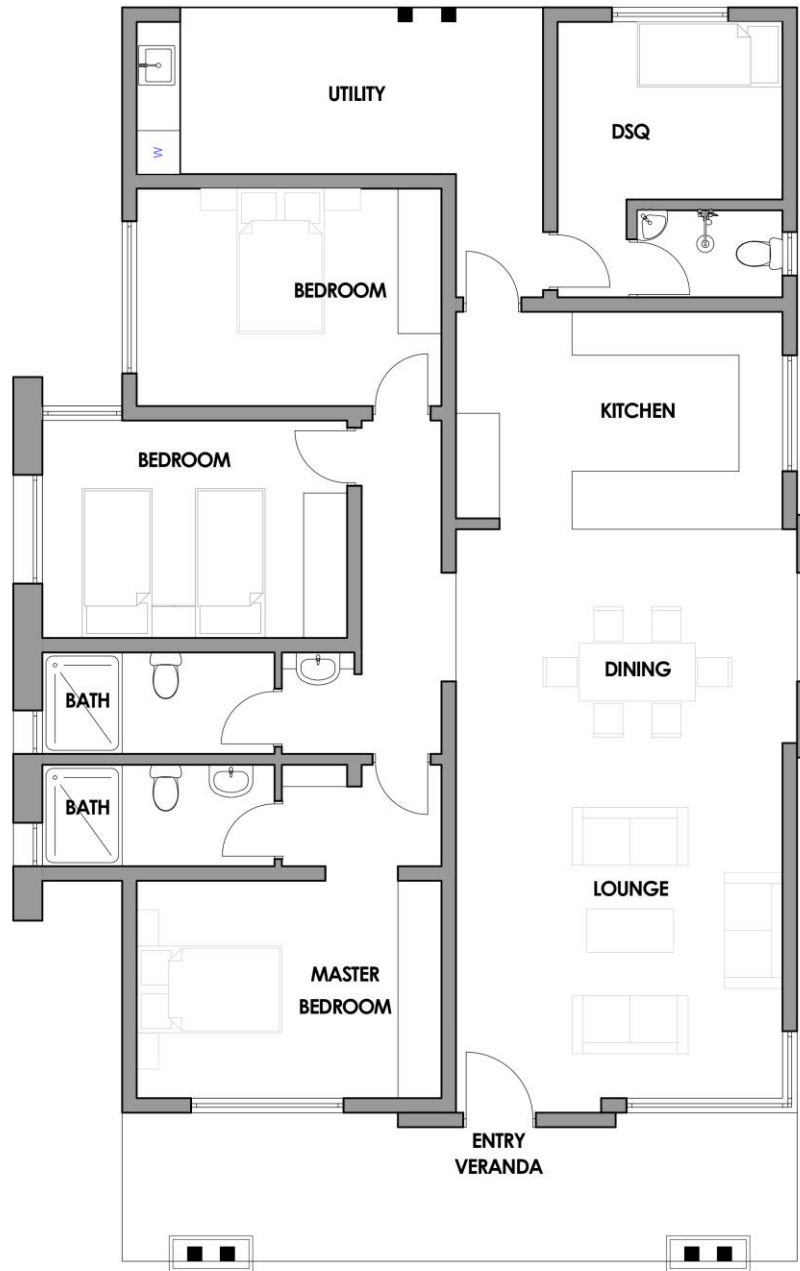


02  
- UNIT -

**UNIT FEATURES**

- PLINTH AREA – 130 SQM
- COMPACT LAYOUT WITH LARGE LAWN SPACE
- OPEN PLAN LAYOUT
- 3 BEDROOMS
- MASTER ENSUITE
- UTILITY AREA

# TYOLOGY 01 (3BRM) – UNIT B:



**APPROX. COST FROM KES.5M**



**TYPOLOGY 02– UNIT A:**  
**(4 BEDROOM UNIT WITH DSQ– MODERN )**



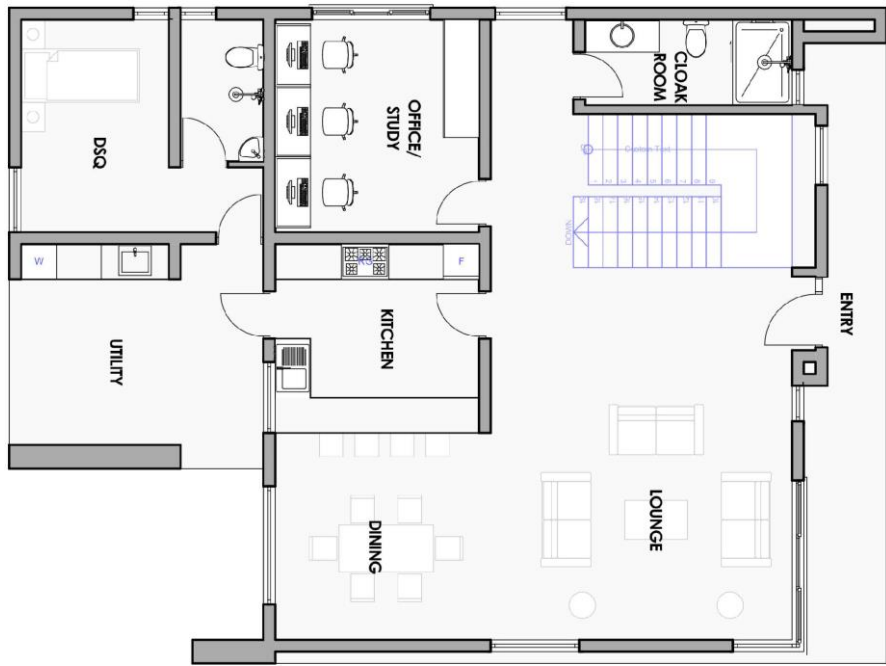
**UNIT FEATURES**

- PLINTH AREA – 250 SQM
- MODERNIST CHARACTER
- OPEN PLAN LAYOUT WITH POWDER ROOM
- STUDY/ HOME OFFICE FLEXIBLE AS EXTRA BEDROOM
- 4 BEDROOMS, MASTER WITH BALCONY & WALK IN CLOSET
- MASTER ENSUITE
- UTILITY AREA

03

- UNIT -

# TYPOLGY 02 (4BRM) – UNIT A:



**APPROX. COST FROM KES.7.5M**



**TYPOLOGY 02– UNIT A:**  
**(4BEDROOM UNIT WITH DSQ – CONTEMPORARY/ CONVENTIONAL )**



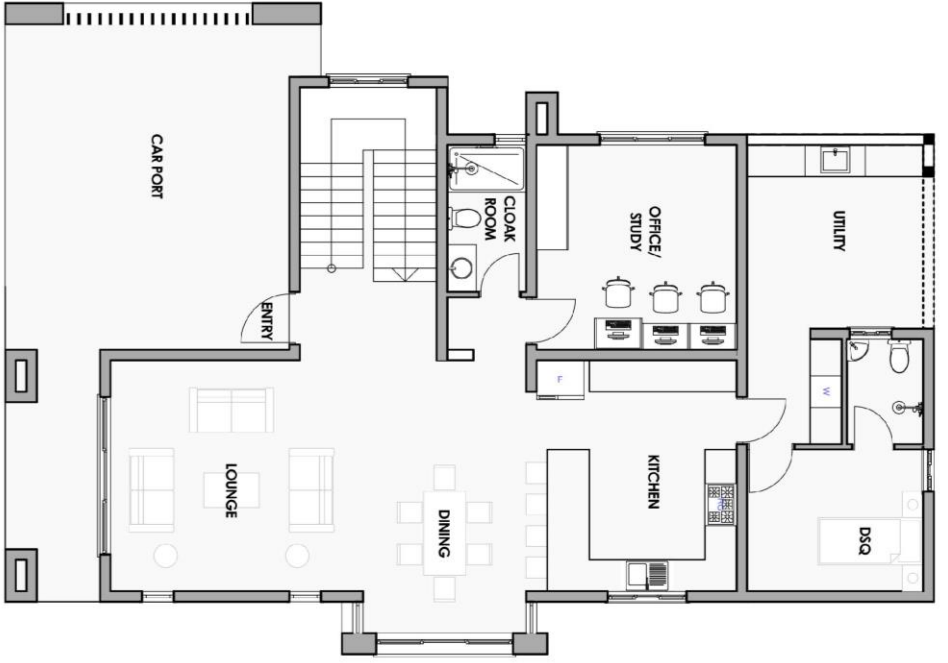
04

- UNIT -

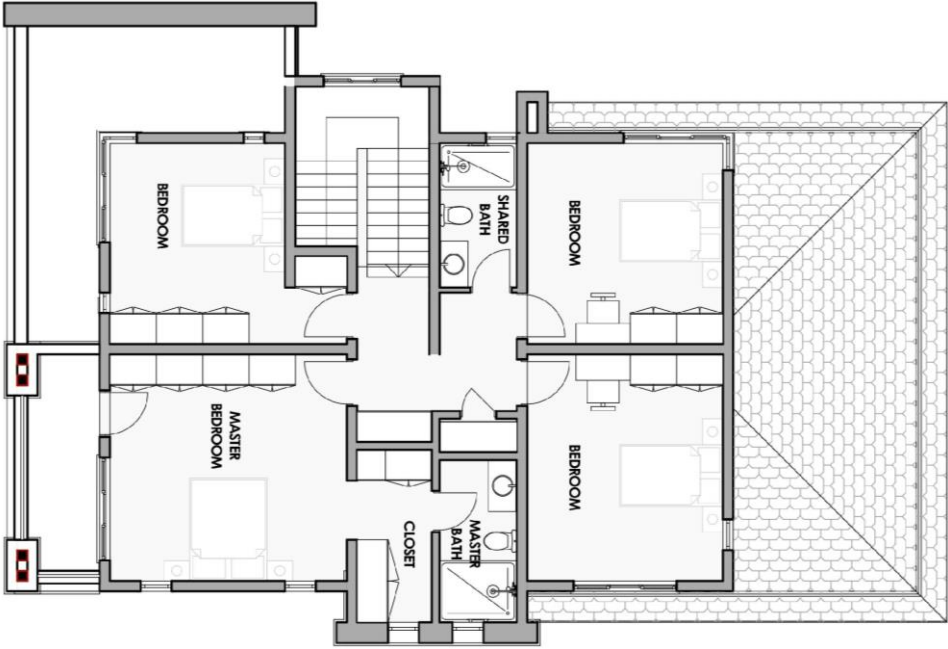
**UNIT FEATURES**

- PLINTH AREA – 252 SQM
- OPEN PLAN LAYOUT WITH POWDER ROOM
- STUDY/ HOME OFFICE FLEXIBLE AS EXTRA BEDROOM
- 4 BEDROOMS, MASTER WITH BALCONY & WALK IN CLOSET
- MASTER ENSUITE
- UTILITY AREA

**TYOLOGY 02 (4BRM) – UNIT B:**



**APPROX. COST FROM KES.7.5M**



**TYPOLOGY 03– UNIT A:**  
**(5 BEDROOM UNIT WITH DSQ– 3 LEVELS - TRIPLEX)**



05  
- UNIT -

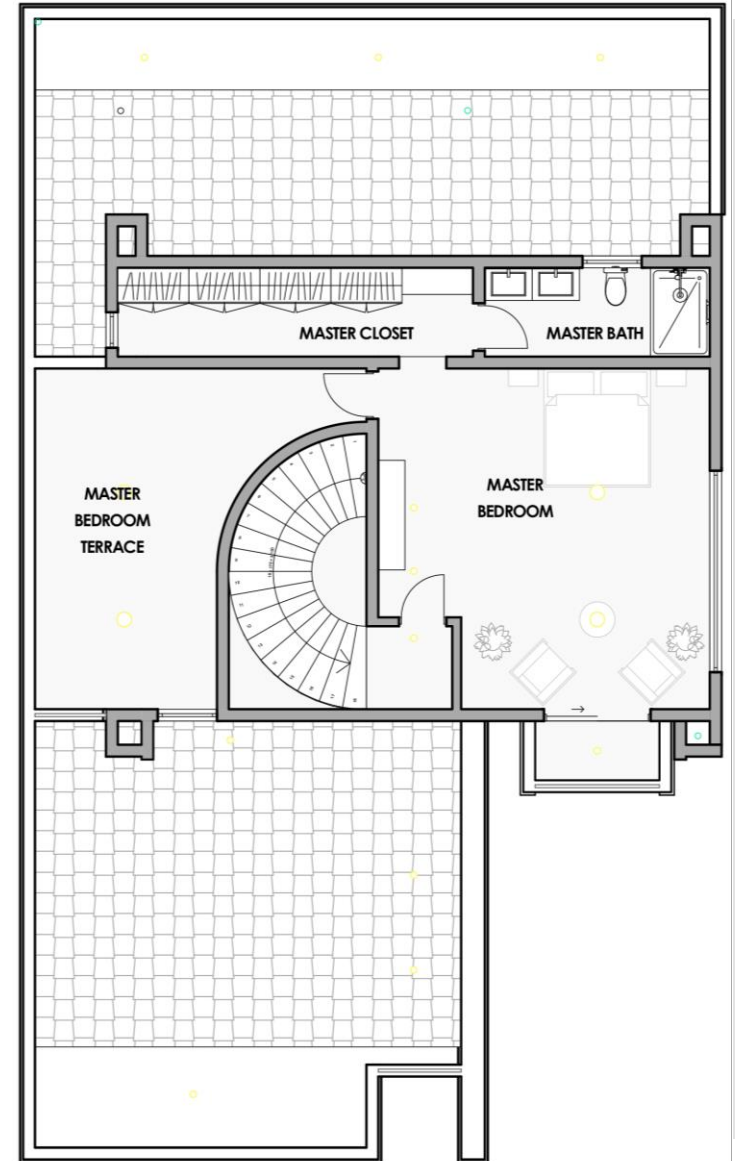
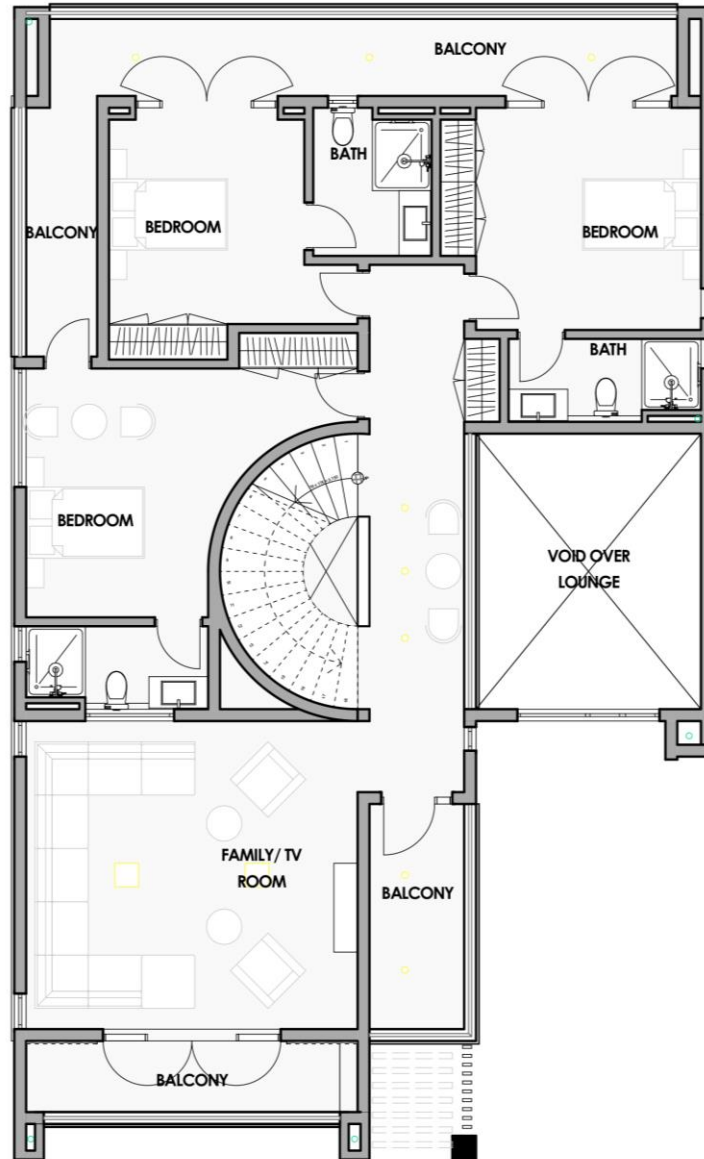
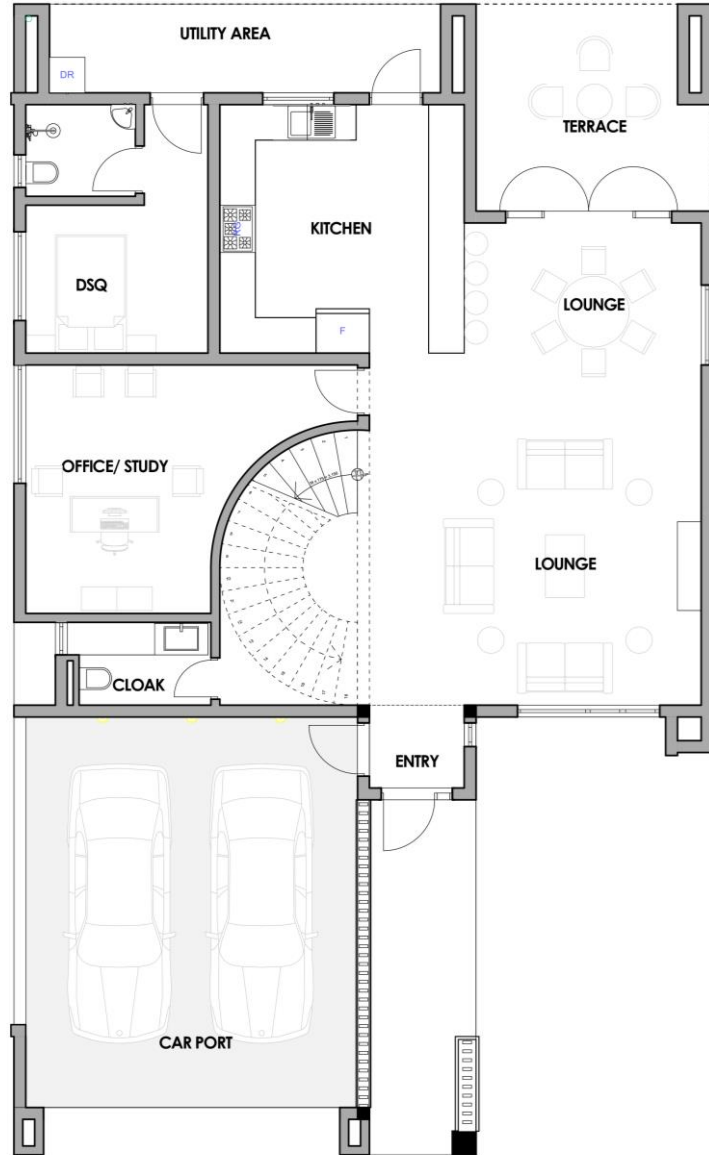
**APPROX. COST FROM KES.13M**

**UNIT FEATURES**

- PLINTH AREA – 395 SQM
- OPEN PLAN LAYOUT WITH POWDER ROOM
- STUDY/ HOME OFFICE
- DOUBLE VOLUME LOUNGE
- ALL BEDROOMS SELF CONTAINED
- 5<sup>TH</sup> BEDROOM FLEXIBLE AS FAMILY ROOM
- MASTER ON SECOND FLOOR.



# TYOLOGY 03 (5BRM) – UNIT A:



**TYPOLOGY 03– UNIT A:**  
**(5 BEDROOM UNIT WITH DSQ– 3 LEVELS - TRIPLEX)**



06

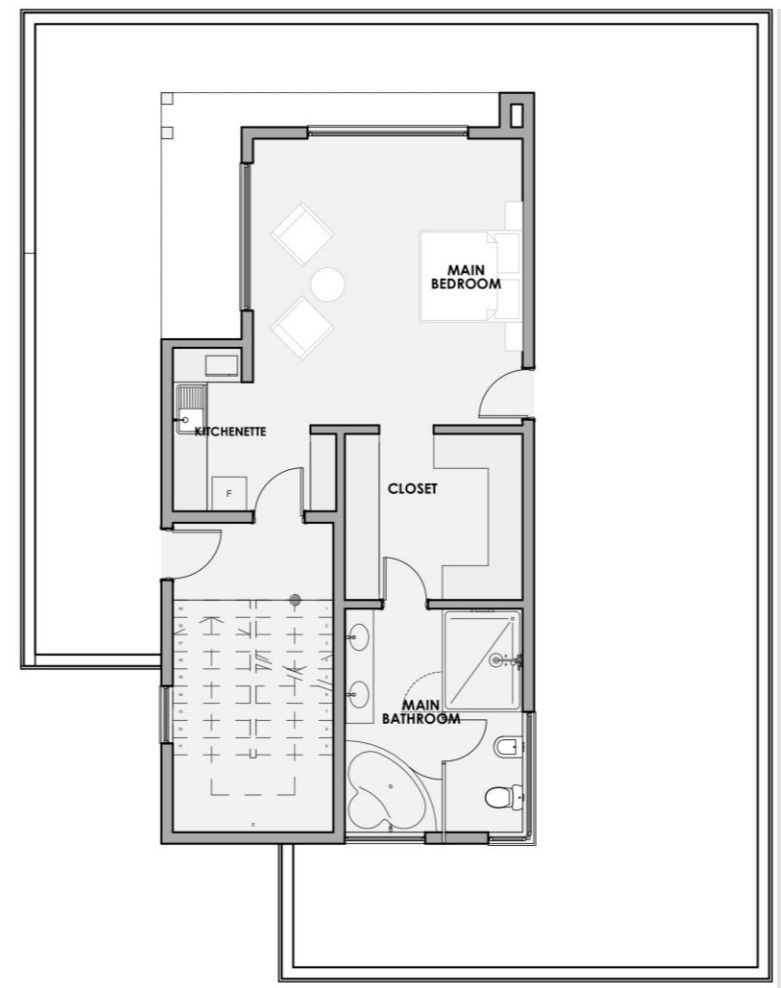
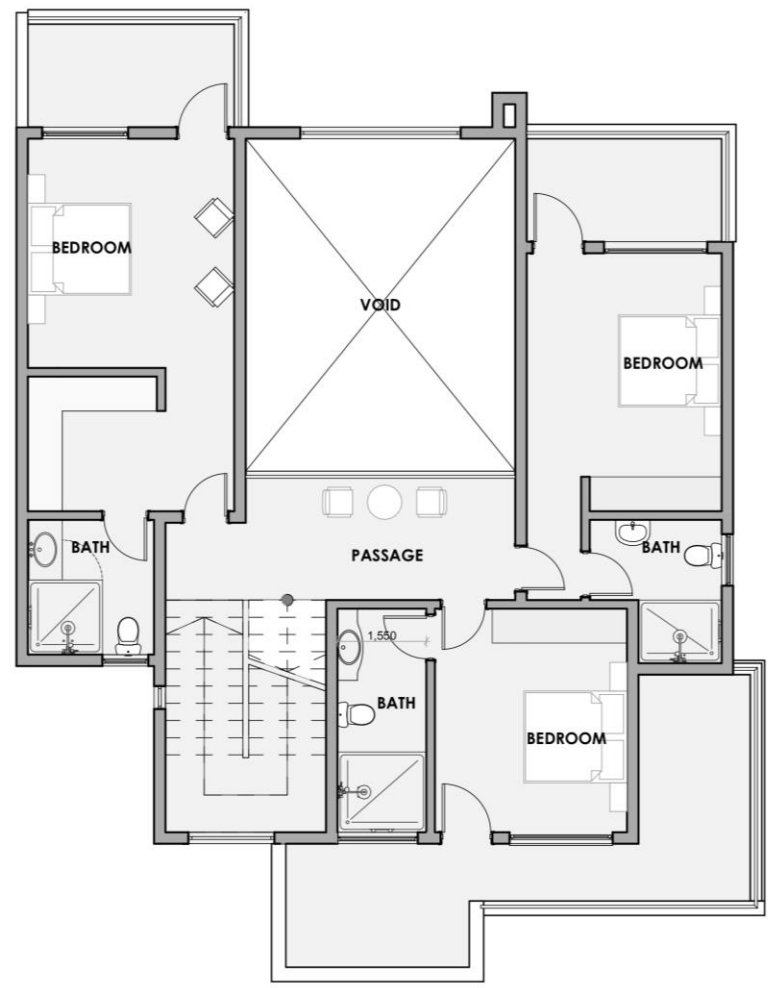
- UNIT -

**APPROX. COST FROM KES.13M**

**UNIT FEATURES**

- PLINTH AREA – 375 SQM
- OPEN PLAN LAYOUT WITH POWDER ROOM
- STUDY/ HOME OFFICE
- DOUBLE VOLUME LOUNGE
- ALL BEDROOMS SELF CONTAINED
- 5<sup>TH</sup> BEDROOM FLEXIBLE AS FAMILY ROOM
- MASTER ON SECOND FLOOR.

# TYOLOGY 03 (5BRM) - UNIT B:





...ENDS...  
THANK YOU.



**Daykio Plantations Limited,  
P.O BOX 50992 – 00100 Nairobi  
6<sup>th</sup> Floor, Hughes Building,  
Muindi Mbingu Street, Nairobi.**

 **0718180064**

 **sales@daykio.com**

 **www.daykio.com**

 **@DaykioKenya**

 **@Daykio Kenya**

 **Facebook/daykiokenya**



**EPHRON ARCHITECTS & ASSOCIATES LTD  
PROJECT ARCHITECTS  
P.O BOX 33037-00600 NAIROBI**

**WESTLANDS COMMERCIAL CENTRE  
BLOCK B, 2<sup>ND</sup> FLOOR SUITE 7  
0721 363 282 / 0786 769 262**



**EPHRON\_ARCHITECTS\_KE**



**EPHRON\_ARCHITECTS\_KE**



**EPHRON\_ARCHITECTS\_KE**



**EPHRON\_ARCHITECTS\_KE**