



YOUR DREAM HOME IS NOW IN SIGHT

3 & 4 bedroom villas in Tilisi

www.tilisi.co.ke

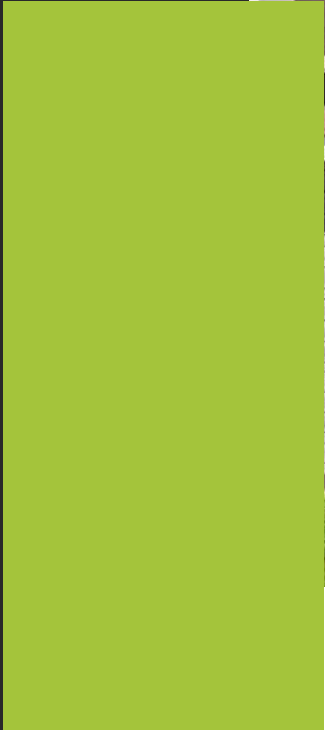


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Introduction

Tilisi Views, nestled within the expansive 400-acre Tilisi master-planned development, offers an exceptional combination of space, quality and value. Our 3, 4 and 5-bedroom villas, set on approximately eighth, quarter and half-acre plots, combine thoughtful design with high-quality craftsmanship.

Your Tilisi Views home comes complete with exceptional amenities, including a convenience store, and a clubhouse featuring a children's play area, two heated swimming pools, a contemporary gym and multipurpose hall.

Since launching in 2019, Tilisi Views has grown from Phase 1 to Phase 4, with more than 102 families now calling it home.

The completed 4-bedroom homes at Lenana Cluster are available and ready to move in, while Shimba Cluster will introduce 23 new 3- and 4-bedroom homes, scheduled for completion in Q1 2027.

Welcome to Tilisi Views, Welcome Home.



About Tilisi

Tilisi is a 400-acre mixed-use development located in Tigoni incorporating residential, commercial and logistics zones.

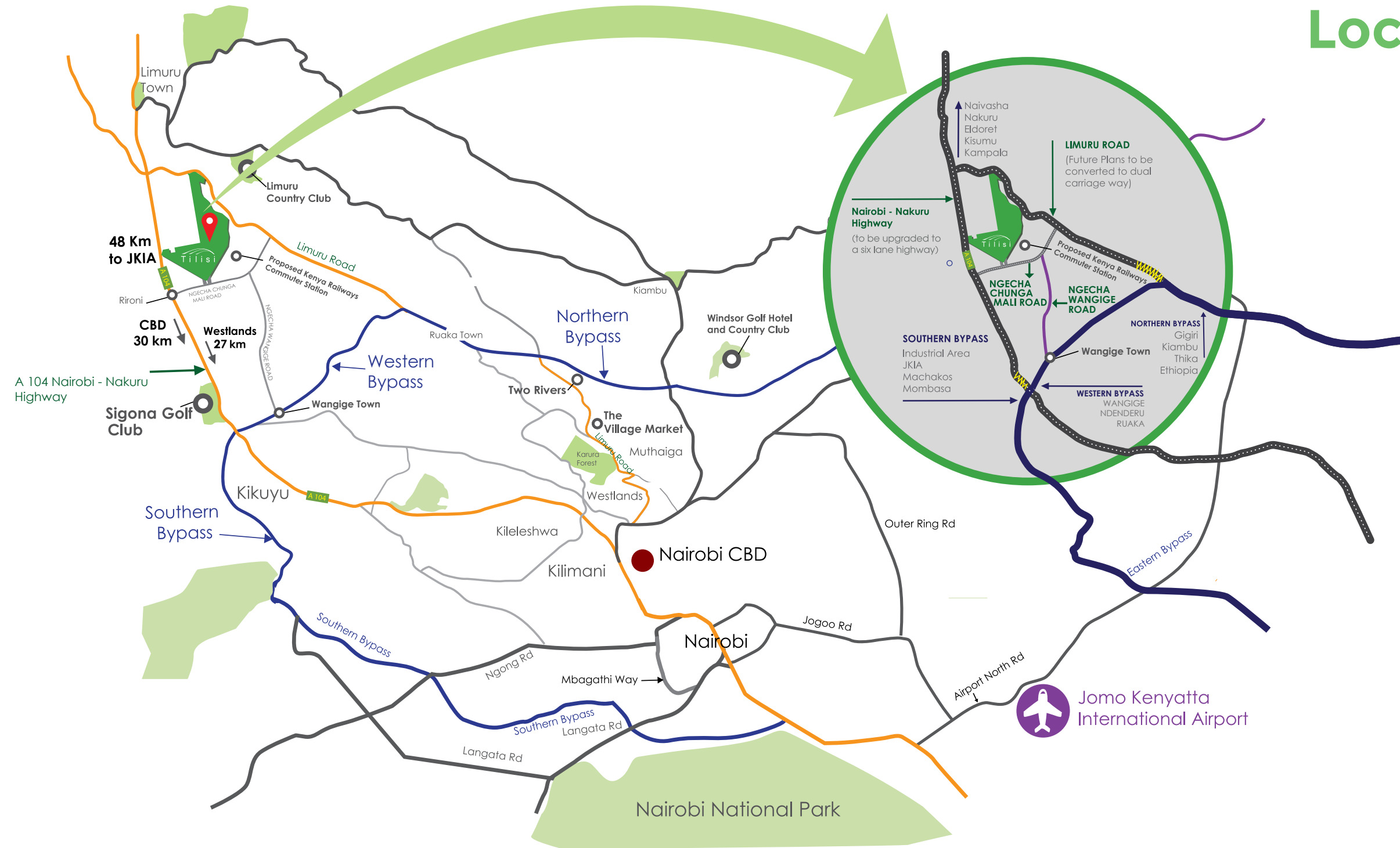
Over \$40m has been pledged (and over \$15m already spent or commissioned) for developing world-class infrastructure for Tilisi, ranging from tarmac roads, cycle lanes, footpaths and jogging tracks to sewerage treatment plants, galvanised steel fencing, CCTV, gatehouses and internet connectivity.

Living in the Tilisi environment offers residents rare peace and tranquility through the breathtaking views of Nairobi's CBD, Mt. Kenya and Mt. Kilimanjaro. Along with this, residents at Tilisi will have access to all the amenities of a city with soon-to-be-developed school, medical facilities, shopping centre, recreational areas and parks. Excitingly, Tilisi has already secured deals with third party developers to build a school, a medical facility and a shopping centre in the near future.

Living in Tilisi



Location



City outside, tranquility inside

Tilisi's close proximity to major highways makes the Nairobi metropolitan area highly accessible. Important business hubs of Northern Nairobi and Westlands which include facilities such as schools, medical centres, shopping malls and commercial offices are all well connected to Tilisi making it an attractive location for people to work and live in.

- Direct access off A104, Nairobi - Nakuru highway (currently being upgraded) and Limuru Road.
- 10 minutes from Northern, Southern and Western bypasses
- 25 minutes from Westlands
- 30 minutes from Nairobi CBD
- 40 minutes from JKIA

3 Bedroom Villas



Tilisi Views

E2



The Tilisi Views E2 Villa is the perfect entry home for the single professional or young couple.

Featuring three ensuite bedrooms, set on a standard plot size of approximately 375 sqm, the E2 villa offers plenty of space for just the two of you and room to grow when two become three or four. Large exterior windows provide plenty of light, the design is both stylish and modern, and the interior finishes are to the highest standard, using the best of both local and imported materials. With a range of extremely competitive payment options available, your first dream home is now very much in sight.

Click [here](#) to watch E2 Villa Video

Floor Plans

Ground Floor



First Floor



E2 Villa details

UNITS PER ACRE:	8
GROSS AREA (SQM):	231
PLOT SIZE (SQM):	375
NO. OF BEDROOMS:	3
NO. OF BATHROOMS:	3 Bathrooms, 1 Cloakroom

Payment type (KSHS)

INSTALLMENTS (PAYMENT PLAN FOR 12 MONTHS*)	MORTGAGE
32M	32M

Lounge



Fitted Kitchen



Ensuite Master Bedroom



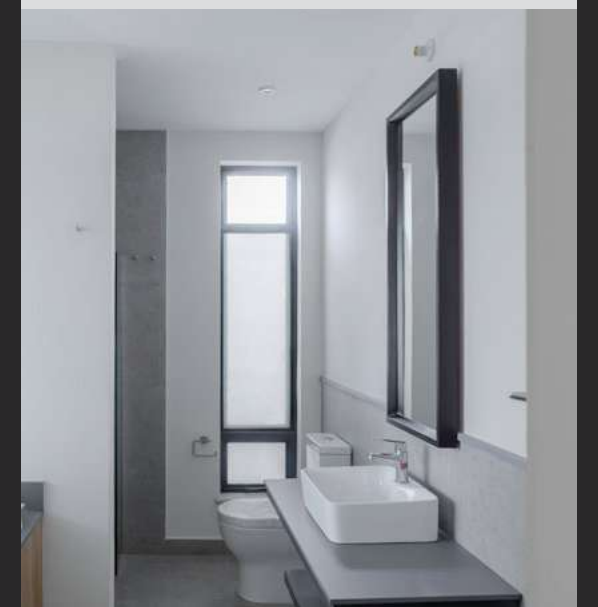
Ensuite Master Bathroom



Breakfast Bar & Kitchen



Ensuite Master Bathroom



Tilisi Views

Q1



Set on a standard plot size of approximately 720 sqm, the **Q1 Villa** is the largest of our three bedroom offerings at Tilisi Views.

For the retired couple looking to move away from the hustle and bustle of the city or a young family wanting a bit more garden space, the Q1 villa is a modern and stylish bungalow that gives you the highest quality living environment at a price that is well within range with three en- suite bathrooms and a cloakroom make the Q1 villa perfect for any family.

Click [here](#) to watch Q1 Villa Video

Floor Plans



Q1 Villa details

UNITS PER ACRE:	4
GROSS AREA (SQM):	226
PLOT SIZE (SQM):	720
NO. OF BEDROOMS:	3
NO. OF BATHROOMS:	3 Bathrooms, 1 Cloakroom

Payment type (KSHS)

INSTALLMENT (20% EVERY 5 MONTHS)	MORTGAGE	10:90

Lounge



Fitted Kitchen with Breakfast Bar



Ensuite Master Bedroom



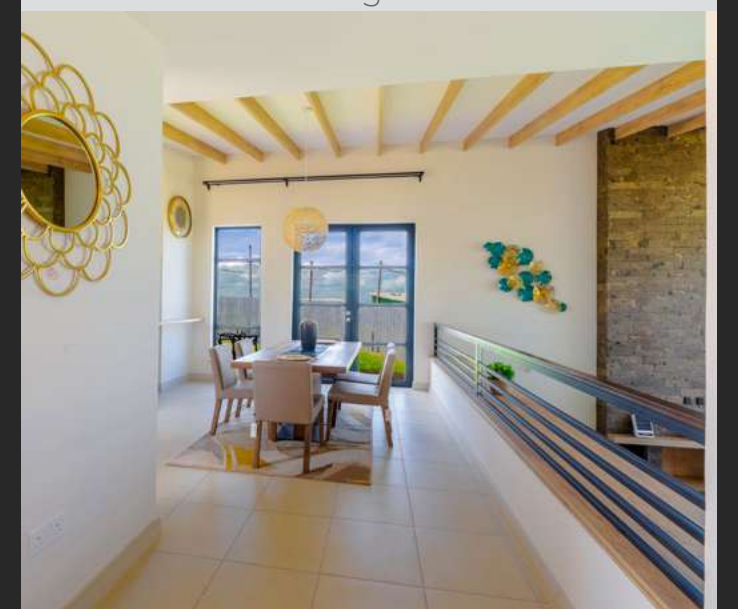
Ensuite Master Bathroom



Fridge Area



Dining Area

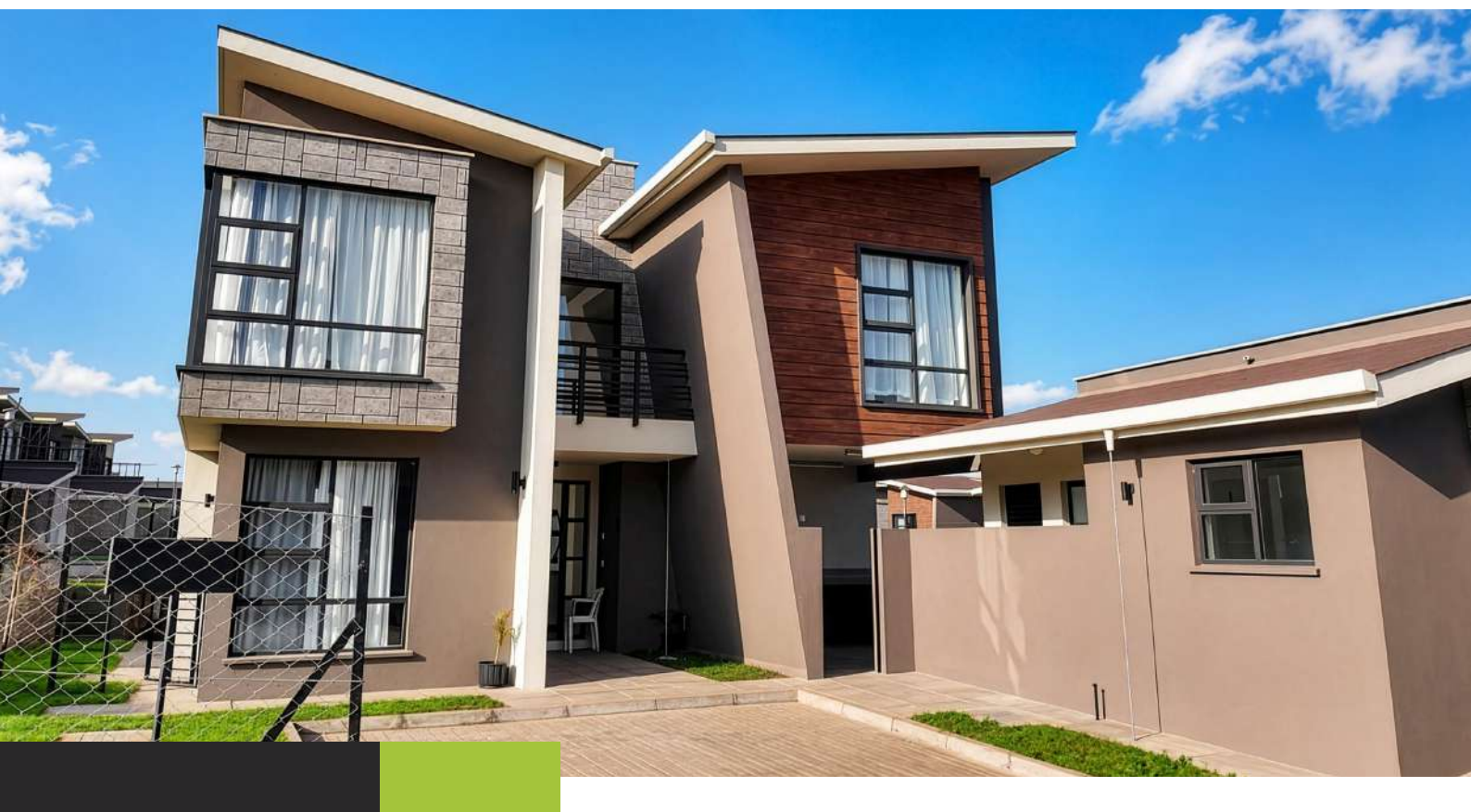


4 Bedroom Villas



Tilisi Views

E3



The Tilisi Views **E3 Villa** is the only four bedroom villa that sits on a standard plot size of approximately 375 sqm.

The E3 Villa offers modern living at an affordable price for the well established family that is looking for its dream home within easy commuting distance of Nairobi. With four bathrooms and a cloakroom, the E3 Villa is perfectly suited to the family with slightly older children, ensuring that the morning rush is as peaceful as possible. As with all our villas, the value for money offered by the quality and style of its finishes are second to none in the Kenyan market.

Click [here](#) to watch E3 Villa Video

Floor Plans



E3 Villa details

UNITS PER ACRE:	8
GROSS AREA (SQM):	264
PLOT SIZE (SQM):	375
NO. OF BEDROOMS:	4
NO. OF BATHROOMS:	4 Bathrooms, 1 Cloakroom

Payment type (KSHS)

INSTALLMENTS (PAYMENT PLAN FOR 12 MONTHS*)	MORTGAGE
36M	36M

Lounge



Fitted Kitchen



Ensuite Master Bedroom



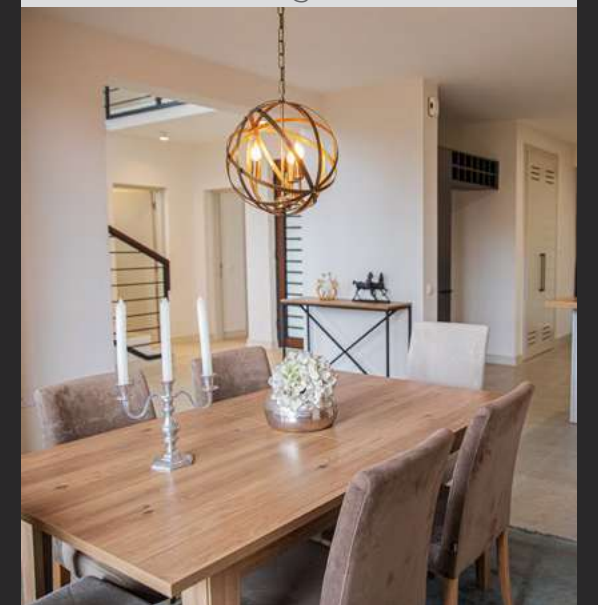
Ensuite Master Bathroom



Kitchen with Breakfast Bar



Dining Area



Tilisi Views

Q2



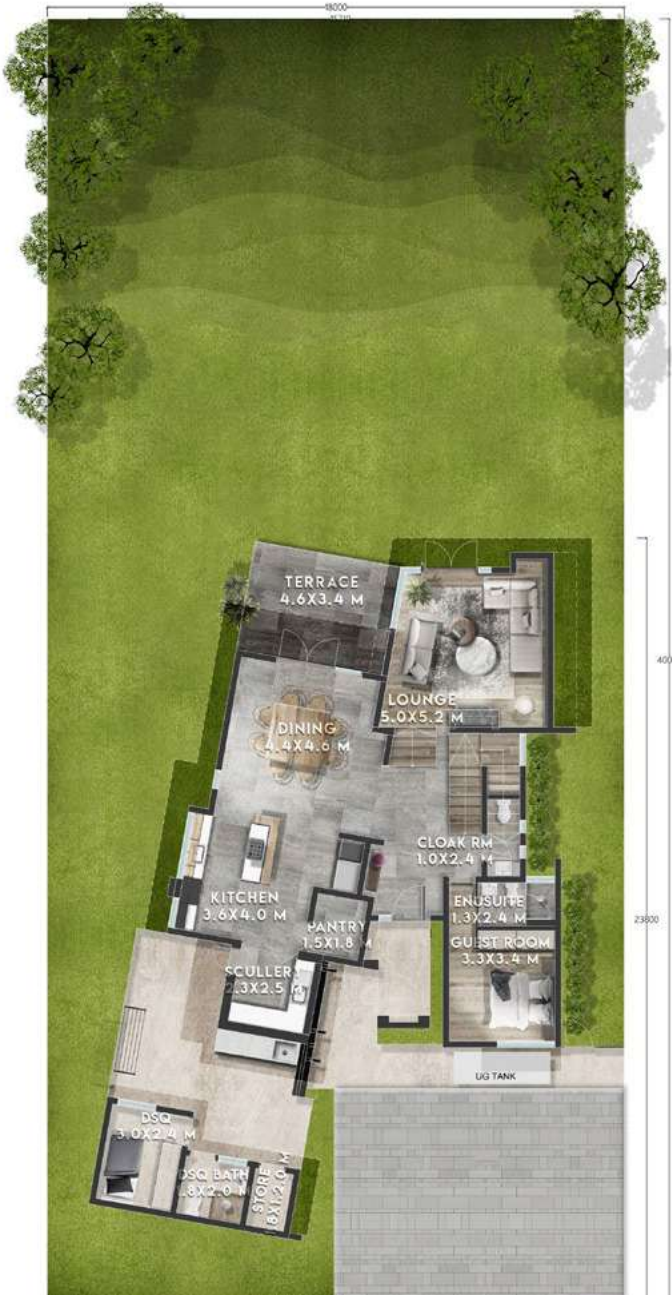
The Tilisi Views **Q2 Villa** offers you four bedrooms and four bathrooms on a standard plot size of approximately 720 sqm in the heart of the beautiful Tilisi development.

Imposing, well lit with large exterior windows, thoughtfully designed and beautifully finished, the Q2 villa is the perfect home for the well established family. It offers the best balance between space, style and price. A range of affordable payment options are available and the setting within the lush environment of Tilisi makes this villa a great option for you to call home.

Click [here](#) to watch Q2 Villa Video

Floor Plans

Ground Floor



First Floor



Q2 Villa details	UNITS PER ACRE: 4	
	GROSS AREA (SQM): 333	
	PLOT SIZE (SQM): 720	
	NO. OF BEDROOMS: 4	
	NO. OF BATHROOMS: 4 Bathrooms, 1 Cloakroom	
Payment type (KSHS)		
	INSTALLMENTS (PAYMENT PLAN FOR 12 MONTHS*)	MORTGAGE
	49.22M	49.22M

Lounge



Fitted Kitchen with Breakfast Bar



Ensuite Master Bedroom



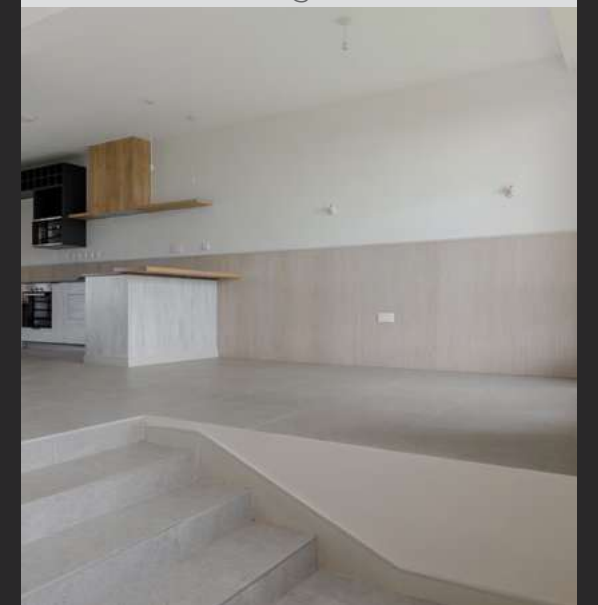
Ensuite Master Bathroom



Fridge Area



Dining Area



Tilisi Views

Q3



The Tilisi Views **Q3 Villa** is the largest of our four bedroom villas, set on a standard plot size of approximately 720 sqm with a built up space of 363 square meters.

Four bedrooms, a cloakroom and generous garden space make this villa the perfect option for your family to live, work and play in. Finishes are of the highest standard, and the villa strikes an impressive pose within the wider Tilisi Views development. For the family with slightly older children, and a love of the outdoors, this well-priced villa offers one of the finest living options on the market today.

Click [here](#) to watch Q3 Villa Video

Floor Plans

Ground Floor



First Floor



Q3 Villa details

UNITS PER ACRE:	4
GROSS AREA (SQM):	363
PLOT SIZE (SQM):	720
NO. OF BEDROOMS:	4
NO. OF BATHROOMS:	4 Bathrooms, 1 Cloakroom

Payment type (KSHS)

INSTALLMENTS (PAYMENT PLAN FOR 12 MONTHS*)	MORTGAGE
56.31M	56.31M

Lounge



Fitted Kitchen



Ensuite Master Bedroom



Ensuite Master Bathroom



Lounge



Dining Area



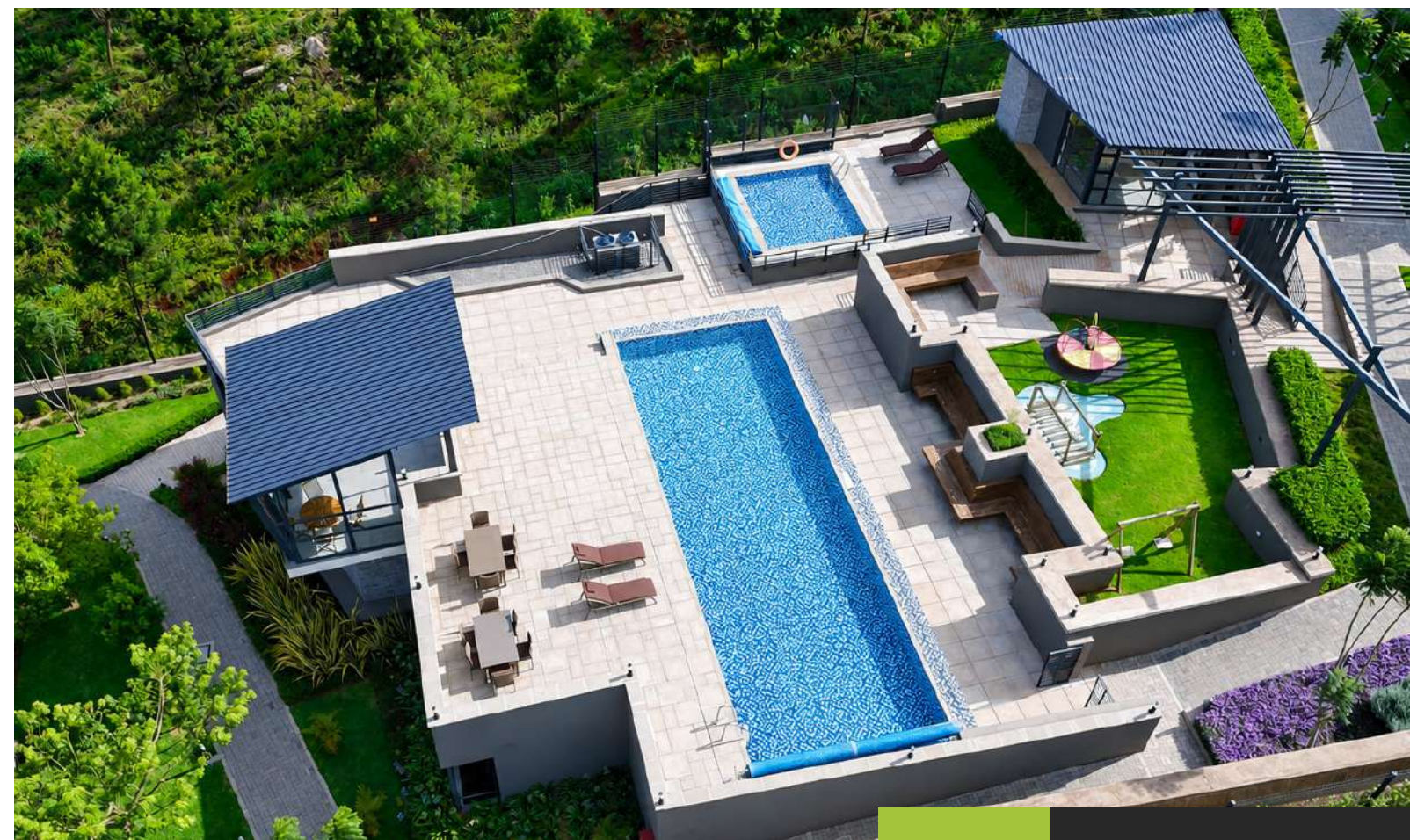
ClubHouse



Tilisi Views ClubHouse



Meant to provide residents with a luxurious and comfortable lifestyle, the Tilisi Views clubhouse will have it all. Whether it's for a workout at the fitness centre or a place to catch up with your friends and favorite neighbors, the top-level clubhouse will be equipped with a multipurpose hall, gym, swimming pool, kids zone and a convenience store to give you access to important everyday items.



The club house is set to bring a feeling of community and convenience to the Tilisi Views residents.

Specifications and amenities



Specifications for Tilisi Views

- Superb façade with textured paint, stone cladding and cement fibreboard
- Covered entry porch
- Heat and sound insulated roof shingles
- Luxurious high ceiling formal lounge with laminate flooring and wood burning fireplace
- Open plan kitchen and dining area
- Fitted kitchen with breakfast bar and quartz tops including:-
 - Bosch built-in oven, extractor and gas hob
 - Bosch built-in microwave
 - Provision for under sink water heater
 - Pantry
- Garden level terrace and balconies
- Ceiling MDF slats and recessed wall shelves
- Porcelain tiles in lobby and wet areas (bathroom and kitchens)
- DSQ with ceramic tiles
- TV points in all bedrooms and lounge
- Provision for inverter
- Bedrooms with fitted wardrobes and laminate flooring
- Imported branded sanitary & tapware
- Toughened glass shower screens
- Steel casement windows and doors for 3 and 4 bedroom villas
- Aluminium frame windows and doors for the 5 bedroom villa
- Mild steel railing on staircases and balustrades on balconies
- Private garden and garden store
- Solar water heating for the bathrooms
- Dhobi/utility area including provisional location for washing machine
- Provisional location for underground water tank
- Reserve roof water tank
- Concrete block paving parking for a minimum of two cars

Tilisi Views Amenities

- Club House with children's play area
- Landscaped cluster courtyards
- Galvanised steel fencing on the perimeter of Tilisi Views
- Footpaths
- Street lighting
- Provisions for ICT and Cable TV
- Guard house and security gate per cluster and main Tilisi Views entrance
- Street level visitor parking

Tilisi wide facilities

- Paved roads, footpaths and jogging track
- Tilisi Commercial Hub including schools, hospitals and a shopping mall
- Security including perimeter galvanised steel fencing around Tilisi site, manned gates, patrols and CCTV
- Landscaping
- ICT ducting
- Sewage treatment plants
- Borehole water
- Cycle lanes and footpaths



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