

The Avana logo is displayed in a stylized, teal font. The letters 'A', 'V', and 'A' at the beginning and end of the word contain a graphic element resembling a stylized building or a series of horizontal lines. The logo is centered within a light gray rectangular box that has a dark teal corner cutout in the top right.

RIARA ROAD :: NAIROBI

Welcome to  
**AVANA**  
*An Urban Masterpiece*

Capturing the true essence of urban living is this tastefully presented masterpiece, Avana, set within exquisite surrounds in a quiet part of Riara Road. This spectacular 0.75 acre site soaks up the tranquility of the leafy surrounds, offering an 84-unit urban address of distinctively designed 2-bed apartments.

Spanning 1,150 sq.ft., the Avana apartments boast an integrated blend of pleasantries with a wholesome recreational and entertainment offering, all just within a stone's throw from The Junction Mall. Avana, with its carefully chosen colour palette, will emerge as the true epitome of urban living!

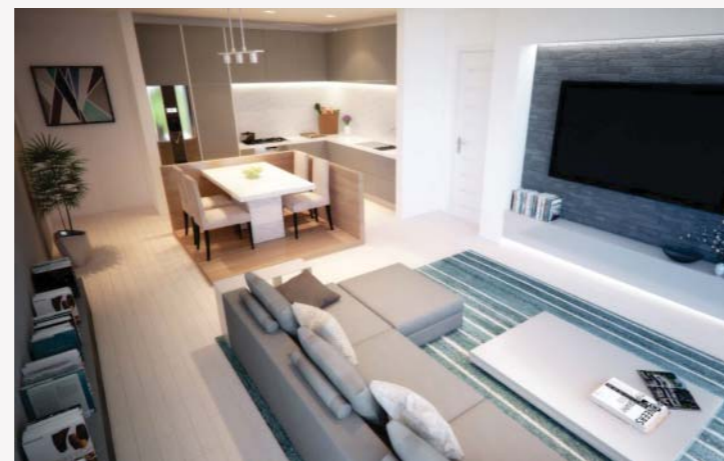


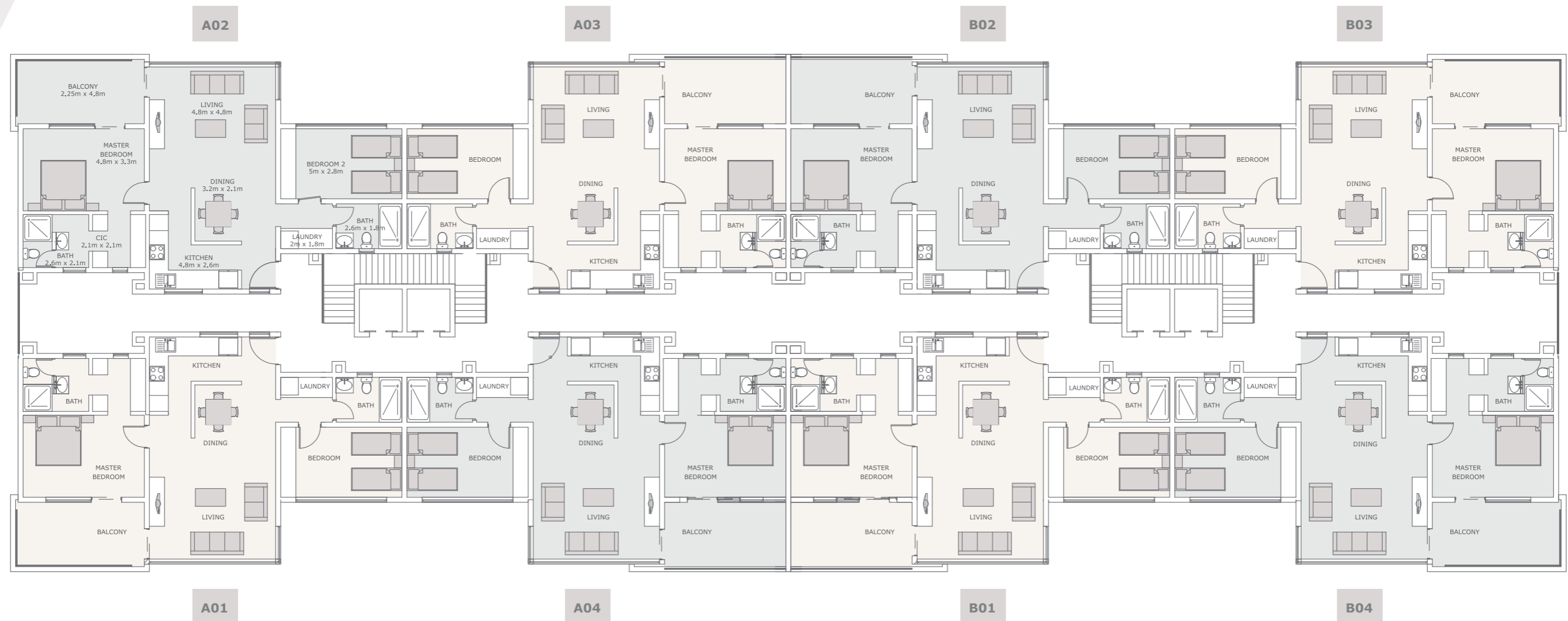
## Avana Residences

*Luxurious Modern Living*

Style meets sophistication at Avana, where living spaces are carefully synchronized to encapsulate modern living. Open-plan spaces, sweeping terraces and functional yet inviting layouts ensure Avana residences will harmonize the comfort and warmth of family life.

These 2-bed apartments measuring 1,150 sq.ft. will be finely finished in an array of light colours with wooden accents that bring a warm feel to a modern home.





- 1,150 sq.ft.
- Entrance lobby leading to an open-plan fitted kitchen with appliances
- Dining nook on raised platform
- Sizeable (5m x 5m) lounge opening onto spacious terrace
- Master bedroom with terrace access featuring a blended layout of walk-in closet and bathroom
- Double guest bedroom
- Utility cupboard with provisions for washing machine, dryer and inverter

## Avana Living

*An Urban Sanctuary*

The centerpiece of this idyllic development is a zen sanctuary offering the most harmonious blend of entertainment and relaxation, complementing the luxury and contemporary lifestyle of this exclusive retreat. Catch up with friends at the Residents Lounge, relive memories by the firepit on a chilly evening, work up a sweat at the residents gym or take a plunge in the pool!

Avana Living offers something for everyone and comprises:

- Over-water entrance feature
- Reading room with over-water terrace
- Residents Lounge with business centre
- Firepit in the landscaped gardens
- Gymnasium
- Adult and kids pool
- Barbeque gazebo perched over the pool
- Decked poolside sun-lounging area



## Why Avana?

*An investor dream*

Riara Road has emerged as a cosmopolitan location that boasts a vibrant mix of residential homes complemented by commercial space, retail facilities as well as educational and medical facilities.

Easy access, proximity to the CBD and road infrastructure improvements mean that developments in this area will benefit from rental demand in the short term and value appreciation over the medium term. Research shows that small units garner best returns and Avana apartment sizes are best suited to take advantage of this, pledging luxury living at the heart of this key development area.



## Location

Avana is strategically placed within a realm of potential, in an area fast emerging as a preferred location for urban residents.

Its proximity to the key suburbs of the city lends it great logistical advantage and this is only enhanced by its tranquil surrounds which create the feeling of peri-urban living. Avana residents will have easy access to retail, commercial, hospitality and medical facilities, setting it up as a preferred address!



### Key distances

1 minute to The Junction Mall  
5 minutes to Prestige Plaza  
7 minutes to Yaya Centre  
10 minutes to Nairobi Hospital  
12 minutes to Kenyatta Hospital  
30 minutes to CBD

**Developer**  
Riara Five Two One Limited

**Architect**  
Insight Architects

**Lawyers**  
Coulson Harney Advocates

**Development Consultants &  
Sole Selling Agents**



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