

by CPK Real Estate

Balkis Residences Brochure

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📞 Call or WhatsApp to Book a Site Visit | +254 784 448 888

Details shared are confidential and subject to availability.





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WELCOME
TO
RIVERSIDE'S
MOST
REFINED
ADDRESS

*Balkis Residences
Riverside*

A new benchmark for contemporary urban living — a place where modern design, upscale comfort, and a cosmopolitan neighbourhood come together effortlessly.

Surrounded by embassies, expatriate communities, prime office towers, and vibrant new commercial spaces, this is a home crafted for those who appreciate style, privacy, and convenience in equal measure.



A modern high-rise building with glass facades and balconies, situated in a city. The building is illuminated from within, showing people living and working. The background features a dense urban landscape with many other buildings, some of which are also lit up. The sky is a mix of dark blue and purple, suggesting twilight. The overall mood is sophisticated and modern.

WHERE MODERN MEETS SOPHISTICATED

UNMATCHED
AMENITIES
FOR
MODERN
LIVING

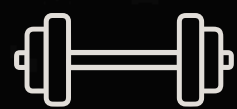
Balkis Residences Riverside

offers resort-inspired amenities that elevate everyday living. Residents can enjoy a rooftop infinity pool with panoramic views, relax at the outdoor water bar, or unwind in the landscaped courtyard. A fully equipped gym and a safe, creative children's play area cater to lifestyle needs. The hotel-style grand lobby provides an elegant welcome, and the convenience store makes daily living effortless.

Every feature is designed to deliver comfort, exclusivity, and a seamless living experience.



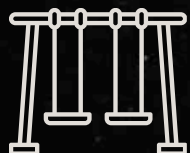
INFINITY
POOL



FULLY-
EQUIPPED GYM



ZEN GARDEN



PLAY AREA



LOUNGE



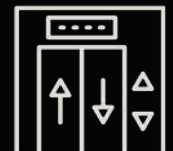
SHOP



RESTAURANT



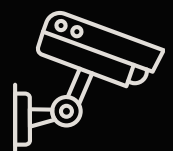
BOREHOLE



HIGH-SPEED
LIFTS



FULL BACK-UP
GENERATOR



24/7 CCTV



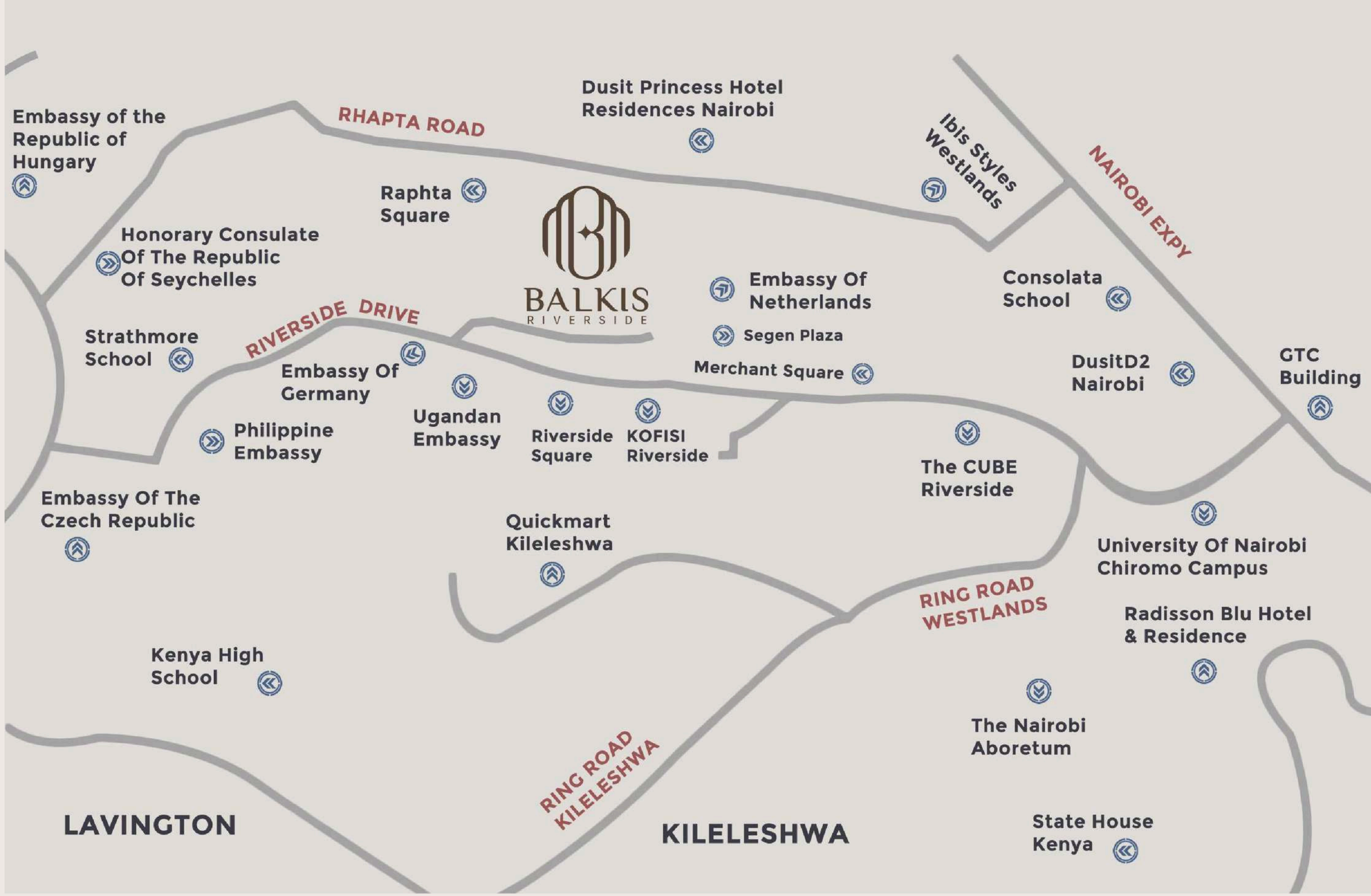
AMPLE
PARKING

ROOFTOP
INFINITY
POOL





BEAUTIFULLY
LANDSCAPED
COURTYARD



PRIME LOCATION – RIVERSIDE, NAIROBI

Balkis Residences Riverside

Located in one of Nairobi's most prestigious neighbourhoods, Balkis Residences Riverside sits within the highly sought-after Riverside area, known for its exclusivity and cosmopolitan lifestyle. The neighbourhood is home to luxury residences, embassies, and leading multinational offices, attracting expatriates, diplomats, and professionals.

Just minutes from Westlands and surrounded by Lavington, Kilimani, Kileleshwa, and the CBD, the development enjoys excellent connectivity via major roads including Riverside Drive, Waiyaki Way, James Gichuru Road, and Ring Road –ensuring easy access to business, retail, and lifestyle destinations across the city.

3BR+DSQ
C01

2BR+DSQ C02

3BR+DSQ
C03

1BR
B04

1BR
B05

1BR
B03

1BR
B02

1B
R
B0
1

2BR+DSQ
A01

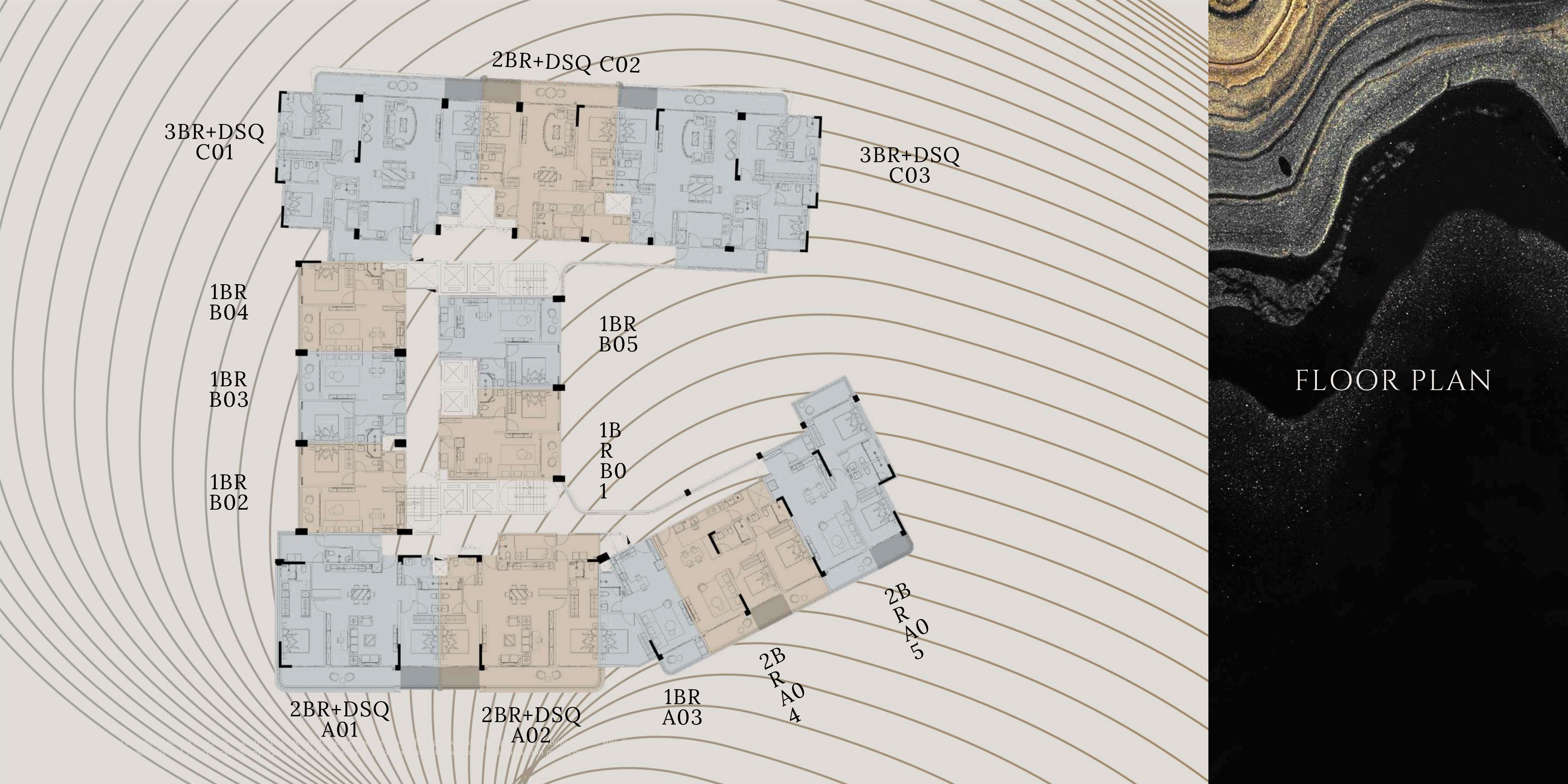
2BR+DSQ
A02

1BR
A03

2B
R
A0
4

2B
R
A0
5

FLOOR PLAN



STRONG INVESTMENT POTENTIAL

Balkis Residences Riverside

presents a compelling investment opportunity, combining a prime location with premium design and sought-after amenities. Situated in one of Nairobi's most stable and high-demand rental areas—surrounded by expats, embassy staff, and corporate tenants—the development promises strong capital appreciation and attractive rental yields. Its strategic position ensures low vacancy rates, while modern features and lifestyle amenities enhance long-term value.

Whether you are seeking immediate rental income or future growth, Balkis Residences Riverside offers a secure and rewarding investment.



ONE BEDROOM A03



NET SIZE	57.40 SQM / 617.85 SQFT
GROSS SIZE	66.79 SQM / 718.92 SQFT

ONE BEDROOM B01-B05



NET SIZE	53.82 SQM / 579.31 SQFT
GROSS SIZE	66.27 SQM / 713.32 SQFT

TWO BEDROOM A04



	EVEN FLOORS	ODD FLOORS
NET SIZE	97.79 SQM / 1052.60 SQFT	93.31 SQM / 1004.38 SQFT
GROSS SIZE	113.79SQM / 1224.83 SQFT	109.16 SQM / 1174.99 SQFT

TWO BEDROOM A05



	EVEN FLOORS	ODD FLOORS
NET SIZE	101.88 SQM / 1096.63 SQFT	97.18 SQM / 1046.04 SQFT
GROSS SIZE	118.55 SQM / 1276.06 SQFT	113.68 SQM / 1223.64 SQFT

TWO BEDROOM WITH DSQ

C02



	EVEN FLOORS	ODD FLOORS
NET SIZE	116.69 SQM / 1256.04 SQFT	112.05 SQM / 1206.10 SQFT
GROSS SIZE	133.24 SQM / 1434.18 SQFT	128.41 SQM / 1382.19 SQFT

TWO BEDROOM +STUDY AREA
+DSQ A01 A02



	EVEN FLOORS	ODD FLOORS
NET SIZE	132.67 SQM / 1428.05 SQFT	127.62 SQM / 1373.69 SQFT
GROSS SIZE	154.37 SQM / 1661.62 SQFT	149.29 SQM / 1606.94 SQFT

THREE BEDROOM WITH DSQ

C01 C03



	EVEN FLOORS	ODD FLOORS
NET SIZE	179.57 SQM / 1932.88 SQFT	174.97 SQM / 1883.36 SQFT
GROSS SIZE	205.04 SQM / 2207.03 SQFT	200.51 SQM / 2158.27 SQFT



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— Sales Team



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