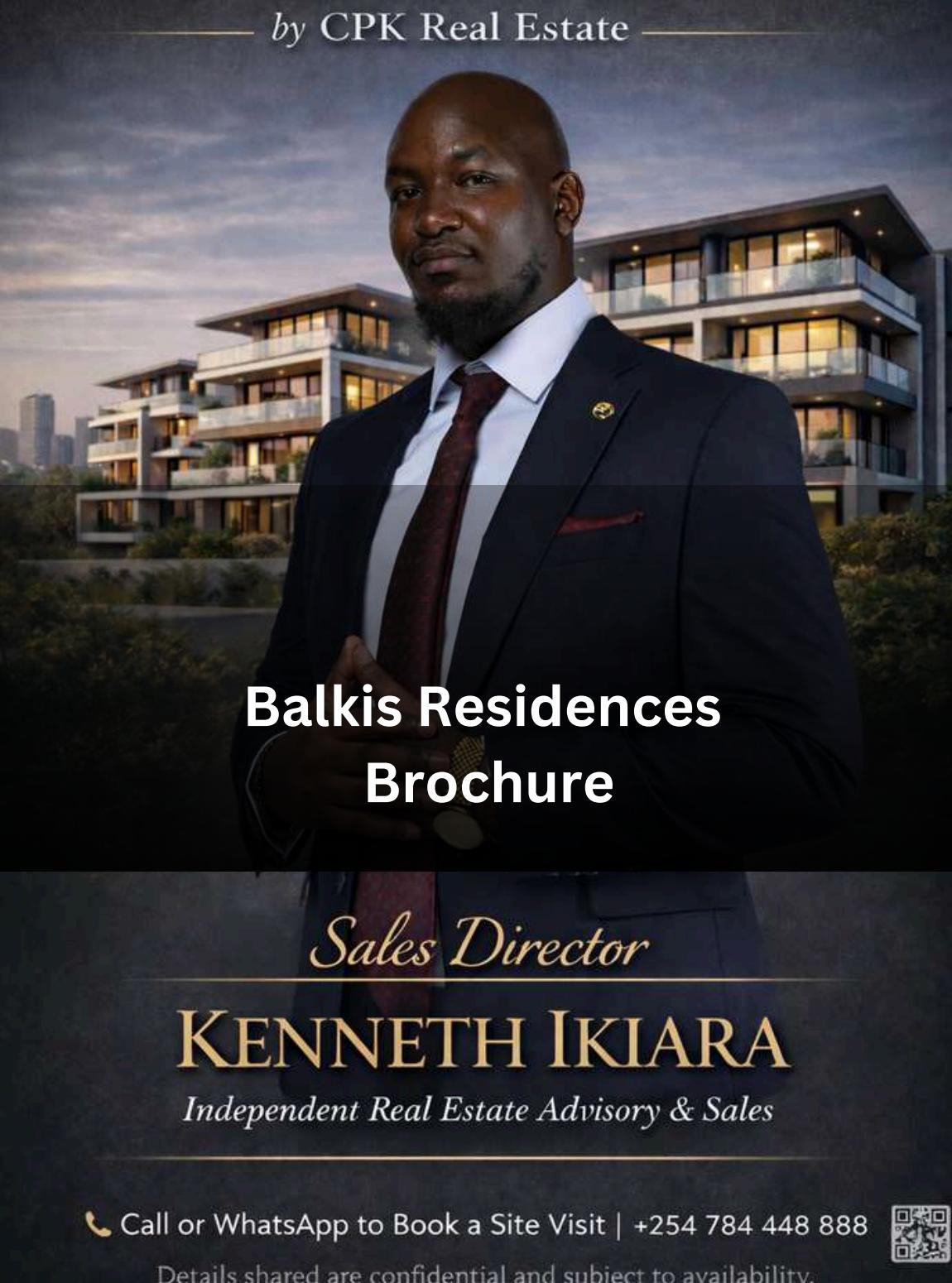


— by CPK Real Estate —



# Balkis Residences Brochure

*Sales Director*

**KENNETH IKIARA**

*Independent Real Estate Advisory & Sales*



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

Details shared are confidential and subject to availability.





**BALKIS**  
RIVERSIDE

CALL +254 78448888

Disclaimer: The information contained in this brochure is an artist's concept and is provided for general guidance only. The Developer reserves the right to make changes or alterations at its sole discretion. This document does not constitute an offer and/or contract of any type. While every effort has been made to ensure the accuracy of the information herein, all unit sizes, layouts, dimensions, and specifications shown are indicative only and based on selected typical units. Gross and net areas may vary between units, and reasonable changes to unit configurations, sizes, and specifications may occur during design and construction.



**BALKIS**  
RIVERSIDE

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.





WHERE MODERN MEETS SOPHISTICATED

# UNMATCHED AMENITIES FOR MODERN LIVING

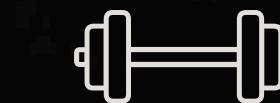
## *Balkis Residences Riverside*

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.



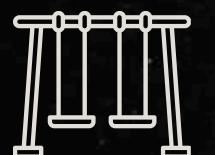
INFINITY  
POOL



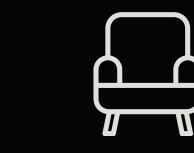
FULLY-  
EQUIPPED GYM



ZEN GARDEN



PLAY AREA



LOUNGE



SHOP



RESTAURANT



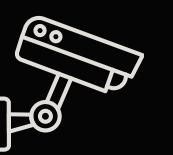
BOREHOLE



HIGH-SPEED  
LIFTS



FULL BACK-UP  
GENERATOR



24/7 CCTV



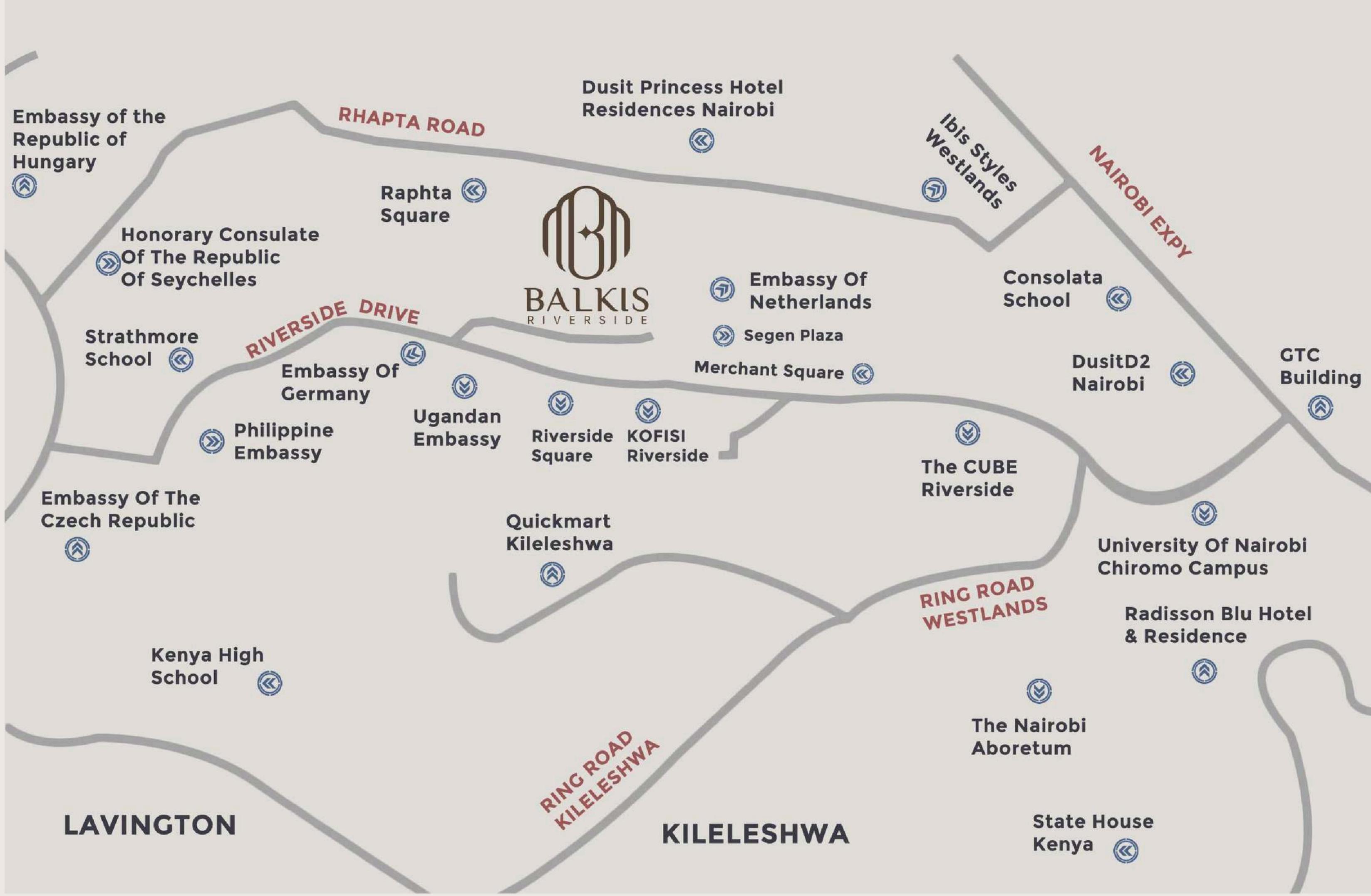
AMPLE  
PARKING

ROOFTOP  
INFINITY  
POOL





BEAUTIFULLY  
LANDSCAPED  
COURTYARD

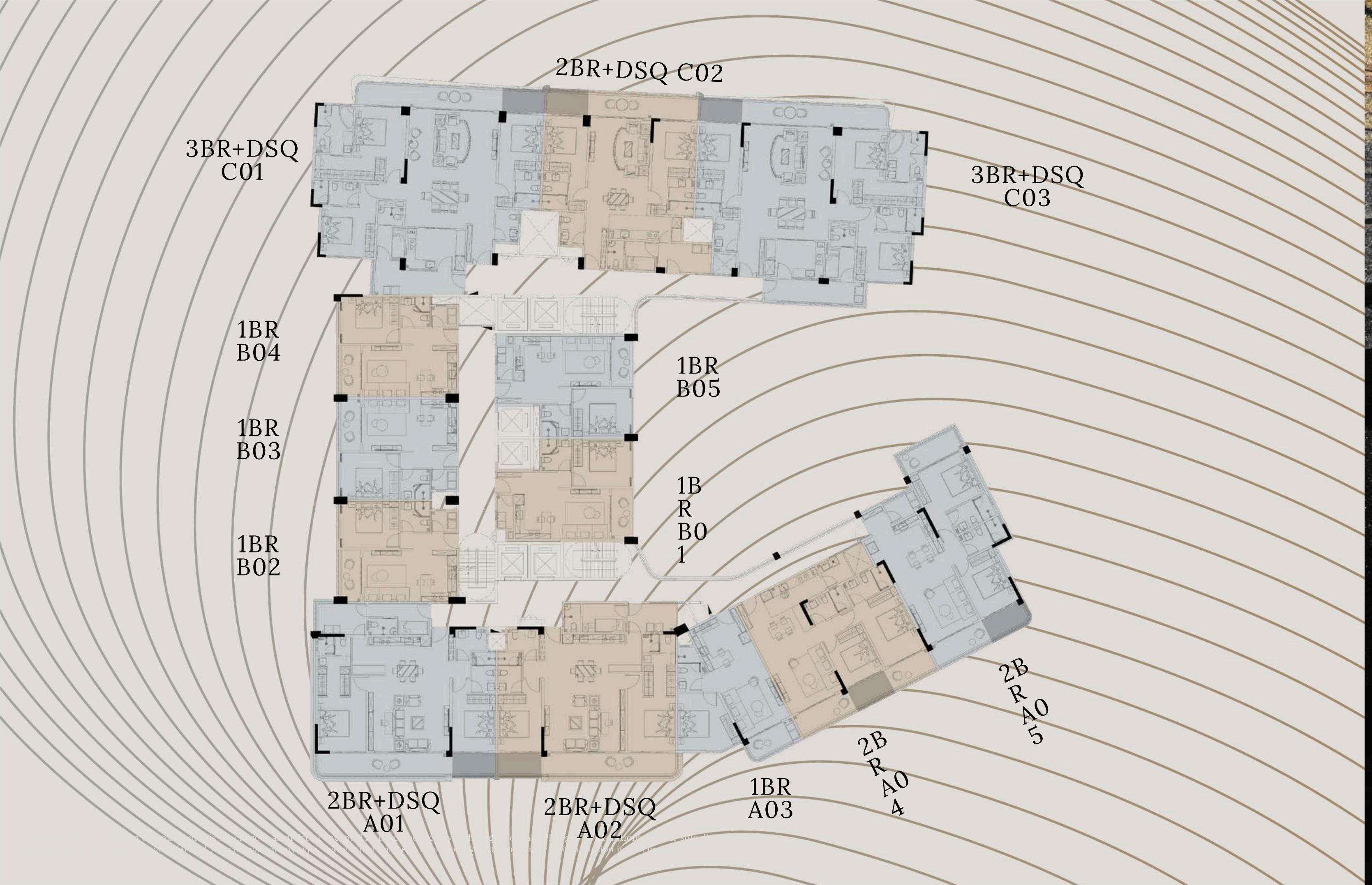


PRIME  
LOCATION –  
RIVERSIDE,  
NAIROBI

*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.



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—favoured 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	<b>101.88 SQM / 1096.63 SQFT</b>	<b>97.18 SQM / 1046.04 SQFT</b>
GROSS SIZE	<b>118.55 SQM / 1276.06 SQFT</b>	<b>113.68 SQM / 1223.64 SQFT</b>

# 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	<b>179.57 SQM / 1932.88 SQFT</b>	<b>174.97 SQM / 1883.36 SQFT</b>
GROSS SIZE	<b>205.04 SQM / 2207.03 SQFT</b>	<b>200.51 SQM / 2158.27 SQFT</b>



# Kenneth Jkiara

Sales Team

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