



five star

P A R A D I S E
RUNDA



AFRICAN PROPERTY AWARDS



BEST RESIDENTIAL
DEVELOPMENT KENYA

Five Star Paradise, Runda
by AMS Properties Ltd

2019-2020





Absolute Countryside Luxury

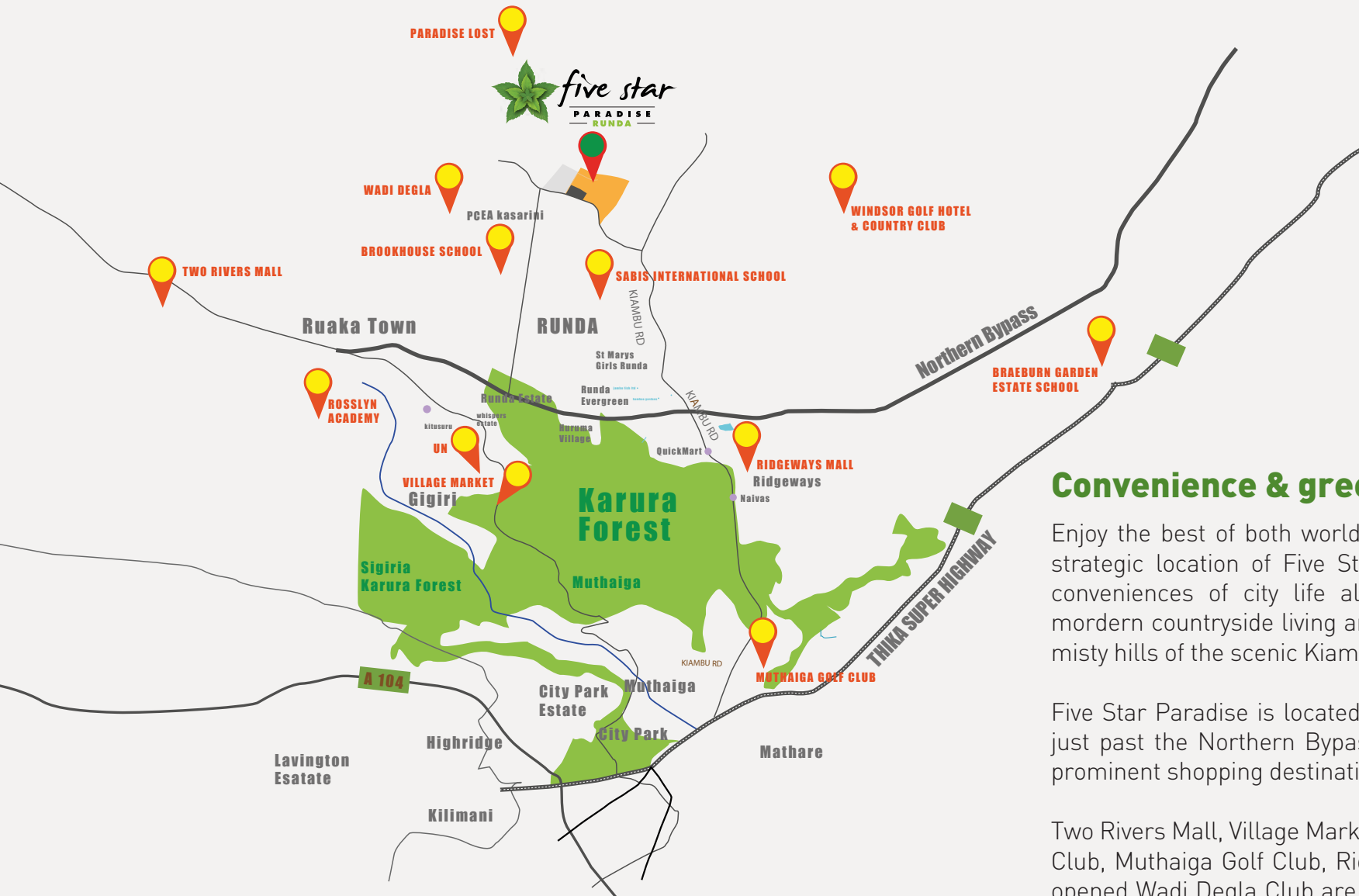


A Rustic Five Star Lifestyle

Set in spectacular scenery on the fringes of Nairobi City is the award winning Five Star Paradise, a lush gated community in the countryside built for absolute luxury and comfort.

This state-of-the-art development is already setting a clear distinction in the Kenyan property development sector.

Five Star Paradise won Best Residential Development, Kenya in the 2019 International Property Awards, and consists of 182 exquisite 3-, 4- & 5-bedroom villas and 66 4-bedroom townhouses - all on 40 acres of serene rolling hills.



Convenience & green expanses

Enjoy the best of both worlds with no compromise! The strategic location of Five Star Paradise allows you the conveniences of city life along with the pleasures of modern countryside living amid the green expanses and misty hills of the scenic Kiambu area.

Five Star Paradise is located in Runda, off Kiambu Road just past the Northern Bypass and in close proximity to prominent shopping destinations and recreation spots.

Two Rivers Mall, Village Market, Windsor Golf and Country Club, Muthaiga Golf Club, Ridgeways Mall and the newly opened Wadi Degla Club are all just a few minutes' drive away.

Residents will also enjoy access to business hubs, hospitals and schools as well as the CBD, Industrial Area and JKIA via the Northern Bypass.



Master Plan

Five Star Paradise, a distinguished gated community designed by one of the best architects in Kenya - IPDC and master planners in the UK - WATG. It has been thoughtfully planned, taking into consideration all the needs of its residents and ensuring that they will thrive during their time in the community.

Space, a factor often overlooked, has been given a priority, with all 182 villas and 66 townhouses well spaced-out with cabro-paved roads connecting the various courts throughout the property and an 18-metre wide boulevard lined with palm trees. Common amenities and facilities have been placed in one location within the estate for the convenience of residents and their visitors.



House Schedules

- PARADISO (5 Bed Luxury)..... 12 UNITS
- CANAAN (4 Bed Luxury)..... 25 UNITS
- AZURE (4 Bed Premium).....76 UNITS
- EDEN (3 Bed Premium)
- HAVEN (4 Bed Standard)..... 69 UNITS

Total no. of villas 182 Units

- ZEN (4 Bed Townhouse) 66 UNITS

Total no. of units248 Units







Everything you dreamed of in a home

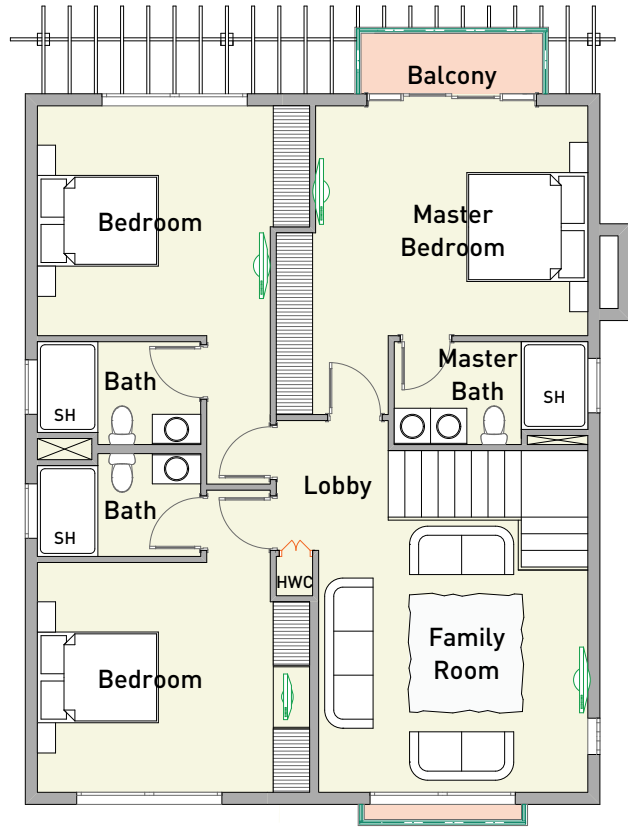
Spend the evening on your very own private terrace taking in the scenic views over the rolling hills of Kiambu. Or spend leisure time at the private Residents' Club swimming, chatting with neighbours or working out in the well-equipped gym.

Five Star Paradise has lots of conveniences and amenities for residents, including a children's play area, a picnic area, an 18-metre wide boulevard lined with palm trees and 24-hour multi-guard coverage with CCTV and controlled access.

Eden | Haven

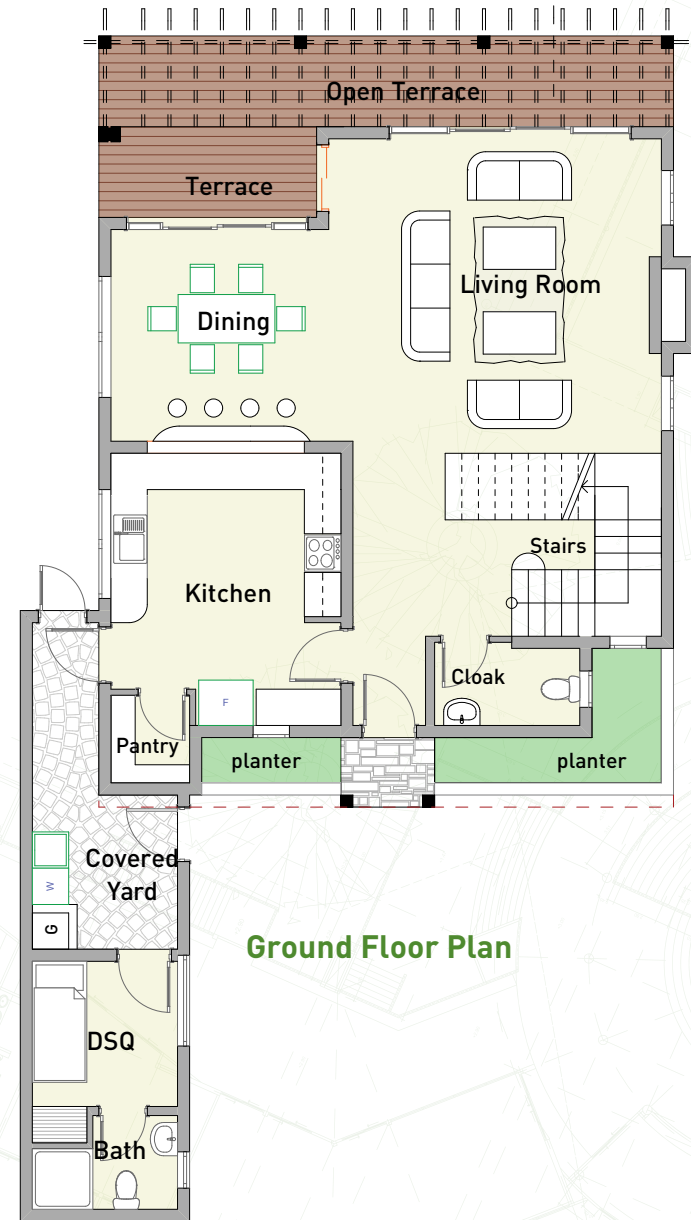


3 Bedroom Premium Villa with family room | 4 Bedroom Standard Villa without family room



First Floor Plan

Area - 2,604 sq.ft.

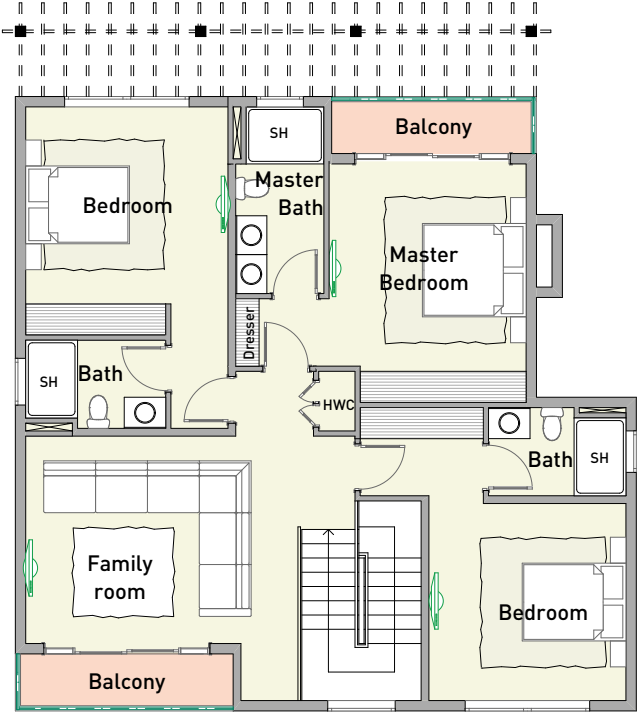


Ground Floor Plan

Azure



4 Bedroom Premium Villa with family room



First floor plan



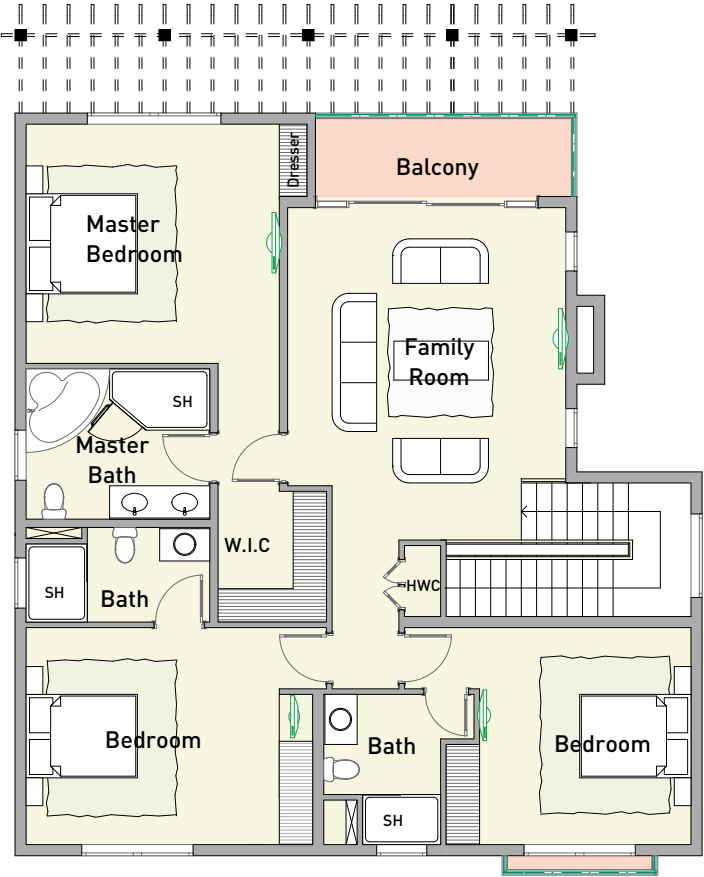
Ground floor plan

Area - 3,078 sq.ft.

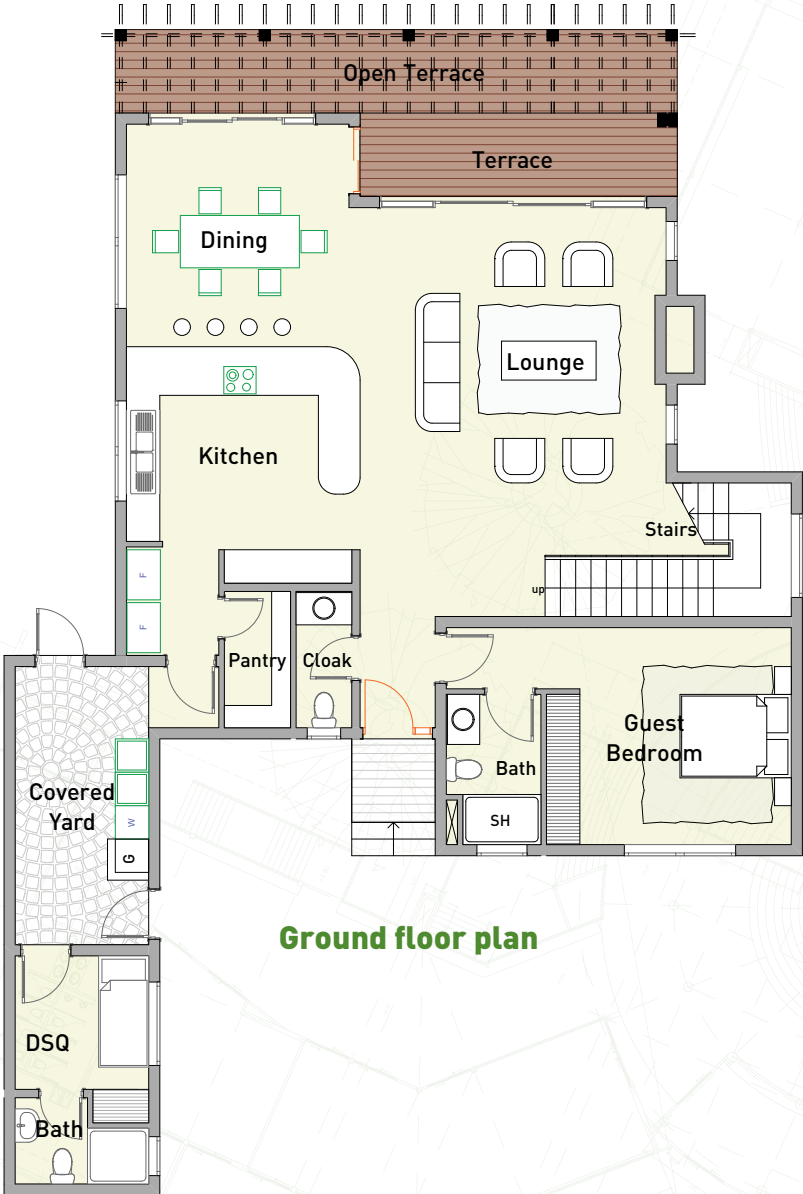
Canaan



4 Bedroom Luxury Villa with family room



First floor plan



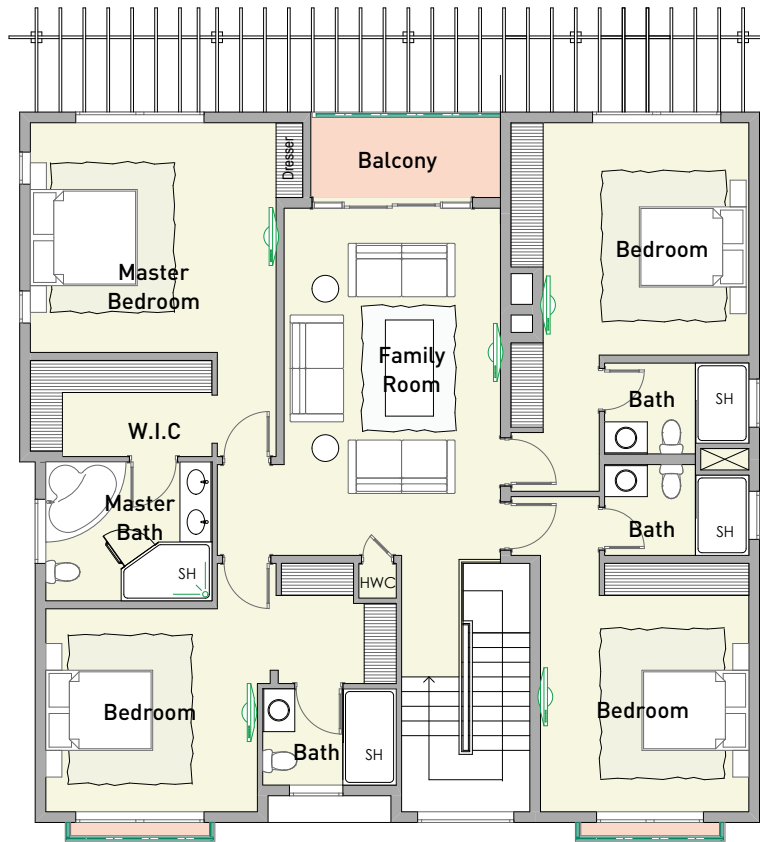
Ground floor plan

Area - 3,487 sq.ft.

Paradiso



5 Bedroom Luxury Villa with family room



First floor plan



Ground floor plan

Area - 4,262 sq.ft.

Premium and Standard Villa Interiors



Luxury Villa Interiors





Villa Features

- Approx. 1/8th acre per plot
- Eden: 3-bed premium – 2,604 sq.ft.
- Haven: 4-bed standard – 2,604 sq.ft.
- Azure: 4-bed premium – 3,078 sq.ft.
- Canaan: 4-bed luxury – 3,487 sq.ft.
- Paradiso: 5-bed luxury – 4,262 sq.ft.
- Fitted Kitchen with Bosch built-in appliances (75cm hob - premium | 90cm hob - luxury), hood, oven and microwave)
- Porcelain tiles and marble-look tiles
- Duravit sanitaryware & Hansgrohe mixers
- Concealed cisterns
- Frameless glass shower cubicles
- Entrance passage
- Closed-plan kitchen for the premium villas
- Open-plan kitchen for the luxury villas
- Fireplace in the main lounge
- Family/TV room in all premium and luxury villas
- Dining room and spacious lounge opening to a patio and overlooking the garden
- All bedrooms en-suite
- Walk-in wardrobe and corner bathtub in the master bedroom in the luxury villas
- Self-contained DSQ
- Large windows and sliding doors for natural light
- Solar water-heating

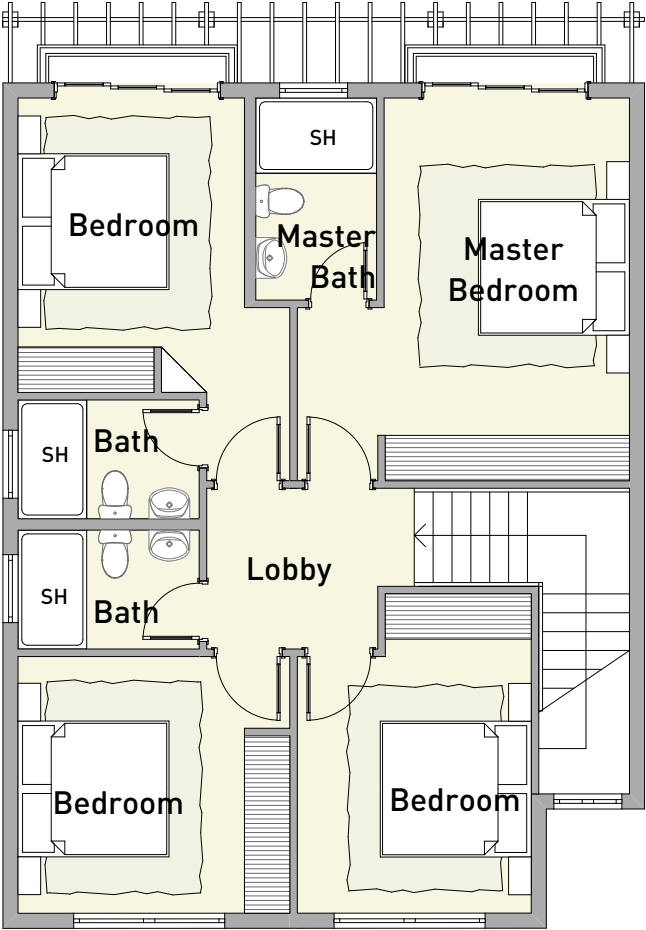
Zen Townhouses



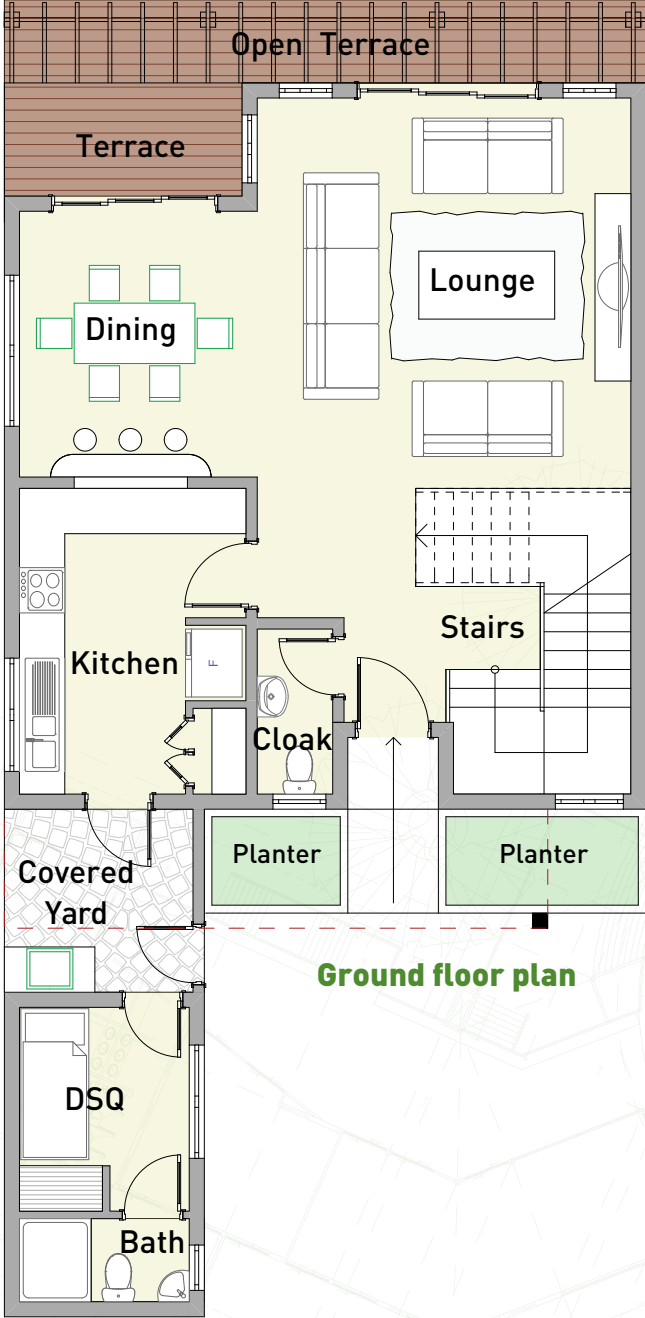
Zen



4 Bedroom Townhouse (Semi-detached)



First floor plan



Ground floor plan

Area - 2,100 sq.ft.

Townhouse Interiors





Townhouse Features

- Zen: 4-bed semi-detached – 2,100 sq.ft.
- Fitted kitchen with built-in appliances (4-gas hob, hood, oven and microwave)
- Porcelain tiles and marble look tiles
- Imported sanitaryware & mixers
- Concealed cisterns
- Frameless glass shower cubicles
- Entrance passage
- Closed-plan kitchen
- Dining and spacious lounge opening to a patio and overlooking the garden
- Two bedrooms en-suite
- Self-contained DSQ
- Large windows and sliding doors for natural light
- Solar water-heating



Amenities

- Clubhouse and gym
- Games room (pool table, table tennis, etc)
- Heated swimming pool
- Tennis court
- Children's playground
- Terraced picnic area
- ICT facilities & fibre optic
- Automatic back-up generators for common areas
- Pressurised water system with dedicated generator
- Boreholes and direct water from Nairobi Water
- Ample water storage facilities
- Ample car parking spaces for visitors
- 18m tarmaced boulevard
- Sewage treatment plant
- Water treatment plant
- Recycling of rain water
- Smart utility meters





Safety & Security Features

- Door phone with intercom
- CCTV cameras covering the entire common areas in the estate
- Boundary wall with electric fence and razor wire
- Provision for panic buttons and alarm sensors & security system
- 24 hours day and night guards
- Dedicated back-up response vehicle on site
- Restricted access at the main entry with double gates
- Well-paved roads with street lighting
- Police post

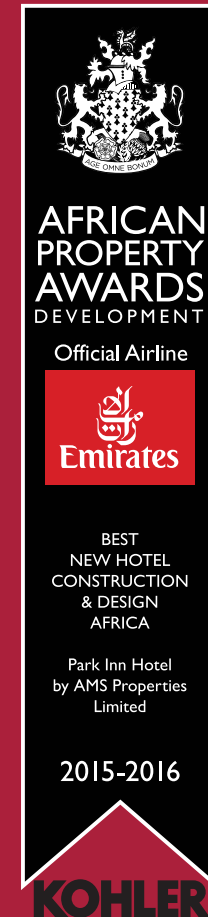
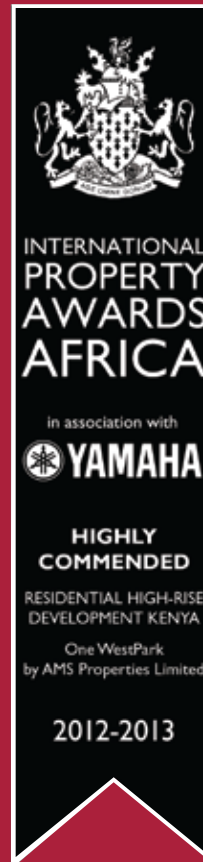
Selected Past Projects - Residential



Selected Past Projects - Commercial & Hospitality



Awards won



OUR LEGACY

We envision things differently by taking a look at what matters most – creating a better way of living. It is something we have been doing successfully for the last 25 years, both as developers and project managers. AMS Properties prides itself on commitment to timely deliveries, impeccable quality and integrity in business. We are dedicated to fostering a spirit of innovation.

This spirit leads us to develop a vision that meets the precise needs of residents in today's world and at the same time strongly values our social and environmental responsibilities. We have set up a number of residential and commercial property development projects locally and are proud to boast over 8.5 million square feet of built up area delivered or in the pipeline.



A Member of



Particulars not warranted.

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