



# CAPRICORN

THE HEART OF KILIMANI

A modern apartment building at night, illuminated from within. In the foreground, there is a swimming pool with a wooden deck. A person is sitting on a lounge sofa in the pool area. The scene is surrounded by lush greenery and trees. The overall atmosphere is serene and luxurious.

EMBRACE  
KILIMANI'S  
VIBRANT

LIFESTYLE  
& LUXURY  
AT ITS FINEST



## THE HEART OF KILIMANI

Discover a new standard of luxurious living in the vibrant neighborhood of Kilimani. Nestled in the heart of Nairobi, Capricorn Residences offers an exceptional living experience with a variety of 1, 2, and 3-bedroom apartments.



## INVEST IN STYLE

Investing in Capricorn Residences isn't just about property, it's about investing in a lifestyle of sophistication. Kilimanjaro's thriving real estate market combined with excellent returns makes these residences an intelligent choice for savvy investors.





DESIGNED  
TO BE THE  
BEST INVESTMENT

DISCOVER

# KILIMANI

Kilimani, a vibrant and sought-after neighborhood, offers residents a lifestyle that seamlessly blends urban sophistication with everyday convenience. By day, this bustling district provides an array of amenities; from chic boutiques to upscale supermarkets, everything you need is within arm's reach.

12,600,000

The average price of a high end Apartment for sale in Kilimani, Nairobi

18%

Average rental growth over the last 3 years

2ND

Most searched location for property in nairobi

10.8%

The average ROI

20%

Average price growth over the last 3 years

10 MINS

from the cbd

113,000

The average rental for a property in kilimani

75%

Highest occupancy rate for furnished short term stays



## DESIGNER RESIDENCES

Our vision was to blend the charm of world-class hotels with the comfort of home, crafting a space that exudes luxury and sophistication. The color palette employed was inspired by luxury retreats, with warm hues that invite relaxation. The apartments at Capricorn Residences offer you an opportunity to make an investment that not only appreciates in monetary terms but also consistently attracts quality tenants, ensuring a reliable stream of income and sustainable appreciation. It's a choice that aligns with the investor's goal of maximizing returns and enhancing asset value.



EXPANSIVE DINING



FULLY FITTED KITCHEN





# WHERE BOLD MEETS BEAUTIFUL

The carefully chosen finishes and decor add sophistication while providing comfort and convenience. Lighting, textiles, and even the smallest accents have been curated to make your life more luxurious.





MASTER BEDROOM



MASTER BATHROOM



HIGH RETURN  
DEVELOPMENT



## WELLNESS AT IT'S BEST

The gym and yoga studio at Capricorn Residences are not just amenities; they're integral components that significantly enhance the value of our development. Beyond the obvious physical health benefits they provide, these spaces contribute to a higher quality of life and an enriched living experience.



## BEYOND THE TRADITIONAL

Beyond the traditional amenities, this space offers residents a dynamic and versatile environment for leisure. Whether it's a friendly game of billiards, a serene afternoon of reading in our cozy nooks, or a lively gathering with friends and neighbors, the adult play area fosters a sense of community and relaxation. Well-managed and thoughtfully designed, it becomes a focal point for social interactions and personal rejuvenation, enhancing the overall quality of life for our residents.





## ROOFTOP SANCTUARY

Our meticulously designed rooftop is the crown jewel of Capricorn Residences, offering residents an unparalleled experience of urban luxury. With breathtaking panoramic views of Kilimani and Nairobi's skyline



## A SPACE FOR ADVENTURE

Capricorn's thoughtfully designed playroom. Crafted to nourish young minds, our playroom is not just a space but an enriching experience that combines the wonders of indoor and outdoor play all within the safety of our community. Let your children discover, play, and grow at Capricorn—a sanctuary where young dreams take flight.

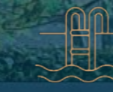








# PROJECT HIGHLIGHTS



Luxury 20M heated pool with sunken lounge



High end interior finishes



Attractive payment plans



Landscaped central courtyards



Automated home system



High return investment



Fully Fitted gym and yoga studio



Rooftop terraces

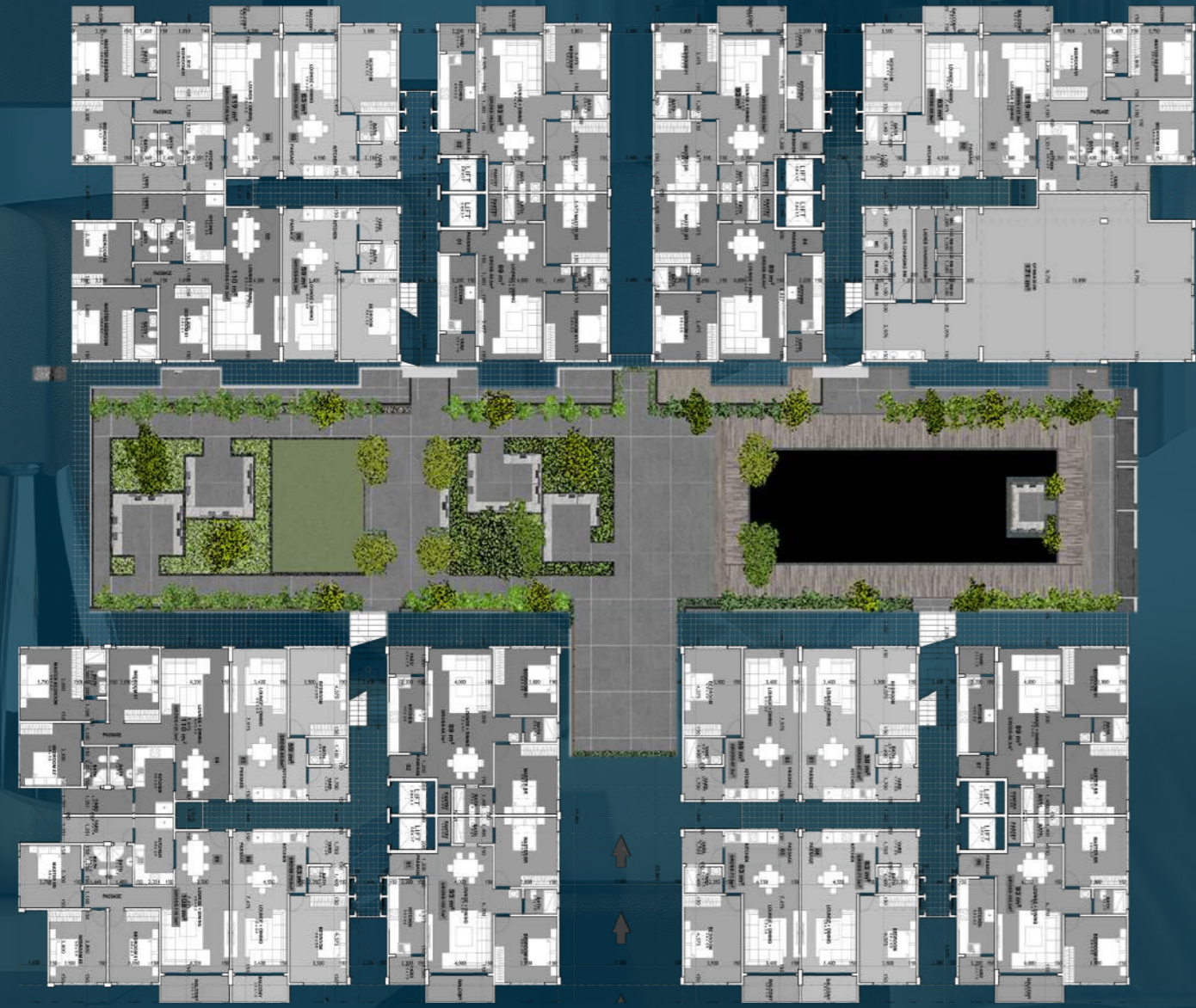


Iconic designs by award winning designer



FIRST CLASS  
LIVING

GROUND FLOOR PLAN



1 BEDROOM UNIT  
70.3 SQM



2 BEDROOM UNIT

102.5 SQM



3 BEDROOM UNIT

131.2 SQM





## PRIME LOCATION

Capricorn Residences immerses you in the pulse of this lively neighborhood, offering a spectrum of experiences from charming local cafes and top-notch dining to high-end retail and bustling commercial amenities.

- Less than a minute to CJs Restaurant, Wood Avenue
- 1 Minute to Yaya Centre, Argwings Kodhek Rd
- 1 Minute to Java Restaurant, Argwings Kodhek Rd
- 2 Minutes to Ankole Grill, Galana Rd
- 3 Minutes to French School, Argwings Kodhek Rd
- 3 Minutes to Cavina International School, Elgeyo Rd
- 3 Minutes to Kilimani Mall, Tigoni Rd
- 6 Minutes to Prestige Plaza, Ngong Rd
- 7 Minutes to Coptic Hospital, Ngong Rd
- 7 Minutes to Nairobi Hospital, Argwings Kodhek
- 15 Minutes to CBD, Nairobi





## PROJECT TEAM

DEVELOPER: STARROOT COMPANY LTD  
MULIKA GARDEN COMPANY LTD

DEVELOPMENT  
CONSULTANT : PROXIMA REAL ESTATE

DEVELOPMENT  
DESIGNER: KARIM CG VISUALS

### DEVELOPERS PREVIOUS PROJECTS

WHITE OAK, KILELESHA, OTHAYA ROAD  
SILVER OAK, KILELESHA, OTHAYA ROAD  
PLATINUM OAK, KILELESHA, OLOITOKITOK ROAD  
BRIC APARTMENTS, ARGWINS KODHEK ROAD  
VENUS OAK, KILELESHA, OTHAYA ROAD  
STARROOT RESIDENCY, KILIMANI, WOOD AVENUE  
NEPTUNE RESIDENCY, LAVINGTON, MARARO ROAD



A STARROOT EXCLUSIVE DEVELOPMENT

