

# Pearl Heights



A PRESENTATION BY  
CUSTOM HOMES  
LIMITED

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32 UNITS  
OF  
THREE  
BEDROOM  
FLATS

WITH  
SERVANT QUARTERS,  
BOREHOLE, LIFT, GENERATOR,  
SWIMMING POOL, JACUZZI,  
SOLAR WATER HEATING, STEAM  
BATH, SAUNA, CCTV

# Successful projects

PEARL HOMES  
8 LUXURY MAISONNETTES  
OF FOUR BEDROOMS  
ON EAST CHURCH ROAD  
WESTLANDS



PEARL HEAVEN  
16 EXECUTIVE FLATS  
OF THREE BEDROOMS  
ON WESTLANDS AVENUE  
WESTLANDS



PEARL COMFORTS  
12 EXECUTIVE APARTMENTS  
OF FOUR BEDROOMS  
ON RHAPTA ROAD  
WESTLANDS

PEARL VILLAS  
16 LUXURY MAISONNETTES  
OF FOUR BEDROOMS  
ON MUSA GITAU ROAD  
LAVINGTON





FIVE PEARL  
5 LUXURY MAISONNETTES  
OF FOUR BEDROOMS  
ON NGAO ROAD  
PARKLANDS

PEARL GARDEN  
24 LUXURY FLATS  
OF THREE BEDROOMS  
ON NYANDO ROAD  
KILELESHWA



PEARL COURT  
32 LUXURY FLATS  
OF THREE BEDROOMS  
ON TABERE CRESCENT  
KILELESHWA



PEARL SQUARE  
24 LUXURY FLATS  
OF THREE BEDROOMS  
ON RHAPTA ROAD  
WESTLANDS

PEARL PARK  
20 LUXURY FLATS  
OF THREE BEDROOMS  
ON MAHIGA MAHIRU ROAD  
OFF CHURCH ROAD  
WESTLANDS



# *The project - Pearl Heights*

## LOCATION

*Pearl Heights is ideally located on a carefully selected area giving a picturesque view of the natural beauty and floral landscape. The size of the plot is 0.71 acres, overlooking the lush green thus providing a posh, airy and residential environment on Gatundu Road, Kileleshwa, Nairobi.*

*The project enjoys close proximity to school, food and shopping centres and hospital with convenient access to public transport. The distance to Yaya Shopping Centre is 1.5 km and City Centre is approximately 4 kms. The above amenities, features and the strategic location gives PEARL HEIGHTS, A CLASS OF IT'S OWN.*

## HIGHLIGHTS

Great location.

Ample car parking.

Cabro bricks parking and driveway.

Stone boundary wall with electric fencing and razor wire.

Burglar proofing in all windows.

Extra steel door on main entrance, mahogany panel door.

Toughened glass door in sitting room.

32 Flats of 3 bedrooms - All en suite, cloakroom, sitting and dining rooms, kitchen, store, utility and spacious terrace, servant quarters with attached bath.

Bathtub and shower in master bedroom.

Walk in wardrobes.

All door frames of mahogany timber wardrobes will be mdf melamine both sides.

Store with shelves.

Granite top in kitchen cabinet. Fitted oven, microwave, kitchen hub and extractor hood.

TV antenna for KBC, KTN, SKY, NATION, METRO and FAMILY.

DSTV Satellite dish with separate connection to each flat.

Fully equipped gymnasium. Steam bath and sauna and common jacuzzi.

Bore hole, lift, generator and a party hall. Solar water heating system.

# *Specifications*

## STRUCTURE

Earthquake resistant reinforced concrete with stone and CC block masonry walls, incorporating all safety measures, ensuring structural stability and maximum security of life and property.

## FINISHES

Stone walls plastered internally and externally. Internal surfaces are finished with quality emulsion paint. Decorative stone finish on external walls. Door frames, doors, curtain rods and windowsills of mahogany will be varnished and beautifully designed. Cupboards and kitchen cabinets will be made of MDF melamine both sides.

## BATHROOMS

Top quality sanitary ware, coloured tiles on wall up to 7' height in all bathrooms and kitchen. Bath tub and shower in master en suite. Large mirror with strip lights. Cloakroom for visitors.

## WINDOWS

Windows are heavy duty aluminium and glazed. All windows are fully burglar proof.

## SPECIAL SECURITY

The estate will have all round boundary wall and will have only one entrance with large gate and guard post. Also ample security and street lights. All round electric fence with razor wire. Intercom system will be provided. Panic button with alarm. CCTV.

## FLOORING

Kitchen, utility, bathrooms, terrace flooring of ceramic tiles. All bedrooms, sitting, dining and passage will be laminated 12mm MDF flooring.

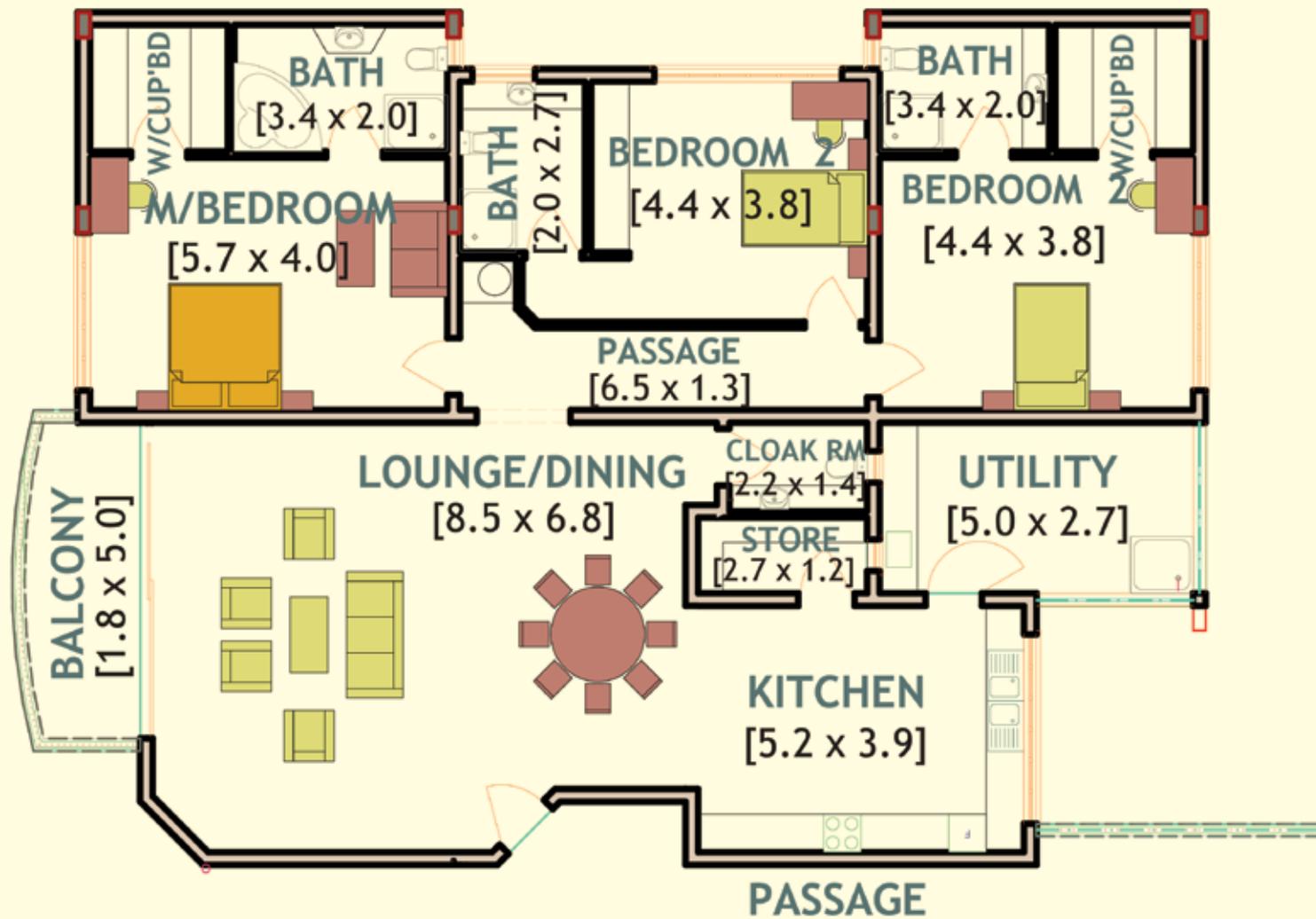
## DOORS

Main door will be of solid timber panel and varnished. Other doors are in solid made of mahogany veneer and varnished.

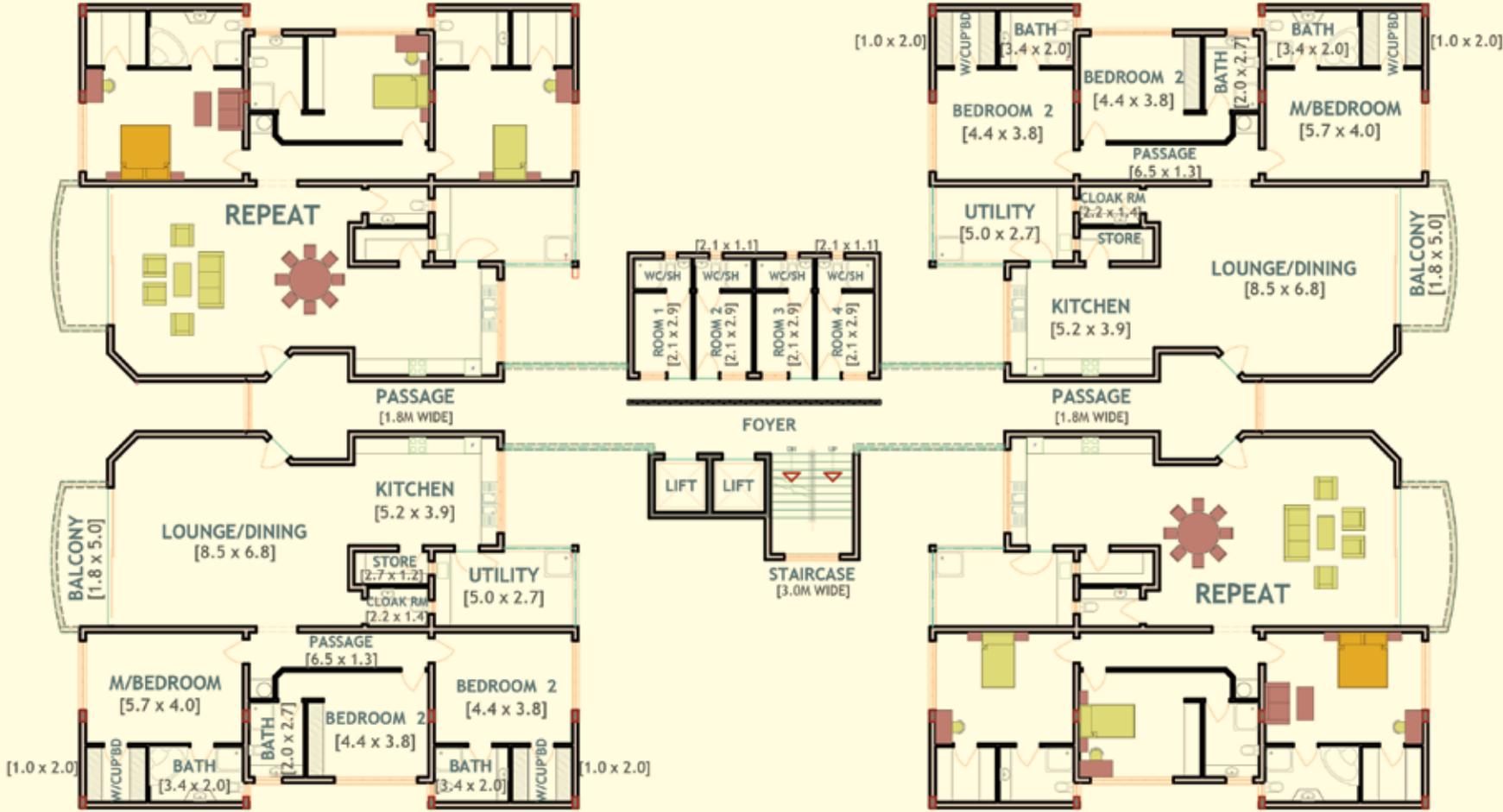
## ELECTRICAL

All electricals are concealed. Extra sockets provided in each room. Four points for TV antenna and telephone will be provided in each flat. All fittings are English.

# Floor plan



# Site plan



# Location plan

CUSTOM HOMES LIMITED, P O BOX 11288 - 00100, NAIROBI, KENYA  
CONTACT: +254 722 515142 OR +254 733 768373 OR +254 705 707276

