

NYALI · MOMBASA · KENYA · Q3 2029 HANDOVER

# Malibu

NINETY-TWO AMERICAN-STYLE  
RESIDENCES

88

PREMIUM  
RESIDENCES

3

ICONIC TOWERS  
G+11

~50%

PROJECTED  
CAPITAL GAIN

~9%

RENTAL YIELD  
P.A.



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# A Coastal Address Built to a *U.S. Standard*

The Grand Malibu is a 88-residence development in Nyali, Mombasa — built by Sierra USA Homes Ltd to American construction standards and designed for the way Kenyan families and diaspora returnees actually live today.

Three towers. Three bedroom configurations. One signature lifestyle amenity unlike anything else on the Nyali coast — a Lounge-Style Clubhouse and Rooftop Restaurant, exclusive to residents. Architectural drawings complete; construction commences mid-2026; handover Q3 2029.

**88**

PREMIUM RESIDENCES

**3**

ICONIC TOWERS · G+11

**Q3 2029**

HANDOVER WINDOW

**10 ft**

FLOOR-TO-CEILING HEIGHTS

**ONLY AT THE GRAND MALIBU**

A Lounge-Style Clubhouse and Rooftop Restaurant — Nyali's first.

# *Nyali*, Mombasa The Premium Coast

The Grand Malibu sits on Ziwani Road in the heart of Nyali — Mombasa's most established premium residential district and the cleanest absorption story on the Kenyan coast.



- ▶ **Walking distance to Nyali's amenity belt** — supermarkets, schools, hospitals, restaurants, and the City Mall corridor
- ▶ **5 minutes to the beach** — Mombasa's most accessible coastal stretch with no informal settlements between you and the water
- ▶ **20 minutes to Moi International Airport** — direct flights from Nairobi, Dubai, Doha, and Addis
- ▶ **Nairobi diaspora, Gulf diaspora, and East African corporate buyers** — Nyali's three converging demand streams, all underwriting price firmness
- ▶ **Title clear** — freehold land, full legal pack available on request

# Three Towers, One *Coastal Skyline*

Each tower runs 12 floors of apartments above ground (G+11) with 2 units per floor — generously laid out, exterior-facing, and architecturally distinct. Drawings by Ecotecture Ltd; structurally engineered for the Kenyan coastal climate. Located on Ziwani Road, Nyali.



## Lincoln Tower

3 BEDROOM · 24 UNITS

2,617 sqft expansive 3-bedroom residences with two balconies, walk-in closet and maid's quarters.

## Washington Tower

3 BEDROOM · 24 UNITS

Same generous 3-bedroom layout as Lincoln, oriented for the alternate coastal aspect.

## Benjamin-Franklin

2BR + 1BR · 44 UNITS

Combined wing housing both 2-bedroom (Benjamin) and 1-bedroom (Franklin) configurations.

# Spaces Built *to Breathe*

Every floor plan considered from inside-out rather than drawn to hit a price point. Each unit is bigger than its market peers, with 10-foot floor-to-ceiling heights throughout.



**3 BEDROOM · LINCOLN &  
WASHINGTON**

**2,617 sqft · 243 sqm**

Primary suite with balcony · 2 ensuite bedrooms ·  
pantry · maid's quarters · walk-in closet · 2  
balconies



**2 BEDROOM · BENJAMIN WING**

**1,311 sqft · 122 sqm**

Primary + secondary bedroom · open-plan living  
· kitchen with pantry · 2 bathrooms · 2 balconies



**1 BEDROOM · FRANKLIN WING**

**966 sqft · 90 sqm**

Open-plan living · dedicated kitchen · primary  
bedroom · full bathroom · private balcony

# A Life Worth Coming *Home To*

Most developments sell you an apartment. The Grand Malibu sells you what happens between Friday evening and Sunday night.



## Rooftop Restaurant & Clubhouse

Premium dining and lounge-style clubhouse on the rooftop — the only one in Nyalı.



## Resort-Style Pool

Landscaped gardens, full pool deck, year-round use. Family-friendly and adult-quiet at different hours.



## Professional Gym

Cardio and strength training equipment. No membership, no commute — open to residents 24/7.



## 24-Hour Security & CCTV

Manned gate, full-perimeter CCTV, controlled access. Single entry/exit point with vehicle screening.



## Manicured Gardens & Play

Landscaped courtyard gardens with a dedicated children's play zone. Designed for families.



## Private Lift in Every Tower

Each tower has its own dedicated lift — no shared cores, no hallway crowding, no compromise on privacy.

# More Than a Home — An *Asset Class*

## Every Unit Includes

- **On-site borehole water**  
Reliable year-round supply, independent of municipal shortages
- **Backup generator**  
Full-development backup during outages
- **Individual smart meters**  
Electricity, water and services billed separately per household
- **Kitchen appliances pre-installed**  
Water heater, refrigerator, stovetop and oven as standard

## The Investment Case

~50%

Projected capital growth from off-plan entry to handover, based on Nyali comparable absorption.

~9%

Projected gross rental yield p.a., based on current Nyali premium-tier letting rates.

Q3 '29

Handover window. Drawings complete, contractor tender pending, programme certain.

88

Total residences. Once allocated, no second tranche.



07 — Reserve Your Unit

# Take the *Window* Before It Closes

Construction begins mid-2026. Until permits are received, the early-buyer entry remains open with negotiable terms and priority floor selection. After that, reservations shift to on-market terms and the best floors fill fast.

If The Grand Malibu was going to be your address — for your family, for your parents, for your diaspora homecoming, for the Nyali rental yield this market is producing right now — this is the window to act on it.

#### SALES ENQUIRIES

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Response within 24 hours

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Diaspora desk

#### ONLINE

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Reservations · Floor plans · Pricing on request