

ANJOY HOMES UPPER HILL

Smart Investment, Serene Living



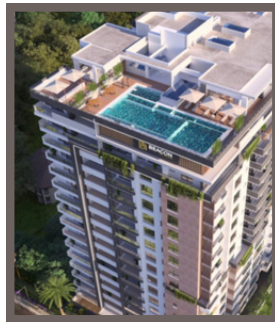
ANJOY HOMES UPPER HILL

THE DEVELOPER: A LEGACY OF TRUST

Anjoy Real Estate Company Limited is the dedicated developer behind Anjoy Homes Upper Hill. The force behind it is anything but new.

Our leadership and executive team is composed of a select group of the most distinguished real estate veterans. Backed by nearly 20 years of industry experience, this dedicated team has been privileged to contribute to the city's architecture, always prioritizing quality and structural integrity.

The collective portfolio of our founders includes a prestigious array of successfully delivered projects and ongoing high-impact developments. This track record features notable projects such as Forhome Court, Valley Heights, Adorn Homes, Mogotio Oasis, and ILU Green Homes.



ANJOY HOMES UPPER HILL

AT THE HEART OF NAIROBI'S RISING SKYLINE

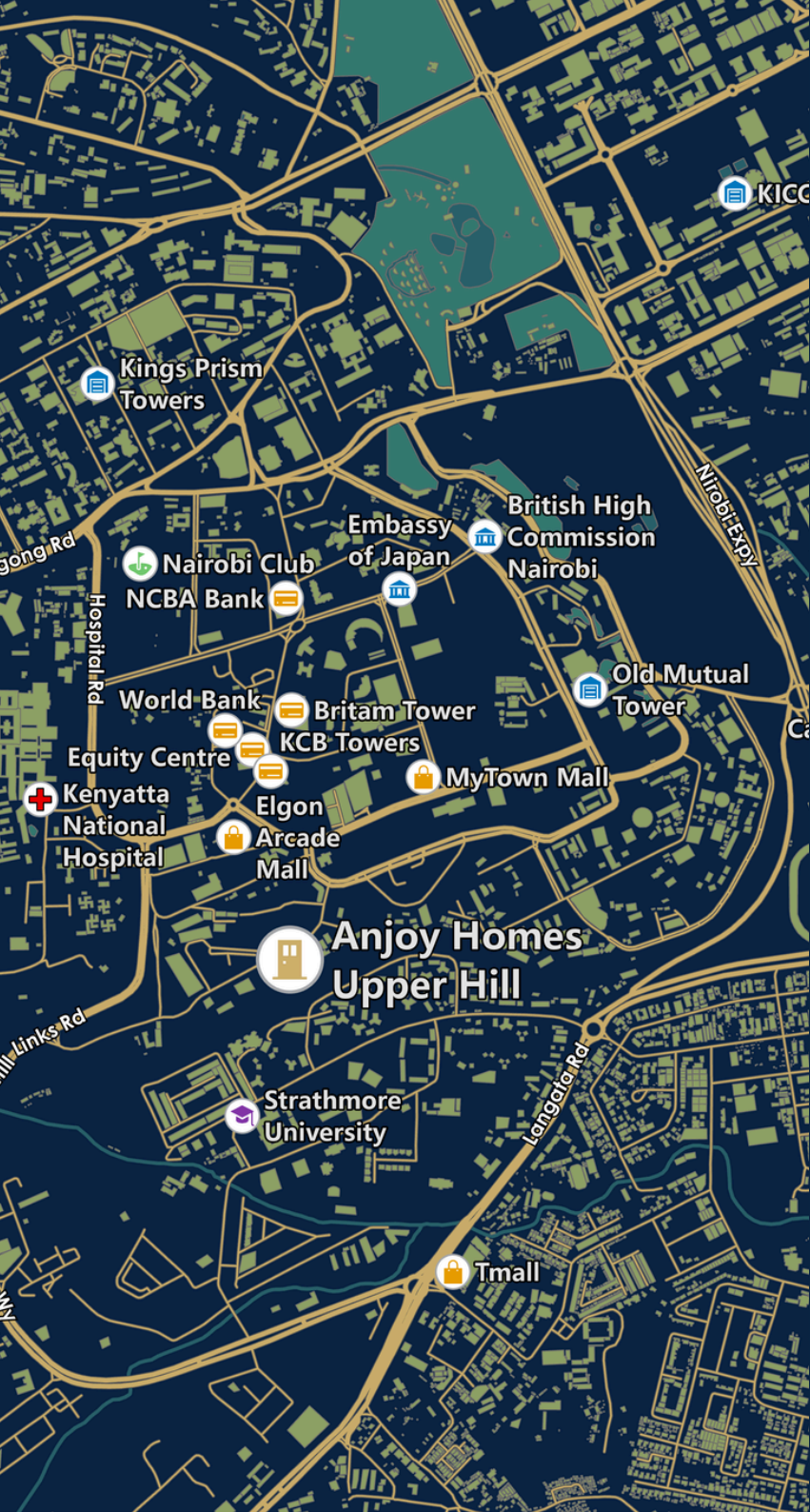
Set along Mawensi Road in Nairobi's prestigious Upper Hill district, Anjoy Homes places you at the centre of the city's commercial and financial power. Home to leading banks, corporate headquarters, and international institutions, Upper Hill anchors strong, lasting demand—and delivers exceptional returns on investment.

As one of Nairobi's most highly developed urban zones, the district offers residents the confidence of premium infrastructure: modern roads, reliable utilities, and quality amenities that create a stable foundation for both comfortable living and long-term value.

Yet Anjoy Homes remains a quiet retreat above the bustle. To the south and east, the residences overlook expansive natural landscapes, with sweeping views toward Nairobi National Park—a rare balance of urban energy and open green calm.

And this is a neighborhood on the move. Upper Hill continues to attract rapid, high-quality development, with new shopping centers, supermarkets, and office towers transforming the area month by month. To own here is to invest in a district whose finest chapter is still being written.





A Prime Address

Strategically located on Mawensi Road, in the heart of Nairobi's commercial centre.

BUSINESS & FINANCE

Drive time
in minutes

- Upper Hill Financial centre
- CBD
- Westlands Business Hub

2

12

19

SHOPPING & LEISURE

- Elgon Arcade Mall
- Tmall
- Carrefour Mega

2

5

5

TRAVEL & TRANSIT

- Wilson Airport
- Jomo Kenyatta Airport

8

22

HEALTH & WELLNESS

- Nairobi Hospital
- Kenyatta National Hospital

5

2

Highlights

Anjoy Homes Upper Hill is a residential apartment project located on Mawensi Road, off Matumbato Road, Upper Hill in Nairobi.



April 2025

Construction Began



December 2027

To be completed by



2

2 Blocks of flats



440

units of apartments



4

4 parking levels: two basements, lower ground, upper ground



4

4 high-speed elevators

Curated Living

Where modern convenience meets urban tranquility

Security

Perimeter Security System

24-Hour Manned Surveillance

Managed access control

Smart Lock

Secure Neighbourhood
(University and Police
Station)

Comfort

Full-Load Backup Generator for
every unit

High-Speed Lifts

Continuous Water Supply

Ample Parking

Smart Property Service App

Leisure

Lounge Area

Rooftop Pool (Heated)

State-of-the-Art Fitness
Centre

Yoga Room

Kids' Play Zone

Coffee Bar & Social Hub

Private Event Space

Rooftop Pool



Coffee Bar





Gym



Yoga Room

Kids' Play Zone





Party Area

Sauna



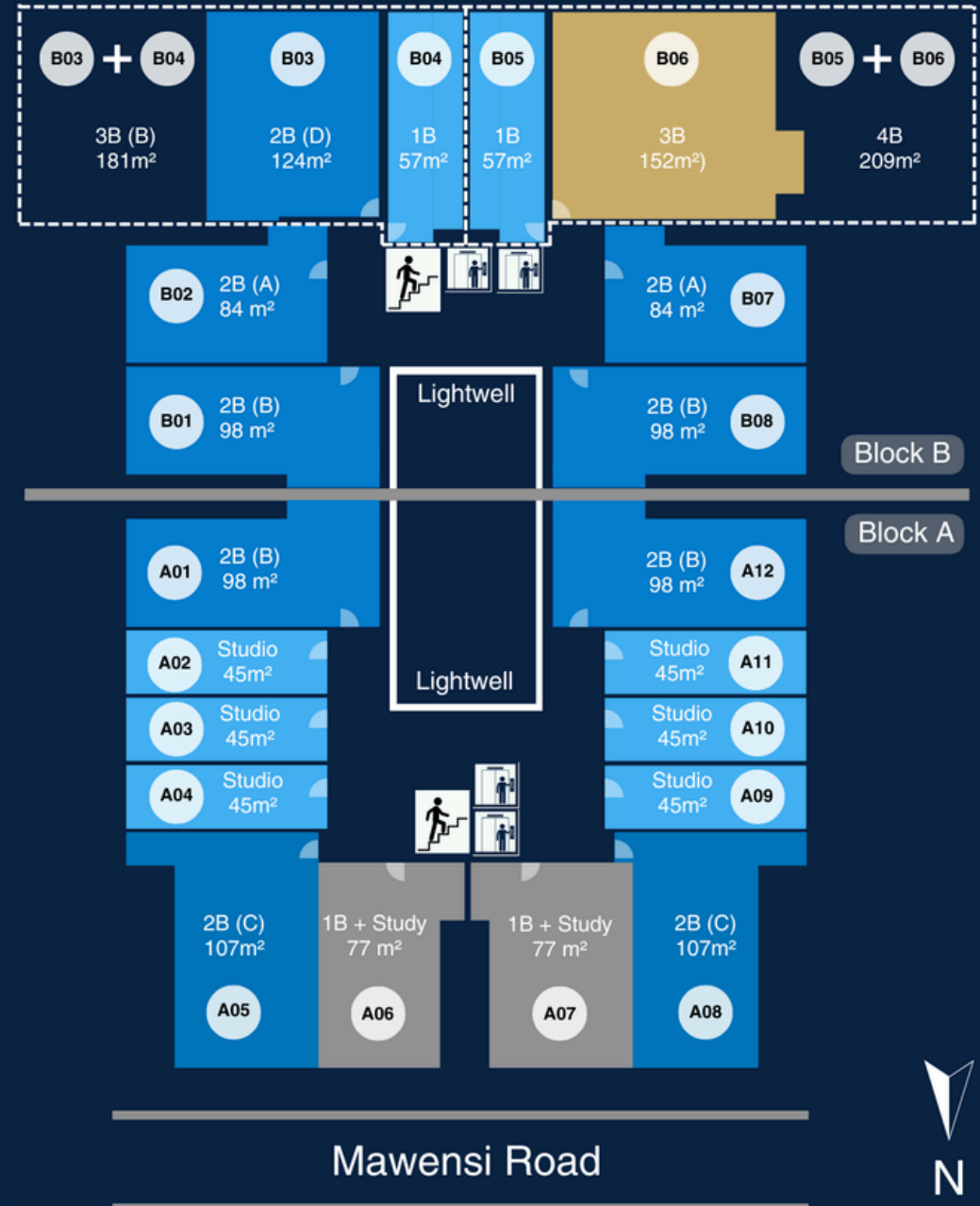
The Residences

Thoughtfully designed layouts for modern urban living

Anjoy Homes Upper Hill offers studio, two types of 1-bedroom units, four types of 2-bedroom units and 3-bedroom unit.

✦	STUDIO	(45.00 Sq M)
✦	1 BEDROOM	(57.00 Sq M)
✦	1 BEDROOM + STUDY	(77.00 Sq M)
✦	2 BEDROOM - A	(84.00 Sq M)
✦	2 BEDROOM - B	(98.00 Sq M)
✦	2 BEDROOM - C	(107.00 Sq M)
✦	2 BEDROOM - D	(124.00 Sq M)
✦	3 BEDROOM	(152.00 Sq M)

Purchasers have the option to combine adjacent three-bedroom and one-bedroom units to form a single new four-bedroom unit (subject to availability).



STUDIO



45
Square Metre

1 1 1

ONE BEDROOM



57
Square Metre

1 1 1

ONE BEDROOM+ STUDY ROOM



77
Square Metre

2 2 1

TWO BEDROOMS (A)



84
Square Metre



TWO BEDROOMS (B)



98
Square Metre



TWO BEDROOMS (C)



107
Square Metre



TWO BEDROOMS (D)



124
Square Metre



THREE BEDROOMS



156
Square Metre



FOUR BEDROOMS



209
Square Metre



Premium Specifications

Where uncompromising quality meets timeless elegance

- **Flooring** Premium polished tiles in living areas; Non-slip matte finish in wet areas
- **Walls** Plaster and silk-finish paint
- **Ceiling** Elegant and designer gypsum detailing
- **Lighting** Modern ceiling-mounted light fixtures fitted in all rooms. (Decorative chandeliers and pendant lights are not included.)

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- **Appliances** Built-in hob and smoke extractor in all residences, with integrated ovens exclusively featured in two-bedroom and larger suites.
 - **Curtain** Side-opening, fabric/drapes with sheer
 - **Wardrobes** Full height melamine cabinetry

-
- **Electric Fittings** ISO Standard high-quality switches and sockets (Schneider/Chint or equivalent).

- **Windows** Powder-coated aluminium frame with glass
- **Doors** Laminated main door with smart lock; Veneer-faced MDF doors to living areas; Glass doors to bathrooms and balconies
- **Kitchen** Modern high-gloss / textured cabinetry with soft-close mechanism, and with drawers.

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- **Balcony** Modern Steel & Safety Railings
 - **Bathroom** Modern sanitary ware; Shower partition; Overhead shower; Towel rails, toilet roll holder and shower shelf

Standard handover specifications include the items listed above. The developer reserves the right to substitute materials with equivalent quality without prior notice.







Anjoy Homes Upper Hill

SMART INVESTMENT • SERENE LIVING



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