

S H E H E E N A



MARINA APARTMENTS



*experience Luxury
just like you Dreamt it*



Live in the most desirable place in Mombasa, Not just a Flat it's a lavish and happening lifestyle.

the heavenly experience on earth



When it comes to purchasing a home, no one wants to settle for second best. The investment you make will be one of the most important decisions in your life, and such, everything should be perfect.





Life of Luxury



Sheheena Marina luxury serviced apartments are fully integrated with comprehensive facilities and gracious service to support your every need.

Offering all the conveniences of a residence and the advantages of a luxury apartment, elevate your stay in Mombasa to memorable heights with Sheheena Marina Apartments.





Comfortable Luxurios and Spacious



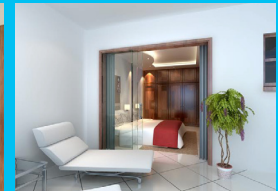
The Sheheena Marina Apartments is an up market residential development with marina on a prime site off Nyali Bridge overlooking both sides of the Indian Ocean and the Tudor creek. It is a 22, storey building offering 40, 4 bedroom prestigious apartments and 18, 2 bedroom serviced apartments.

At Sheheena Marina Apartments, you'll discover elegant, lavishly detailed apartments with breathtaking views from every window. This is different. Far beyond your imagination.

Sheheena Marina Apartments offers incomparable home-style

living in the heart of Mombasa Marina. They are contemporarily-styled and provide more living space and greater independence, catering to the needs and lifestyle of our customers. Sheheena Marina Apartments provides an unrivaled level of thoughtful services.

Embrace brand new life at Sheheena Marina Apartments which are crafted just for you in effortless elegance and complemented with the state-of-the-art home automation system and mood lighting in all rooms.



Absolute Luxury



The exclusive Concierge Service of Sheheena Marina Apartments is ready to meet all your needs throughout your stay in Mombasa.

Luxury Waterfront Living! Enjoy spectacular views and tons of light in every spacious unit, you can feel good about your new home – the Sheheena Marina Apartments has been designed for minimal negative ecological impact.





Apartment Specifications



All our interiors are modern and spacious with high quality unique amenities tailor-made to your convenience.

- Spacious lounge with incorporation of an acoustic ceiling
- Balconies with large glass doors & glass balustrades for fantastic view of the sea horizon.
- A counter area ideal for either a bar, study area etc
- Fully cassette air- conditioned in all rooms
- Modular kitchen with hob & chimney, fitted with fully integrated appliances
- A Master Ensuite room with 2 spacious walk in closets
- A spacious bathroom with double wash basins on gleaming vanity countertops, exotic tub and walk in shower tray.
- 4 Spacious bedrooms Ensuite with stunning views from every corner
- Ensuite DSQ with ample space
- Satellite TV outlets in all rooms
- High Speed lifts
- Open air swimming pool facing the sea with sophisticated pool deck
- A state-of-art automated floating marina
- 2 Backup Generator to light up the whole premises
- 24 hrs Security with access control and CCTV Surveillance
- Fire protection and detector systems in all apartments
- Ample parking space, 2 slots for each apartment with surveillance direction
- An executive reception area, waiting lounge and management office, a prestigious restaurant, fully equipped gym and
- Spa with latest fitness equipment at the ground floor
- Wi-Fi enabled network
- Biodigester system

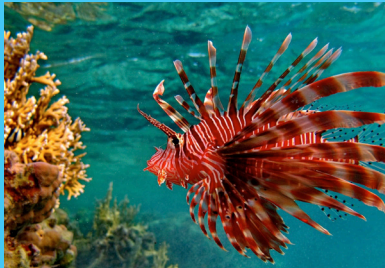


Discover Mombasa while you enjoy your stay at Sheheena



Mombasa is surrounded by natural abundance - beautiful beaches, coral reefs, plenty of sunshine and diverse culture.

Mombasa is the second-largest city in Kenya, with a population of about 1.2 million. A regional cultural and economic hub, Mombasa has a large port and an international airport, and is an important regional tourism centre.



What Surrounds Sheheena

NYALI CINEMAX & CASINO

2 minutes drive to this modern cinema complex with casino, restaurants and banks

NAKUMATT NYALI SUPERMARKET

Kenya's biggest supermarket chain situated across from the Nyalı Cinemax. Open 24 hours.

THE TAMARIND RESTAURANT

A 2 minutes drive to Kenya's award winning seafood restaurant.

KENYA MAMBA VILLAGE

5 Minutes drive to this famous Crocodile Farm tourist attraction.

WILD WATERS PARK

Water theme park next to the Mamba Village. Fun for children & adults alike.

NYALI GOLF CLUB

10 minutes drive to Mombasa's best 18-hole golf course. Special membership can be secured.

MOMBASA CLUB

A private membership club across the creek in Old Mombasa.

FORT JESUS

Mombasa's historic landmark Portuguese Fort

MOMBASA OLD TOWN

Discover the historic and exotic heritage of Mombasa directly across the creek.

MOMBASA CITY CENTRE

Across the creek and then a 5 minutes drive.



Mombasa Tusks



A famous landmark in the city, the Mombasa Tusks were built to commemorate Queen Elizabeth's visit to Mombasa in 1952.

Constructed of aluminum, the tusks mark the entrance to the heart of town where visitors will find most of the banks, shops, and markets. The intersecting tusks also form the letter "M" for Mombasa.

Location: Moi Avenue, Mombasa



The Centre of it All

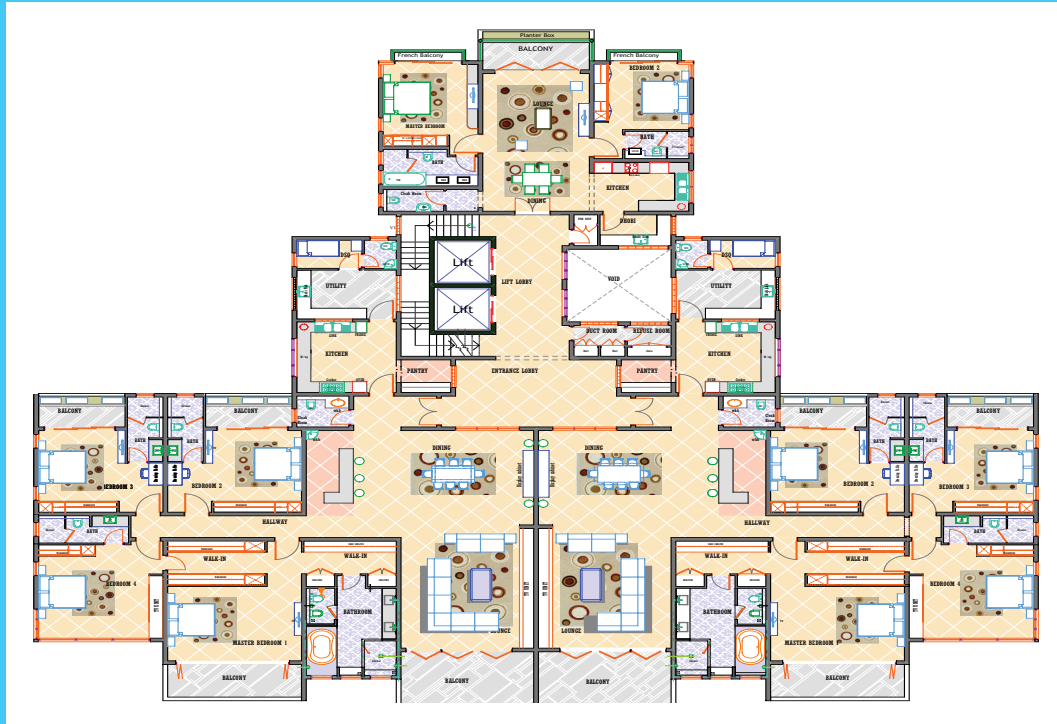


Be part of the exciting and fast-paced lifestyle that is Sheheena Marina Apartments. Enjoy breathtaking view of the Indian ocean in Mombasa. Pure ocean side and everything you can possibly want.



TYPICAL 1ST TO 18TH FLOOR APARTMENTS

4 & 2 BEDROOM



FOUR BEDROOM UNIT AREA
4,104.4 SQUARE FEET

TWO BEDROOMED UNIT AREA
1,416.2 SQUARE FEET

All measurements, drawings and materials are approximate and are subject to change without prior notice. The developer reserves the right to revisions.



Apartment Features



Kitchen

Prestigious modern kitchens with CleanSteel™ fridge and oven, contemporary countertops with tiled and back splash, gas stoves, stainless steel sink with modern mixers, granite worktops, ceramic floor tiles. Finish extractor hood, high level cabinet, utility Dhobi and full sized dish washer.

Lounge and Dining

Spacious lounge and dining with spectacular view of the sea. Console Table, Gypsum conices on all the ceilings, frameless sliding doors.

Stylish Unit Features

Inbuilt cassette ACs on all rooms. Spacious rooms with acoustic ceilings. Granito/Vitrified tile flooring in all rooms for elegance, durable and clean surface.

Master Bedroom

A master ensuite room with 2 spacious walk in closets concealed AC outdoor unit, porcelain tiles floor finish. Frameless sliding door, gypsum cornice, balcony porcelain tiles floor finish, modern bathroom settings with polished porcelain.

Price Et Payment Plan



| Particulars | Sale Price | 1st Year | 2nd - 3rd Year |
|---|--|----------|-------------------------------|
| First 14 Buyers (Offer) Privilege to select floor of choice (Offer Limited to 6 Months) | 50 Million | 50% | 45% |
| Particulars | Sale Price Starting From | 1st Year | Remaining Construction Period |
| Apartments are subject to availability and price will range as per floor | 60 Million (Price will vary depending on floor selected) | 30% | 70% |

For the first 14 buyers – 10% is to be paid on booking and the remaining 40% paid in the course of the 12months. On the subsequent 24 months, 45% is to be paid and the remaining 5% to be paid when handing over.

At the price of 60M- 10% is to be paid on booking and the remaining 20% paid in the course of the 12 months. The balance of 70% is to be paid within the remaining period of construction.

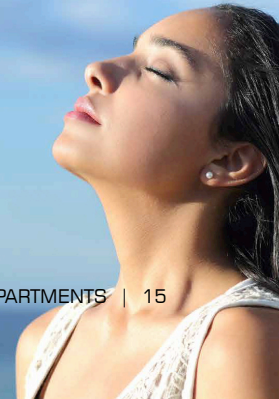
We invite you to book an appointment with us at our office in African Marine, Tangana Rd, Mbaraki Creek or our sales team Farna Limited for a presentation on the project which is ongoing.



*Truly a breath
of fresh air*



You will find pure comfort and indulgence at Sheheena Marina Apartments, the perfect choice.





World Class amenities and Lifestyle available



The modern and private way to relax
with incredible sea view.



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