



*presents*



SANTANA

THE FIRST MODERN GATED  
COMMUNITY IN KISAUNI

BY:







Mabrook Housing is a leading real estate management and development company based in Kisauni, Mombasa.

With a strong commitment to providing affordable, high-quality housing solutions, Mabrook Housing specializes in residential and commercial properties, catering to the growing demand for modern, well-maintained spaces in Mombasa's fast-developing urban areas.





Santana is the First Modern  
Gated Community Project  
in Kisauni, Kwa Sonko area  
in Mtopanga along Old  
Mombasa-Malindi Road.



SANTANA





## INVESTOR

Attractive Returns up to

**15%**

Highest tenants  
occupancy in Kisauni

**95%**

Flexible Payment plans  
with zero interest

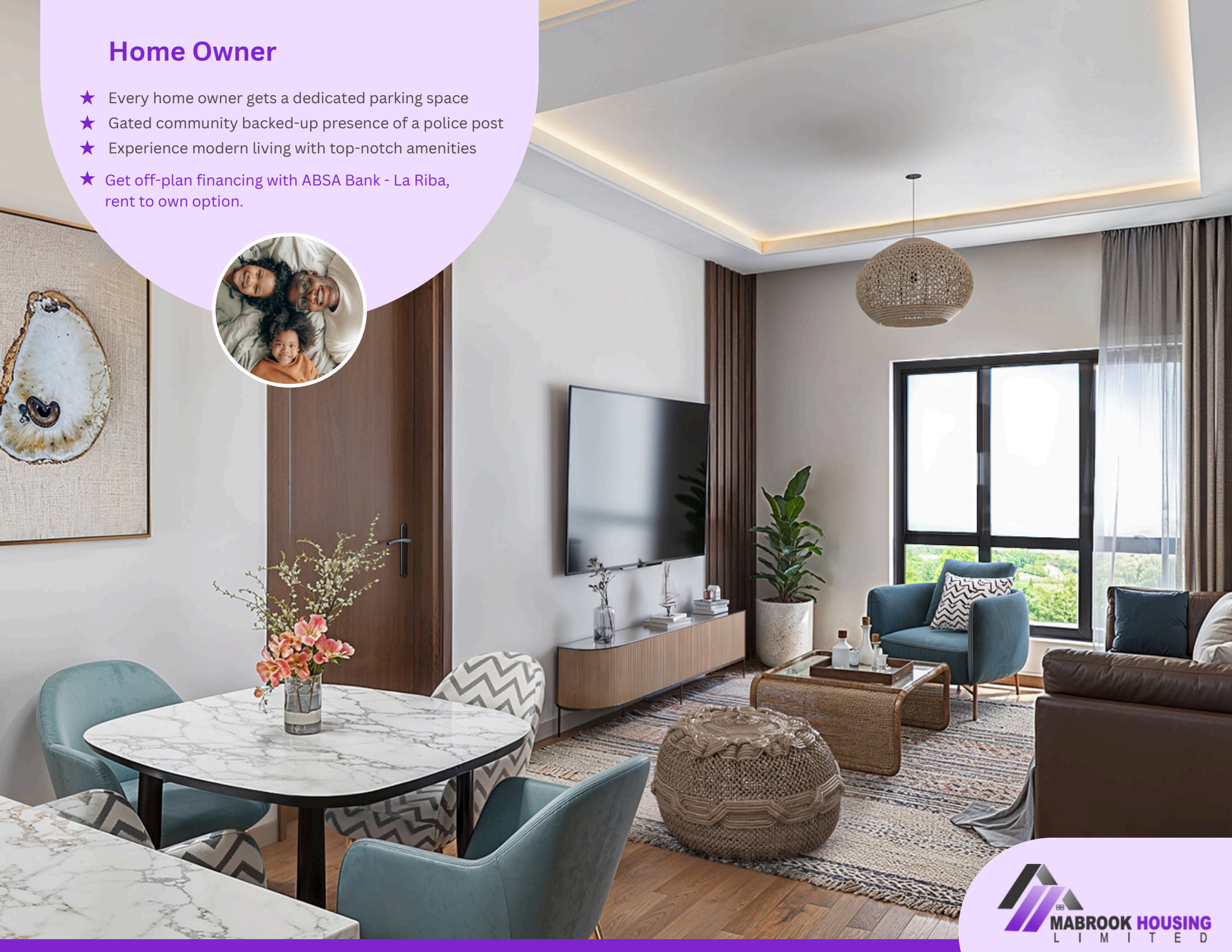
**0%**





## Home Owner

- ★ Every home owner gets a dedicated parking space
- ★ Gated community backed-up presence of a police post
- ★ Experience modern living with top-notch amenities
- ★ Get off-plan financing with ABSA Bank - La Riba, rent to own option.





## LOCATION

Kwa Sonko, Mtopanga  
Kisauni, Mombasa

Old Mombasa-Malindi Road





## Transportation

30 Min to Moi International Airport

35 Min to SGR

20 Min to Likoni Ferry



## Beach & Resorts

10 Min to Nyali Beach

15 Min to Tamarind Hotel

20 Min to White Sands

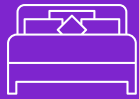




## ONE BEDROOM UNIT

STARTING FROM

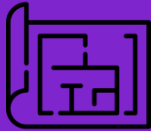
**2.6M** KSH  
**430 SQF**





## FLOOR PLAN

- 01. Open Kitchen
- 02. Lounge
- 03. Common Toilet & Bathroom
- 04. Bedroom

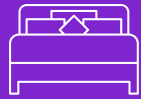




## TWO BEDROOM UNIT

STARTING FROM

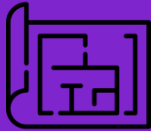
**3.8M** KSH  
**645 SQF**





## FLOOR PLAN

- 01. Laundry
- 02. Bedroom 1
- 03. Common Toilet & Bathroom
- 04. Bedroom 2



- 05. Lounge
- 06. Dining Area
- 07. Open Kitchen





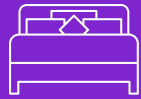
## THREE BEDROOM UNIT

STARTING FROM

# 5M

KSH

861 SQF

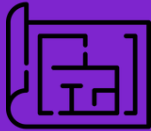




## FLOOR PLAN

- 01. Laundry
- 02. Bedroom 1
- 03. Common Toilet & Bathroom
- 04. Bedroom 2

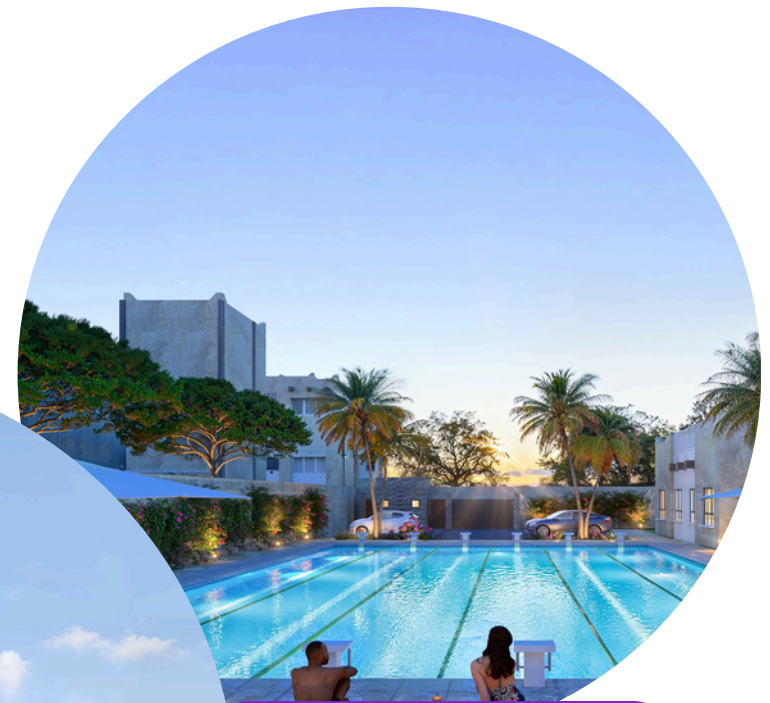
- 05. Kitchen
- 06. Master Bedroom
- 07. Lounge
- 08. Dining Area





## OUR AMENITIES

Functional living in the Heart of Kisauni, where every moment resonates with the rhythm of modern living



SWIMMING POOL



SPORTS ARENA



KIDS PLAYGROUND





GREEN SPACES



POLICE POST



AMPLE PARKING



SHOPS



# OTHER AMENITIES & SERVICES



24 HRS CCTV



Police Post



Fresh Water



Backup Generator



Internet Provision



Ample Parking



Food Courts



Community Centre



Rooftop terraces



Modern Fitness Gym



# OWNERSHIP PROCESS

## BOOK A UNIT

01. Call/Whatsapp us on +254 703 600 038
02. Visit our show house or fill a form on our website; [mabrookhousing.co.ke](http://mabrookhousing.co.ke)
03. Pay 1% deposit of your unit value as booking fee within 24 hours

## LETTER OF OFFER

01. You have 7 days to complete your deposit as per your payment plan
02. Receive your Letter of Offer.

## SALES AGREEMENT

Upon completion of your deposit you will receive your Sales Purchase Agreement (You have 14 days to sign it).

## PAYMENT PLAN

Service your selected payment plan for your unit as construction is ongoing.

## RECEIVE YOUR UNIT

01. Upon completion of your payment plan, your unit will be handed over to you.
02. Move in to your new home!



# PAYMENT PLANS

## LAUNCH OFFER

		ON BOOKING	WITHIN 7 DAYS	SEPT	OCT
TYPOLOGY	PRICE	1%	19%	40%	40%
1 BEDROOM	2,600,00	26,000	494,000	1,040,000	1,040,000
2 BEDROOM	3,800,000	38,000	722,000	1,520,000	1,520,000
3 BEDROOM	5,000,000	50,000	950,000	2,000,000	2,000,000



# PAYMENT PLANS

## QUARTERLY PLAN 1

UNITS	PRICE	DEPOSIT		2024	
		ON BOOKING	WITHIN 7 DAYS	AUG	NOV
		1%	9%	10%	20%
1 BEDROOM	2,800,00	28,000	252,000	280,000	560,000
2 BEDROOM	4,000,000	40,000	260,000	400,000	800,000
3 BEDROOM	5,200,000	52,000	468,000	520,000	1,040,000



# PAYMENT PLANS

## QUARTERLY PLAN 1 CONT.

UNITS	PRICE	2025			
		FEB	MAY	AUG	NOV
		20%	20%	10%	10%
1 BEDROOM	2,800,00	560,000	560,000	280,000	280,000
2 BEDROOM	4,000,000	800,000	800,000	400,00	400,000
3 BEDROOM	5,200,000	1,040,000	1,040,000	520,000	520,000



# PAYMENT PLANS

## MONTHLY PLAN

UNITS		DEPOSIT		2024			
TOPOLOGY	PRICE	ON BOOKING	WITHIN 7 DAYS	AUG	SEPT	OCT	NOV
		1%	9%				
1 BEDROOM	2,800,00	28,000	252,000	70,000	70,000	70,000	70,000
2 BEDROOM	4,000,000	40,000	360,000	100,000	100,000	100,000	100,000
3 BEDROOM	5,200,000	52,000	468,000	130,000	130,000	130,000	130,000



# PAYMENT PLANS

## MONTHLY PLAN CONT.

UNITS		2024	2025				
TOPOLOGY	PRICE	DEC	JAN	FEB	MAR	APR	MAY
1 BEDROOM	2,800,00	140,000	140,000	140,000	140,000	140,000	140,000
2 BEDROOM	4,000,000	200,000	200,000	200,000	200,000	200,000	200,000
3 BEDROOM	5,200,000	260,000	260,000	260,000	260,000	260,000	260,000



# PAYMENT PLANS

## MONTHLY PLAN CONT.

UNITS		2025					
TOPOLOGY	PRICE	JUN	JUL	AUG	SEP	OCT	NOV
1 BEDROOM	2,800,00	140,000	140,000	140,000	140,000	140,000	140,000
2 BEDROOM	4,000,000	200,000	200,000	200,000	200,000	200,000	200,000
3 BEDROOM	5,200,000	260,000	260,000	260,000	260,000	260,000	260,000



# PAYMENT PLANS

## MONTHLY PLAN CONT.

UNITS		2025	2026				
TOPOLOGY	PRICE	DEC	JAN	FEB	MAR	APR	MAY
1 BEDROOM	2,800,00	70,000	70,000	70,000	70,000	70,000	70,000
2 BEDROOM	4,000,000	100,000	100,000	100,000	100,000	100,000	100,000
3 BEDROOM	5,200,000	130,000	130,000	130,000	130,000	130,000	130,000

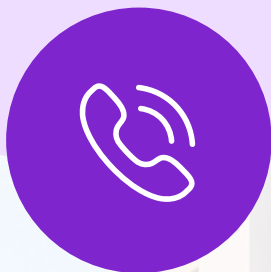


# PAYMENT PLANS

## MONTHLY PLAN CONT.

UNITS		2026	
TOPOLOGY	PRICE	JUN	JUL
1 BEDROOM	2,800,00	70,000	70,000
2 BEDROOM	4,000,000	100,000	100,000
3 BEDROOM	5,200,000	130,000	130,000





Said Mabruk  
+254 722 782 647



Fatma Mabruk  
+254 741 503 001



Office  
+254 703 600 038



info@mabrookhousing.co.ke  
www.mabrookhousing.co.ke



Bakarani, Kisauni,  
Mombasa - Kenya



@mabrookhousingke

IN PARTNERSHIP WITH



SANTANA



**MEGNA**  
HOMES



La Riba  
Offering Rent to Own Option