



B1 BEACON

BY SYNINA

Embrace the
Extraordinary

3 & 4 Bed + DSQ Exquisite Residences
5 Bed Duplex & Simplex Penthouse Suites



Your Beacon of Sophistication in Kileleshwa

Embrace  Extraordinary





The Beacon By Synina Lifestyle

What To Expect

- A New Landmark in Luxury – Your Journey Begins Here
- Where Comfort Meets Elegance – Welcome Home
- A Lifestyle of Wellness, Leisure & Unmatched Serenity
- Explore The Essence of Modern Living
- A Connected Address – The City at Your Doorstep
- A Timeless Investment – Your Opportunity to Grow & Prosper
- Join the Beacon By Synina Community – A Place to Belong

A photograph of a man with dark skin and curly hair, wearing no shirt, holding a young girl in a swimming pool. The girl is wearing a pink swimsuit with a rainbow and has pink inflatable arm floaties. They are both smiling and looking at each other. The pool is blue with a white tiled edge. In the background, there is a glass fence, trees, and a building. The text "Embrace the Extraordinary" is overlaid on the bottom left of the image.

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B1 BEACON
BY SYNINA



A New Landmark in Luxury

Your Journey Begins Here

In the serene and upscale neighborhood of Kileleshwa, Beacon by Synina is an architectural masterpiece that redefines contemporary luxury living.

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Situated along Mander Road, this exclusive development by Synina Properties is designed for discerning homeowners and astute investors seeking unparalleled elegance and value.



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Where Comfort Meets Elegance

Welcome Home

Offering spacious 3 & 4-bedroom ultra-modern residences with DSQ, as well as lavish 5-bedroom penthouse suites in both duplex and simplex configurations, Beacon by Synina seamlessly blends sophisticated design, exceptional craftsmanship, and world-class amenities.

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*Experience a lifestyle of refinement
and exclusivity in one of Nairobi's
most sought-after addresses.*

A Symphony of Space, Light & Luxury

Step into the heart of home, where sophistication meets comfort in an artful symphony of space and light. The living lounge, an oasis of refined elegance, is bathed in natural light, framed by floor-to-ceiling windows that open to breathtaking city vistas.

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Thoughtfully designed for both grand entertaining and intimate moments, its seamless flow into the state-of-the-art kitchen creates an ambiance of effortless luxury. Here, sleek

countertops, premium fittings, and bespoke cabinetry elevate every culinary experience, making the kitchen not just a space to cook—but a statement of taste and style.

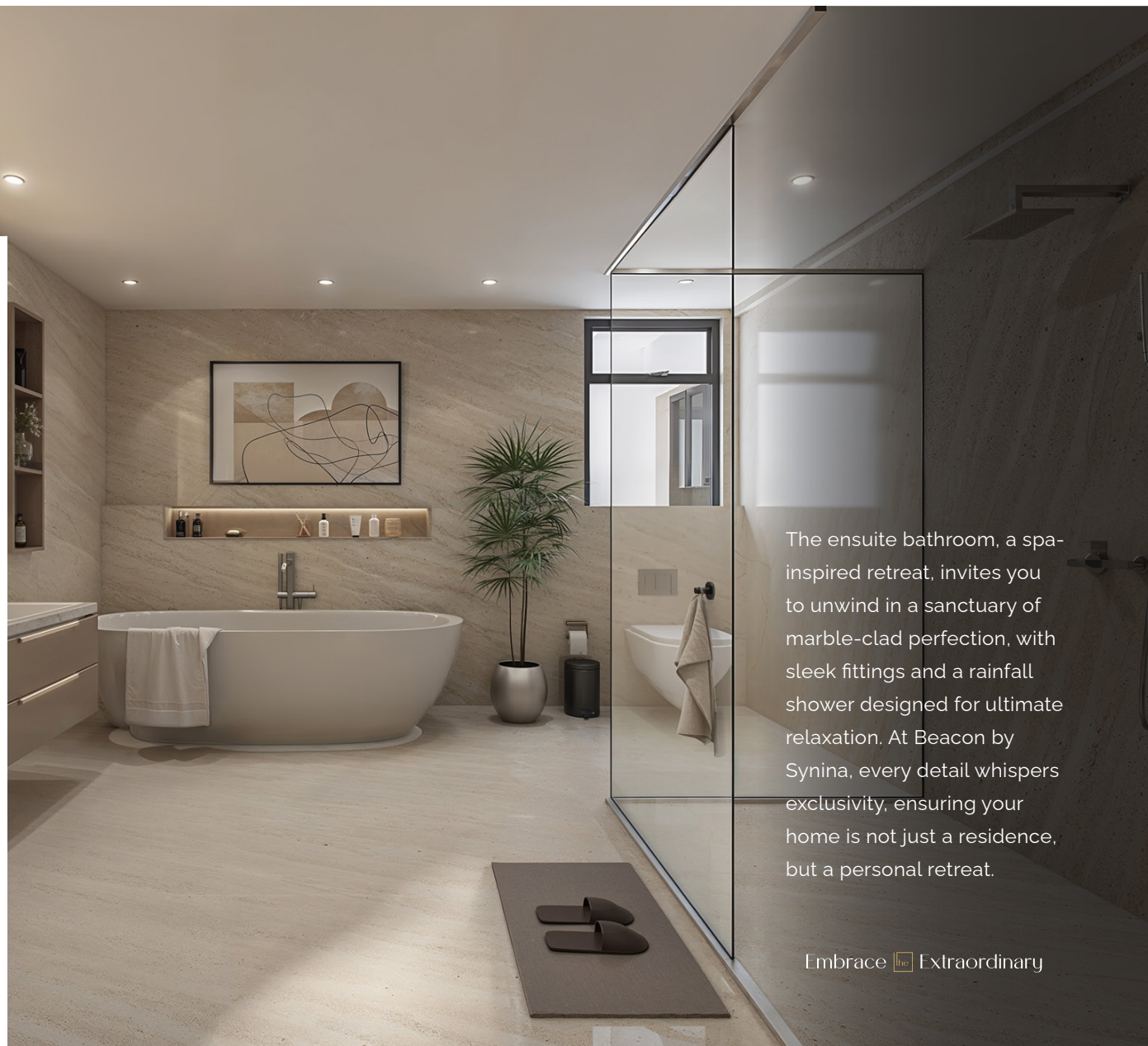
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A Sanctuary of Serenity & Sophistication

Dive into the master suite—a haven of refined luxury where tranquility meets timeless elegance. Expansive spaces, bathed in soft natural light from the floor-to-ceiling windows, seamlessly blend with exquisite finishes, creating an ambiance of pure indulgence.

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The ensuite bathroom, a spa-inspired retreat, invites you to unwind in a sanctuary of marble-clad perfection, with sleek fittings and a rainfall shower designed for ultimate relaxation. At Beacon by Synina, every detail whispers exclusivity, ensuring your home is not just a residence, but a personal retreat.

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Project Summary

B1

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67
Exquisite
Residences



21
Floors



2
Parking Bays
Per Unit +
Ample Visitor
Parking

Standard Units: On 1st – 14th Floor

Unit Typology	Type	Unit Sizes	No. of Units
3 Bed + DSQ	Type C	248 Sq. M / 2,670 Sq. Ft.	12 Units
	Type D	221 Sq. M / 2,379 Sq. Ft.	6 Units
4 Bed + DSQ	Type A	339 Sq. M / 3,649 Sq. Ft.	28 Units
	Type B (I)	360 Sq. M / 3,875 Sq. Ft.	2 Units
	Type B (II)	337 Sq. M / 3,627 Sq. Ft.	14 Units

Penthouse Suites: On 15th – 17th Floor

Unit Typology	Type	Unit Sizes	No. of Units
5 Bed + DSQ Duplex (On 15th & 16th Floor)	Type E	453 Sq. M / 4,876 Sq. Ft.	2 Units
	Type F	452 Sq. M / 4,865 Sq. Ft.	1 Unit
5 Bed + DSQ Simplex	Type G (I)	456 Sq. M / 4,908 Sq. Ft.	1 Unit
	Type G (II)	468 Sq. M / 5,038 Sq. Ft.	1 Unit

Salient Features

Elegance Meets Exclusivity

- 3 & 4 Bedroom Apartments + DSQ
- 5 Bedroom Duplex & Simplex Suites
- All Bedrooms En Suite with a Cloakroom
- Opulent Master Suite with Walk-in Closet & Freestanding Bathtub
- Fully-Fitted Closed Kitchen with Hood, Hob, Microwave & Pantry
- Spacious Utility Yard & Secluded Study Zone
- Expansive Balcony Terraces from the Living Lounge, Family Lounge & Master Bedroom

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World-Class Lifestyle
Amenities

At Beacon By
Synina, **Luxury**
Isn't Just A
Statement—
It's A Lifestyle.

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- Welcome Concierge Reception Lounge
- Infinity Swimming Pool, Baby Pool & Sunbathing Deck
- SkyView His & Hers Gym & Aerobics Studio
- Rooftop Gazebo, BBQ Zone & Firepit
- Multi-Purpose Hall for Exclusive Gatherings
- High-Speed Elevators
- Borehole Water Supply & Full Backup Generator
- Manned Gatehouse, Electric Fence & 24/7 CCTV Surveillance
- 2 Dedicated Bays per Unit + Visitor Parking

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3D FLOOR PLANS

STANDARD 3 & 4
BEDROOM UNITS:
ON 1ST – 14TH FLOOR

3 Bedroom +
DSQ Type C
221 Sq. M.



3 Bedroom +
DSQ Type D
248 Sq. M.

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4 Bedroom +
DSQ Type A
339 Sq. M.

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4 Bedroom +
DSQ Type B
360Sq. M.



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PENTHOUSE SUITES: ON 15TH – 17TH FLOOR

5 Bedroom +
DSQ Duplex
Type E

Lower &
Upper Levels
339 Sq. M.





5 Bedroom +
DSQ Duplex
Type E

Upper Level
339 Sq. M.

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5 Bedroom +
DSQ Simplex
Type F
456 Sq. M.



5 Bedroom +
DSQ Simplex
Type G
456 Sq. M.



Key Investment Highlights:

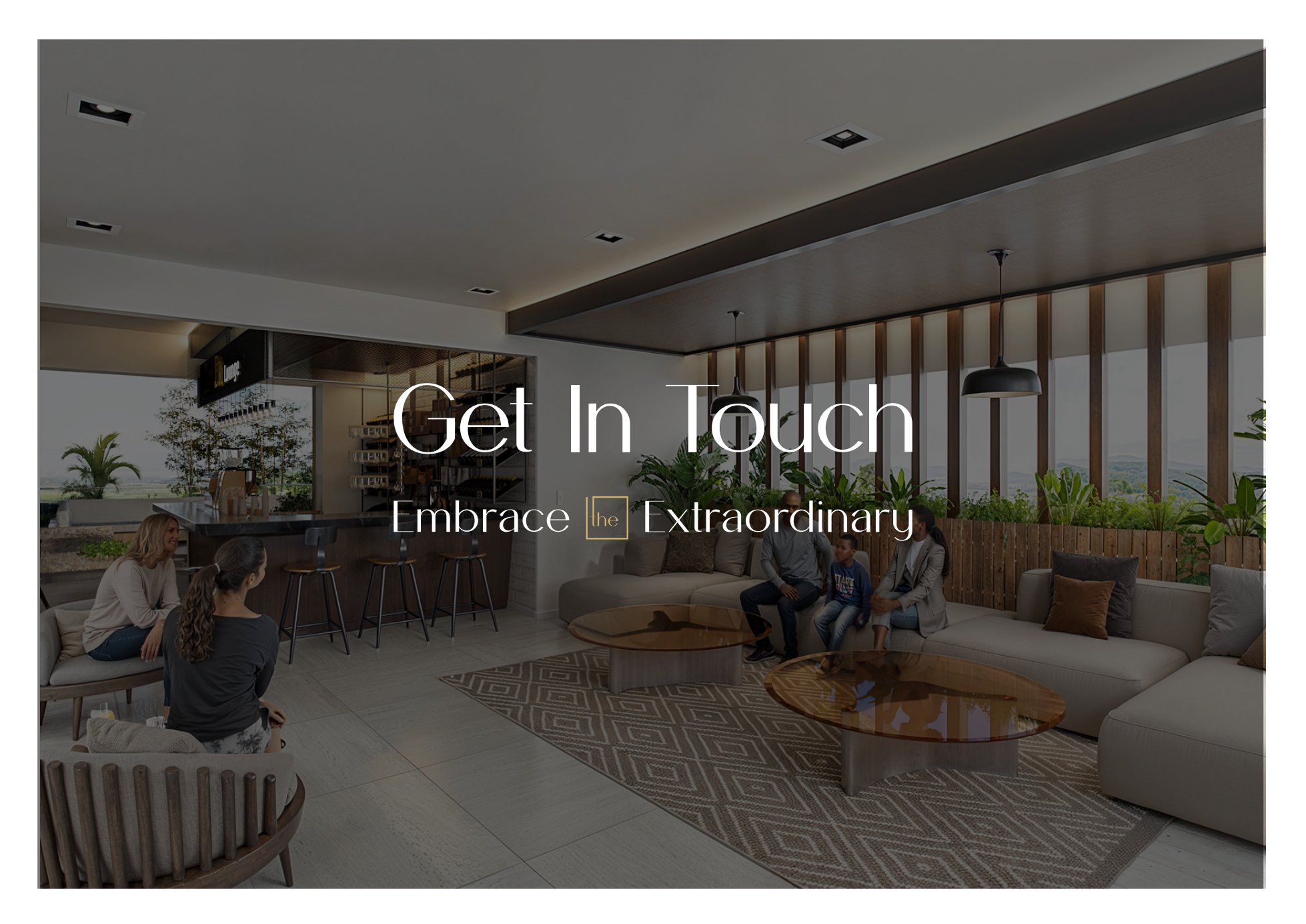
Estimated Completion: Q1 - 2027

Flexible Payment Plan

Particulars	Deposit & Instalments
Initial Deposit	30%
Next 6 Months	20%
Next 6 Months	20%
Next 6 Months	20%
On Handover	10%

Estimated Return On Investment (Kileleshwa)

Unit Type	Expected Capital Gains	Expected Monthly Return Unfurnished	Expected Monthly Return Furnished
3 Bed + DSQ	20% in 2 Years	KES. 220,000	KES. 320,000
4 Bed + DSQ with Family Room	20% in 2 Years	KES. 300,000	KES. 400,000
5 Bed + DSQ Duplex with Family Room	20% in 2 Years	KES. 450,000	KES. 580,000
5 Bed + DSQ Simplex with Family Room	20% in 2 Years	KES. 420,000	KES. 550,000

A modern lounge interior with a large sectional sofa, two round glass coffee tables, and a bar area in the background. Several people are sitting on the sofa and at the bar. The room has large windows with vertical wooden slats and indoor plants. The text "Get In Touch" is overlaid in large white letters, and "Embrace the Extraordinary" is overlaid in smaller white letters with "the" in a gold box.

Get In Touch

Embrace the Extraordinary

Get In Touch

Disclaimer

The images in this brochure are for display purposes; actual finishes may vary. While every effort has been made to provide an accurate representation of Beacon By Synina, finishes and details may vary. For specific information, please verify independently. This document is for informational purposes and not a contract or offer. All details are subject to change without notice. Thank you for your understanding.

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Developed by

