



By Coral & Timber

BOUGAIN VILLA

**Modern Coastal Villas from Ksh 5.45M – Just
10 Minutes from Vipingo Beach**



VIPINGO – COASTAL LIVING **REDEFINED**

Nestled in the serene enclave of Shariani, just 10 minutes from the beach, Bougain Villa Homes offers a modern take on coastal holiday living. These off-plan villas blend privacy, comfort, and tropical charm — perfect for holidaymakers, investors, or anyone seeking a peaceful escape.

KEY FEATURES

- 🛏 2/3 Bedrooms, 2/3 Bathrooms
- 🏊 Private Pool (select units)
- 🚗 Secure Parking
- 🌿 Outdoor Patio & Garden
- 📖 Modern Open-Plan Layout
- 🧱 Gated, Private Compound





VILLA OPTIONS

2BR UNITS

PRICES FROM

2BR Garden Villa

5.45m

2BR Pool Villa

6.45m

2BR Lux Pool Villa

7.45m

3BR UNITS

PRICES FROM

3BR Garden Villa

6.75m

3BR Pool Villa

7.75m

3BR Lux Pool Villa

8.75m



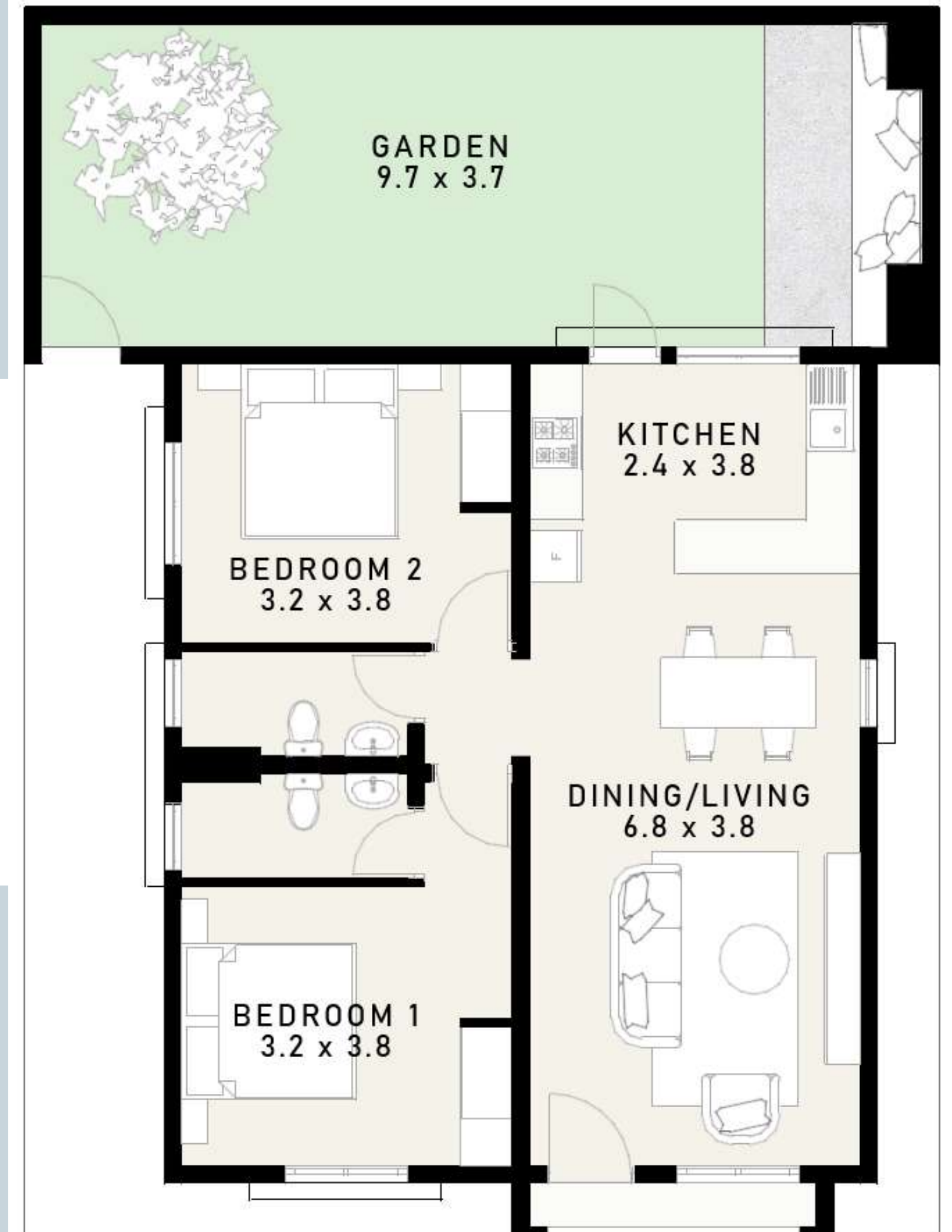
2BR GARDEN VILLA

FROM 5.45M

Garden Villa – 840 sq ft + 400 sq ft garden area

- 2 Bedrooms
- 2 Bathrooms (1 ensuite)
- Open-plan living & kitchen
- Rear patio
- Private garden

 Ideal for investors or buyers seeking an affordable entry point into coastal property ownership.



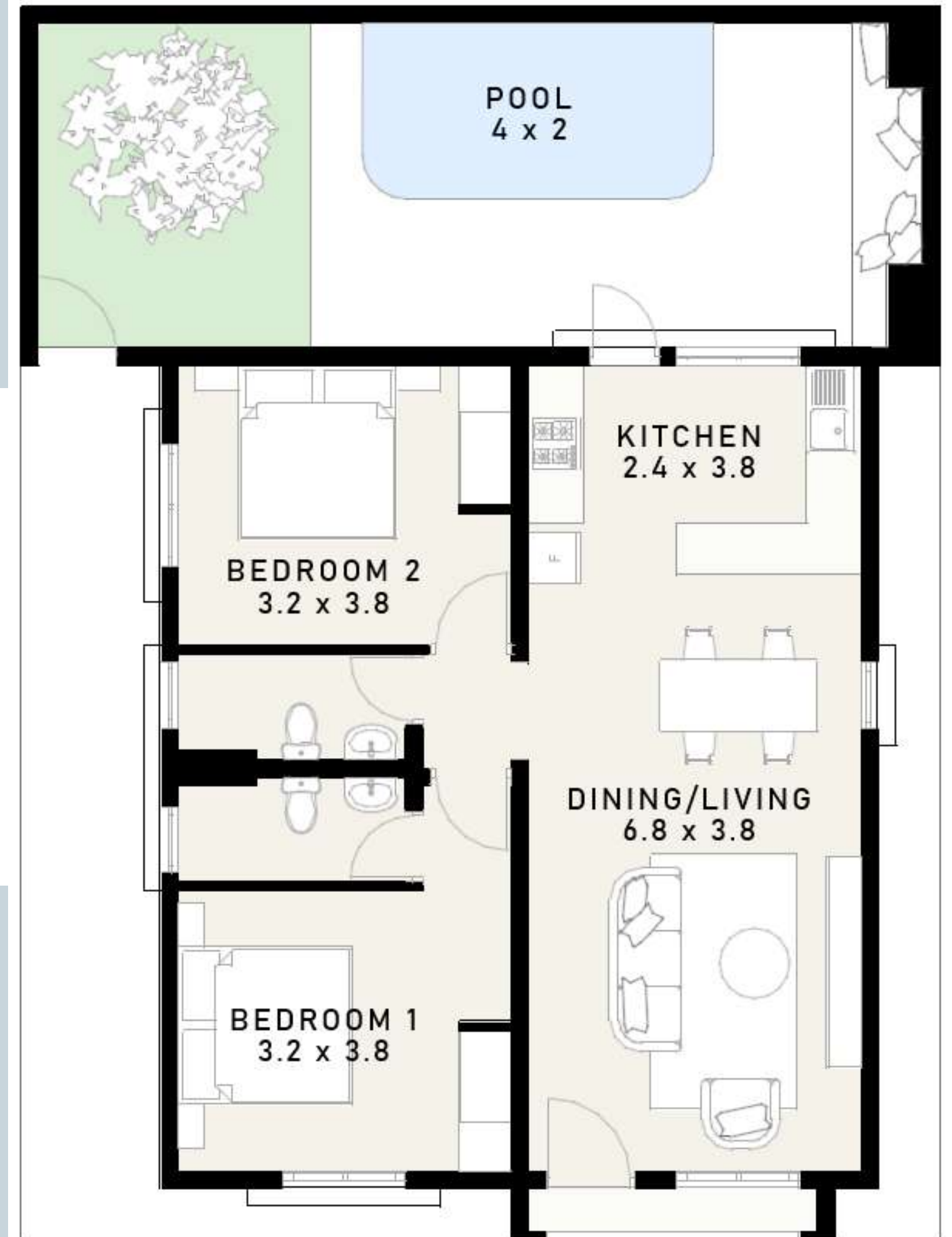
2BR POOL VILLA

FROM 6.45M

Plunge Pool Villa – 840 sq ft + 400 sq ft pool area

- All Garden Villa features
- Private plunge pool
- Larger patio area

 Best value option — perfect for Airbnb and holiday letting.



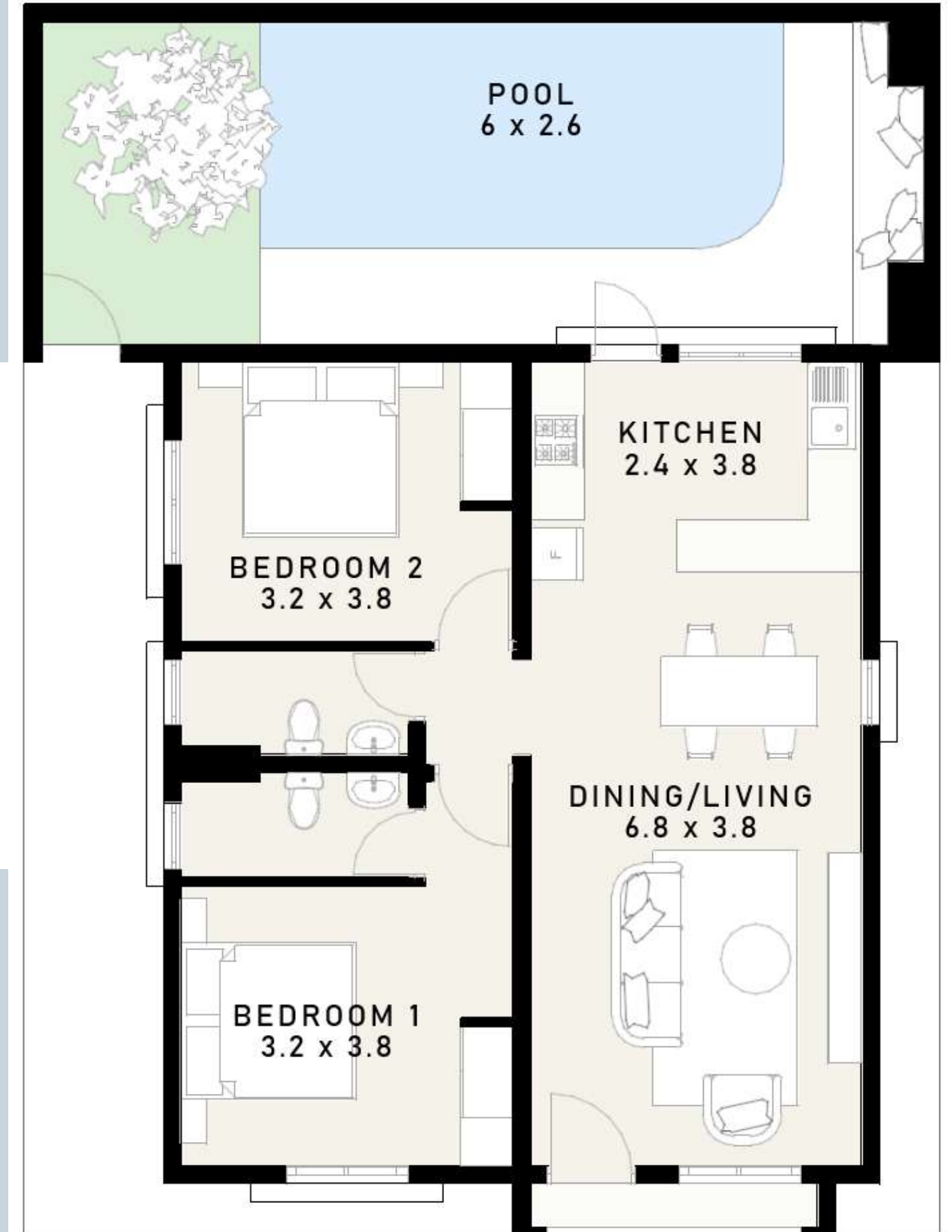
2BR LUX POOL VILLA

FROM 7.45M

Large Pool Villa – 840 sq ft + 400 sq ft full pool area

- Same interior layout
- Full-length pool
- Upgraded outdoor finishes

 Premium villa for buyers who want the full luxury experience.



3BR VILLA

FROM 6.75M

🏠 3BR Villa with Plunge Pool – 1,100 sq ft + 400 sq ft garden + 650 sq ft terrace

All 2BR Villa features, plus:

- Third bedroom & bathroom for extra comfort or guest use
- Private Pool Options in a landscaped garden
- Expansive terrace for outdoor dining or entertaining

✍️ Spacious family home or premium rental unit — ideal for longer stays and higher returns.



VILLA OPTIONS

3BR VILLA

FROM 6.75M

3BR UNITS

PRICES FROM

3BR Garden Villa

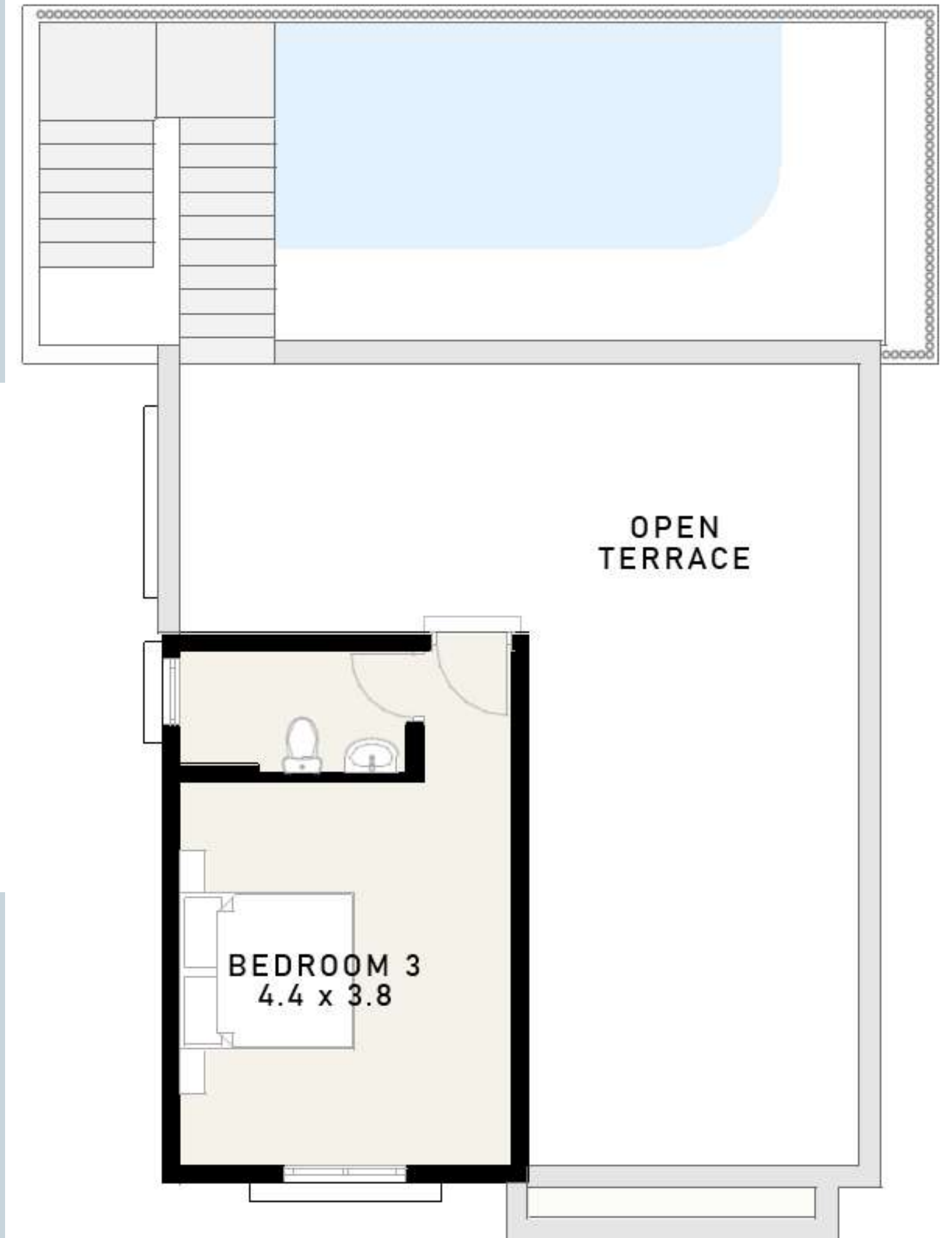
6.75m

3BR Pool Villa

7.75m

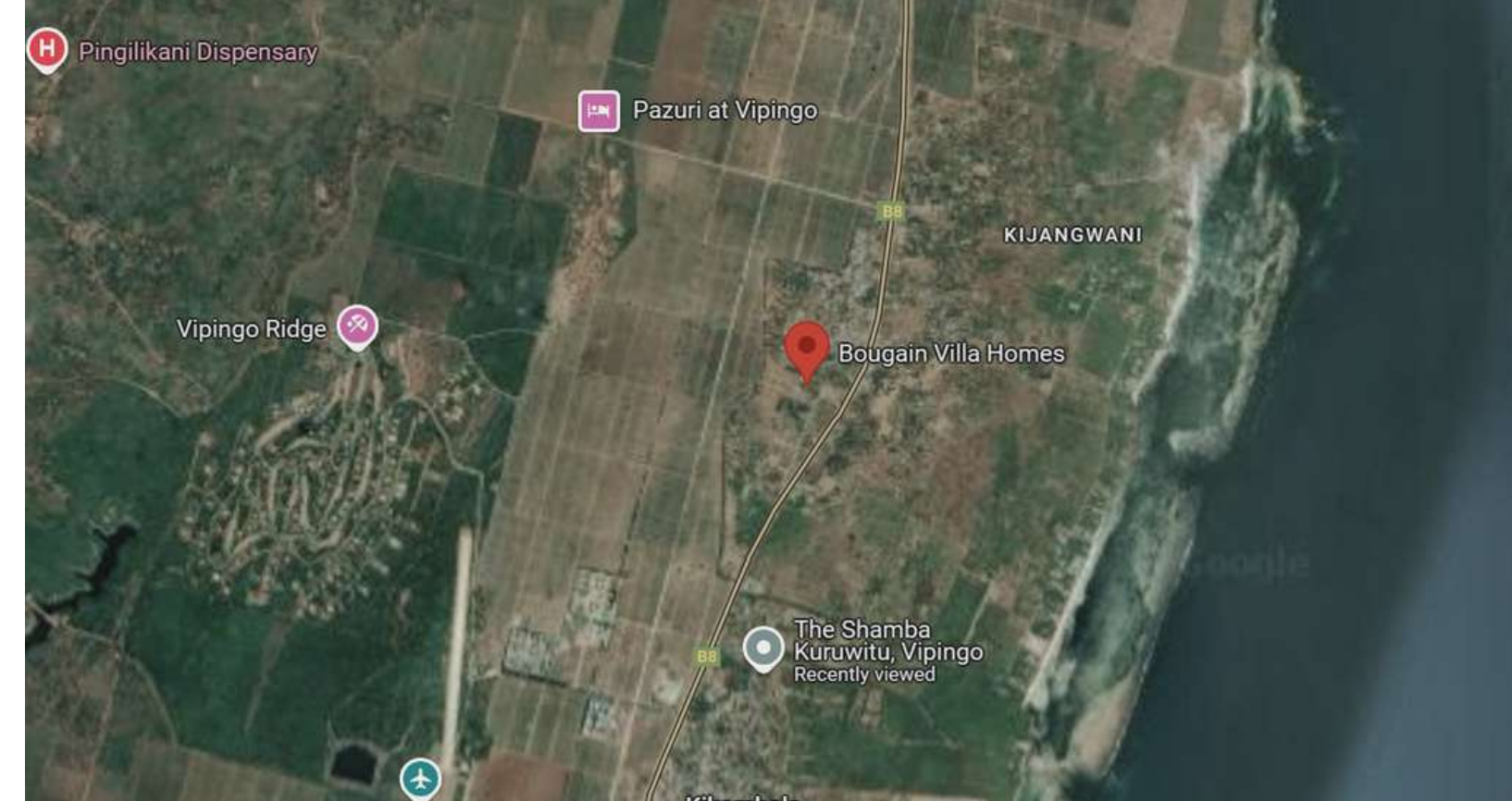
3BR Lux Pool Villa

8.75m



INVEST NOW

- 💰 Flexible Payment Plan
- ◆ Cash Price Reservation Terms upon request
- ◆ Standard Reservation Terms
 - ✅ 30% Deposit to secure your unit
 - 📅 70% Balance payable over 15 months



INVEST IN VIPINGO

- Just 2 km to Vipingo Beach
- Easy access to Mombasa-Malindi Highway
- Near Vipingo Airstrip (direct flights from Nairobi)
- Close to Vipingo Ridge Golf Estate & Kuruwitu Marine Sanctuary
- Rapidly appreciating property values
- Major infrastructure investment in roads & power
- Growing demand for Airbnb and holiday rentals
- Perfect for holiday homes, retirement, or rental income





SITE PROGRESS KEY MILESTONES

- 2025 Q3: Groundbreaking
- 2026 Q1: Showhouse
- 2027 Q1: Phase 1 Completion



NEXT STEP

- ✓ Schedule a site visit
- ✓ Get Your Offer Letter
- ✓ Reserve with 30% deposit

