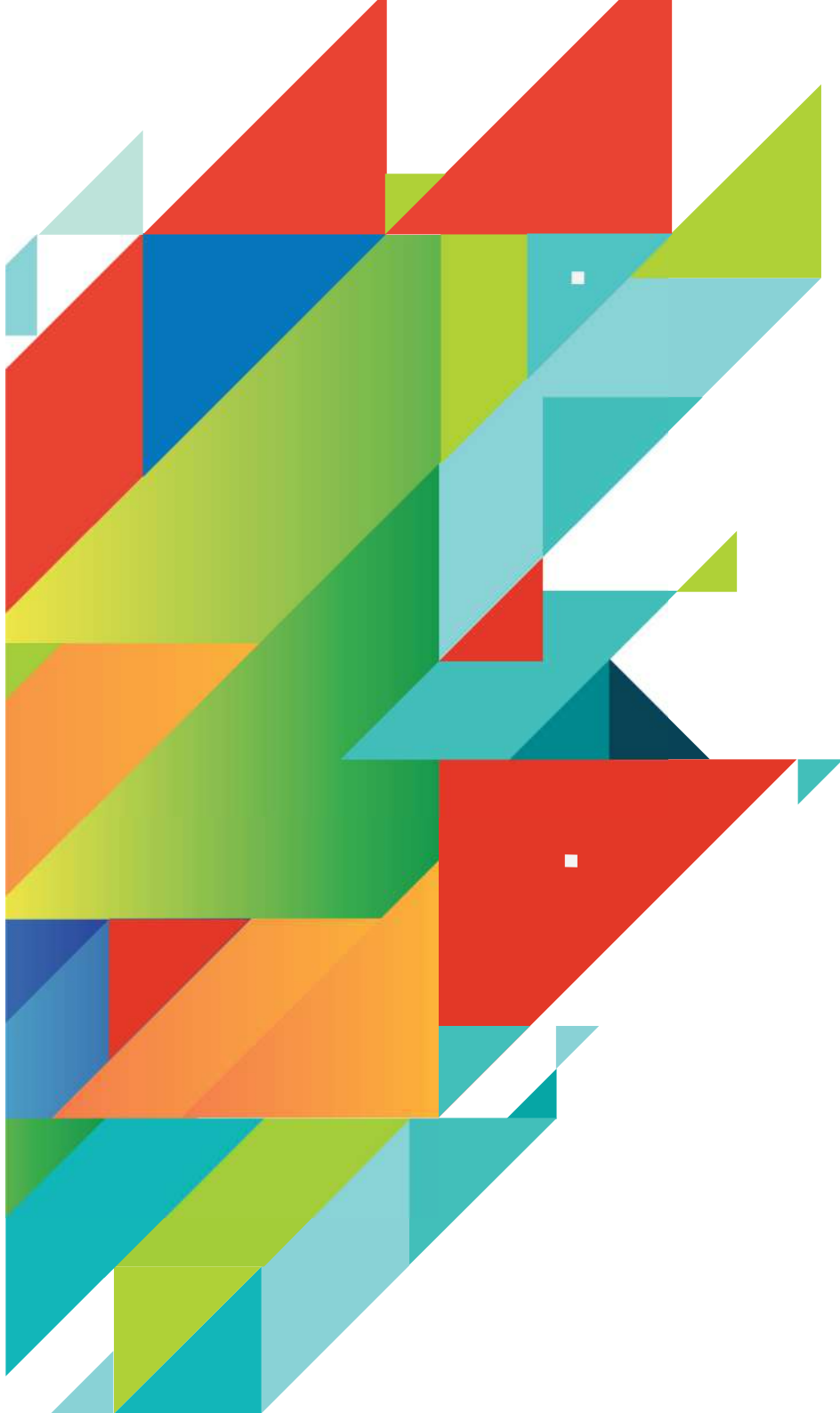




CRYSTAL  
*Rivers*

YOU CAN HAVE IT ALL!

ATHI RIVER



// Where Lifestyle Meets Convenience



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## THE CRYSTAL CLEAR VISION

A unique development, the Crystal Rivers Mall & Residences boasts of an intricately designed development with approximately 200,000 Sq ft. of lettable area, the retail mall is complimented by residential component consisting of 56 units of 3-bedroom townhouses, 82 units of 4-bedroom townhouses and 260 units of 3-bedroom apartments.

Located just 1.2 kms past the Athi River Junction, this excellent mixed-use development embodies a "Live, Work n Play" concept breathing life into the one of the city's larger metropolitan areas.

True to the brand promise "You can Have it All" the Mall offers 3 levels of a premium shopping experience with more than 100 well configured units including an anchor Supermarket, Restaurants, Entertainment, Offices and Medical Clinic according a healthy tenant mix to both shoppers and businesses alike.



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## ATHI RIVER

Athi River town located in Machakos county, about 30km south of Nairobi city, is ambient with notable sprouting places such as the Lukenya Getaway, Swara Acacia Lodge, Greenpark Sundowner, The Last Village and many more. The mall is a-10 minutes' drive away from Jomo Kenyatta International Airport and 25km from the City Centre of Nairobi. It is easily accessed by a service lane from Mombasa Road from the main highway and express way, and a 1hr 30minutes Nairobi Commuter train ride to-and-from the city center.

Some of the factors influencing the rapid growth of businesses and the area in general include the increased real estate development in the region, proximity to Nairobi City and mining companies.

In the recent years, the area has seen substantial growth in residential homes and gated communities, which are now home to many families who have moved from the city, settling in nearby gated communities like Sunset Boulevard, Greenpark, Great Wall ,Everest Park and among others. Residents in the area are pre-dominantly middle to high income earners, with most being home owners.

The expressway will enhance connectivity between different parts of Nairobi and its surrounding areas. This can promote economic growth, facilitate trade, and encourage better access to employment, education, and healthcare facilities. The expressway can serve as a gateway to Nairobi and other attractions, attracting both domestic and international tourists.



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Your Neighborhood's New Heart: Where Shopping and Community Connect





## SUMMARY

The purpose of Crystal Rivers Mall is to assist in revitalizing communities, increase sustainability, and develop a stronger sense of community amongst the larger Athi River town. The mall comprises its following key characteristics:

- ✓ The expansive 200,000 sq.ft of open plan space offers a sense of spaciousness, creating a refreshing and welcoming atmosphere for shoppers.
- ✓ Extremely functional column-free space with generous balcony/terrace spaces for both retail and office space.
- ✓ 560 Tenant and Visitor Parking slots readily available.
- ✓ 2 High speed passenger lifts on each floor and 1 goods lift plus an escalator.
- ✓ 2 backup generators with a capacity of 222KVA & 830KVA installed
- ✓ Connections to Mavoko County Council water supply, Borehole and MAWASCO (Mavoko Water and Sewerage Company)
- ✓ The building's innovative design has an unrivalled commitment to the environment with the following features:
  - Optimal natural lighting and solar-powered lighting creating a well-lit environment.
  - Lighting control systems through use of sensor light fixtures in the washroom areas
  - Use of energy efficient sanitary fixtures and baby changing areas.
  - Allocation for tenants to fix Heating, Ventilation, Air-conditioning (HVAC) systems
  - Installed fire detection, fire-fighting and alarm systems
  - CCTV cameras, security screening machines at entrance
  - Efficient parking management systems



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## THE MASTER PLAN

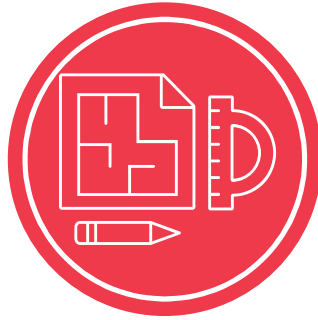
In the pursuit of creating a dynamic and comprehensive shopping experience, we present a master plan that outlines the visionary development of an integrated shopping mall. This meticulously designed space seeks to redefine the concept of retail by seamlessly blending commerce, entertainment, and community engagement, all under one roof.



### Retail Experience

The mall will house a range of retail outlets, including grocery stores, pharmacies, bakeries, cafes, fashion boutiques, and specialty stores.

A mix of local and international brands will cater to diverse preferences and elevate the shopping experience.



### Architectural Identity

The mall's architecture is a blend of modern aesthetics and functional design, making it a visually appealing landmark.

The mall facades incorporate open spaces for transparency and natural lighting, creating an inviting atmosphere.



### Resident Engagement

Regular events, promotions, and exclusive offers will be organized for residents, fostering a sense of ownership and community involvement.



### Security and Well-being

Robust security measures, including surveillance cameras and trained personnel, will ensure a safe and secure environment.

Health and wellness facilities, such as a health clinic or spa, will contribute to shoppers' and the residential community overall well-being.



### Technology and Connectivity

Modern amenities such as Wi-Fi, charging stations, and digital kiosks will keep shoppers and residents connected and engaged.

Digital displays and interactive installations will enhance the overall shopping experience.



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## AND THE ANCHOR IS..

We are thrilled to announce the prestigious addition of Chandarana Supermarket as the anchor tenant in our newly opened shopping mall. Chandarana Supermarket's presence not only solidifies the mall's retail landscape but also enhances the shopping experience for all our visitors.

Chandarana Supermarket is a renowned name in the retail industry, known for its commitment to quality, variety, and customer satisfaction. With a rich history and a reputation for offering a wide range of products, from fresh produce to household essentials, Chandarana Supermarket aligns perfectly with our vision for the shopping mall as a one-stop destination for all our customers' needs.



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## QUOTABLE AREA

### LEASE

- ✔ A new lease is available direct from the landlord for a minimum term of Six (6) years

### RENT

- ✔ Rent Free Fit Out Period
- ✔ Rent Commencement Date after the expiry of the Fit Out Period
- ✔ Rent and Service Charge Deposit Required, 3 Months Rent and 3 Months Service Charge.
- ✔ Rent and Service Charge Required on Signing the Lease, 3 Months Rent and 3 Months Service Charge Plus VAT

### SERVICE CHARGE

- ✔ Ksh 25 per sq.ft per month (Plus VAT)

### DEPOSIT

- ✔ 3 Months' Rent (based on the final year), 3 Months' Service Charge and 3 Months' Promotion Levy

### ESCALATION RATE

- ✔ 7.5% per annum on Rent

### LEGAL FEES

- ✔ Payable Separately by retailer



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LOCATION MAP



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## SPECIFICATION / AMENITIES

The Crystal Rivers Mall specifications include;

- ✔ Full chain amenities for businesses such as Hospitals, Banks, Restaurants, Offices.
- ✔ CCTV, Fire detection, fighting and alarm systems installed.
- ✔ Provision for fiber optic cable, AP hot spots to provide Wi-fi access.

## ULTRA CONTEMPORARY DESIGN

The mall complex adopts a modern luxury layout with Ceramic floors and modern washrooms.

Apart from the motivational and mood-enhancing benefits, the green plush gardens and external factors significantly promote natural ventilation within the building.

## EXCELLENT TENANT - PARKING RATIOS

560 open parking so that tenants, visitors and staff needs are accommodated comfortably and securely with ease of access.

## EASE OF ACCESS

Crystal Rivers Mall is a-10 minutes' drive away from Jomo Kenyatta International Airport and 25km from the City Centre of Nairobi.

It is easily accessed by a service lane from Mombasa highway from the main highway and express way, and a 1hr 30minutes Nairobi Commuter train ride to-and-from the city center.



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## SEAMLESS AUTOMATED SECURITY

- ✔ Significant emphasis has also been placed on ensuring that the tenants, residents and shoppers are safe and secure
- ✔ Crystal Rivers Mall has enabled the access control, surveillance, threat detection, screening alerts and communications across the development into a single virtual system.
- ✔ The security systems include components such as surveillance cameras, under-vehicle surveillance system and explosive trace detectors.
- ✔ Safety has been prioritized with provision of defined fire exits, modern fire-fighting equipment, emergency alarm system and sprinkler systems.

## COST EFFICIENCY

- ✔ Open plan spaces that allow efficient and flexible planning of office and retail spaces.
- ✔ Cross ventilation and natural lighting that present a pleasant fresh working environment and reduces cost of consumption of energy through less reliance on air conditioning and artificial lighting.
- ✔ LED lighting and motion sensors in common areas for reduced energy consumption.
- ✔ Green concepts integrated in the building designs for efficient performance of the building.



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We take immense pride in presenting a shopping mall that stands as a testament to uncompromising quality, premier aesthetics, and sustainable practices. Our commitment to delivering a world-class shopping experience is evident in every facet of our mall's design and operations.

### First-Class Facilities:

- ✔ Spacious and thoughtfully designed restrooms equipped with modern amenities for comfort and convenience.
- ✔ State-of-the-art elevators and escalators that ensure smooth and efficient movement across floors.
- ✔ Ample and well-organized parking facilities designed to accommodate a large number of vehicles, minimizing inconvenience for shoppers.



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## AND FINALLY, THE CRYSTAL COMMUNITY

### The Future of Fine Living

Crystal Rivers Mall and Residences is set to be a major part of Athi River town's culture and society by championing prosperous communities by fostering well-being and engagement.

We believe in enhancing people through sustainable real estate, and by construction of the mall and residences, we have provided a solution for local economic development, employment opportunities, and enhancement of the public realm for the people in Athi River county and beyond

Our mall construction aims to achieve the highest standards on energy, water and waste measurement and reduction, and it has developed sector-leading initiatives which set a minimum standard for the fit-out.

Crystal Rivers Mall & Residences brand promise is to make sure "You can have it All" through creating an environment where there is a synergy in all elements of society and community



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## FOR FURTHER INFORMATION AND VIEWING ARRANGEMENTS, PLEASE CONTACT:-

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### DISCLAIMER

Crystal Rivers Mall give notice that:

1. The information contained herein does not constitute binding terms of any agreement between Crystal Rivers Mall and any potential tenant or operating partner. Such terms would be drawn as a formal legal document mutually executed by the parties involved.
2. No warranties are made as to the accuracy of any descriptions and/or other details and such the information given herein is subject to errors, omissions, changes of price, varying data or withdrawal without notice.
3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained.

<https://www.youtube.com/watch?v=mvcXEr3WJ5A>

November 2023



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