

127
KAYA

127 KAYA II Newsletter

September 2026

Progress Update



Phase II
Now Selling



BOUTIQUE BY DESIGN,
AFFORDABLE BY INTENT.

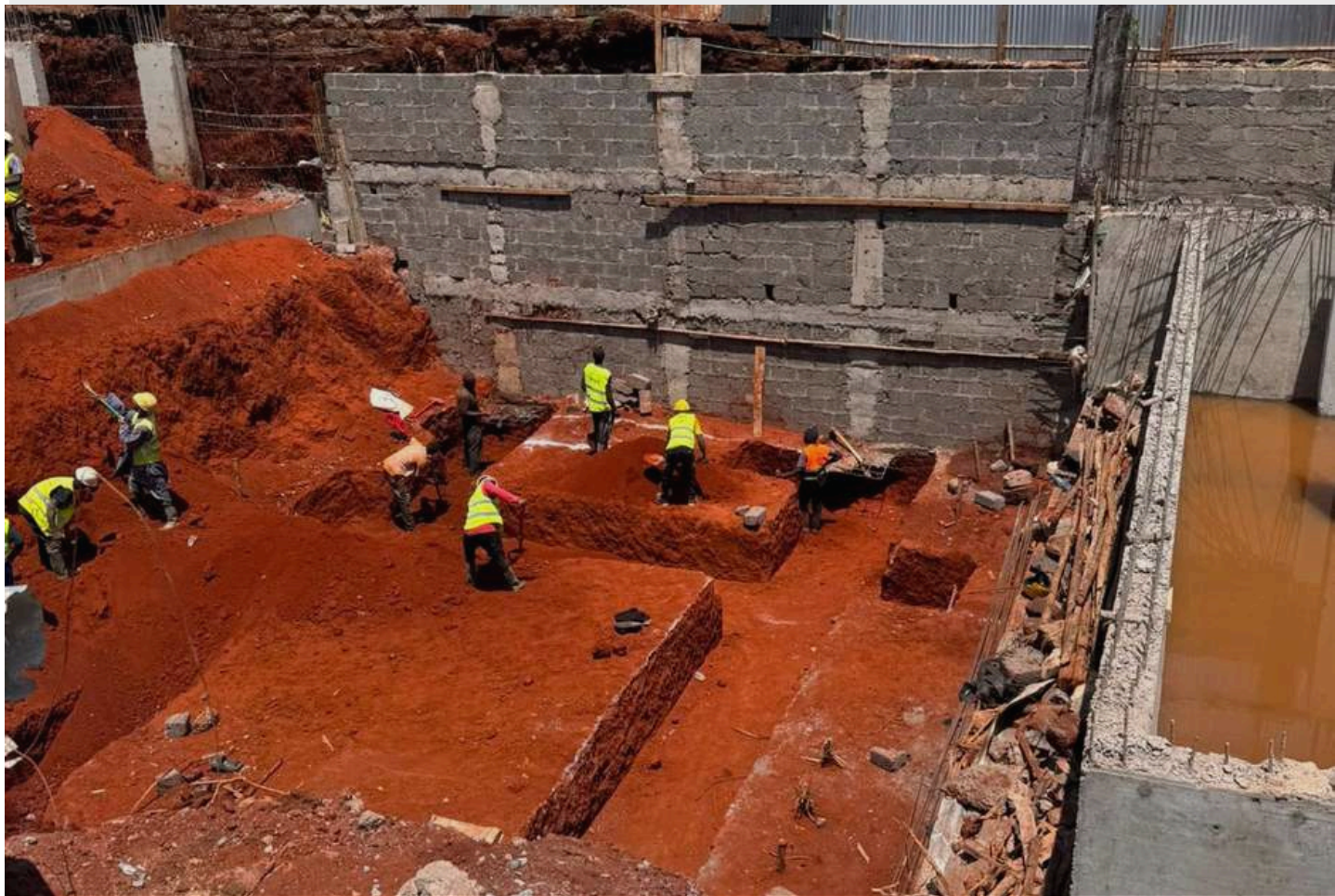
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KAYA Phase II Overview

Investment Overview

UNIT TYPOLOGY	SIZE (SQM)	PRICE	RENTAL RETURN	RENTAL YIELD
Junior 1 bedroom	30 SQM	KES 3M	KES 22,000	9%
1 bedroom	45 SQM	KES 4.7M	KES 35,000	9%



AUGUST UPDATE



CONSTRUCTION SCHEDULE

CONSTRUCTION APPROVALS	START DATE	FINISH DATE
Renewal of Change of User	05 May 26	Completed
Kiambu Construction Approvals	24 Jun 26	Completed
(Design + Structural)		
NEMA Approvals	24 June 26	Completed
NCA Approvals	02 Sept 26	Completed
GROUND BREAKING		Completed
MOBILIZATION	15 Aug 26	30 Aug 26
SITE CLEARANCE	31 Aug 26	10 Sept 26
SETTING OUT	START DATE	FINISH DATE
Excavation, trimming & levelling	12 Sept 26	Completed
Setting out for blinding	20 Sept 26	Completed
Blinding	27 Sept 26	Completed
Form work to bases	04 Oct 26	Completed
Steel fixing to bases and strip	12 Oct 26	Completed
Casting bases	19 Oct 26	Ongoing
Foundation columns and walling	27 oct 26	Ongoing
Backfilling and compaction	03 Nov 26	Ongoing
Handpacking hardcore, BRC, Treatment	10 Nov 26	16 Nov 26
Plumbing & electrical services	17 Nov 26	23 Nov 26
Ground floor slab casting	25 Nov 26	01 Dec 26
GROUND FLOOR	START DATE	END DATE
Superstructure masonry	15 Dec 26	19 Dec 26
walling ground floor		
Formwork to 1st floor slab	20 Dec 26	24 Dec 26
Steel fixing to 1st floor slab	25 Dec 26	29 Dec 26
Plumbing & electrical services	30 Dec 26	03 Jan 27
Casting 1st slab	05 Jan 27	05 Jan 27

CONSTRUCTION SCHEDULE

FIRST FLOOR	START DATE	FINISH DATE
Masonry walling to 2nd floor	12 Jan 27	16 Jan 27
Formwork to 2nd floor slab	17 Jan 27	21 Jan 27
Steel fixing to 2nd floor slab	22 Jan 27	26 Jan 27
Plumbing & electrical services	27 Jan 27	31 Jan 27
Casting 2nd floor slab	02 Feb 27	02 Feb 27
SECOND FLOOR	START DATE	FINISH DATE
Masonry walling to 3rd floor	09 Feb 27	13 Feb 27
Formwork to 3rd floor slab	14 Feb 27	18 Feb 27
Steel fixing to 3rd floor slab	19 feb 27	23 Feb 27
Plumbing & electrical services	24 feb 27	28 Feb 27
Casting 3rd floor slab	02 Mar 27	02 Mar 27
THIRD FLOOR	START DATE	FINISH DATE
Masonry walling to 4th floor	09 Mar 27	13 Mar 27
Formwork to 4th floor slab	14 Mar 27	18 Mar 27
Steel fixing to 4th floor slab	19 Mar 27	23 Mar 27
Plumbing & electrical services	24 Mar 27	28 Mar 27
Casting 4th floor slab	30 Mar 27	30 Mar 27
FOURTH FLOOR	START DATE	FINISH DATE
Masonry walling to 5th floor	06 Apr 27	10 Apr 27
Formwork to 5th floor slab	11 Apr 27	15 Apr 27
Steel fixing to 5th floor slab	16 Apr 27	20 Apr 27
Plumbing & electrical services	21 Apr 27	25 Apr 27
Casting 5th floor slab	27 Apr 27	27 Apr 27

CONSTRUCTION SCHEDULE

FIFTH FLOOR	START DATE	FINISH DATE
Masonry walling to 6th floor	04 May 27	08 May 27
Formwork to 6th floor slab	09 May 27	13 May 27
Steel fixing to 6th floor slab	14 May 27	18 May 27
Plumbing & electrical services	19 May 27	23 May 27
Casting 6th floor slab	25 May 27	25 May 27
SIXTH FLOOR	START DATE	FINISH DATE
Masonry walling to 7th floor	01 June 27	05 June 27
Formwork to 7th floor slab	06 June 27	10 June 27
Steel fixing to 7th floor slab	11 June 27	15 June 27
Plumbing & electrical services	16 June 27	20 june 27
Casting 7th floor slab	22 June 27	22 June 27
SEVENTH FLOOR	START DATE	FINISH DATE
Masonry walling to 8th floor	22 June 27	26 June 27
Formwork to 8th floor slab	27 June 27	01 July 27
Steel fixing to 8th floor slab	02 July 27	06 July 27
Plumbing & electrical services	07 July 27	11 July 27
Casting 8th floor slab	13 July 27	13 July 27
EIGHTH FLOOR + ROOFTOP POOL	START DATE	FINISH DATE
Masonry walling to parapet walling	13 July 27	19 July 27
Formwork to parapet walling	20 July 27	26 July 27
Steel fixing to parapet walling	27 July 27	02 Aug 27
Plumbing & electrical services	03 Aug 27	09 Aug 27
Casting parapet walling	11 Aug 27	11 Aug 27

CONSTRUCTION SCHEDULE

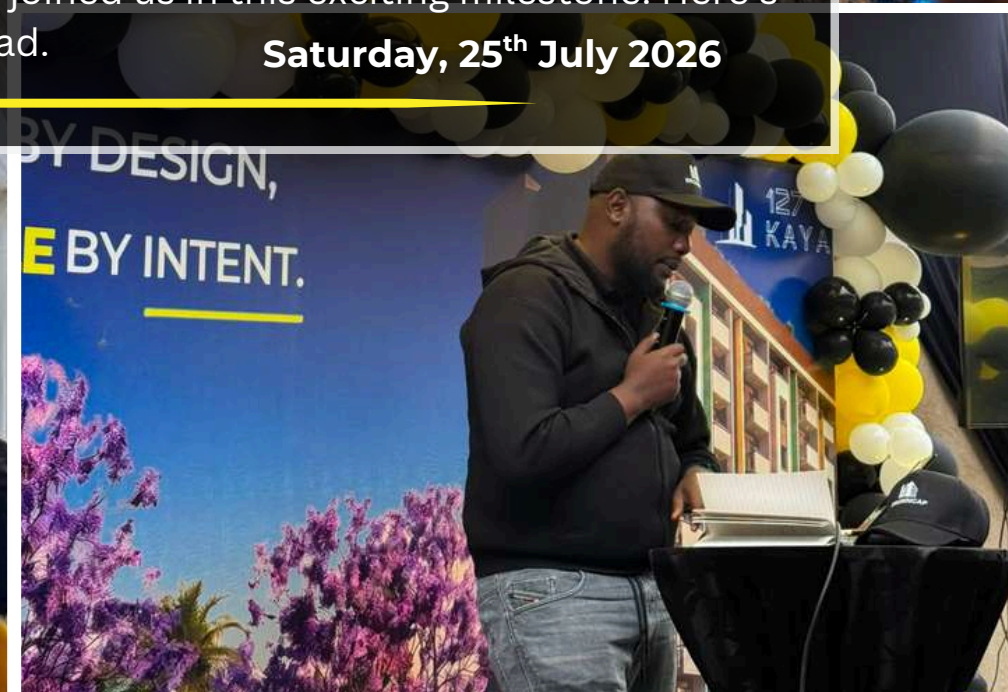
FINISHES	START DATE	FINISH DATE
Window fabrication and installation	13 July 27	02 Aug 27
Fixing Timber Door frames	03 Aug 27	13 Aug 27
Internal plaster	14 Aug 27	03 Sept 27
Internal Floor screed	05 sept 27	15 Sept 27
External plaster	16 Sept 27	26 Sept 27
Internal Skimming & undercoats	28 Sept 27	08 Oct 27
External undercoats	10 Oct 27	15 Oct 27
Tiling in wet areas	17 Oct 27	06 Nov 27
Fixing timber doors	07 Nov 27	12 Nov 27
Fixing Wardrobes & cabinets	14 Nov 27	24 Nov 27
Plumbing & electrical fittings	14 Nov 27	24 Nov 27
Plumbing & Drainage	14 Nov 27	24 Nov 27
Door polishing	25 Nov 27	15 Dec 27
Internal final coats & touchups	25 Nov 27	15 Dec 27
External final coats & finishes	16 Dec 27	23 Dec 27
External landscaping	24 Dec 27	06 Jan 28
SNAGGINGS & FINAL TOUCH UPS	06 Jan 28	26 Jan 28
HANDING OVER	26 Jan 28	15 Feb 28



127 KAYA Phase II Groundbreaking

Thank you to everyone who joined us in this exciting milestone. Here's to a successful journey ahead.

Saturday, 25th July 2026





CALL:

+254-115-205-332

CONTACT US ON

Email: sales@browncap.co.ke

Website: browncap.co.ke

OUR LOCATION:

Building Name: The View

General Mathenge Road, Spring Valley

Postal Address: P.O. BOX 48620-00100

Nairobi, Kenya

