

# ONE

GENERAL MATHENGE





ICONIC RESIDENCES  
DESIGNED IN NEW YORK  
BUILT IN THE GREEN CITY IN THE SUN





## INTRODUCING ONE GENERAL MATHENGE

A new level of luxury living has arrived in Nairobi, featuring 43 unique residences, spanning an approximate 3 acre oasis, that converge the beauty of nature and luxury of modern living into your personal space.

Conceived by one of New York's most prestigious architects, Albert Angel, One General Mathenge has been designed to reflect the quality, choice, and excellence that exemplify AMS Properties as the number one developer in Kenya.

AMS Properties have always been at the forefront in providing quality finishing. From German kitchens to Italian tiles, mahogany wood flooring to European light fittings, and exquisite spa facilities to infinity pools. AMS Properties provides an impressive blend of beauty, quality and state-of-the-art technology.

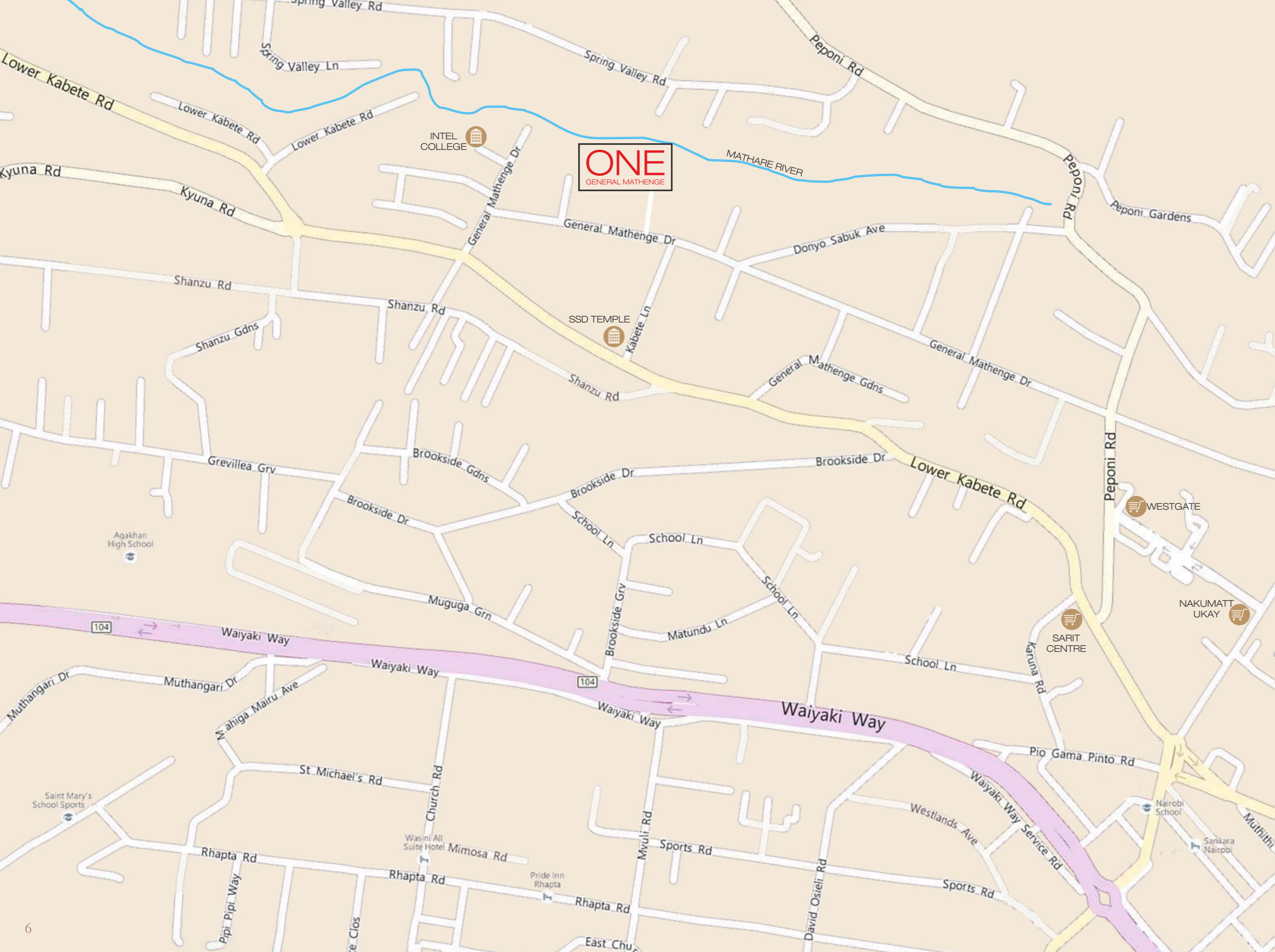




## SPECTACULAR VIEWS

One General Mathenge has been designed to offer views overlooking the scenic green vistas and is itself a sight to behold. The unique architectural composition has been carefully crafted to create impressive views from every aspect of the building. Each apartment offers expansive spaces where indoor and outdoor blend effortlessly, and features panoramic views of the valley and river.





## LOCATION

Located in one of Nairobi's most prime areas, the property offers breathtaking views within a safe and secure location. Welcome to your very own haven of tranquility, comfort, and elegance. At One General Mathenge, you will feel completely secure in your isle of luxury.





## MORE GREENERY

This unique residence, situated on just under a 3 acre riverfront, is intricately woven into its surroundings of dense foliage and lush trees. The development is moulded into the contours of the landscape where exterior and interior spaces become one. The design of the building is formed by the slope of the valley and seamlessly blends into the natural environment.





## MORE SPACE

For those accustomed to living a life of indulgent luxury, your apartment gives you an abundance of space to create your own private oasis. Each apartment residence has been meticulously planned with generous dimensions, accommodating floor to ceiling windows, and expansive living and dining areas that open out to a large terraces with glass balconies. Apartments also include spacious family rooms.

Residents at One General Mathenge will also enjoy three heated infinity pools, which include a lap pool, a kids pool and an adults relaxation pool. Spacious indoor and outdoor entertainment areas are just some of the finest amenities to complement your lifestyle.





## MORE LIVING

One General Mathenge is designed for those who demand nothing short of perfection, quality, and a superior lifestyle. The development consists of three to five bedroom apartments, ranging in size from over 4,200 square feet to over 9,000 square feet, each containing custom details and finishing.

Each resident will have the privilege of his or her own private lift lobby, all en-suite bedrooms, and 2 DSQ's with a dhobi and wash area. Residents will also enjoy the luxury of Villeroy & Boch fittings and finishes in all bathrooms. Additionally, the lavish proportions of the master bedrooms offer plenty of living space, a private balcony, walk in wardrobes and a dressing area.





## SPECIFICATIONS

43 unique villas situated on a 3-acre riverfront. The development comprises of a 5 block Azure Tower. The Azure is a distinctive and iconic Ground + 9-storey building featuring:

- 10 Three bedroom Sky Villas
- 18 Four bedroom Sky Villas
- 3 Four bedroom Penthouses
- 5 Five bedroom Sky Villas
- 5 Five bedroom Garden Villas
- 2 Five bedroom Duplex Penthouses

Each floor has its own villa.

Every 3 bedroom apartment has 2 car parking spaces and each 4 & 5 bedroom villa has 3 car parking spaces, and the 5 bedroom duplex penthouses each have 4 car parking spaces.





## OPULENT AMENITIES

### LIFE STYLE AMENITIES

- Fully equipped gym
- Spa with jacuzzi, steam and sauna
- Yoga studio
- Three heated infinity swimming pools (kids pool, lap pool, adult relaxation pool)
- Landscaped gardens
- Meditation area
- Children's play area located in a safe and secure area
- Indoor entertainment area
- Outdoor barbeque area
- Jogging track
- Games room

### SECURITY AMENITIES

- Video door phone with intercom
- CCTV cameras
- Main boundary wall with electric fence and razorwire
- Provision for panic button and alarm sensors in all bedrooms and main entrance lobby

### BUILDING AMENITIES

- Fiber optic link to digital telephone exchange, DSTV and internet provision
- European high speed lift in each block (total of 5 lifts)
- Borehole
- 600 KVA standby generator
- Solar water heating
- Ample car parking spaces for visitors
- Private storage areas will be available for sale





## MORE IMAGINATION

Expansive spaces featuring custom details, the finest natural finishes and the breathtaking views will redefine luxury in Nairobi living.

Each residence has been meticulously planned with gracious layouts, wide dimensions and the highest quality materials including European engineered wood flooring, 80cm x 80cm Spanish tiles & European light fittings.

Residents of One General Mathenge will have the option for customising certain aspects of their apartments.





## MORE TECHNOLOGY

One General Mathenge offers you the ultimate lifestyle equipped with a Poggenpohl kitchen. Its holistic detail contributing to the overall impression, durability and sustainability for everyday use. The Poggenpohl kitchen will offer you a more enjoyable way to cook, eat and live. Whether cooking, cooling or washing, the kitchen is equipped with Kuppersbusch appliances.

A personalisation option offers all the possibility to adapt to the appliances to suit your personal preferences. Apart from the already equipped kitchen with a 6 burner cooker, oven with extractor, microwave and a wine cooler, breakfast extension and a two level bar counter, One General Mathenge gives further flexibility to upgrade your Poggenpohl kitchen to include a fully integrated stainless steel fridge & freezer, coffee machine, steam oven and a dishwasher.





## MORE TECHNOLOGY

All apartments have solar heating and feature Villeroy & Boch sanitaryware, fittings and Villeroy & Boch bathroom furniture. Master bedrooms feature state of the art Villeroy & Boch corner bathtubs and separate Villeroy & Boch showers providing the ultimate spa-like escape. All showers have frameless glass enclosures and showerheads for a natural relaxing experience.

Villeroy & Boch has stood for innovation which makes life easier and richer. This German brand has a strong aesthetic appeal and is extremely user-friendly.

Each bathroom will have Spanish porcelain tiles from Baldocer along with mosaics from Dune bringing a unique touch. Tile designs are modern and contemporary.





## MORE COMFORT

Designed with the utmost comfort in mind, Rauch German Wardrobes allow for a clutter free and convenient lifestyle. Elaborate walk in wardrobes, articulated lobbies and reception areas ensure you can focus on the more important things in life.

Featuring natural timber veneers, crystal mirrors, in-built lighting and the highest quality hardware and construction, these wardrobes will remain functional and aesthetic for years to come.





## MORE RELAXATION

Whether you are simply unwinding after a busy day or keen to keep fit, One General Mathenge offers a variety of indoor & outdoor facilities to choose from, all within comfortable reach.

For the mind and body, One General Mathenge offers a fully equipped gym, spa with jacuzzi, steam and sauna, 2 heated infinity pools (lap pool and adults relaxation pool), meditation area, indoor entertainment, outdoor barbeque area and a jogging track.

For the kids, the facilities include games room, children's playground and a heated kids pool.



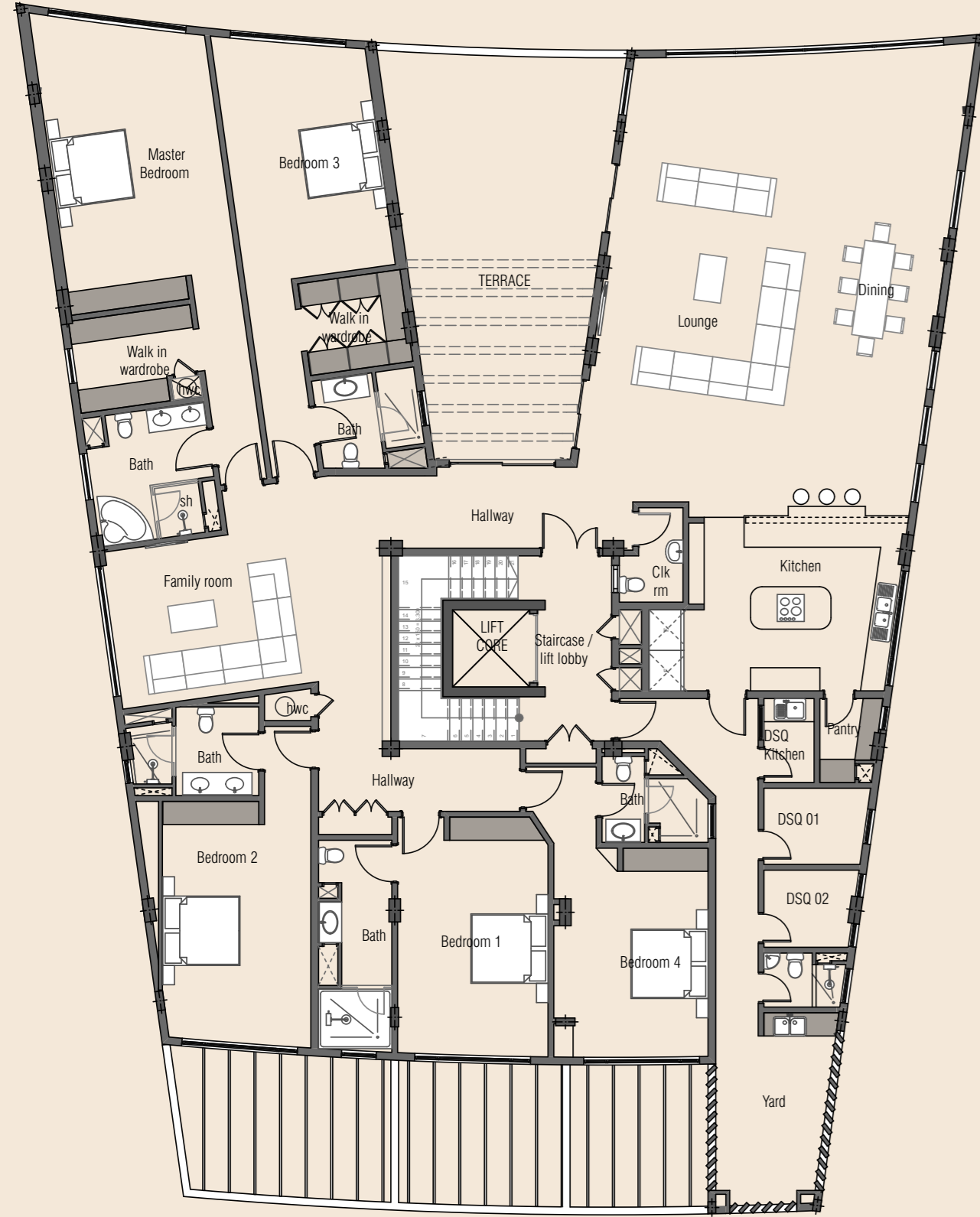


# THE UNITS

## APARTMENT DETAILS

- Entrance hall with feature passage
- Poggenpohl kitchen with 'touch' Kuppersbuch German appliances (cooker with 4 gas & 2 electric burners, oven & hood, microwave, wine cooler)
- Pantry
- Dining room
- TV / family room
- Spacious lounge
- Cloakroom
- Common terrace with glass balustrade
- En suite master bedroom with corner bathtub, separate shower, walk in wardrobe, and private terrace
- All additional bedrooms are en suite
- Dhobi and wash areas
- 2 DSQs with bathroom & kitchenette
- Spanish ceramic & porcelain tiles
- European engineered wood in bedrooms
- Villeroy & Boch bathroom fittings
- Villeroy & Boch bathroom furniture
- Villeroy & Boch sanitaryware
- Frameless glass shower enclosures
- European light fittings
- Rauch German wardrobes
- Glass balustrades in the balconies





BLOCK 1 - 5  
FIRST FLOOR  
5BR. GARDEN VILLA  
6,100 SQ.FT. B.U.A  
3 PARKING SPACES



BLOCK 1 - 5  
SECOND FLOOR  
5BR. SKY VILLA  
5,510 SQ.FT. B.U.A  
3 PARKING SPACES

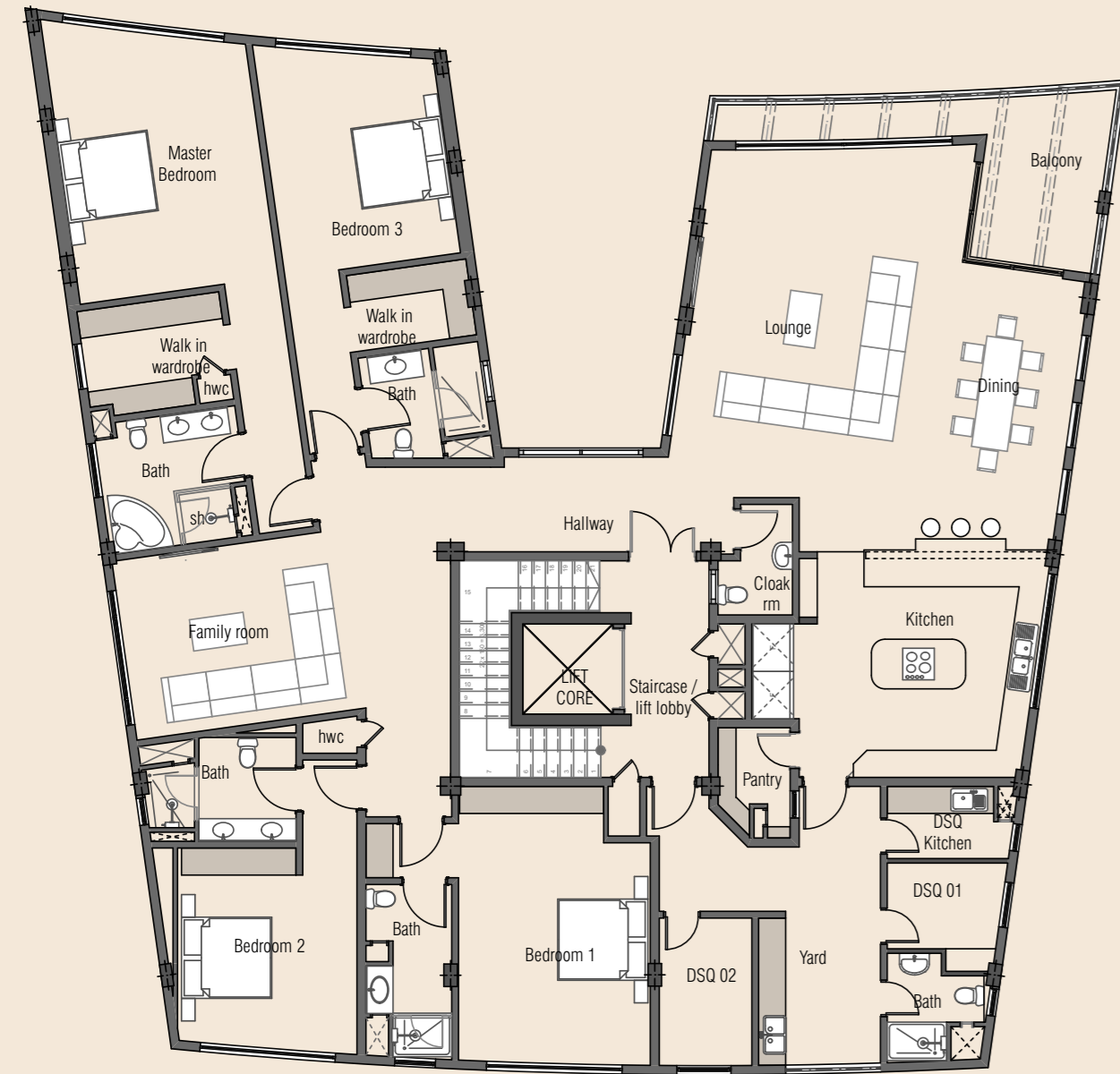


BLOCK 1 - 5  
THIRD FLOOR  
4BR. SKY VILLA  
5,000 SQ.FT. B.U.A  
3 PARKING SPACES

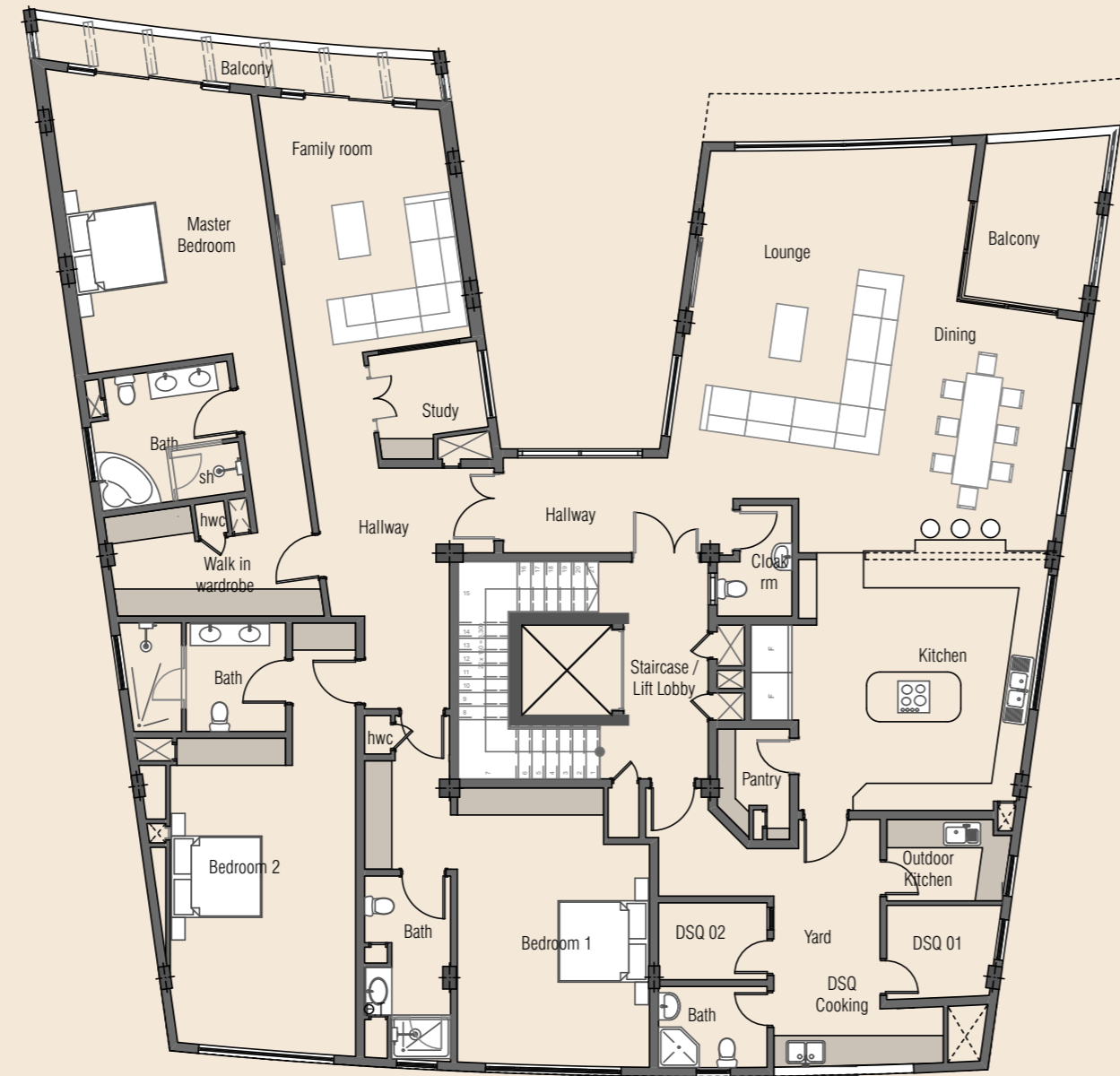


BLOCK 1 - 5  
FOURTH FLOOR  
4BR. SKY VILLA  
4,575 SQ.FT. B.U.A  
3 PARKING SPACES





BLOCK 1 - 5  
FIFTH FLOOR  
4BR. SKY VILLA  
4,575 SQ.FT. B.U.A.  
3 PARKING SPACES



BLOCK 1 - 5  
SIXTH FLOOR  
3BR. SKY VILLA  
4,470 SQ.FT. B.U.A.  
2 PARKING SPACES



BLOCK 1 - 5  
SEVENTH FLOOR  
3BR. SKY VILLA  
4,360 SQ.FT. B.U.A.  
2 PARKING SPACES

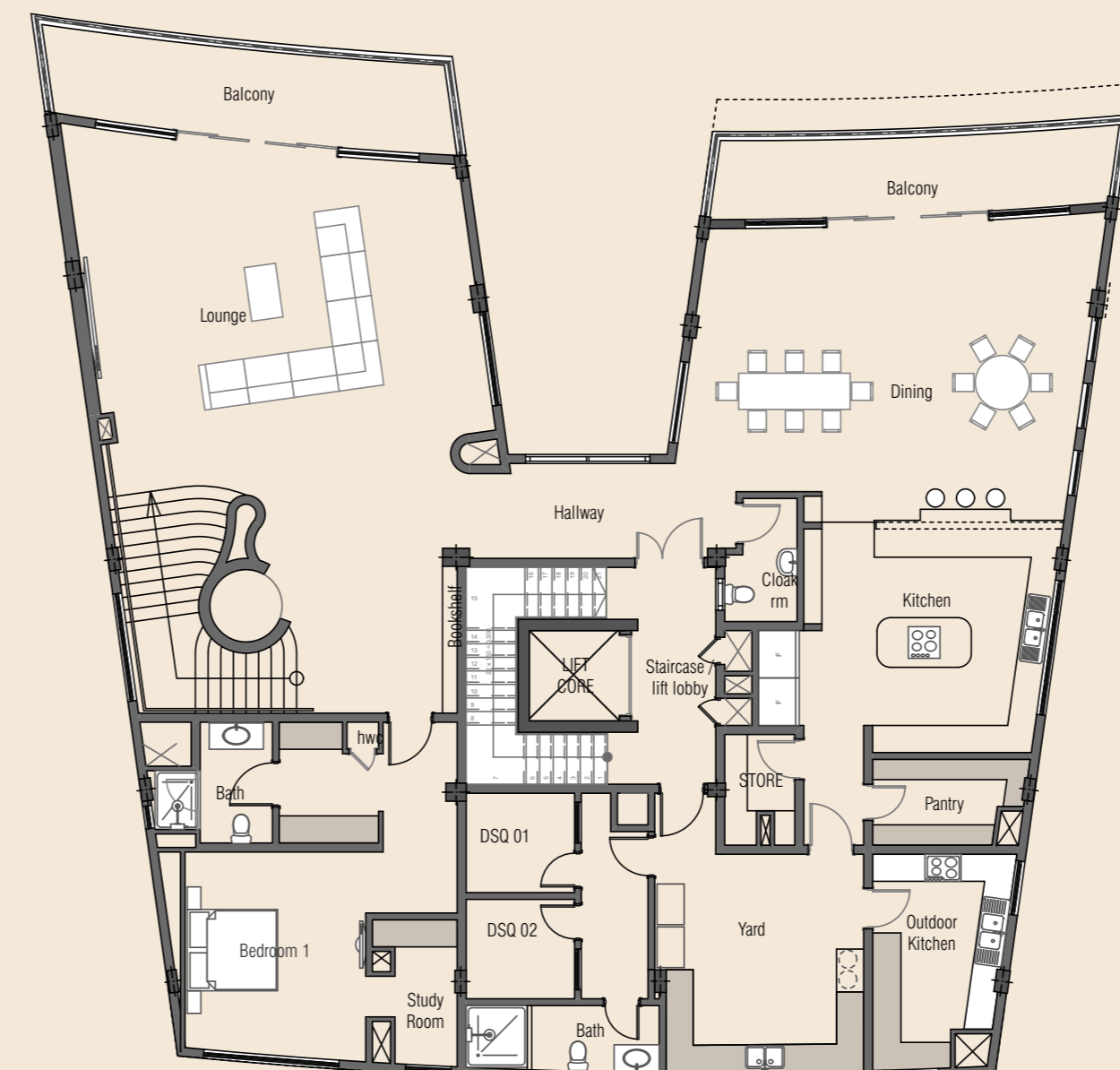


BLOCK 3 - 5  
EIGHTH FLOOR  
4BR. SKY VILLA  
4,500 SQ.FT. B.U.A.  
3 PARKING SPACES

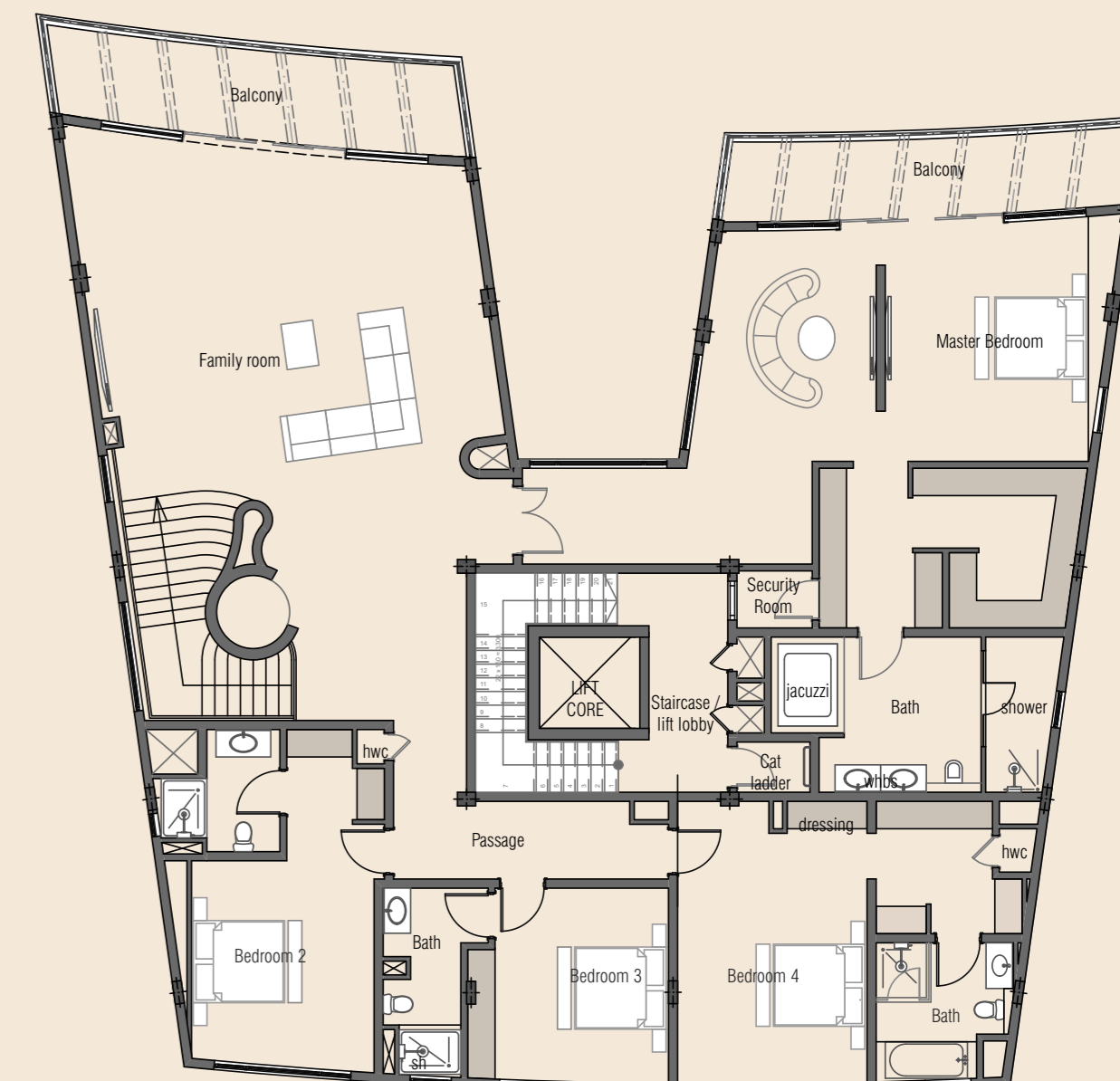




BLOCK 3 - 5  
NINTH FLOOR  
4BR. PENTHOUSE  
4,500 SQ.FT. B.U.A.  
3 PARKING SPACES



BLOCK 1 - 2  
EIGHTH FLOOR - DUPLEX LOWER FLOOR  
5BR. DUPLEX PENTHOUSE



BLOCK 1 - 2  
NINTH FLOOR - DUPLEX UPPER FLOOR  
5BR. DUPLEX PENTHOUSE  
9,000 SQ.FT. B.U.A.  
4 PARKING SPACES





## THE ARCHITECTS

The design and execution of One General Mathenge brings together two awardwinning and highly-acclaimed architecture practices: New York City-based Albert Angel and Nairobi-based IPDC.

Albert Angel, founded in 2005, brings a unique international design perspective to One General Mathenge: one that draws upon the studio's collective global experiences, inspirations and studies.

Albert Angel cultivates the architecture of well-being; and with his cross-disciplinary team develops a global design approach which put geometry, symmetry, light and organic energy at the heart of every project. The office's unique projects for high-end residential, commercial and hospitality around the world have been featured in many leading architecture and design publications.  
[www.albert-angel.com](http://www.albert-angel.com)

IPDC (Innovative Planning and Design Consultants), founded in 2008 by Jatinder Thethy, contributes to One General Mathenge its expertise of regional architectural standards and practice. IPDC prides itself in its collaborative approach as its talented and dynamic team pursues groundbreaking architectural design and planning schemes in the region. IPDC's ability to execute concepts and turn visionary designs into award-winning buildings while consciously promoting environmental sustainability makes it a local leader in improving the built environment.  
[www.ipdc-kenya.com](http://www.ipdc-kenya.com)

## WORLD CLASS INTERIORS BY AMS PROPERTIES

AMS Properties understands that part of the luxury experience, in addition to having a unique custom designed building with open spaces and abundant amenities, is the ability to personalise the client's interiors. To that end, AMS Properties will offer options of interior fit-outs to help you tailor your own interior experience.

Specifically, an additional brochure will be provided to buyers of One General Mathenge with information on pricing, design details, and individual suggestions for each residence type, should they wish to take advantage of this unique opportunity to add equipment to their kitchens, and acquire European furniture, finishings and fittings.



# SELECTED COMPLETED PROJECTS



ONE WEST PARK



FIVE STAR MEADOWS



FORTIS SUITES



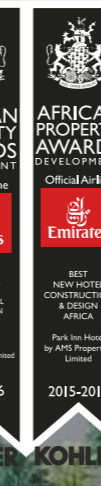
FORTIS TOWER



FORTIS OFFICE PARK



PARK INN



# CURRENT & UPCOMING PROJECTS



FIVE STAR PARADISE



ONE BROOKSIDE DRIVE



FIVE STAR GARDENS



FORTIS INDUSTRIAL PARK



FORTIS PLAZA



FIVE STAR LAKE TERRACE



# OUR LEGACY



We envision things differently by taking a look at what matters most — creating a better way of living. It is something we have been doing successfully for the last 20 years, both as developers and project managers. AMS Properties prides itself on its commitment to timely deliveries, impeccable quality and its integrity in business. We are dedicated to fostering a spirit of innovation. This spirit leads us to develop a vision that meets the precise needs of residents in today's world and at the same time strongly values our social and environmental responsibilities. We have set up a number of residential and commercial property development projects locally and are proud to boast over 7 million square foot built up area delivered or in the pipeline.



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