



**“CITY –VILLA” – Apartment House including offices in Kizingo – the best convenient location.**

**A place where successful people live from Mombasa.**



**EURO TRUST Real Estate is pleased to offer you a real estate in an exclusive estate in Mombasa.**

EURO TRUST Real Estate presents you an extremely attractive and highly modern studio apartment house in Kizingo. Beautiful, bright apartments with different layouts are here just for you. We are producing several types of apartments to suit every taste, including exclusive and spacious duplex apartments with fantastic penthouses. Modern, with clean lines and shapes, fits the building as a successful part of an ensemble in the prestigious surroundings.

This region is very attractive with less traffic compared to even Nyali. It is full of recreational facilities. Living, working, shopping and recreation - all without stress and annoying through traffic, and yet is in the center of the city with a wonderful view of the countryside. This spot is located at one of the most sophisticated and therefore most popular residential estates of Mombasa.

In the spacious condos, you can choose between different floor plans. All apartments are equipped with balconies and are absolutely of high quality, so an exclusive life is mediated.

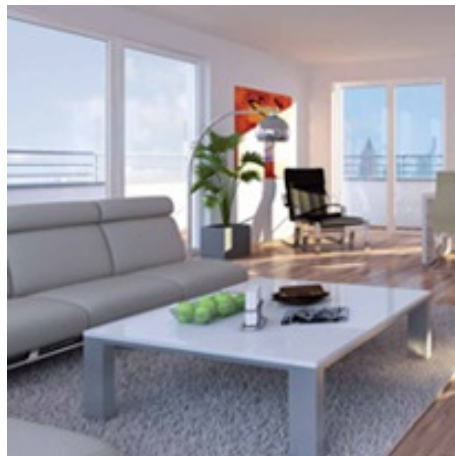
You can buy your apartment in our luxuriously standard classic version or request for more classic finest materials at a slightly higher cost.

It is really special to offer the penthouse apartments; they have a unique roof terrace and offer a picturesque panoramic view of the Mombasa - Lakeview included.

In addition to what you already have in this exclusive apartment house there is 6th floor sea view!

These properties are meant for all people who want to live in the city and yet get the benefits of a quiet, spacious and exclusive environment with excellent infrastructure. In addition be able to easily access shopping and educational institutions. The perfect quality and features of the apartments is everything your heart desires and with the connection to modern communications networks, this is all you need.

Our apartment project offers EURO TRUST Real Estate customers a rare opportunity to acquire a luxurious apartment with excellent facilities and first class design and make Kizingo estate center of life for themselves and their families.



The name CITY VILLA is no accident. It describes the housing situation very closely and to the point. Your mobility is always maintained by an excellent infrastructure. From your new residential home in Kizingo, you really reach any area of the city via the shortest route.

And you can find in your new neighborhood: Mombasa Hospital, Aga Khan School, Main Courts Mombasa, Central Bank of Kenya and the State House - there are also day care centers and all the necessary types of schools / universities in the area.

You will see the existing infrastructure justifying the high quality of life and attractiveness of this residential area.



1. CITY-VILLA
2. Mombasa Law Courts
3. Mombasa Hospital
4. Swahili Cultural centre
5. Mombasa Club
6. Fort Jesus
7. Kenyatta University
8. National bank of Kenya
9. Mombasa Trade Center
10. State house
11. Police Headquarters
12. Mombasa Golf Club
13. Mombasa Kindergarten School
14. Mombasa Primary School
15. Coast Academy
16. The Aga Khan hospital
17. Aga Khan Nursery School
18. Sport Complex
19. Nakumat Likoni
20. Stragglers Cricket Club
21. Margaret Church PCEA
22. Aga Khan Academy
23. Mombasa Sport Club

## Here are some benefits of our exclusive condos:

You can choose between attractive 2 - and 3-bedroom apartments as well as some larger 4-bedroom apartments, all with spacious balconies, with bright rooms and smart functionality integrated inside the apartments.

In addition to the bright flats, EURO TRUST offers you an additional pretty exclusive penthouse duplex apartments and flats.

A modern elevator takes you up from the garage to your floor. All in all, you and your loved ones will find not only the apartment of your wish with the best conditions, but much more - even all around and will feel this permanently. And that's the most important thing!

Light-filled studio apartments are at the heart of each apartment; here the living room is connected to the dining area, also available with open or closed kitchen. The low floor, French windows and studio glass flood in the living areas with lots of light, creating the impression of a spacious and modern life. Fully equipped bathrooms, very light and furnished in modern design with natural ventilation will give you comfort and a relaxed homely atmosphere.

Each apartment has at least one balcony, porch and / or terrace with ideal sun exposure. From the fifth floor, but also in the penthouse, you can enjoy the unique view of the Indian Ocean. Indoor and outdoor spaces merge with generous roof terraces into one. So you can use your opportunity for personal and individual floor plans, according to your wish.

In addition to its attractive and central downtown location, the CITY VILLA offers excellent planning, a successful aesthetic design and material quality equipment. Responsible for this is an experienced and renowned architect, who has succeeded with this exceptional project to create a place of well-being for all apartment residents.

The interior of each apartment ceiling heights of about three meter and make the floor-length windows for a studio atmosphere with ample space for creative living.

## Maisonette and penthouse:

The "cream pieces" in the CITY-VILLA are the penthouses and spacious maisonette apartments. Characterized, for example, the elegant penthouse of unusually large windows, an open floor plan with exquisite and modern materials.

**Highlight:** The magnificent view of the Indian Ocean from the 5<sup>th</sup> floor,

### 3<sup>rd</sup> and 2<sup>nd</sup> Floors:

The apartments on the second and third floor rooms are set with bright and spacious floor plans. An elevator takes you also here from the parking garage directly to your floor. The carefully balanced mix of housing types creates a pleasant residential community where young families will feel up to the demanding connoisseur pair.

This architecture of the building, EURO TRUST ensures that you can find here the right balance of intimacy and good neighbors.



## LIVING CONCEPT & EQUIPMENT DRAFT"

Here attention was paid to key details during the planning with regard to your quality of living, security of energy supply that ensure long term is of much joy. Open space is pronounced away from anything that can cramp and hamper its visibility. More space and room rather than narrow corridors, and has many doors. This approach generates an optimal spatial effect for all who are open to new ideas. There is already the entrance of a kind in the living room with open kitchen and dining area. There is optimal use of space and spatial effect, modern finishing materials, emphasize on the individual and unique philosophy of the new residential address in Kizingo`s most fashionable estate.

But of course that is only a suggestion! We may as well be happy to discuss your own living room layout with you and we will fix them. It is so simple.

We offer two trim levels, MODERN LIFESTYLE and LIFESTYLE LUXURY that are dominated by clean lines and warm colors.

All apartments are definitely built with high quality materials from reputable and leading suppliers. The same holds true with the choice of all the components of the whole house.

### **EQUIPMENT HIGHLIGHTS:**

#### **Apartments:**

- ◆ Designed & made by German
- ◆ Excellent finishes
- ◆ Walk in dressing
- ◆ Guest Cloakroom
- ◆ Spacious balconies
- ◆ High quality real wood flooring in all living rooms
- ◆ Tile from Villeroy & Boch (or equivalent) or stoneware in Bath & Kitchen
- ◆ High-quality fittings and sanitary equipment (including Villeroy & Boch, Duravit, Alape or equivalent)
- ◆ Large floor length French windows (plastic with aluminum core, insulation and burglar-resistant glazing)
- ◆ Solar Waterheatingssystem
- ◆ Borehole inkl. Water clearing system
- ◆ Underground parking
- ◆ Stand by Generator

#### **Recreation:**

- ◆ Multimedia & high-tech wiring (bus system)
- ◆ Spas - Swimming pool,
- ◆ Billiard room

#### **Lifestyle:**

- ◆ Lift from the garage
- ◆ Sauna / Jacuzzi
- ◆ Sport pool / GYM
- ◆ Juice & Café Bar by the pool

#### **Security:**

- ◆ Video and intercom system with color display
- ◆ Wood doors with burglar-resistant glazing
- ◆ window sound insulation class III / class drop WK 4
- ◆ apartment entrance doors in solid wood with 3-fold safety lock
- ◆ 24hr - 2 man Askari Service
- ◆ Alarm response
- ◆ Apartment alarm system

#### **Service:**

- ◆ Taxi, cleaning service massage service, car wash, complimentary newspaper,
- ◆ 5 Years warranty & support for House features
- ◆ 30 year guarantee on the construction

#### **FEATURES - barrier-free living:**

In the apartment, we offer course barrier-free living in (the apartments selected criteria of accessibility according to the German Industrial Standard (DIN)) an internationally recognized and coveted seal of quality.



## JOURNEY OF INSPIRATION

EURO TRUST is a source of inspiration. Now, the brand has continued to develop and inspire the lives of people. We'd like to invite you to join us on an exciting journey of inspiration that is as lively, diverse and emotional as the brand itself.

Discover our life-enhancing product innovations, modern design and variety that give you greater individuality when realising your dream of a perfect bathroom – from the gently flowing natural forms and the elegance to the colourful floral motifs.

Experience our new products for bathrooms and cloakrooms, our whirlpool systems and spas – fascinating innovations, the surprisingly good value-for-money bathroom, the superflat Flat shower tray and other design highlights. Other new products include the +Sound, \_Design, Frame to Frame and collections, as well as the revolutionary compact fastening system. The journey is worth it – become inspired.





## Burglar-resistant systems

Burglar-resistant windows, doors, sliding systems, façades and conservatories from our Partner always mean comprehensively tested security. All individual components are perfectly matched to one another.

### Key benefits

- ◆ Secure yet unobtrusive
- ◆ Security classes up to WK3 in accordance with DIN V ENV 1627
- ◆ Windows and façades also tested to WK4 (on request)
- ◆ Multi-functionality with fire protection, smoke protection, access control
- ◆ Used in conjunction with our Protect safety glass

### Security classes

An attractive appearance is retained irrespective of the security provided. With our systems, the increased security is largely concealed. The innovative technology protects the user in the long term.

### Security classes: key features

- ◆ WK 1: Building components offer basic protection against attempts to break in using body weight, such as kicking, flying kick, shoulder charge, lifting upwards and tearing out. These building components only offer limited protection against the use of lever tools.
- ◆ WK 2: Opportunist burglars also use simple tools like crowdrivers, pliers and hand axes to try to break into locked and bolted building components.
- ◆ WK 3: Burglars use a second screwdriver and a crow-bar to try to break into locked and bolted building components.
- ◆ WK 4: Experienced burglars may also use cutting and striking tools, such as pickaxe, crowbar, hammer and chisel, and possibly a cordless drill.

Despite the high security requirements, architects and their clients still retain the same creative freedom on account of customised shapes and colour schemes.

### Window fittings

We provide a comprehensive range of accessories to suit individual design requirements. The fittings for vent weights up to 160 kg are ideal for large format designs and transparent architecture.

### Key benefits

- ◆ Modular, multi-layer security concept with robust security locking, anti-drill protection and protection against levering out
- ◆ Classification of burglar resistance based on DIN V EN V 1627 into security classes WK1, WK2, WK3
- ◆ Our AvanTec offers the highest security standards with burglar-resistant solutions up to WK3
- ◆ Our TipTronic based on the own AvanTec security technology up to security class WK2
- ◆ Attractive security handle, lockable or with push-button



## Door fittings

With its door system, we offers a wide range of options for making opening units more secure. The perfect interplay of all components is an important part of the development of burglar-resistant systems.

### Key benefits

- ◆ Tested system profiles
- ◆ Multi-point locking
- ◆ Multi-point locking, also self-locking, available: increased tested burglar resistance (WK2) simply by slamming the door, no additional locking necessary
- ◆ Our locking points up to WK3
- ◆ Special security fittings prevent the door from being levered out or the lock case from being drilled out
- ◆ Profile cylinder with anti-drill and anti-pull-out protection

## Façades

Secure yet unobtrusive. In addition to their standard levels of security, our façade systems can also be fitted with additional devices to provide burglar resistance, bullet resistance and even blast resistance.

It is important here that both the façade and the insert units are designed to the same security standard. More detailed information about the individual security classes can be found on the relevant product pages.

### Key benefits

With just a few additional components, the standard systems are converted into security systems

The standard system and security system look identical since the additional components are concealed in the façade

## Safety Glass - our Protection

Be it for private housing or large projects, our Protection is the ideal solution for minimising the risk to people and property where there is a high demand for safety.

### The advantages of our Protection:

Effective, tested protection - even in the face of explosives in resistance class EPR 1

The security measures cannot be seen, as the amount of light, the view and the transparency remain the same.

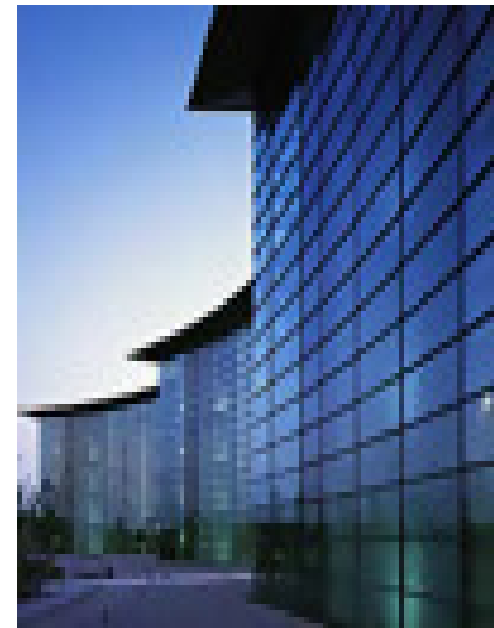
Available in single or double glazing

Combinations of burglar, bullet and explosion-resistant glass available

Particularly effective combination of glass thickness and glazing

Sophisticated look and a high degree of functionality

Our system security "from a single source": from security glazing (including our Flam fire-resistant glazing) to profiles and system fittings. In conjunction with our security profile systems, our Protection glass guarantees a sense of security in all sensitive areas in windows, doors and façades.



## EURO TRUST Stone - the best thermal insulation stone of all time

**Isolation: EURO TRUST Stone light – there is no better mineralic thermal insulation stone!**

Fantastic thermal insulation with an insulation value of up to  $\lambda 0.06^*$ . Ideal for passive houses!

**SAFE: EURO TRUST Stone light – extremely fireproof!**

With a fire resistance rating of up to **180 minutes**. Up to F 180 and compartment wall. For a safe home!

**STRONG: EURO TRUST Stone light – “warm” and loadable!**

Up to compressive **strength class 6** – ideal for today’s own homes.

**SILENT: EURO TRUST Stone light – noise protection made easy!**

Great noise protection with up to **49 db** for exterior walls. At last: peace and quiet in your own four walls!

**HEALTHY: EURO TRUST Stone light – a great living climate!**

**Natural moisture compensation** without vapour-proof barrier.

**SIMPLE: EURO TRUST Stone light – fast, easy and, as usual: in one step!**

Monolithic wall building material, since it doesn’t require additional insulation, which is expensive and tricky to install. No need for expensive, complicated reveal stones. Safe installation **as usual – in one step!**

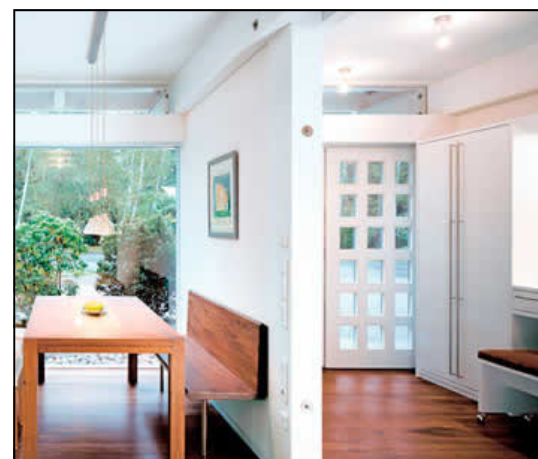
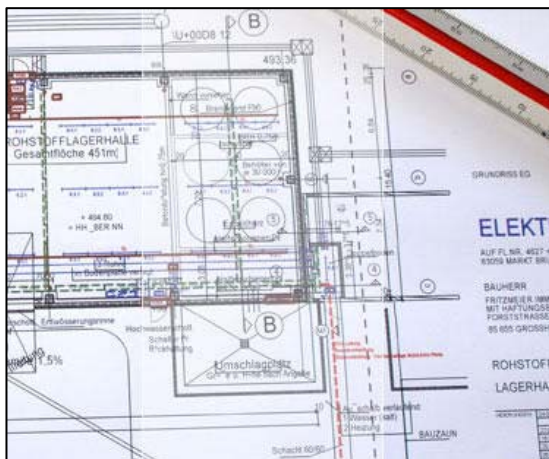
**PERFECT: EURO TRUST Stone light – no vertical or horizontal thermal bridges!**

Thanks to the all-round tongue-and-groove system, the horizontal **thermal bridges** which otherwise arise, **are prevented**.



## Home electronics quality from beginning to end – a hole life ....

Every building is exactly calculated and designed, also in questions of electricity!



## Versatile

EURO TRUST - the new generation is a versatile system for the application:

- Drinking water installations
- Heating Installation



## Reliable

With a huge range of precisely matched components EURO TRUST is the ideal system for virtually every need and every conceivable operating conditions. The sliding sleeve creates a clever fusion technology making permanently tight joints without O-ring and is noticeably easier to install.

## Secure

The EURO TRUST System leaves nothing to be desired neither in processing nor in the hard every day needs. Brass, stainless steel and innovative polymeric materials not only ensure durability and safety. Especially stainless steel and polymeric materials meet the most stringent hygiene standards - today and tomorrow.

There are many reasons for the EURO TRUST system:

- ◆ Durable, robust and suitable for construction sites
- ◆ Easy to install safely and quickly
- ◆ Universal pipes for drinking water and heating installations
- ◆ Connection technology without sliding sleeve O-ring
- ◆ Low pressure loss due to minimal cross-sectional narrowing
- ◆ Pressure-resistant connection immediately
- ◆ Excellent value for money

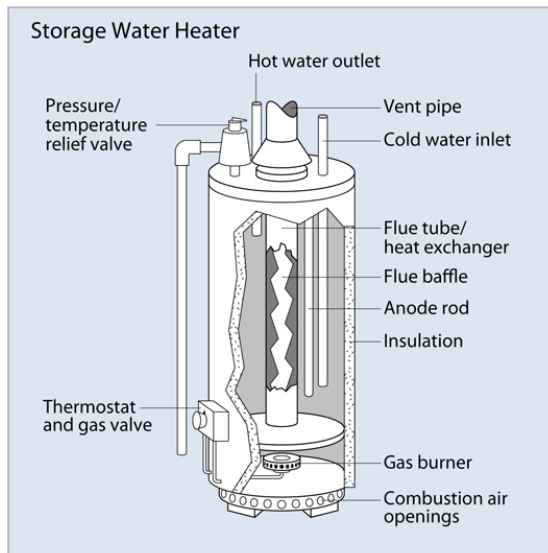
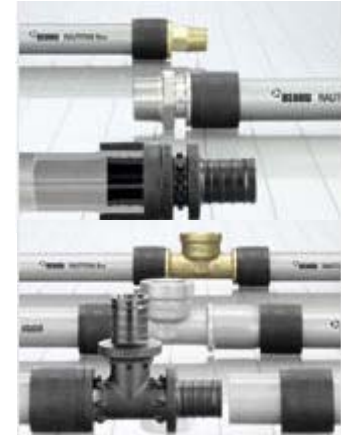
**Connection technology sliding sleeve: reliable, secure, efficient and universal**

**Polymer (EURO TRUST PX):** The sliding sleeve connection technique of the latest generation

**Stainless Steel (EURO TRUST SX):** The warranty for secure system transitions

**Brass (EURO TRUST MX):** Well proven in use and versatile

- ◆ Unattainable reliable without O-ring
- ◆ Simple visual inspection
- ◆ Outstanding efficiency through optimal flow
- ◆ Unbeatable versatile, for all-purposes



## Conventional Storage Water Heaters & Solar Heater

Conventional storage water heaters remain the most popular type of water heating system for the home. Here you'll find basic information about how storage water heaters work; what criteria to use when selecting the right model; and some installation, maintenance, and safety tips.

### **How They Work**

A single-family storage water heater offers a ready reservoir—from 20 to 80 gallons—of hot water. It operates by releasing hot water from the top of the tank when you turn on the hot water tap. To replace that hot water, cold water enters the bottom of the tank, ensuring that the tank is always full.

Conventional storage water heater fuel sources include natural gas, propane, fuel oil, and electricity. Natural gas and propane water heaters basically operate the same. A gas burner under the tank heats the water. A thermostat opens the gas valve as the water temperature falls. The valve closes when the temperature rises to the thermostat's set point.

**This heater, you need only – if the Hot Water from your Solar heater is not enough!**