



**GRAND**  
RIVERSIDE

A PROJECT BY CANAAN DEVELOPERS



**IF IT DOESN'T  
CHALLENGE  
YOU, IT WON'T  
CHANGE YOU**



**THE DIFFERENCE  
BETWEEN ORDINARY AND  
EXTRA-ORDINARY IS JUST  
THAT LITTLE "EXTRA".**





## **GRAND RIVERSIDE**

### *A Reflection of Legacy and Splendour*

Grand Riverside will offer elegance and beauty in the distinguished suburb of Riverside. The 1 and 2 bedroom apartments are overlooking a green expanse in this highly sought after neighborhood. These statement apartments are set to grace the city skyline with a regal gesture of timeless class and style.

Grand Riverside showcases a signature pairing of classic and contemporary architecture. The location is in proximity to an array of fine dining cuisines, schools, shopping centers and other recreational facilities. The development is aesthetically designed to offer an enviable atmosphere for luxury living.



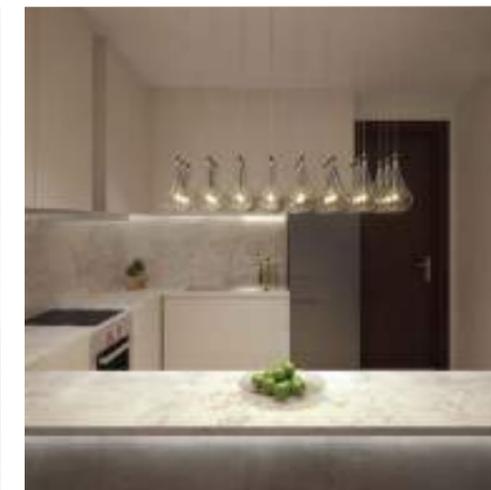
## RESIDENCES

### *Iconic Grace*

Timeless elegance, and comprehensive amenities create the grand experience of connecting quality of life to iconic design. The interior is designed with decorative metalwork and subtle finishes that add a unique charm to each apartment while the exterior echoes an articulately designed façade. From each balcony one can enjoy the dramatic city views and the serene suburb.



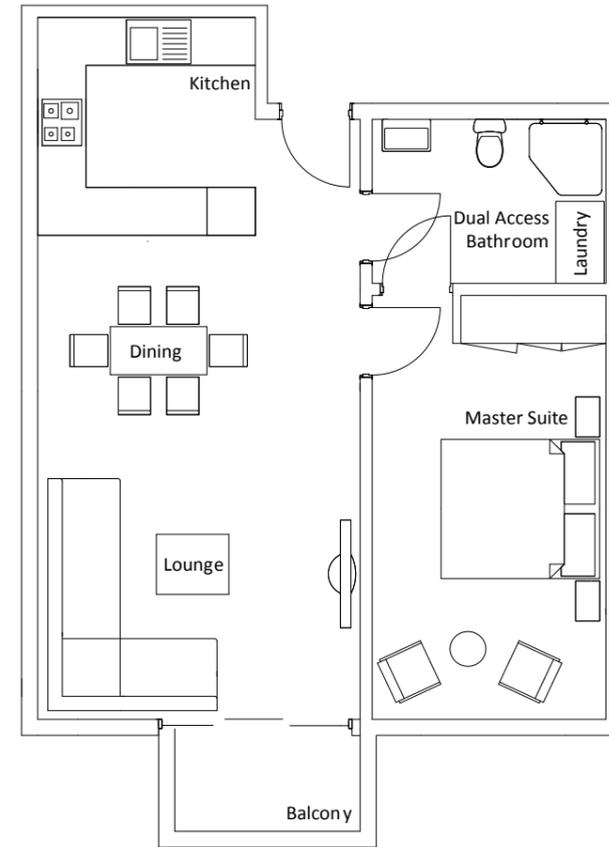
## A PERMANENT RED CARPET ARRIVAL



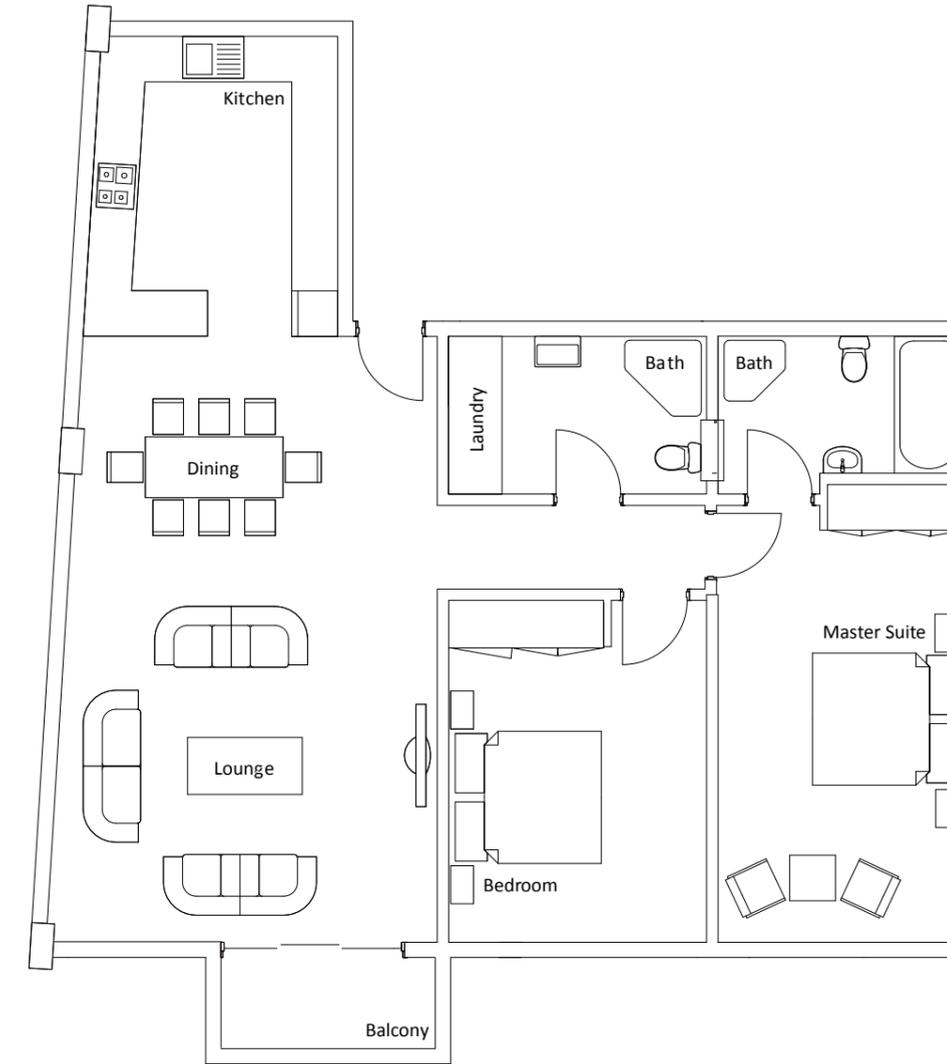
## 1 BEDROOM APARTMENTS

*750 Sq.Ft*

- Recessed private apartment entrance
- Modern fitted kitchen with breakfast bar counter
- Spacious lounge and dining area boasting contemporary lighting design
- Quaint balcony access from living area
- Lavish master suite with seating area
- Master bath featuring guest access and bespoke laundry cabinet
- Car park for 1



ONE BEDROOM APARTMENT  
750 SQFT



TWO BEDROOM APARTMENT  
1,280 SQFT

## 2 BEDROOM APARTMENTS

*1280 Sq.Ft*

- Recessed private apartment entrance
- Modern fitted kitchen with breakfast bar counter
- Spacious lounge and dining area boasting contemporary lighting design
- Quaint balcony access from the living area
- Lavish master suite with master bath
- Well-lit second bedroom with access to spacious bathroom featuring guest access.
- Bespoke laundry cabinet
- Car park for 1





## GRAND RIVERSIDE LIVING

### *Indulging Retreats*

- Roof Top Pool
- Roof Top Lounge
- Visitors Reception & Lobby
- On-Site Management Office
- Facilities for Management Staff
  - Borehole
  - Water Storage Facilities
- Power Backup for Common Areas & Individual Apartments
- Satellite TV & Fibre Optic Infrastructure
- High Speed Lifts
- Fire Escapes
- CCTV Surveillance & Control Room
- Intercom
- Electric Fencing
- Manned Security at Entrance
- Secure Parking for Residents & Visitors





**ELEGANCE IS BEAUTY  
THAT NEVER FADES**





## INVESTMENT POTENTIAL

### *A Rare Gem*

In a suburb rich with desirable neighborhoods, Riverside continues to distinguish itself as one of the best, attracting an upper-class mix of the most discerning professionals. This cosmopolitan location has developed from the upgraded roads that make it a key area for investors with potential for sustained demand.





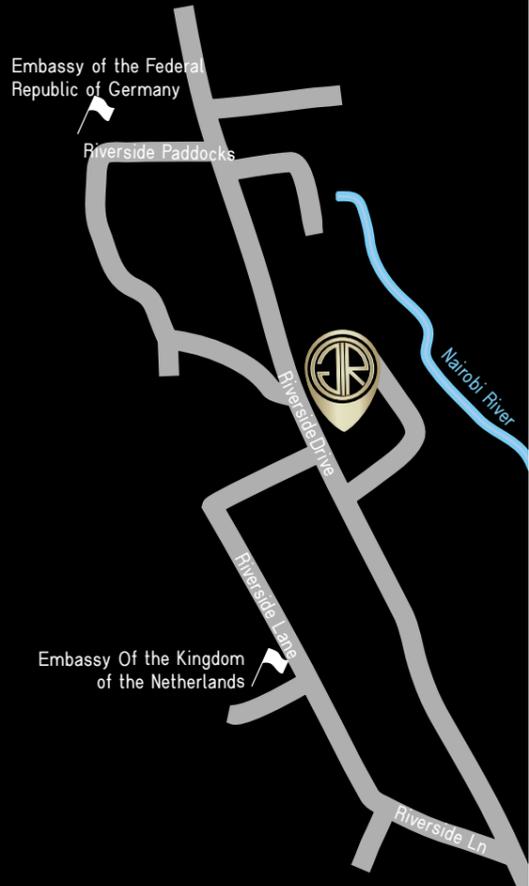
## LOCATION

### *Prestigious Neighbourhood*

Riverside emerges as one of the most well connected suburbs with easy access to commercial hubs and the City Centre and the fashionable Westlands area.

Riverside is a glamorous location for hanging out with friends; a leisurely walk with family or friends in a serene environment; or a place of quiet repose to be savored with a cup of coffee and a good book.

- 5 minutes to Sarit Centre
- 5 minutes to Consolata School
- 6 minutes to James Gichuru
- 11 minutes to Braeburn Gitanga School
- 12 minutes to Rusinga Shool
- 13 minutes to Westgate Mall
- 15 minutes to CBD
- 20 minutes to Aga Khan Hospital



### **DEVELOPER**

Canaan Developers Limited

### **ARCHITECT**

AAKI Consultants

### **LAWYERS**

CM Advocates

### **SOLE SELLING AGENTS**



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