
SPECTRE
WESTLANDS

A DEFINING ADDRESS IN WESTLANDS

Along Westlands Road, Spectre introduces a new benchmark in residential living, combining enduring design, exceptional connectivity, and thoughtfully curated amenities.



AYA REAL ESTATE

KARIM EXCLUSIVES



AYA
REAL ESTATE

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AYA
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THE SPECTRE STANDARD


TERRACES


SKY GARDEN


KIDS PLAY AREA


BUSINESS CENTRE


YOGA STUDIO


CAR PARKING


RESTAURANT


SPA & SAUNA


FITNESS CENTRE


INFINITY POOL


CONCIERGE


CINEMA

KARIM
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THE ARRIVAL IS THE STATEMENT

A monolith of stone. Bronze light overhead. Westlands held beyond the glass. Spectre begins the moment you step in.

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GTC TOWERS
NAIROBI
EXPRESS WAY
VILLA
ROSA
KEMPINSKI
JW MARRIOTT
HOTEL
AGA-KHAN
HOSPITAL
STANDARD
CHARTERED
BANK - HEAD
OFFICE
SPECTRE
WESTLANDS RD
BROADWALK MALL
MUTHITHI RD
AYA
REAL ESTATE
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CONNECTIVITY

RESTAURANTS

Nairobi Street Kitchen
Fogo Gaucho Westlands
Artcaffe Westlands
Caviar Restaurant
Brew Bistro - Fortis
INTI

SHOPPING CENTERS

Broadwalk Mall
Sarit Centre
Westgate Shopping Mall
The Mall Westlands
GTC Boutique Mall
Diamond Plaza Mall

SCHOOLS

Herald Intl School
Aga Khan Academy
Premier Academy
Nairobi Intl School

CONVENIENCE

Nairobi Expressway
Westlands Rd
Parklands Rd
Limuru Rd
Ring Rd Parklands
Waiyaki Way

HOSPITALS

MP Shah Hospital
Avenue Hospital
The Mater Hospital
The Nairobi West Hospital
Aga Khan University Hospital
The Nairobi Hospital

Directly connected to the Nairobi Expressway, the location provides efficient access to both JKIA and Wilson Airport while placing the wider city within easy reach. Its position in Westlands also supports fast, reliable last-mile services, making daily movement effortless.

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THE ESSENCE OF SPECTRE

DESIGN

A design that holds long-term value through distinct, non-repeatable identity

LOCATION

Positioned at Westlands Rd within a high-demand corridor with consistent value growth.

AMENITIES

Built with amenities and features designed to increase occupancy, retention, and rental appeal.

RARITY

A rare offering, deliberately structured to protect your investment.



	AREA (SQM)	STARTING PRICE (KES)
ONE BEDROOM	50-65	8.8M
TWO BEDROOM	100	16.7M

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NO NEED TO WAIT.
THERE'S SOMEWHERE TO BE.

TWO PASSENGER LIFTS KEEP THINGS MOVING. A SERVICE LIFT TAKES CARE OF THE REST.



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THE RESIDENCES

Above Westlands, the noise gives way to stillness. Dark finishes, soft illumination and wide views turn the everyday into something worth staying in for.

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PICK YOUR SPACE.
MAKE YOUR MOVE.

ONE AND TWO-BEDROOM
RESIDENCES DESIGNED FOR
SOPHISTICATED WAYS OF LIVING.



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THE MASTER BEDROOM

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11TH FLOOR SKY TERRACE

A double-volume sky garden anchors two levels of shared amenity spaces. The lower floor accommodates a resident lounge and cinema, while a spiral staircase leads to a games room, children's play area, and a larger lounge above.

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LOWER LEVER LOUNGE

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UPPER LEVEL BAR

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UPPER LEVER LOUNGE

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PICK THE FILM.
TAKE YOUR SEAT.

A FULLY EQUIPPED PERSONAL CINEMA FOR NIGHTS DONE PROPERLY.



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INFINITY POOL

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RAISE THE PACE.
KEEP THE VIEW.

A FULLY EQUIPPED FITNESS CENTRE WITH WESTLANDS STRETCHED OUT BEYOND THE GLASS.



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TERMS OF ACQUISITION

RESERVATION FEE

100K

Payable on selection to secure your unit.

BOOKING FEE

20%

Due on signing of the sale agreement.

BALANCE

30 MONTHS

Remaining sum spread across 30 monthly installments.

RETURN ON INVESTMENT

	FURNISHED	UNFURNISHED
ONE BEDROOM(50SQM)	23.68%	14.21%
ONE BEDROOM(65SQM)	22.26%	14.85%
TWO BEDROOM(100SQM)	20.68%	12.41%

* Terms are indicative and subject to the offer letter.

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THE TEAM

DEVELOPER
AYA
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DEVELOPMENT CONCEPT & MARKETING
KARIM
REAL ESTATE ELEVATED

ARCHITECT
BLINK STUDIO LIMITED

STRUCTURAL ENGINEER
METRIX INTEGRATED CONSULTANCY LLP

INTERIOR CONCEPT & DESIGN
KARIM
REAL ESTATE ELEVATED

PROJECT ADVOCATE
MILLER & COMPANY ADVOCATES

SALES PARTNER
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