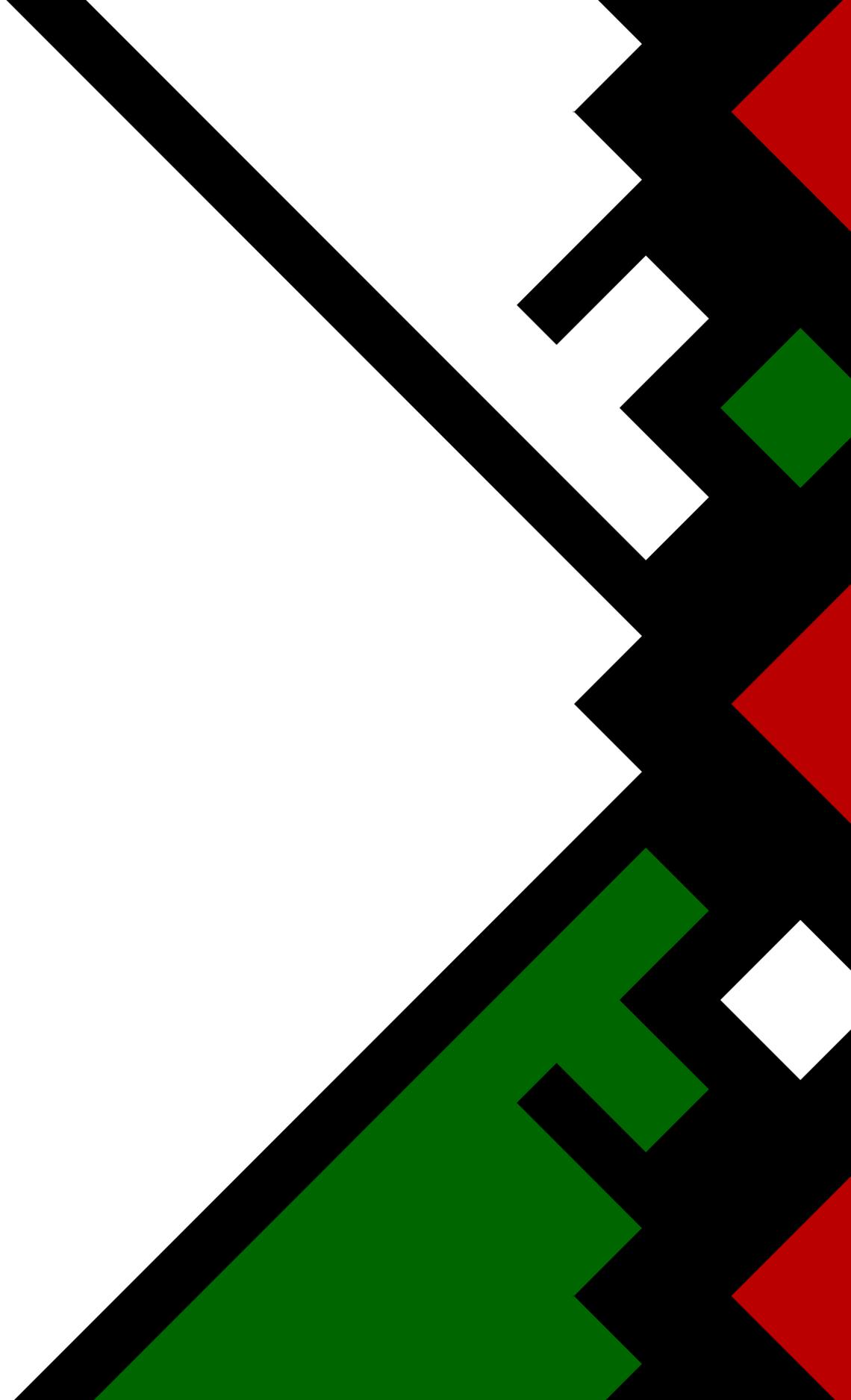


**ENEEO**

**AT TATU CENTRAL**

**AFRICA'S BUSINESS HUB**



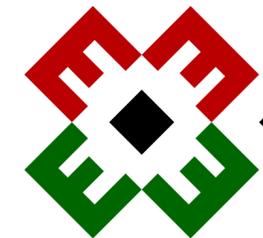
Located at the heart of Sub-Saharan Africa's leading new city, Eneo at Tatu Central is the hotbed for a new kind of corporate culture, away from inner city congestion and pollution.

## A CITY REIMAGINED



Eneo at Tatu Central offers so much more than corporate office or retail space. Designed according to sustainable best practices, it harmonizes the work, wellness and social lifestyle created in Tatu City through carefully considered spaces in a single precinct, close to transportation hubs, executive and affordable housing and local and international schools.

With a strong emphasis on providing a holistic, more efficient commercial environment, Eneo at Tatu Central anchors the business district of Tatu City.



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ABOUT



ENEО AT TATU CENTRAL

AFRICA'S  
BUSINESS HUB



# KEY FIGURES



TOTAL GLA:

**26 349.28m<sup>2</sup>**

OFFICE GLA - 22 585.38m<sup>2</sup>  
RETAIL GLA - 3 763.90m<sup>2</sup>

TOTAL AREA LET TO DATE:

**15 521.86m<sup>2</sup>**

AVAILABLE TO LET:

OFFICE - 7 063.52m<sup>2</sup>  
RETAIL - 3 763.90m<sup>2</sup>

NUMBER OF PARKING BAYS:

**TWO BASEMENT PARKING LEVELS  
TOTALLING 571 PARKING SPACES**

PARKING RATIO:

**2.3**

CONSTRUCTION  
COMMENCING:

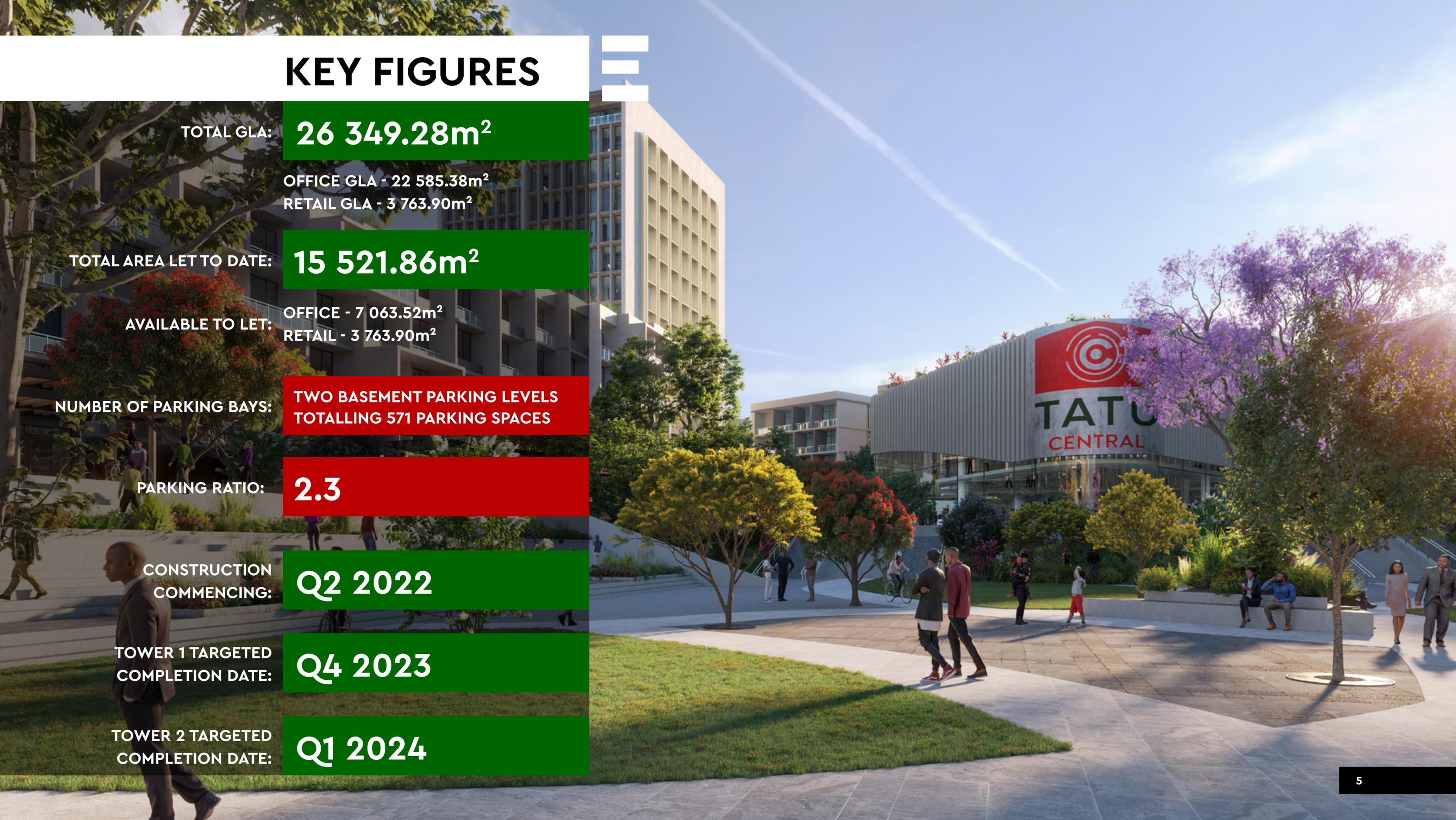
**Q2 2022**

TOWER 1 TARGETED  
COMPLETION DATE:

**Q4 2023**

TOWER 2 TARGETED  
COMPLETION DATE:

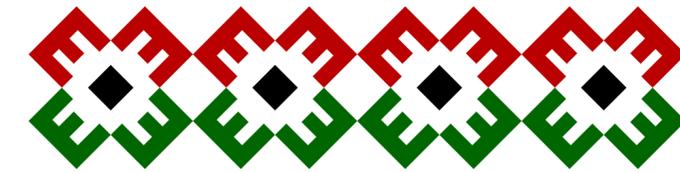
**Q1 2024**



# A UNIQUE OFFERING



**Eneo at Tatu Central embodies the live-work-play ethos of Tatu City, surrounded by world-class amenities and devoid of traffic congestion and long-distance commuting.**



The optimal flexibility of each space was carefully contemplated during design, allowing for a wide variety of tenancing options, including corporate and shared office space as well as retail. Five floor plates of varying size, depth and dimension provide an array of space planning options and can accommodate both small businesses and large corporate tenants.

The two climatically conceptualised office towers are interconnected through a retail podium, comprising retail pods ranging from 37m<sup>2</sup> upwards, to an anchor store of 1,838m<sup>2</sup> completing a holistic precinct.

The podium layout is designed to be a comfortable pedestrian meander set in a lush green landscape.



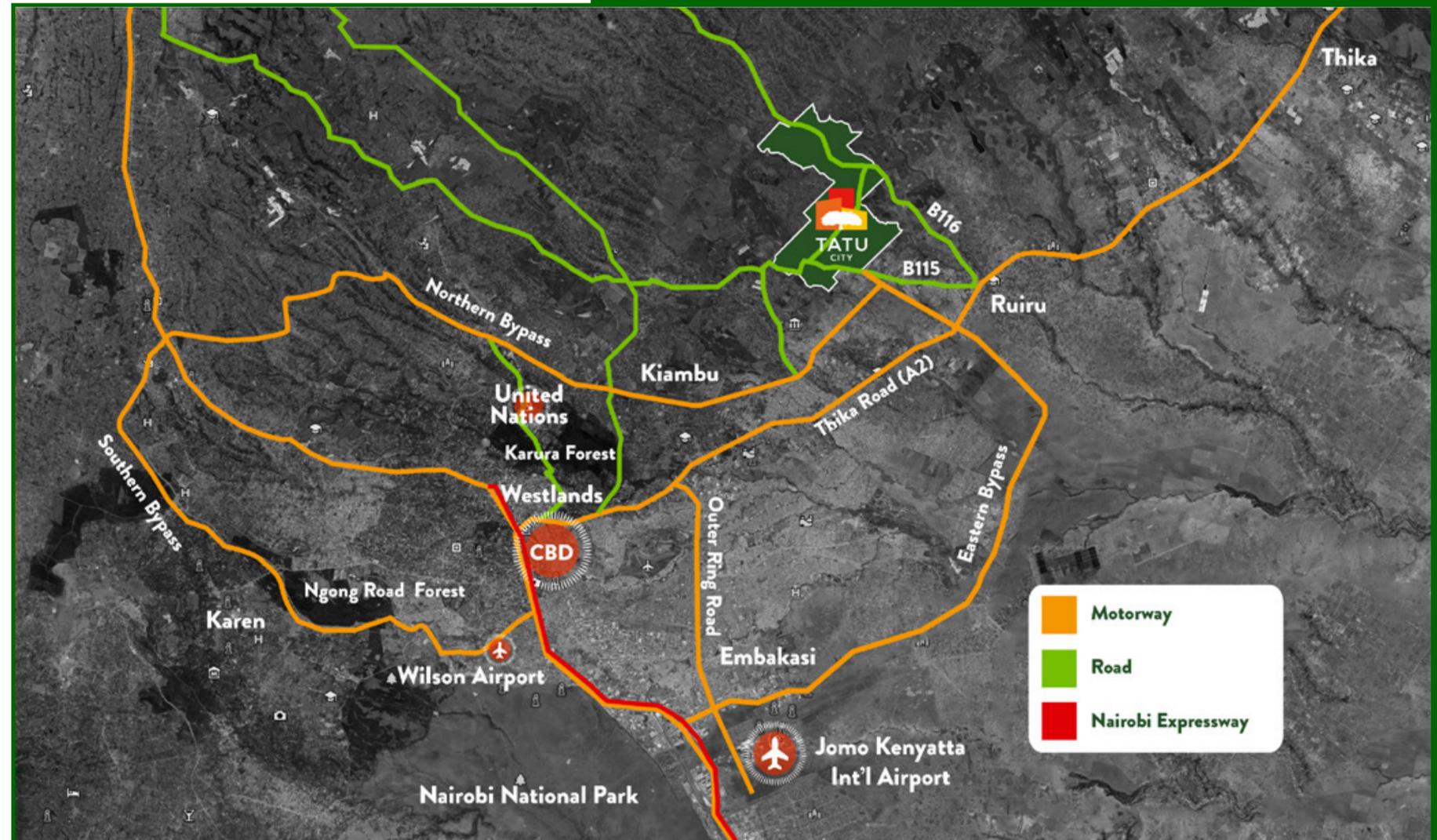
# PROJECT LOCATION



Eneo at Tatu Central is your future state-of-the-art office space, strategically located in Tatu City, the 5,000-acre Special Economic Zone on Nairobi's doorstep. Materiality and connectivity are of paramount importance in creating a landmark complex and 'people place' destination. As such, Eneo at Tatu Central is walking distance of top-ranked international and Kenyan curriculum schools, high-end and inclusive housing and endless green and open spaces.

Tatu City is located in Nairobi's rapidly expanding northeastern growth corridor, accessible from Thika Superhighway, Northern & Eastern Bypasses and Kiambu Road.

- 30 minutes from Westlands
- 35 minutes from Jomo Kenyatta International Airport
- 40 minutes from Nairobi CBD



# TATU CITY



Tatu City is a 5,000-acre new city on Nairobi's doorstep with homes, schools, businesses, a shopping district, medical clinic, nature areas and recreation for more than 250,000 residents and tens of thousands of day visitors.

It represents a new way of living and thinking for all Kenyans in a live, work and play environment that is free from traffic congestion and long-distance commuting.

Tatu City's schools educate thousands of students daily, a range of homes suits all incomes, and more than 70 businesses thrive in the country's first operational Special Economic Zone, which offers companies numerous economic incentives, including low corporate taxes, zero-rated VAT and exemption from import duties.

# TATU CITY



# TATU CENTRAL

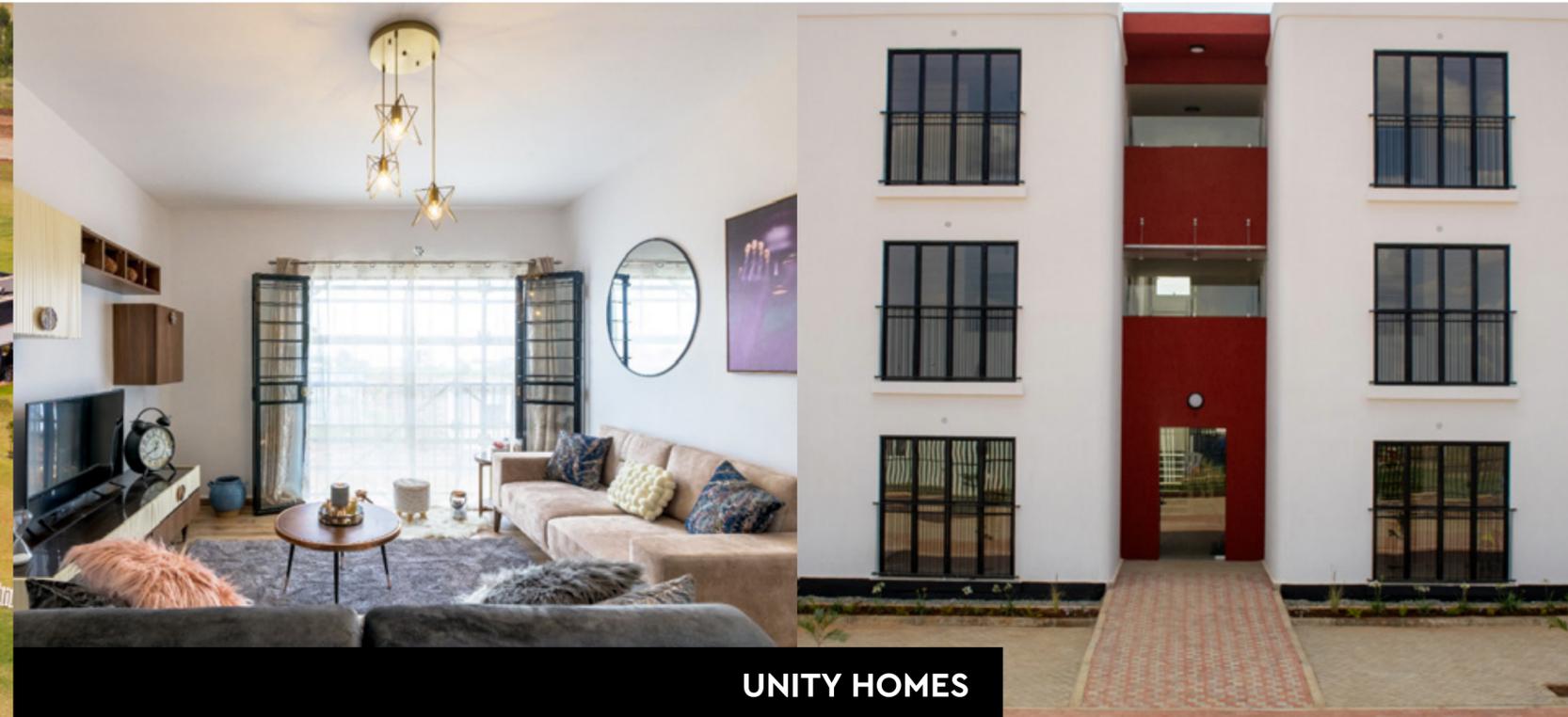
TATU CITY



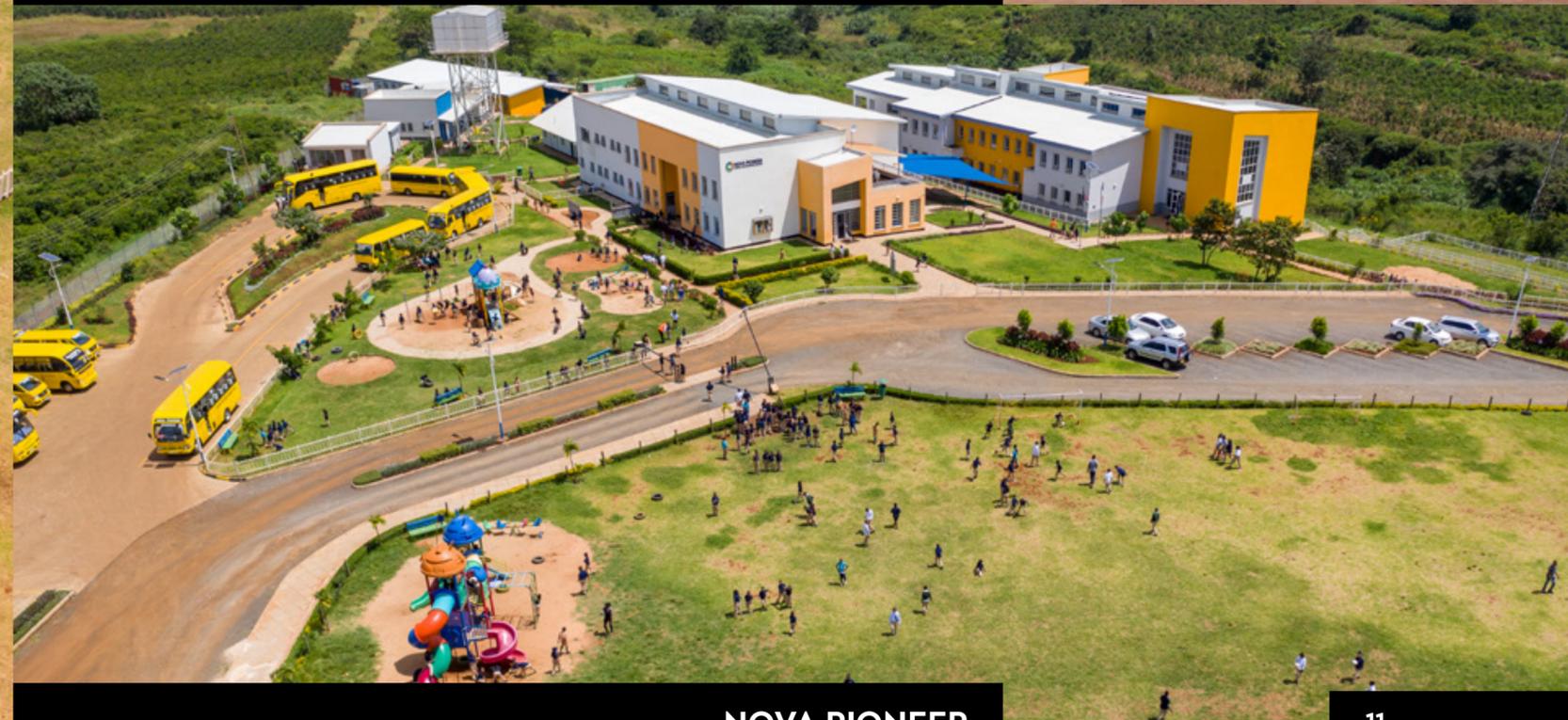
TATU CENTRAL



CRAWFORD INTERNATIONAL SCHOOL



UNITY HOMES



NOVA PIONEER

# THEY ALSO CHOSE TATU CITY



# SPECIAL ECONOMIC ZONE



**Tatu City is Kenya's first operational Special Economic Zone ("SEZ"), providing reduced corporate taxes, zero-rated VAT and import duty exemptions, among other benefits.**

**A private development, Tatu City has been endorsed by the Government of Kenya to support manufacturing, industry and employment through a range of special fiscal and non-fiscal incentives, including:**

- Reduced corporate income tax of 10% in the first 10 years and 15% in the next 10 years, against a normal corporate tax rate of 30%
- Low withholding tax of 5% on borrowing from non-residents (standard rate 15%), management and professional fees by non-resident companies (standard rate 20%) and royalties to residents (standard rate 20%). Withholding tax on dividends paid by SEZ Enterprises to any person is zero rated.
- VAT is zero rated (the standard VAT rate is 16%)
- Stamp duty is zero rated (standard land rate 4%)
- Import duty exemption (usually 30%)
- 100% capital investment deduction allowance for an investment in an SEZ



# SPECIAL ECONOMIC ZONE



## Non-fiscal incentives include:

- The availability of all government services under one roof
- Approval of SEZ License applications within 45 days
- Import inspection within Tatu City Customs Controlled Area
- Special planning area with planning autonomy under the Physical and Land Use Planning Act. All developments having to comply with Tatu City development codes
- Tatu City is regarded as critical infrastructure and as such receives security from the Critical Infrastructure Protection Unit (CIPU) of the National Police Service
- Expatriate staff quota up to 20% of total work force with work permits guaranteed
- Tatu City is earmarked as a Project of Strategic National Importance with development permissions issued by Cabinet Secretary for Lands and Physical Planning within 60 days



# DESIGN FEATURES



Eneo at Tatu Central is climatically conceptualised to optimise the use of natural elements whilst ensuring the best comfort levels. The north-south facades are self-shaded with integrated perforated aluminum screens protecting the east-west facades. Deep floor plates wrap around efficient cores to promote maximum flexibility in tenancy layouts and future space planning.



The design incorporates the extensive use of natural elements with the two towers set on a unified, stone clad retail podium that steps down into a pedestrian walkway in a verdant setting.



# EMPHASIS ON SUSTAINABILITY



Eneo at Tatu Central is IFC EDGE ("Excellence in Design for Greater Efficiencies") certified, which means the developers reduced the building's energy and water consumption by 20 percent while lowering greenhouse gas emissions.



A range of design features promote a lower environmental impact, including self-shading façades, high-performance glass in some areas, natural ventilation, bicycle parking, energy efficient lighting, water efficient sanitary ware, rainwater harvesting and waste recycling.



# AMENITIES



- Ample collaboration, pause, social and meeting areas
- On-site restaurants and canteen
- On-site grocery retailer
- Shops
- Landscaped roof with sun control for recreational activities and functions
- In close proximity to transport hub
- Generator (back-up power)
- Future proof for PV solar
- Potable water storage
- Fire water storage
- Loading yard
- Wide roads
- Wi-Fi



# PLAN

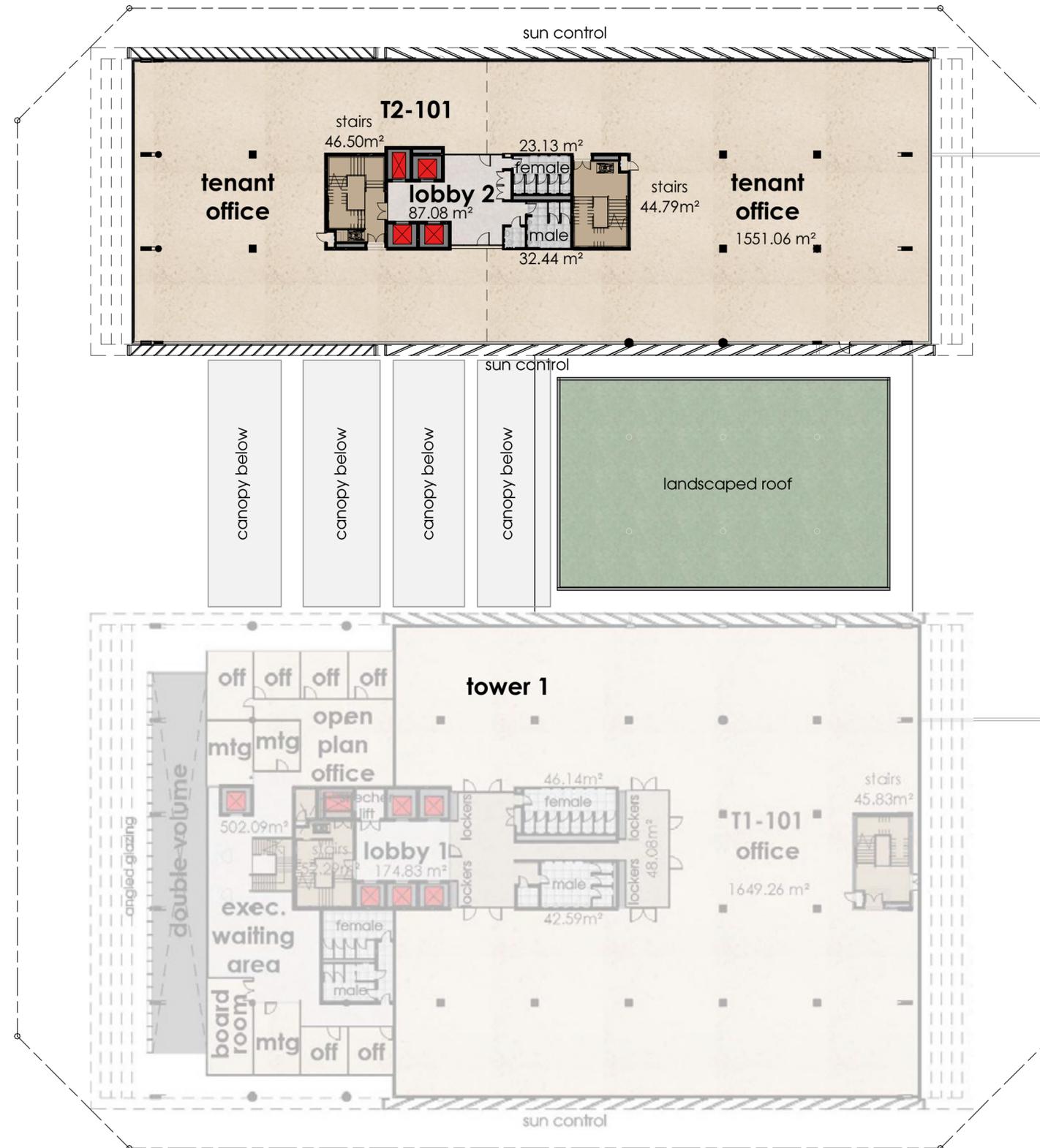
## LEVEL 0



# PLAN



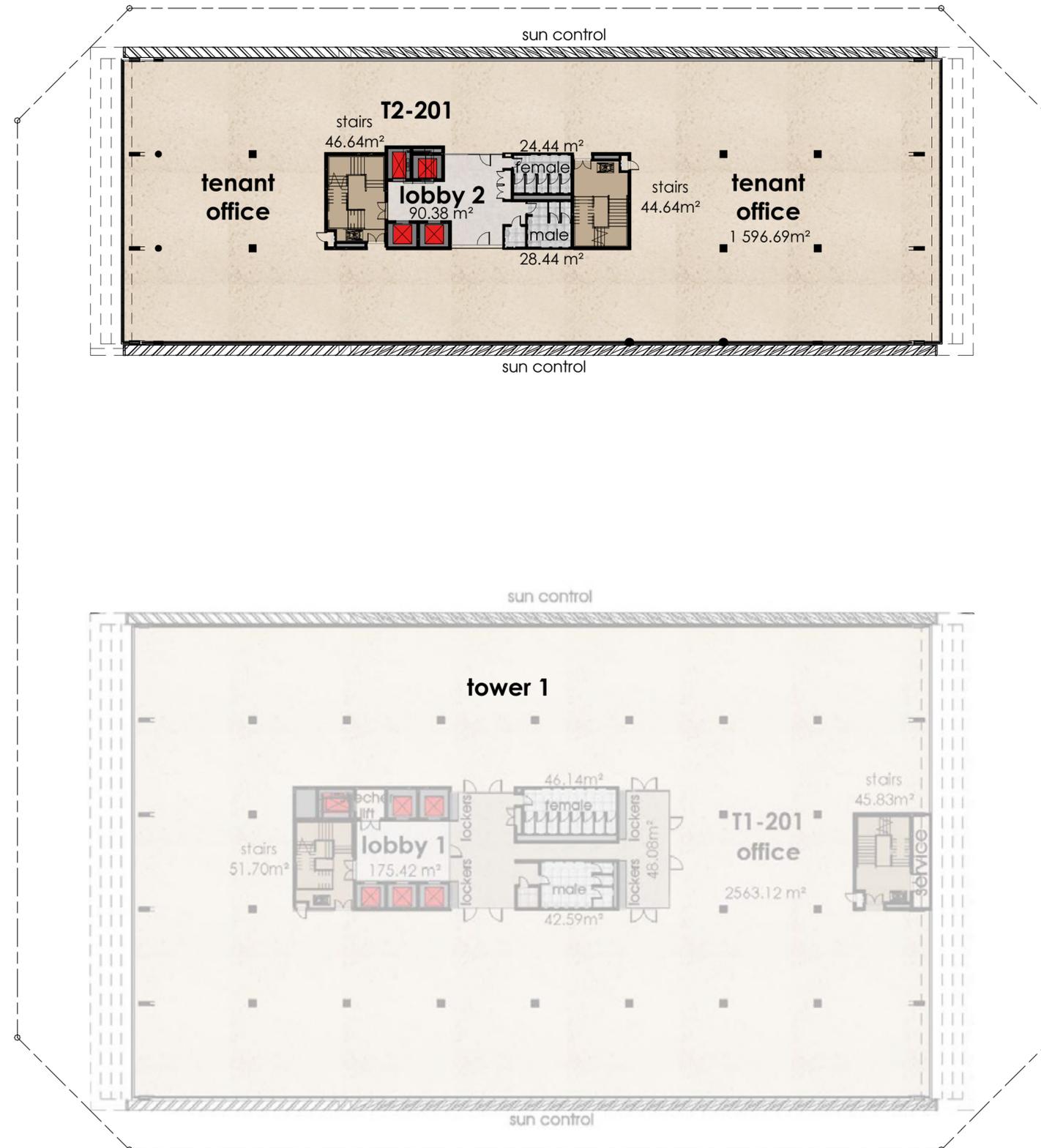
## LEVEL 1



# PLAN



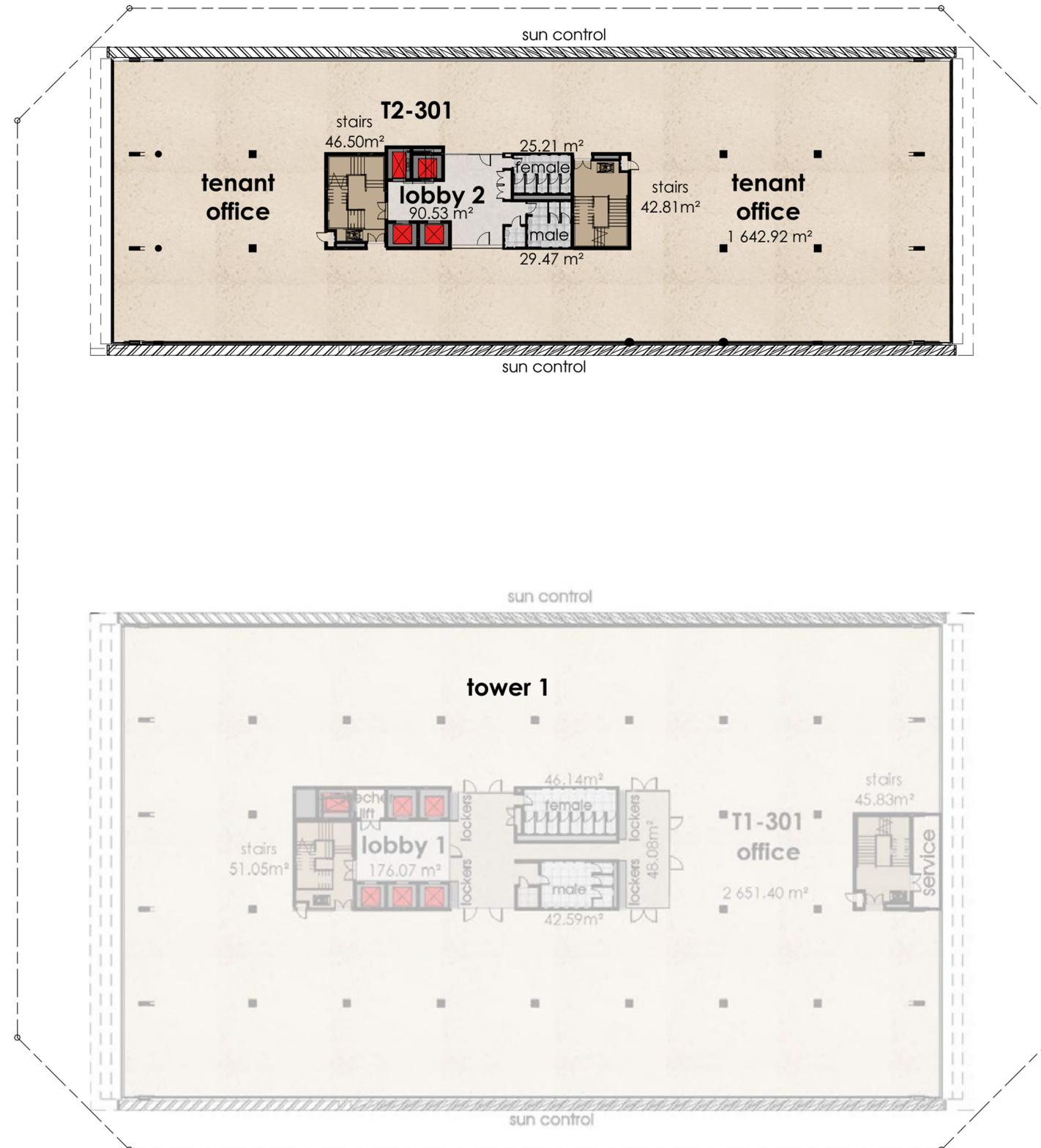
## TYPICAL PLAN LEVEL 2



# PLAN



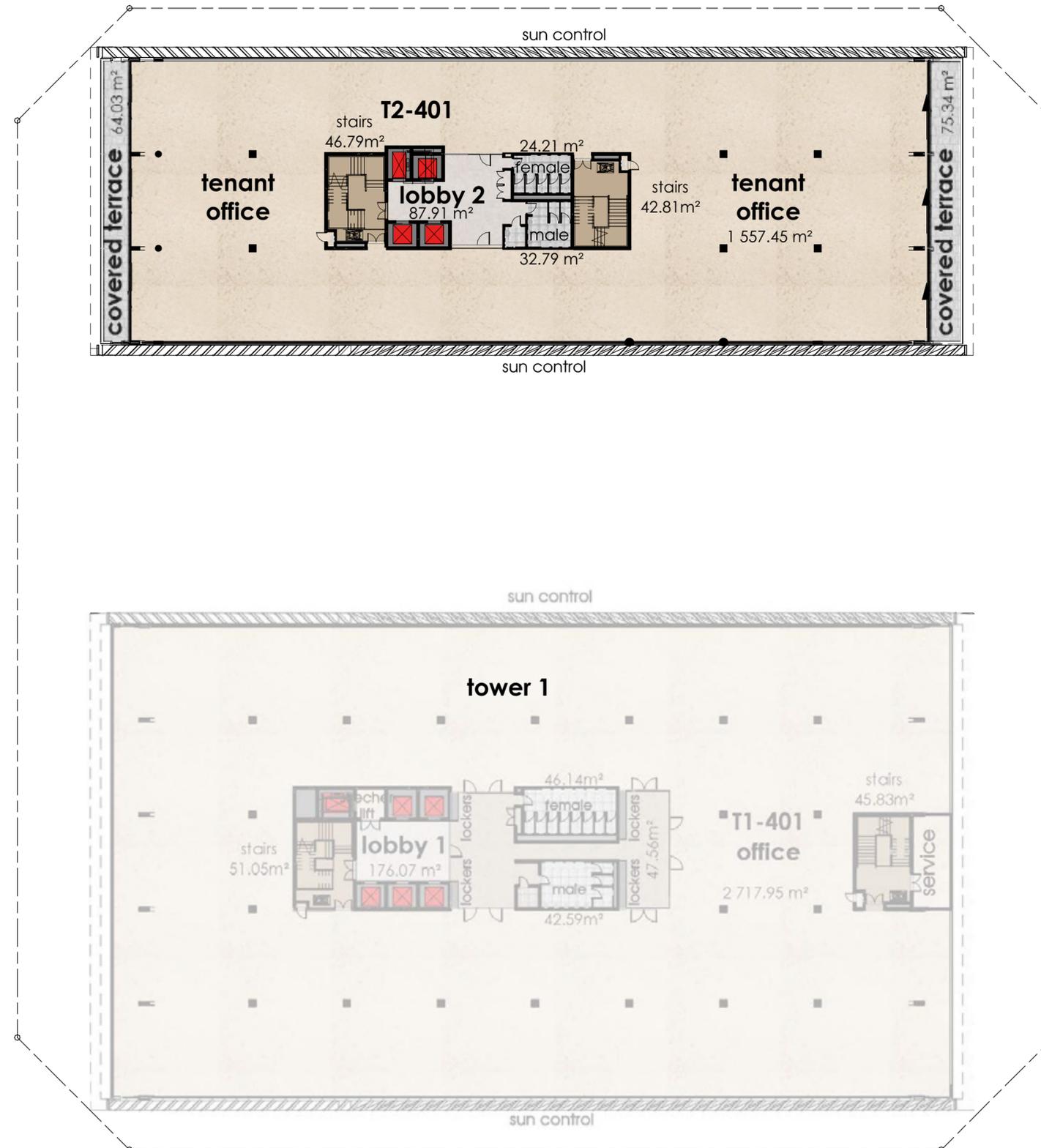
## TYPICAL PLAN LEVEL 3



# PLAN



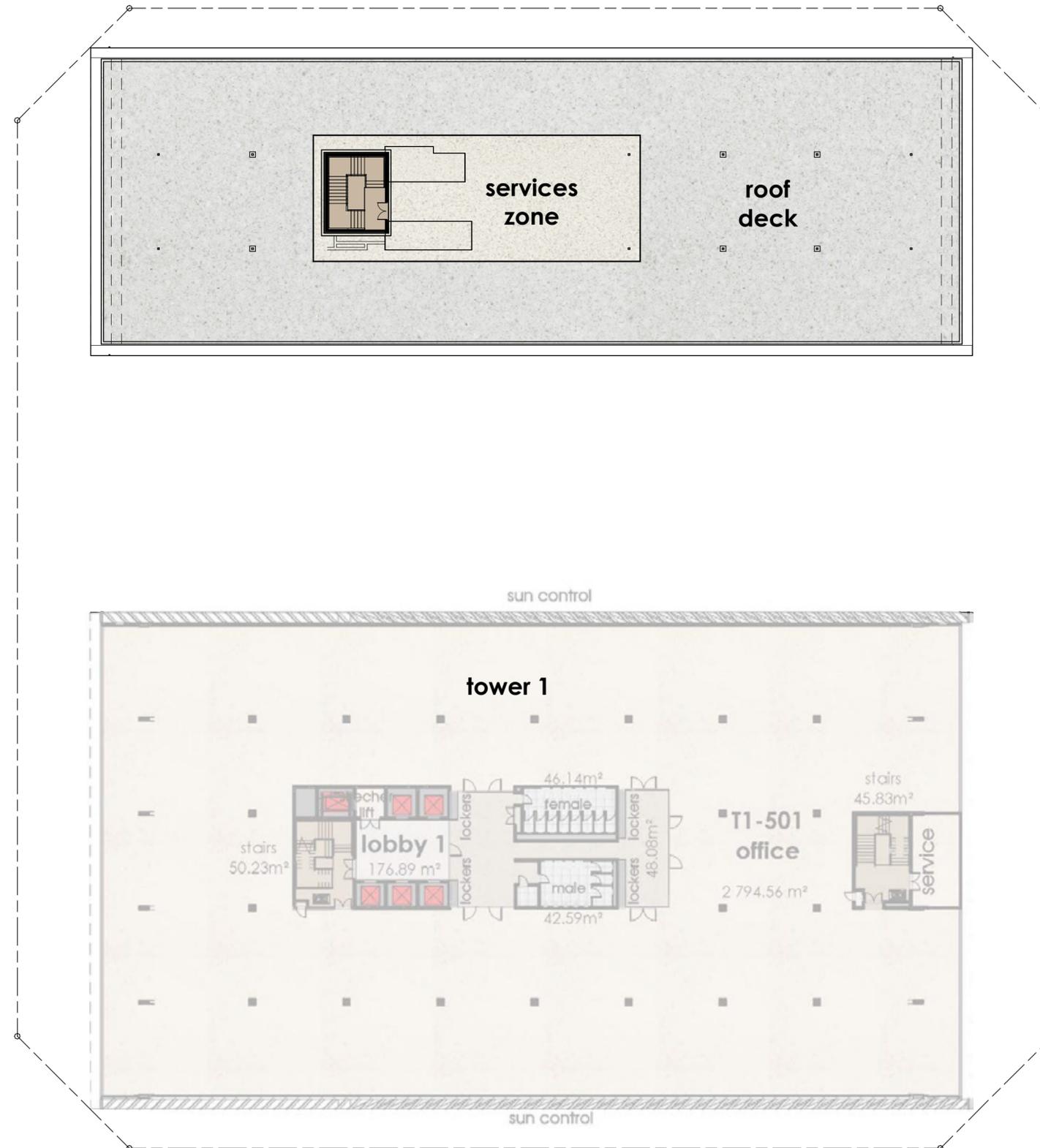
## TYPICAL PLAN LEVEL 4



# PLAN



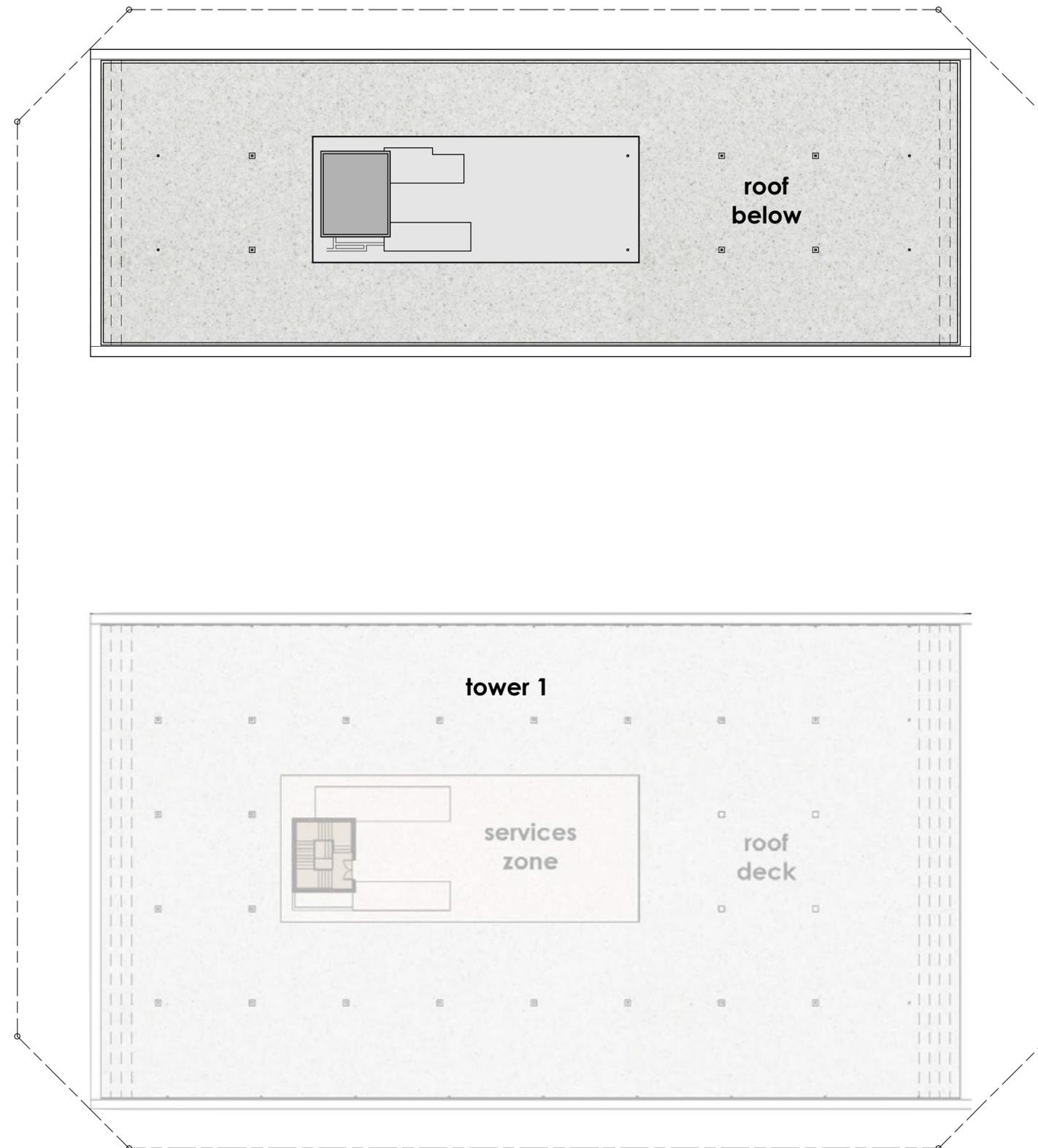
## TYPICAL PLAN LEVEL 5



# PLAN



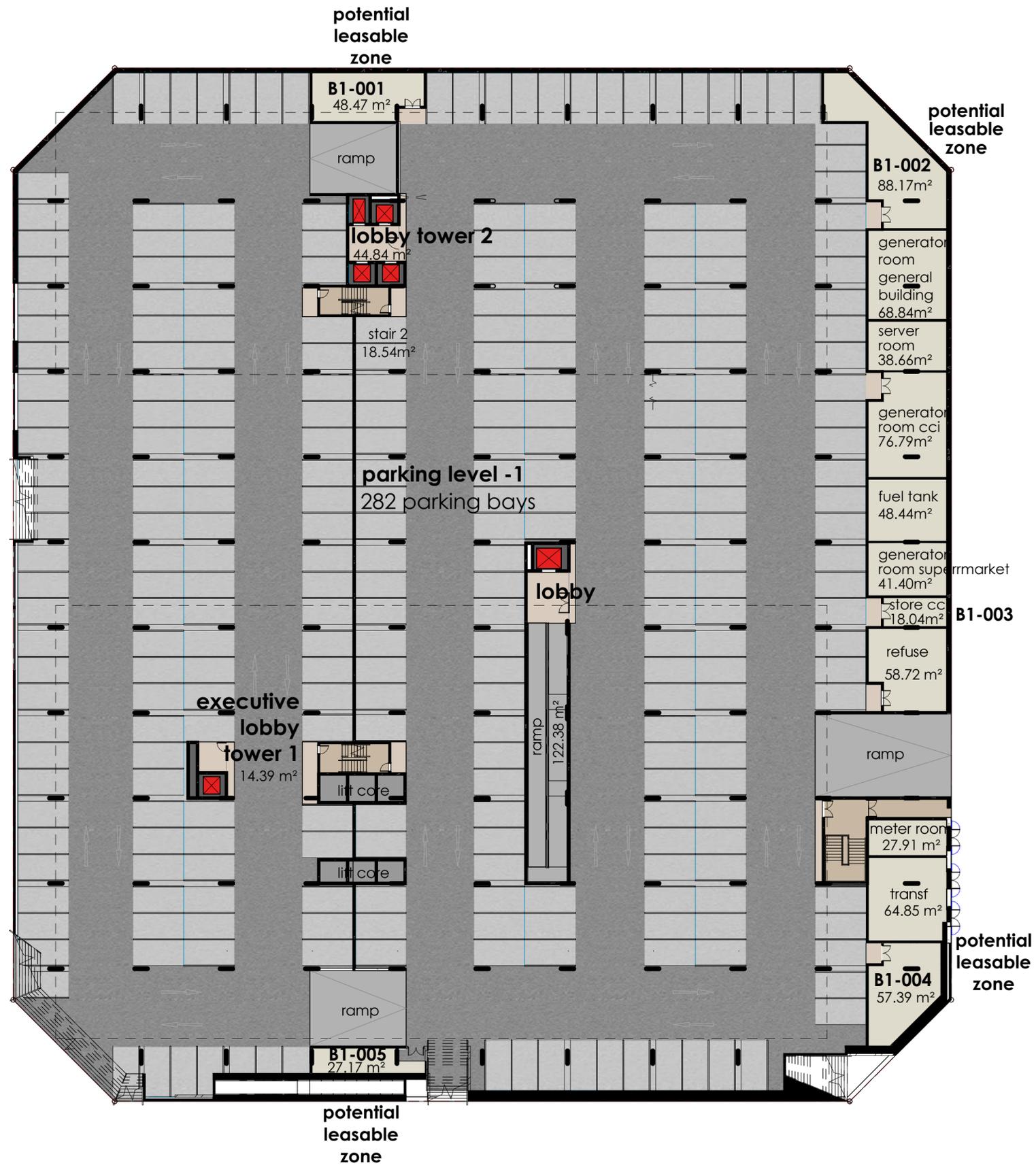
## ROOF PLAN



# PLAN



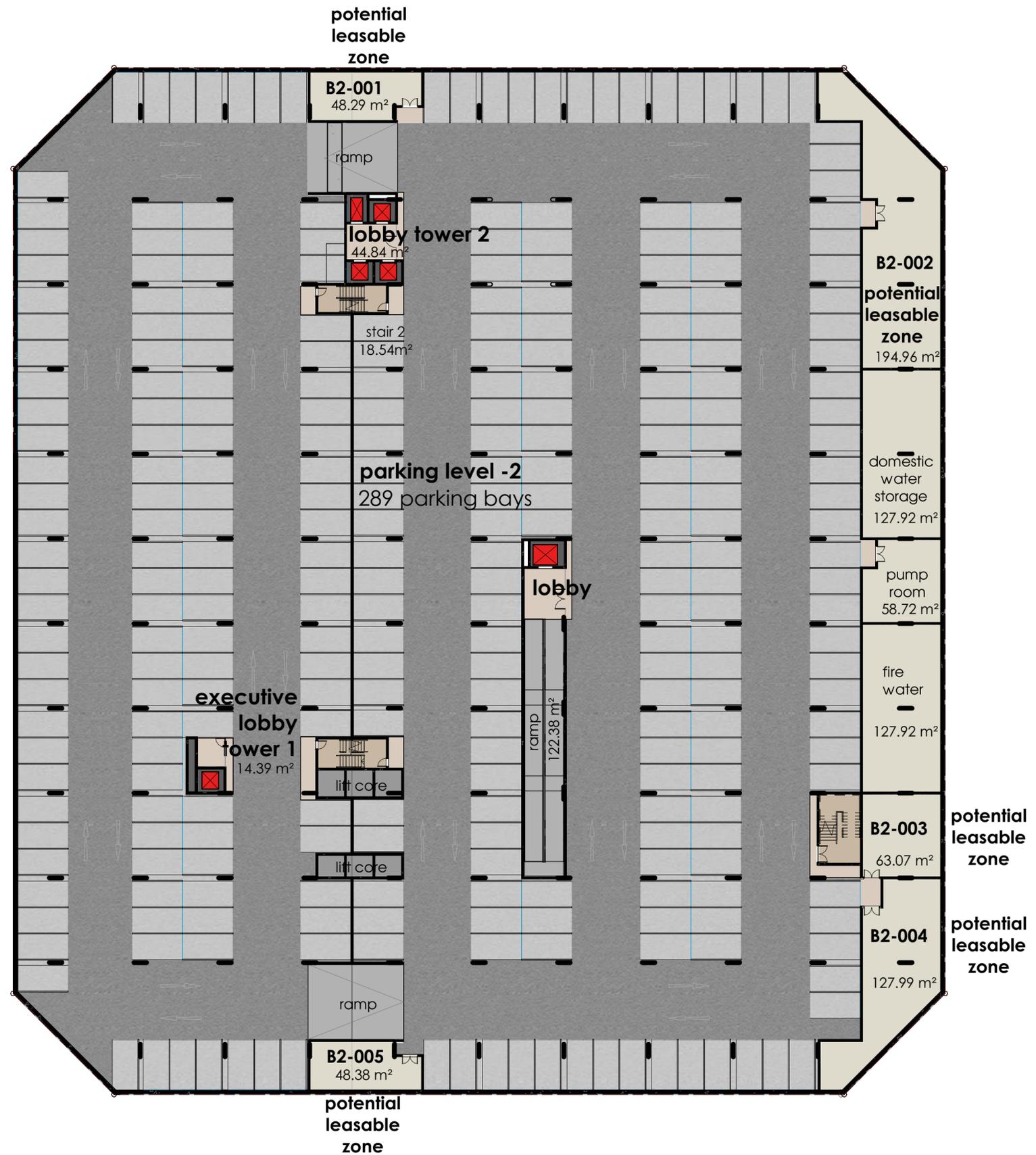
## PLAN LEVEL -1 BASEMENT PARKING



# PLAN



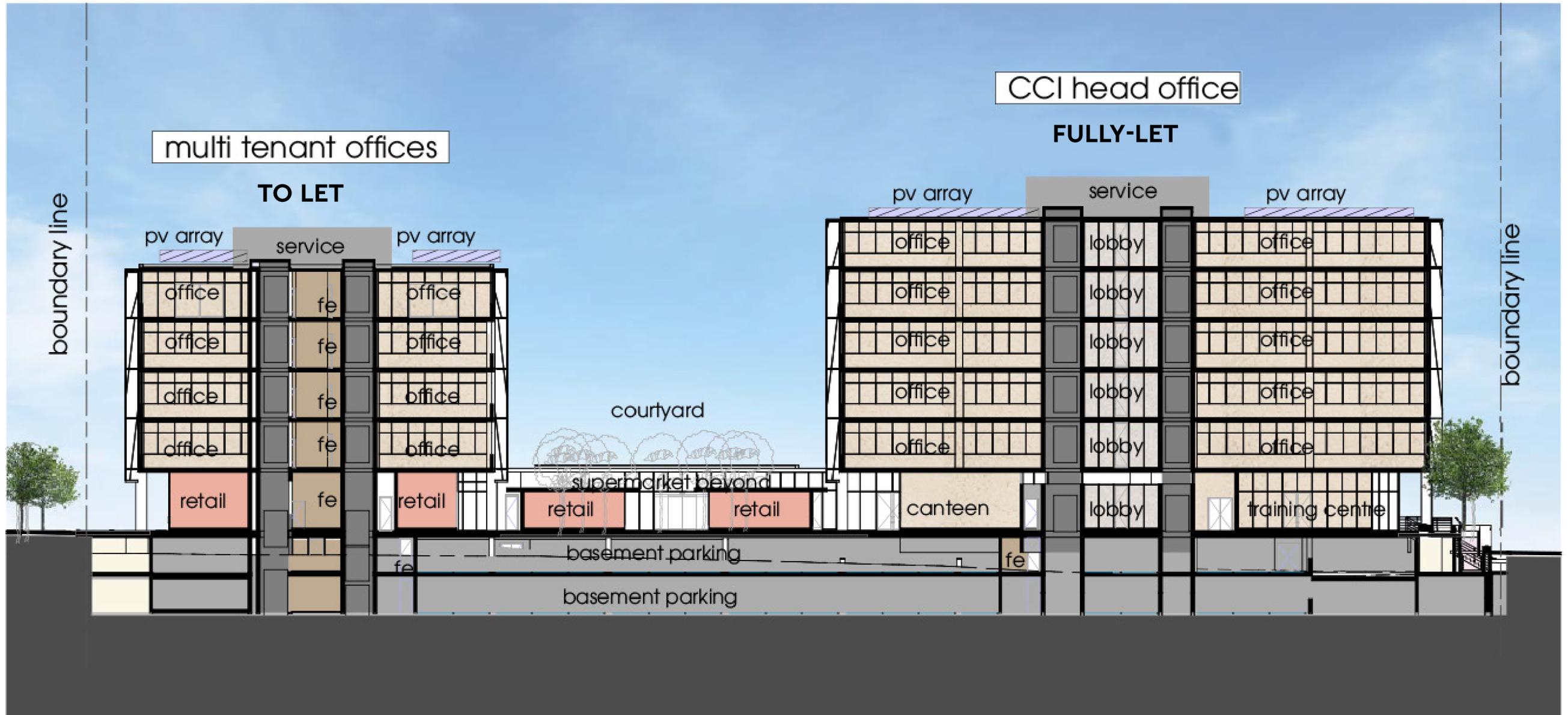
## PLAN LEVEL -2 BASEMENT PARKING



# PLAN



## SECTIONS



## PROJECT TEAM



**Eneo at Tatu Central is the latest in a strategic partnership between Gateway Real Estate Africa ("GREA") and Rendevour, which spans commercial, warehousing and logistics developments at Rendevour's new cities in East and West Africa.**



Gateway Real Estate Africa is a private real estate development company specialising in the turnkey construction of accommodation for multinational corporates and retailers wishing to expand their operations on the African continent. For qualifying investors, Gateway Real Estate Africa provides direct real estate exposure to high-yielding US-dollar denominated rental income streams and robust growth potential.

[www.greafrica.group](http://www.greafrica.group)



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[www.tatucity.com](http://www.tatucity.com)  
[www.rendevour.com](http://www.rendevour.com)





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