Issue 01 · November 2026

enclave
REAL ESTATE



Coastal Report

ON THE COVER · SILVA AQUA, NYALI

NEWLY LAUNCHED
Silva Aqua
Off Malindi Road, Nyali

DEVELOPMENT OF THE MONTH
Ultra Beach Residences
Four 3-beds left, from KES 10M

JUST COMPLETED
Cloud 9 & Naurus Towers
Finished, units available

Also inside: Shanzu · Coral Drive · Sea Breeze · Moorings · Development land in Bamburi, Cement Rd & Nyali Bridge



HAMZA KARAMA
Chief Executive Officer

Land on the coast, ready to move on.

Each month we bring together our estates, the apartments we sell and the development land on our books: what's available, what it costs and where it is, so you can decide quickly. Viewings run every day by appointment.

Our estates

Enclave Estates Shanzu has its road, kerbs, underground water and common gate done, with four plots remaining. Coral Drive in Old Nyali is county approved, with quarter-acre plots at KES 28M. At Sea Breeze in Kikambala, the main gate and estate roads were built in September 2026.

Apartment developments

Silva Aqua has just launched beside Carrefour City Mall, completing in December 2028. Ultra Beach Residences, our development of the month, has four three-bedroom units left from KES 10M. Moorings Seaview Residence offers early off-plan prices on Mtwapa Creek, and Cloud 9 and Naurus Towers are complete and ready to move in.

Development land

Two beachfront plots in Bamburi run from the access road to an open sandy beach, at KES 150M per plot. On Cement Rd and at Nyali Bridge we have land with no development restrictions and views over Nyali Creek.

Hamza Karama
Chief Executive Officer, Enclave Real Estate

This issue

3
Our estates

5
Apartment developments

3
Development land



Sea Breeze Estate, Kikambala · master plan render

Our estates

Enclave Estates Shanzu ..... Page 05

Coral Drive ..... Page 06

Sea Breeze Estate ..... Page 07

Apartment developments

Newly launched: Silva Aqua ..... Page 08

Development of the month: Ultra Beach Residences ..... Page 09

Moorings Seaview Residence ..... Page 10

Just completed: Cloud 9 Apartments ..... Page 11

Just completed: Naurus Towers ..... Page 12

Development land

Bamburi Beachfront ..... Page 14

Cement Rd & Nyali Bridge ..... Page 15



Our estates · page 05



Apartment developments · page 08



Development land · page 14

VIEWINGS

Each month we bring together our estates, the apartments we sell and the development land on our books: what's available, what it costs and where it is, so you can decide quickly. Viewings run every day by appointment.



Coastal Highlights

NOVEMBER 2026 · PRICES THIS MONTH

Our estates

Enclave Estates Shanzu
On application
PRICE

Coral Drive
KES 28M
QUARTER-ACRE

Sea Breeze Estate
KES 20M
QUARTER-ACRE

Apartment developments

Ultra Beach Residences
KES 10M
3-BED FROM

Moorings Seaview Residence
KES 2.9M
1-BED FROM

Cloud 9 Apartments
KES 40M
FROM

Naurus Towers
KES 45M
3-BED

Development land

Bamburi Beachfront
KES 150M
PER PLOT

Cement Rd
EUR 950,000
PRICE

Nyali Bridge
KES 150M
PRICE



SHANZU, MOMBASA

Enclave Estates Shanzu

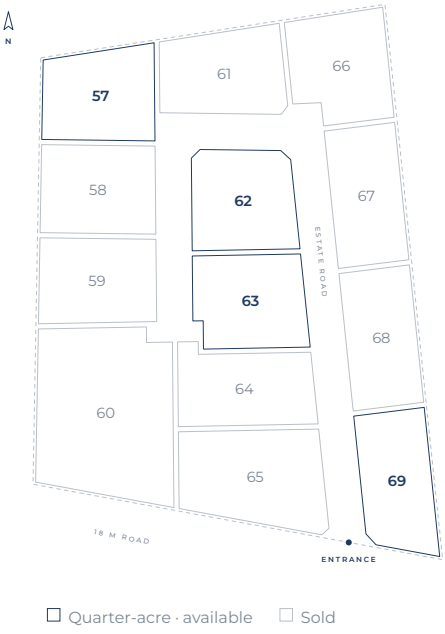
Thirteen serviced plots in Shanzu, minutes from the beach and the hotel strip: PrideInn Flamingo, Serena and Sarova Whitesands. The estate road, kerbs, underground water and common gate are done, so buyers can start building.

Plots	Infrastructure	Beach
13 · quarter-acre	Road, water, gate done	Shanzu Beach, 0.4 km

Title	Availability
Titles ready	4 plots remaining

Price

On application





OLD NYALI, MOMBASA

Coral Drive

A county-approved subdivision in Old Nyali, a minute from Kenyatta Beach and close to Light International School, Bomu Hospital and Nyali Plaza. Five quarter-acre plots for family homes, plus plot A, which comes with the existing house.

Plots	Status	Title
B–F · 900 m² each	County approved	Awaiting titles

Beach	Plot A · 2,720 m²
Kenyatta Beach, 0.6 km	With house · KES 100M

Quarter-acre

KES 28M



☐ A · 2,720 m² with existing house
☐ B – F · 900 m² each

Proposed subdivision · subject to final survey



Coral Drive from the air



KIKAMBALA, KILIFI COUNTY

Sea Breeze Estate

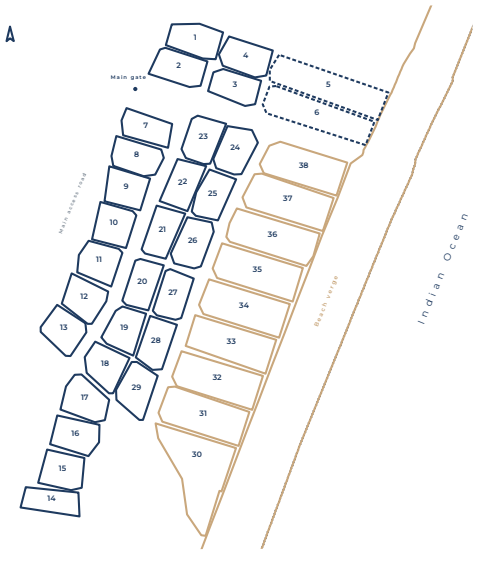
A 15-acre beachfront master plan in Kikambala, with quarter-acre and half-acre plots, a sandy beach verge on the Indian Ocean and beach access for every owner. The main gate and estate roads were built in September 2026.

Size	Plots	Progress
15 acres · beachfront	Quarter & half-acre	Roads & main gate built

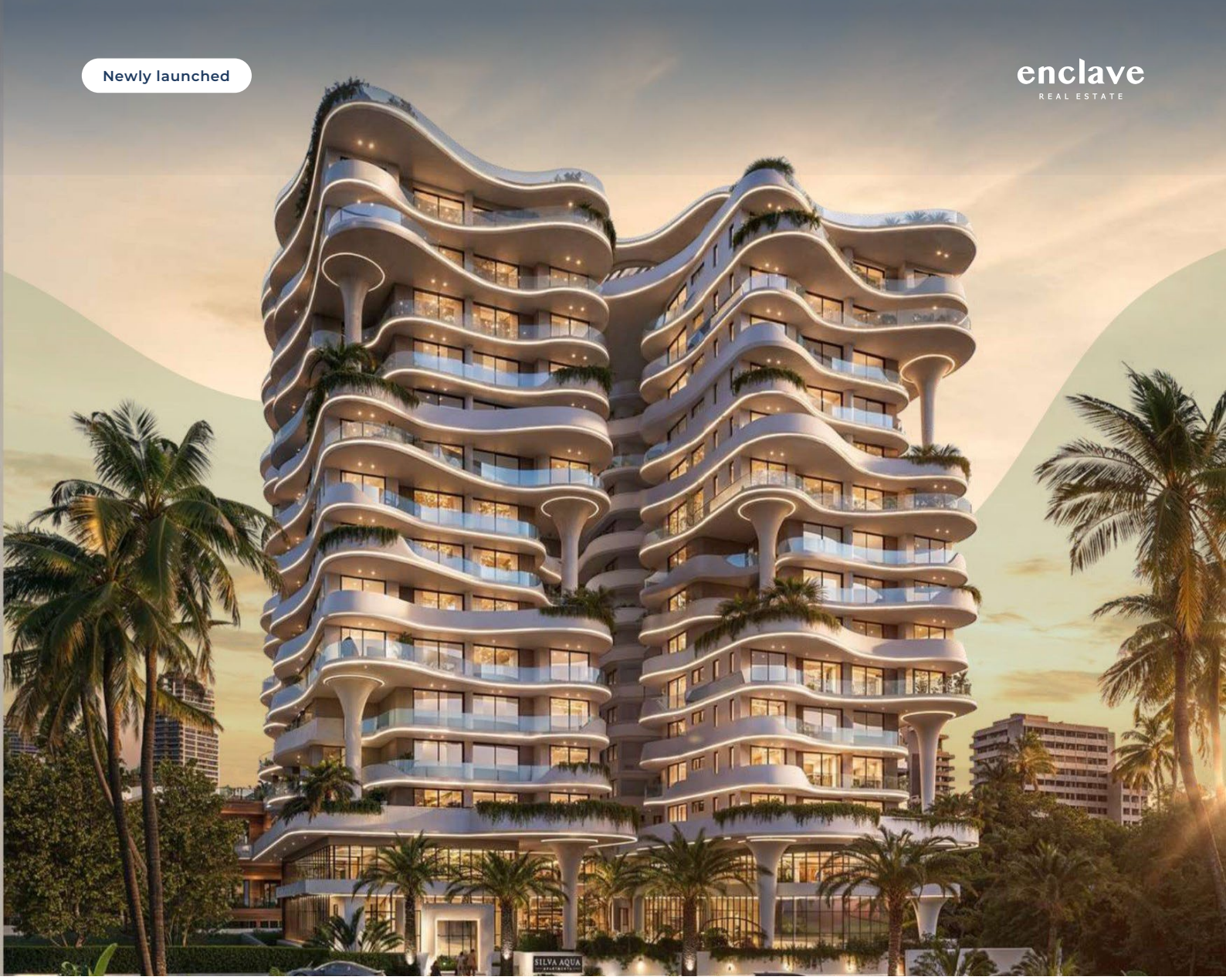
Beach	Title	Half-acre
Direct access	Awaiting titles	KES 45M

Quarter-acre

KES 20M



Master plan · 38 lots



OFF MALINDI ROAD, NYALI

Silva Aqua

Just launched

Twin residential towers with sweeping curved balconies, set beside Carrefour City Mall and Nyali Centre. The building has hotel-style facilities, so residents have shops, food and leisure on site.

AMENITIES

Expansive balconies	Swimming pool	Rooftop terrace
Gymnasium	Padel court	Landscaped gardens
Restaurant	Minimart	Commercial hall
Reception	Ample parking	24-hr security & CCTV

NEARBY

Carrefour City Mall	Nyali Centre Mall	Haller Park
beside	nearby	across Malindi Rd

Payment plan · completion December 2028

20%	70%	10%
Deposit	Over 24 months	On handover



Location · beside Carrefour City Mall



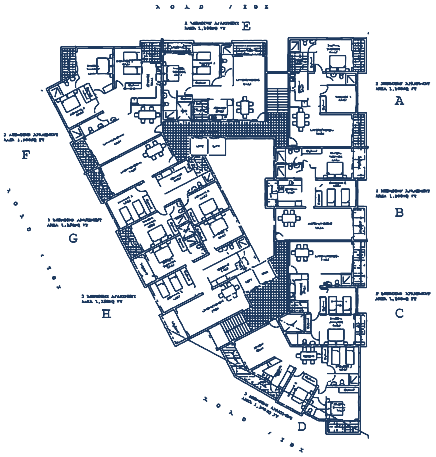
BEACH ROAD, NYALI, MOMBASA

Ultra Beach Residences

Under construction

A 16-storey tower on Nyali's Beach Road, close to the beach, with sea views from the upper floors and a rooftop terrace. The two-bedroom units are sold out, and only four three-bedroom units are left.

Unit	Size	Status
2 bedroom	1,100–1,200 sq ft	Sold out
3 bedroom	1,300–1,500 sq ft	4 remaining



Typical floor: 8 apartments, 4 lifts

3-bed from

KES 10M

Payment plan · completion 2029

20%	70%	10%
Deposit	Within 36 months	On handover



MTWAPA CREEK · BESIDE MTWAPA BRIDGE

Moorings Seaview Residence

Under construction

An 8-storey creek-front development on the left side of Mtwapa Bridge, next to The Moorings Hotel, with a private jetty giving residents direct boat access to the creek and the ocean. Early off-plan prices, with strong holiday-let demand from Mtwapa's tourism market.

Unit	Size	From
1 Bed	600 sq ft	KES 2.9M
2 Bed	900 sq ft	KES 3.9M
2 Bed Premium	1,050 sq ft	KES 6.5M
3 Bed	1,300 sq ft	KES 5.5M
3 Bed Premium	1,500 sq ft	KES 9.5M

3 Bed Premium: exclusive block, 2 units per floor

AMENITIES

Private jetty	Two pools	Clubhouse
Gym	Kids' play area	Multipurpose court
Creek views	Ample parking	24-hr security & CCTV

1-bed from

KES 2.9M

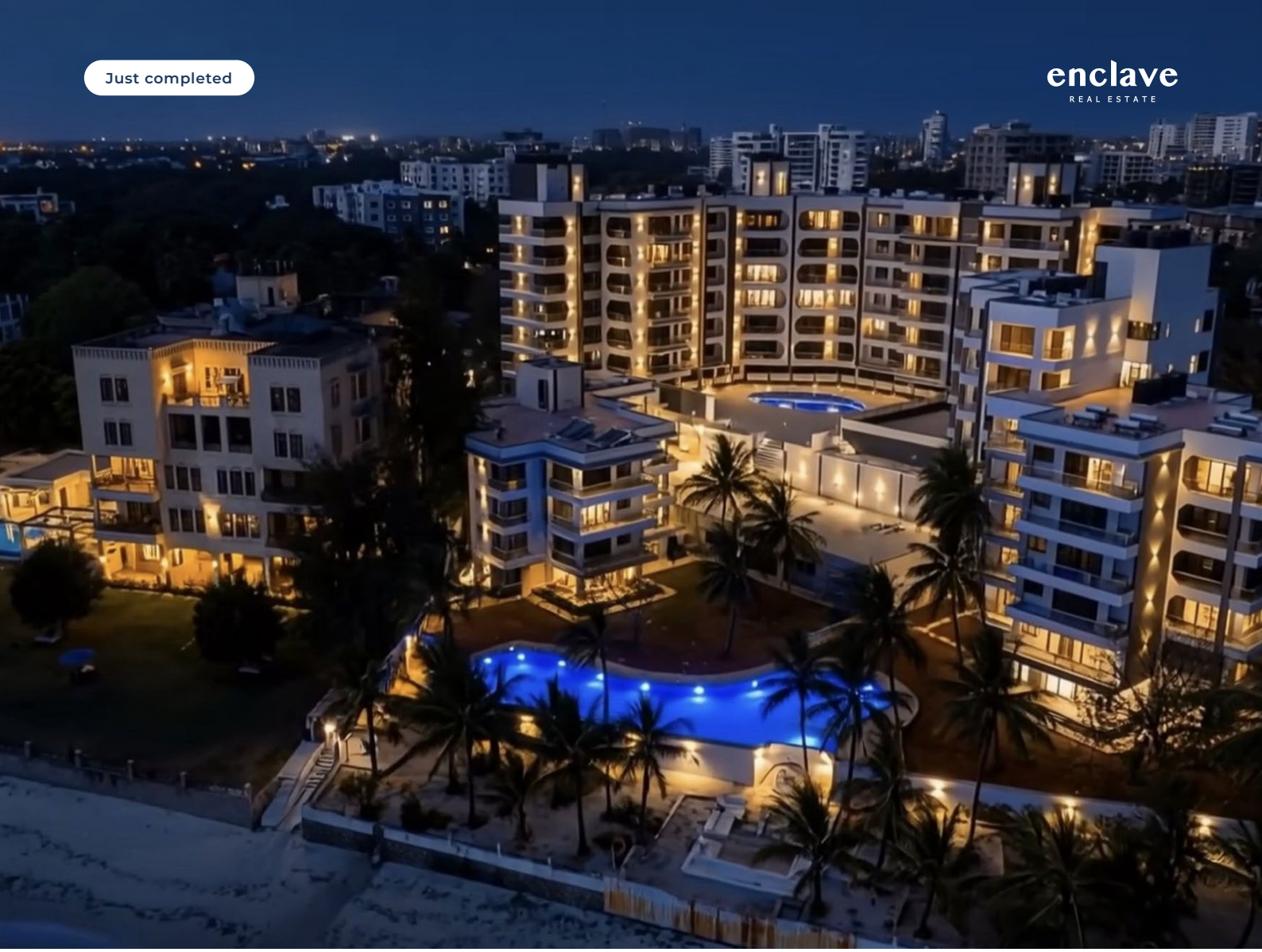
Payment plan · completion April 2028

20%	70%	10%
Deposit	Over 24 months	On handover



Creek-front towers

Just completed



MOUNT KENYA ROAD, NYALI

Cloud 9 Apartments

Large beachfront apartments of 3,000 sq ft on Mount Kenya Road, Nyali. Construction is complete and units are still available, so buyers can view the finished apartments and move straight in.

Apartments	Construction	Availability
Beachfront · 3,000 sq ft	Completed	Units available

Status
Ready to move in

AMENITIES

Two infinity pools	Private beach access	Residents' gym
2 parking bays per unit	Full generator backup	Borehole & desalinated water

From

KES 40M



Aerial render



BEACHFRONT, NYALI, MOMBASA

Naurus Towers

Beachfront towers set on the ocean cliff, with a pool and gardens facing the sea. Construction is complete and units are still available, so buyers can view the finished apartments and move straight in.

Units	Setting	Construction
2 & 3 bedroom	Beachfront	Completed
Availability	**2 bedroom**	
Units available	Price on request	

AMENITIES

Ocean-facing infinity pool	Fitness centre	24-hr concierge
Backup generator	Borehole water	Fibre internet

3-bed

KES 45M



The towers



Location · Nyali

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Development Land

Plots for developers: sizes, frontage and price. No development restrictions unless stated.



BAMBURI BEACH, MOMBASA

Bamburi Beachfront

Two plots, one on each side of a beachfront apartment block, each running from the access road to an open sandy beach. No development restrictions, and a new highway is coming.

Plot 81113	Plot 81111	Frontage
0.91 acre	0.88 acre	Direct sandy beach

Restrictions

None

Per plot

KES 150M

From above





Cement Rd plot · 0.47 acre

CEMENT RD, MOMBASA

Cement Rd, English Point

Size

0.47 acre

Nearby

English Point · Tamarind

Restrictions

None

Price

EUR 950,000



Nyali Bridge plot · 1.366 acre



Nyali Creek

NYALI BRIDGE, MOMBASA

Nyali Bridge, Nyali Creek

Size

1.366 acre

View

Nyali Creek

Overlooking

Tamarind · Old Town

Price

KES 150M

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SPEAK TO OUR CEO

Hamza Karama

For viewings, offers, or to list your land or development with us, talk to Hamza directly. More plots and launches are coming soon.

OUR SERVICES

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- Valuation
- Survey
- Property management
- Launch media

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