

11 Diani Beach Price List

Villa No.	Villa Type	Total Area M2	Internal Area M2	External Area *M2	Pool / Deck / Stair Area M2	Pool Size	Off Plan Price KShs	Price / Sq Metre **
A1	Ocean Front 3 bed Standalone Triplex Villa	617	267	276	74	8*4	105m	193
A2	Ocean Front 3 bed Standalone Triplex Villa	617	267	276	74	8*4	105m	193
A3	Ocean Front 4 bed Duplex Villa	573	313	158	102	8*4	SOLD	n/a
A4	Ocean Front 2 bed Duplex Penthouse	489	164	285	40	3.5*4	SOLD	n/a
A5	Ocean Front 4 bed Duplex Villa	573	313	158	102	8*4	SOLD	n/a
A6	Ocean Front 2 bed Duplex Penthouse	489	164	285	40	3.5*4	SOLD	n/a
B1	Ocean View Ground Floor 3 bed Apartment	237	168	55	14		44.5m	200
B2	Ocean View First Floor 3 bed Apartment	256	168	74	14		44.5m	184
B3	Ocean View Second Floor 3 bed Apartment	256	168	74	14		44.5m	184
B4	Ocean View Ground Floor 3 bed Apartment	237	168	55	14		44.5m	200
B5	Ocean View First Floor 3 bed Apartment	256	168	74	14		44.5m	184
B6	Ocean View Second Floor 3 bed Apartment	256	168	74	14		44.5m	184
B7	Ocean View 4 bed Duplex Villa	573	313	158	102	8*4	79.5m	169
B8	Ocean View 2 bed Duplex Penthouse	489	164	285	40	3.5*4	64.5m	144
B9	Ocean View Ground Floor 3 bed Apartment	237	168	55	14		44.5m	200
B10	Ocean View First Floor 3 bed Apartment	256	168	74	14		44.5m	184
B11	Ocean View Second Floor 3 bed Apartment	256	168	74	14		44.5m	184
B12	Ocean View 4 bed Duplex Villa	573	313	158	102	8*4	79.5m	169
B13	Ocean View 2 bed Duplex Penthouse	489	164	285	40	3.5*4	64.5m	144
B14	Ocean View 4 bed Duplex Villa	573	313	158	102	8*4	79.5m	169
B15	Ocean View 2 bed Duplex Penthouse	489	164	285	40	3.5*4	64.5m	144
B16	Ocean View 4 bed Duplex Villa	573	313	158	102	8*4	79.5m	169
B17	Ocean View 2 bed Duplex Penthouse	489	164	285	40	3.5*4	64.5m	144
B18	Ocean View 4 bed Duplex Villa	573	313	158	102	8*4	79.5m	169
B19	Ocean View 2 bed Duplex Penthouse	489	164	285	40	3.5*4	64.5m	144
C1,9	Garden View 4 bed Duplex Villa	573	313	158	102	8*4	67m	142
C2,10	Garden View 2 bed Duplex Penthouse	489	164	285	40	3.5*4	52m	116
C3-8	Garden View 3 bed Apartments Floors G,1,2	256	168	74	14		34.5m	143
D1,2,3,4	Garden View 3 bed Standalone Duplex Villas	442	267	101	74	8*4	47m	128

* External area includes balcony, covered terraces and roof terraces

** Price per square metre is price divided by internal + external sq m - excludes pool / deck / staircase