



AFRICAN
PROPERTY
AWARDS

Roca

LÄUFEN

AWARD
WINNER

2024-2025

Silver Hill

TOWNHOUSES

A Home Designed for the Years Ahead

DEVELOPMENT BY





Introduction

A Secure Home for Life's Next Chapter

Silver Hill is a thoughtfully designed residential community within Tatu City, created for people planning the next stage of life.

Whether returning to Kenya after years abroad, planning ahead for retirement or investing in a long-term home, Silver Hill offers a secure and well-managed environment where the years ahead can unfold with confidence.

Here, life is easy and predictable. Walkable streets, green spaces and modern infrastructure create a rich environment that supports independence, wellbeing and peace of mind.





Timeless Elegance

Inspired by Classic London Townhouses

Silver Hill draws inspiration from the elegant proportions and timeless design of classic London townhouses.

Carefully detailed Georgian-style facades, large windows and tree-lined streets create a neighbourhood that feels refined and established from the moment you arrive.

The architecture is designed to look beautiful today and retain its charm for generations to come.

The Tatu City Advantage

Living Within a Master-Planned City

Silver Hill sits within Tatu City, a master-planned urban ecosystem where infrastructure came before development, not after.

Well-maintained roads, reliable electricity, stable water supply and street lighting create a residential environment you can count on.

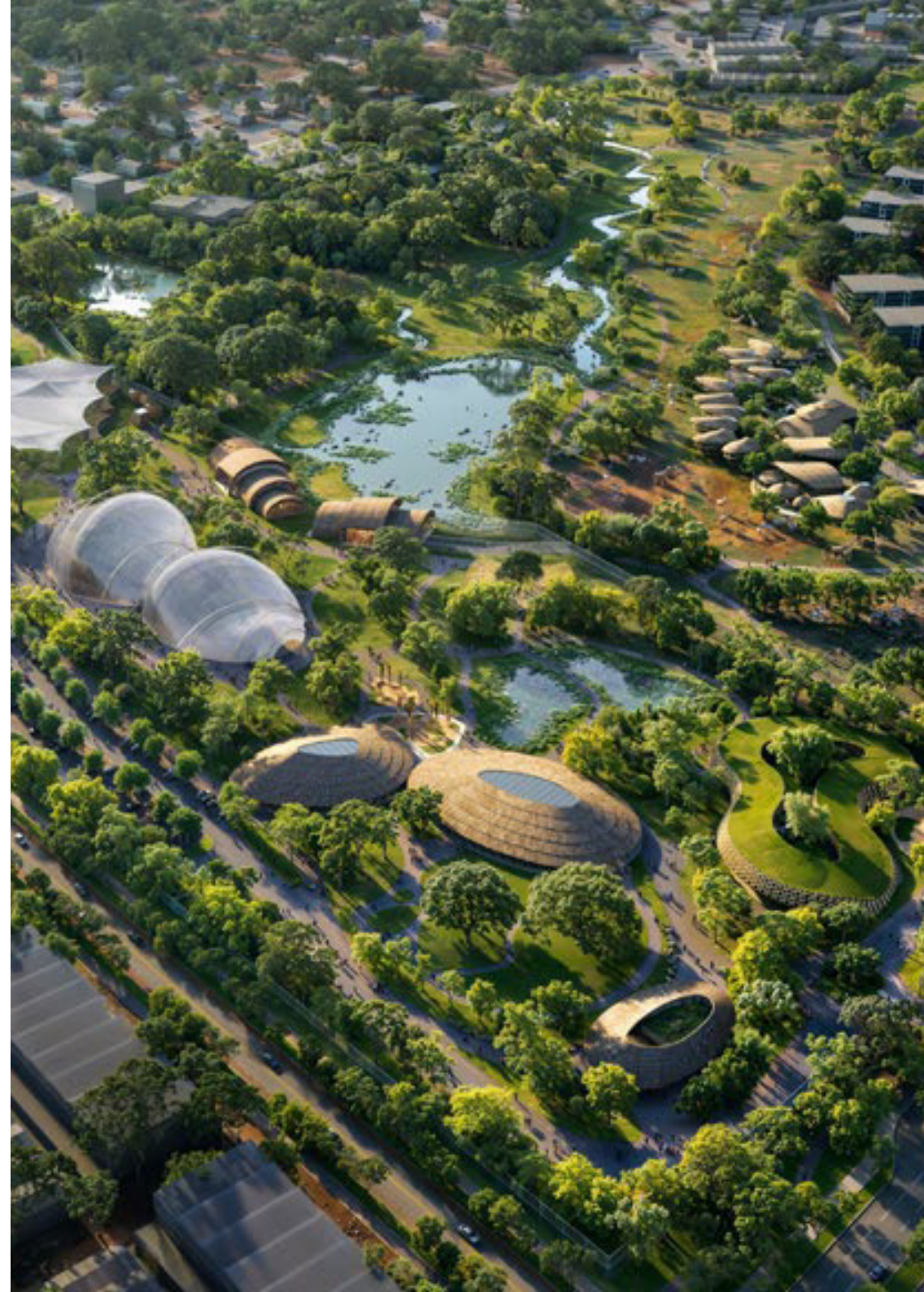
Unlike parts of Nairobi where rapid growth has outpaced infrastructure, Tatu City integrates homes, schools, retail, offices and green space into a single, coherent plan. That makes a difference both to everyday living and to long-term property stability.

30 min
from Nairobi CBD

5000 acres
Tatu City total area

45 min
from JKIA via Eastern Bypass

764 acres
Natural green spaces in Tatu City



Tatu City Master Plan

Everything You Need, Within Tatu City

-  Tatu Wildlife Sanctuary
-  Schools
-  Restaurants and coffee shop
-  Banks
-  Medical centre
-  Shops and services
-  Tatu Industrial Parks, SEZ
-  Our Residential estates
-  Co-working and office space
-  Outdoor and indoor gym
-  Sport facilities





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Refined Interiors

Modern Living, Beautifully Finished

Silver Hill homes are designed for comfortable contemporary living. At 218-231 square metres, each home offers generous scale while remaining easy to manage as lifestyles evolve.

Thoughtful layouts balance openness with privacy, making the homes equally suited to quiet evenings or hosting family and friends.

The interiors follow a contemporary design approach that emphasises clean lines, high quality finishing and carefully integrated technology.

Silver Hill's open-plan living area is designed for light, space and effortless entertaining.

Floor-to-ceiling sliding doors flood the room with natural light and open directly onto the terrace for a seamless indoor-outdoor flow.



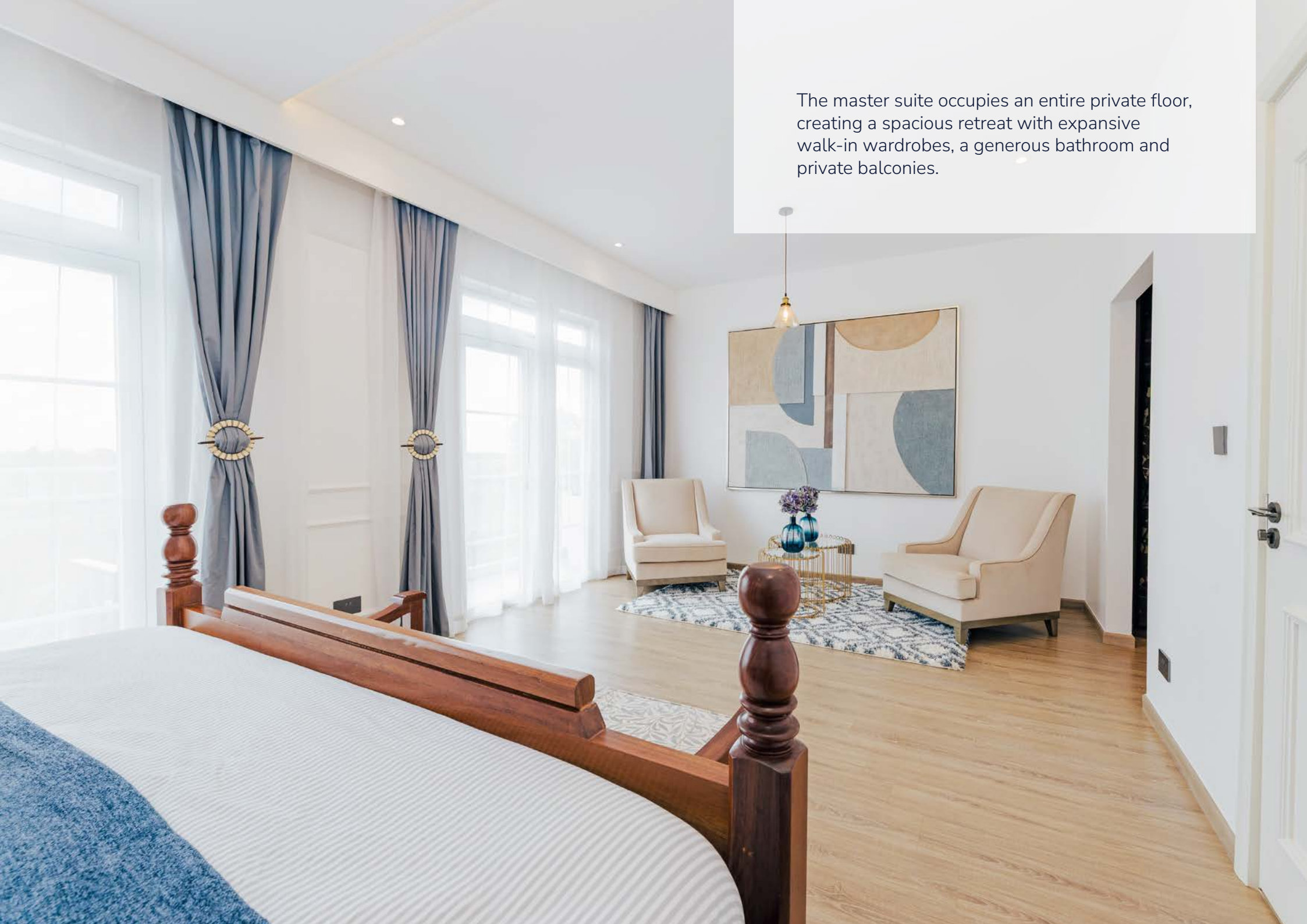


The contemporary kitchen balances form and function, designed to support both everyday cooking and entertaining.

Premium stone countertops, custom cabinetry and integrated Bosch appliances combine practicality with elegance. A central island with bar seating and pendant lighting creates a natural gathering point, perfect for casual meals or hosting guests.



The master suite occupies an entire private floor, creating a spacious retreat with expansive walk-in wardrobes, a generous bathroom and private balconies.







The master bathroom offers a spacious, spa-like experience with dual sinks, stone vanity surfaces, stand-alone bathtub and a walk-in shower which doubles as a your very own steamroom.

Bright and naturally ventilated, it also includes provision for a future steam shower conversion, adding an extra level of comfort and relaxation.



The upper floor features two en suite bedrooms and a private family room, creating a comfortable retreat for guests or family, with the flexibility to convert the space for 3-bedroom layout with a shared bathroom.



← TO TATU CITY CBD

FACILITIES

- 1 Gate house
- 2 Clubhouse parking
- 3 Clubhouse and pool
- 4 Park
- 5 Play area
- 6 Sauna
- 7 Parking
- 8 7m backyard
- 9 9m backyard
- 10 9m+backyard
- 11 8m driveway
- 12 Transformer house
- 13 Mini park
- 14 12m backyard
- 15 14m backyard
- 16 8m backyard

138.3m

155.3m

16.4m

CRAWFORD ROAD

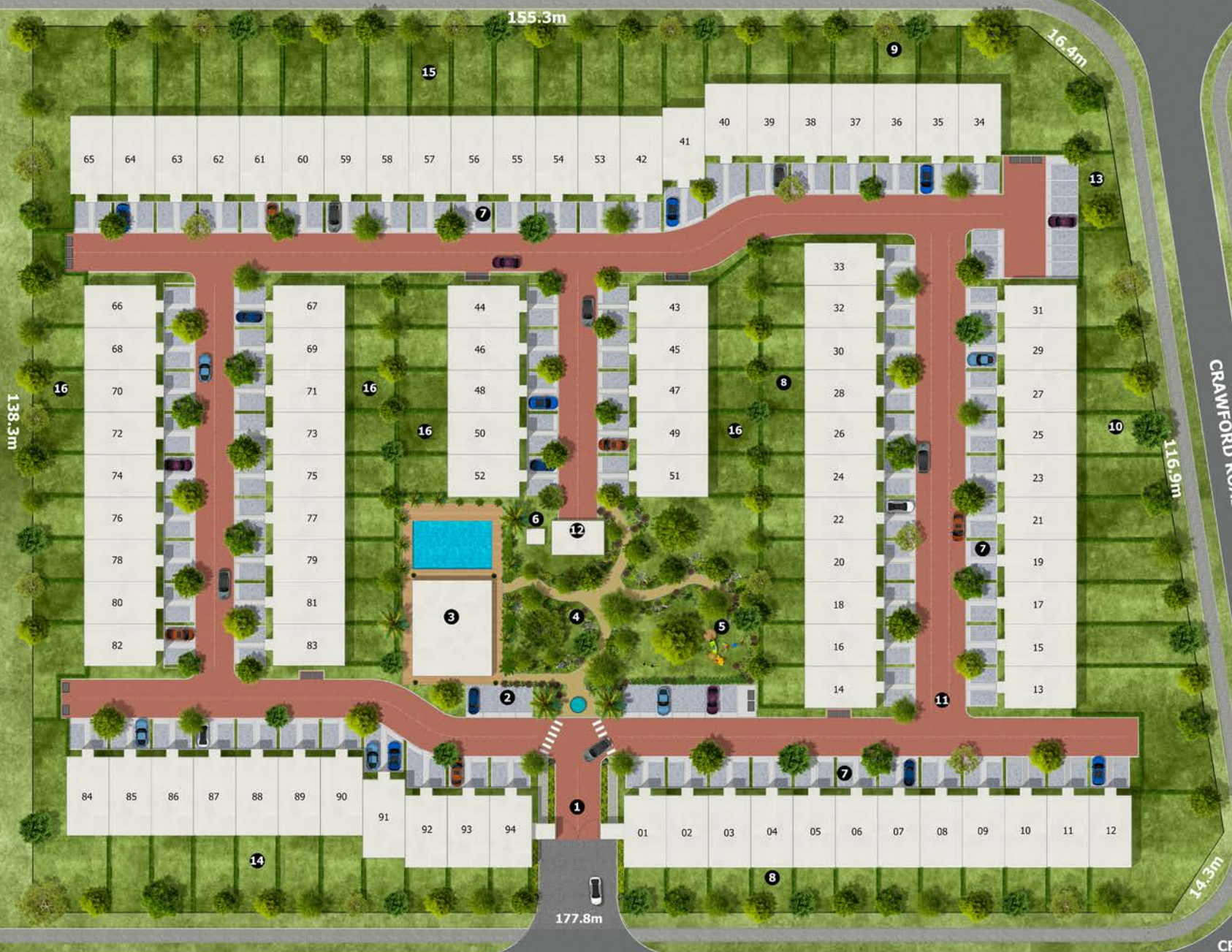
116.9m

14.3m

177.8m

ACCESS ROAD

TO
CRAWFORD
SCHOOL



Where community comes naturally

Silver Hill is designed as more than a collection of homes. Landscaped shared spaces, quiet streets and thoughtfully planned amenities create an environment where neighbours can connect while still enjoying privacy.

Residents have access to a private clubhouse, swimming pool and fitness centre, as well as an interior landscaped park and children's play areas. These shared spaces provide places to relax, exercise and gather with family and friends.

Together they create a neighbourhood that feels welcoming, calm and genuinely connected.





Nature and Movement Space to Breathe

Silver Hill sits within one of the greenest environments in Tatu City. Just a ten-minute walk away lies the 160-acre Tatu City Wildlife Sanctuary, home to grazing impala and abundant birdlife.

Open landscapes and protected green spaces create an environment where daily movement feels natural and enjoyable.

Residents enjoy:

- Access to over 100 kilometres of walking and cycling paths
- A pedestrian-friendly street network
- Safe, well-lit routes for evening walks

Nature, movement and wellbeing are part of everyday life.



Resident Amenities



Fitness Centre



Sauna



24/7 Security



Swimming pool



Central Park



Children's Play Area



Resident Clubhouse



Backup generator



Tatu City Wildlife Sanctuary

Peace of Mind, Every Day

Comprehensive security and nearby healthcare allow residents to enjoy daily life with confidence.

- 24/7 estate security connected to Tatu City's smart-city command centre
- Walking distance to AAR Healthcare clinic
- 24/7 Advanced Life Support ambulance coverage

With safety and medical care always nearby, residents can focus on enjoying life, family and community.



Floor plan - Phase 1 Standard unit

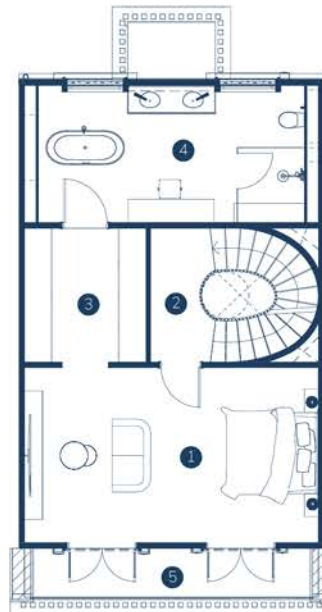
Ground floor – Office option



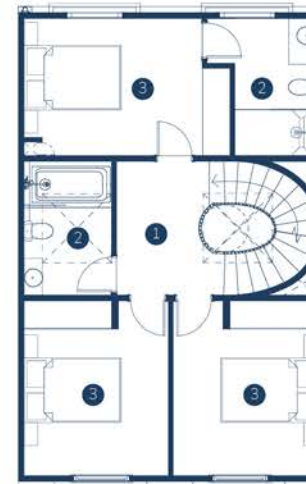
Ground floor – DSQ option



First floor



Second floor (i)
3 bedrooms, shared bathroom



Second floor (ii)
2 bedrooms, family room



Ground floor

1. Lounge
2. Dining area
3. Kitchen
4. Cloak room
5. Utility room
6. Office/DSQ
7. Lobby
8. Private garden
9. Parking spot

First floor

1. Master bedroom
2. Lobby
3. Walk-in closet
4. Master bathroom
5. Terrace

Second floor (i)

1. Lobby
2. Bathroom
3. Bedroom

Second floor (ii)

1. Lobby
2. Bathroom
3. Family room
4. Bedroom
5. Store

Total area: 218 SQM

Floor plan - Phase 2&3 Standard unit

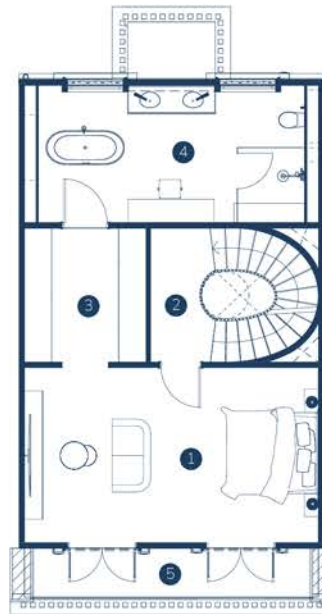
Ground floor – Office option



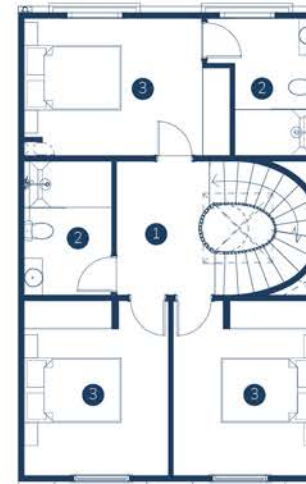
Ground floor – DSQ option



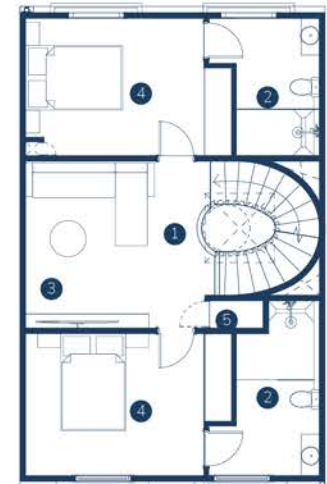
First floor



Second floor (i)
3 bedrooms, shared bathroom



Second floor (ii)
2 bedrooms, family room



Ground floor

1. Lounge
2. Dining area
3. Kitchen
4. Cloak room
5. Utility room
6. Office/DSQ
7. Lobby
8. Private garden
9. Parking spot

First floor

1. Master bedroom
2. Lobby
3. Walk-in closet
4. Master bathroom
5. Terrace

Second floor (i)

1. Lobby
2. Bathroom
3. Bedroom

Second floor (ii)

1. Lobby
2. Bathroom
3. Family room
4. Bedroom
5. Store

Total area: 218 SQM

Floor plan - Phase 2&3 Extended unit

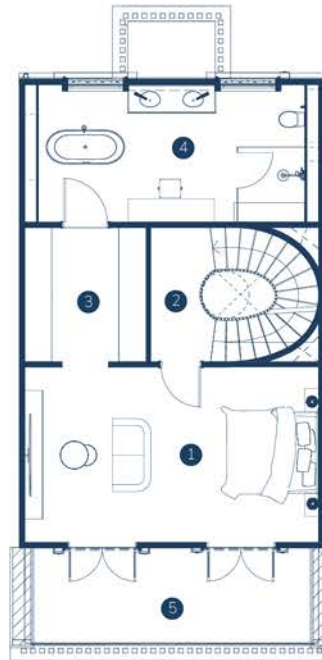
Ground floor – Office option



Ground floor – DSQ option



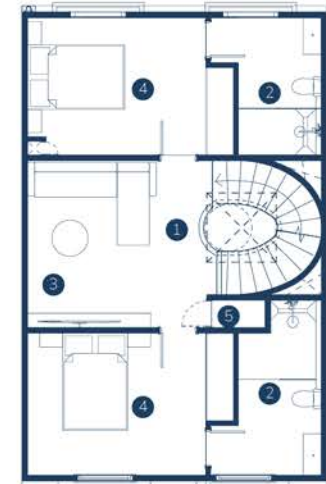
First floor



Second floor (i)
3 bedrooms, shared bathroom



Second floor (ii)
2 bedrooms, family room



Ground floor

1. Lounge
2. Dining area
3. Kitchen
4. Cloak room
5. Utility room
6. Office/DSQ
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First floor

1. Master bedroom
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Second floor (i)

1. Lobby
2. Bathroom
3. Bedroom

Second floor (ii)

1. Lobby
2. Bathroom
3. Family room
4. Bedroom
5. Store

Total area: 231 SQM

Come experience it for yourself

The Silver Hill show home is available for viewings daily from 8am to 6pm.
Contact the Unity Homes team to book your site visit today.

Book Site Visit