

**PATA
MAKAO
NA BOMA YANGU**



MINISTRY OF LANDS, HOUSING
AND URBAN DEVELOPMENT
State Department of Housing and
Urban Development



Boma Yangu

Affordable Housing Project Property Guide

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The Affordable Housing Programme Overview

The Affordable Housing Programme (AHP) is a flagship initiative under Kenya's Bottom-Up Economic Transformation Agenda (BETA) aimed at expanding access to decent affordable housing while stimulating economic growth. The programme drives job creation in the construction sector, strengthens Micro, Small and Medium Enterprises (MSME) participation, and supports local supply chains across the housing value chain.

To address Kenya's housing deficit, the government aims to deliver at least 200,000 housing units each year through a combination of public investment, private-sector participation and affordable housing finance mechanisms.

Progress is already underway. 8,367 housing units have been completed, while over 190,000 units are currently under construction nationwide. The programme includes a mix of residential housing, Institutional and Staff Housing, Student Housing, and projects delivered through the Private Developer Value-Added Tax (VAT) Exemption Programme, broadening participation in housing delivery.

The AHP is designed to enable Kenyan citizens, particularly low and middle-income households, to access decent and affordable homes through subsidised financing and structured savings schemes. By expanding homeownership opportunities, the programme promotes human dignity, social equity and inclusive urban development, while generating demand for local construction materials and services.

Since 2022, the programme has created more than 640,000 jobs, with over one million jobs projected across its lifecycle, making it one of the country's largest employment generators in the construction sector.

The programme targets three main income groups:

Social Housing:
households earning up to

KES **19,999**

Affordable Housing:
earners between

KES **20,000**

and

KES **149,000**

Affordable Market Housing:
households earning

KES **150,000**

Onwards

By focusing on these segments, the AHP addresses the largest portion of Kenya's housing demand while expanding access to quality, affordable homes for those who need them most.





The Affordable Housing in Numbers

Boma Yangu Platform

Over
1,162,554

Kenyans registered on Boma Yangu as of March 2026

7,236

Successful allocations completed, with more ongoing

Employment & Economic Impact

Over
640,442

Jobs created since 2022, with **1 million+** jobs projected across the programme lifecycle

Kshs.
11 billion

Ringfenced to support Jua Kali artisans and MSMEs

130

Main contractors engaged across projects

Housing Delivery & Pipeline

47 Counties

AHP and Institutional Housing projects are active across 47 counties

8,807

Housing units completed since September 2022

273,067

Units currently under construction (Affordable & Social Housing)

129,113

Student beds are currently under development across tertiary institutions to address the institutional housing gap

Introduction

The property guide provides useful buyer information on location of the houses, unit types, and key amenity features included in housing projects under the Affordable Housing Programme. Prospective homeowners can start their home ownership journey by registering on the Boma Yangu platform bomayangu.go.ke.

Upon registration, you are at liberty to start paying instalments for your preferred unit and can select a unit upon raising the mandatory five percent deposit of the value of your preferred unit. For completed units, homeowners are allowed to move in with the remaining amount being paid via subsidized mortgages run via a tenant purchase scheme payable for upto 30 years.



Message from the CS



At the heart of every thriving nation lies the dignity of its people, and there is no greater expression of dignity than a decent, safe, and affordable home.

The Affordable Housing Programme (AHP) is a bold and transformative vision borne from this fundamental belief: that every Kenyan deserves a place to call home. Under the auspices of the Bottom-Up Economic Transformation Agenda (BETA), AHP, also referred to as Boma Yangu, is not just about building houses—it is about bridging the housing gap, creating sustainable communities, and restoring the dignity of millions of Kenyans who, for too long, have been locked out of decent housing opportunities.

This program is unlocking access to homeownership for ordinary citizens, bringing hope to families, and spurring inclusive growth across all sectors of the economy. Since its rollout, the Affordable Housing Programme has already begun reshaping Kenya's urban and peri-urban landscapes.

Over 8,000 housing units have been completed since 2022, and over 190,000 more are at different stages of construction across the country. This initiative has also stimulated job creation, enhanced skills development in the construction and engineering sectors, and opened up new avenues for local manufacturers and service providers.

It is a multiplier in every sense, driving economic activity, improving livelihoods, and inspiring pride in ownership.

Alice Wahome, E.G.H.

Cabinet Secretary, Ministry of Lands, Public Works, Housing and Urban Development

Message from the PS



For many Kenyans, the dream of owning a home has long felt distant, something to aspire to, but often out of reach. That story is now changing with The Affordable Housing Programme (AHP), which is about making homeownership accessible and achievable, especially for first-time buyers.

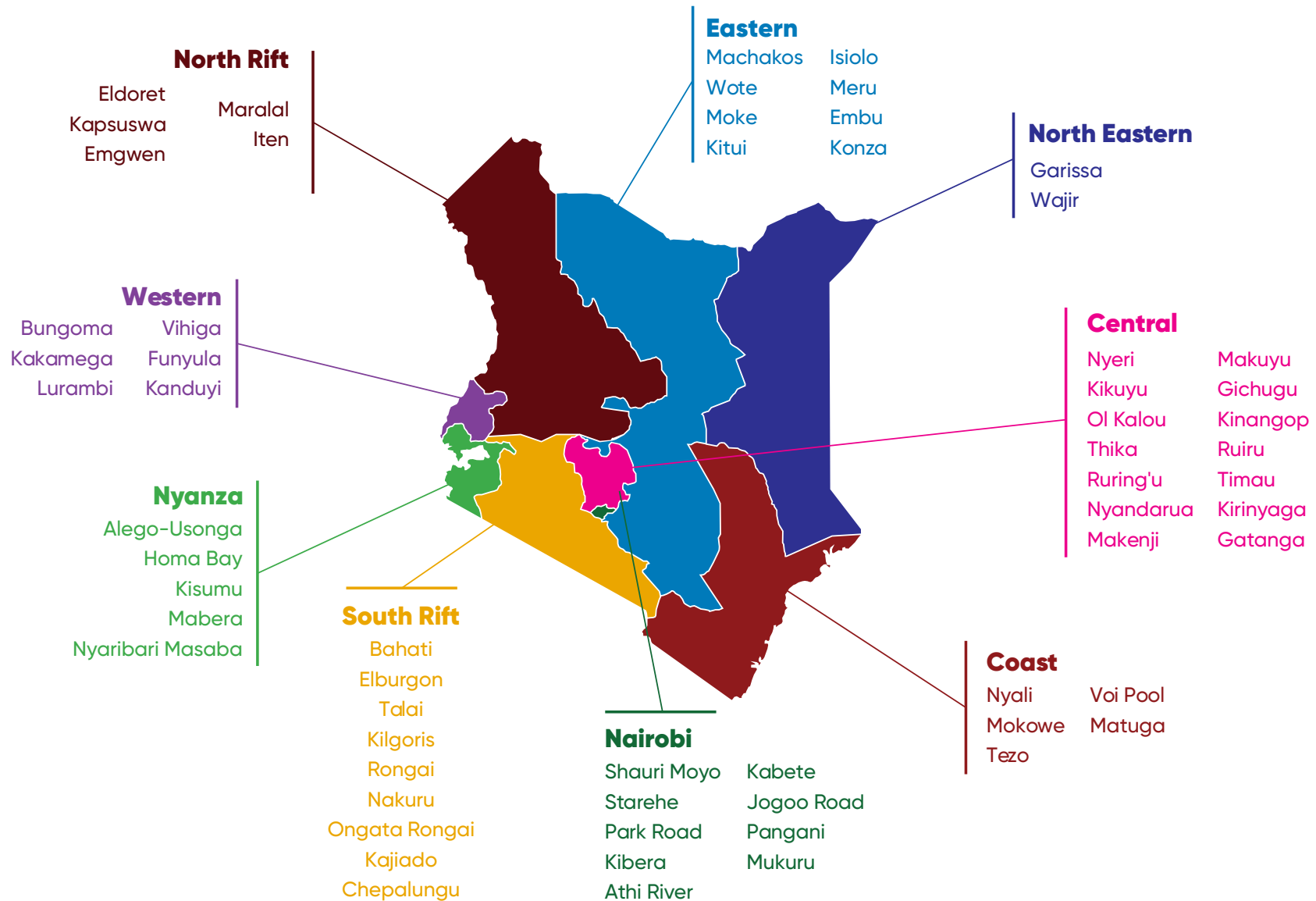
The programme's journey went into an accelerated mode after the National Housing Development Fund (NHDF) was formed and has funded hundreds of housing projects in all counties. This has fuelled demand for building materials from cement, sand, ballast, building steel bars, timber, fabricated metal doors, balustrades and windows.

The Programme employs directly and indirectly over one million Kenyans across its projects, where over 190,000 housing units are under construction. More projects have also been approved for implementation as AHP moves to fulfil its mission of delivering over 200,000 housing units across the country. The programme continues to enhance the dignity and quality of life of Kenyan citizens, where first-time home buyers pay a five per cent deposit in relation to the selected unit's value under a tenant purchase scheme. These schemes, targeting lower-to-middle-income buyers, allow them to move in and pay the rest for up to 30 years via subsidised mortgages through what we call the Tenant Purchase Scheme (TPS). In this guide, we highlight the unique features and pricing of each affordable housing unit.

Charles Hinga Mwaura, CBS, CA (SA)

Principal Secretary, State Department for Housing and Urban Development

Current AHP Sites



Testimonials from Homeowners



Jacob Waweru, Home Owner

“At first, many believed the Affordable Housing Programme was a scam. I have no regrets for trusting the government. I applied for a studio unit. Now my friends visit me to witness for themselves what God has done for me. I pay Kes3,900 for my unit monthly” Jacob Waweru.



Milcah Kaheli, Site Worker

“The project has truly uplifted our lives. I started as a casual labourer and later progressed to become a security officer. This project has provided job opportunities and has enabled us to earn a living. I am now able to support my young child who is in school, and also support my mother. I would also like to say that this project has helped women access job opportunities and support their families”



Rossina Mbithe, Home Owner

I went from living in Riara Mukuru slum to becoming one of the homeowners of decent flats in the Mukuru Social Housing Project. At first, I thought I was dreaming, but when I was given the key to open my house, with clean water, gas, and electricity—I was overjoyed.

I am happy to realise that my children and I can now live in a more decent environment. I had taken my children to the village, but now I can bring them back to live with me.

I thank the Boma Yangu team for making this dream a reality.



Elizabeth Mutava, Home Owner

I used to dislike the programme until one day my son encouraged me to try the Affordable Housing Programme. From there, I started saving for a house. My son supported me in applying, and I made payments to become a homeowner in Machakos. I am now a proud tenant of the Machakos project, and I thank the Lord and the Affordable Housing Programme. Despite having worked and retired last year, this dream has become a reality. The Affordable Housing Programme is real.



Wibroad Otieno, Home Owner

I have started a new life courtesy of the Boma Yangu programme. My life has shifted from 0% to 100%. I have moved away from paying rent and facing threats from landlords to becoming a homeowner.

This Machakos AHP project is fantastic, and the area looks great with a pleasant ambience, reliable water supply, and paved walkways, making it ideal for us to live here. I will bring my family here because of the security, which was never guaranteed in the place I used to live.

Homeownership Journey



How to Register for Boma Yangu



Log Into the E-Citizen platform

Access the E-Citizen platform and select the Boma Yangu (BY) tab to proceed



Register to BomaYangu

Register online via www.bomayngu.go.ke or by dialing *832#. Activate your account by paying Kshs 200 which will reflect in your e-wallet as part of your savings



Complete Profile

Provide the required information, including personal details and other necessary documents

Financing Partners and Options

Tenant Purchase Scheme (TPS) Administrators in the AHP Programme

SACCOs help in selling the properties across the project sites





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Focus on Projects



Central Region

Boma Yangu Gichugu Estate

The Gichugu AHP project will be a comprehensive affordable housing development comprising different typographies and social amenities, all magnificently designed to meet modern lifestyle demands. The Project is located strategically in Kianyaga Town in Gichugu Constituency, near the DCC's office and Kianyaga Police Station

Typographies

- Studio Social - 12
- Two-Bedroom Social - 4
- Studio Affordable - 18
- Two-Bedroom Affordable - 16
- Three-Bedroom Affordable - 16
- Two-Bedroom Market - 20
- Three- Bedroom Market - 24



Realtor
Kenstate Valuers
Contact: 0722 300 317

Boma Yangu Nyahururu Estate

Nyahururu Affordable Housing Project is a beautiful development strategically located in Nyahururu Town. It is located in the Starehe area of Nyahururu Town. It will provide 955 Affordable Housing units to the residents of Nyahururu and beyond.

Typographies

- 1 room social - 50
- 2-room social - 100
- 3-room social - 50
- Studio affordable - 105
- Two-bedroom affordable - 250
- Three-bedroom affordable - 100
- Two-bedroom market - 150
- Three-bedroom market - 150

Amenities

Nyahururu AHP is tastefully designed according to the AHP Development Framework Guidelines, encompassing adequate green spaces, common lighting, well-landscaped gardens, adequate roads for pedestrians and vehicles, adequate parking and sufficient social facilities for use by all residents.



Realtor
Recad Consulting Limited
Contact: 0724 321 505



Boma Yangu Ruring'u Estate, Nyeri

Ruring'u AHP, Nyeri, is a 478-unit estate that is strategically located in Nyeri Town, in Ruring'u Ward. It comprises social, affordable, and market-rate housing units in a mixed-income setting meant to foster togetherness and interaction amongst Kenyans of different backgrounds

- 1 Room Social - 25
- 2 Room Social - 50
- 3 Room Social - 25
- Studio Affordable - 56
- 2 Bedroom Affordable - 113
- 3 Bedroom Affordable - 57
- 2 Bedroom Market - 76
- 3 Bedroom Market - 76

Amenities

The project comes well-equipped with sufficient parking, green play spaces and commercial functions. Further, a primary school shall be developed on the parcel of land earmarked for development. The primary school shall comprise of an: administration block, classroom block, dining hall and a play field.



Realtor
Icon Valuers Limited
Contact: 0727 334 308

Other housing units under development in Central Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Kirinyaga	Boma Yangu Kirinyaga NHC Estate	1 Bedroom	2,150,000.00	1 Bedroom	Kenstate Valuers	0722300317
		2 Bedroom	3,200,000.00	2 Bedroom		
		Studio	1,400,000.00	Studio		
		Studio cum Shop	3,200,000.00	Studio		
Laikipia	Boma Yangu Nyahururu Estate	1 room social	640,000.00	1 Room	Recad Consulting Limited	0724 321 505
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio Affordable	1,000,000.00	Studio		
Murang'a	Boma Yangu Makenji Estate	2 Bedroom Affordable	2,000,000.00	2 Bedroom	Nile Real Appraisers (EA) Ltd	0722444495
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		2 Bedroom Social	1,280,000.00	2 Bedroom		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		Studio Affordable	1,000,000.00	Studio		
		Studio Social	640,000.00	Studio		
	Boma Yangu Makuyu Estate	1 Room Unit	640,000.00	1 Room		
		2 Bedroom Unit Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Unit Market	3,600,000.00	2 Bedroom		
		2 Room Unit	960,000.00	2 Room		
		3 Bedroom Unit Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Unit Market	4,800,000.00	3 Bedroom		
		3 Room Unit	1,280,000.00	3 Room		
Studio Unit	1,000,000.00	Studio				



County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Nyandarua	Boma Yangu Kinangop Estate	2 Bedroom Affordable	2,000,000.00	2 Bedroom	Etwons Property Consultants Limited	0728 600 517
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		2 Bedroom Social	1,280,000.00	2 Bedroom		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		Studio Affordable	1,000,000.00	Studio		
		Studio Social	640,000.00	Studio		
	Boma Yangu Nyandarua NHC Estate	1 Bedroom Affordable	2,150,000.00	1 Bedroom	Etwons Property Consultants Limited	0728 600 517
		2 Bedroom Affordable	3,200,000.00	2 Bedroom		
		Studio Affordable	1,400,000.00	2 Bedroom		
	Boma Yangu Ol Kalou Estate	1 room social	640,000.00	1 Room	Kiragu & Mwangi Limited	0727 111 444
		2 room social	960,000.00	2 Room		
		3 room Social	1,280,000.00	3 Room		
Studio-Affordable		1,000,000.00	Studio			
Three Bedroom Market		4,800,000.00	3 Bedroom			
Three Bedroom-Affordable		3,000,000.00	3 Bedroom			
Two Bedroom Affordable		2,000,000.00	2 Bedroom			
Two Bedroom Market	3,600,000.00	2 Bedroom				



County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Nyeri	Boma Yangu Blue Valley Estate	1 room social	640,000.00	1 Room	Nile Real Appraisers (EA) Ltd	0722444495
		2 room social	960,000.00	2 Room		
		3 room - Social	1,280,000.00	3 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Market	3,600,000.00	3 Bedroom		
	Boma Yangu Mukurwe-ini Estate	2 Bedroom Affordable	2,000,000.00	2 Bedroom	Kenstate Valuers	0722300317
		2 Bedroom Social	1,280,000.00	3 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		Studio Social	640,000.00	1 Room		
	Boma Yangu Naromoru Estate	One Bedroom Social	960,000.00	2 Room	Gimco Limited	0704 386 002
		Studio Affordable	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Market	3,600,000.00	2 Bedroom		
		Two Bedroom Social	1,280,000.00	3 Room		
	Boma Yangu Wamagana Estate	Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Social	1,280,000.00	3 Room		
Two Bedroom-Market		3,600,000.00	2 Bedroom			



Coast Region



Boma Yangu Nyali (VOK) Estate, Mombasa

The Project is located in Nyali and aims to provide a range of housing typologies designed to meet the diverse needs of the community.

Typographies

- 1 room social - 112
- 2-room social - 176
- 3-room social- 90
- Studio affordable - 150
- Two-bedroom affordable - 474
- Three-bedroom affordable - 210
- Two-bedroom market - 360
- Three-bedroom market - 360

Amenities

This will encompass a Multi-Use Development (MUD), a kindergarten, a secondary school, a Level 4 hospital, a clubhouse, and a swimming pool



Boma Yangu Matuga Estate, Kwale

The Matuga Affordable Housing Project (Matuga AHP) is in Kwale Town, Matuga Constituency, Kwale County. The project will deliver 195 affordable housing units.

Typographies

- 1 Room Social - 10
- 2 Room Social - 20
- 3 Room Social - 10
- Studio Affordable - 21
- 2 Bedroom Affordable - 51
- 3 Bedroom Affordable - 21
- 2 Bedroom Market - 31
- 3 Bedroom Market - 31

Amenities

The Matuga AHP will be an integrated affordable housing development comprising one, two, and three-bedroom units with social amenities, carefully designed to fit local architectural and cultural preferences.



Realtor
Seven Degrees North Limited
Contact: 0788 481 841

Boma Yangu Tezo Estate, Kilifi

The Tezo Affordable Housing Project, located in Tezo Town within Kilifi North Constituency, aims to provide a diverse range of housing options to meet the needs of various income groups. The development will consist of 1,005 residential units

Typographies

- 1 Room Social - 50
- 2 Room Social - 100
- 3 Room Social - 50
- Studio Affordable -150
- 2 Bedroom Affordable - 300
- 3 Bedroom Affordable -150
- 2 Bedroom Market - 100
- 3 Bedroom Market -100

Amenities

General amenities available include parking lots, cabro pavements, outdoor drying section/platforms, pedestrian walkways, a power room, playground & basketball court, landscaping, a waste collection point, kindergarten, social hall and an underground water tank.



Realtor
Kiragu & Mwangi Limited
Contact: 0727 111 444

Other housing units under development in Coast Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Kilifi	Boma Yangu Mtwapa City Estate	1 room- social	640,000.00	1 Room	Value Line Consulting Limited	0727 597 000
		2 Bedroom (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom (Market)	3,600,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 Bedroom (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom (Market)	4,800,000.00	3 Bedroom		
		3 room Social	1,280,000.00	3 Room		
		Studio (Affordable)	1,000,000.00	Studio		
Kwale	Boma Yangu Diani 'White House' Estate	1 Room Social	640,000.00	1 Room	Nile Real Appraisers (EA) Ltd	0722444495
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio	1,000,000.00	Studio		
Lamu	Boma Yangu Mokowe Estate	1 room social	640,000.00	1 Room	Nile Real Appraisers (EA) Ltd	0722444495
		2 room social	960,000.00	2 Room		
		3 room - social	1,280,000.00	3 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Three Bedroom-Affordable	3,000,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Market	3,600,000.00	2 Bedroom		

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Mombasa	Boma Yangu Hobley Estate	1 Bedroom (Social)	960,000.00	2 Room		
		2 Bedroom (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom (Market)	3,600,000.00	2 Bedroom		
		2 Bedroom (Social)	1,280,000.00	3 Room		
		3 Bedroom (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom (Market)	4,800,000.00	3 Bedroom		
		Studio (Affordable)	1,000,000.00	Studio		
		Studio (Social)	640,000.00	1 Room		
Taita Taveta	Boma Yangu KCB Taveta Estate	1 room- social	640,000.00	1 Room		
		2 Bedroom (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom (Market)	3,600,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 Bedroom (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom (Market)	4,800,000.00	3 Bedroom		
		3 room social	1,280,000.00	3 Room		
		Studio (Affordable)	1,000,000.00	Studio		
	Boma Yangu Voi Pool Estate	1 room- social	640,000.00	1 Room		
		2 Bedroom-Affordable	2,000,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 room social	1,280,000.00	3 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom-Affordable	3,000,000.00	3 Bedroom		
		Three Bedroom-Market	4,800,000.00	3 Bedroom		
Two Bedroom- Market	3,600,000.00	2 Bedroom				



Eastern Region



Boma Yangu Kwa Ngendu Estate, Kitui

Kwa Ngendu AHP is an attractive development located in Kitui Town along Jika Road, Kitui County. The access road is tarmacked and the area is located within the neighborhood of Kitui Town.

Typographies

- 1 Room Social - 9
- 2 Room Social - 16
- 3 Room Social - 9
- Studio Affordable - 18
- 2 Bedroom Affordable - 42
- 3 Bedroom Affordable - 18
- 2 Bedroom Market - 27
- 3 Bedroom Market - 27

Amenities

The development's general amenities available to all residents include landscaped green attractive outdoor spaces and children's play area, secured chain link fence, borehole, cabro paved driveways and parking, gate and guard house, and garbage receptacles.



Boma Yangu Wote Pool Estate, Makueni

Wote Pool AHP is a mixed-use development project that integrates residential, commercial, and community amenities to create a vibrant and inclusive environment. The residential component comprises affordable, social, and market units, catering to a diverse population with varying needs and income levels. The commercial area features shopfront stalls and a 3-story commercial center, providing essential services and retail options for residents and visitors alike.

Typographies

- 1 Room Social - 40
- 2 Room Social - 90
- 3 Room Social - 50
- Studio Affordable - 100
- 2 Bedroom Affordable - 215
- 3 Bedroom Affordable - 80
- 2 Bedroom Market - 90
- 3 Bedroom Market - 90

Amenities

Amenities include a community center, clubhouse, kindergarten, children's play area, and a park, all designed to enhance the quality of life and foster a sense of community.



Realtor
Wavell Consulting Limited
Contact: 0710 466 533

Boma Yangu Meru 1 Estate

Meru 1 AHP is a project designed by the State Department for Housing and Urban Development with 100 units of various typologies.

Typographies

- 10 one-room units,
- 10 three-room units,
- 30 two-bedroom units,
- 30 three-bedroom units
- 20 studio units

Amenities

The development will also have well-designed landscaping, adequate parking, an underground tank, and adequate pavements for pedestrian use. The project will have a gas reticulation system designed for the powering of the kitchen areas of all the houses. There will also be solar lighting in the common areas, adequate rainwater harvesting resources, the use of greywater harvesting, enough green spaces and trees in the social areas within the development, and compliance with Edge Certification



Realtor
Wavell Consulting Limited
Contact: 0724 321 505

Other housing units under development in Eastern Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Embu	Boma Yangu Embu NHC Estate	1 Bedroom	2,150,000.00	1 Bedroom		
		2 Bedroom	3,200,000.00	2 Bedroom		
		Studio	1,400,000.00	Studio		
Isiolo	Boma Yangu Isiolo Township Estate	1 Bedroom Affordable	1,500,000.00	1 Bedroom	Recad Consulting Limited	0724 321 505
		1 Bedroom Social	960,000.00	1 Bedroom		
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		2 Bedroom Social	1,280,000.00	2 Bedroom		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		Studio Affordable	1,000,000.00	Studio		
		Studio Social	640,000.00	Studio		
Meru	Boma Yangu Meru 2 Estate	Two Bedroom (Market)	3,600,000.00	2 Bedroom	Wavell Consulting Limited	0710 466 533
		1 Room Social	640,000.00	1 Room		
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
Studio	1,000,000.00	Studio				



	Boma Yangu Timau Estate	1 room social	640,000.00	1 Room	Ark Consultants Ltd	0720 510 000
		2 room social	960,000.00	2 Room		
		3 room Social	1,280,000.00	3 Room		
		Studio Affordable	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Market	3,600,000.00	2 Bedroom		
Tharaka Nithi	Boma Yangu Chuka PW Estate	1 room- social	640,000.00	1 Room	Regent Management Limited	0740 000 099
		2 Bedroom (Market)	3,600,000.00	2 Bedroom		
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 Bedroom (Market)	4,800,000.00	3 Bedroom		
		3 room social	1,280,000.00	3 Room		
		Studio (Affordable)	1,000,000.00	Studio		
		Three Bedroom (Affordable)	3,000,000.00	3 Bedroom		



Nairobi Metropolitan Region

Boma Yangu Kikuyu Estate, Kiambu

The Kikuyu Affordable Housing Project is located in Kiambu County, next to the Muguku Poultry Farm, and fifty meters from the Nairobi Southern Bypass. It is located next to the meeting point of the Southern Bypass, the A104 Highway, and the Western Bypass (Gitaru Interchange), and Kikuyu Town, offering convenient access to major transport link roads to Western Kenya, Nairobi, and Central Region, as well as physical and social amenities in Kikuyu Town. It has 1,140 housing units.

Typographies

- 1 room social - 44
- 2-room social - 20
- 3-room social - 60
- Studio affordable - 136
- Two-bedroom affordable - 300
- Three-bedroom affordable - 120
- Two-bedroom market - 180
- Three-bedroom market - 180

Amenities

It is a thoughtfully designed community offering a range of residential options within a vibrant, mixed-use development. It combines quality living spaces with modern amenities to create a balanced and inclusive lifestyle for all residents.



Realtor
Kenstate Valuers
Contact: 0722 300 317



Boma Yangu Ngong Vet Estate

Proposed Construction of Ngong Veterinary Affordable Housing and Mixed-use AHP Development, Phase 1, is located in Ngong Town, Kajiado County

Typographies

- 1 room social - 100
- 2-room social - 200
- 3-room social 100
- One bedroom - 210
- Two bedroom affordable - 500
- Three-bedroom affordable - 200
- Two-bedroom market - 300
- Three-bedroom market - 300

Amenities

The project entails Kindergarten, Primary School, Basketball pitch, club house, swimming pool, and commercial centre



Realtor
Laser Property Services
Contact: 0720 111 117

Boma Yangu Thika Bustani Estate

The Project is located in Starehe Estate, Thika Town in Kiambu County. It comprises six blocks of apartments of both 15 and 16 floors and spread over eight housing typologies catering to different market segments. To be all-inclusive towards various buyers' income bands, units begin at studios in the affordable category, moving upwards all the way to three bedrooms at market price.

Typographies

- 1 room social - 45
- 2-room social - 89
- 3-room social - 45
- Studio affordable - 134
- Two-bedroom affordable - 222
- Three-bedroom affordable - 90
- Two-bedroom market - 135
- Three-bedroom market - 135

Amenities

The project creates a fair balance between built-up areas and green spaces to ensure community amongst dwellers, while affording users convenience by proximity to a commercial area. Room sizes are adequate and habitable to ensure they meet minimum dwelling standards, while careful positioning of building services (plumbing and electrical) are well resolved out to ensure ease of maintenance over the building's life cycle.



Realtor
Regent Management Limited
Contact: 0740 000 099

Other housing units under development in Nairobi Metropolitan Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Kiambu	Boma Yangu Thika Depot Estate	2 Bedroom Social Units	1,280,000.00	3 Room	Nile Real Appraisers (EA) Ltd	0722444495
		1 bedroom (Social Housing)	960,000.00	2 Room		
		Studio Social Unit	640,000.00	1 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Market	3,600,000.00	2 Bedroom		
	Boma Yangu Thika UTI Estate	2 Bedroom Social	960,000.00	2 Room	Jalisa Limited	0722396160
		One Bedroom Social	640,000.00	1 Room		
		Studio Affordable Housing	1,000,000.00	Studio		
		Three bedroom Affordable Housing	3,000,000.00	3 Bedroom		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Three Bedroom Social	1,280,000.00	3 Room		
Two Bedroom Unit (Affordable)		2,000,000.00	2 Bedroom			
Two Bedroom- Market		3,600,000.00	2 Bedroom			
Kajiado	Boma Yangu Gataka Estate	1 bedroom (Social Unit)	960,000.00	2 Room	Premier Valuers Limited	0722641594
		2 Bedroom Social Units	1,280,000.00	3 Room		
		3 bedroom Affordable Housing	3,000,000.00	3 Bedroom		
		3 bedroom Market Housing	4,800,000.00	3 Bedroom		
		Studio (Social Units)	640,000.00	1 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Two Bedroom Affordable Housing	2,000,000.00	2 Bedroom		
		Two Bedroom- Market	3,600,000.00	2 Bedroom		
	Boma Yangu Kajiado Estate	1 Bedroom Social Units	960,000.00	2 Room	Premier Valuers Limited	0722641594
		2 Bedroom Social Units	1,280,000.00	3 Room		
		Studio Social Unit	640,000.00	1 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		

	Boma Yangu Kitengela Vet Estate	Three Bedroom Market	4,800,000.00	3 Bedroom	Tysons Limited	0702211211		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom				
		Two Bedroom Market	4,320,000.00	2 Bedroom				
		One Bedroom Social	960,000.00	2 Room				
		Studio Affordable	1,000,000.00	Studio				
		Studio Social	640,000.00	1 Room				
		Three Bedroom (Market)	4,800,000.00	3 Bedroom				
		Three Bedroom affordable	3,000,000.00	3 Bedroom				
		Two Bedroom (Market)	3,600,000.00	2 Bedroom				
		Two Bedroom Social	1,280,000.00	3 Room				
		Two bedroom-Affordable	2,000,000.00	2 Bedroom				
Kiambu	Boma Yangu Gatundu Estate	2 Bedroom Market	3,600,000.00	2 Bedroom	Broll Kenya Limited	0709 113 000		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom				
		3 Bedroom Market	4,800,000.00	3 Bedroom				
		Studio Affordable	1,000,000.00	Studio				
		Studio Social	640,000.00	1 Room				
		Two Bedroom Social	1,280,000.00	3 Room				
		Two bedroom-Affordable	2,000,000.00	2 Bedroom				
	Boma Yangu Kabete Social Protection Estate	2 bedroom Affordable Housing	2,000,000.00	2 Bedroom				
		2 bedroom Market Housing	3,600,000.00	2 Bedroom				
		2 Bedroom Social Units	1,280,000.00	2 Room				
		3 bedroom Affordable Housing	3,000,000.00	3 Bedroom				
		3 bedroom Market Housing	4,800,000.00	3 Bedroom				
		One Bedroom Social Unit	960,000.00	2 Room				
		Studio Affordable Housing	1,000,000.00	Studio				
	Boma Yangu Kiambu Town AHP	Studio Social Unit	640,000.00	1 Room				
		2 Bedroom (Market Units)	3,600,000.00	2 Bedroom			Regent Management Limited	0740 000 099
		2 Bedroom Social Units	1,280,000.00	3 Room				
3 Bedroom Units (Market)		4,800,000.00	3 Bedroom					
3 Bedroom Units(Affordable)		3,000,000.00	3 Bedroom					
Studio(Affordable Units)	1,000,000.00	Studio						
Boma Yangu Lari Estate	1 bedroom (Social Housing)	960,000.00	2 Room	Jalisa Limited	254 722396160			
	2 bedroom Market Housing	3,600,000.00	2 Bedroom					

		3 bedroom Affordable Housing	3,000,000.00	3 Bedroom	Etwons Property Consultants Limited	0728 600 517
		Studio (Social Units)	640,000.00	1 Room		
		Studio Affordable Housing	1,000,000.00	Studio		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Two Bedroom (Social Units)	1,280,000.00	3 Room		
		Two Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
	Boma Yangu Limuru Estate	1 bedroom (Social Housing)	960,000.00	2 Room		
		2 Bedroom Social Units	1,280,000.00	3 Room		
		3 bedroom Affordable Housing	3,000,000.00	3 Bedroom		
		3 bedroom Market Housing	4,800,000.00	3 Bedroom		
		Studio Affordable Housing	1,000,000.00	Studio		
		Studio Social Unit	640,000.00	1 Room		
		Two Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		Two Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
	Boma Yangu Ndarugo Estate	1 bedroom (Social Housing)	960,000.00	2 Room		
		2 bedroom Market Housing	3,600,000.00	2 Bedroom		
		2 Bedroom Social Units	1,280,000.00	3 Room		
		3 bedroom Affordable Housing	3,000,000.00	3 Bedroom		
		3 bedroom Market Housing	4,800,000.00	3 Bedroom		
		Studio (Social Units)	640,000.00	1 Room		
		Studio-Affordable	1,000,000.00	Studio		
Two Bedroom Unit (Affordable)		2,000,000.00	2 Bedroom			
Bomayangu Kings Boma (Ruiru) Estate	Studio	2,000,000.00	Apartment			
Machakos Boma Yangu Estate Machakos Town AHP	2 Bedroom Social Units	1,280,000.00	3 Room	HF Development & Investments Limited	0709 438 000	
	2 Bedroom Units (Affordable)	2,000,000.00	2 Bedroom			
	Studio (Affordable)	1,000,000.00	Studio			
	Studio(Social Unit)	640,000.00	1 Room			
Boma Yangu Konza City Estate	1 bedroom (Social Housing)	960,000.00	2 Room	Jalisa Limited	0722 396 160	
	2 Bedroom Social Units	1,280,000.00	3 Room			
	3 bedroom Affordable Housing	3,000,000.00	3 Bedroom			
	3 bedroom Market Housing	4,800,000.00	3 Bedroom			

		Studio (Social Units)	640,000.00	1 Room		
		Studio Affordable Housing	1,000,000.00	Studio		
		Two Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		Two Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
	Boma Yangu Machakos Estate	3 Bedroom Market	3,600,000.00	3 Bedroom	Wavell Consulting Limited Wavell Consulting Limited	0710 466 533
		Studio Affordable	1,000,000.00	Studio		
		Two Bedroom Market	2,400,000.00	2 Bedroom		
	Boma Yangu Mavoko Estate	1 Bedroom- Affordable	1,981,200.00	1 Bedroom	Premier Valuers Limited	0722 641 594
		2 Bedroom (Affordable)	3,598,400.00	2 Bedroom		
3 Bedroom (Affordable)		4,622,800.00	3 Bedroom			
Muranga	Boma Yangu Gatanga Estate	1 Room Unit	640,000.00	Studio	Etwons Property Consultants Limited	0728 600 517
		2 Bedroom Unit Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Unit Market	3,600,000.00	2 Bedroom		
		2 Room Unit	960,000.00	2 Room		
		3 Bedroom Unit Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Unit Market	4,800,000.00	3 Bedroom		
		3 Room Unit	1,280,000.00	3 Room		
		Studio Unit	1,000,000.00	Studio		

Nairobi City Region



Boma Yangu Mukuru Estate (Studios- Social)

Mukuru Met Site Social Housing Project is located in Mukuru Met Site in South B, just off Enterprise Road. The development comprises of 5,616 studio, 3,024 one-bedroom, and 4,608 two-bedroom apartments that have been tastefully designed and equipped with modern amenities.

Typographies

- Studio - 5,616
- 1 Bedroom - 3,040
- 2 Bedroom - 4,608

Amenities

Amenities include speedy lifts, refuse chutes, a courtyard, stormwater drainage, sewer connection, and parking spaces.



Realtors
Etwons Property Consultants
0728 600 517
HF Development & Investments Limited
0709 438 000
Ardhitech Consulting Limited
0717 299 013

Boma Yangu Shauri Moyo B Estate

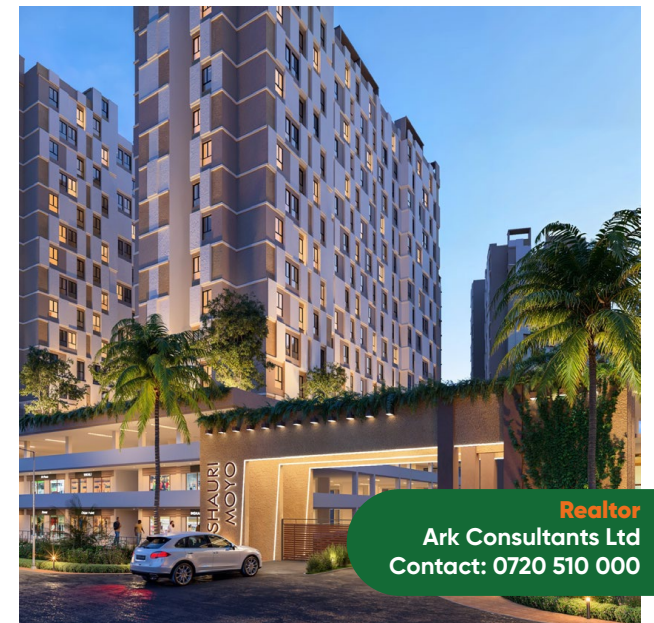
Shauri Moyo B Affordable Housing Project is a state-of-the-art, elegant housing development in Shauri Moyo, Nairobi City. It is located a mere six kilometers from the Nairobi Central Business District. Shauri Moyo B AHP incorporates affordable studios, one bedrooms, two bedrooms, and three bedrooms of different sizes and prices. This is to ensure that this housing development attracts Kenyans from different socio-economic backgrounds.

Typographies

- One bedroom - 448
- two bedroom - 840
- Three bedroom - 560

Amenities

Shauri Moyo B is well equipped with shops, parking slots for homeowners, a kindergarten, a club, and well-manicured grounds.



Realtor
Ark Consultants Ltd
Contact: 0720 510 000

Boma Yangu Kibera Soweto East Zone B

Kibera Soweto East Zone B in Nairobi is part of a social housing program that began with the completion of works in Kibera Soweto Zone A in 2014. The project is aimed at providing affordable social housing for lower-income families in the Kibera Soweto East B area.

Typographies

- 1 room social - 1740
- 2 room social - 1690
- 3 room social - 624

Amenities

The project creates a fair balance between built-up areas and green spaces to ensure community amongst dwellers, while affording users convenience by proximity to a commercial area. Room sizes are adequate and habitable to ensure they meet minimum dwelling standards, while careful positioning of building services (plumbing and electrical) are well resolved out to ensure ease of maintenance over the building's life cycle.



Realtor
Jalisa Limited
Contact: 0722 396 160

Other housing units under development in Nairobi City Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Nairobi	Boma Yangu Embakasi Estate	1 Room Unit (Social)	640,000.00	1 Room	Premier Valuers Limited	0722 6415 94
		1 Room Unit (Social)	640,000.00	1 Room		
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 Room Unit (Social)	960,000.00	2 Room		
		2 Room Unit (Social)	960,000.00	2 Room		
		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
		3 Room Unit (Social)	1,280,000.00	3 Room		
		3 Room Unit (Social)	1,280,000.00	3 Room		
		Studio Unit (Affordable)	1,000,000.00	Studio		
		Studio Unit (Affordable)	1,000,000.00	Studio		
Nairobi	Boma Yangu Jogoo Road Lot 2 Estate	2 Bedroom (Affordable)	2,000,000.00	2 Bedroom	Kenvall Realtors EA Limited	0722 160 699
		2 Bedroom (Market)	3,600,000.00	2 Bedroom		
		3 Bedroom (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom (Market)	4,800,000.00	3 Bedroom		
		One Bedroom Social	960,000.00	2 Room		
		Studio (Affordable)	1,000,000.00	Studio		
		Studio Social	640,000.00	1 Room		
		Two Bedroom Social	1,280,000.00	3 Room		
Nairobi	Boma Yangu Jogoo Road Phase 1 Estate	2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom	Kenvall Realtors EA Limited	0722 160 699
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
		Studio Unit (Affordable)	1,000,000.00	Studio		

Boma Yangu Kamiti Lot 1 Estate	1 Room Unit (Social)	640,000.00	1 Room	Sunland Real Estates Limited	0737 100 875
	2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
	2 Room Unit (Social)	960,000.00	2 Room		
	3 Room Unit (Social)	1,280,000.00	3 Room		
	Studio Unit (Affordable)	1,000,000.00	Studio		
Boma Yangu Kamiti Lot 2 Estate	1 Room Unit (Social)	640,000.00	1 Room	Laser Property Services	0720 111 117
	2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
	2 Room Unit (Social)	960,000.00	2 Room		
	3 Room Unit (Social)	1,280,000.00	3 Room		
	Studio Unit (Affordable)	1,000,000.00	Studio		
Boma Yangu Kasarani Lot 1 Estate	One Bedroom Social	960,000.00	2 Room	Nile Real Appraisers (EA) Ltd	0722 444 495
	Studio Affordable	1,000,000.00	Studio		
	Studio Social	640,000.00	1 Room		
	Two Bedroom Affordable	2,000,000.00	2 Bedroom		
	Two Bedroom Social	1,280,000.00	3 Room		
Boma Yangu Kasarani Lot 4 Estate	One Bedroom Social	960,000.00	2 Room	Ark Consultants Ltd	720510000
	Studio Social	640,000.00	1 Room		
	Studio-Affordable	1,000,000.00	Studio		
	Two Bedroom Social	1,280,000.00	3 Room		
	Two bedroom-Affordable	2,000,000.00	2 Bedroom		
Boma Yangu Kibera Soweto East Zone B	1 bedroom (Social Housing)	960,000.00	2 Room	Jalisa Limited	254 722396160
	2 Bedroom Social Units	1,280,000.00	3 Room		
	Studio- Social Unit	640,000.00	1 Room		
Boma Yangu Kibra Lot 2 Estate	2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom	Seven Degrees North Limited	0788 481 841
	3 Room Unit (Social)	1,280,000.00	3 Room		
	Studio (Affordable)	1,000,000.00	Studio		
Boma Yangu Kibra Lot 3 Estate	1 Bedroom Social Units	960,000.00	2 Room	Seven Degrees North Limited	0788 481 841
	2 Bedroom Affordable	2,000,000.00	2 Bedroom		
	2 Bedroom Social Units	1,280,000.00	3 Room		
	Studio	1,000,000.00	Studio		
	Studio Social Units	640,000.00	1 Room		



Boma Yangu Kibra Lot 4 Estate	1 bedroom Social	960,000.00	2 Room	Value Line Consulting Limited	0727 597 000
	2 Bedroom Affordable	2,000,000.00	2 Bedroom		
	2 bedroom social	1,280,000.00	3 Room		
	Studio Affordable	1,000,000.00	Studio		
	Studio Social	640,000.00	1 Room		
Boma Yangu Kibra Lot 5 Estate	One Bedroom Social	960,000.00	2 Room	Recad Consulting Limited	0724 321 505
	Studio Affordable	1,000,000.00	Studio		
	Studio- social	640,000.00	1 Room		
	Three Bedroom-Affordable	3,000,000.00	3 Bedroom		
	Two bedroom Social	1,280,000.00	3 Room		
	Two bedroom-Affordable	2,000,000.00	2 Bedroom		
Boma Yangu Mathare Lot 1 Estate	2 Bedroom Affordable	2,000,000.00	2 Bedroom	Broll Kenya Limited	0709 113 000
	One Bedroom Social	960,000.00	2 Room		
	Studio Affordable	1,000,000.00	Studio		
	Studio Social	640,000.00	1 Room		
	Two Bedroom Social	1,280,000.00	3 Room		
Boma Yangu Mathare Lot 2 Estate	1 Room Unit (Social)	640,000.00	1 Room	Wavell Consulting Limited	0710 466 533
	2 Bedroom (Affordable)	2,000,000.00	2 Bedroom		
	2 Room Unit (Social)	960,000.00	2 Room		
	3 Room Unit (Social)	1,280,000.00	3 Room		
	Studio (Affordable)	1,000,000.00	Studio		
Boma Yangu Mukuru Estate	1 bedroom (Market)	1,800,000.00	1 Bedroom	Etwons Property Consultants Limited	0728 600 517
	1 Bedroom (Social)	960,000.00	1 Bedroom		
	1 Bedroom- Affordable	1,500,000.00	1 Bedroom		
	2 Bedroom (Affordable)	2,000,000.00	2 Bedroom	HF Development & Investments Limited	0709 438 000
	2 Bedroom (Market)	2,400,000.00	2 Bedroom		
	2 Bedroom (Social)	1,280,000.00	2 Bedroom		
	Studio (Affordable)	1,000,000.00	Studio	Ardhitech Consulting Limited	0717 299 013
	Studio (Bedsitters) -Social -OPEN	640,000.00	Studio		
	Studio (Bedsitters)- Social - ENUM	640,000.00	Studio		

	Boma Yangu Shauri Moyo A Estate	1 Bedroom	2,003,500.00	1 Bedroom	Ark Consultants Ltd	0720 510 000
		2 Bedroom	2,764,500.00	2 Bedroom		
		3 Bedroom	3,598,000.00	3 Bedroom		
	Boma Yangu Shauri Moyo B Estate	1 Bedroom Standard	1,650,000.00	1 Bedroom		
		2 Bedroom Standard	2,255,000.00	2 Bedroom		
		2 Bedroom Type 2	3,355,000.00	2 Bedroom		
		3 Bedroom Standard	3,410,000.00	3 Bedroom		
		3 Bedroom Type 2	4,510,000.00	3 Bedroom		
	Studio	1,045,000.00	Studio			
	Boma Yangu Kasarani Lot 3 Estate	1 Bedroom Social	960,000.00	2 Room	Kenstate Valuers	0722 300 317
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Social	1,280,000.00	3 Room		
Studio Affordable		1,000,000.00	Studio			
Studio Social		640,000.00	1 Room			



North Eastern Region



Boma Yangu Garissa Estate

The Garissa Township Affordable Housing Project is a beautiful, well-equipped, and tastefully designed housing development. It is strategically situated in Garissa Town, Garissa Township Constituency, Garissa County along the Kismayu Road, next to the Catholic church. The project will deliver 408 housing units.

Typographies

- 1 room social – 24
- 2-room social – 48
- 3-room social – 26
- Studio affordable – 96
- Two-bedroom affordable – 108
- Three-bedroom affordable – 36
- Two-bedroom market – 36
- Three-bedroom market – 36

Amenities

Amenities include a kindergarten, and a kids' play area.



Realtor
Jalisa Limited
Contact: 0722 396 160



Boma Yangu Masalani Estate, Wajir

The project occupies a 6.3914-acre parcel and comprises eight (8) housing blocks with a total of 350 units, offering a balanced mix of affordable, social, and market-rate housing complemented by 26 commercial shops to support local enterprise.

Typographies

- 1 room social - 32
- 2-room social - 58
- 3-room social - 32
- Studio affordable - 77
- Two-bedroom affordable - 119
- Three-bedroom affordable - 32
- Shops - 20

Amenities

Upon completion, the estate will include a full suite of community amenities such as a kindergarten, retail shops, parking areas, guard houses, power houses, garbage receptacles, boundary walls, an underground water tank, landscaped green spaces, civil works, and a children's playground – all planned to enhance environmental sustainability and promote a safe, vibrant, and livable urban community.



Realtor
Jalisa Limited
Contact: 0722 396 160

Boma Yangu Wajir Township (Skanska) Estate

The project is located in Wajir Township Ward (Skanska), Wajir East Constituency. Wajir Township AHP has a total of 9 no. blocks (220 units).

Typographies

- 60 Studio Apartments
- 48 One-Bedroom
- 64 Two-Bedroom Units
- 48 Three-Bedroom Units

Amenities

The project's design has put into consideration the provision of parking spaces, landscaped green spaces, outdoor children's play area, secured boundary wall, adequate water storage facilities, a borehole, a bio-digester, ramp access to each block on ground floor level, paved walkways and driveways.



Realtor
Jalisa Limited
Contact: 0722 396 160



Nyanza Region



Nyanza Region

Boma Yangu Lumumba Estate

The project is located at Lumumba Estate in Kisumu City, Kisumu County. It is expected to provide 2,348 housing units.

Typographies

- 1 room social - 119
- 2-room social - 238
- 3-room social - 119
- Studio affordable - 245
- Two-bedroom affordable - 605
- Three-bedroom affordable - 248
- Two-bedroom market- 387
- Three-bedroom market -387

Amenities

The project's design has put into consideration the provision of parking spaces, landscaped green spaces, outdoor children's play area, secured boundary wall, adequate water storage facilities, a borehole, a bio-digester, ramp access to each block on ground floor level, paved walkways and driveways.



Realtor
Tysons Limited
Contact: 0702 211 211

Boma Yangu Maberu Estate

The Maberu AHP (phase one) is a 60-unit affordable housing project nestled in the heart of a serene landscape in the growing Maberu town. The project reflects the simplicity and warmth of rural living with one, two, and three-bedroom units that prioritize functionality, maximizing space efficiency while maintaining a cozy and welcoming atmosphere.

Typographies

- 1 Bedroom Social - 13
- 1 Bedroom Affordable - 7
- 2 Bedroom Social - 2
- 2 Bedroom Affordable - 8
- 2 Bedroom Market - 10
- 3 Bedroom Affordable - 8
- 3 Bedroom Market - 12

Amenities

The project encompasses general amenities available to all residents such as green spaces & attractive landscaping, outdoor kids' play area, secured boundary wall, and vehicular and pedestrian access routes.



Realtor
Villa Care Ltd
Contact: 0724 445 599

Boma Yangu Alego Usonga Estate

The Boma Yangu Bondo Estate is a comprehensive housing development comprising 378 affordable housing units. It aims to provide affordable, social housing and market-rate options for residents. The site is well-connected with tarmac access roads and public infrastructure support. The project comprises a mix of Social, Affordable, and Market Units across multiple residential blocks (A–D).

Typographies

- 1 Room Social – 33
- 2 Room Social – 90
- 3 Room Social – 45
- Studio Affordable – 105
- 2 Bedroom Affordable – 228
- 3 Bedroom Affordable – 93
- 2 Bedroom Market – 144
- 3 Bedroom Market – 144

Amenities

Its offers general amenities available to all citizens, including commercial stalls, garbage receptacles, a borehole, an underground tank, and a powerhouse.



Realtor
Villa Care Ltd
Contact: 0724 445 599

Other housing units under development in Nyanza Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Homa Bay	Boma Yangu Homa Bay Estate	1 bedroom - Market	2,580,000.00	1 Bedroom	Villa Care Ltd	0724 445 599
		2 Bedroom- Affordable	3,200,000.00	2 Bedroom		
		2 Bedroom- Market	3,840,000.00	2 Bedroom		
		Studio-Affordable	1,400,000.00	Studio		
		1 Room Social Unit	640,000.00	1 Room	Tysons Limited	0702 211 211
Kisumu	Boma Yangu Upper Kanyakwar Estate	2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom	Villa Care Ltd	0724 445 599
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
Migori	Boma Yangu Kehancha Estate	1 room- social	640,000.00	1 Room	Kenval Realtors EA Limited	0722 160 699
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
		3 room social	1,280,000.00	3 Room		
		Studio (Affordable)	1,000,000.00	Studio		
	Boma Yangu Rongo Estate	1 Room Unit (Social)	640,000.00	1 Room	Tysons Limited	702211211
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 Room Unit (Social)	960,000.00	2 Room		
		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
3 Room Unit (Social)		1,280,000.00	3 Room			
Studio Unit (Social)	640,000.00	Studio				



Siaya	Boma Yangu Alego Usonga Estate	2 room social	960,000.00	2 Room	Value Line Consulting Limited	0727 597 000
		3 room - Social	1,280,000.00	3 Room		
		One room -Social	640,000.00	1 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		
		Three Bedroom Market	5,160,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Market	3,960,000.00	2 Bedroom		
	Boma Yangu Yala Estate	1 Bedroom (Social)	960,000.00	2 Room		
		2 Bedroom (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom (Market)	3,600,000.00	2 Bedroom		
		2 Bedroom (Social)	1,280,000.00	3 Room		
		3 Bedroom (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom (Market)	4,800,000.00	3 Bedroom		
		Bedsitter (Social)	640,000.00	1 Room		

Rift Valley Region



Boma Yangu Bahati Nakuru Estate

The Bahati Affordable Housing Project – Phase II in Bahati, Nakuru County will deliver 1,167 housing units by 2027. The project features social, affordable, and market units—ranging from one-room homes and studios to two- and three-bedroom apartments, plus 39 shops.

Typographies

- Studio Social - 24
- Studio Affordable - 36
- 1 Bedroom Social - 13
- 1 Bedroom Affordable - 7
- 2 Bedroom Social - 12
- 2 Bedroom Affordable - 48
- 2 Bedroom Market - 60
- 3 Bedroom Affordable - 8
- 3 Bedroom Market - 12

Amenities

Amenities include paved roads, parking, a community centre, sports facilities, boundary wall, and guard houses.



Realtor
Gimco Limited
Contact: 0704 386 002

Boma Yangu Emgwen Estate

Emgwen Affordable Housing Project is located in Nandi Central Sub-County, Nandi County. The project measures 6.41 acres with 220 units of various typologies.

Typographies

- Studio Social - 24
- Studio Affordable - 36
- 1 Bedroom Social - 13
- 1 Bedroom Affordable - 7
- 2 Bedroom Social - 12
- 2 Bedroom Affordable - 48
- 2 Bedroom Market - 60
- 3 Bedroom Affordable - 8
- 3 Bedroom Market - 12

Amenities

The development will include well-designed landscaping, adequate parking, an underground tank, and adequate pedestrian pavements. The project will include a gas reticulation system designed to power the kitchen areas of all houses. There will also be solar lighting in common areas, adequate rainwater harvesting, greywater harvesting, sufficient green spaces and trees in social areas within the development, and compliance with Edge Certification requirements.



Realtor
Icon Valuers Limited
Contact: 0727 334 308

Boma Yangu Pioneer Estate

The Pioneer Affordable Housing project is a 2,105 housing-unit project in Eldoret City, Kapseret Constituency, Uasin Gishu County. The project is purposefully located in the heart of the fifth biggest city in Kenya, offering residents an affordable home with almost immediate access to the Central Business District of Eldoret City.

Typographies

- 1 room social - 120
- 2-room social - 224
- 3-room social - 120
- Studio affordable - 270
- Two-bedroom affordable - 606
- Three-bedroom affordable - 225
- Two-bedroom market - 270
- Three-bedroom market - 270

Amenities

The project has enough space providing for the development of housing units, a kindergarten, a mixed-use commercial development, and a social hall.



Other housing units under development in Rift Valley Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Baringo	Boma Yangu Marigat Estate	One Bedroom Social	960,000.00	2 Room	Nile Real Appraisers (EA) Ltd	0722444495
		Studio Affordable	1,000,000.00	Studio		
		Studio Social	640,000.00	1 Room		
		Three Bedroom affordable	3,000,000.00	3 Bedroom		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Social	1,280,000.00	3 Room		
		Two Bedroom-Market	3,600,000.00	2 Bedroom		
Bomet	Boma Yangu Chepalungu Estate	1 Bedroom Affordable	1,500,000.00	1 Bedroom	Ardhitech Consulting Limited	0717 299 013
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		Studio Affordable	1,000,000.00	Studio		
Elgeyo Marak	Boma Yangu Iten Estate	1 Room Unit	640,000.00	1 Room	Sunland Real Estates Limited	0737 100 875
		2 Bedroom Unit Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Unit Market	3,600,000.00	2 Bedroom		
		2 Room Unit	960,000.00	2 Room		
		3 Bedroom Unit Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Unit Market	4,800,000.00	3 Bedroom		
		3 Room Unit	1,280,000.00	3 Room		
		Studio Unit	1,000,000.00	Studio		
Kericho	Boma Yangu Talai Estate	1 Room Social	640,000.00	1 Room	Ardhitech Consulting Limited	0717 299 013
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio Affordable	1,000,000.00	Studio		

Nakuru	Boma Yangu Bahati Phase 2 Estate	1 Room Social	640,000.00	1 Room	Gimco Limited	0704 225 158
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 room Social	1,280,000.00	3 Room		
		Studio (Affordable)	1,000,000.00	Studio		
	Boma Yangu Buffalo Mall Phase 1 Estate	1 Room Social	640,000.00	1 Room	Kiragu & Mwangi Limited	0727 111 444
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio Affordable	1,000,000.00	Studio		
		Two Bedroom Market	3,600,000.00	2 Bedroom		
	Boma Yangu Elburgon Estate	1 Bedroom Affordable	1,500,000.00	1 Bedroom	HF Development & Investments Limited	0709 438 000
		1 Bedroom Social	960,000.00	1 Bedroom		
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		2 Bedroom Social	1,280,000.00	2 Bedroom		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		Studio Affordable	1,000,000.00	Studio		
	Studio Social	640,000.00	Studio			
	Boma Yangu Lanet B Estate	1 Room Unit (Social)	640,000.00	1 Room	HF Development & Investments Limited	0709 438 000
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 Room Unit (Social)	960,000.00	2 Room		

Nakuru		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom	HF Development & Investments Limited	0709 438 000
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
		3 Room Unit (Social)	1,280,000.00	3 Room		
		Studio Unit (Affordable)	1,000,000.00	Studio		
	Boma Yangu Michinda Estate	2 Bedroom Social	1,280,000.00	3 Room	Sunland Real Estates Limited	0737 100 875
		Studio Social	640,000.00	1 Room		
	Boma Yangu Naivasha SEZA Estate	1 Room Unit (Social)	640,000.00	1 Room	Kiragu & Mwangi Limited	727111444
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 Room Unit (Social)	960,000.00	2 Room		
		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
		3 Room Unit (Social)	1,280,000.00	3 Room		
	Bomayangu Kings Sapphire Bondeni Esta	2 Bedroom (Affordable)	3,150,000.00	2 Bedroom		
		2 Bedroom (Market)	3,150,000.00	2 Bedroom		
		3 Bedroom (Affordable)	4,250,000.00	3 Bedroom		
3 Bedroom (Market)		4,250,000.00	3 Bedroom			
Nandi	Boma Yangu Chesumei Estate	1 Room Social	640,000.00	1 Room	Ardhitech Consulting Limited	0717 299 013
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio Affordable	1,000,000.00	Studio		
	Boma Yangu Kaptumo Estate	1 room social	640,000.00	1 Room	Regent Management Limited	0740 000 099
		2 room social	960,000.00	2 Room		
		3 room - Social	1,280,000.00	3 Room		
		Studio-Affordable	1,000,000.00	Studio		

Nandi	Boma Yangu Kaptumo Estate	Three Bedroom Affordable	3,000,000.00	3 Bedroom	Regent Management Limited	0740 000 099
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Two Bedroom Affordable	2,000,000.00	2 Bedroom		
		Two Bedroom Market	3,600,000.00	2 Bedroom		
Narok	Boma Yangu Kilgoris Estate	1 Room Social	640,000.00	1 Room	Kenstate Valuers	0722 300 317
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio Affordable	1,000,000.00	Studio		
Samburu	Boma Yangu Archer's Post Estate	1 Room Unit (Social)	640,000.00	1 Room	Ark Consultants Ltd	0720 510 000
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		3 Bedroom Unit (Affordable)	3,000,000.00	3 Bedroom		
		3 Bedroom Unit (Market)	4,800,000.00	3 Bedroom		
		3 Room Unit (Social)	1,280,000.00	3 Room		
	Boma Yangu Maralal Estate	1 Room Social	640,000.00	1 Room	Ark Consultants Ltd	0720 510 000
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
3 Room Social	1,280,000.00	3 Room				
Studio Affordable	1,000,000.00	Studio				
Trans Nzoia	Boma Yangu Maili Tatu Estate	1 room- social	640,000.00	1 Room	Wavell Consulting Limited	0710 466 533
		2 Bedroom Affordable Housing	2,000,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 room social	1,280,000.00	3 Room		
		Studio (Affordable)	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Two Bedroom (Market)	3,600,000.00	2 Bedroom		

Uasin Gishu	Boma Yangu Eldoret Railway City Estate	2 room social	960,000.00	2 Room	Icon Valuers Limited	0727 334 308
		3 room Social	1,280,000.00	3 Room		
		One room -Social	640,000.00	1 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom Market	4,800,000.00	3 Bedroom		
		Three Bedroom-Affordable	3,000,000.00	3 Bedroom		
		Two Bedroom- Market	3,600,000.00	2 Bedroom		
		Two Bedroom-Affordable	2,000,000.00	2 Bedroom		
	Boma Yangu Kapsuswa Estate	1 Bedroom Affordable	1,500,000.00	1 Bedroom	Legend Management Limited	0729 229 955
		1 Bedroom Social	960,000.00	1 Bedroom		
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		2 Bedroom Social	1,280,000.00	2 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		Studio Affordable	1,000,000.00	Studio		
		Studio Social	640,000.00	Studio		
	Boma Yangu Kidiwa Phase 2 Estate	1 Room Social	640,000.00	1 Room	Laser Property Services	0720 111 117
		2 Bedroom (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Market	3,600,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom-Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio (Affordable)	1,000,000.00	Studio		
	Boma Yangu Kimumu Estate	1 Room Unit (Social)	640,000.00	1 Room	Ardhitech Consulting Limited	0717 299 013
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 Bedroom Unit (Market)	3,600,000.00	2 Bedroom		
		2 Room Unit (Social)	960,000.00	2 Room		
3 Bedroom Unit (Affordable)		3,000,000.00	3 Bedroom			
3 Bedroom Unit (Market)		4,800,000.00	3 Bedroom			
3 Room Unit (Social)		1,280,000.00	3 Room			
Studio Unit (Affordable)		1,000,000.00	Studio			

Western Region



Boma Yangu Funyula Estate

Funyula AHP is a beautiful, affordable housing project located in Funyula Town, Busia County. The project comprises social, affordable, and market-rate housing units with 955 units in total.

Typographies

- 1 Room Social - 50
- 2 Room Social - 100
- 3 Room Social - 50
- Studio Affordable - 105
- 2 Bedroom Affordable - 200
- 3 Bedroom Affordable - 50
- 2 Bedroom Market - 200
- 3 Bedroom Market - 200

Amenities

Funyula AHP is adequately resourced with general amenities for all residents including green spaces & attractive landscaping, outdoor kids Play area, secured boundary wall, borehole, cabro paved driveways, and commercial shops.



Realtor
Icon Valuers Limited
Contact: 0727 334 308

Boma Yangu Vihiga Estate

Vihiga Affordable Housing Project is strategically located in Vihiga Town, providing an outstanding residential setting that offers convenient access to essential social amenities and infrastructure. The Vihiga Housing Estate Affordable Housing Project (AHP) is set to encompass nine blocks of apartments with 220 units.

Typographies

- Studio Social - 24
- Studio Affordable - 36
- 1 Bedroom Social - 13
- 1 Bedroom Affordable - 7
- 2 Bedroom Social - 10
- 2 Bedroom Affordable - 40
- 2 Bedroom Market - 50
- 3 Bedroom Affordable - 16
- 3 Bedroom Market - 24

Amenities



Realtor
Tysons Limited
Contact: 0702 211 211

Boma Yangu Lurambi (Kakamega) Estate

The Lurambi AHP is a beautiful development strategically located in Kakamega Town. It is located in the Milimani area of Kakamega Town, Adjacent to the Kakamega State Lodge lane, along the Kakamega Airstrip road. It will provide 220 Affordable Housing units to the residents of Kakamega and beyond.

Typographies

- Studio Social - 24
- Studio Affordable - 36
- 1 Bedroom Social -13
- 1 Bedroom Affordable - 7
- 2 Debroom Social - 10
- 2 Bedroom Affordable - 40
- 2 Bedroom Market - 50
- 3 Bedroom Affordable - 16
- 3 Bedroom Market - 24

Amenities

Lurambi AHP is tastefully designed according to the AHP Development Framework Guidelines, encompassing adequate green spaces, common lighting, well-landscaped gardens, adequate roads for pedestrians and vehicles, adequate parking space for all homeowners and sufficient social facilities for use by all residents.



Realtor
Villa Care Ltd
Contact: 0721 325 902

Other housing units under development in Western Region

County	Project name	Typologies	Property Price	Unit Type	Realtor Company Name	Contact
Bungoma	Boma Yangu Kanduyi Estate	2 room social	960,000.00	2 Room	Value Line Consulting Limited	0727 597 000
		3 room Social	1,280,000.00	3 Room		
		One room -Social	640,000.00	1 Room		
		Studio-Affordable	1,000,000.00	Studio		
		Three Bedroom-Affordable	3,000,000.00	3 Bedroom		
		Three Bedroom-Market	4,800,000.00	3 Bedroom		
		Two Bedroom- Market	3,600,000.00	2 Bedroom		
		Two bedroom-Affordable	2,000,000.00	2 Bedroom		
Busia	Boma Yangu Busia ATC Phase 1 Estate	1 room- social	640,000.00	1 Room	Villa Care Ltd	0724 445 599
		2 Bedroom (Market)	3,600,000.00	2 Bedroom		
		2 Bedroom Unit (Affordable)	2,000,000.00	2 Bedroom		
		2 room social	960,000.00	2 Room		
		3 Bedroom (Market)	4,800,000.00	3 Bedroom		
		3 room Social	1,280,000.00	3 Room		
		Studio	1,000,000.00	Studio		
		Three Bedroom Affordable	3,000,000.00	3 Bedroom		
	Boma Yangu Busia ATC Phase 2 Estate	1 Room Social	640,000.00	1 Room	Kenvall Realtors EA Limited	0722 160 699
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Room Social	960,000.00	2 Room		
		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	4,800,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio	1,000,000.00	Studio		
	Boma Yangu Nasewa Industrial Park Esta	1 Room Social	640,000.00	1 Room	Kenvall Realtors EA Limited	0722 160 699
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	2,400,000.00	2 Bedroom		
2 Room Social		960,000.00	2 Room			



		3 Bedroom Affordable	3,000,000.00	3 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		3 Room Social	1,280,000.00	3 Room		
		Studio Affordable	1,000,000.00	Studio		
Kakamega	Boma Yangu Lurambi (Kakamega) Estate	1 Bedroom Social	960,000.00	1 Bedroom	Villa Care Ltd	0721 325 902
		2 Bedroom Affordable	2,000,000.00	2 Bedroom		
		2 Bedroom Market	2,400,000.00	2 Bedroom		
		3 Bedroom Market	3,600,000.00	3 Bedroom		
		Studio Affordable	1,000,000.00	Studio		
		Studio Social	640,000.00	Studio		

Western-Rift





Boma Yangu Nyanchwa Estate

Boma Yangu Nyanchwa Estate is an inclusive housing development located in Kisii County, delivering a total of 189 residential units across two blocks: one rising to 13 floors (Block A) and the other to 12 (Block B). The unit distribution ensures accessibility across income groups, in line with the government's Affordable Housing Programme.

Typographies

- 1 Room Social - 8
- 2 Room Social - 20
- 3 Room Social - 10
- Studio Affordable- 21
- 2 Bedroom Affordable - 50
- 3 Bedroom Affordable - 20
- 2 Bedroom Market - 30
- 3 Bedroom Market - 30

Amenities

Designed with resident well-being in mind, the estate includes essentials such as ample parking, reliable water supply, electricity infrastructure, and solid waste management. Its central location provides easy access to public transport, schools, healthcare, and commercial facilities.



Realtor
Kiragu & Mwangi Limited
Contact: 0727 111 444

Boma Yangu Nyaribari Masaba Estate

This development is a 226-housing unit project that will be constructed in Nyaribari Masaba Constituency, Kisii County. The Project is a mixed-income development encompassing social, affordable, and affordable middle-class housing units and attendant social and physical infrastructure. The development will comprise of 5No. blocks of apartments (in a Ground + 5 configuration).

Typographies

- 1 Room Social - 15
- 2 Room Social - 20
- 3 Room Social - 18
- Studio Affordable - 38
- 2 Bedroom Affordable - 75
- 3 Bedroom Affordable - 24
- 2 Bedroom Market - 18
- 3 Bedroom Market - 18

Amenities

The Nyaribari Masaba AHP Project shall integrate social housing, affordable housing, and market housing units to establish an integrated neighborhood.



Realtor
Broll Kenya Limited
Contact: 0709 113 000

Boma Yangu Ogembo Estate

The Ogembo Affordable Housing Project is a modern development in Ogembo Town, Kisii County. The project features 236 housing units designed to provide safe, decent, and affordable homes for residents. Live, work, and thrive in Ogembo – a town rich in culture and commerce, now home to one of Kisii’s most promising housing projects.

Typographies

- 1 Room Social - 15
- 2 Room Social - 20
- 3 Room Social - 18
- Studio Affordable - 38
- 2 Bedroom Affordable - 75
- 3 Bedroom Affordable - 24
- 2 Bedroom Market - 18
- 3 Bedroom Market - 18

Amenities

Each unit is part of a thoughtfully planned community equipped with key amenities, including a borehole with underground water storage, a powerhouse for reliable electricity, and proper waste disposal facilities. Residents will also enjoy access to commercial stalls for daily essentials and ample parking for both owners and visitors.



Realtor
Kenval Realtors EA Limited
Contact: 0722 160 699



Frequently Asked Questions

What is Boma Yangu?

The Boma Yangu portal is a solution supporting the Affordable Housing Programme (AHP) targeting delivery of decent and affordable housing to low and middle-income households.

Through the Boma Yangu platform, the Government has provided an avenue through which Kenyans can save and purchase a home.

What is the Affordable Housing Programme (AHP)?

The Affordable Housing Programme is an initiative by the Government that creates enabling environment interventions that enhance supply, and facilitate demand in the housing sector, in the interest of making housing affordable to all Kenyans.

What are the Categories of Affordable Housing?

The Affordable Housing Programme intends to address the housing needs of the following income brackets:

- Social Housing: Up to KES 19,999
- Low-Cost Housing: KES 20,000 – KES 149,000
- Mortgage Housing: KES 150,000 Onwards

Is the Housing Levy part of the AHP initiative?

Yes, it was established through the Affordable Housing Act of 2024 to specifically raise funds for the Affordable Housing Fund (AHP). The AHP Fund is managed by a board that oversees the construction of affordable housing units and associated infrastructure under the government's broader AHP.

What is the Housing Fund?

The Housing Fund is a public funding scheme established under the Housing Act that facilitates provision of funds for the design, development and

maintenance of affordable housing, institutional housing and associated social and physical infrastructure.

Why the focus on delivering affordable housing?

Affordable housing is one of the pillars under the Bottom-Up Economic Transformation Agenda (BETA). Through this programme, the Kenyan Government seeks to provide for the growing demand of 200,000 housing units per year tied to the increase in population.

Recognizing this need, the Government identified Affordable Housing as one of four top priorities and has a goal of adding an additional 500,000 homes over the next five years.

Who qualifies to purchase a home through the AHP?

The Affordable Housing Programme mainly targets Kenyans in the low- and middle-income brackets who have previously been excluded from owning decent homes due to the prohibitive costs and stringent financing requirements. The programme seeks to make affordable housing available to all Kenyans by lowering the cost of financing homeownership.

Who will build the Affordable Houses?

The Affordable Houses are being built by private developers on both public (national and county) and private land across the country.

H.E President William Ruto has overseen the ground-breaking of construction of over 36,000 units. Accumulatively, there are about 100,000 housing units at various stages of construction across the country. Another over 700,000 housing units are in the pipeline.

Are there AHP units in the rural areas?

Yes. The AHP is a nationwide programme that also

seeks to transform millions of Kenyans who live in both urban and rural areas. The Government will also continue to support aspiring homeowners to build houses that fit into the local environment and utilize locally available building materials.

Can one do a site visit to the exact house location of choice?

Yes, one can go on a site visit to the preferred home location. The Boma Yangu portal offers a glimpse of the ongoing projects across the country through www.bomayangu.go.ke/projects

What is the Government's role in the Affordable Housing Project (AHP)?

The Government's main role is primarily to facilitate an enabling environment for private sector-led solutions that will ensure that the ambitious and capital-intensive project becomes a reality. This is being done through several interventions such as provision of state-owned land, delivery of infrastructure to the project sites, fast tracking statutory approvals, and offering tax incentives to investors.

How does AHP differ from other housing schemes in Kenya?

The AHP differs from other housing schemes in Kenya in that it offers a comprehensive programme in which it seeks to use consolidated sources of funding to facilitate the provision of homes to Kenyans in the lower- and middle-income brackets.

Where and how do I apply to buy an Affordable house?

Interested applicants are required to;

- Register with their national ID or email address through the Boma Yangu housing portal either online (www.bomayangu.go.ke) or through the USSD code *832#.

- Upon registration, an account will be automatically created. This will enable you to begin making savings to the Housing Fund and also to select your housing preference from the available or upcoming housing catalogue.
- Once registered and contributing to the Housing Fund, applicants who have the needed deposit and qualify for a home purchase, will participate in a regular and transparent allocation process for the available houses, a process undertaken by the Housing Fund Board.

How can I save for my home?

Upon registration on Boma Yangu, log into your account, click on "save now". This will allow you to save to your account using Mpesa. For direct-to-paybill savings, the applicable account number will be BOMA followed by the member's ID Number (e.g. Paybill No. 222222, Account No: BOMA12345678).

You can also contribute to your account by making a deposit through any of the authorized collection banks. The list of participating banks and agencies will be published on the AHP website bomayangou.ke. Be sure to provide your national ID number while making the savings.

Are there people already saving through Boma Yangu?

Yes, there are those who have begun saving towards owning their dream home. The framework allows for voluntary contributions which increases the level of home ownership savings among low-income earners including those in the informal sector. Boma Yangu currently has over 335,713 registered members of whom 34,381 have saved over KES 1.839 Bn towards owning a home.

What is the Boma Code *832# ?

This is a unique code used to specify the types of units available. Boma Codes make it easy to select a preferred unit through the USSD channel.

Will I be able to monitor my savings?

Yes. Members will be able to monitor their savings via the individual account created on Boma Yangu housing portal.

Does Saving mean getting a house?

In the long term, yes. As you contribute and build your savings up to 12.5% of the total value, you eventually get allocated a house or remain on the waiting list – and ultimately, you get your home as projects complete development.

Can I withdraw my voluntary savings at any time?

Yes. You can apply for withdrawal of Saving at any time through the Boma Yangu portal

What are the criteria of payment, full or partial?

There are several categories of buyers; -

- Mortgage buyers - You are servicing your payment for the entire period of the mortgage.
- Cash buyers - As per the purchase contract.

Each of the above will have different requirements for determining full payment.

Are there opportunities for Kenyans, particularly those in the informal sector, to participate in the AHP?

The AHP is intended to provide benefits beyond the delivery of affordable homes. The construction of the units is expected to create direct and indirect employment opportunities for Kenyans. These will include opportunities for skilled and unskilled labour. It is estimated that for every unit constructed, 3–5 new jobs are created.

Ring-fencing strategies are being implemented to ensure that the Jua Kali sector (local artisans and other professionals such as plumbers, electricians and AGPO) can make investments and supply inputs to the affordable housing programme.

The size of the developments under the AFP will be significant. It is anticipated that during the programme's implementation, there will be a rise in the consumption of the various building materials that are locally manufactured.

How do I contact Boma Yangu or the Affordable Housing Programme in case of a query?

For any queries or assistance, please write to; support@bomayangou.ke or reach us through the Huduma Centres located across the country.

Contact Information

bomayangu.go.ke

support@bomayangu.go.ke

@boma_yangu

"Pata Makao na Boma Yangu – Start Your Journey Today!"



MINISTRY OF LANDS, HOUSING
AND URBAN DEVELOPMENT
State Department of Housing and
Urban Development

