

PRICE LIST	
Price list	2
As at	19 October 2026
Available	35 of 86

Homes for sale at Oriel, Riverside

Every home still for sale, with its price on the list in force. Homes on hold are waiting for a reservation to be confirmed and may come free. Completion is planned for December 2028.

A One bedroom

72 m² inside · Balcony 8 m²

Home	Level	Faces	Inside	Outside	Status	Price
0202	L02	north	72 m ²	8 m ²	Available	KES 11,860,000
0205	L02	south	72 m ²	8 m ²	Available	KES 11,400,000
0305	L03	south	72 m ²	8 m ²	Available	KES 11,510,000
0405	L04	south	72 m ²	8 m ²	Available	KES 11,630,000
0502	L05	north	72 m ²	8 m ²	Available	KES 12,210,000
0602	L06	north	72 m ²	8 m ²	Available	KES 12,330,000
0605	L06	south	72 m ²	8 m ²	Available	KES 11,860,000
0702	L07	north	72 m ²	8 m ²	Available	KES 12,450,000
0902	L09	north	72 m ²	8 m ²	Available	KES 12,690,000
1005	L10	south	72 m ²	8 m ²	Available	KES 12,310,000
1102	L11	north	72 m ²	8 m ²	Available	KES 12,920,000
1105	L11	south	72 m ²	8 m ²	Available	KES 12,430,000
1302	L13	north	72 m ²	8 m ²	Available	KES 13,160,000
1405	L14	south	72 m ²	8 m ²	Available	KES 12,770,000

B Two bedrooms

112 m² inside · Balcony 12 m²

Home	Level	Faces	Inside	Outside	Status	Price
0204	L02	south and east	112 m ²	12 m ²	Available	KES 17,600,000
0206	L02	south and west	112 m ²	12 m ²	On hold	KES 17,600,000
0304	L03	south and east	112 m ²	12 m ²	Available	KES 17,780,000
0306	L03	south and west	112 m ²	12 m ²	Available	KES 17,780,000
0406	L04	south and west	112 m ²	12 m ²	Available	KES 17,950,000
0504	L05	south and east	112 m ²	12 m ²	Available	KES 18,130,000
0506	L05	south and west	112 m ²	12 m ²	Available	KES 18,130,000
0606	L06	south and west	112 m ²	12 m ²	Available	KES 18,300,000
0704	L07	south and east	112 m ²	12 m ²	Available	KES 18,480,000

Home	Level	Faces	Inside	Outside	Status	Price
0706	L07	south and west	112 m ²	12 m ²	Available	KES 18,480,000
0806	L08	south and west	112 m ²	12 m ²	Available	KES 18,660,000
1004	L10	south and east	112 m ²	12 m ²	Available	KES 19,010,000
1104	L11	south and east	112 m ²	12 m ²	Available	KES 19,180,000
1306	L13	south and west	112 m ²	12 m ²	Available	KES 19,540,000
1504	L15	south and east	112 m ²	12 m ²	Available	KES 19,890,000

C Three bedrooms

158 m² inside · Balcony 16 m²

Home	Level	Faces	Inside	Outside	Status	Price
0401	L04	north and west	158 m ²	16 m ²	On hold	KES 25,410,000
0501	L05	north and west	158 m ²	16 m ²	Available	KES 25,660,000
0601	L06	north and west	158 m ²	16 m ²	Available	KES 25,900,000
0801	L08	north and west	158 m ²	16 m ²	Available	KES 26,400,000
1101	L11	north and west	158 m ²	16 m ²	Available	KES 27,150,000
1301	L13	north and west	158 m ²	16 m ²	Available	KES 27,650,000

D Three bedrooms, study and DSQ

176 m² inside · Balcony 18 m²

Home	Level	Faces	Inside	Outside	Status	Price
0303	L03	north and east	176 m ²	18 m ²	On hold	KES 28,890,000
0503	L05	north and east	176 m ²	18 m ²	Available	KES 29,460,000
1403	L14	north and east	176 m ²	18 m ²	Available	KES 32,030,000

P Penthouse

310 m² inside · Terrace 120 m²

None for sale just now. The next release is coming soon.

PAYING

Pay as it rises 10% to reserve, 20% when you sign, 40% in quarterly instalments while the building goes up, and 30% when you get the keys.

Cash 10% to reserve and the rest within 90 days of signing, with 7% off the price.

Mortgage 20% from you before completion, and 80% from your bank when you get the keys.

Prices are in Kenyan shillings and change as homes are sold; a price is confirmed only in a letter of offer. Stamp duty, legal fees and other costs of buying are paid by the buyer: see oriel.jeffgicharu.com/buying. Plans, areas and specification are a guide and may change in detail.