

Case Study Summary: 4-Bedroom Maisonette in Runda, Nairobi

Project Overview

This project involved the **construction of a high-end 4-bedroom maisonette** located in Runda, Nairobi. The development was designed to provide a **spacious, modern, and luxurious residential home** suitable for upscale living, incorporating contemporary architectural design and high-quality construction standards.

Project Location

- **Location:** Runda, Nairobi County, Kenya
 - **Setting:** An exclusive residential neighborhood known for premium homes and secure gated communities
 - **Accessibility:** Easily accessible via **Kiambu Road and Limuru Road**, with convenient connections to the Nairobi CBD and surrounding areas
 - **Infrastructure:** Reliable electricity supply, water services, and proximity to international schools, shopping centers, and healthcare facilities.
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Project Scope

The project involved the development of a **two-storey 4-bedroom maisonette** designed to maximize space, comfort, and functionality. The layout included:

- **Four spacious bedrooms**, all ensuite
- **Large living room and dining area**
- **Modern kitchen with pantry**
- **Family room on the upper floor**
- **Guest washroom**
- **Balcony and terrace spaces**
- **External landscaping and driveway**

The construction works included:

- Site preparation and building setting out
- Foundation excavation and reinforced concrete works
- Masonry wall construction using machine-cut stones
- Installation of reinforced concrete columns, beams, and slabs
- Roofing structure and installation
- Internal and external plastering

- Floor finishing works
 - Plumbing and sanitary installations
 - Electrical wiring and installations
 - Internal and external painting works
 - Installation of doors, windows, and fixtures
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Design Considerations

Key design considerations for the project included:

- **Luxury residential design** with spacious interior layouts
 - **Structural integrity and safety** using reinforced concrete structural systems
 - **Natural lighting and ventilation** through large windows and balcony openings
 - **Modern aesthetic finishes** suitable for high-end residential developments
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Construction Approach

The project was implemented through the following construction stages:

1. **Site preparation and foundation construction**
 2. **Structural framework and masonry works**
 3. **Roofing and external works**
 4. **Interior finishing works including plastering and flooring**
 5. **Installation of mechanical and electrical services**
 6. **Final finishing and painting works**
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Project Outcome

The project successfully delivered a **modern and elegant 4-bedroom maisonette** that meets high residential standards. The home provides **spacious living areas, modern amenities, and a comfortable environment suitable for luxury family living.**

Conclusion

The 4-bedroom maisonette project in **Runda, Nairobi** demonstrates effective planning, quality construction practices, and attention to architectural detail, resulting in a **premium residential home that combines comfort, durability, and aesthetic appeal.**

