

Case Study Summary: Apartment Flats Development in Roysambu, Nairobi

Project Overview

This project involved the **development of modern apartment flats** in Roysambu, Nairobi. The project was undertaken to meet the increasing demand for **affordable and well-designed rental housing** within the Nairobi metropolitan area. The development focused on providing **functional living spaces, durable construction, and efficient use of available land.**

Project Location

- **Location:** Roysambu, Nairobi County, Kenya
 - **Setting:** A rapidly growing residential and commercial area along the **Thika Superhighway**
 - **Accessibility:** Excellent connectivity to Nairobi CBD, Kasarani, and surrounding areas through Thika Superhighway and major public transport routes
 - **Nearby Amenities:** Close proximity to shopping malls, universities, schools, hospitals, and recreational facilities.
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Project Scope

The project involved the construction of **multi-unit residential apartment flats** designed to provide comfortable rental accommodation.

Key features of the development included:

- Multiple **bedsitter, one-bedroom, and two-bedroom apartment units**
- **Shared circulation spaces** including staircases and corridors
- **Parking area** and external access pathways
- Water storage facilities and drainage systems

The construction works included:

- Site preparation and building setting out
- Excavation and reinforced concrete foundation works
- Structural framework construction using reinforced concrete columns, beams, and slabs
- Masonry wall construction using machine-cut stones
- Roofing and waterproofing works
- Internal and external plastering
- Floor finishing works

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

The design of the apartment flats incorporated several important considerations:

- **Efficient space planning** to maximize the number of residential units
 - **Structural stability and safety** through reinforced concrete construction
 - **Adequate natural lighting and ventilation** for improved living comfort
 - **Durable construction materials** to reduce maintenance costs
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Construction Approach

The project was implemented in phases to ensure quality construction and timely delivery:

1. Site preparation and foundation construction
 2. Reinforced concrete structural framework construction
 3. Masonry wall construction and roofing works
 4. Internal and external finishing works
 5. Installation of plumbing and electrical systems
 6. Final painting and completion works
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Project Outcome

The project successfully delivered **modern apartment flats in Roysambu**, providing quality residential units suitable for rental housing. The development enhanced the housing supply in the area and contributed to the **growing urban residential infrastructure** in Nairobi.

Conclusion

The apartment flats development in **Roysambu, Nairobi** demonstrates efficient urban housing development through **modern design, durable structural construction, and practical space planning**, offering comfortable and affordable living spaces within the Nairobi metropolitan area.

