



**GRADE
ONE
REALTORS
LIMITED**



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Company Overview

Grade One Realtors Limited is a developer led real estate company based in Nairobi, Kenya. We plan, develop, service, and sell residential real estate projects designed for immediate settlement and build readiness.

Our work goes beyond selling property. We develop environments where families can build, investors can grow wealth, and communities can thrive. Every project we offer is structured, serviced, and delivered under our direct responsibility. At Grade One, real estate is about certainty, accountability, and long term value.

Who We Are

Grade One Realtors Limited was established to respond to a critical gap in Kenya's real estate market, the need for credible, transparent, and responsible developers.

In an industry where buyers often face delays, unserviced land, and unclear ownership structures, Grade One take a different approach. We develop our projects end to end, from planning and infrastructure installation to sales and settlement. This allows us to offer buyers clarity, control, and confidence.

We work directly with our clients, without intermediaries, ensuring accountability at every stage of the ownership journey.





Our Vision

To deliver real estate services that exceed expectations through professionalism, integrity, and a passion for excellence.



Our Mission

To be the leading provider of innovative, reliable, and client focused real estate solutions in Kenya and the region.

CORE VALUES



Integrity

We uphold honesty and transparency in every transaction



Customer Focus

Our clients' needs come first, always



Excellence

We deliver beyond expectations in real estate solutions



Professionalism

We serve with respect, ethics, and expertise



Innovation

We embrace new ideas and tools to transform property services



What We Do

We offer practical and reliable real estate services focused on making property ownership secure, simple, and value-driven for every client.



Property Sales & Acquisition

We assist clients in buying and selling property through a structured and transparent process. From sourcing the right property to negotiations and final transfer, we ensure every step is smooth and well-managed.



Property Rentals & Management

We provide property management services that help owners maintain their investments and generate steady income. This includes tenant sourcing, rent collection, and coordination of maintenance.





Real Estate Investment Advisory

We support clients with expert guidance on real estate investments. By analyzing market trends and growth areas, we help identify opportunities that offer strong returns and long-term value.



Property Feasibility Study

We conduct feasibility studies to evaluate the potential of a project before investment. This includes reviewing location, infrastructure, costs, and market demand to ensure informed decision-making.



Due Diligence & Transaction Support

We carry out detailed checks to confirm property ownership and legal compliance. We also guide clients through documentation and transfer processes to ensure secure and risk-free transactions.

OUR DEVELOPMENTS

Rock Gardens, Karai, Kikuyu



KES
22M Flexible Payment Plan Available

Project Overview

RockGardens is a gated residential development comprising modern five-bedroom villas designed for comfortable family living. The project is planned and delivered by Grade One Realtors Limited, with essential infrastructure already in place to support immediate occupation.

Located in a serene and accessible neighborhood, Rock Gardens offers a secure environment ideal for families seeking space, privacy, and long-term value.

Location

- ✓ Karai, Kikuyu
- ✓ Approximately 30 km from Nairobi CBD
- ✓ Near Lusigiti Shell
- ✓ Easily accessible via major road networks

Property Type

- ✓ Five bedroom maisonette
- ✓ All bedrooms ensuite
- ✓ Includes a detached staff quarter (DSQ)

House Specifications

- ✓ Total Plinth Area: 387 sqm
- ✓ Ground Floor: 150 sqm
- ✓ Main house: 136 sqm
- ✓ DSQ: 14 sqm
- ✓ First Floor: 147 sqm
- ✓ Second Floor: 70 sqm

Key Features

- ✓ Gated community
- ✓ High stone perimeter wall
- ✓ Large parking space
- ✓ Electricity connected
- ✓ Reliable water supply
- ✓ Secure and well planned estate environment

Ideal For

- ✓ Families seeking a ready home in a secure gated community
- ✓ Buyers upgrading from apartment living
- ✓ Investors looking for long term residential value

Serene Estate, Thigio



Project Overview

SereneEstate is a gated residential development of modern 4 bedroom villas, each ensuite with dsq designed for comfortable family living. Each project is developed on a 50 by100 plot with essential infrastructure.

KES
25M Flexible Payment Plan Available

Location

- ✓ Ndeiya, Kikuyu
- ✓ Approximately 29 km from Westlands
- ✓ Along Kikuyu - Limuru Road

Property Type

- ✓ 4 bedroom villas
- ✓ All bedrooms ensuite
- ✓ Includes a detached staff quarter (DSQ)

Plot Size

- ✓ Each project is developed on a 50 by 100

Key Features

- ✓ Gated community
- ✓ High stone perimeter wall
- ✓ Large parking space
- ✓ Electricity connected
- ✓ Reliable water supply
- ✓ Secure and well planned estate environment

Ideal For

- ✓ Home buyers looking to build immediately
- ✓ Investors targeting fast growing satellite towns
- ✓ Buyers seeking serviced plots with clear access

Tulivu Country Homes



Project Overview

TulivuCountry Homes is a premium development featuring 5 bedroom all ensuite townhouses thoughtfully designed to provide comfort, security, and modern living.

KES
25M Flexible Payment Plan Available

Location

- ✓ Ruiru
- ✓ Approximately 7 km from Ruiru Town
- ✓ Kimbo - Kiganjo Road

Property Type

- ✓ 5 bedroom villas
- ✓ All bedrooms ensuite
- ✓ Includes a detached staff quarter (DSQ)

Plot Size

- ✓ Each project is developed on a 50 by 100

Key Features

- ✓ Gated community
- ✓ High stone perimeter wall
- ✓ Large parking space
- ✓ Electricity connected
- ✓ Reliable water supply
- ✓ Secure and well planned estate environment

Ideal For

- ✓ Home buyers looking to build immediately
- ✓ Investors targeting fast growing satellite towns
- ✓ Buyers seeking serviced plots with clear access

Golden Plains

Rwaburi, Ndeiya



Project Overview

Golden Plains is a residential development offering serviced plots in a rapidly developing area. The project is suitable for buyers looking for affordability combined with accessibility and long term growth potential.

KES
1.49M

Flexible Payment
Plan Available

Location

- ✓ Rwaburi, Ndeiya
- ✓ Approximately 4 km from the main road

Plot Size

- ✓ Each project is developed on a 50 by 100

Key Features

- ✓ Ready access to water
- ✓ Electricity connectivity
- ✓ Good road network
- ✓ Accessible location close to main road
- ✓ Suitable for residential or investment use

Ideal For

- ✓ Firsttime land buyers
- ✓ Investors seeking entry level opportunities
- ✓ Buyers planning phased development



OUR DEVELOPMENT APPROACH

Our approach is built on three clear principles



PLAN WITH INTENTION

Every project begins with careful planning, feasibility assessment, and proper layout design



DEVELOP RESPONSIBLY

We install essential infrastructure before offering projects for sale.



DELIVER WITH ACCOUNTABILITY

We sell directly, support settlement, and remain accountable to our clients.



Why Choose Grade One Realtors



Developer led projects with full accountability



Build ready developments with installed infrastructure



Direct engagement without intermediaries



Clear pricing and realistic timelines



Professional team guiding clients from inquiry to settlement



Projects located in growing and accessible areas

Our Clients



Home buyers seeking secure residential developments



Property investors looking for long term value



Diaspora clients investing from abroad



SACCOs, chamas, and organized groups



Families planning to build or upgrade their homes





Leadership

Stephen Wambugu Ngunje

Founder & CEO

Steven is a seasoned business leader with over 15 years of experience across investment banking, corporate finance, and real estate strategy. As CEO of Grade One Realtors Ltd, he leads the company's growth in property development, structured real estate investments, and client-focused delivery.

With a strong background in financial structuring and investment advisory, Steven has been instrumental in building trust and credibility within the real estate sector. His approach is centered on transparency, disciplined execution, and creating sustainable value across Kenya's key growth corridors.

He holds an MBA from Edinburgh Business School and a BSc in Actuarial Science, and has completed CFA Levels I & II alongside CISI certification modules. Steven is passionate about delivering impactful real estate solutions that combine strong financial returns with long-term societal value.

Our Team



Mercy Adisa

Human Resource
Off icer



Walter Gekombe

Head of Finance



Jacinta Masila

Marketing and Sales
Lead



Charity Maghas

Admin



Geoffrey Akatu

Digital Marketing



Florence Achieng

Sales Representative



Fred Njogu

Sales Representative



Mary Wanjiku

Sales Representative



Alvin Luvisi

Construction Data
Clerk

Our Commitment

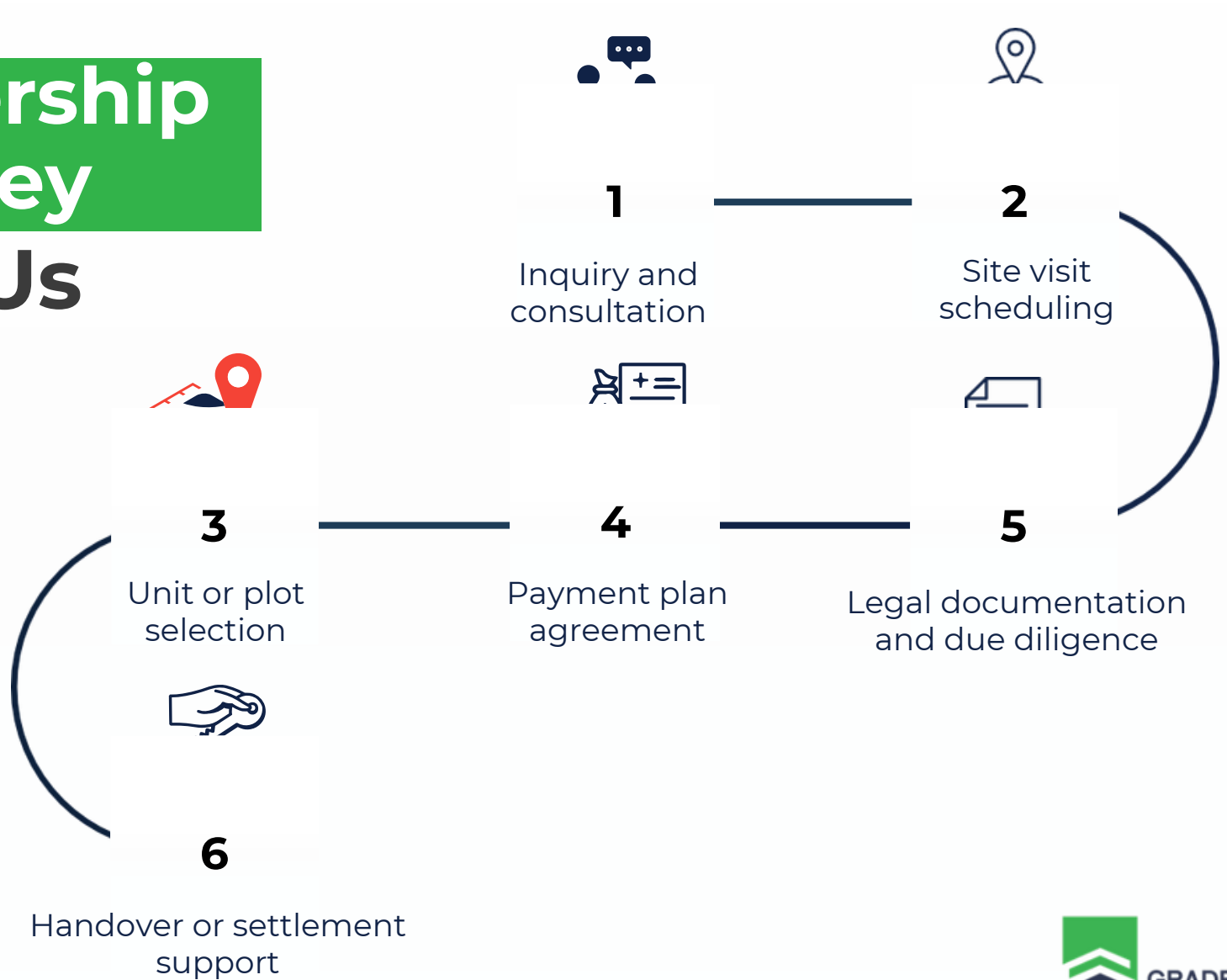
AtGradeOneRealtorsLimited,wecommit to:



- ✓ Develop responsibly
- ✓ Communicate transparently
- ✓ Protect our clients' interests
- ✓ Deliver what we promise

We do not sell speculation. We develop certainty

Your Ownership Journey with Us







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