

MASQANI

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Purpose-Built Student Accommodation

Redefining student living.
Creating value through purpose-built accommodation.

OPPOSITE DAYSTAR UNIVERSITY
LUKENYA MAIN CAMPUS · ATHI RIVER, KENYA

CONCISE PROJECTS

INTRODUCTION

Karibu *Masqani.*

More than accommodation — a residence designed around the way students live, study and grow.

Masqani is a purpose-built student accommodation development by Concise Projects Limited, located directly opposite Daystar University's Lukenya Main Campus in Athi River.

For students and parents, it offers a secure, well-designed place to live and study, steps from lectures. For investors, it offers the opportunity to own an entire floor of a fully managed student residence.

Live.

Private and shared room types, each with a dedicated study space and modern finishes.

Learn.

Study areas and quiet spaces, directly opposite the Daystar University campus.

Grow.

Social, recreational and fitness amenities that support life beyond the lecture hall.



LIFESTYLE IMAGERY · ILLUSTRATIVE

AT A GLANCE

The project *in numbers.*

54–64 **BEDS PER FLOOR** Depending on block and floor level	**20** **FLOORS AVAILABLE** Ten floors in each of Blocks A and B	**958–1,052 sqm** **PER FLOOR** Floor area offered with each floor
6 **ROOM TYPES** From 12 sqm cluster rooms to a 34 sqm deluxe room	**2.955 acres** **DEVELOPMENT SITE** Total Masqani site, Lukenya	**24 months** **CONSTRUCTION** Programme to completion

DEVELOPMENT	Purpose-built student accommodation	DEVELOPER	Concise Projects Limited
LOCATION	Opposite Daystar University, Lukenya	OFFER	Whole-floor ownership · KES 135M per floor
PAYMENT	30% deposit · balance during construction	STATUS	Groundbreaking held July 2026





ARCHITECTURAL RENDER · ILLUSTRATIVE

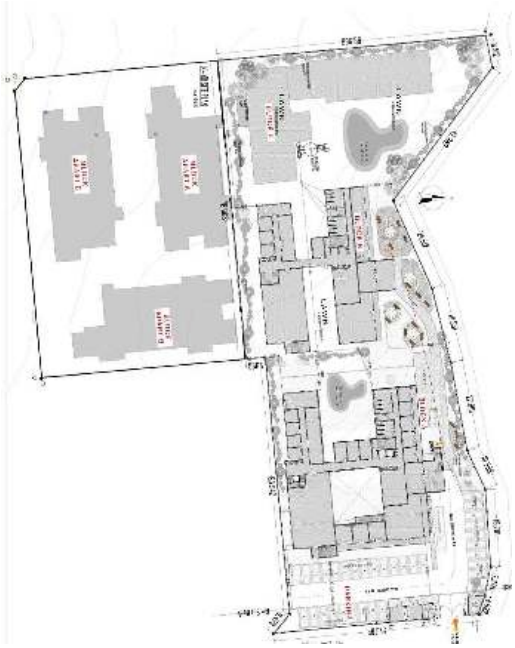
ARCHITECTURE & VISION

Designed with *purpose.*

Masqani is conceived as a contemporary, multi-storey student community set within a secure, walled site. Residential blocks are arranged around landscaped lawns and walkways, with dedicated parking and a controlled main entrance.

Every floor is planned specifically for student life — combining private rooms, shared clusters and communal spaces for study, dining and recreation.

01	Contemporary multi-storey residential blocks
02	Landscaped lawns and pedestrian walkways
03	Perimeter wall with a single main entrance
04	On-site parking



SITE PLAN Blocks, lawns, walkways and parking

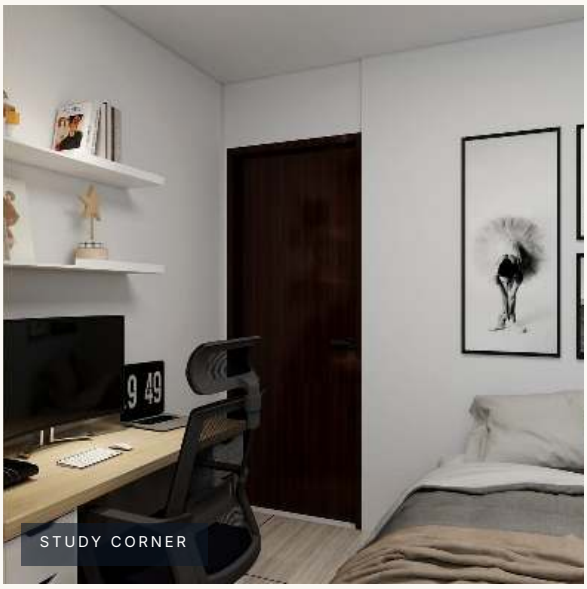
INTERIORS

Inside *Masqani.*

Warm timber tones, clean lines and smart storage. Rooms are planned around three zones — sleep, study and a compact kitchenette — so every square metre works for the student.



STUDIO · SLEEP, STUDY & KITCHENETTE



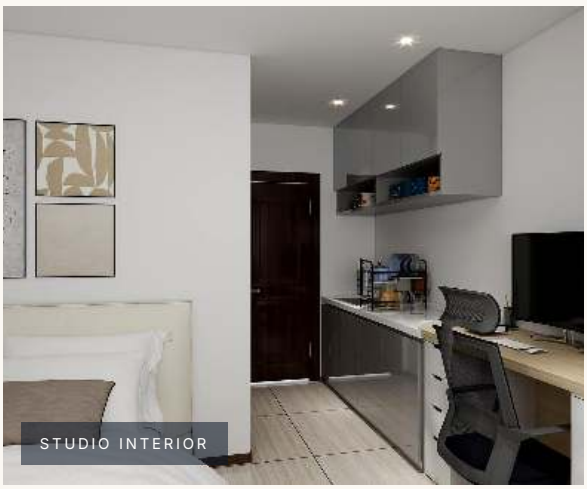
STUDY CORNER



EN-SUITE BATHROOM



DELUXE LOUNGE & KITCHENETTE



STUDIO INTERIOR

THE ROOM COLLECTION

Six ways to *live.*



I

Cluster Room

12 SQM

A well-planned shared room with fitted wardrobes on both sides and a central circulation zone.



II

Single Studio

13 SQM

Self-contained private living for one student.

- Bed, full-length study desk and shelving
- Kitchenette with sink
- En-suite shower room



MASQANI · 3D PLANS, ILLUSTRATIVE

III

Twin Room

15 SQM

Two private bedrooms sharing an entrance hall and bathroom — ideal for friends or siblings.

- Two separate bedrooms with wardrobes
- Shared shower room
- Entrance hall with kitchenette

THE ROOM COLLECTION

Space to *excel.*



IV

Premium Room

17 SQM

A generous private room with a larger bed, lounge chair, full study desk and en-suite shower room.



V

Deluxe Room

34 SQM

The signature unit: a separate bedroom and study, a private lounge, kitchenette and en-suite bathroom.

VI

Cluster Studio

12 SQM

A compact private studio for one student, completing the Masqani range.

FLOOR CONFIGURATION

Floors 1–7

- Single studios
- Twin rooms
- Cluster rooms
- Cluster studios
- Premium room

Floors 8–10

- Single studios
- Cluster rooms
- Cluster studios
- Premium rooms
- Deluxe room

AMENITIES

Everything, *on site.*

Shared facilities are designed to make daily life simple — and to keep students comfortable, focused and connected throughout the academic year.

Study Areas
Quiet space to read and revise

Restaurant
On-site dining

Convenience Store
Everyday essentials

Gym
Fitness on the doorstep

Laundry Area
Shared laundry facilities

Kitchens
Shared and in-room kitchenettes

Games Room
Downtime between classes

Social Room
Space to meet and unwind

Meeting Room
For group work and clubs

Recreation
Gardens and sports areas

Washrooms
Communal washrooms

Offices
On-site administration

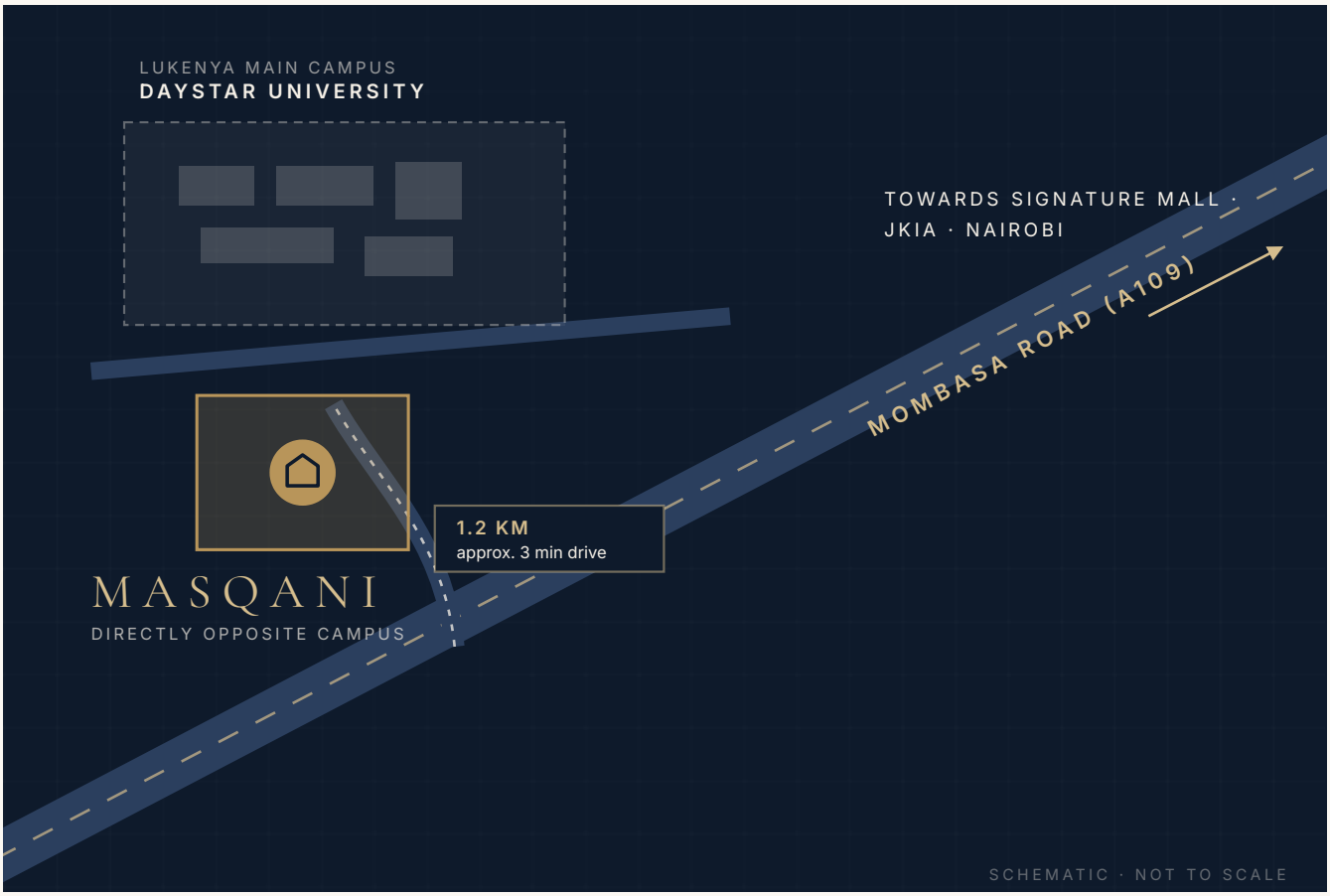


LIFESTYLE IMAGERY · ILLUSTRATIVE

LOCATION & CONNECTIVITY

Across the road from *campus.*

Masqani sits directly opposite Daystar University's Lukenya Main Campus in Athi River, with a short connection to Mombasa Road and onward routes to Nairobi and JKIA.



Daystar University	Directly opposite approx. 1–2 minutes
Athi River Level 4 Hospital	Nearby approx. 10–15 min
JKIA	29 km approx. 30–35 min
Mombasa Road (A109)	1.2 km approx. 3 min drive
Signature Mall	approx. 13 km 15–20 min
Nairobi Expressway	Direct access via Mombasa Road

INVESTMENT OPPORTUNITY

Own a floor of *student living.*

University campuses create a recurring need for quality accommodation close to lectures, renewed with every intake and academic year. Masqani is purpose-built to serve that need at Daystar University's Lukenya Main Campus.

Investors acquire an entire floor of a fully managed residence — a single, clearly defined asset with income potential from student occupancy.

THE OFFER

KES 135M

per floor

Twenty floors are available across Blocks A and B, each offering 958–1,052 sqm of student accommodation.

ASSET	One complete residential floor
FLOOR AREA	958–1,052 sqm
DEPOSIT	30%
BALANCE	Equal instalments during construction
CONSTRUCTION	24 months
OPERATION	Fully managed residence

PAYMENT PATH

Deposit
30% of the floor price to secure your floor

Construction
Balance paid in equal instalments over the build

Completion
Floor completed at the end of the 24-month programme

Operation
Student occupancy under full management

Request the Investment Pack

- Full financial model
- Payment schedule
- Room-by-room schedule
- Legal structure

Rental income depends on rents, occupancy, operating costs and market conditions. Projections in the Investment Pack are estimates, with their assumptions stated.

BUYER INFORMATION

From first call to *your floor.*

A clear, guided process — with the Concise Projects sales team alongside you at every step.

1 **Enquire**
Call or email the sales team to register your interest.

2 **Visit & presentation**
Tour the site and attend a project presentation.

3 **Investment Pack**
Receive the financial model, payment schedule and legal structure.

4 **Secure your floor**
Pay the 30% deposit on your chosen floor.

5 **Instalments**
Pay the balance in equal instalments during construction.

6 **Completion**
Your floor is completed and enters managed student operation.



NOW OPEN

Site visits & *presentations.*

See Masqani for yourself. Book a site visit or a project presentation with our sales team.

+254 [illegible] 437 437
+254 714 024 024

SITE PHOTOGRAPH

DEVELOPMENT STATUS

Ground *broken.*

Masqani's groundbreaking ceremony was held on site in July 2026, bringing together the Concise Projects team, partners and guests. Site works are now underway.











GROUNDBREAKING · JULY 2026 · SITE PHOTOGRAPHS

THE DEVELOPER

Concise Projects *Limited.*

Incorporated in Kenya in 2020, Concise Projects Limited is a construction and project development company working across Kenya, Uganda, Rwanda, Burundi, Ghana and the DRC.

Its integrated offer spans development, construction and project management, quantity surveying, civil works and architectural services — delivering projects from concept to completion.

2020	6	KES 35.5B+
INCORPORATED	COUNTRIES	PROJECT PORTFOLIO

CURRENT PROJECTS

Kasarani Affordable Housing, Lot 1	Nairobi · KES 4.1B
Sereno Heights	Uthiru, Nairobi
Uasin Gishu County Hospital	Eldoret · KES 436M
Kakamega Gold Refinery EPC	Kakamega · KES 285M

SELECTED COMPLETED PROJECTS

Student Hostels, University of Ghana	Ghana
Insurance Plaza	Kigali, Rwanda
French Embassy	Nairobi
Grain Silo, Ministry of Agriculture	Rwanda



KASARANI AFFORDABLE HOUSING, LOT 1 · SITE PHOTOGRAPH

FREQUENTLY ASKED QUESTIONS

Your questions, *answered.*

Where is Masqani located?

Directly opposite Daystar University's Lukenya Main Campus in Athi River, about 1.2 km from Mombasa Road.

How close is it to the university?

Masqani faces the campus — approximately one to two minutes away.

What is being offered to investors?

Whole-floor ownership. Twenty floors are available across Blocks A and B, each of 958–1,052 sqm.

What is the price?

KES 135M per floor.

What are the payment terms?

A 30% deposit, with the balance paid in equal instalments over the construction period.

When will construction be complete?

The construction programme runs for 24 months. The groundbreaking ceremony was held in July 2026.

What accommodation is available?

Six room types from 12 to 34 sqm: cluster rooms, cluster studios, single studios, twin rooms, premium rooms and a deluxe room.

What facilities are on site?

Study areas, restaurant, convenience store, gym, laundry, kitchens, games and social rooms, meeting room, recreation areas and gardens.

Can a floor generate rental income?

Each floor is designed for student occupancy. Income depends on rents, occupancy, operating costs and market conditions — the Investment Pack sets out the projections and their assumptions.

Can I visit the site?

Yes. Site visits and project presentations are open — contact the sales team to book.

How do I get more information?

Request the Investment Pack by email for the full financial model, payment schedule and legal structure.



TAKE THE NEXT STEP

Your next investment in *purpose-built student living.*

Discover Masqani and explore the opportunity to be part of a purpose-built student accommodation development strategically located opposite Daystar University's Lukenya Main Campus.

01	02	03	04
Enquire about availability	Request the Investment Pack	Schedule a site visit	Speak to our sales team

CALL

+254 723 437 437
+254 714 024 024

EMAIL

sales@conciseprojectsltd.com
info@conciseprojectsltd.com

WEB

conciseprojectsltd.com

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BY CONCISE PROJECTS LIMITED

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