



PREMIUM SWISS
LIVIA RESIDENCE

@WESTLANDS



WHERE MODERN LIVING
MEETS TIMELESS

elegance

www.premiumswisshotels-resorts.com



WHERE MODERN LIVING
MEETS TIMELESS

elegance

TRANSFORMING PROPERTIES
INTO THRIVING EXPERIENCES

“ *At the Premium Swiss Livia Residences, we don't just manage spaces; we curate exceptional experiences, protect investment, and create enduring value. Welcome to the new benchmark* ”



EXPERIENCE A NEW WAY OF LIVING AT PREMIUM SWISS LIVIA RESIDENCE

Nestled in Westlands, Nairobi's vibrant commercial district, The Premium Swiss Livia Residence redefines modern city living. Located on Jalaram Road opposite The Oval, it's just 15 minutes from Jomo Kenyatta International Airport.

Choose from 1, 2, or 3-bedroom apartments ranging from 57 to 147 square meters.

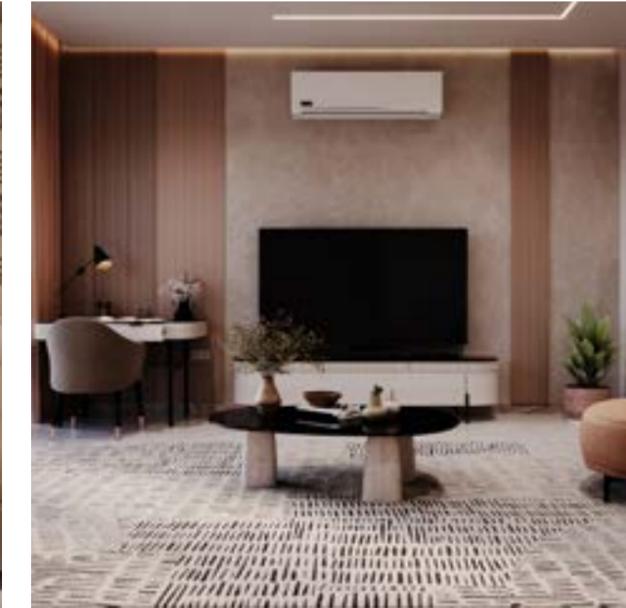
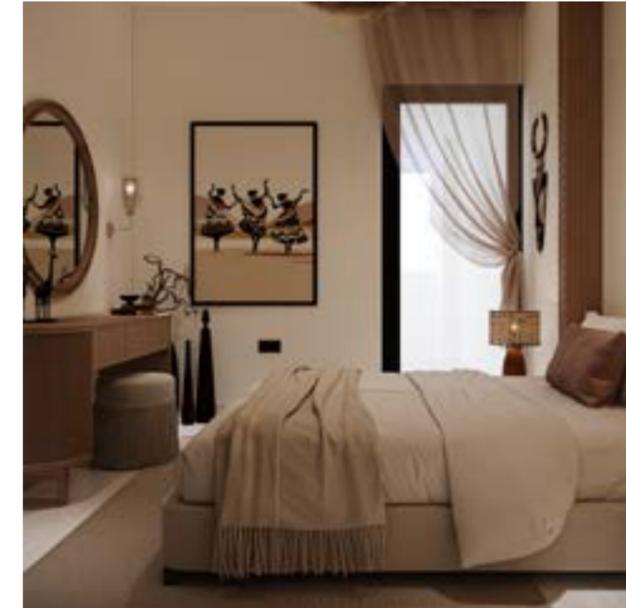
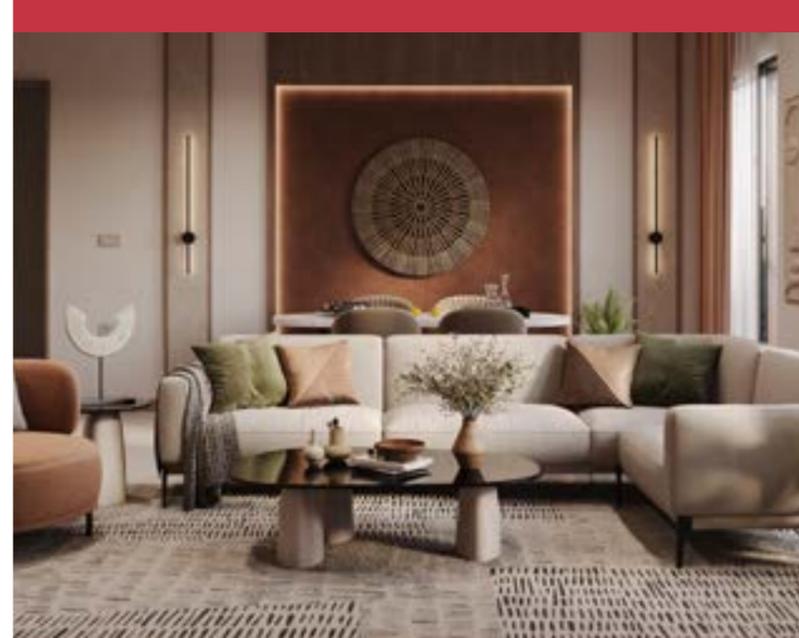
Residents enjoy world-class amenities including a premium gym, spa, swimming pool, golf simulator, cinema, and restaurant. Starting at \$78,000, these homes offer excellent value in one of Kenya's most sought-after neighborhoods.

You're minutes from Westgate, and Sarit Centre for shopping and dining. Nature lovers can explore Karura Forest and the Arboretum, while Nairobi National Park and the Giraffe Centre showcase Kenya's incredible wildlife and culture.

PREMIUM SWISS LIVIA RESIDENCE @ WESTLANDS

PREMIUM URBAN *Living*

Premium Swiss Livia Residence provides contemporary luxury in the commercial and entertainment center of Nairobi, tucked away in the upscale Westlands neighborhood. Located on Jalaram Road across from The Oval, residents have easy access to fine dining establishments, international corporations, and upscale shopping centers.



Top-Notch Facilities: Modern fitness Centre, swimming pool, golf simulator, movie theatre, game room, fine dining establishment, and prayer room.
Investment Excellence:

With strong demand from executives and expatriates, the prime Westland's location offers 8–12% rental yields and 8–10% annual capital appreciation.

Available Units:

- 1 Bedroom (57 sqm) - \$78,000
- 2 Bedroom (89 sqm) - \$120,000
- 3 Bedroom (147 sqm) - \$155,000

Secure, gated community with excellent infrastructure connectivity



PREMIUM SWISS LIVIA RESIDENCE @ WESTLANDS

AMENITIES OVERVIEW



1 FINE DINING RESTAURANT

Savor gourmet cuisine in an elegant 40-seat setting, ideal for celebrations and entertaining guests.



2 HEALTH & WELLNESS SANCTUARY

Resort-Style Swimming Pool:

Immerse yourself in relaxation or invigorate your fitness routine in our beautifully designed aquatic facility.

Premium Fitness Center:

A comprehensively equipped gymnasium featuring state-of-the-art equipment suitable for all fitness levels and training preferences.

3 ENTERTAINMENT & RECREATION

Private Cinema Room: Experience cinematic brilliance with immersive, high-definition movie screenings in your own residential theater.

Gaming Lounge: A sophisticated social hub offering diverse gaming options for connection and entertainment.

Golf Simulator: Refine your swing or enjoy leisurely practice sessions using advanced simulation technology, no green fees required.



4 SPACES FOR REFLECTION

Prayer Room: A tranquil sanctuary designed for contemplation, meditation, and spiritual peace.

Elegant Event Halls:

Designed for corporate meetings and small private celebrations, our two event rooms (20-pax and 15-pax capacity) offer limited spaces for these kinds of events. Both are equipped with modern facilities to host events of small capacity in style.



Choose Premium Swiss Livia Residence for its prime Westlands location, steps from premier shopping, dining, and entertainment, combined with world-class amenities that transform everyday living into an extraordinary experience. This is urban living, elevated.

CHOOSE YOUR IDEAL *Space*

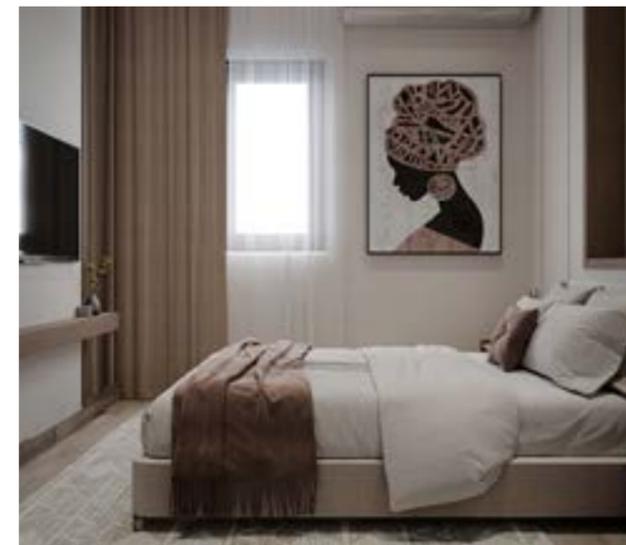
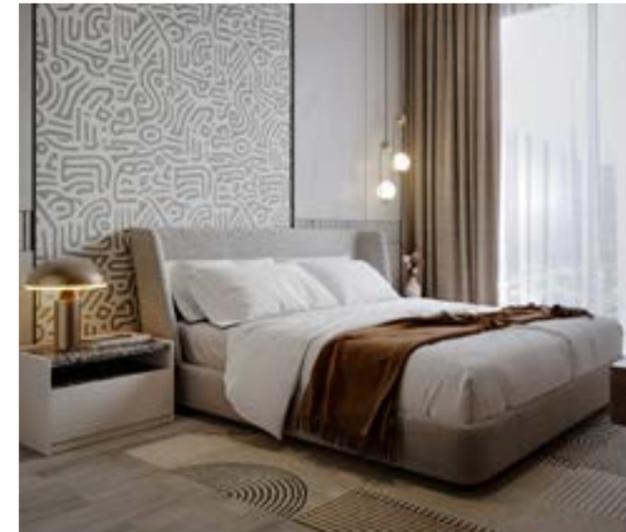
+ APARTMENT CATEGORIES



1 BEDROOM APARTMENT (57 SQM)

Discover sophisticated urban living in this meticulously designed one-bedroom sanctuary. Every inch of the 57 square meters has been thoughtfully crafted to maximize comfort and style.

Ideal for: Young professionals, couples, or savvy investors seeking premium rental opportunities



2 BEDROOM APARTMENT (89 SQM)

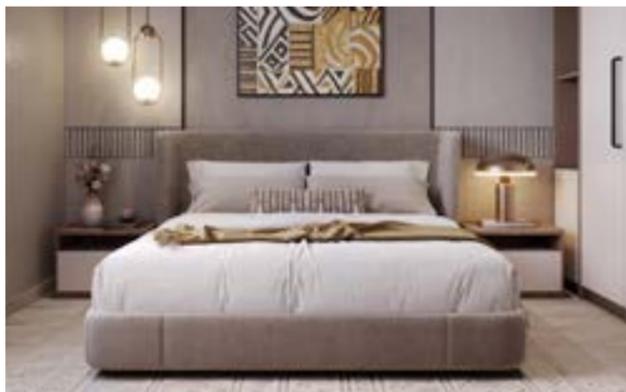
Experience the perfect balance of space and sophistication in this stunning two-bedroom residence. Spanning 89 square meters of expertly designed living space.

Ideal for: Small families, professionals, or those seeking a home office setup with style.



CHOOSE YOUR IDEAL *Space*

+ APARTMENT CATEGORIES



3 BEDROOM APARTMENT (147 SQM)

This magnificent apartment offers the ultimate in space, comfort, and contemporary design. The expansive floor plan accommodates both intimate family moments and grand-scale entertaining with equal elegance.

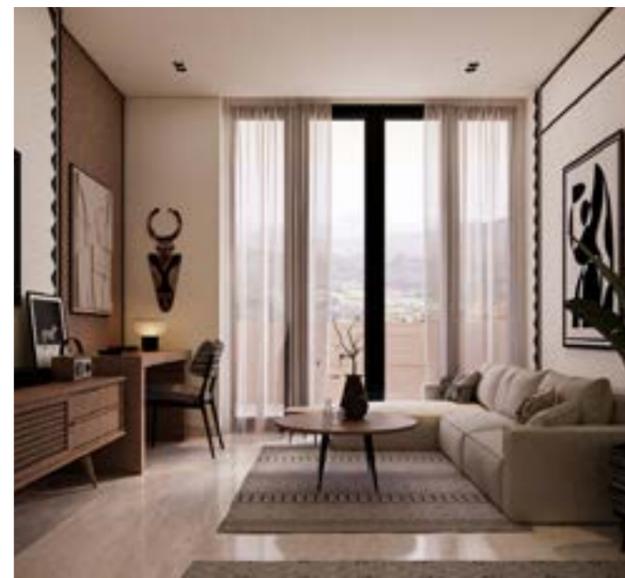
Ideal for: Growing families, executives, or discerning buyers seeking the ultimate in space and luxury



CORPORATE

Benefits

Strategically positioned in Westlands, Nairobi's premier business district, Premium Swiss Livia Residence offers exceptional corporate investment opportunities. Located opposite The Oval on Jalaram Road, the development provides immediate access to multinational corporations, upscale commercial centers, and key business hubs.



Investment Advantages:

- **Superior Returns:** 8-12% rental yields with 8-10% annual capital appreciation
- **Executive Appeal:** High demand from expatriates and corporate professionals
- **Premium Amenities:** Golf simulator, cinema room, fully-equipped gym, and fine dining facilities ideal for client entertainment
- **Modern Infrastructure:** Secure, gated community with excellent connectivity
- **Flexible Options:** One to three-bedroom configurations (57-147 SQM) accommodating diverse corporate housing needs

Lifestyle EXPERIENCE

WHY CHOOSE PREMIUM SWISS LIVIA RESIDENCE?

Your Corporate Advantage in the Heart of Nairobi:

Premium Swiss Livia Residence redefines professional excellence with world-class amenities designed for the modern business leader. Whether you're hosting board meetings, team-building workshops, or client presentations, our versatile spaces are equipped with cutting-edge audiovisual technology and elegant furnishings that leave a lasting impression.

Uncompromising Security & Peace of Mind:

Your investment deserves unparalleled protection. Premium Swiss Livia Residence operates with 24/7 security surveillance and professional maintenance services, ensuring that your property and your peace of mind remain intact around the clock. Our dedicated team addresses every concern promptly, allowing you to focus on what truly matters: your business and your lifestyle.



Prime Location, Strategic Positioning:

Strategically situated close to Nairobi's Central Business District and key business hubs, Premium Swiss Livia Residence offers unmatched accessibility for the discerning professional. Minimize commute times, maximize productivity, and position yourself at the center of commerce and opportunity. This is more than a residence; it's your competitive edge.

The Perfect Blend: Work, Leisure, and Social Living:

Experience a lifestyle where professional ambition meets personal fulfillment. Premium Swiss Livia Residence seamlessly integrates work-ready amenities with leisure facilities and vibrant social spaces, all within a thriving neighborhood that pulses with energy and opportunity. From morning meetings to evening networking, from weekend relaxation to spontaneous social gatherings, everything you need is right here.

Swiss EXCELLENCE IN EVERY DETAIL

Our residences cater to every lifestyle and aspiration, offering sophisticated living spaces designed with you in mind.



Perfect for the Urban Professional

Young professionals and couples will find their sanctuary here, sleek, modern units that balance work and lifestyle seamlessly. Savvy investors recognize the exceptional rental yield potential in these premium properties, positioned in a market hungry for quality.

Tailored for the Evolving Household

Small families and remote professionals discover the perfect blend of comfort and functionality. Thoughtfully designed layouts accommodate home office requirements without sacrificing style, creating environments where productivity and relaxation coexist harmoniously.

Designed for Those Who Expect More

Growing families, executives, and discerning buyers seeking the pinnacle of residential luxury will find expansive spaces that make no compromises. These residences deliver the ultimate in square footage, finishes, and refined living.

Beyond Four Walls

Every resident enjoys the privilege of fully furnished accommodations complemented by comprehensive hotel-style amenities. State-of-the-art fitness facilities, private cinema experiences, and refined dining options transform everyday living into an elevated lifestyle experience.

OUR Story

SWISS ROOTS, GLOBAL VISION WITH CULTURAL DIVERSITY

Premium Swiss Hospitality (PSH) is a Zurich-based global hotel management firm offering comprehensive hospitality solutions worldwide. Our services include revenue management, cost control, human resources, guest services, restaurant operations, event management, and training programs for independent and franchised properties. As true partners to owners, investors, and developers, we transform properties into thriving assets through hands-on management.

PSH Residence extends its expertise to sophisticated living spaces for professionals and enterprises, combining premium collaborative workspaces with elegant private residences. These exclusive havens feature state-of-the-art facilities that inspire innovation while providing tranquil sanctuaries for rest and rejuvenation, embodying our commitment to excellence in every detail.



CAIRO, EGYPT – PSH's gateway to Africa, a fusion of ancient wonders and exclusive hospitality, setting the stage for unforgettable experiences



DOHA, QATAR – Reaching into the Middle East with a fresh vision for hospitality that embraces both modern and traditional influences of the Middle East culture



LAGOS, NIGERIA – Leading our efforts in West Africa, where dynamic cultural vibrancy meets premium hospitality service



NAIROBI, KENYA – Rooted in East Africa, where we combine Swiss efficiency with the warmth and heritage of local culture



DELHI, INDIA – A recent addition, serving Asia, bringing Swiss quality with a deep appreciation for the rich, diverse tapestry of Indian culture, and soon home to our newest hotel property

OFFICES:

Zurich,
SWITZERLAND

La Basilika,
ITALY

Lagos,
NIGERIA

Cairo,
EGYPT

Delhi,
INDIA

Doha,
QATAR

Nairobi,
KENYA

Dar es Salaam,
TANZANIA

Johannesburg,
SOUTH AFRICA

“ We Don't Compromise on the Highest Swiss Quality ”

LET'S PARTNER FOR *Success*



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Experience our residences firsthand.

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Customized Proposal:

Tailored to your company's needs



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Head Office:
Premium Swiss Hospitality GmbH,
(PSH) – Zurich
Zurich, Switzerland
Phone: +41791241068
Email: info@premiumswisshotels-resorts.com



PSH Kenya Office
Statehouse Road/ 3rd floor,
Crawford Business Park, Arboretum, Nairobi, Kenya
Phone: +254721529744
WhatsApp : +254 714 019308
Email: marketing@premiumswisshotels-resorts.com

www.premiumswisshotels-resorts.com