

# Kigali Heights

## World Class Office and Retail Development

A world class office and retail development in Kigali, set to be completed in January 2016, is now letting space for retail and commercial tenants and welcoming expressions of interest from investors looking to be part of the exciting project.

Kigali Heights is the result of a dream born in 2010: to build a state of the art retail and office development in the heart of Africa. Denis Karera, Managing Director of the Kigali Heights Development Company and partner Michael Idusso knew where they could turn this dream into a reality. Rwanda's green, clean and fast-growing capital of Kigali was the perfect location.

The next step for the Kigali Heights Development Company was to build a team to guide the project through the planning, approval and development stages. In partnership with Fusion Capital, a team of consultants from the UK, Uganda and Kenya were brought on board to translate the concept into a building. Mr Karera, a property developer with over 15 years experience, architect Michael Idusso and Fusion Capital recognised the potential to build a model project for the country and the continent, taking advantage of Rwanda's remarkable development. Fusion Capital is part of the Fusion Group and specialises in private equity, real estate and liquid markets. The firm provides capital for businesses in East and Central Africa as well as ideas and strategic advice.

Rwanda is one of the fastest growing economies in the world, averaging 8 percent growth over the last ten years alone. The country is considered the easiest place in the region to do business and a master plan developed by the City of Kigali facilitates private investment in the real estate sector. The City of Kigali is attracting investors by focusing on sustainable growth driven by ecology, equity and the economy. And it's these factors that made the city the perfect place to build Kigali Heights.

Kigali Heights sets a new standard for mixed use real estate development in Rwanda. The landmark US \$34 million project broke ground on 5 December 2013 in a ceremony with Rwanda's Minister of Infrastructure Silas Lwakabamba and will be ready for occupancy in 2016. The high end complex will host retail and office tenants and expressions of interest have already been received from big name companies including Woolworths, PWC, Bank of Kigali, Visco, Nairobi Java House, KCB, Uchumi and Mr Price, to mention only a few.

Located at the gateway to Kigali in vibrant Kimihurura, and directly opposite the soon to be completed International Convention Centre, Kigali Heights is perfectly placed to take advantage of a huge increase in local and international guests looking for somewhere to have dinner, go shopping or host their businesses. It will provide 12,750m<sup>2</sup> of high quality office space, 5,500m<sup>2</sup> of retail space and 300 car and 100 bicycle parking spaces – all in a world class building of superb architectural design. The total gross developed area is 31,150m<sup>2</sup>. It will provide elegant, adaptable, sub-divisible work and retail space, creating an environment that responds to the needs of all its occupants. The building has been designed with energy efficiency in mind and takes advantage of Kigali's abundant sunshine by incorporating solar hot water and photovoltaic panels as well as the smart use of airflow for cooling and heating.

The development has been cited by the City of Kigali for best practice in architectural design. Kigali Heights is one addition to the city skyline you'll want to be a part of. For more information from the exclusive sales agents, Century Real Estate, contact Charles Haba on +250 732 000211 / 732 000212 or at [charles@centuryrwanda.com](mailto:charles@centuryrwanda.com).

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