

A BESPOKE RESIDENTIAL RETREAT

Ikweta Collection

Set on 3.5 acres in Upper Burguret, beneath Mount Kenya, Ikweta Collection is an intimate retreat of six private residences and a spa, with sweeping mountain views, private pools and tranquil fireside evenings.

NARO MORU | LAIKIPIA

6 Villa Private Collection For Sale | $1,620,000

MARCEL ARELIE



Ikweta Collection

Ikweta: |ik-weh-ta| — [n.]

Swahili for the equator: the imaginary line that cuts the earth in two.

The line passes through Laikipia and across Nanyuki town.
Ikweta is a spirit that represents the feeling of standing at the edge of the world: between hemispheres, between the city and the wild. It is the pull of getting away, of escaping, of being close enough to the mountain to feel it.

The soul of the Ikweta Collection

Each residence is its own small world: its own verandah, its own way of meeting the light, most with a pool close at hand. Together they make something rarer still: a village on the mountain, with shared lawns, a spa, and a pond where the resident birds keep their own hours.

Mornings begin with Mount Kenya lifting out of the cloud. Evenings end by a fireside, or in the steam of the sauna, under a sky the city lost long ago. Unlike a plan on paper, Ikweta is complete. It is built, furnished, connected and earning.



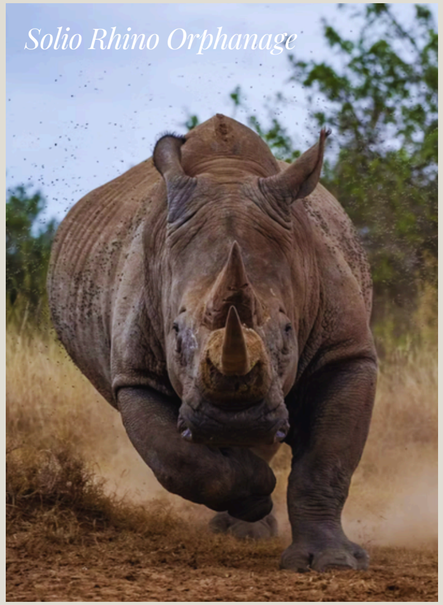
Location

Ikweta sits in Upper Burguret, high on the mountain's slopes above Nanyuki, close to the edge of the Mount Kenya Forest Reserve.

The estate is quiet, unhurried and green. Nanyuki town is 20 minutes away, where you will find Matteo's for fine Italian dining, the Trout Tree for fresh river trout served in the branches of a sacred fig, and the legendary Fairmont Mount Kenya Safari Club for a sundowner with history. Nanyuki Airstrip connects to Nairobi Wilson in under 45 minutes; by road, Nairobi is 2.5 hours.

From the verandahs, guests have views the peaks of Mount Kenya, and below them, a still pond and a garden that belongs to the birds.

Ikweta | Gateway to the best of Nanyuki



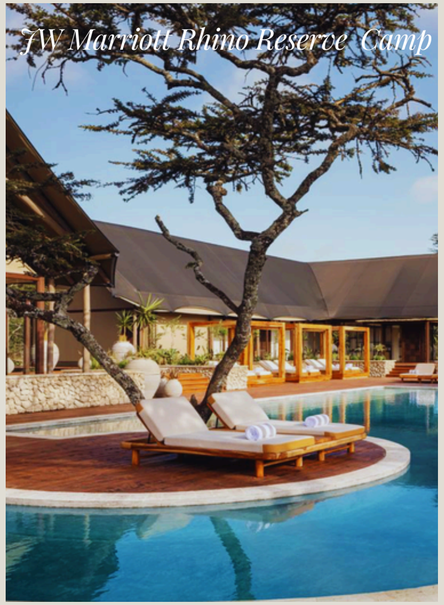
Solio Rhino Orphanage

Kenya's first private rhino sanctuary, protecting black and white rhino since 1970. Across 45,000 acres between Mount Kenya and the Aberdares. At the Orphanage, rescued calves are raised and returned to the wild. Only 21 minutes away.



Mt. Kenya National Park

Africa's second-highest peak, and a UNESCO World Heritage Site. Mt. Kenya rises above forest, moorland and glacier, and the trails begin close to your door. The Naro Moru gate entrance is only 39 mins away.



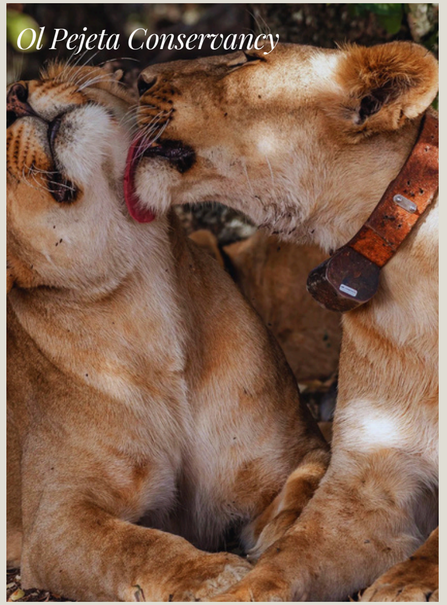
JW Marriott Rhino Reserve Camp

The world-renowned JW Marriott has arrived in Solio. 19 tented suites with private decks and plunge pools look out to Mount Kenya and the Aberdares. Dine by open fire, or spend a morning in the Spa gazing at wildlife, only 42 minutes from the collection.



Fairmont Mount Kenya Safari Club

One of Kenya's most storied hotels set in over 100 acres of landscaped gardens and in operation since the 1950s with Mount Kenya directly above it. Only 48 mins away, it's great for a long lunch, a spa day, a visit to the stables or animal orphanage.



Ol Pejeta Conservancy

A vast not-for-profit conservancy of 360 sq km. It is home to the last two northern white rhinos on earth, the chimpanzee sanctuary and the Big Five. Only 1.5 hours away, you can take a full day's game drive, then return by dusk.

Collection Overview

Residences: 6 Villas + cottage
Maximum number of guests: 26 (sleeps 2 to 6 per residence)
Furnishing: All fully furnished

Residence	Bedrooms	Size	Sleeps	Features
Thyme Villa	3 ensuite: 2 double beds & 2 single beds	240 sqm	6	sitting/ dining area, kitchen, porch, swimming pool, garden, laundry
Sage Villa	3 ensuite: with 2 double beds.	180 sqm	6	Kitchen, sitting/ dining area, Verandah, swimming pool, garden, laundry, DSQ
Lavender Villa	2 Bedrooms: 2 bathrooms	150 sqm	4	Plunge pool, kitchen/dining/sitting room onto the patio, garden
Lavender Cottage	1 one bedroom : 1 bathroom	150 sqm	2	Appended to Lavender Villa
Mint Villa	2 ensuite: 2 double beds	150 sqm	4	Kitchen, sitting/ dining area, Verandah, swimming pool, garden, laundry, DSQ
Pilipili Cottage	1 ensuite: 1 double bed	120 sqm	2	Private verandah over the pool
Ginger Cottage	1 ensuite: 1 double bed	60 sqm	2	Compact short and medium stay

IKWETA COLLECTION

MASTER PLAN



Accommodation

A peaceful retreat in a secluded corner of Laikipia, with four private villas and two intimate cottages. Each residence is a world of its own, together, they form a quiet village on the mountain side.







Lavender Villa | 150 sqm.

A single-storey villa that lives mostly outdoors. The kitchen, dining and sitting room run together as one generous space, and the whole of it opens onto a patio and a plunge pool, so that the day moves easily between water, shade and the mountain light.

Beside it stands **Lavender Cottage (150 sqm),** a private companion house with a large verandah and kitchenette, a bedroom and bathroom.

- Natural Pond
- Panoramic Glass Lounge
- Open Plan Kitchen
- Cozy Lounge with fireplace
- Private Outdoor Garden
- Two Car Parking
- Master Bedroom Ensuite
- Detached Cottage with terrace
- Lounge Terrace
- Laundry Area
- Plunge Pool

Lavender Villa Gallery










Thyme Villa | 250 sqm

The grand house of the estate. A long single-storey home that wraps itself in a verandah, it has a dining table set outside, facing the pool, and a roof terrace above for those who want the whole mountain to themselves. Inside, an open sitting and dining room gathers around a fireplace, with a fitted closed kitchen, a laundry and linen room, and three bedrooms, all ensuite.

Two further bedrooms share a generous bathroom. It is the house for long lunches, for family gatherings, and evenings where nobody wants to be the first to leave the fire.



- Panoramic Glass Lounge
- Closed Kitchen
- Cozy Lounge with fireplace
- Private Outdoor Garden
- Plunge Pool
- Two Car Parking
- All Bedrooms Ensuite
- Lounge Terrace
- Laundry Area

Thyme Villa Gallery









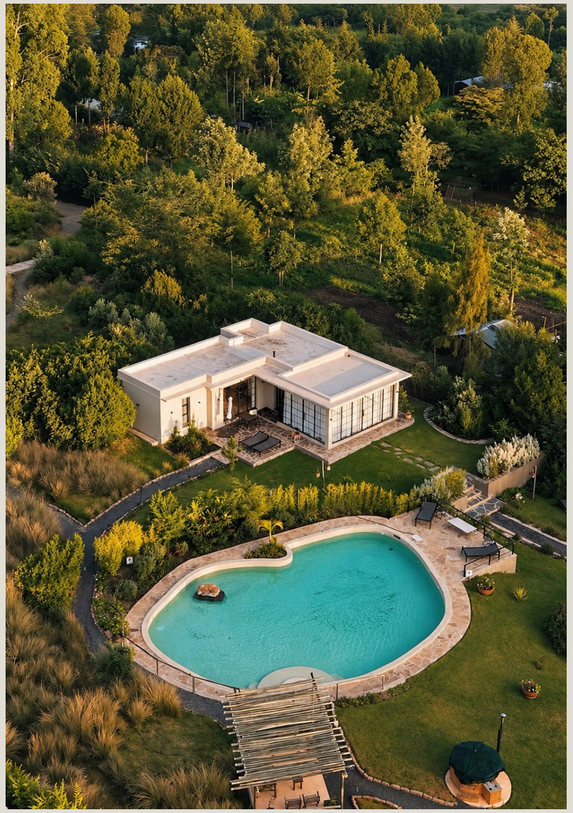




Pilipili Cottage | 120 sqm

The estate's quiet romantic. A homey, cosy one-bedroom cottage with an open sitting and dining room, an ensuite bedroom and a private verandah that looks out across the pool. It is made for two people who have come a long way to do very little.

Pilipili Cottage Gallery











- Panoramic Glass Lounge
- Open Plan Kitchen
- Cozy Lounge with fireplace
- Private Outdoor Garden
- Two Car Parking
- Large Sized Bedroom + Bathroom
- Lounge Terrace
- Laundry Area
- Plunge Pool



Sage Villa | 180 sqm

Sage Villa is placed to catch the afternoon sun, and it does so beautifully. Three ensuite bedrooms open onto a long verandah, so that every guest has their own room and a place outside to watch the light turn gold. It is the house for friends, or a family who travel together.







Mint Villa | 150 sqm

Mint Villa is all light. Wide windows draw the day indoors, and the rooms feel calm, open and unhumid. The siting and dining room and both bedrooms open straight onto the verandah, with the plunge pool only a few steps further. It is the cool, composed house of the collection with a view that does the decorating.



Ginger Cottage | 60 sqm

Ginger is the smallest house on the estate, and the most easily loved. A living room with a kitchenette, a bedroom with a double bed, a sitting and dining area, and a verandah to put it all in context.

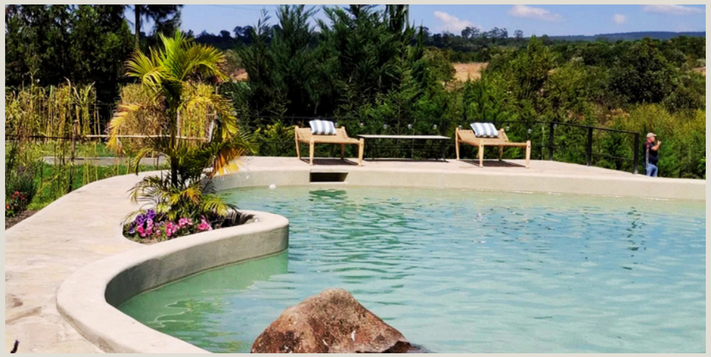


Ikweta Spa

The spa at Ikweta sits in a garden of its own, away from the cottages, where the afternoon light settles on the water. A swimming pool for slow lengths. A jacuzzi for the cold end of the day. A sauna for the long, quiet kind of warmth the mountain air invites.









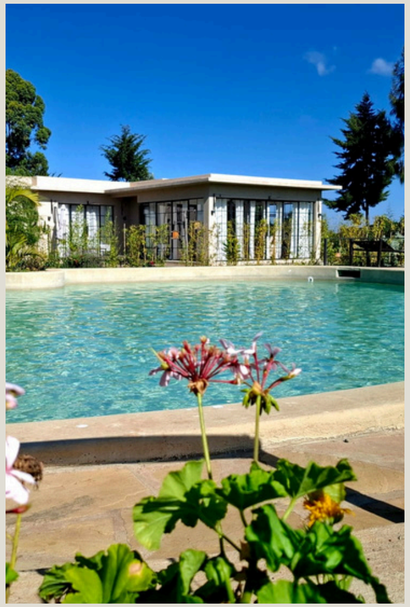
Life at Ikweta Collection

A private collection under the slopes of Mt. Kenya with mature gardens, swimming pools and much more!



SPA

A private spa garden with a swimming pool, jacuzzi and sauna designed for quiet moments of rest and restoration



SWIMMING POOLS

A collection of pools across the property including the spa pool, Thymes pool, & private plunge pools at Lavender, Mint and Sage



VERANDAS

Every residence opens onto its own veranda creating a shaded space for reading, dining or taking in the landscape



KITCHENS

The villas come with fitted kitchens while Lavender includes its own kitchenette for added flexibility



GARDENS & POND

Shared lawns, mature trees and a still pond create a gentle landscape alive with the resident birdlife

Case Study | Short Term Rentals

Heron House - Burguret, Nanyuki 3 Bed, 4 Bath | KES. 36,000 a night

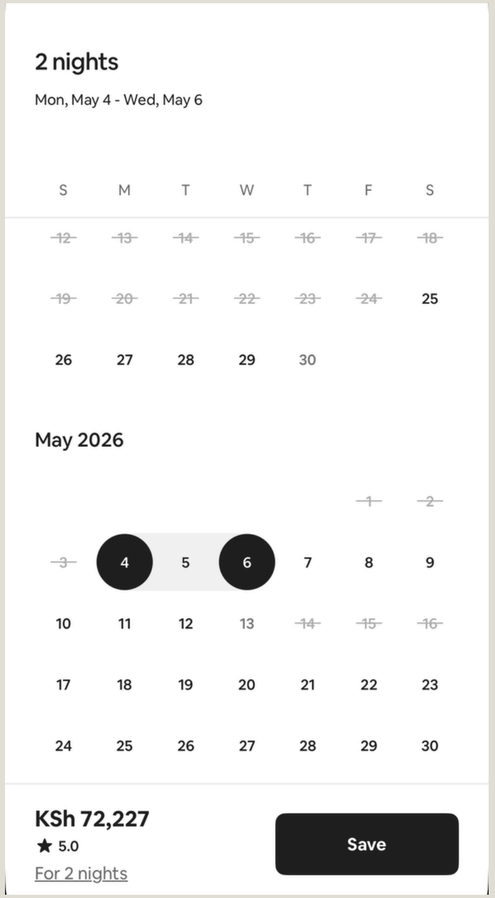








May bookings - App. KES. 216,000



Case Study | Short Term Rentals

ForRest Riverside - Naromoru, 1 Bed, 1 Bath | KES. 19,000 a night

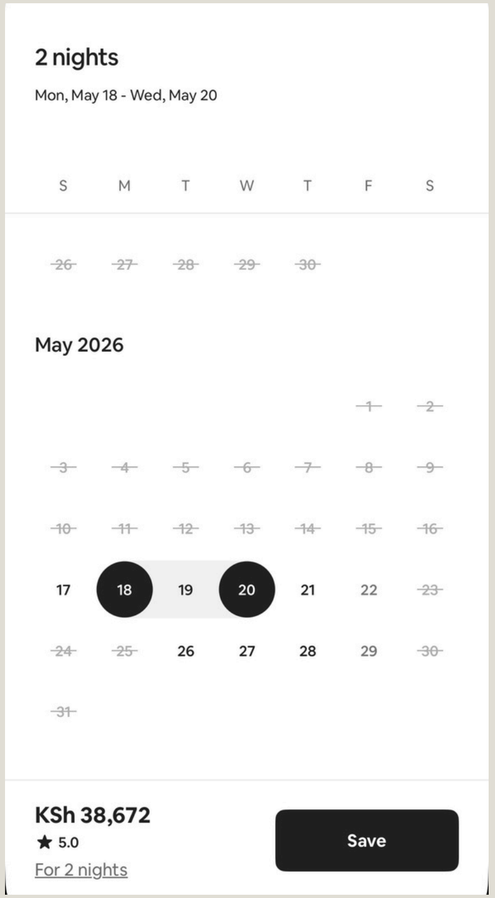








May bookings - App. KES. 399,000



Pricing & Payment Plan

The Ikweta Collection is offered complete and trading. Each residence is priced at the same rate, USD 1,800 per square metre, and the following are the buying options:

One residence.
A private home on the mountain, with a spa and a community of neighbours. Several residences. Build a portfolio on a single, well-run estate and share its operating costs.

The whole estate.
Own Ikweta outright: six residences, the spa, the pond, the grounds and the operation.

How it works

1. Choose your residence and sign a reservation agreement.
2. A private viewing, with a night's stay if you wish.
3. Due diligence, with access to the full accounts and title documents.
4. Sale agreement and payment.
5. Transfer of title.
6. Keys, and a handover of the operation.



PRICING FOR ALL VILLAS - @ $1,800 per sqm

Residence	Size (sq m)	Price (USD)	Indicative price (KES, at 129)
Ginger Cottage	60	108,000	13,932,000
Pilipili Cottage	120	216,000	27,864,000
Mint Villa	150	270,000	34,830,000
Lavender Villa, with Lavender Cottage	150	270,000	34,830,000
Sage Villa	180	324,000	41,796,000
Thyme Villa	240	432,000	55,728,000
The whole estate		**1,620,000**	**208,980,000**

Illustrative payment schedule: Lavender Villa at USD 270,000

Tranche	Share	Amount (USD)	Due
Reservation	10%	27,000	On signing
Balance	90%	243,000	On completion, within 60 days

Your Collection. Working While You Rest.

The Investment Case
The Ikweta collection is an asset that earns while you are away and is home when you are present. The estate trades today, in a market that is undersupplied at the quality end, and its first nine months show what it can do.

How the numbers work
The 2026 figure takes the nine months already earned and carries the average forward for the last three. That is KES 12.18 million of revenue, or about USD 94,400, which is a 5.8% gross yield on USD 1,620,000. Operating costs have run at 47% of revenue. The estate earns a 3.1% net operating yield at current operations, before any change a new owner chooses to make.

The Opportunity: Short Stay
Today the estate earns mostly from long-stay tenants (80%), with short stays making up 20%. Turn that around and let most of the estate trade by the night, at the rates in the table, and the same buildings earn far more.

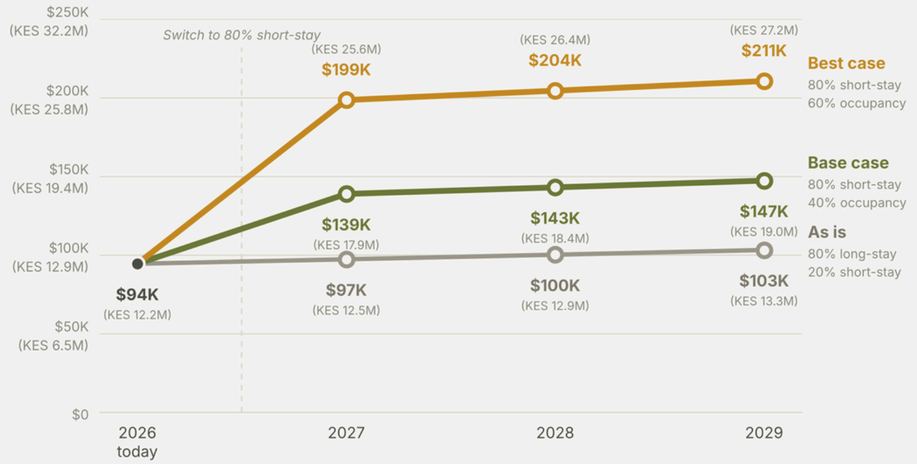
At a conservative 40% occupancy, annual revenue rises to about USD 134,800 (KES 17.4M), an 8.3% gross yield. At 60% it reaches about USD 192,700 (KES 24.9M), an 11.9% gross yield. Short-stay properties in the area have achieved higher occupancies than this, so 60% is not a ceiling.

5.8% Annual Yield
Current earnings in the development as a mix of long term (80%) and short term rentals (20%)

2026 run-rate (Jan–Sep actuals, Oct–Dec at the average)	KES	USD (approx.)	% of price
Revenue	12,181,000	94,400	5.80%
Operating costs	5,673,000	44,000	2.70%
Operating profit	6,508,000	50,400	3.10%

Same estate, more revenue

Projected annual revenue, 2026–2029 · USD (indicative KES at 129) · 3% yearly price escalation



Gross revenue. Short-stay is 80% of the estate at the nightly rates shown, long-stay 20% at today's rates; conversion assumed from 2027. Occupancy applies to the short-stay residences. Indicative only; operating costs not shown.

Marcel Arelie Holdings Ltd | Marketing and Selling Agent

Mark Kiarie | Project Lead



Mark is a trained architect with a First Class Honours from the University of Nairobi and certification from University of Pescara, Italy, giving him a rare combination of design literacy and commercial instinct that most developers simply do not have. At 24, he sold his first venture, a credit scoring system, for $80,000 USD. He went on to found Chpter, a social commerce platform enabling businesses to sell directly through WhatsApp and social channels, which raised over $1.2M from investors including PANI, Techstars, and Norrsken, scaled to over 5,000 businesses across Kenya, Nigeria, and South Africa, and was acquired for $2M in 2026.

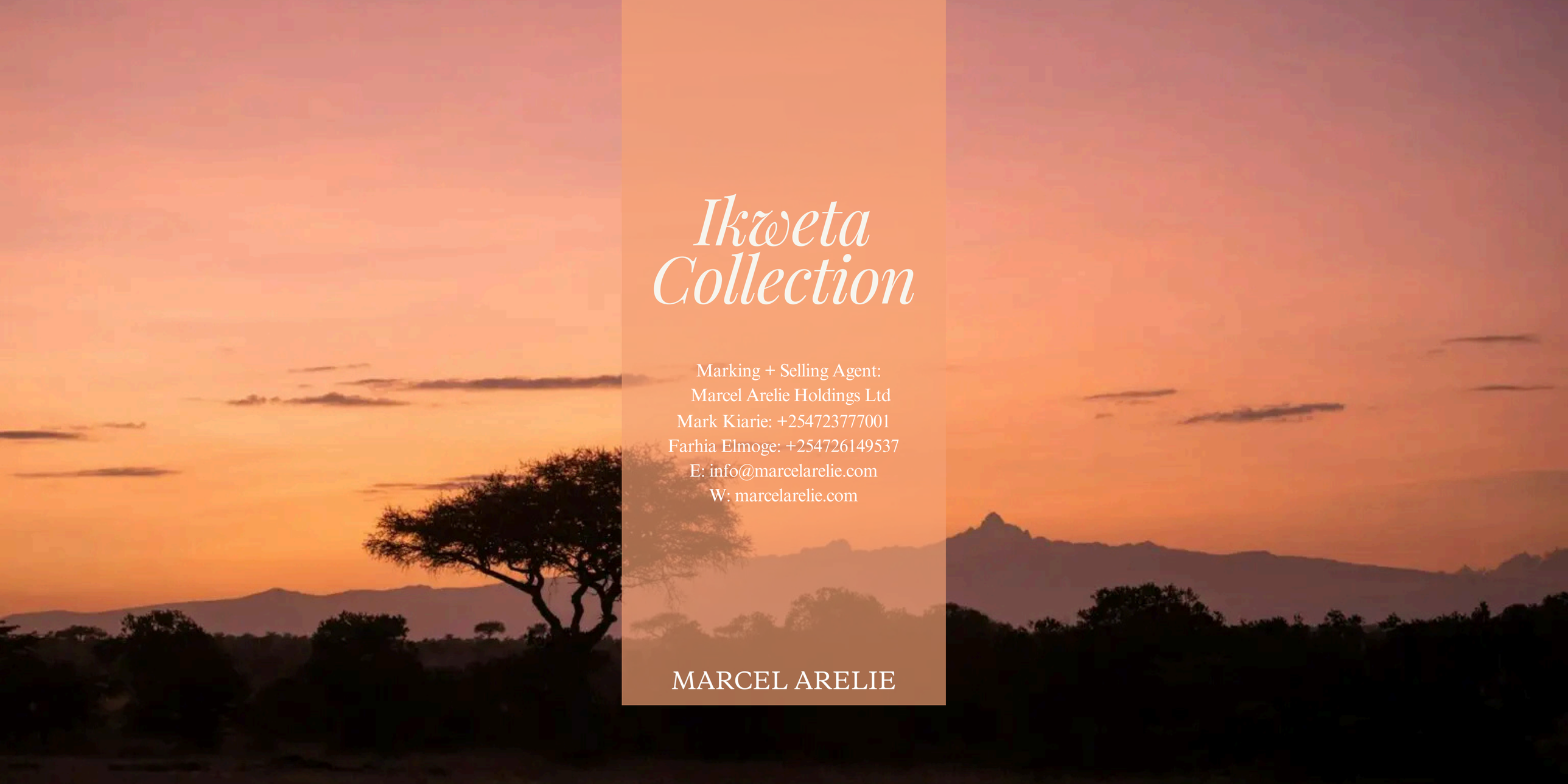
What he brings to Marcel Arelie : An architect's eye for how buildings sit in a landscape. A founder's discipline around capital, timelines, and investor relationships. And a proven track record of building something from nothing and seeing it through to a successful exit.

Farhia Elmoge | Projet Manager



Farhia is a trained architect and project coordination professional with six years of experience delivering complex real estate programmes at scale. At Acorn Holdings Africa, Sub-Saharan Africa's leading rental housing developer and asset manager with $224.8M AUM and 10,000+ units under development. She coordinated design and pre-construction across seven developments encompassing 3,000 units and implemented Procore as the central project management platform, overseeing documentation, change control, and the end-to-end delivery of 1,900 units worth over $19M from pre-construction through to launch.

What she brings to Marcel Arelie : Institutional-grade project management applied to a boutique development, the systems, discipline, and delivery experience of a large-scale operator.



Ikweta Collection

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