



KENYA PARKS INVESTMENT PROSPECTUS 2023

WHERE NATURE AND COMMUNITIES MEET OPPORTUNITIES



A scenic view of a park at sunset. In the foreground, there is a concrete fire pit with a small fire burning inside. Surrounding the fire pit are several concrete lounge sofas with white cushions. The background shows a lush landscape with trees and a body of water under a cloudy sky with the sun setting on the horizon.

KENYA PARKS INVESTMENTS PROSPECTUS 2023

Invest In Parks:
Where Nature and Communities meet Opportunities 2023

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FOREWORD

Welcome to the Kenya Parks Investment Prospectus, an encompassing guide that unveils the myriad of investment opportunities within Kenya's Parks, Reserves, Sanctuaries, and Stations. It is with great honor that I introduce you to the exceptional wonders of our diverse landscapes, wildlife, and the untapped potential that awaits potential investors.

Kenya is celebrated for its awe-inspiring national parks, reserves, and other protected areas, and stands as a World Leader in wildlife conservation and sustainable tourism. Our commitment to conservation, community development, and responsible tourism remains resolute. This prospectus is anchored on the theme ***"Invest in Kenya Parks; Where Nature and Communities Meet Opportunities,"*** and serves as your exclusive entryway into discovering the strategic advantages and unparalleled returns on investment nestled within our iconic national parks, reserves and stations.

As you peruse these pages, embark on a remarkable journey through Kenya's exemplary protected areas, from the majestic Amboseli to the expansive Tsavos, and an array of other national parks and reserves strewn across the nation, each offering distinct experiences for wildlife enthusiasts and adventure seekers alike. Each location eloquently portrays our unwavering dedication to conserving nature's invaluable treasures while fostering positive social and economic impacts.

Investing in Kenya's parks transcends financial gains; it serves as a catalyst for transformative change, empowering local communities and contributing to the sustainable development of our beloved nation. This Investment Prospectus transcends a mere portrayal of our parks' beauty; it stands as a testament to the harmonious collaboration between public and private sectors, spotlighting the supportive policies and incentives extended by the Kenyan government.

To fulfill the vital mission of managing Kenya's wildlife heritage, the Kenya Wildlife Service (KWS) requires substantial and viable financial resources. In pursuit of diversifying revenue streams, KWS actively seeks partnerships with private investors interested in developing tourism facilities within our protected areas. These proposed facilities encompass lodges, restaurants, shops, convention centers and adventure experiences, among others.

This investment initiative aligns with the Bottom-up Economic Transformation Agenda (BETA), furthering the government's ambition of growing tourist numbers. Our core objectives encompass diversifying Kenya's tourism offerings and broadening tourism source markets, with a distinct emphasis on emerging tourism sectors. The accommodations and recreational facilities within KWS National Parks and Reserves play a critical role in enhancing visitor experiences and augmenting the value of their stays. Through private sector investments, we ambitiously intend to boost the existing 1,841 beds under KWS by an additional 3,031 beds, culminating in a total of 4,872 beds. This strategic expansion will significantly enhance Kenya's allure as a destination, resonating regionally and internationally.

I cordially invite you to seize this important opportunity and join us in shaping the future of sustainable tourism and wildlife conservation in Kenya. Together, let us create a legacy that transcends generations — a legacy that wholeheartedly celebrates the magnificence of our wildlife heritage while leaving an indelible mark in the lives of the Kenyan people.

Discover, Invest and Conserve Kenya Parks.

Dr. Erustus Kanga, HSC
DIRECTOR GENERAL



DEFINITIONS

Biological diversity	This encompasses species, genetic resources and diversity of ecosystem species and genes. Diversity means the variability among living organisms from all sources such as terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.
or biodiversity	
Community	A group of people living together in a prescribed geographical region for their socio-economic development.
Conservation	Careful management of resources to obtain the maximum possible benefits from them for present and future generations. Preserving and renewing natural resources to assure their highest economic or social benefit over the longest period.
Ecological Integrity	A living system exhibits integrity if, when subjected to disturbance, it sustains an organized self-correcting ability to recover toward a biomass end-state that is normal for that system. End-states other than the pristine or naturally whole may be accepted as "normal and good."
Ecotourism	Excursions to relatively untouched lands, which for the tourist promise the chance to observe unusual wildlife and indigenous inhabitants.
Environment	The complex of physical, chemical and biotic factors (such as climate, soil, and living things) that act upon an organism or an ecological community and ultimately determine its form and survival. The circumstances, objects, and conditions that surround each of us.
Environmental Impact	The analysis and judgement of the effects upon the environment, of a significant development or project. KWS must also consider the social consequences and alternative actions.
Fauna Assessment	The entire animal life of a given region, habitat, or geological stratum.
Flora	The plant life characterizing a specific geographic region or environment.
Habitat	The locality in which a plant or animal naturally grows or lives. It can be either the geographical area over which it extends, or the particular station in which a specimen is found. A physical portion of the environment that is inhabited by an organism or population of organisms. A habitat is characterized by a relative uniformity of the physical environment and close interaction of all the biological species involved a habitat may comprise a desert, a tropical forest, a prairie field, the Arctic Tundra, or the Arctic Ocean.

National Park

Gazetted natural areas of land or sea designated for the following purpose:

- a) Protect the ecological integrity of one or more ecosystems for present and future generations
- b) Exclude exploitation or occupation inimical to the purposes of designation of the area
- c) Provide a foundation for spiritual, scientific, educational, recreational, and visitor opportunities, all of which must be environmentally and culturally compatible.

These areas are therefore designated to protect outstanding natural and scenic areas of national or international significance for scientific, educational, or recreational use. These are relatively large natural areas not materially altered by human activity where extractive resource use is not allowed.

National Reserve

An area designated/gazetted to protect and maintain natural processes in an undisturbed state to have ecologically representative examples of the natural environment available for scientific study, environmental monitoring, and education and for the maintenance of genetic resources in a dynamic and evolutionary state.

Limited utilization of natural resources is allowed in this area provided the mode of utilization does not compromise resource sustainability

Principle of Sustainability

A principle stated by the World Commission on Environment and Development (The Brunt Land Commission) in 1987: development that meets the needs of the present without compromising the needs of future generations.

Sustainable development is a process of integrating economic, social and ecological goals, and should not mean a trade-off between the environment and development. Sustainable development should imply balance rather than conflict.

Park Management Plan:

A strategic document that sets a long-term vision the park. It outlines clear objectives of how to develop and protect its resources

Zonation:

A plan for park that identifies different space based on ecological functions and within the park and states objectives for each zone and identifies levels of protection as well as utilization.

KENYA AT A GLANCE

Kenya is one of the dominant economy and a gateway to Eastern and Central Africa regions markets. Robust infrastructure and membership in the East African Community (EAC) and Common Market for Eastern and Southern Africa (COMESA) make Kenya an important trade and investment destination.

The country's strategic location provides easy access to the EAC market with about 479 million people and COMESA with a population of about 400 million in 19 member states.

Country's reforms has led to her significant progress in ease of doing business. Business start-ups have been streamlined while the time and costs of securing permits reduced tremendously. Kenya was ranked 28 out of 151 countries in ease of accessing credit in the World Bank Ease of Doing Business Reports 2016. Its Gross Domestic Product (GDP) accounts for more than 50 per cent of the region's total and in terms of current market prices, its 2022 GDP stood at \$113.4 billion.

Kenya has one of the highest rate of internet access in the continent, with 72% (approximately 32 Million) of its population having internet access making it ideal for investment on internet driven and knowledge economy. Kenya has the third largest population within the EAC at 57 million (June 2023, Worldometre of United Nations) and is growing at a rate of 2% per annum. The country has a rising middle class with increasing urbanization, which contributes to an increase in consumer demand for high-value goods and services. The country boasts of a strong investment climate in the



EAC, with Foreign Direct Investment (FDI) flowing in from emerging and developed markets and a high number of multinational companies with regional and continent-wide presence having their headquarters in the country.

Kenya is extensively interconnected through a network of roads, railways, ports, airports, waterways, and telecommunications. For example, Kenya's Jomo Kenyatta International Airport and Mombasa port are the second busiest in Africa.

Being a member of the East African Community (EAC), Common Market for Eastern and Southern Africa (COMESA), and the Africa Continental Free Trade Area (AfCFTA), Kenya has unlimited business opportunities. In July 2022, the United States and Kenya announced the Strategic Trade and Investment Partnership (STIP), which identifies ten areas for the development of high standard commitments creating a potential market of over 600 million people. Tourism sector presents one of the greatest investment opportunities.

Kenya's tourism sector accounts for 10.4% of the country's GDP, 5.5% of Kenya's formal employment and contributes to 4.2% of National Gross Fixed Capital Formation (new investments)(Kenya Tourism Satellite Account, 2019). The country has four types of tourism that includes wildlife tourism, beach tourism, eco-tourism, cultural tourism and sports tourism. The sector also plays a critical role in the social-economic wellbeing of communities through multiplier effects. Kenya's tourism performance continued on a recovery path in 2022. International tourist arrivals were 1,483,752 which represents 70.45% increase as compared to 2021 arrivals of 870,465. Inbound receipts in the year grew up to KES. 268.09 billion compared to KES.146.51 billion in 2021 which is a growth of 83% (TRI, 2023). Some of the initiatives by both government and private sector to ensure recovery included and not limited to: - development and implementation of New Tourism Strategy for Kenya, 2021-2025; strategic destination marketing campaigns; entry of new domestic airlines and resumption of cruise tourism.

The Ministry of Tourism and Wildlife has aligned its mandate with Vision 2030 by engaging in projects that will bring about the desired growth in the tourism industry. The goal is to steer Kenya towards becoming "a top 10 long haul tourist destination offering a high-end, diverse, and distinctive visitor experience". Sustainability of tourism businesses has also been emphasized.

The current Government policy aims at extending facilitation measures in favor of private sector investment through The Ken Invest, which is a 'one-stop shop' for the facilitation and processing of foreign investment. Incentives specific to tourism that have been put in place includes the following;

1. Upon application, exempts import duty and VAT on some items and equipment for hotel construction and refurbishment
2. Exemption from VAT - Materials and Equipment for use in the construction or refurbishment of Tourist Hotels.



Why

INVEST IN KENYA

1. East Africa's largest economy
2. Low risk investment environment
3. Strategic location as regional financial, communication and transport hub
4. Market access
5. Political and macro-economic stability
6. Relatively well established social and physical infrastructure
7. Reducing energy cost and improving availability
8. Environmentally sensitive investments

GENERAL OVERVIEW



Kenya Wildlife Service (KWS) is a state corporation established by the Act of Parliament under the Wildlife Conservation & Management Act, 2013, with a mandate for wildlife conservation and management in Kenya. KWS undertakes commercial and other related programs for the purpose of achieving sustainable wildlife conservation. To competitively position Kenya Parks, the service plans to diversify its tourism offerings, enhance sustainable tourism and improve the visitor experience in all its national parks, reserves and sanctuaries. In so doing KWS has identified investment opportunities where the private sector shall develop diverse investments such as tourist accommodation facilities, shops, restaurants, hostels, and adventure experiences among others. We plan to work with suitable private investors to develop these sites and secure returns from their operation while enhancing sustainable wildlife conservation and fostering community livelihoods either directly or indirectly.

The successful private developers who will be selected to invest in the above facilities will undertake to:-

- At their own cost develop the facility with its usual amenities and services on a Build –Own-Operate and Transfer (BOT) basis.
- Complete construction works within a period of not more than 18 months from the date of commencement of the ease
- Adopt all measures necessary to mitigate against adverse impacts on the natural habitats, park infrastructure, surrounding communities and wildlife during the construction, commissioning and operation of the facility.

We recognize our visitors and communities around the park as important partners in conservation. We shall therefore work to ensure that every visitor's experience to the Kenya Parks is one to remember for a lifetime. We also commit ourselves to ensure that every interaction with communities leaves them with a sense of pride, inclusion, and ownership and makes them valuable contributors to wildlife conservation. KWS wishes to invite you to be part of Kenya Parks investors as you contribute to safeguarding Kenya's wildlife heritage for current and future generations.



Why INVEST IN KENYA PARKS



Rich Biodiversity

Kenya is renowned for its diverse ecosystems and abundant flora and fauna. The country is home to numerous national parks, game reserves and wildlife sanctuaries including the world-famous Lake Nakuru, Amboseli, Tsavo West/East National Parks, and more. These parks attract a significant number of tourists from around the globe, making them prime investment destinations.



Thriving Tourism in Parks

Kenya's tourism industry is a vital contributor to its economy, and the country's parks are major attractions for wildlife enthusiasts, nature lovers, and adventure seekers. Investing in Kenya parks allows you to tap into the growing tourism market, benefiting from the influx of visitors who come to witness the breathtaking landscapes, experience wildlife safaris, and engage in various recreational activities.

Sustainable Wildlife Conservation



Investing in Kenya parks contributes to the conservation and preservation of wildlife and natural resources. These parks serve as protected areas for endangered species, ensuring their survival for posterity. By investing, you support initiatives focused on wildlife protection, anti-poaching efforts, habitat restoration, and environmental sustainability.



Favorable Government Investment Policies

The Kenyan government recognizes the significance of tourism and wildlife conservation, creating favorable policies to attract investment in the sector. Through the Kenya Investment Authority, the government offers incentives, tax breaks, and streamlined procedures for investors, making it easier to establish and operate businesses within the parks.

Diverse Investment Opportunities



Investing in Kenya parks presents a range of opportunities. For example, you can invest in wildlife lodges, luxury camps, eco-friendly resorts, safari companies, tour operators, conservation organizations, or even support local community development projects. The diverse investment options will allow you to choose an area that aligns with your interests, expertise, and financial goals.



Potential for Growth

Kenya's tourism sector has shown steady growth over the years, and there is a continuous demand for unique travel experiences. As more people seek out nature-based and sustainable tourism options, Kenya's parks are likely to remain popular destinations. Investing in Kenya parks positions you to capitalize on this growth potential.



Positive Social Impact

Investing in Kenya parks not only offers financial benefits but also enables you to make a positive social impact. By supporting local communities through job creation, infrastructure development, and conservation initiatives, you contribute to the economic well-being of the region and help uplift the lives of local residents.



High Return on Investment

Kenya parks have a proven track record of delivering excellent returns on investment. With a thriving tourism industry and increasing visitor numbers, the demand for accommodation, safari experiences, and related services is consistently growing. By investing in Kenya parks, you can tap into this lucrative market and expect attractive financial gains.



Unique and Experiential Tourism



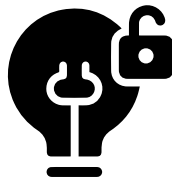
Kenya parks offer a one-of-a-kind experiential tourism opportunity. The country's diverse landscapes, breathtaking wildlife, and cultural heritage create unforgettable experiences for visitors. Investing in Kenya parks allows you to capitalize on the growing trend of experiential travel, catering to the demand for authentic, immersive, and nature-based experiences.

Favorable Market Conditions



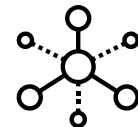
Kenya's stable political climate, improved infrastructure, and supportive government policies create a favorable investment environment. The government has prioritized tourism and wildlife conservation, actively promoting private sector participation. This commitment provides a conducive atmosphere for investors, ensuring a stable and secure investment environment.

Untapped Potential



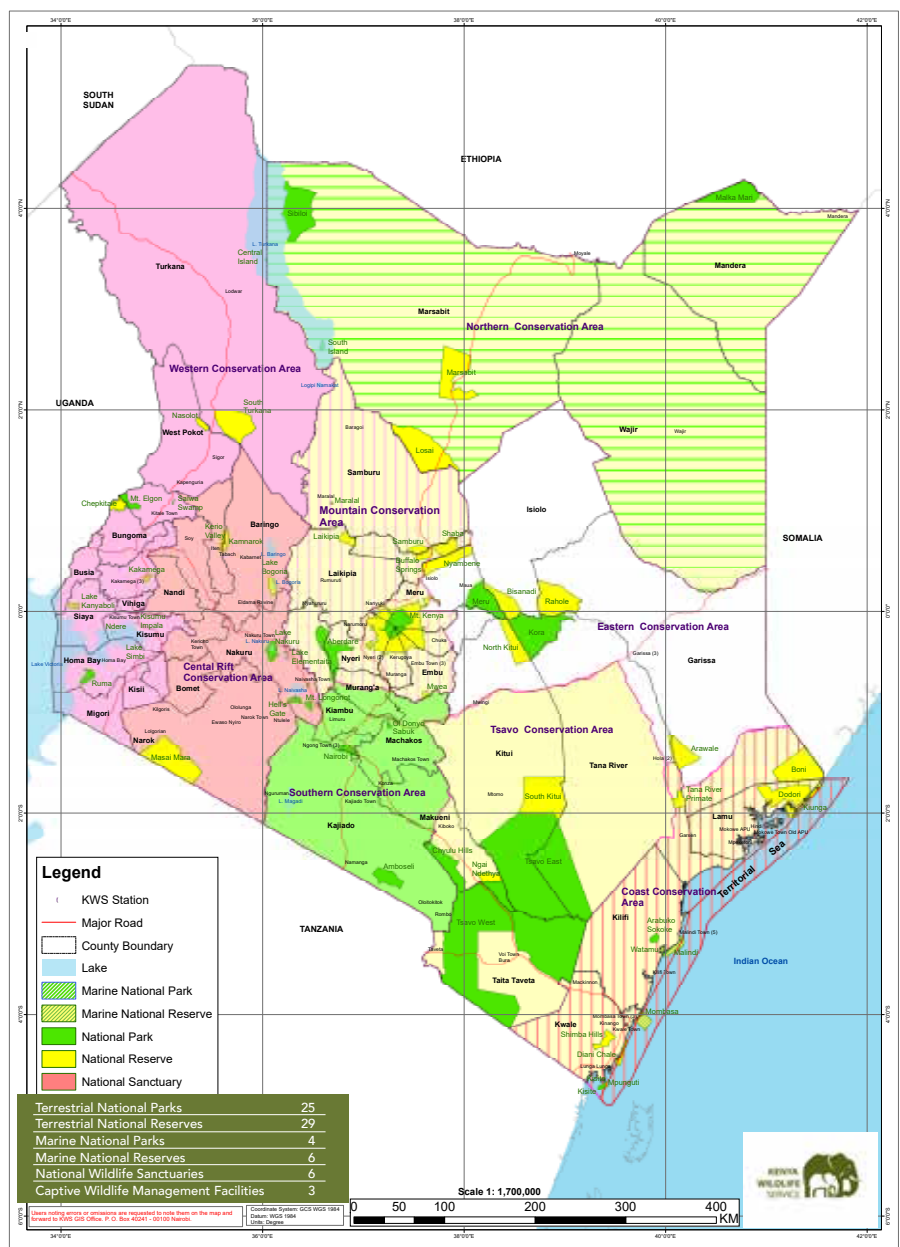
Despite being a popular tourist destination, Kenya still has untapped potential for investment in its parks. There are opportunities to develop high-end eco-lodges, luxury tented camps, exclusive safari experiences, and specialized tours targeting niche markets. By investing early in these untapped areas, you can establish a strong market presence and gain a competitive advantage.

Diversification



Investing in Kenya parks offers an opportunity to diversify investors portfolio. By branching out into the tourism and hospitality sector, you can reduce risk by spreading your investments across different industries and geographies. Kenya's parks provide an attractive alternative to traditional investment options, allowing you to diversify and potentially enhance your overall investment returns.

Kenya Wildlife Service Conservation Areas



Distribution of investment opportunities in Conservation Areas

CONSERVATION AREAS	ECOLOGDGES/ TENTED CAMPS	MOUNTAIN HUTS	CONVENTION CENTRE	RESTAURANTS	SHOPS	HOSTELS	BANDAS/ GUEST HOUSES	PRODUCTS/ EXPERIENCES	OPEN USE	TREE HOUSES	TOTAL
Southern	6		1	2				1	5		15
Central Rift	6			2				2	1		11
Tsavo	17			1	4			1			22
Western	7	1		2				1		1	12
Eastern	15				3	1	3	1			22
Coast	4			1			1		3		9
Mountain	11	5		1			2	3	1		23
Northern	5			1				1	1		8
Total	71	6	1	10	7	1	6	8	11	1	122



KWS Mission

To sustainably manage Kenya's
wildlife and its habitats for the benefit
of nature and humanity.



KWS Vision

To conserve Kenya's wildlife and its
habitats for posterity.





KENYA PARKS INVESTMENT PROSPECTUS 2023

KWS wishes to invite private investors and developers to lease, develop and manage tourism facilities such as eco-lodges, tented camps and recreation areas at various locations in KWS national Parks.

Below are KWS managed sites located in parks, reserves and stations open for investment opportunities across the Eight (8) Conservation Areas.

SOUTHERN CONSERVATION AREA





AMBOSELI NATIONAL PARK

Home of the African Elephant

Amboseli is one of the premium and iconic parks in Kenya perfect for a classic wildlife safari boasting of the best destinations in Africa to view large herds of the African elephant up close, among a rich variety of other wildlife species.

The Maasai culture is impressive as it is unique for its relative preservation in the face of rapid cultural changes. Their culture is a desirable tourism product and one of the greatest tourism assets in the Amboseli ecosystem.

Visitors can immerse themselves in the rich and authentic Maasai culture in the Manyattas around the park and enjoy panoramic views of the park against the breathtaking backdrop of Mt.Kilimanjaro, whose best sights can be enjoyed from the Kenyan flanks.



ACCOMMODATION SITES

KITIRUA SITE

30-60 Bed Luxury Tented Camp

Located in the north western part of the park Emesharishari hills adjacent to Kitirua & Kitenden conservancies and surrounded by springs and swamps. Wildlife species commonly sighted around this area include elephant, lion, waterbuck, buffalo, giraffe and a variety of water birds.

The location is ideal for a mid- range luxury tented camp at the base of the hill. Proposal to have nature trails along this hill can be a perfect excursion. The site is located 40km from Kimana Gate, 14km from the airstrip and 37km from Meshanani Gate.



DARAJA LA MBAO SITE

12-24 Luxury Tented Camp

This zone has a large open grassland field that is ideal for setting up a high-end luxury tented camp with an approximate capacity of between 12-24 pax. This zone is at the core of the park, dominated by mature acacia trees. Its close proximity to the lake gives it a great scenic view.

This area is secluded and well covered with tree canopies and bush, and would be perfect for tourism related activities.

The site is located 30km from Kimana Gate, 7km from the airstrip and 20km from Meshanani Gate.





NAIROBI NATIONAL PARK

The World's only Wildlife Capital

Natively famous and recognized as the only national park in the world next to a capital, Nairobi National Park is exceptional. A few minutes' drive from the central business district, the park promises seclusion, relaxation, and tranquility away from the frenzy in the city. It is a popular outing space for families, friends, couples, and groups. A great game viewing experience awaits wildlife lovers against the city's skyscraper backdrop.



ACCOMMODATION SITES

KISEMBE RIVER SPECIAL CAMPSITE

12-24 Bed Luxury Tented Camp/Eco lodge

The site is located at Kisenbe glade, which is an open area close to the dense Olea African forest within Nairobi National Park. Its isolated and pristine location belies the fact that it is only 5km from Banda gate and 10km from the city center hence, visitors have easy access to all the amenities available in the city including Jomo Kenyatta International Airport.

The developer will construct a bespoke luxury tented camp of a maximum 40 beds on 20 acres targeting high-end clients who are looking for an out of town safari experience while on business. It is a perfect transit lodge for those with at least 2 nights to spare in the Capital City. The site is also ideal for small meetings and private events.

Kisembe Eco-lodge site is suitable for a developer with a chain of hotels located in other tourism circuits across East Africa.



MOKOYIET SITE

This most ideal facility for this site will be a 20 bed Ecolodge to be placed around Leopard Cliff area and positioned in a way that it will not be directly in line of sight of Emakoko and Ololo Lodges.

From here, the Mokoyiet gorge and river provides a scenic background for the lodge.

The road network is good thus little minimal disturbance to access the site with an open savannah that is rocky thus minimal stress to environment.

RANGERS SITE

This site is located at the main entrance of Nairobi National Park, off Lang'ata Road. The restaurant was constructed to cater for tourists visiting the Park, Nairobi Safari Walk and the Animal Orphanage. The facility will be converted and expanded to a 20-bed luxury eco-lodge restaurant, conference and beauty spa.

The location of the site provides diners with a mix of recreation, leisure, and entertainment with breath-taking scenery of flora and fauna. Proximity to Wilson Airport, the Southern Bypass, and Jomo Kenyatta International Airport makes the site ideal for breakfast, game drives, corporate functions, meetings, family outings, and outdoor recreation.

The facility will be leased on an "as-is" basis and the tenant will be responsible for carrying out renovations, rebranding, refurbishments, marketing and operation.



SOUTHERN BYPASS A

Open use

This is an 8.17 -acres vacant land adjacent to the Southern By pass road. It lies on the Wilson Airport's flight path and developers have to get an approval from (Kenya Airports Authority (KAA) and Kenya Civil Aviation Authority (KCAA) to construct structures that are within 45 degrees on both sides of the land. The location overlooks the sprawling savannahs rich in wild flora and fauna coupled with scenic views of the park and beyond.

Due to its close proximity to the highway and the Nairobi National Park, Orphanage and Safari Walk, this site is ideal for children's play park, offices, restaurants etc.



SOUTHERN BYPASS B

This is a 7.11-acres vacant land adjacent to the Southern By pass road. It lies on the Wilson Airport's flight path and developers have to get an approval from (Kenya Airports Authority (KAA) and Kenya Civil Aviation Authority (KCAA) to construct structures that are within 45 degrees on both sides of the land. The location overlooks the sprawling savannahs rich in wild flora and fauna coupled with scenic views of the park and beyond.

Due to its close proximity to the highway and the Nairobi National Park, Orphanage and Safari Walk, this site is ideal for children's play park, offices, restaurants etc.

SOUTHERN BYPASS C

This is an 8.23-acres vacant land adjacent to the Southern By pass road. It lies on the Wilson Airport's flight path and developers have to get an approval from (Kenya Airports Authority (KAA) and Kenya Civil Aviation Authority (KCAA) to construct structures that are within 45 degrees on both sides of the land. The location overlooks the sprawling savannahs rich in wild flora and fauna coupled with scenic views of the park and beyond.

Due to its close proximity to the highway and the Nairobi National Park, Orphanage and Safari Walk, this site is ideal for children's play park, offices, restaurants etc.



SOUTHERN BYPASS D

This is an 8.9-acres vacant land adjacent to the Southern By pass road. It lies on the Wilson Airport's flight path and developers have to get an approval from (Kenya Airports Authority (KAA) and Kenya Civil Aviation Authority (KCAA) to construct structures that are within 45 degrees on both sides of the land. The location overlooks the sprawling savannahs rich in wild flora and fauna coupled with scenic views of the park and beyond.

Due to its close proximity to the highway and the Nairobi National Park, Orphanage and Safari Walk, this site is ideal for children's play park, offices, restaurants etc.

KWS CLUB HOUSE/ DIRECTOR'S HOUSE SITE

Open use

Presenting an array of investment opportunities, the Club House is located on 3.4 acres of mature gardens inside Nairobi National Park, 2 km from the main gate and borders the Lang'ata Army Barracks. The fenced off site is used for corporate events and social functions though it was originally constructed as a Directors house. The ideal investor will be an experienced hotelier capable of hosting exclusive corporate events and providing services for park VIP's. The developer will convert the clubhouse into a 20-room high-end boutique lodge that will include fine dining, nature and wildlife experiences for upmarket clientele.

An executive boardroom capable of hosting meetings for up to 50 people will be housed here. The location of the site provides dinners and residents with a mix of quality accommodation, recreation, leisure and entertainment with breathtaking scenery of the park's flora and fauna.

Proximity to Wilson Airport, the southern bypass and Jomo Kenyatta International Airport makes the site ideal for wild dining; game drives meetings, parties, social gatherings and recreation. The premises is supplied with water from a KWS borehole and is connected to electricity from the national grid.

New visitor experiences that can be introduced include bush dinners, breakfasts, night game drives, and rhino/lion tracking among others in consultation with the park management.

The Director's house currently under construction and about 60% complete is located next to the facility. It consists of four bedrooms, a 15-pax mini-conference room with a generous outdoor space, interior green yard and a rear deck ideal for private parties.



NAIROBI EAST GATE SITE

Nestled within the exquisite Nairobi National Park, the Nairobi East Gate Site presents a groundbreaking opportunity to invest in a state-of-the-art Conservation Convention Centre, the first of its kind in Kenya, alongside a luxurious 5-star hotel. Spanning 5 acres of pristine land adjacent to the former Twiga Campsite, this remarkable location offers an unparalleled investment prospect.

Strategically positioned at East gate, in close proximity to Jomo Kenyatta International Airport, Wilson Airport, the Express Highway, ICD road, and the Southern Bypass Road, the site ensures unmatched convenience for conferences, business meetings, trade shows, large-scale events, and safari experiences. Complementing its appeal, the site is surrounded by a collection of well-known hotel brands, including Eka, Panari, Emara, Olesereni, Hilton Inn, and the Curve by The Park.

This location offers a myriad of advantages, including a dependable water supply obtained from a KWS borehole, as well as a seamless connection to the national grid, ensuring uninterrupted access to electricity. With such robust infrastructure in place, this investment opportunity holds tremendous potential for long-term benefits. Furthermore, as part of the investment, the investor shall upgrade the East Gate entry, ensuring a seamless and integrated experience for visitors passing through the gate. This enhancement will further elevate the overall experience for guests, creating a seamless transition from the gate to the Convention Centre and hotel.

Unlock the future of conservation, luxury, and business excellence, all against the breathtaking backdrop of Nairobi National Park.



NAIROBI SAFARIWALK

The Closest you can get to the Wild

Neighboring the Animal Orphanage and Nairobi National Park, this facility is characterized by three simulated major ecosystems; wetland, savannah and forest. The Safari Walk is the closest you can get to the wild.

The raised wooden boardwalk that snakes around the ecosystem allows uninterrupted views of the animals, the varied wildlife habitats, River Mokoyiet and the beautiful rocky thickets of Nairobi National Park. Visitors can discover the flora and fauna they expect to find in other parks in the country. They can sample the wildlife menu of the country's rich fauna and flora including the white rhino, lion, leopard, cheetah, crocodile, zebra, giraffe pigmy hippo, antelopes and primates. It is also home to some 150 indigenous trees.

Visitors can enjoy walking, picnicking, game viewing and bird watching.

SEBASTIAN CAFÉ

Restaurant use

Located adjacent to the Nairobi Safari Walk, along Lang'ata road, the Sebastian Café was built to serve both KWS staff, visitors and the public and is named after the infamous chimpanzee who lived in the orphanage in the 90's but later died in July, 1996.

The building is in good condition though the compound requires landscaping to improve its ambience.

The restaurant consists of a kitchen, two offices, a store, two washrooms, open dining area with a cover front shade and two facilities ideal for conferencing. It also features a children playground and an open green courtyard with well-paved walkways. This facility sits on an area of 0.2473ha





OLDONYO SABUK NATIONAL PARK

Ultimate Panoramic Experience

Nourishing body soul and mind, the Oldonyo experience is holistic. The scenic park is perfect for outdoor lovers that are looking for a unique hiking experience in the wild. Located in close proximity to Nairobi and Thika towns, the park attracts day-trippers, hikers, excursionists or groups of friends and families yearning for a wild packed adventure out of their normal routines and confinement.

This park was once an expansive farm and home to William Macmillan, a game hunter from America, who visited and decided to settle in Kenya in 1901. The McMillan's arrived in Kenya in 1901 for the big game shooting, playing host to Roosevelt during his famous 1911 safari at their ranch in Juja Farm.



SITE PRODUCT

THE SUMMIT ADVENTURE SITE AND ZIP LINE

This features a breathtaking site on the KilimaMbogo summit that is the highest point in the park overlooking the Nairobi skyline. The summit picnic site, camping and a rest are also in existence.

At 7kms towards the summit lies an 'unusual burial site'. The grave of Sir William Northrup McMillan a wealthy African farmer whose initial wish was to be buried at the summit though this vision did not come to fruition. The site also holds the grave of McMillan's wife, their house help and the family dog.

The site is ideal for high ropes, zip line, team games and a small tuck shop site with an all-weather motor-able road suitable for hiking and cycling.



SABUK GUEST HOUSE

This is an old colonial style 12-bed capacity house built in 1910 and located few metres from Oldonyo Sabuk National Park Headquarters. It consists of five bedrooms, small ballroom with an extensive compound within a natural forest environment. The investor will operate the house as a self-catering accommodation facility.

During construction, the investor will be expected to maintain the initial colonial aesthetics to leverage on history.

It has ample room for expansion to accommodate 24pax.

NGONG STATION

Open use

The site is a prime property located within KWS Ngong station. The site covers an area of 5ha with existing office structures and is adjacent to KWS offices adjacent to county administrative offices, Kenya Police Service.

The location is ideal for construction of a restaurant, offices, or mall etc.





CENTRAL RIFT CONSERVATION AREA



HELLS GATE NATIONAL PARK

A Walk on the Wild Side

Tucked deep into the floor of the Great Rift Valley in Naivasha, this park provides the ideal fun in the wild experience for wanderlust. Its convenient location between Nairobi and Nakuru Cities, coupled with an excellent road network makes it a great out of town adventure. Sprawling just about 68 sq. km, the park offers more than its size. From panoramic picnic sites, spectacular scenic views, abundant flora and fauna, towering cliffs, water-gouged gorges, rock towers geothermal steams from Olkaria Geothermal I power station located inside the park south-west of Naivasha, the park is a bundle of fun waiting to be explored. Nature trails, picnic sites and two circuits loop around the park offering a variety of scenic sites and wildlife viewing opportunities.



ACCOMMODATION SITES

KABAKANIA VIEW POINT

40-60 Bed Luxury Tented camp/Eco lodge

Located in the low use zone as per the management plan the site is a small raised platform that offers a nice panoramic view of the undisturbed part of the park.

The site would be best suited for a luxury-tented camp.

It is located 8km from the park headquarters, 10 km from Moi south lake road and 28 km from Naivasha town.



HOBLEY VALLEY SITE

12 bed Luxury Tented Camp

This site is located on a green field about 5km south of the park with magnificent views of Lake Naivasha and Aberdare ranges on the high use geothermal zone.

It is adjacent to wellheads and steam pipes to the KenGen power plants and naturally occurring steam where visitors can warm themselves as a natural spa.

The area offers spectacular panoramic views of Lake Naivasha, the horticultural farms and Naivasha town.

Suitable for a tented camp with a natural steam spa and located 17 kilometres from the park headquarters, 36 kilometres from Naivasha town, 6 kilometres from Olkaria gate and 10 kilometres from Moi south lake road.



ELSA GATE SITE

Restaurant Site

Located next to Elsa Gate, the main entrance to the park, the site is vacant and ideal for restaurants, tuckshop and curio shop. The existing structure can be re-modelled into a modern restaurant.

The space measures 40x20sq.Ft and located 2km from Moi south lake road and 21km from Naivasha town.

The location is also the main highlight of the World Rally Championship (WRC) being the Finishing Point.



PRODUCT SITE:

HYRAX ADVENTURE SITE, CABLE BRIDGE & ZIP LINE

A team building and recreation area to offer a high ropes course, a zip-line, camping grounds, rock climbing, orienteering and team building activities. Sufficient experience is required for the operator to run this type of adrenaline sports and exercise.

The area for development and operation of this experience will be clearly demarcated and is located in the high-use motorized zone featuring high cliffs that are the geographical formations from the ancient volcanic activities, the site offers a wonderful scenery and is most preferred locations by filmmakers. World-renowned films like Lion King's theme inspiration and Tomb Raider were shot in this location.

The location is also the main highlight of the World Rally Championship being the Finish point.



ELDAMA RAVINE STATION

Open use

Ideal for mixed-use as a small cafeteria, children's amusement park, an events venue or amphitheatre the grounds are fenced and can be developed into an arboretum for the enjoyment of locals and the public. Piped water and a modern washroom is in existence and the area contains young indigenous trees.

This site is located close to Eldama Ravine town, Baringo High School, Law courts, Kenya Police, Judiciary and about 40km from Nakuru City, and sits on a five acres prime area with KWS offices and quarters.



LAKE ELEMENTAITA WILDLIFE SANCTUARY

Haven of Pelicans

This is Kenya's youngest park, having been officially opened to the public in 2022 and one that holds great potential for tourism growth and sustainability. Lake Elementaita basin has one of the oldest archeological sites belonging to the Oldowan period with stone tools dating to 700,000 years ago found at Kariandusi. The Obsidian mines at the Eburru Mountains are evidence of Obsidian trade dating over 3000 years ago. Subsequently the region was occupied by pastoral Neolithic, later the Maasai pastoral community who called it "Elementaita".

The area around Lake Elementaita was designated as an Important Bird Area (IBA), a site of global significance for bird and biodiversity conservation, in 1999. The lake was designated a Ramsar site (wetland of international importance) in 2005.

Lake Elementaita is an important natural habitat for in-situ conservation of biological diversity including globally and regionally

threatened species of outstanding universal value. It consistently holds internationally important populations of Greater and Lesser Flamingo, Great White Pelican, African Spoonbill, Pied Avocet as well as other water bird species that occur in smaller populations.

Wildlife includes; endangered Rothschild's giraffe, eland, buffalo, common zebras, impalas, reedbuck, bushbuck, colobus monkey, hyena and jackals. The endemic Kenyan Horned Viper (*Bitis worthingtonii*) all found in the neighboring Soysambu conservancy. The sanctuary is a great destination for birdwatching as well, as it is a major breeding ground for the Great White Pelicans (*Pelecanus onocrotalus*) in the world and is the only place in Kenya where Pelicans breed.

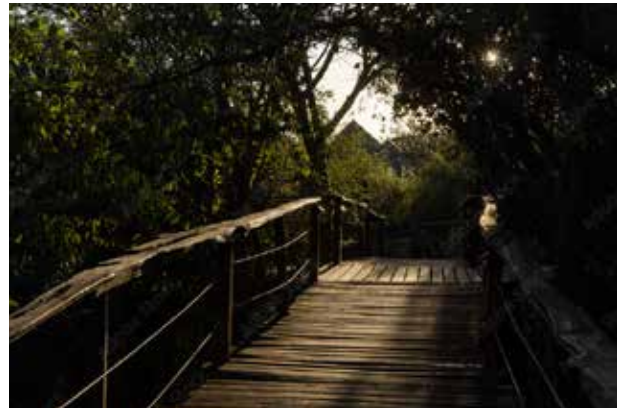
Visitors here can enjoy hiking, birdwatching within the sanctuary. Shoreline walks are a breeze.

ACCOMMODATION SITE:

PELICAN GATE

24 Bed Eco lodge

Located 2 km from the Nakuru-Nairobi highway, this is a relatively gentle terrain under young acacia trees and less than a km from the lake. The site is ideal for walking safaris, teambuilding, bush dining, biking/cycling and conferencing.



RESTAURANT/CAFETERIA SITE AND NATURAL SPA:

MAJI MOTO GATE

It is located near Maji Moto gate on a raised ground on your way to the observation point, and next to the Maji Moto springs ideal for development of a natural soothing spa. The site is also accessible to the public picnic sites. Nature enthusiasts will enjoy a vantage view of the rich wildlife population around the Lake.

The ambience of the lounge will provide guests with visual nourishment and therapy as they take-in the breath taking views of the expansive lake horizon and beyond.



ELEMENTAITA ACACIA SITE

Tucked away on the serene Serena side and enveloped by a picturesque acacia forest. Spanning an expansive 3 acres, this captivating location presents a unique opportunity for investors seeking to establish a luxury 18-bed eco camp.

With its enchanting natural surroundings, the Elementaita Acacia site offers a tranquil and immersive experience for visitors, providing a seamless blend of serenity and adventure. The lush acacia forest provides a stunning backdrop, creating an atmosphere of exclusivity and connection with nature. The investor can

The investor can create biking trails, bird hideouts and bush dining experiences. By developing a sustainable and eco-friendly camp, the investor will contribute to the preservation of the home of the pelican and the pristine ecosystem.





MT. LONGONOT NATIONAL PARK

Sheer Adventure

Characterized by spurs and ridges on its flanks, the larger part of the park is occupied by the mountain. Mt. Longonot is a young volcano that rises to 2,776m above sea level, an arresting sight for visitors to the Naivasha basin. The flanks of the volcanic mountain have beautiful V-shaped valleys and ridges while the stony soils have little vegetation.

The crater has an impenetrable forest and due to the nature of the terrain, Mt. Longonot has no roads and as such, visitors have to hike up and go round the rim of the crater to fully experience the sheer adventure of the great outdoors.



ACCOMMODATION SITE

SWARA SITE

40-60 Bed Luxury Eco-camp/Eco-lodge

The site lies in the low use zone and is close to the main hiking trail and other trails.

This is the main area where wildlife resides and provides a great location for game viewing and outdoor activities for hiking and walking activities as they enjoy the picturesque scenery.



KILELE NGAMIA & CRATER ADVENTURE SITE

Kilele Ngamia is the highest point of the crater mountain towering about 2780 metres above sea level. From this point, one has excellent views of the Aberdare Ranges, Mt. Suswa, Lake Naivasha, Hells Gate National Park, Kedong ranch and Mt. Longonot National Park.

The site holds great potential for zip line activities from the resting point/ peak to the west corner of the park bordering Kedong ranch.

The drop in altitude is over 650 metres and the drop point is about 10km from park headquarters through Kedong ranch, 120 metres above sea level.

The location is accessible via Kedong Ranch by vehicle and can serve as a picnic point for zip liners from the top to the site.



LAKE NAKURU NATIONAL PARK

A Beautiful Wildlife Haven

Luring and capturing the hearts of many, the lake rests squarely on the floor of the Great Rift Valley and surrounded by the characteristic woody and bushy grassland. The sky mirrored lake waters of this haven extend to an expansive mass of semi-alkaline water. Initially, the world famous park was opened to protect its stunning flocks of the lesser flamingo which literally washed the shores of the lake pink in colour.

Lake Nakuru National Park is a ball of beautiful sights waiting to be explored. A wide ecological diversity, varied wildlife habitats, plant and animal species await the wild outdoor lovers. The park is a uniquely rewarding game-viewing destination and a sanctuary for both black and white rhinos. Being an ornithological paradise, the park's birdlife is world renowned and is a beacon for leading ornithologists, scientists and wildlife film makers. The park spans an attractive range of wooded and bush grassland around the lake, offering wide ecological diversity, from lake water, woodland to the rocky escarpment and ridges. The lake hosts about 450 species of birds including water, fish-eating, terrestrial and migratory birds.



ACCOMMODATION SITE:

OLEA FOREST SITE

80-100 Luxury Ecolodge

The site is accessible through the newly tarmacked Mau Summit –Nakuru (Pipeline) Road. This is the easiest route for visitors connecting the Maasai Mara and Lake Nakuru tourism circuit.

Visitors putting up in the lodge will conveniently access the park given the reliable road network.



TSAVO CONSERVATION AREA





CHYULLU HILLS NATIONAL PARK

Green Hills of Africa

Chasing spectacular views, verdant rolling hills of endless green bush, great blue skies and breathtaking landscapes, this park is awash with lush scenery for the nature lovers. The park comprises of the Eastern flanks of Chyullu Hills including half the forest area.

A magical land of black frozen lava studded with blazing red-hot poker trees. The hills hold no permanent surface water but rainfall percolating through the porous rock, feeds many permanent fresh water sources in the surrounding plains notably Mzima springs, Umanyi, Kibwezi, Makindu and the Tsavo River, which feeds the Galana River. Chyullu is an important water catchment area that feeds the coastal towns of Mombasa and it is the source of Tsavo West's Mzima springs.

The park boasts of spectacular cave systems and spots the longest lava tubes in Africa but the third longest in the world (Kisula cave 11.5km long). The Leviathan. The porous nature of lava rocks has

helped keep the surrounding areas abundant with fresh water thus providing the perfect sanctuary for the region's ample wildlife. The park has three public campsites and their vantage locations offer spectacular views of the hills and mountains for nature lovers.

The flora and fauna menu is rich as it is breathtaking. Rough grassland and thickets give way to an arena of montane forest along the spine of the hills. Varieties of large mammals include; Elephant, buffalo, giraffe, Zebra, eland, leopard, bushbuck, mountain, reedbuck, steenbok, bush pig and the black rhino.

The topography dotted with grasslands interspersed with dense areas of primeval forest and breathtaking views makes this park great for hiking safaris, picnicking, camping and game viewing. Archaeological safaris are also ideal with cave exploration, while offering spectacular view across the Amboseli and Tsavo plains.

KISULA GATE SITE

Located 32km from Mombasa road near Kisula Caves on a raised ground and commands great views of the park and the adjacent areas. The road is motor able all year round and the site is scarcely vegetated thus offering clear views of the lower side of the park and beyond.

Wildlife present in the park includes elephant, eland, buffalo and birds. Rare lion sightings have been recorded.

Water for daily use can be drilled.

Distance from the Kithasyo gate is about 23km and about 2km from Kisulya caves.

Visitors can enjoy scenic views of the park, game viewing, birdwatching and hiking.

GPS 37M 0370578

UTM 9720501



ACCOMMODATION SITES:

AVOCADO SITE:

30-40 Bed Eco-Lodge/Tented Camp

The site is located 32km from Mombasa Road on a raised ground that commands spectacular views of the park and the adjacent areas, making it ideal for an eco-lodge. It is set near Kisula caves with available hiking trails in the nearby hills and the road is motor-able all year round.

The area has moderate vegetation cover that comprises of mainly acacia trees with the best views of Chyulu Hills. Wildlife present include elephants, Elands and a rich bird life.

This location is 1km from Kisula Caves and 26km from Kithasyo Gate (Main)

Water for daily use can be drilled.



UTU GATE SITE

Tented Camp/Eco-lodge

The site stands at an elevation of 1460m on private low altitude in a forested area ideal for high-end low capacity ecology with spectacular lush scenery.

It is located along the proposed Kajiado-Mbirikani road on gentle terrain.

Water for daily use can be drilled.

Site is located about 35km from the main gate (Kithasyo gate)

GPS 37 0382867

UTM9700554





TSAVO EAST NATIONAL PARK:

Theater of the Wild

Teeming with vast herds of dust-red elephants, the gentle giants unhurriedly take charge of the massive park. Its beautiful landscape and proximity to the coast makes it a popular safari destination. Covered in an immense and untapped arena of arid bush washed by the azure and emerald meanderings of the Galana River, guarded by the limitless lava reaches of the Yatta Plateau, the longest lava flow in the world. The park is one of Kenya's oldest and largest national parks, covering approximately 40% of the total area of all national parks in Kenya.

The Mudanda rock is a whale-backed rock that towers above a natural dam. This rock formation runs for over 1.5km, attracts elephants in the dry season, and is a reminiscent of Australia's Uluru (Ayers Rock), albeit on a much smaller scale.

Lugard's fall named after Captain Lugard; feature a bizarrely eroded rock neck through which the waters of Galana River plunge into foaming rapids in the crocodile infested pools.



ACCOMMODATION SITES:

ROKA SITE

30 Bed Luxury Tented Camp/Eco-Lodge

Located along Tiva River with abundance of wildlife on GPS location; 37M0449623 and UTM9734943

There is a reason why Tsavo East National Park is referred to as the “theatre of the wild.” The park is home to an incredible variety of wildlife, including lions, elephants, leopards, rhinos, giraffes, and cheetahs. A variety of birds, reptiles, and amphibians are also present.

Visitors can relish in glorious game viewing experiences, trekking, bird watching, picnicking and extensive scenic views of the park.



THABAGUNJI SITE

30 Bed Luxury Tented Camp/Eco-Lodge

The site lies on the northern side of Galana River overlooking the Yatta plateau from the east within the Emusaya sector characterized by a complete wilderness zone that is one of the most popular visitors zone in Tsavo East, and covers around 27% of the total area. The site borders the Galana River to the south.

Presence of large herds of elephants as they stream down to Galana River from up Yatta Plateau. Thabagunji Airstrip serves the area.



THALAKANA SITE

40-60 bed Eco lodge

This zone has significant tourism potential located on a raised rocky site overlooking the Ithumba plains and a natural spring that is popular with wildlife.

The operator will develop this site into an overnight rest camp and specifically for visitors to enjoy the wildlife that visit the waterhole while relishing in the incredible night sky.



KANDECHA SITE

24 bed Eco lodge

The site is strategically located in an area where visitors are most likely to spot rhinos, elephants, herbivores and carnivores in plenty and not far from Voi River. This zone contains the highest concentration of large mammals in the southern sector of Tsavo West Park, which, combined with areas of open grassland, presents the best opportunities for game viewing, boating, short walks, long walks and great view of lake Jipe

The site is approximately 16 km from Tsavo East Voi Gate and 10km from Aruba Airstrip on GPS coordinates: 3.3755103-38.7316371

The terrain is flat, covered with acacia and bush shrub. The site is on a High use zone along a major tourist circuit with high populations of wildlife.



TSAVO TRIANGLE SITE

24 bed Eco lodge

This site is located near Tsavo River, which hosts high populations of crocodiles and hippos. The location and the general area holds a rich history of the infamous man-eating lions. Also high concentrations of doum palm along the river.



EPIYA CHAPEYU SITE

36 Bed Eco-lodge

Located along Galana River, with a concentration of doum palm and acacia trees. Buffaloes, elephants, crocodile and hippo populations are also in plenty.

From Manyani Gate, this site is located 40 km away, at a vantage point overlooking the vast expanse of African bush and herds of wildlife roaming beneath the camp along the river.

Some of the activities visitors can enjoy include; birdwatching, nature walks, game viewing.



NDOLOLO SITE

40 Bed tented camp.

This site is located close to the main tourism circuit near Voi Gate close to Aruba Dam. Lots of elephants and other herbivores and carnivores inhabit the area thus offering visitors with great game viewing prospects.

The site is located at the heart of high use zone of the park with a remarkable mixture of lowland dry open plains savannah grasslands with archetypal bushland vegetation overseeing Voi River. It is famous with its frequent water holes where by animals visit to quench.



PATTERSON SITE

40 Bed tented Camp

Named after the soldier who killed the two famous man eating lions, this site is located on the banks of river Galana that is home to crocodile and hippo populations on the Western banks of Athi River under Doum palm canopy, and about 10km from Tsavo River Gate on the Tsavo East side.

This site is ideal for a tented camp.

SHOP SITES:

BACHUMA GATE

Located at Bachuma gate in Tsavo East N. Park along the Nairobi-Mombasa highway ideal for stopovers, merchandizing, tuckshop and curio shop.



SALA GATE

Located at Sala gate on your way to Malindi, its ideal for merchandizing, tuckshop and curio shop.



VOI GATE

Located at Voi gate in Tsavo East N. Park and ideal for merchandizing, tuckshop and curio shop.



BALLOON SAFARI VOI SITE

This site is located on the southern part of Tsavo East which is relatively flat and rich in wildlife populations.

The balloon can fly along Voi River which not only has beautiful sceneries but also rich in wildlife.

The estimated flight distance from the launch area at Voi park headquarters to the landing area at Satao/Aruba area is 40Km.

The balloon safaris will offer an exciting experience to visitors.



LUGGARD'S BRIDGE SITE

This site is next to the magnificent Luggard's Bridge that connects the southern sector of the park with both Emusaya and the northern sector.

It is ideal for transit clients from the north to Voi or Malindi and the Sala-Manyani gates stop over.



TSAVO WEST NATIONAL PARK

Land of Lava, springs, Man-eaters & Magical sunsets

Tearing voraciously through the massive horizons and silhouettes of wild game quickly tripping to the watering holes to gulp one last drink of the day, the Tsavo West sunsets remain surreal, magical and breath-taking.

The spectacular Mzima Springs is an impressive sight of a million gallons of clear waters gushing out of the under parched lava rocks forming the most welcoming and lovely scenes from Africa's rolling jungle. The First World War was held here in the barely explored wilderness of thorny shrub and dense forest of the Tsavos.

Tsavo West, located in Mtito-Andei along the Nairobi-Mombasa highway is home to the Ngulia Rhino Sanctuary, The Poacher's Lookout and roaring rocks offering panoramic vantage point from which to catch a bird's eye view of the park. Lake Jipe is also a great ornithological destination.

Shetani lava flow, the identical five sister hills, and Chaimu hills are also a great attraction.



ACCOMMODATION SITES:

MANDA SITE

30 Bed Luxury Tented Camp/Eco-Lodge

This zone contains the highest concentration of large mammals in the southern sector of Tsavo West Park, which, combined with areas of open grassland, presents the best opportunities for game viewing, boating, short walks, long walks and great view of lake Jipe. .

Visitor activity options around Manda include; game drives, birdwatching, scenic viewing, night game drives along specified routes with prior arrangements with the park management.



KISHUSHE SITE

30 Bed Luxury Tented Camp/Eco-Lodge

This zone contains the highest concentration of large mammals in the southern sector of Tsavo West, which, combined with areas of open grassland, presents the best opportunities for game viewing, boating, short walks, long walks and great view of lake Jipe.

A 30 unit tented camp is ideal for this site.



KANJARO SITE

30 Bed Luxury Tented Camp/Eco-Lodge

Located at the southern end of Tsavo West in the Lake Jipe sector.

Contains open grasslands ideal for game viewing, walking and fishing in Lake Jipe.

The road access to Kwale County and the South Coast is complete. The road network makes accessibility to the site quick and convenient.



OLD ROMBO SITE

30 Bed Luxury Tented Camp/Eco-Lodge

The site is located on a low-use zone and as such, the maximum size of accommodation facilities in this area has been restricted to 30 beds for Eco lodges/ tented camps.

Visitor activity options around Old Rombo includes; game viewing, short walks, birdwatching and night game drives with prior arrangements with the park management.



LAKE JIPE SITE

30 Bed Luxury Tented Camp/Eco-Lodge

The site is located on the shores of Lake Jipe and overlooks the Pare Mountains of Tanzania in the open savannahs, an area rich in plains game and birdlife.

Tsavo West is famous for its rich history as a battleground between the Germans and the British in the World War.

Lake Jipe's crystal clear waters form a biodiversity of a rich ecosystem also known for the water birds that frequent its reedy shores and makes an excellent birdwatching destination.

The general area holds a rich history of the man-eater lions that terrorised workers during the construction of the Kenya-Uganda railway in the early 1900's.

FORMERLY RIVER HIPPO SAFARI SITE

80-100 Bed Eco-lodge

This zone is a high use zone with high concentrations of tourists visiting Tsavo East, Tsavo West and Amboseli National Parks visitor circuit.

Contains the highest concentration of large mammals in the Tsavo Conservation Area, which, combined with areas of open grassland, presents the best opportunities for game viewing. Visitor activities in this zone include game viewing, birdwatching and short walks along specified routes.

The site is about 3km from the abundant hippo populations in Tsavo River and is perfect for intensive exploration of the Tsavo wilderness and its surroundings.

The old lodge is still in existence, however, a 10 unit tented camp would be most ideal.



RESTAURANT SITE:

TSAVO MOTEL SITE

Located at Mtito Andei Gate, is the “Man Eaters Gift Shop.

The site will require renovation to bring it to modern standards.



SHOP SITE:

MAN-EATERS SITE

This is an existing structure of a shop previously operated by KWS but later closed down, located 47km to Mtito Gate and 68km to Kilaguni Airstrip

The area contains a rich and captivating historical story and a great selling point for Tsavo West National Park. The Tsavo man-eaters were a pair of man-eating maneless male lions in the Tsavo region. They are notable for their unusual behaviour of killing men and the manner of their attacks. These man-eating lions dragged men from their tents, despite the thorn fences (bomas) built to keep them out.

The site is ideal for a mini museum, information centre, and gift shop to sell wares and merchandize and show casing man-eater's films and videos. The premises will highly leverage on history.





WESTERN CONSERVATION AREA



MT. ELGON N. PARK

Untamed Wilderness. Secluded Splendor

Mist and drizzle cover Mt. Elgon, a soaring volcanic giant that is a remarkable sight. The lush montane forest is thick, evergreen on the floor, but as you hike up, the foliage changes, and the best place to see the lush montane forest is on the Chelulus circuit of the park. It is one of Kenya's most beautiful, still, wild and intact, with vast areas of untouched forest.

The park is home to elephants, buffalo, leopard, colobus and blue monkeys, giant forest hog, waterbuck, and antelopes. Over 240 bird species have been recorded. The huge Elgon Teak and cedar trees some over 80ft dominate the forest scenery.

A major attraction is a series of four caves; Kitum, Making'eny, Chepnyalil and Ngwarisha. Kitum cave is the largest, extending horizontally for 200m into the heart of the mountain. The caves are favorite gathering places for the salt-mining elephants. Cave exploration and excursions in the bat-infested caves are common with outdoor lovers thrilled by the wilderness. Other activities include hiking, nature walks and birdwatching.



ACCOMMODATION SITES

KASSAWAI SITE

80-100 Bed Eco-lodge

Tucked inside the lower eastern part of the pristine montane forest, Kassawai site is characterized by giant tall trees typical of equatorial forests with abundant wildlife. Its proximity to the world famous Mt. Elgon caves and the cave-loving elephants guarantees nature lovers a unique and excellent experience not available anywhere else the world over. Non-technical mountain treks to Koitoboss peak greatly quenches the thirst of fun and adventure.

The Kassawai River some few hundred meters away provides a reliable source of fresh water all year round.

The site is ideal for an 80-100 bed eco-lodge which once fully operational will be the only lodge in the Park.



KAMBI MUTAMAYO

Climbing Base Camp 30 Bed-Bunk House

This site is located 12km inside the park from park headquarters. It is currently vacant/undeveloped.

It is ideal for the construction of a 30-bed bunkhouse.



RUMA NATIONAL PARK

Dramatic Valley of the Roan Antelope, Rhino, Rothschild's Giraffe and Oribi

This is Kenya's remaining sanctuary for the endangered roan antelope that lies on the flat floor of the seasonally watered Lambwe River Valley bordered by the Kanyamwa Escarpment to the Southeast, and by the volcanic plugs of the Ruri Hills to the north. It is located in western Kenya, close to the shores of Lake Victoria.

Woven by a mosaic of landscapes that range from riverine woodland to the dramatically rolling savannah to magnificent escarpments and towering cliffs, Ruma promises undiscovered wildlife treasures and undisturbed peace. Ruma National Park is the only terrestrial park in Kenya's Nyanza region.

The park holds lots of significant potential for discovery by the wanderlust. Scenic views, peace and tranquillity, coupled with the great wilderness appeal, all converge here.

Investing in tourism accommodations in Ruma National Park will provide job opportunities and support the local community. By working with local communities, investors can develop sustainable tourism initiatives that benefit the environment and the community.

Development of this site will employ low-impact technology in construction and operation and emphasis will be placed on achieving high eco-tourism ratings.

ACCOMMODATION SITES:

GENDO SITE

12 Bed Tented Camp

Gendo site is located on the south western side of the park about 3km from the park boundary. The site is within the riverine forest where wildlife and birds are abundant. It is within the park's road network coverage. The site is just on the lower slopes of the Kanyamwa escarpment and just a few kilometres from Gendo corner outpost.

The site can be accessed from Nyatoto or Kamato gates.



NYATI CAMPSITE

40-60 Bed Eco lodge

The proposed Nyati tented camp is located approximately 2.5 km from Kamato gate, the main entrance to Ruma National Park. It is located in the south eastern part of the park, within the riverine escarpment and is endowed with a permanent fresh water river flowing from the Hills of Korlango.

The site boasts of abundant wildlife populations and offers an authentic sundowner experience with easy accessibility via the reliable road network, with only 1 km distance between Kamato gate and Korlango base.

To maintain the natural setting, the maximum capacity for the proposed lodge is 12 beds, and it is recommended that most of the staff be housed within the park.



NDERE ISLAND NATIONAL PARK

Island of Serenity and Beauty

Nearer to nature, this island exudes tranquillity, seclusion and scenic discoveries around Kisumu city. The undulating little hills and valleys that awash the island makes the picturesque views of this topography unrivalled. The local community surrounding the park call the island Chula Rabour. Chula – Island, Rabour- Red thus Red Island.

Ndere means “meeting place” in the local Dholuo (Luo language).

Begin your adventure with a boat ride and set out for a camping expedition on the island across the intensely deep waters of Ndere Island National Park. Drink into the stunning views of the blood laced sundowner, set camp and by evening convene by the inviting warmth of the campfire, make merry and memories. The panoramic views of the rolling hills of Homa to the South of the island offer islanders scenic views of this side of the country.

Visitors can enjoy hiking, boating, game viewing, team building, sport fishing, bird watching, camping and picnicking.

ACCOMMODATION SITE:

UTALII SITE

40-60 Bed Luxury Tented Camp

The site is set on the forested shores of Lake Victoria. It is located on a sheltered bay. It is mainly accessed through Asat gate on the mainland which is 1Km from the site. It is about 13Km west of Kombewa market. Visitor activities around the Park such as nature walks, fishing, water sports and bush meals may be organised or provided from the lodge





CENTRAL ISLAND NATIONAL PARK

The Gem of Lake Turkana

Centrally located nearly in the middle of Lake Turkana, The Jade Sea, this designated world heritage site covers an area of about 5sqkms. Emerging starkly from the blue-green waters of the largest permanent desert lake in the world, Lake Turkana, the Central Island consists of three active volcanoes that belch sulphurous smoke and steam. Out of this, several craters have merged to form three crater lakes namely; Crocodile, Flamingo and Tilapia Lakes.

The lakes provide conducive breeding grounds for the world's largest concentration of Nile crocodiles and home to thousands of endemic fish, an Important Bird Area (IBA), home to some of the world's largest population in venomous reptiles.

Visitors can enjoy game viewing, camping, boating, nature trail hiking, sport fishing and sightseeing. Boats for hire are available and negotiable with the local community, on the eastern and the western shores of Lake Turkana.



ACCOMMODATION

CENTRAL ISLAND CAMP 24 Bed Seasonal Fishing Camp

Lake Turkana is home to some of the world's venomous reptiles that include the saw-scaled viper, puff adder and cobras. Species of fish include the huge Nile Perch, large Tilapia and puffer fish a group normally found in seawaters which shows Turkana Prehistoric connection to the Red Sea.

Visitors can enjoy game viewing, camping, boating, bird watching, nature trail hiking, sport fishing and sightseeing. Boats for hire are available and negotiable with the local community, on the eastern and the western shores of Lake Turkana.

Between April and May, the area is a spectacle for crocodiles breeding around the shoreline.





KISUMU IMPALA SANCTUARY

A Lakeshore walk with the Impalas

Keenly leveraging on serenity, natural beauty with an amalgam of peace and tranquility, this space allows visitors to walk around, unwind and set picnic all in a day. Located a few minutes' drive from Kisumu City, this wildlife sanctuary hosts impalas, the rare Sitatunga antelope, lions, leopards, buffalos, giraffes, cheetahs and several primate species.

Bird watching, nature walks and boat rides compliment the activities visitors can partake while here. Bird lovers can enjoy bird watching, and among other activities; camping, game and scenic viewing. The sanctuary also offers great grounds for corporate and social events and vantage points for sundowners.

PRODUCT SITE

SITATUNGA GATE

Cafeteria/Amusement Park

This site can be described as a limited area set aside for visiting families. The investor will include a jungle themed play facilities for a Children's' Park and is expected to creatively design and construct a conservation/amusement park, small cafeteria offering simple snacks and tuck shop.

Kisumu Impala is popular with school group and will be the only facility in the sanctuary.



RESTAURANT SITE: LUXURY FLOATING RESTAURANT

To be located in Impala A, this site is about 800 meters away from the main gate and borders a pristine forest environment and on the shores of Lake Victoria with a size of one and a half acres.

During development, at least a half-acre of the area must be on the terrestrial zone. This site is ideal for the construction of a jetty and an aquarium in the same vicinity.

ACCOMMODATION SITE: LUXURY TENTED CAMP

The site is situated along Dunga Road 3.5 acres land with semi dry zones with papyrus-dominated vegetation.

The ideal investor will apply innovative rest tented structures on an elevated area that causes minimal interference to the natural habitat between Auji River and Hippo Point junction.

The building design should accommodate elevated viewing zones or nature trails for Sitatunga, hippos and birds in this area.





KAKAMEGA FOREST NATIONAL RESERVE

Canopy of Natural Beauty

Knitted with a variety of tree species that ascend to form an expansive lush canopy, Kakamega forest is the only remnant forest in Kenya of the once great tropical rain forest that stretched across Central Africa is home to several hundreds of bird species making it an Important Bird Area. Snakes, primates, butterflies and countless tree species and natural glades as well as the rare De Brazza monkey are a spectacle.

The sheer size and grandeur of the immense trees found here, some over a hundred years old, is quite impressive. The trees create a complete environment for wildlife herein. Types of wood found here include; Elgon teak, red and white stink woods and several varieties of Croton. Splendid orchids sit amongst the branches of the larger trees.

A network of nature trails penetrates the forest while the cool crisp and serene forest environment makes it a perfect space to retreat away from the daily hustle and bustle of life. A variety of plant species are spread in swamps, riverine and hardwood forest areas, glades and the shallow forest around the edge of the reserve.

Unique snake species find a conducive home environment. Some of these snake species include; forest cobra, gold's cobra etc.

Visitors can enjoy picnicking, camping, bird/butterfly/primate watching, hiking, scenic viewing, cycling and cultural tourism of the rich western Kenya's food, dance and culture around the park.

ACCOMMODATION SITES:

ISIUKHU RIVER WATERFALL

40-60 Bed Eco lodge

Located along the Isiukhu River, the trail was opened in 1994 during the Kifcon project to exploit the riverine biodiversity for research, tourism and education. A walk along this trail allows visitors to see Massive Manilkara butugi, Ficus lutea trees, wild flowering herbs, raphia palms Moss and Lichens. Fauna along the trail includes wild pigs, blue duikers, marsh mongoose, giant bush tail squirrel and the red-legged squirrel.

When developed, the eco-lodge will attract nature lovers, scientists, educationists as well as researchers and learning institutions.



KISERE FOREST SITE

12 bed Eco-lodge

This site offers two tree houses with team building opportunities for groups and corporates. The treetop lodge concept is to take full advantage of the exciting and dramatic appeal of luxury tree house accommodation, at the same time satisfying the demand for environmentally friendly, community based ecotourism lodges.

The facility will position itself at the top end of the market, offering high quality, uniquely styled tree top accommodation with the highest levels of service. With the ever increasing demand from responsible leisure travellers to incorporate unusual, interactive and beneficial ‘nature & culture’ experiences with a premium quality stay, the developer will provide discerning Eco tourists with the rare opportunity of staying in an innovatively designed tree top lodge located in Kakamega’s unique rain forest ecosystem.

The guests will have the added privilege of both giving to and benefiting from local communities and biodiversity through participative and enriching experiences. The lodge will be located on the KWS managed side of the forest. The ideal developer will sell Kakamega as one of a group of properties located in other ecosystems or circuits within East Africa.

FOREST CANOPY CABLE BRIDGE & ZIP LINE

Standing at 1500-1700 ft. above the sea level, this is the highest point of the surroundings presenting a superb view of the forest to the south and the Nandi hills; a short climb up Buyangu Hill.

This site offers the best topography for adrenaline filled zip lining outdoor activities.

In the low-canopied colonizing forest at the foot of the hill, you may easily see the tree-top birds such as the greenbuls, warblers, turners’ eramomela and other species such as the little bee-

eaters, slander tail night jars, rough winged swallow, pipits and the yellow billed barbets etc.

Mammals found at the viewpoint include bushbuck, black stripped jackal, bush pig, olive baboon, tree squirrel, duikers etc. Snake species include forest cobra, python, Gabon viper, Jameson’s mamba etc.

A tree species exclusively found here is the cider pencil tree.

This site is approximately 3km from the main office.



EASTERN CONSERVATION AREA



MERU NATIONAL PARK

The Complete Wilderness

Remote, rugged and prominently unspoilt, Meru sits intact in a wilderness less visited, yet surrounded by undiluted natural beauty. It is wild and beautiful, straddling the equator and bisected by 13 rivers and numerous mountain-fed streams. The scenery is diverse from woodlands at 3,000ft on the slopes of Nyambene mountain range, northeast of Mt. Kenya to wide-open plains with meandering riverbanks dotted with doum palms.

One of the other biggest attraction in Meru National Park is the rhino sanctuary. This is an 80km² secured area within the park. It is protected by a fencing that allows free movement of smaller animals, the sanctuary is a home to more than 100 both black and which rhinos. Due to their endangered conservation status, the rhinos are monitored around the clock. Great rhino viewing prospects await visitors both early mornings and late evenings.



ACCOMMODATION SITES

KENMARE

40 Bed Luxury Lodge/Camp

This zone contains the highest concentration of large mammals in Eastern Conservation Area, which, combined with areas of open grassland, presents the best opportunities for game viewing. Visitor activities in this zone will be restricted to game viewing from the comfort of their vehicles and short walks along specified routes from permanent accommodation facilities.

Located 10km from Kinna Airstrip and 100m from Kenmare Airstrip, next to Meru Platoon security camp and 27 km from Murera main gate.

37N 0399980

UTM 0024085



FIGTREE TENTED CAMP

40-80 Bed Tented Camp /Eco-lodge

This site is ideal for a small tented camp along Rojawero River.

Vegetation present is Combretum wooded grassland.

Located between No.58 and No.27, this site is approximately 10km from sanctuary headquarters and 10km from Elsa's Kopje Camp.



KINNA MERU

40-60 Bed Tented Camp/ Eco-lodge

Located on the open grasslands and bushlands, with isolated acacia trees, with an estimated distance of 7km from Mulika Airstrip.

This site is next to Bisanadi River, a permanent river with clear waters providing breath-taking views of the park. The area holds high concentrations of wildlife thus ideal for game drives.

The site is about 15km from Murera Gate.

Visitors can enjoy walking safaris, bush dining, sport fishing, and star gazing.



MERU MULIKA

80-100 Bed Luxury Lodge

This zone contains the highest concentration of large mammals in the Meru ecosystem, which, combined with areas of open grassland, presents the best opportunities for game viewing. Visitor activities in this zone will be restricted to game viewing and short walks along specified routes. In addition, a maximum of 213 new beds can be introduced.

The site for the proposed Meru Mulika Lodge is within the main tourist wildlife viewing circuit and is easily accessible from Murera Gate, Mulika Airstrip and the Park's Kinna headquarters airstrip. The proposed lodge is to be set on a ridge dominated by short scattered bush land on 16 hectares overlooking the expansive Mulika Swamp.

The maximum facility size in this zone will be 100 beds, and the minimum distance between permanent concession sites will be 5km, 100m to Mulika Airstrip, 8km to the park headquarters and 8km to Murera Main Gate.

37N 0413309

UTM 0013063



BWATHERONGI SITE

Located 37N0412091 UTM0018135

The self-catering accommodation features 3 blocks (6 units) and a double room all with a capacity of 10 pax.

The interested investor will be required to overhaul renovations of all cottages

Each cottage will require a kitchen shade, all cottages have no lighting - Solar installation will be necessary. Water supply/storage is also inadequate.

Though the area is not fenced, the site is ideal for expansion and a short fence to hedge it off will be ideal.

The Bwatherongi campsite's location is 37N0412091 UTM0018135. This is an open site sizeable to accommodate 3 separate groups. Has toilets and bathrooms (1 toilet & 1 bathroom for gents, 1 toilet & 1 bathroom for ladies)

It has no kitchen shade.

The parking needs landscaping (kerbs)

A good fireplace is needed.

It has no camping seats/tables, no running water - pipes often vandalized by elephants (Supply is by water bowser)

The site features an attendant's house & store

Unique features for both bandas & campsite are a swimming pool that needs renovation of 4 shades, seats & benches for the shaded. It requires new sun loungers and a repair of the water circulation system.

KINNA GUEST HOUSE SITE

Located 37N0410378 UTM0018690

This is a 10-pax capacity 5 bedroom self-catering accommodation with an ensuite servant quarter and a kitchen near the guesthouse. It also has a store.

The interested investor will be required to overhaul renovations and furnishings, replace existing electric fence perimeter and install Wi-Fi.

The site is near Riverine Bwatherongi stream that attracts an array of wildlife around the guesthouse.

The location is near Rojawero picnic site, which is approximately 3km away, Mawe Simba sundowner approximately 4km, and Kinna Airstrip approximately 800m.

The area enjoys security presence, as this is where the company headquarters is located.



MULIKA PLAINS SITE-BALLOON SAFARIS SITE

Located 6km from the park's main gate.

The landing area for the balloon safaris is Elsa plains where it is possible to have a picnic site.

The flight between Mulika plains and Elsa is approximately 30km.

Visitors can enjoy a rich wildlife menu, riverine vegetation and scenic views of the park.



MULIKA AIRSTRIp SHOP

Mulika Airstrip is located at the centre of the park

MURERA GATE SHOP

URA GATE SHOP



KINDANI SITE

Located inside the Rhino Sanctuary, this site is ideal for a bespoke luxury tented camp with low impact. The investor will run it as one booking take camp to reduce footprint into the sanctuary.



KORA NATIONAL PARK

The Last Wilderness

Kora National Park is one of the national parks in the Eastern region of Kenya. It covers an area of 1,780sq km along the banks of the Tana River, 125km east of Mount Kenya.

The former nature reserve was transformed into a wildlife park around 1990. The landscape consists of a pristine wilderness that slopes gently from an altitude of 490m in the south-west to about 270m in the northeast. Dotted with high inselbergs, which in geology are isolated reliefs usually dome-shaped, forests, glades and rolling hills that follow the sinuous silhouette of the Tana River for a good 65km from the highlands of Mount Kenya, with Adamson Falls, Grand Falls and the spectacular Kora rapids.

The park is famous for having been for many years the place of work and home of the famous English naturalist George Adamson, called Baba ya Simba by the locals, which in Swahili language means “The

father of the lions”. He was killed in circumstances never fully clarified, by poachers near his base Kambi ya Simba, where he was later buried. It was also the setting for the famous book “Nata Libera” with the touching story of the lioness Elsa. Today, after a period in which poaching and other illegal activities led to the almost total extinction of the fauna and serious damage to the natural habitats, the park is populated by numerous mammals and wild animals including elephants, cheetahs, hyenas, lions, hippos and crocodiles along the Tana River where it is possible to fish for tilapia and perch. The vegetation is lush and the park is home to a variety of plant species, 49 of which are endemic to the park.

Visitors can climb the Kora Rock, where George Adamson is said to have “communicated” with his beloved lions, or take a walk with a guide along the bush or river trails, which offer wild and beautiful scenery.

EKIME HILLS

80-100 Bed Eco lodge

This site is located in Kamugunga zone as per the management plan, and contains the highest concentration of large mammals in the Kora National Park, which, combined with areas of Savannah vegetation and pristine wilderness, presents the best opportunities for game viewing, short walks along specified proposed routes.

Located 4kms from the park headquarters, 50km from Tseikuru Town, and 60km from Murera main gate.

This site holds unique attractions including a burial site of Elsa the lioness; A female lion bred in captivity in Kenya by George Adamson and his wife Joy Adamson, which inspired Joy Adamson's book "Born Free". Elsa (1956 - 1961). They also produced a film Born Free, released in the 1960s, documents the life of Elsa and her three cubs.

The Adamson's falls in Tana River, and offers scenic views of the park. Visitors can hike upstream; this takes about 2-3 hours depending on one's fitness. Other activities that visitors can enjoy include; bird watching, sundowner views of Mt. Kenya from Mawe ya Simba viewpoint, game viewing and cultural safaris, as the area is a melting point of culture; Tharaka, Kamba, Borana and Orma pastoralists are some of the diverse communities around the park.

The Mwariama Mau Mau Baobab hideout encapsulates the story of Field Marshal Musa Mwariama, EBS (1928–1989), a Kenyan revolutionary leader of the Mau Mau in Meru and the highest-ranking Mau Mau leader who survived the war. The baobab tree hideout could accommodate more than 50 fighters.



KAMPI YA SIMBA

30- 40 Bed Tented Camp

This site is in Kamugunga zone along the Tana River riverine and contains the highest concentration of large mammals in the Kora, which, combined with areas of open savannah vegetation, presents the best opportunities for game viewing. Visitor activity options in these zones of Boka, Asako and Kamugunga will be game viewing from vehicles and short walks along specified proposed routes.

Located 70km from park headquarters, 15km from Kampi ya Simba Airstrip, 100km from Bangale main Road to Garissa Town and 110km from Tseikuru Town.

KYETHONI (KYAMUHUNGA)

80-100 Bed Tented Camp

This site is located in Kamugunga zone as per the management plan, and contains the highest concentration of large mammals in the Kora National Park, which, combined with areas of Savannah vegetation and pristine wilderness, presents the best opportunities for game viewing, short walks along specified proposed routes.

Location is 10km from park headquarters, 50km from Tseikuru Town and 60km from Murera main gate.



ADAMSON SITE

30-40 Bed Tented Camp

This is in Kamugunga zone and contains the highest concentration of large mammals in the Kora National Park, which, combined, with areas of Savannah vegetation and pristine wilderness presents the best opportunities for game viewing.

MLIMA MBUZI

24 Bed Luxury Tented Camp

The site is located 30km from the main entrance and main road, 20km from Kampi ya Simba Airstrip.

Vegetation in this area includes scattered acacia trees and several shrubs. This is 20km from Tana River.

Common wildlife species here include; leopard, rock hyrax and guinea fowl with a magnificent kopje called Mlima Mbuzi.



MARENGE SITE

4 Bed Luxury Tented Camp

This is in Kamugunga zone as per management plan and contains a high concentration of large mammals in the Kora National Park, which, combined, with areas of savannah vegetation and pristine wilderness presents the best opportunities for game viewing. Visitor activities in this zone will be game viewing along Tana River Riverine and short walks along specified proposed routes.

The site is located about 10 km from the park headquarters, 60 km from Tseikuru Town and 80 km from Murera main gate.

37M; 452101

UTM; 9997475



MUNYUNI SITE

24 Bed Luxury Tented Camp

This site is located in Kamugunga zone as per the management plan, and contains a high concentration of large mammals in the Kora National Park which, combined with areas of Savannah vegetation and pristine wilderness, presents the best opportunities for game viewing, short walks along specified proposed routes from permanent accommodation facilities in Meru National Park.

This site is located about 150 km from the park headquarters and 200km from Tseikuru Town

37M: 454263

UTM: 9996542

ASAKO PLATOON BASE SITE

12 Bed Self-Catering Accommodation

This site is located in Asako zone and contains a high concentration of large mammals in Kora, 90 km from park headquarters, 130 km from Tseikuru Town, 100 km from Boka Market, and 60 km from Bangale Town, 15km from Kampi ya Simba Airstrip, 100km from Bangale main Road to Garissa Town and 110km from Tseikuru Town.

37M; 0505772

UTM; 9962698



BOKA PLATOON BASE SITE

12 Bed Self-Catering

This is in Boka zone and contains a high concentration of large mammals in the Kora, which, combined with areas of open savannah vegetation, presents the best opportunities for game viewing, walks along specified proposed routes.

37m; 476056

UTM; 9962698



KORA RAPIDS SITE

80-100 Bed Eco-lodge

This is in Kamugunga zone. This zone contains the highest concentration of large mammals in the Kora, which, combined with areas of open savannah vegetation, presents the best opportunities for game viewing. Visitor activity options in these zones of Boka, Asako and Kamugunga will be game viewing and short walks along specified proposed routes.

A 20 to 50unit proposed tented camp would be ideal.

The site is located about 50 km from park headquarters, 90 km from Tseikuru Town, 130 km from Bangale town and about 200kms from Garissa Town

37M; 456037

UTM; 9996063

ADAMSON GRAVE SITE

60 Bed Student Hostel

This site is in Kamugunga zone and contains the highest concentration of large mammals in the Kora, which, combined with areas of open savannah vegetation, presents the best opportunities for game viewing. Visitor activity options in this zone includes game viewing and short walks along specified proposed routes.

Location of this site is 60 km from park headquarters, 100 km from Tseikuru town, 20 km from Tana River, 90 km from Bangale town and 150kms from Garissa town.

The site is located 20km from the world-renowned resting place of George Adamson, the conservationist who lived in the Kora and Meru National Parks.

The area is ideal for developers looking to invest and in a complete wilderness setting.





COAST CONSERVATION AREA



MALINDI MARINE NATIONAL PARK

The Coral Garden

Marinated with a variety of unique natural resources such as fringing reefs, coral gardens in the lagoons, sea-grass beds, mangroves, mudflats, and a high diversity of fish and marine mammals, Malindi promises great times for the water lovers.

Located about 100km north of Mombasa, present marine life includes humpback dolphins, sea turtles, and shore birds. Bird species found in this marine park include; reef fish, sweetlips, surgeonfish, butterfly fish, damsels and parrotfish. Invertebrates include; sponges, marine worms, crustaceans - crabs, lobsters, crayfish and shrimps.

Famous for its vast stretch of casuarina fringed white sandy beaches, the coast resort of Malindi and also Watamu are also world leaders in accessibility, beauty and diversity of marine life which lives just offshore on Barracuda and North Reef coral reefs, turtle and whale islands.

SHOWGROUND PLOT

Open use

The plot is outside the Marine Protected Area and located in Malindi town and next to the county assembly of Kilifi, ministry of housing and Malindi Water and Sewerage Company.

The plot has a chain link fence with a temporary structure in site.

Potential investor will put up a mall, hotel or an animal orphanage.

GPS coordinates;

37M0625706

UTM9640177



MALINDI CAFETERIA BEACH RESTAURANT

Restaurant site

The restaurant is a spacious building built in 2010-2011. It measures about 10X25 metres with six rooms and spacious veranda used as a dining area. The cafeteria can accommodate 40 guests at a go.

The site is located at the Malindi Marine park HQS offices bordering the public beach

GPS coordinates;

37M:0625706

UTM: 9640177

COMPLEX AREA SITE

This is formerly Senior Warden's residence, standing on a 5-acre piece of land along Lamu Road ideal for the construction of an Ecolodge.

It is opposite Malindi complex that hosts offices and shops and in close proximity to banks and hospitals located about 500m from CBD.





SHIMBA HILLS NATIONAL RESERVE

Paradise for the Sable Antelope

Shy sables, enormous elephants, formidable buffalo's all leisurely patrol the stillness of the gently rolling and one of the earth's few and largest remaining coastal rain forests located in Kwale County.

This reserve is home to the last breeding herd of the rare sable antelope in Kenya. The vanishing rain forest antelopes are on the list of nationally endangered species in Kenya and the organization is keen on seeing that all efforts to conserve the species for posterity are prioritized. Sable antelopes are highly matriarchal in their social structure and congregate in herds of 15 to 20 individuals and the most dominant female in the herd becomes their leader.



RISLEY RIDGE SITE

This zone is right at the centre of the reserve and has an impressive elevated steeply viewing point with glades, which provides the best opportunities for game viewing especially for the rare sable antelope. The site has a heterogeneous vegetation including grassland mixed with glades, scrub and exotic plantations as well as forest, which is home to many wildlife species. The zone has at least two Kayas, Kwale, and Longomwagadi situated within the area. This site also has a rich coastal forest bird fauna, and is suitable for a big modernized hotel and lodge with a capacity of more than 1000 visitors.

Located about 1km to Mkurumudzi River (a permanent river), 16km to main gate, 18km to park Hqs, 18km to Kwale, 38km to the expansive sandy Diani beaches and 09km to Kidongo Gate.

Some of the key activities visitors can engage in include; game viewing, birdwatching, hiking with visits to the Sheldrick's falls.

37M 0548506

UTM 9529417



SABLE GLADE

60 Bed Eco-lodge

On this site stands four self-catering accommodation units.

The structure is run-down, and the ideal investor will be required to extensively rehabilitate the bandas and bring them up to modern standards.

The site is at a vantage location where visitors will have uninterrupted views of the park and the wild game roaming around.



KISITE MPUNGUTI MARINE PARK & RESERVE

Home of the Dolphins & Coconut Crabs

Kissed by the lethargic strikes of the hot sunrays, Kisite oozes breathtaking beauty. Located in the south coast, Shimoni, Kwale County, this marine park lies in the coral gardens south of Wasini Island and encompasses three small coral rag forest islands, each with considerable areas of fringing reef.

Essentially unspoiled, this peaceful island invites exploration and features a picturesquely sculptured rocky coastline, low rag coral forest cover and numerous baobab trees. An enchanted realm of dolphins, living coral gardens, sculpted islands, coconut crabs, green and hawksbill turtles, wheeling seabirds, eye catching coral fish; butterfly, parrot, rock cod, angel fish and rays coupled with sparkling clear waters, this world famous Marine Park promises an underwater world of unbelievable color and vibrancy.

Visitors can enjoy snorkeling, sunbathing, diving, swimming with the dolphins, and glass-bottom boat rides.

Coconut crabs (locally endemic to Mpunguti islands) are also a great attraction.

Other attractions and experiences within the influence area include Shimoni Slave Cave, a seafood experience at Wasini Island, cultural activities, and a women's boardwalk at Wasini Island.

ACCOMMODATION SITES:

UPPER MPUNGUTI SITE

12 Bed Star-bed Camp

This is a luxury tent campsite of not more than 10 beds or a star-bed camp with a capacity of 10. It is an open site on upper Mpunguti Island; the larger part of the island is forested.

Kisite Mpunguti Marine Park and Reserve is located on the southern coast of Kenya in Kwale County, near the Kenya and Tanzania border and within the Shimoni – Vanga seascape. Mpunguti Marine Reserve, Upper Mpunguti Island,

GPS

4o42'17"S

39o24'17"E

Shimoni, Shimoni Forest.

4o 38'31" S

39o 22' 43"E

The reserve allows recreational activities (E.g. diving, nature trails) and non-destructive artisanal fishing activities. The use of certain gear and fishing methods, including beachseines, monofilament nets, spear gun fishing, trawling, and ring nets, are prohibited within the partial protection zone.

The area is part of Shimoni Forest, which is a broader influence area and a multiple use zone designed to support sustainable livelihoods, reduce illegal activities in adjacent forests, improve KWS relations with the local community, and protect biodiversity in the forest.

This is an island in the ocean, 5km from the mainland shoreline (Shimoni). There are no social amenities on the island.



SHIMONI PLOT SITE

Located 200m from Shimoni centre, adjacent to the proposed Marine Academy, the site lies on a forest canopy that is a good habitat for colobus monkey and other primates. It is well fenced.

The size is approximately 5 acres and ideal for a guesthouse, a walking trail, conference, restaurant, curio shop and children's park.





TANA PRIMATE NATIONAL RESERVE

ACCOMMODATION SITE:

MCHELELO SITE

Strategically located near the banks of Tana River, this site is ideal for an eco-lodge with a boating facility for crocodile and hippo viewing.

HOLA STATION

HOLA STATION SITE

The land size is 10.20ha L.R No 31890 located in, Hola Tana River County GPS Coordinates 37M 0613121 UTM 9833637. It has no title deed but has a letter of allotment no 20202/III.

The site is located in Hola town 525km from Nairobi via Garrisa-Mombasa Highway.

It's 300mtrs from the Tana River county offices, 400mtrs from KWS county office.

This plot also accommodates the Hola staff residential camp, and is ideal for an accommodation and a conference facility.



NORTHERN CONSERVATION AREA



MARSABIT N. PARK

A Remote paradise for Nature Lovers

Mountainous, misty yet effortlessly breathtaking, this park features a dense montane forest and three crater lakes that provide a haven for a variety of birdlife, mammals and reptiles. The forested mountain rises spectacularly from the middle of a desert wilderness and provides the only source of permanent surface water in the region.

The park is a refuge for the huge tusked bull elephants and the most famous elephant named Ahmed was his home until he died at an estimated age of 63 years. A model of elephant Ahmed now stands tall at the National Museum of Kenya in Nairobi.

For cultural tourism, Marsabit County is home to over ten different communities, each with a unique and pristine culture. These include; the larger pastoralist communities such as Borana, Gabbra, Rendille, Turkana, Somali, Samburu and the lesser known agro-pastoralists, skilled black smiths, hunters and gatherers such as, but not limited to the Burji, Saakuye, Konso, Waata, Garri, Sidama and Dasanach.



ACCOMMODATION

SOKORTE DIKO CRATER LAKE 30 - 40 Bed Eco-lodge

Located next to a crater lake inside the park, the site features an old lodge that will require complete rehabilitation or reconstruction to bring it up to modern standards. Marsabit National Park and Reserve is located about 560km north of Nairobi in the Marsabit County.

The park is covered by a dense montane forest that is normally wreathed in mist. It is home to some of the largest elephants in Kenya including the famous Ahmed who stands at the entrance of the National Museum in Nairobi.

Access to Marsabit town is now very easy via the international highway from Isiolo to Moyale. The existing 40-bed lodge was constructed in the 1970s as an old hunting lodge and was formerly known as Marsabit lodge.



Experience Site:

FOREST SITE

This is a forested area rich in scenic views that makes it ideal for zip lining and adrenaline filled outdoor activities.

The site is located 3 km from Ahmed Gate in between two scenic rocks at the former Marsabit Lodge.



SOUTH ISLAND N. PARK

The Isle of Mystery

Sizzling with coos, chirps and a blend of bird melodies, South Island is a

UNESCO, Man and Biosphere (MAB) reserve and an Important Bird Area (IBA), a haven for water bird species that serves as a stopover for rare migrants. The lake is also a major breeding ground for the Nile crocodile.

The site is located right close to the lakeshore; an important feature as it is cooler by the waters in a relatively hot area on the western side of the island, in the lead of the wind as the wind generally comes from the east. It is nestled among acacia trees, which are important for the shade.

Being close to the water makes it easy to use the boat for sport fishing around the island, birdwatching, crocodile spotting, and access to the southern and northern end of the island for sunset views.

The site is also close to some long beaches for evening and morning walks.

ACCOMMODATION SITES:

RANGER SITE

30 Bed Tented Camp

Currently used as a special campsite, the site contains scattered acacia trees and is located along the lakeshore and presents prime opportunities for crocodile watching, sport fishing, boating and a variety of water sports. The location is next to a clean beach.

The site is a great destination for bird watching; Migratory birds visit the park between March and May.

Other activities visitors can enjoy include; hiking to Mlima Matiti, crater, trekking on volcanic ash and is an attraction for scenic/adventure lovers.



LOIYANGALANI SITE

Located on the mainland, Loiyangalani next to the park headquarters. Loiyangalani is a developing town and accommodation is on high demand, thus the site developer will leverage on this. The land does not have a title deed yet but the boundary is clearly demarcated.





SIBILOI N. PARK

The Cradle of Mankind

Set on the wild and rugged shores of Lake Turkana, the cradle of humankind that is this park is home to important archaeological sites including Koobi Fora where the fossil remains have contributed more to the understanding of human evolution than any other site in the continent.

It is one of the world's greatest treasures where proof of man's origins were first discovered.



ACCOMMODATION SITES:

CAMP TURKANA

30 Bed Tented Camp

Located on the shores of Lake Turkana a few km south of the Lake and a few kilometres south of the park headquarters at Alia Bay, North Horr in Marsabit County.

This is on a wilderness and low use zone visitor zone suitable for a 30 bed tented camp.

Key tourist attractions that would interest visitors here include; prolific birdlife that includes large flocks of flamingos, migratory bird species seeing as this is a bird migratory corridor.

The expansive Lake Turkana a carbonate alkaline giant desert Lake covering 6,400sq km. Its mercurial blue- green colour has earned it the title “jade sea”.

A petrified forest that features the remains of the once great cedar forest that covers the lakeshore millions of years ago.

The Koobi For a national heritage site where the 2million year fossilized skull was discovered.

A host of wildlife species; crocodile, zebra, topi, grant gazelle hippo and hyena.

37N° 0194589

UTM 409735



MOYALE STATION A

30 Bed Guest House

Located in close proximity to security agencies; KWS staff camp and office, police, prison service, deputy county commissioner’s office, forest service, magistrate court. It covers an area of 11Ha with good vegetation cover mostly acacia trees, shrubs and small game.

The site is about 2km from Moyale town and 1km from the Kenya/Ethiopia border while Moyale is the next business hub of Northern Kenya due to the LAPSSET and Kenya/Ethiopia border. Current investors are from different countries, NGO’s, CBO’s, among others.

The area features a great landscape for nature walks and picnicking activities for visitors.

MOYALE STATION B

Restaurant

Located in close proximity to security agencies; KWS staff camp and office, police, prison service, deputy county commissioner's office, forest service, magistrate court.

Diverse communities live here thus a vibrant culture, food and way of life.



GARRISA STATION

Open use

Located close to KWS offices, this size of land is 5Ha strategically located within Garissa town. The property is ideal for mixed-use as a small cafeteria, events venue or hostels.



MOUNTAIN CONSERVATION AREA



ABERDARE N. PARK

Majestic Peaks, Moorlands and Intriguing Falls

Alluring and dreamy, the rise and fall of the misty valleys, hills and mountains of the spectacular Aberdare ranges that sit across Nyeri and Nyandarua counties are a sight to behold. Open moorlands and dense forests characterize the vast park coupled with a deep lush of clean crisp air perfect for a break away from life in search of relaxation, peace and tranquility. The picturesque mountainous scenery with plunging waterfalls are one of the highlights of a visit to this wonderland.

Other picturesque and unique attractions include; the dragon teeth, twin peaks and great hiking trails.



ACCOMMODATION SITES:

MALEWA FISHING SITE

The site is located about 12km from Shamata gate, and 6km from Shamata Airstrip and comprises of abundant wildlife with spectacular views of the moorlands. There is a small waterfall around the area with high concentrations of rainbow trout fish meaning the guests around will have an extra activity called sport fishing apart from hiking and game drive.

This location is 18km from Shamata gate, 23km to Shamata town and 13km to the Shamata Airstrip.



WAMBUKU SITE

30 Bed Eco-lodge

Situated in the wildness of indigenous forest, the area has a spectacular view of the moorlands combined with areas of open grassland that presents the best opportunities for game viewing.

Visitors staying here will have an easy access to the hiking routes that have high concentrations of wildlife.

The maximum facility size in this zone will be 30 bed eco lodge.

TUSK CAMP

Self-Catering Accommodation

This is a two-cottage self-catering facility for small family groups, located about 2km from Ruhuruini gate in the salient area of the park.

Wildlife species common in this area include; elephants and buffalos among others. The developer has an option of demolishing existing facilities and putting up luxury/bespoke facilities with a maximum capacity of 24 beds.



SAPPER HUT

Self-Catering Accommodation

This self-catering accommodation facility overlooks sapper falls within an exclusive space and a veranda. It is a timber-house with one room, and a small cooking area. The house is ideal for honeymooners.

Located in the heart of the moorlands, this site is ideal for a modern banda accommodating about four people.

Plenty of birdlife around thus presenting prime opportunities to spot some of rarest birds. Other wildlife species include; black leopard, melanistic serval cat and Aberdare cisticola which inhabit this area.

The site is located 7 km from Mutubio gate, 40km to Nyeri town via Kiandongoro and 57km to Nyeri town via Treetops gate.



GRASSLAND SITE

30 Bed Eco-lodge

Situated in the wildness of an indigenous forest, the area has a spectacular view of the moorlands combined with areas of open grassland that presents the best opportunities for game viewing.

Visitors staying here will have an easy access to the hiking routes with prime game viewing prospects as the area contains high concentrations of wildlife populations.

The location will be ideal for the construction of an Ecolodge, which would increase visitor numbers to the park and offer an alternative from the Ark and Treetops lodges.

Located 2km from Ruhuruini gate, 21 km from Nyeri town via Ruhuruini Gate and 22km from Mweiga town via Treetops Gate.



MALEWA ONE SITE

Located in the northern sector; GPS coordinates 37M 0227656 and UTM 9971511

This zone contains abundance of wildlife with spectacular views of the moorlands. There is a small waterfall around the area with abundant rainbow trout fish meaning the guests around can do spot fishing apart from hiking and game drives.

The maximum facility size in this zone will be construction of a 20 bed tented camp.

This site is located 12km from Shamata gate, 17km to Shamata town and 6km to



TWIN ROCKS

30 Bed Base Camp

Located near Malewa River, this location is ideal for trout fishing within undisturbed natural forests with mature trees, and in close proximity to other sites and facilities.

Other special visitor interests include; Malewa gorge, Kaheho falls and Chebuswa Hill.

This site is located 30km from Nyahururu town and just 300m from Kaheho River.

The zone is next to twin rocks, the starting point for hikers heading to highest point of the park (Ole Satima).

The area gives visitors a glimpse of what to expect up high the moorlands. It has a spectacular view of Chebuswa peak and Lake Olbolosat.

Located 15km from Shamata gate, 22km from Rhino gate and 21km from Shamata town, this site will be able to accommodate a 30 bed base camp.



TABLE MOUNTAIN WANJOHI ZIP LINE

The Aberdare Table Mountain is a breath-taking scenery. Hikers from Ole Satima peak have always been fascinated with the Table Mountain view from the top.

A zip line combined with a restaurant, lounge would recharge visitors and bring out the adrenaline among the park enthusiasts.

KARURU WATER FALLS

The Aberdare cable car will be an outright fresh breath, and an immediate sell to the general population in Kenya as well as international visitors. Geographically, besides the coast/Tsavo/Amboseli circuits, the other attractions are in Laikipia/Samburu/Mt. Kenya region and the Central Rift/Maasai Mara area. The cable car within Aberdare will be the enviable link between these attractions to the east and west of the Aberdare ecosystem. The Aberdare cable car's inspiration comes from other scenic aerial ways in places such as the Swiss Alps and Napa Valley.

Currently, visitors to certain parts of Karuru falls can only see the natural fallows if they walk down to the observation decks or take a helicopter down, but those experiences can make it difficult for the average nature lover to visit. The cable car will give them up-close views.





MT KENYA NATIONAL PARK

Come Touch the Sky

Mount Kenya straddles across Meru and Nyeri counties and part of Kirinyaga and is the second highest peak in Africa standing at 5,199m high. It is an ancient extinct volcano. There are 12 remnant glaciers on the mountain, all receding rapidly, and four secondary peaks that sit at the head of the U-shaped glacial valleys.

With its rugged glacier-clad summits and forested middle slopes, this mountain is one of the most impressive landscapes in East Africa. The park hosts approximately 20 lakes and tarns. Three major peaks dot the mountainous scenes, these are; Batian (5,199m) & Nelion (5,188m). The two are mainly for visitors interested in technical climbing activities. The third peak is Point Lenana (4,984m).

The scenery and ecological formations surrounding this World Heritage Site are breathtakingly beautiful. The Park is also a Biosphere Reserve.

To the Kikuyu tribesmen, Mt. Kenya is home of the Supreme Being; Ngai, a name also used by the Maasai and Kamba communities. In traditional prayers and sacrifices, Ngai is addressed by the Kikuyu as 'Mwene Nyaga'.

This is a place to be treated with respect by visitors who come here among other things seeking divine and spiritual nourishment.

ROAD END SITE

16 Bed Tent and Open Campsite

The Road End Site is a notable location on the Chogoria Route, one of the popular routes for climbing and trekking Mount Kenya. Located at the end of the road accessible by vehicles, the site serves as a starting point for hikers and mountaineers embarking on their journey to conquer the mountain.

The site is readily accessible by vehicle as this is where the paved road ends and is accessible to vehicles. From this point, the road gradually ascends until it reaches its highest point, where hikers typically begin their trek.

Set in a picturesque natural setting, the site offers stunning views of the surrounding landscapes, including lush forests, valleys, and waterfalls. The area is popular for its beauty, and visitors can take in the sights before commencing their journey into the mountain.

Available are mountain guides and porters as many trekkers choose to hire the services of experienced mountain guides and porters at the Road End Site. These guides are familiar with the Chogoria route and can provide valuable assistance and support during the trek, ensuring a safer and more enjoyable experience.

When successfully completed, the tent and campsite will accommodate, hikers, mountain climbers and generally outdoor enthusiasts that love to experience nature at its wildest state.



ACCOMMODATION SITES:

SIRIMON GLADE

30 Bed Eco lodge

The Sirimon route is one of the popular routes for trekking and climbing Mount Kenya and is renowned for its scenic beauty and relatively gentle slopes, making it accessible to both experienced hikers and beginners.

The route starts from the Sirimon Gate, located on the western side of Mount Kenya and offers opportunities for hiking and trekking through diverse landscapes, including forests, moorlands, and alpine regions. Along the way, you can enjoy panoramic views, unique flora and fauna, and the thrill of reaching higher altitudes.

The site is home to a variety of wildlife species and therefore offers prime opportunities to spot wildlife such as elephants, buffalos, hyenas, various antelope species, and a rich birdlife.

The Sirimon Glade, like many other areas around Mount Kenya, offers stunning landscapes and natural beauty and as such, this would interest photographers and nature enthusiasts to capture and document nature at its best.

Camping is a popular activity for those exploring Mount Kenya, and Sirimon Glade can serve as a camping spot, providing a serene and scenic setting to set up tents and spend the night under the starry sky.

Mountain climbing requires proper planning, equipment, and knowledge of high-altitude trekking. It is advisable to seek the guidance of experienced guides.

This site will interest investors looking to attract clients with mountain climbing specialities and interests.

MINTOS HUT

40 Bed Climber and Porter House

This is located on high altitude (4300m ASL) on the Chogoria route.

The investor will develop a single facility consisting of 30-40 bunk beds catering for climbers.

The area is ecologically sensitive and the investor will develop their own access roads during construction. The terrain is rocky and overlooks Lake Michaelson.

LIKI NORTH HUT SITE

40 Bed Climbers and Porter's Bunk House

Located on high altitude (3993m ASL) on the Sirimon route, the investor will develop a single facility consisting of 30-40 bunk beds catering for climbers.

While the terrain is rocky and the location ecologically sensitive, the investor will be required to develop their own access roads during construction.



LAKE ELLIS

12 Bed Luxury Camp/Eco-lodge

Lake Ellis is a small alpine lake located in Mount Kenya, the highest mountain in Kenya and the second highest in Africa.

The pristine lake is located at an elevation of approximately 3,500 meters (11,480 feet) above sea level surrounded by the stunning natural beauty of Mount Kenya's rugged landscape. The lake's serene waters reflect the majestic peaks and glaciers of the mountain, creating a picturesque and tranquil setting.

Lake Ellis is a popular destination for trekkers and hikers on mountain exploration. It serves as a campsite for visitors attempting to summit the mountain or as a resting point during multi-day hikes. The lake offers a peaceful place to rest, admire the scenery, and take in the fresh mountain air.

The area holds diverse flora and fauna, including unique alpine plant species and various bird species.

Mountain climbing requires proper planning, equipment, and knowledge of high-altitude trekking. It is advisable to seek the guidance of experienced guides or join organized tours to ensure safety and make the most of the experience.

Overall, Lake Ellis in Mount Kenya provides a beautiful natural setting and serves as a memorable spot for trekkers and nature enthusiasts to appreciate the mountain's splendour.

This site will interest investors looking to attract clients with mountain climbing specialities and interests.

This site will be ideal for an open campsite that will attract outdoor wilderness lovers.

OLD MOSES SITE

It is located 9Km from Sirimon Gate next to transition zone moorland and hagenia forest.

There are existing basic bunkhouses with a capacity of 60 pax with a caretaker house.

The area has amazing views of valleys in the park.



SHIPTON'S SITE

The site is 22Km from Sirimon gate. It is located 3900m above sea level at the edge of moorland and at the base of the rugged peak in the Northern part of the park. This is a basic 80-pax bunkhouse.

THEMWE-ROTUNDU-MARANIA MT. KENYA ROUTE

The Mt. Kenya cable car is a proposed tourism game-changer that will be located at Themwe Gate in the Forest Reserve to Lake Ellis in Mt. Kenya National Park. Accessibility will be via Rotundu Lodge along the equator line, hardly used by mountaineers despite the fact that quite a good stretch of its road is all weather and motor able offering fascinating features such as lakes, gorges, valleys, pot of fortune, and vegetation on the main route.

The cable car project would include Themwe gate to Marania gate and a drop line from Lake Ellis to Marania gate, easily forming into a triangular circuit and two major passenger pick up points at Marania and Themwe gates with Lake Ellis offering a rest station, lounge and picnic station on the mountain.





MWEA N. RESERVE

An Undiscovered oasis of Tranquility

Mastering the best of the fundamentals of relaxation that mainly encompass peace and quiet, this reserve sits undiscovered, pristine and intact. It is an oasis of calm and tranquility in a populous landscape.

Boldly painted on a parchment canvas of dusty dry bush and feathered acacia, this diverse pocket of wilderness is traversed by torrential seasonal rivers and stubbed with bulbous baobab trees.

The ecosystem's main features are the meeting point of rivers Tana and Thiba, Kamburu and Masinga hydroelectric dams, which harbor a variety of biodiversity. The reserve is renowned for its birds and waders and shelters two other rare species; Pel's fishing owl and the white-backed night heron. Mwea is the only protected reserve in which the globally threatened and Kenya-endemic Hinde's Babber is found.



KAMBURU DAM

40-60 Eco-lodge

The site is near Kamburu dam set on a raised ground with beautiful scenery overlooking the dam, located 13km eastern side of the reserve headquarters.

It is located 33km from Kiritiri center, 30km from Masinga dam and 15km to Makima Shopping Centre (Petrol Station)



HIPPO POINT SITE

40 Bed Eco-lodge

Located at the confluence of Thiba River and Kamburu Dam presenting a perfect oasis for heavenly experiences to take away the daily fatigues thus guaranteeing natural therapy.

Ideal for a tented camp with a maximum capacity of 30 beds, the Hippo point is a hilly terrain near a reliable water point with plenty of hippos especially during the rainy season.

The vegetation is wooded grassland vegetation situated 10km from the park headquarters and 23km from Masinga dam.

NANYUKI STATION

RANGER'S SITE

Restaurant and Amusement

This is a prime property at the KWS Station with staff quarters and is 3km from Nanyuki town, around the KFS Kanyoni Forest gate, Army Barracks and borders Fairmont Hotel.

The location is ideal for a restaurant and children's amusement park.



MOUNTAIN VIEW SITE (LODGE)

Animal Rescue Centre

Located at the KWS Station with staff quarters .It is a prime property 3 km from Nanyuki town, around the KFS Kanyoni Forest gate, Army Barracks and borders Fairmont Hotel.



LAIKIPIA NATIONAL PARK

OPEN USE SITE:

LAGGAR SITE

30 - 40 Bed Luxury Eco-lodge

This is a scenic green field site with a laggar that collects water from the passing Suguroi River that can be developed into a permanent dam to attract wildlife.

An Eco lodge will form an important linkage with conservancies like Segera, Olpejeta, ADC Mutara and El Karama.

The park is 17,105 acres (6842ha) and borders ADC Mutara to the west where Olpejeta runs the Jambo Mutara tented lodge. To the East is Segera Conservancy that manages Segera tree top Lodge and Suguroi River.



KISARGEI LUGAR SITE

30 Bed Eco-lodge

This is a green field site that has a lugar with scenic beauty.

Its water drains to the Kisargei and Suguroi Rivers, which can be developed into a permanent dam to attract wildlife.

An Eco-lodge will form an important linkage with conservancies like Segera, Olpejeta, ADC Mutara and El Karama.



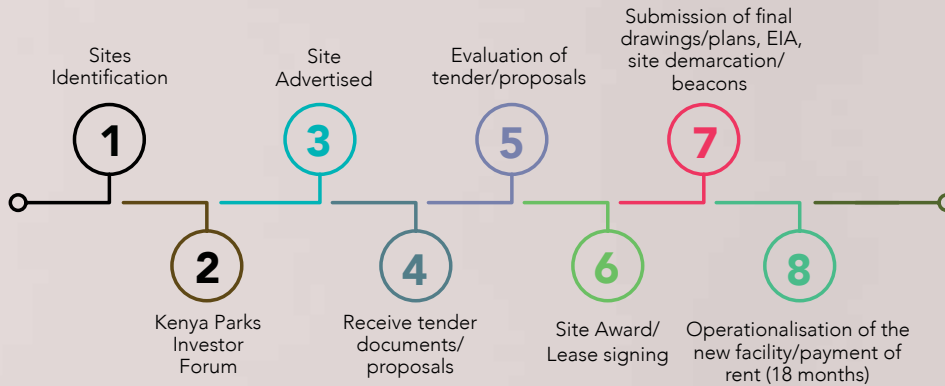
VISITOR DATA 2018-2022

	PARK	2018	2019	2020	2021	2022
1	Aberdares National Park	43,228	46,866	17,720	31,905	46,763
2	Amboseli National Park	175,798	191,656	55,076	90,903	155,691
3	Central Island National Park	329	541	53	-	268
4	Chyulu Hills National Park	260	595	493	271	1,026
5	Hell's Gate National Park	165,817	165,617	35,147	73,669	170,783
6	Kakamega Forest National Reserve	6,115	5,469	3,964	2,127	4,989
7	Kisite Marine Park	50,278	53,315	32,457	54,046	73,922
8	Kisumu Impala Sanctuary	309,367	306,798	59,450	117,374	235,041
9	Kiunga Marine Park	1,098	868	356	469	1,832
10	Lake Elementaita Wildlife Sanctuary	-	-	-	-	9,354
11	Lake Nakuru National Park	241,980	232,999	50,877	79,578	185,051
12	Malindi Marine Park	29,061	28,777	12,496	18,578	25,662
13	Marsabit National Park	3,539	5,097	5,180	5,066	6,460
14	Meru National Park	18,849	17,700	6,345	9,518	16,752
15	Mombasa National Park & Reserve	39,848	40,799	21,129	37,388	56,062
16	Mt. Elgon National Reserve	7,678	10,050	4,246	7,209	10,271
17	Mt. Kenya National Park	25,945	24,759	13,545	17,800	23,095
18	Mt. Longonot National Park	60,063	60,090	24,358	35,149	70,952
19	Mwea National Reserve	1,367	2,593	1,000	809	431
20	Nairobi Mini Orphanage	414,740	384,965	120,529	194,269	348,565
21	Nairobi National Park	196,006	208,215	203,627	205,925	280,412
22	Nairobi Safari Walk	158,679	123,282	75,908	110,015	150,511
23	Ndere Island National Park	879	1,227	447	143	1,252
24	Oldonyo Sabuk National Park	19,042	18,836	11,287	20,594	23,292
25	Ruma National Park	4,003	5,234	1,243	2,219	4,762
26	Saiwa Samp National Park	3,318	3,158	1,312	1,159	3,624
27	Shimba Hills National Reserve	25,570	24,175	10,561	14,102	16,520
28	Sibiloi National Reserve	821	548	376	149	59
29	South Island National Park	-	56	13	-	-
30	Tsavo East National Park	167,018	177,938	75,134	76,179	125,558
31	Tsavo West National Park	74,143	61,309	24,966	28,611	62,648
32	Watamu Marine Park and Reserve	67,463	72,582	43,757	51,487	68,317
	TOTAL	2,312,302	2,276,114	913,052	1,286,711	2,179,925

GENERAL LEASE TERMS

ITEM	TENTED CAMP OR ECOLOGDE	RESTAURANT/SHOPS/EXPERIENCE
Duration	20 years renewable	10 years renewable
Acreage	5-20 acres depending on facility location and terrain	1-5 acres depending on the location
Insurance	Tenant to insure the premises	Tenant to insure the premises
RENT	<p>6 -18 months free ground rent Year 2 - 50% of ground rent Year 3 - 75% of ground rent Year 4 – 100% of ground rent</p> <ul style="list-style-type: none"> • Rent varies depending on facility location • Rent is payable quarterly in advance 	<ul style="list-style-type: none"> • Rent varies depending on facility location • Rent payable monthly or quarterly in advance.
Capacity	12-100 beds depending on the facility location	n/a
Variable Rent	USD 10 per night/bed (standing charges)	
Rent Free Period	<p>1-6 months ground-breaking 6-18 Months- Rent free</p>	<p>1-6 months ground-breaking 6-12 Months -Rent free</p>
Rent Escalation	4% per year	4% per year
Tender Performance Guarantee /Bond	6 months Bond applicable after signing the lease contract	3 months Bond after signing the lease contract

THE INVESTMENT PROCESS



*Prospective investors are encouraged to conduct site visits for a more comprehensive assessment of the sites feasibility and viability










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