



AMALIA

Meadow Villas

*Your Family
Deserves Serenity*

A Commitment to Excellence.

For the astute investor and the conscientious homeowner, Amalia Meadow Villas represents more than just real estate; it is a meticulously crafted lifestyle choice.

As Phase 3 of the acclaimed Amalia homes, we have not only expanded but also elevated, responding to the global demand for more space, uncompromising finishes, and an environment of enduring tranquility.

This is where architectural vision meets refined living. Every detail is a deliberate choice, ensuring a home that thrives in both function and beauty.



The Strategic Advantage of Place

Located within the serene, controlled confines of Munene farm on Kamiti Road, Amalia Meadows offers a rare, privileged duality. You are granted complete sanctuary, surrounded by nature, security, and the peace afforded by clean air, yet remain effortlessly connected.

Enjoy fully tarmacked, access to the cosmopolitan hubs of Tatu City, Kiambu Road, and key infrastructure, including the Thika Superhighway, bypasses and malls.

A seamless commute. A serene homecoming.





The Residence, Uncompromising Details

The ultimate luxury is the freedom of space. Amalia Meadow Villas are designed for expansive family living and gracious entertaining, set upon significantly larger plots that define true high-end property ownership.



Plot Type

Plot Size

Villa Focus

Quarter Acre 499 sqm

The Grand Reserve:

Unrivalled scale and private grounds.

Eighth Acre 445 sqm

The Executive Choice:

Generous space, meticulously designed.

Defined by Detail

Experience the grandeur of the 5-Bedroom All Ensuite Villa, complete with a dedicated DSQ. This generous layout ensures privacy, convenience, and flexibility for a modern, expansive lifestyle.

The Grand Salon:

The heart of the home, bathed in natural light. Soaring, large-format windows frame the verdant outlook of the meadows, transforming the changing seasons into a daily masterpiece. Here, the flow of airy space and scenic views elevates casual gathering into an art form, fostering moments of quiet reflection and vibrant connection.

The Gourmet Atelier:

The heart of the home is a chef's dream. Our fully Fitted Gourmet Kitchen is equipped with a suite of premium, integrated appliances: a professional Cooktop, contemporary Extraction Hood, built-in Microwave, and convection Oven. A space where culinary artistry meets seamless function.

The Master Sanctuary:

Retreat to an oasis of restorative luxury. The Master Suite Indulgence features an imported Deep-Soaking Bathtub, elegant His & Hers Basins set against refined vanity, and a separate, modern glass-enclosed shower cubicle. Every element is designed to elevate your daily ritual into a spa-like experience.

The Private Vista:

Beyond the living area lies your expansive, Manicured Backyard. This verdant, private space is your family's slice of nature, a tranquil setting for al fresco dining, children's play, or quiet contemplation under the open sky.

A Bespoke Lifestyle:

Curated Wellness & Convenience

Amalia Meadows provides a world-class environment designed to nourish health, connectivity, and peace of mind. We have anticipated every need, ensuring an ecosystem of effortless living.

Amenities for an Enriched Life

The Resort Pool: A magnificent Resort-Style Swimming Pool offering a serene escape for relaxation and exercise.

The Performance Studio: A comprehensively Fully Equipped Gymnasium, providing the ultimate convenience for maintaining your peak physical condition.

The Linear Park: Dedicated, scenic Walking and Jogging Tracks that wind through the community, encouraging outdoor activity and connection.

Family & Community: A secure and imaginative Kids' Play Area, complemented by serene Community Green Areas perfect for neighbourly connection.

Future Assurance: Strategic planning includes a Proposed Health Centre within the community, ensuring immediate access to care.



Resilience Built-In

We ensure your peace is never interrupted by incorporating high-performance utility infrastructure:

Guaranteed Continuity: A robust 10Kva Solar Power Backup system provides unparalleled reliability, ensuring your life continues uninterrupted.

Sustainable Efficiency: Modern Heat Pump Technology delivers energy-efficient hot water, reducing running costs while maximizing comfort.

Water Security: A vast 10,000 Litre Underground Water Tank guarantees reliable, ample water supply for your household.

The moment is yours

This offering is extended to a discerning few who recognize the value of superior construction, strategic location, and generous space. Amalia Meadows is not merely a purchase; it is the acquisition of a future defined by quality.

We offer an achievable 18-month staged payment plan designed to suit the requirements of both local and international investors.

The Reservation Process:

Secure your chosen plot with an initial 30% deposit and pay the balance over an 18 month period.

To request a detailed portfolio and arrange your exclusive site visit, Please contact our Acquisition Team.





BOOK A VIEWING TODAY

+254 769 359 913 +254 713 060 219
sales@amalia.life.co.ke

More Life, **No Compromise!**