

GLOSSY

REAL ESTATE & PROPERTY MANAGEMENT LTD

COMPANY PROFILE 2026

Your Trusted Partner in Real Estate Solutions

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01 About the Firm

Glossy Real Estate & Property Management Ltd is a Kenyan-registered real estate development, consultancy and property management firm headquartered in Nairobi. We deliver residential, commercial, industrial and agricultural real estate projects, and provide the day-to-day management infrastructure that protects the value of those assets over their entire operational life.

The firm combines hands-on construction supervision, disciplined quantity surveying, transparent financial reporting and end-to-end tenant management under a single accountable structure. Our clients — individual investors, families, diaspora landlords, corporates and institutional developers — engage us because we operate with the professionalism of a large consultancy and the responsiveness of an owner-operator.

FIRM AT A GLANCE

Registered Name	Glossy Real Estate & Property Management Ltd
Head Office	Nairobi, Kenya (Eastern Bypass corridor)
Sectors	Residential · Commercial · Industrial · Agricultural Land · Property Management
Reach	Nairobi Metro, Kiambu, Machakos, Kajiado, Meru (Timau) and greater Kenya
Website	www.glossyrealestate.com
Telephone	+254 715 501719
Email	glossyrealestate26@gmail.com
Working Language	English · Kiswahili

02 Vision, Mission & Core Values

VISION

To be East Africa's most trusted real estate partner — recognised for the integrity of our builds, the discipline of our management and the long-term value we deliver to every client we serve.

MISSION

To develop, manage and advise on real estate assets with transparency, technical excellence and measurable financial performance, so that our clients can invest and reinvest with confidence.

CORE VALUES

- ◆ **Integrity** — transparent reporting, honest budgets, no hidden margins.
- ◆ **Craftsmanship** — engineered detailing, structured quality control, zero shortcuts on safety.
- ◆ **Accountability** — every shilling, every task and every tenant handled with a clear owner.
- ◆ **Client Partnership** — we treat each project as if the capital were our own.
- ◆ **Continuous Improvement** — modern tools, digital records, better cost control every cycle.

03 Our Services

Glossy operates four integrated service lines. Clients may engage us for a single line or as a single-point partner across the entire asset lifecycle — land, design, construction, letting, operations and disposal.

A. CONSTRUCTION & PROJECT DELIVERY

- ◆ Residential builds — bungalows, maisonettes, apartments and gated developments.
- ◆ Commercial and mixed-use buildings — malls, offices, retail complexes.
- ◆ Industrial builds — warehouses, storage facilities and light manufacturing.
- ◆ Structural upgrades, extensions and adaptive re-use of existing buildings.
- ◆ Full site supervision, quality control and structured hand-over.

B. PROPERTY MANAGEMENT

- ◆ Tenant sourcing, screening, lease drafting and onboarding.
- ◆ Rent collection, arrears follow-up and monthly landlord statements.
- ◆ Preventive and reactive maintenance with vetted trades.
- ◆ Service-charge administration, utilities reconciliation and vendor management.
- ◆ Vacancy marketing, showings and re-letting.

C. CONSULTANCY & ADVISORY

- ◆ Feasibility studies, market absorption and highest-and-best-use analysis.
- ◆ Land acquisition due diligence — title, encumbrances, valuations, zoning.
- ◆ Project budgeting, quantity surveying and tender evaluation.
- ◆ Independent cost control on client-managed projects.

D. LAND & AGRICULTURAL INVESTMENTS

- ◆ Serviced land parcels in high-growth corridors.
- ◆ Investor advisory on agricultural land in Meru (Timau) and other productive regions.
- ◆ Title verification, survey coordination and secure transfer support.

04 Project Delivery Approach

Every Glossy project follows a documented six-stage delivery framework. Each stage produces sign-off artefacts (BOQs, method statements, progress reports, photo logs and financial reconciliations) that we share with the client in real time.

1. Inception	Client brief, site visit, preliminary feasibility, indicative budget and programme.
2. Design & Costing	Architectural and structural design co-ordination, detailed BOQ, priced tender documents
3. Procurement	Competitive tender evaluation, contractor and supplier selection, contract execution and m
4. Construction	Full-time site supervision, weekly quality inspections, valuations, safety enforcement and
5. Commissioning	Snagging, testing, statutory approvals, hand-over pack, warranty registers and operations
6. Operations	Optional continuation into property management, maintenance and leasing under our mar

05 Property Management

Our management arm operates residential, commercial and mixed-use assets on behalf of individual landlords, diaspora investors and corporate clients. We treat the asset as a business: cash-in, cash-out, occupancy, wear, compliance and reinvestment are all measured and reported monthly.

WHAT LANDLORDS RECEIVE EACH MONTH

- ◆ A branded landlord statement showing rent collected, arrears, expenses and net remittance.
- ◆ A maintenance log with photos of any work carried out and a running preventive schedule.
- ◆ A tenant register showing lease dates, deposits held, contact details and renewal alerts.
- ◆ A vacancy and marketing report for any unlet units.
- ◆ A compliance snapshot — insurance, statutory approvals, service-charge health.

WHAT TENANTS RECEIVE

- ◆ A single point of contact for maintenance requests, with tracked response times.
- ◆ Clear leases, transparent charges and dignified handling.
- ◆ Scheduled preventive maintenance so problems are prevented, not just fixed.

06 Consultancy & Advisory

Glossy provides advisory work for clients who need clarity before they commit capital. Our consultancy engagements are documented, defensible and independent — we do not receive commissions from suppliers or contractors we recommend.

TYPICAL CONSULTANCY ENGAGEMENTS

- ◆ Pre-purchase land due diligence — title search, survey verification, zoning check, valuation review.
- ◆ Development feasibility — market study, absorption, revenue model and return-on-cost analysis.
- ◆ Tender evaluation — technical and financial adjudication of contractor bids.
- ◆ Cost control on client-managed projects — monthly cost reports and variance analysis.
- ◆ Portfolio review for diaspora landlords considering additional acquisitions or disposals.

07 Featured Projects

A representative sample of assets Glossy has delivered or currently manages across Kenya.

#	Project	Category	Location	Scale
01	Waris Mall	Commercial / Mixed-use	Eastern Bypass, Nairobi	~8,500 m ²
02	3-Bedroom Hidden Roof Bungalow	Residential	Nairobi Metropolitan	221 m ²
03	Basement Warehouse Project	Industrial	Nairobi Industrial Belt	600 m ²
04	12-Unit Bedsitter Apartments	Residential Development	Nairobi	12 units
05	Timau Agricultural Investment Land	Land & Agricultural	Timau, Meru County	Serviced parcels

Additional projects — including maisonette developments, boundary walls, extensions, refurbishments and property-management mandates — are available on request under NDA where client confidentiality applies.

08 Our Team & Capacity

Glossy is structured around a core professional team supported by a vetted panel of specialist sub-contractors, tradesmen and suppliers. This model lets us right-size resources to each project without carrying overhead onto client budgets.

Directors & Management	Real estate development, property management and financial oversight.
Project Managers	Site programme, cost, quality, safety and reporting.
Quantity Surveyors	BOQs, valuations, cost control and tender adjudication.
Site Supervisors	Daily supervision, workmanship checks and photo reporting.
Property Officers	Tenant onboarding, rent collection, statements and inspections.
Maintenance Team	In-house core trades and vetted specialist sub-contractors.
Administration & Finance	Documentation, invoicing, statutory compliance and reporting.

09 Compliance & Standards

- ◆ Registered under the Companies Act of Kenya.
- ◆ Tax-compliant with KRA — PIN, VAT (where applicable) and annual returns filed.
- ◆ Adherence to the National Construction Authority (NCA) framework on all applicable builds.
- ◆ Compliance with county planning, environmental and public-health approvals.
- ◆ OSHA-aligned site safety practices — PPE, method statements, incident register.
- ◆ Data-protection posture aligned to the Kenya Data Protection Act, 2019.
- ◆ Anti-corruption stance — no facilitation payments; all supplier payments are documented and traceable.

10 Why Choose Glossy

- ◆ End-to-end capability — one accountable partner from land to lease.
- ◆ Transparent budgets — priced BOQs, no hidden margins, no surprise variations.
- ◆ Digital record-keeping — every task, expense, tenant and document is captured and retrievable.
- ◆ Diaspora-friendly — remote reporting, video walkthroughs and mobile-money remittance for landlords abroad.
- ◆ Local execution, professional discipline — Nairobi trades and supply chains, managed like a consultancy.
- ◆ Long-term relationship — we build to be re-hired, not just paid.

11 Client Commitments

Every Glossy engagement is governed by a written contract and the following non-negotiable client commitments:

- ◆ Written scope, priced schedule and agreed programme before mobilisation.
- ◆ Weekly progress and cost reporting for active construction projects.
- ◆ Monthly landlord statements for managed properties.
- ◆ 24-hour response acknowledgement for tenant maintenance requests.
- ◆ Documented change control — no scope or cost change without written approval.
- ◆ Confidential handling of client information, drawings and financial data.

12 Contact & Corporate Information

Legal Name	Glossy Real Estate & Property Management Ltd
Head Office	Nairobi, Kenya
Operating Corridor	Eastern Bypass and greater Nairobi Metropolitan Area
Website	www.glossyrealestate.com
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Working Hours	Mon–Sat, 08:00 – 18:00 EAT
Facebook	facebook.com/share/1JjnVQHxhw
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For consultancy briefs, tender invitations, property management mandates or investor meetings, please reach us at **glossyrealestate26@gmail.com** or call **+254 715 501719**. You may also use the enquiry form at www.glossyrealestate.com/contact.

Terms & Conditions apply. This company profile is issued for informational and pre-qualification purposes. Figures, portfolio composition and team capacity are current as at the date of issue and are refreshed annually.