

13TH EAST PROPERTY INVESTMENT SUMMIT
KENYA 2026

YODEZEEN

BRANDED RESIDENCES BEYOND HOTELS

THE RISE OF LUXURY VILLA COMMUNITIES UNDER
GLOBAL BRANDS

A MULTI-AWARD-WINNING
ARCHITECTURE AND DESIGN STUDIO

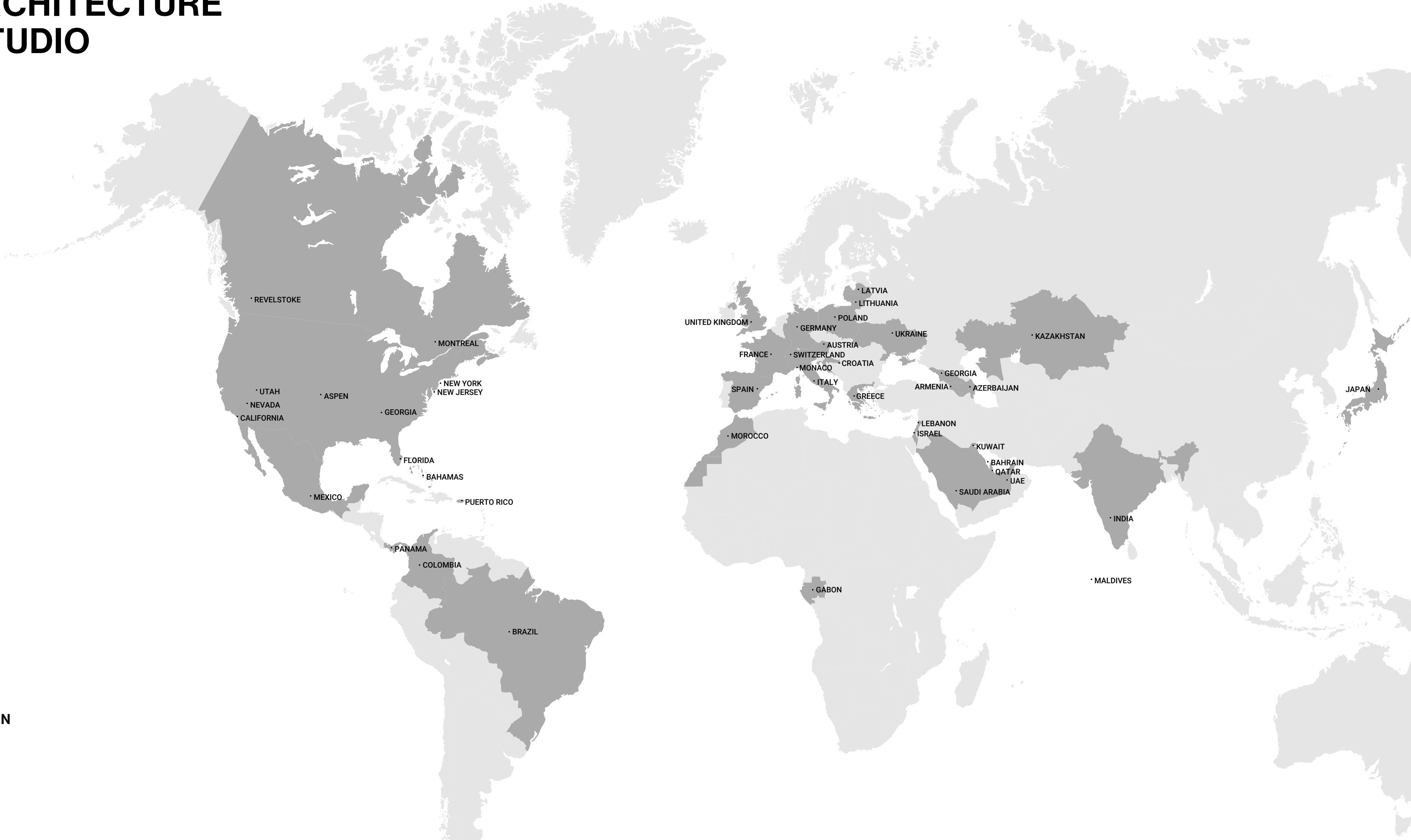
YODEZEEN IS A MULTI-AWARD-WINNING ARCHITECTURE & DESIGN STUDIO

16
YEARS OF EXPERTISE

60
INTERNATIONAL AWARDS

320
EMPLOYEES

7
OFFICES IN MIAMI, DUBAI, LONDON, WARSAW, KYIV, MILAN



BEFORE

BRANDED APARTMENTS STACKED
INSIDE HOTEL TOWERS



AFTER

PRIVATE VILLA COMMUNITIES OPERATED
TO BRAND STANDARD





RAFFLES



FOUR SEASONS



CHEVAL  BLANC



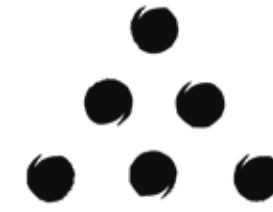
THE RITZ-CARLTON



WALDORF ASTORIA®
HOTELS & RESORTS



MANDARIN ORIENTAL
THE HOTEL GROUP



SIX SENSES



ST REGIS

One&Only

ROSEWOOD

BVLGARI

ĀMAN

BUYER PROFILE

AGE

45 - 60

NET WORTH

\$10M+

ORIGIN

GCC · UK · IN

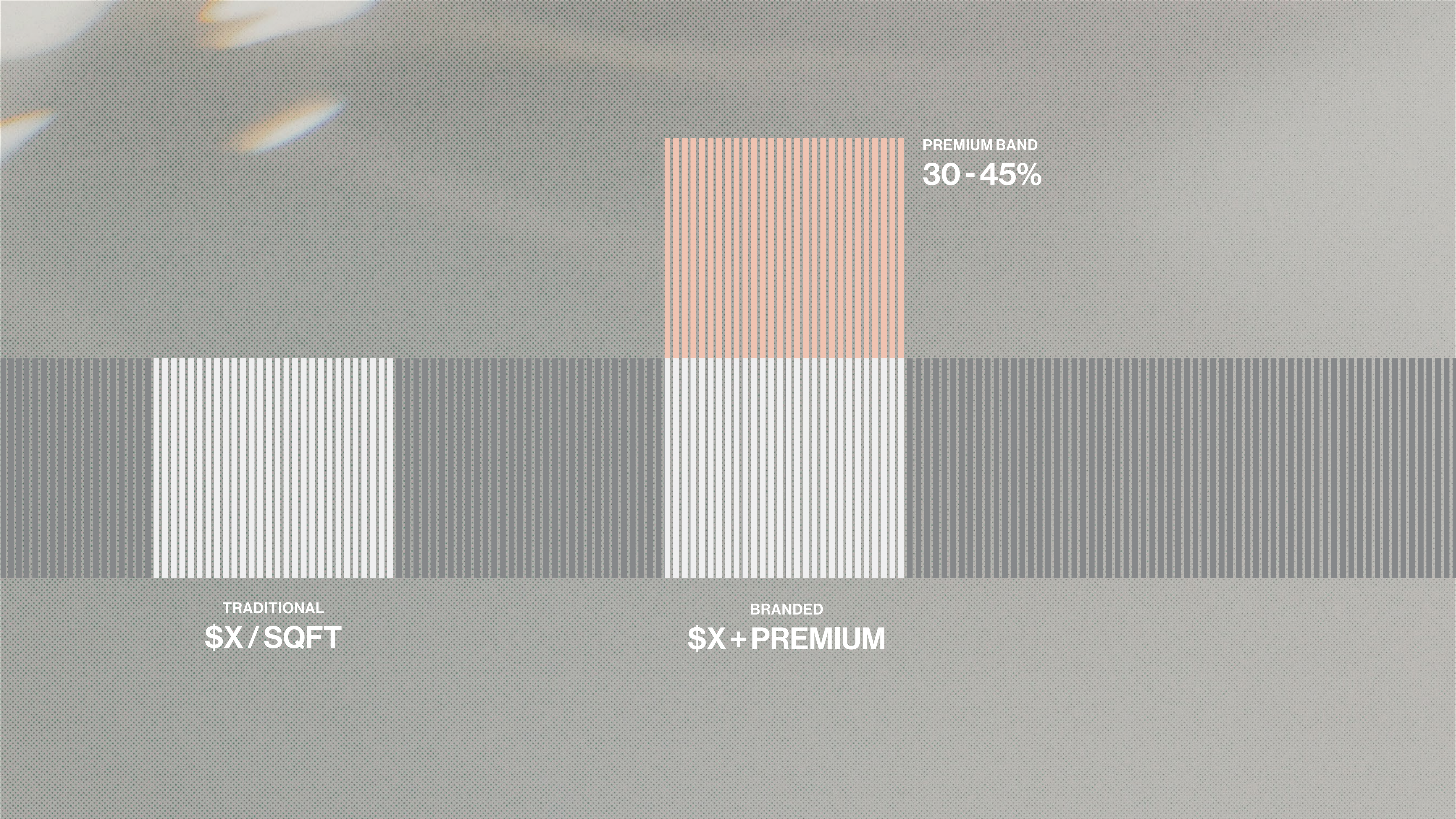
USE

6-10 WKS / YR

TRADITIONAL
\$X / SQFT

BRANDED
\$X + PREMIUM

PREMIUM BAND
30 - 45%



GDP GROWTH

5.1%

HNWI POPULATION

8 500

TOURISM ARRIVALS

2.4 M





DIANI

SOUTH COAST · ESTABLISHED



WATAMU

MID COAST · MARINE RESERVE



LAMU

NORTH COAST · UNESCO

REGULATORY FRAMEWORK

LAND TENURE

99 YR LEASEHOLD / FREEHOLD ZONES

FOREIGN OWNERSHIP

PERMITTED IN DESIGNATED ZONES

TAX INCENTIVES

EPZ · SEZ STRUCTURES

REPATRIATION

NO FX RESTRICTIONS

BRAND MATCH⁰¹

MASTERPLAN⁰²

DESIGN DEV⁰³

DELIVERY⁰⁴

OPERATIONS⁰⁵

**PREMIUM
PRICING**

**ABSORPTION
SPEED**

**RENTAL
YIELD**

**EXIT
LIQUIDITY**

**BRAND
HALO**



BULGARI VILLA

LOCATION:

DUBAI, JUMEIRA BAY DISTRICT







TRAVERTINE



LINEN



WALNUT



ONYX



BRONZE



LEATHER



APPROVED CONCEPT

FINAL DESIGN DIRECTION



ALTERNATIVE CONCEPT

EXPLORED VARIANT



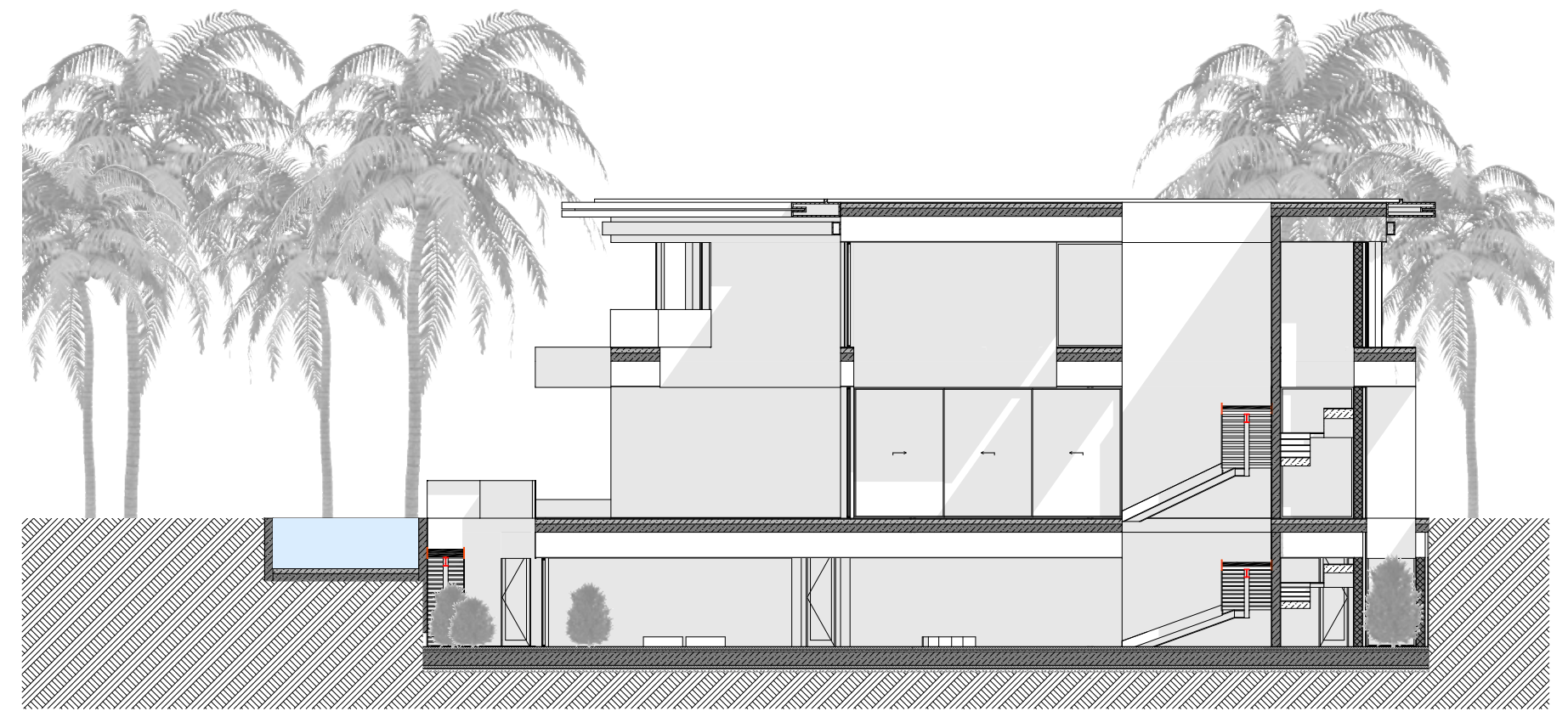
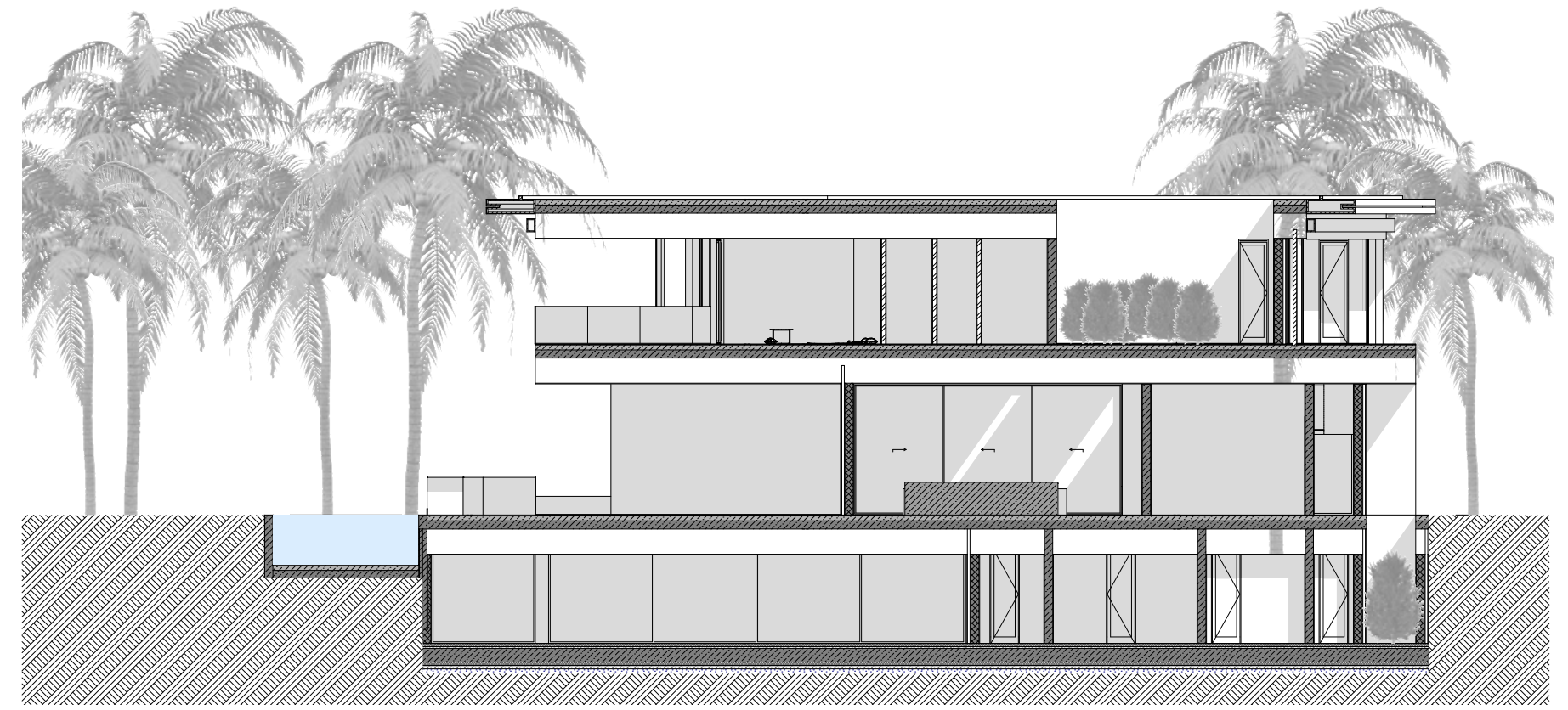
WALDORF ASTORIA VILLAS

LOCATION:

RAS AL KHAIMAH, UAE



INSPIRATIONS & MOOD











DUBAI LEARNING

BRAND COVENANTS

MATERIAL PALETTE

OPERATING MODEL



KENYA TRANSLATION

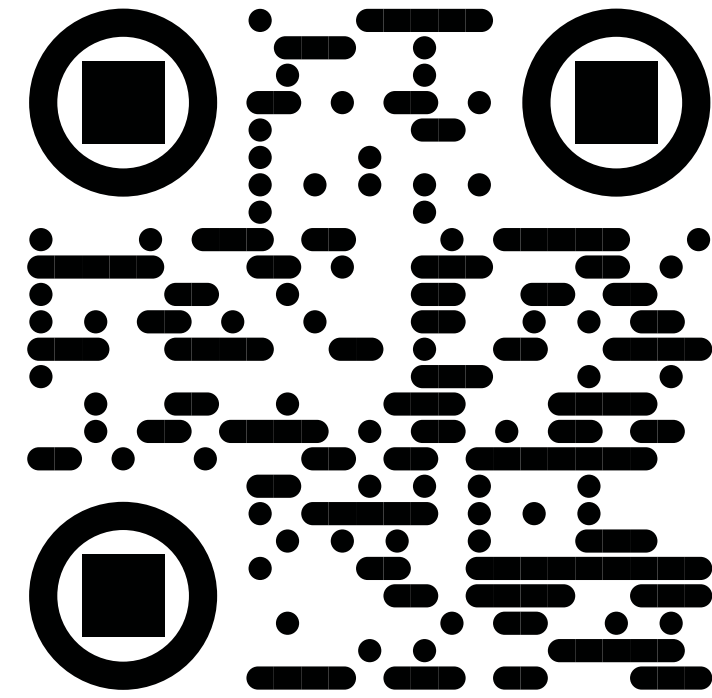
ADAPT TO KENYA COASTAL VERNACULAR

LOCAL STONE, CORAL, TIMBER

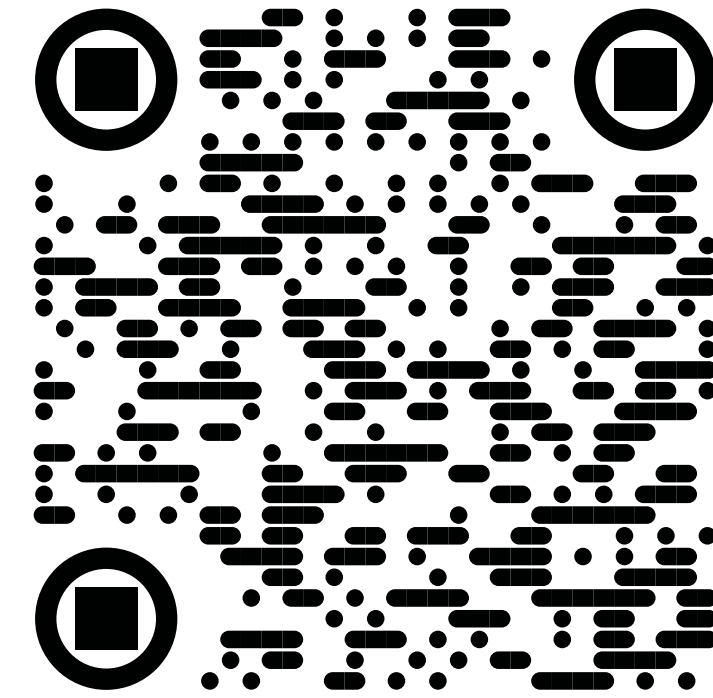
HOTEL ADJACENT SERVICES IN DIANI / WATAMU

YODEZEEN

ARCHITECTURE & INTERIOR DESIGN STUDIO



YODEZEEN.COM



INSTAGRAM

GENERAL INQUIRIES

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