

HIBO

MANOR

# MADE FOR EVERY VERSION OF YOU

Welcome to Hibo Manor, a private collection of presidential residences designed for regal living.

Tucked away in the leafy heart of Karen, this exclusive enclave features fourteen exquisite 6-bedroom villas, spread across 7.62 acres of lush, green gardens. Each 9,349 sq. ft. villa is designed as a private retreat immersed in nature.





*A Grand Welcome*



## EXQUISITE ARCHITECTURE

From the privacy of the driveway, the grand foyer welcomes you with an air of effortless luxury and refined charm.

Elegant architectural lines and artful detailing set the tone for the residence's sophisticated character. At its heart, a stunning floating staircase, gracefully accented with vibrant indoor greenery, serves as both a sculptural centerpiece and a reflection of the villa's connection to nature.





## THE SIGNATURE LOUNGE

The lounge exudes understated luxury, a soaring, sun-drenched expanse where design and comfort converge. Floor-to-ceiling glazing frames picturesque garden views, infusing the space with natural beauty and calm. A striking central fireplace serves as the focal point, radiating warmth and allure, perfect for intimate gatherings or peaceful nights at home.





Esculent Dining

## ESCULENT DINING AREA

Framed by lush garden views, the dining area greets you with natural grace. Whether it's a casual weekday breakfast or a weekend brunch with loved ones, this space is designed to nurture connection and the simple pleasure of sharing a table.

The adjoining kitchen opens seamlessly onto an outdoor herb garden, where fragrant greenery adds both freshness and flair to every gathering.





## A ROOM FOR EVERY CHAPTER

Adaptable and full of possibility, this room is thoughtfully designed to suit your evolving lifestyle.

It offers the freedom to create what you need most, a private home office, a quiet study, a creative studio, or an extra bedroom. It's a space that works for you, in every season of your life.





Guest Wing

## PRIVATE GUEST HAVEN

The guest wing is a private haven for friends or extended family, featuring two ensuite bedrooms thoughtfully designed for comfort and discretion.

Opening onto a terrace with lush views, it provides a restful sanctuary and a sense of quiet seclusion, allowing guests to feel at home while the household moves to its own rhythm.





## THE FAMILY RETREAT

Journey to the upper level where the family lounge presents a warm and inviting sanctuary for connection, relaxation, and shared moments. Just steps away, the home theatre offers an immersive retreat for cinematic indulgence. Beyond this, a versatile space awaits ready to be shaped by your lifestyle, whether as a children's playroom, a wellness studio, or a focused home office.





Master Bedroom

## ENSUITE COMFORT

The impressive master suite stands out for its impeccable blend of design and functionality. Thoughtfully proportioned, it offers a private lounge, a lavish bathroom, a walk-in closet, and a serene garden-facing terrace.

Three additional ensuite bedrooms on this floor, each with its private terrace, perfectly balance connection and personal space.





*Pool & Ampitheatre*

## INDOOR OUTDOOR LIVING

The manor's exquisite interior gives way to a fluid connection with its serene outdoor spaces.

Lush gardens, mature trees, and meticulously curated flora frame the exterior that soothes the senses. Nestled within this greenery, a bespoke amphitheatre offers a graceful setting for open-air movie nights, alfresco gatherings, or quiet reflection under the stars.





## TRANQUIL GARDEN TERRACE

A generous terrace reveals an alluring outdoor setting for intimate gatherings, moments of repose, or graceful entertaining. Beside it, a provision for a private pool evokes a sense of resort-style leisure, a secluded haven for rejuvenation.

Just steps away, a shaded alcove offers an inviting retreat for family and friends, a discreet enclave to unwind, share conversation, and savor the beauty of the surrounding gardens.





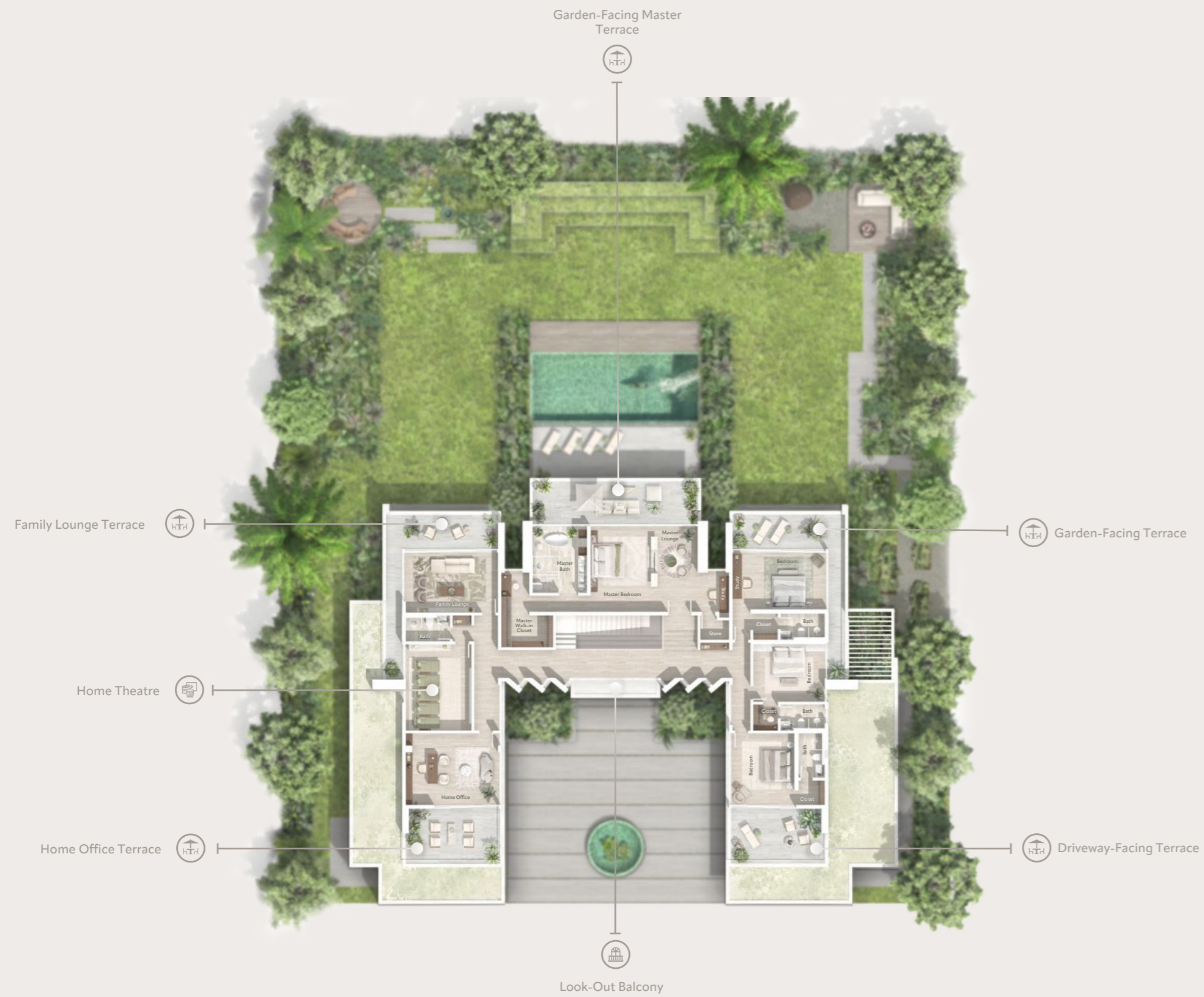
*Expansive Rear View*

6 Bedroom | 9,349 sq.ft.

## GROUND FLOOR

- Grand Foyer and Staircase
- Extended-Height Lounge with access to Garden and Pool
- Formal Study with Lounge and Garden-Facing Outdoor Terrace
- Guest Wing:
  - Open Plan Kitchen, Dining and Lounge with Terrace
  - Two Ensuite Bedrooms with Wardrobe & Dresser
  - Guest Bath and Utility Closet
- Open Plan Kitchen and Dining with an Outdoor Terrace
- Chef's Kitchen with Access to Pantry, Yard and Herbal Garden
- Mud Room with Access to Laundry
- Two staff Quarters
- Four Car Parks
- The Dreamscape Upgrade (Optional):
  - Swimming Pool and Pool Deck
  - Corner Garden Decks
  - Amphitheatre
  - Entrance Water Feature





## FIRST FLOOR

- Look-Out Balcony
- Master Suite:  
Private Lounge  
Lavish Master Bath  
Walk-in Closet  
Serene Garden-Facing Terrace  
Private Study and Storage
- Three Opulent Ensuite Bedrooms with Terraces
- Family Lounge with Garden-Facing Terrace
- Home Theatre
- Home Office with Driveway-Facing Terrace

# SITE PLAN



## Key Distances:

- 6 mins to the Hub Karen
- 7 mins to Crossroads Mall
- 8 mins to Nairobi Montessori School
- 9 mins to Waldorf Woodland School Trust
- 9 mins to St Christopher's International School
- 10 mins to the Waterfront Karen
- 15 mins to Junction Mall



Developer  
Hibo Group Limited

Development Consultants  
HassConsult Real Estate Limited

Sole and Exclusive Selling Agents



HassConsult Real Estate Limited  
ABC Place Waiyaki Way  
P.O. Box 14090 - 00800 Nairobi, Kenya

T: 0709 479 000

E: [hello@hassconsult.com](mailto:hello@hassconsult.com)

W: [www.hassconsult.com](http://www.hassconsult.com)

Sales: 0709 479 479

Property Reference No: 2332

HassConsult Real Estate Limited for themselves and for the vendors of this property whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract nor are these guaranteed to be accurate under any circumstances.

