



THE PONTOON

NYALI

LUXURY LIVING...FOR THOSE WHO DARE

www.pontoonsuites.com



Secure, Modern
Luxury Suites, in...

Nyali

Discover your ocean-view escape in Nyali , Where Style Meets Luxury, Dare to invest in Nyali's most prestigious location. Choose from spacious 1 & 2-bedroom suites designed with panoramic Indian Ocean views and indulgent amenities: Pristine pool, Chinese Restaurant, and On location gym. Enjoy effortless family getaways and memorable holidays without the limits of hotel stays.

At the same time, your property works for you, drawing premium tenants, delivering up to 17% ROI, and benefiting from as much as 35% capital growth in Nyali's thriving market. With 50% of units already taken, and a 0% interest flexible payment plan, this is one of the most accessible coastal opportunities today. Secure your lifestyle asset and high-performing investment before it's gone.

Book a private viewing now. Call +254 740740740.

THE PONTOON SUITES NYALI



Nestled along the vibrant Links Road in Nyali, the upcoming Pontoon suites promise a blend of modern elegance and coastal charm. Offering spacious layouts, sleek finishes, and lifestyle amenities like pools, balconies, and secure parking, all just minutes from the beach, City Mall, and Nyali's buzzing social scene.

Designed for both comfort and convenience, these residences capture the essence of luxury seaside living while positioning you at the heart of Mombasa's most desirable neighborhood, making them an irresistible choice for homeowners and investors alike.



LOCATION

Links Road Nyali

Mombasa, Kenya

Minutes away from Entertainment Hubs

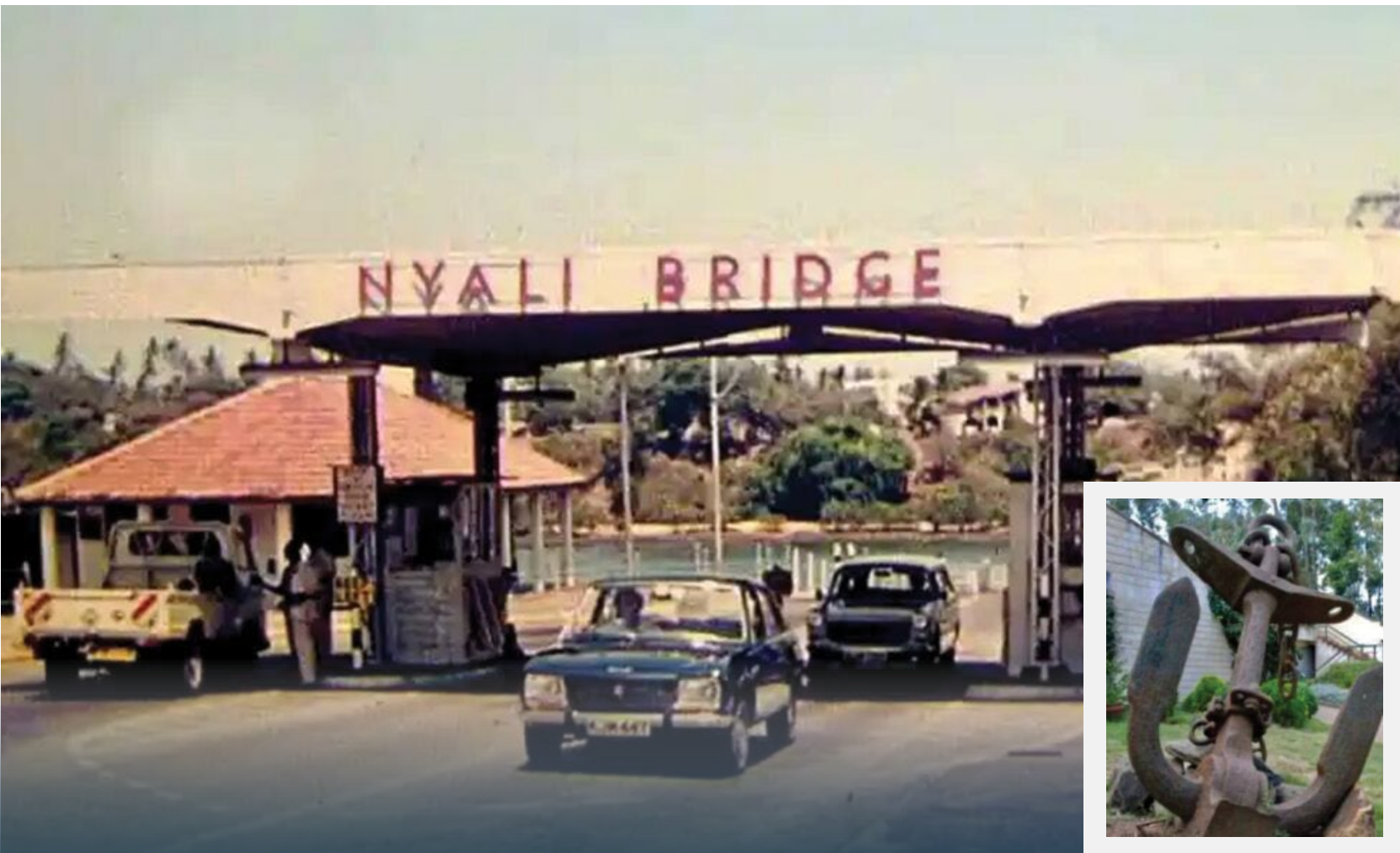
- 5 minutes Wild Waters
- 8 minutes to Nyali Cinemax
- 10 minutes to Nyali Centre/City Mall
- 10 Minutes to Bamburi Beach & Nyali Golf Country club
- 15 minutes to Haller Park

Minutes away from Learning Institutions

- 8 minutes to Light International School Mombasa.
- 5 minutes to Mombasa Academy.
- 20 minutes to Technical University of Mombasa.

Minutes away from Health Facilities

- 5 minutes to Premier Hospital
- 10 minutes to Nyali Bridge Hospital
- 25 minutes to Aga Khan Hospital
- 30 minutes to Mombasa Hospital
- 15-20 minutes to Makadara hospital



OUR ORIGINS

History of Pontoon

Pontoon Suites is derived from the name Pontoon Nyali, a former floating bridge that connected the north part of Mombasa. Nyali, a prominent mainland suburb north of Mombasa Island, transformed from a quiet coastal area into an affluent residential and tourist hub following the construction of the Nyali pontoon bridge in 1931. Originally connected by a historic, toll-charging floating bridge, it developed rapidly, replacing it with the modern Nyali Bridge in 1980, facilitating major growth in housing and hospitality.

- 1929 – Agreement: On October 9, 1929, an agreement between Nyali Ltd and the Kenya Colony government paved the way for development, aiming to connect the Mzizima district to the mainland.
- 1931 – The Pontoon Bridge: A 1,300-foot pontoon bridge was built, connecting Mombasa Island to Nyali near the current Tamarind Hotel. This floating bridge, arguably the longest of its kind, allowed for the development of beach hotels and residential areas.
- Colonial Era Infrastructure: The original bridge required 4,000 tons of steel and was famously volatile during high tides. It was a key feature in the 1960s, charging tolls such as 1/- for cars.
- 1980s Transformation: Increasing traffic prompted the construction of the modern concrete beam bridge, completed in 1981, leading to the dismantling of the old bridge.
- Modern-Day Development: Today, Nyali is known for its high-value residential homes, entertainment spots such as Mamba Village, luxury hotels, and beach resorts.



WHY PONTOON



Investor

Return On Investment Upto **17%**

Highest Tenancy occupancy rate in Nyali Upto **95%**

18 Month flexible payment plan after 30% downpayment with interest rates of **0%**



Home Owner

Ample Parking for home owners and 24/7 security.

Modern Luxurious living with top notch facilities

Proximity to lifestyle hubs, The Indian Ocean, schools and Hospitals



STARTING FROM

kshs. **5.5M** | 55.2 SQM

OUR SUITES

ONE BEDROOM UNIT



STARTING FROM

kshs. **7.5M** | 90.2 SQM

OUR SUITES

TWO BEDROOM UNIT



ONE BEDROOM SUITE

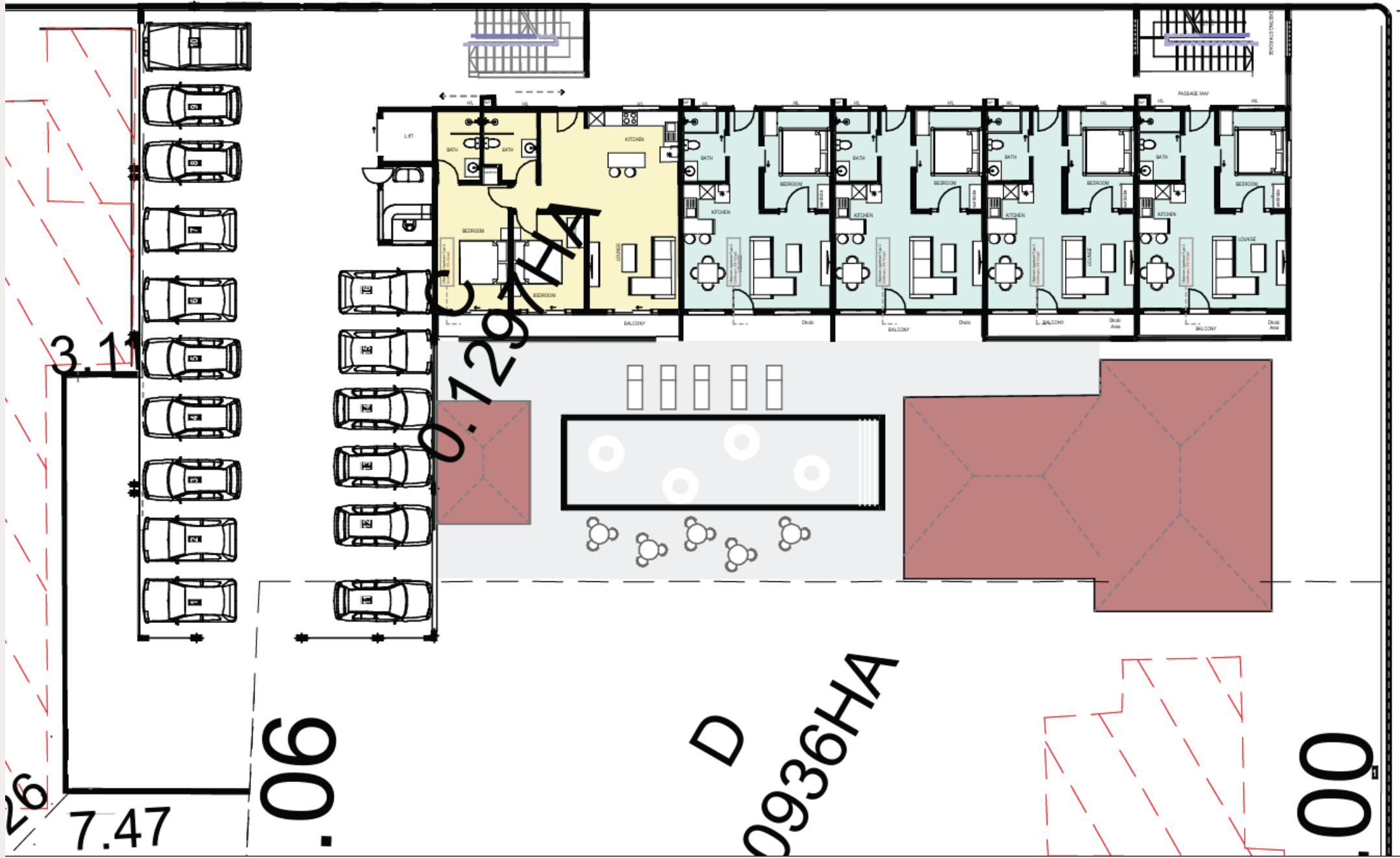


TWO BEDROOM SUITE



**THOUGHTFUL DESIGN
THAT JUST FLOWS**

The epitome of luxury living. The floor plan of Pontoon captures a unique well thought of design that flows just right. Each Room is strategically positioned with access to breath taking views of Nyali and its environs. The design pays attention to minute details to great lighting, space and design.



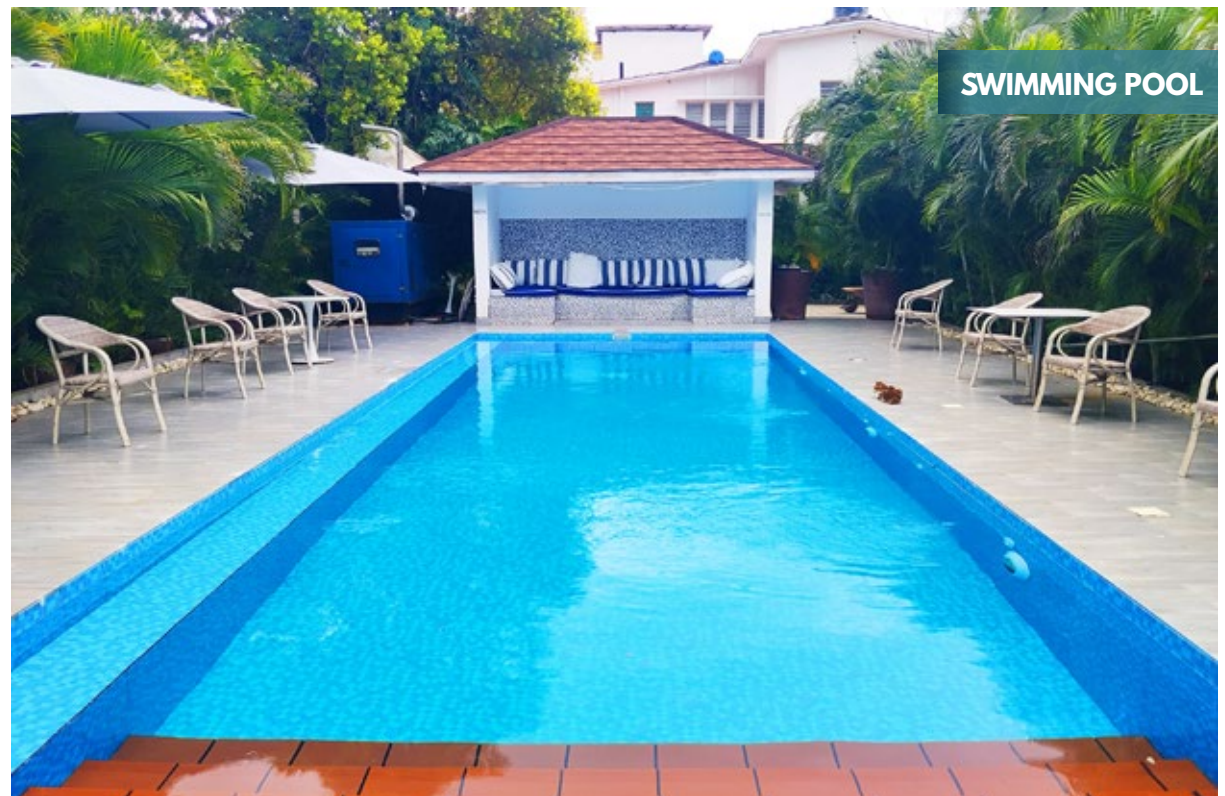


OUR AMENITIES

Luxury Living in the heart of
Nyali, Mombasa's Most sought
after neighbourhood.



GYM



SWIMMING POOL





CHINESE RESTAURANT

OTHER AMENITIES

Your hideaway in Nyali's breeze, Pontoon Suites Nyali along Links Road redefine one-bedroom living with a perfect balance of modern design and coastal serenity. Each space is thoughtfully crafted to welcome natural light and calming views, creating a sanctuary that feels both intimate and inspiring.

Just steps from the shoreline and the vibrant heart of Nyali, these residences offer a lifestyle where elegance meets tranquility your personal retreat by the coast.

- **Private Balcony**

Enjoy fresh sea breezes and calming views, creating a natural extension of your living space.

- **Spacious Living Area**

Open-plan design that maximizes comfort and flow, perfect for both relaxation and entertaining.

- **Fitted Kitchen**

Modern cabinetry and appliances designed for convenience, blending style with functionality.

- **Ensuite Bedroom**

A private retreat with elegant finishes, offering both intimacy and comfort.

- **Secure Parking**

Dedicated spaces with round-the-clock monitoring, ensuring peace of mind for residents.

- **24-Hour Security**

Professional guards and surveillance systems provide a safe and worry-free environment.

- **Proximity to Lifestyle Hubs**

Minutes away from Nyali's beaches, shopping malls, restaurants, and healthcare facilities, keeping everything you need within easy reach.



GREEN SPACES



SECURE PARKING



The Units will have different finishings from the showhouse. The Developer reserves the right to change, delete or add any specification, amenity or plan mentioned herein. All Visuals (Renders and Photos) shown here are only artistic representations of the project.

OWNERSHIP PROCESS

BOOK A SUITE

1. Call/whatsapp us on +254740740740/ Email: kevin@pontoonsuites.com
2. Fill a form on our website www.pontoonsuites.com or at our office.
3. On signing a booking form you pay KES 100,000

SALES AGREEMENT

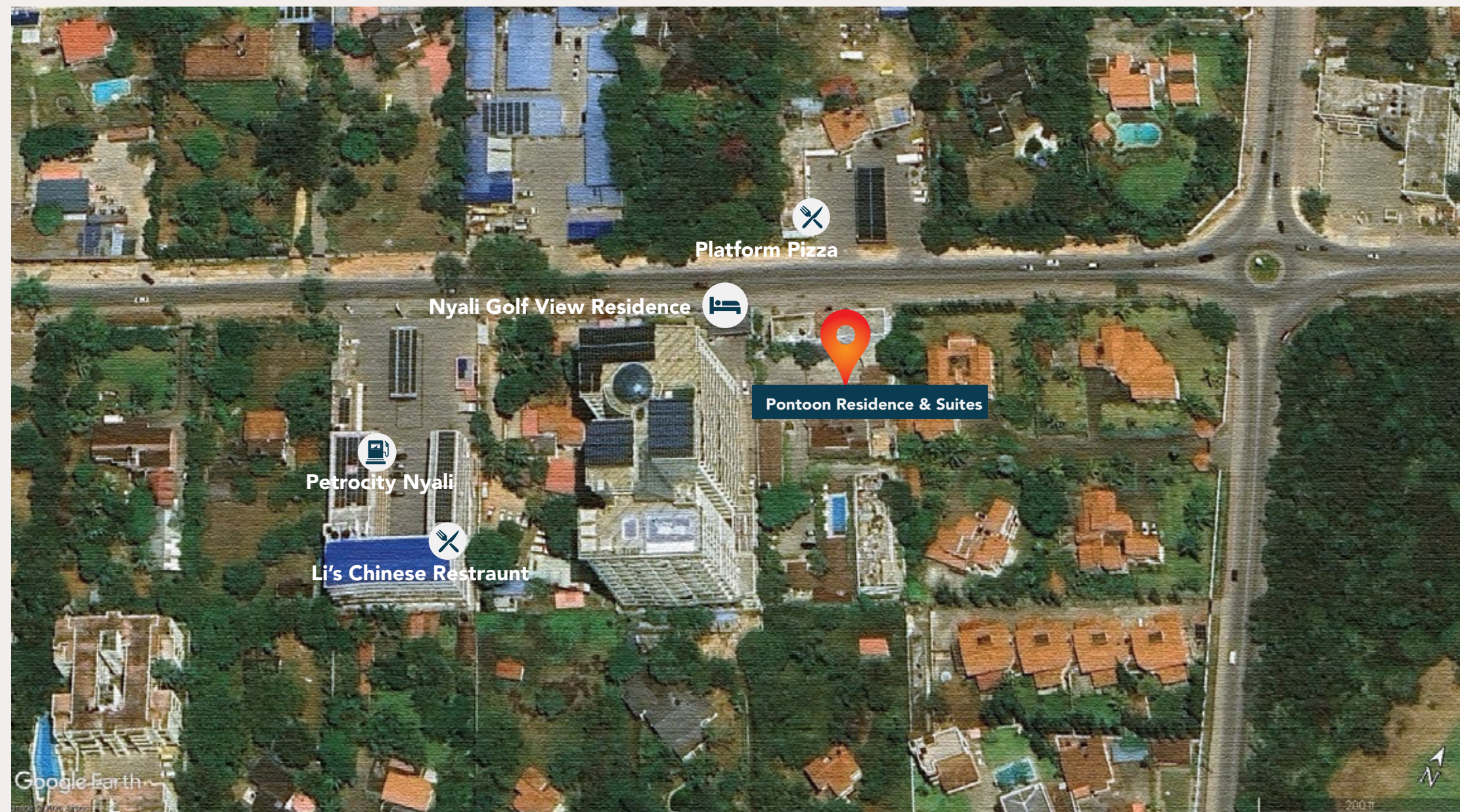
Within 10 days of filling the booking form, you will sign the Sales Agreement and Pay 30% deposit on signing the sales agreement.

PAYMENT PLAN

An Agreement will be in place for 18 months. You can service your payment plan according to the agreed terms in the sales agreement.

RECEIVE YOUR SUITE

1. Upon Completion of your payment plan, your suite will be handed over to you.
2. Move into your new home and enjoy the ambience offered at Pontoon!



TALK TO US



Pontoon Residences and Suites
Mkomani, Links Rd, Mombasa



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