



Masaka Views

AN ECO-ESTATE BY **FORTIS GREEN**

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This brochure contains computer-generated images of the Masaka Views estate. Readers are to note that the built Masaka Views estate and the units therein may differ slightly from the computer-generated images.

Pricing and details for the units / typographies and purchase packages are accurate at the time of print (April 2025).





INTRODUCTION

Welcome to Masaka Views, a unique eco-estate in Kigali that offers more than just a place to live—it's a community where sustainability meets modern convenience.

Ideally situated in the fast-growing Masaka Sector, this thoughtfully planned development is just minutes away from the upcoming Kigali Medical City, giving residents unparalleled access to a thriving urban hub.

Designed by Fortis Green Housing, Masaka Views brings together a variety of home types, from spacious semi-detached family homes and townhouses to rental apartments available in both furnished and unfurnished options. This wide selection caters to diverse lifestyle needs, whether you're a family looking for a long-term home or a professional seeking an ideal rental.

Discover Masaka Views by Fortis Green—a place where comfort, connectivity, and a commitment to the environment come together. Embrace the future of sustainable living in Kigali, and find your ideal home in this dynamic new community.





The ECO-ESTATE

Masaka Views brings eco-estate living to life, blending sustainable design with a deep connection to holistic health.

With green building practices and community-focused initiatives, it fosters a balanced lifestyle for those who value wellness and environmental responsibility.

Scan the QR code to view our Live Sales Map for Masaka Views





EDGE-Certified Buildings

Buildings that are certified “green”: environmentally friendly building materials and methods, designed to minimize energy consumption.



Greywater Recycling

On-site water treatment plants will allow for the re-use of greywater to irrigate the estate gardens and community gardening hub.



Household Recycling

All homes in Masaka Views will be provided with equipment and helpful instructions with which to recycle all general household waste.



Health & Wellness Activities

Our Eco-Estate Community Committee will organize regular activities for estate residents, including fitness activities, coaching, and more.



Gardening Hub

An on-site food producing garden that will be irrigated using recycled water, and solar powered. Produce from the garden will be provided to the UmuDugudu of the surrounding community.



Fruit Trees, Air-Cleaning Plants

The estate gardens will include various types of fruit-bearing trees, along with specially-selected species of plants that help to clear the air of excess carbon and other impurities.



On-Site Faith-Based Services

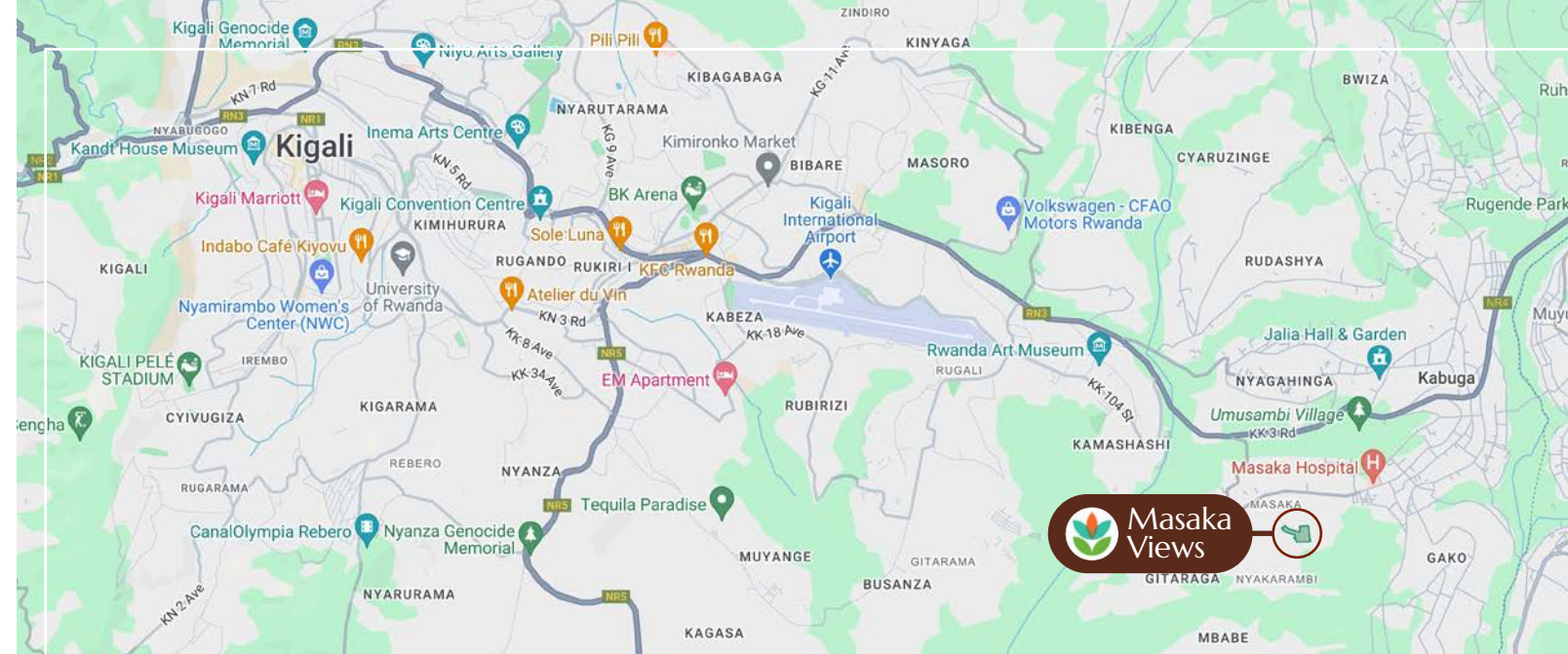
Our on-site Community Chaplain will offer optional pastoral care to residents.



Solar Inverters & Security Systems (optional)

These items will be available as optional extras to homes purchased at Masaka Views.





Discover the ideal location of Masaka Views, situated in the vibrant Masaka Sector of Kigali. This prime location offers easy access to the upcoming Kigali Medical City, as well as key business, shopping, and entertainment areas.

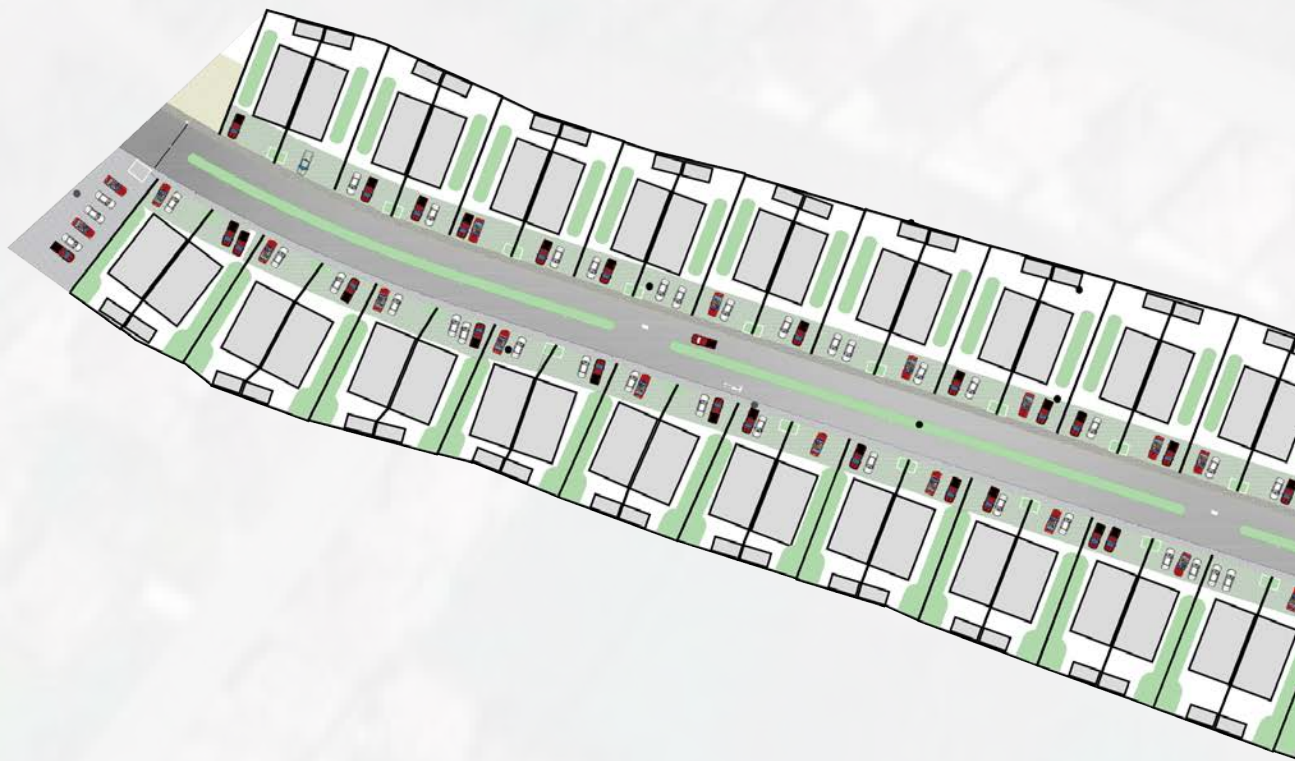
Residents of Masaka Views will enjoy a peaceful retreat with the convenience of a thriving city just minutes away, making it a perfect choice for those seeking both tranquility and connectivity in Kigali.

DISTANCE	Point of Interest
1.2km	Kigali Medical City
2.1km	DP World (Kigali Logistics Port)
12km	Free Trade Zone
15km	BK Arena
22km	Kigali City Centre



PHASE I

QTY	Typology / Unit Type
26	4 BR Semi-Detached Houses 3 baths 162 m ²
25	3 BR Semi-Detached Houses 3 baths 144 m ²
11	3 BR Townhouses 2.5 baths 89 m ²
22	2 BR Townhouses 1.5 baths 74 m ²
87	Rental Apartments 1 to 3 bedrooms



Phase 1 of Masaka Views lays the foundation for a vibrant, eco-conscious community in Kigali, blending sustainable living with thoughtful amenities.

This initial phase introduces a range of carefully designed housing options, including semi-detached family homes, townhouses, and rental apartments, for 171 units in total. Designed for diverse lifestyles, Phase 1 provides more than just homes; it fosters a balanced, wellness-centered lifestyle.

Residents will enjoy exclusive access to community spaces that enhance health and well-being, including a serene yoga garden and a wellness corner, where regular talks and wellness activities encourage a mindful approach to living. Additionally, a convenience store will be available within the estate, making essentials easily accessible.

Fortis Green Housing's vision for Phase 1 is to create a space that prioritizes comfort, connection, and eco-friendly living. Whether it's relaxing in green spaces, joining in community wellness sessions, or benefiting from the convenience of on-site amenities, Phase 1 of Masaka Views offers a harmonious blend of modern convenience

and environmental stewardship in the heart of Masaka.

What truly sets Masaka Views apart is its strategic location. Its proximity to the Kigali Medical City positions it as a smart choice for healthcare professionals and those working in related industries, making it a valuable investment as Kigali continues to grow.



2 Bedroom Townhouse



Size
74 m²



Bathrooms
1.5



Floors
2



Parking
1

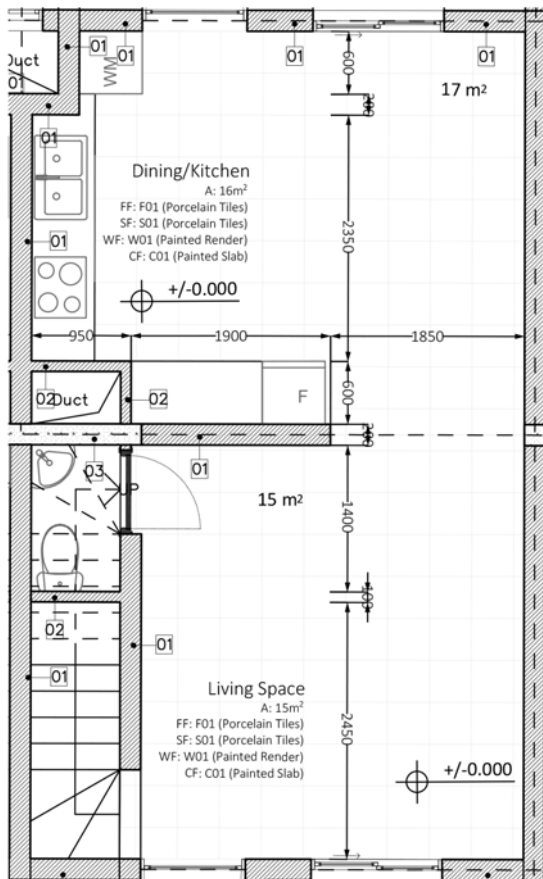
The 2-bedroom townhouse offers simplicity and versatility - should you wish to have an extra room for an office or growing family, we will gladly convert it into a 3-bedroom unit for you.

All townhouses are equipped with connections for a future DSQ.

Our two-bedroom townhouses offer a comfortable, low-maintenance lifestyle perfect for young families and professionals.

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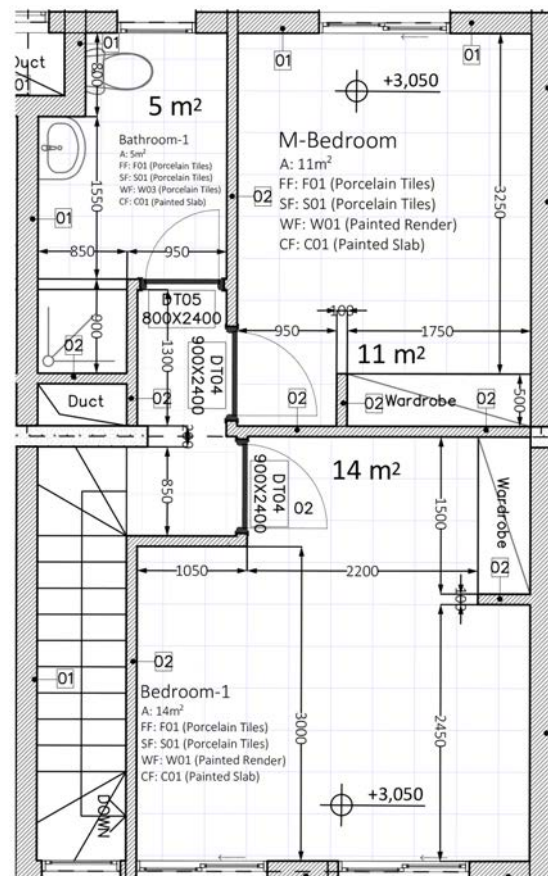
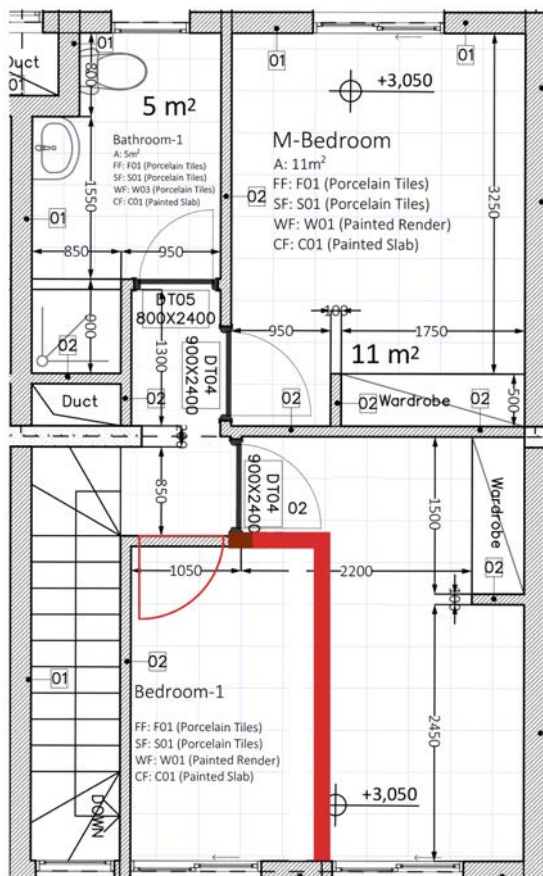




LEFT: Ground Floor

BOTTOM LEFT: First floor, converted into a 3-bedroom unit by inclusion of the wall indicated in red

BOTTOM RIGHT: First floor, standard





3 Bedroom Townhouse



Size
89 m²



Bathrooms
2.5



Floors
3



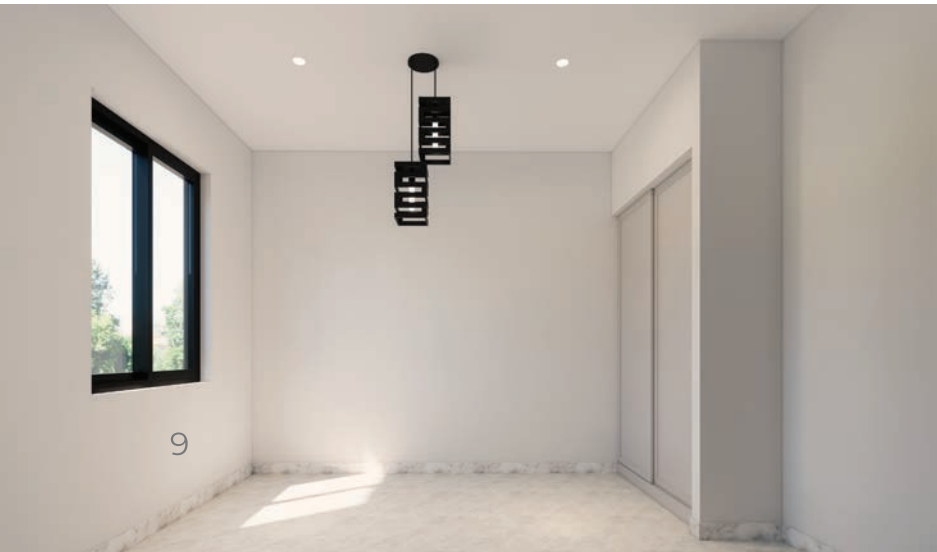
Parking
1

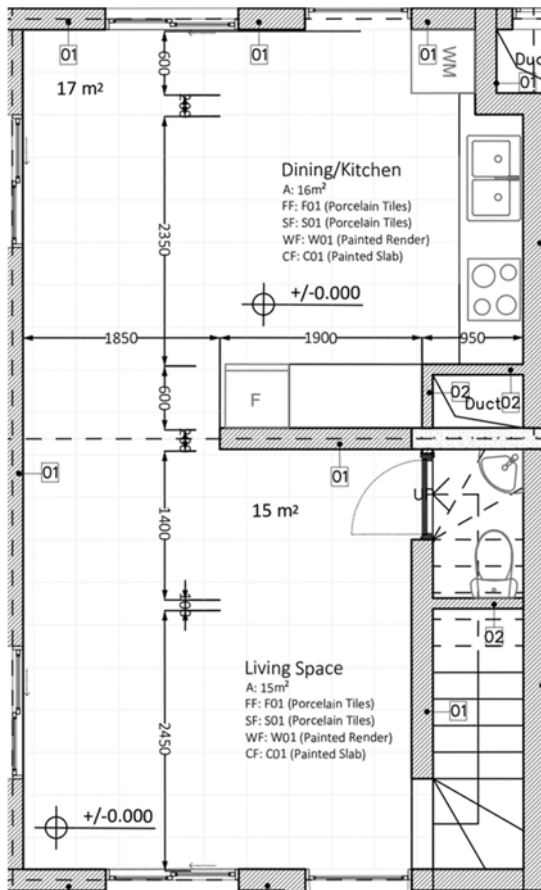
The 3-bedroom townhouse provides extra space and flexibility, ideal for growing families or those needing a home office.

End-units include large wrap-around gardens. All townhouses are equipped with connections for a future DSQ.

Our three-floored townhouse “penthouses” offer spacious rooms and wonderful views.

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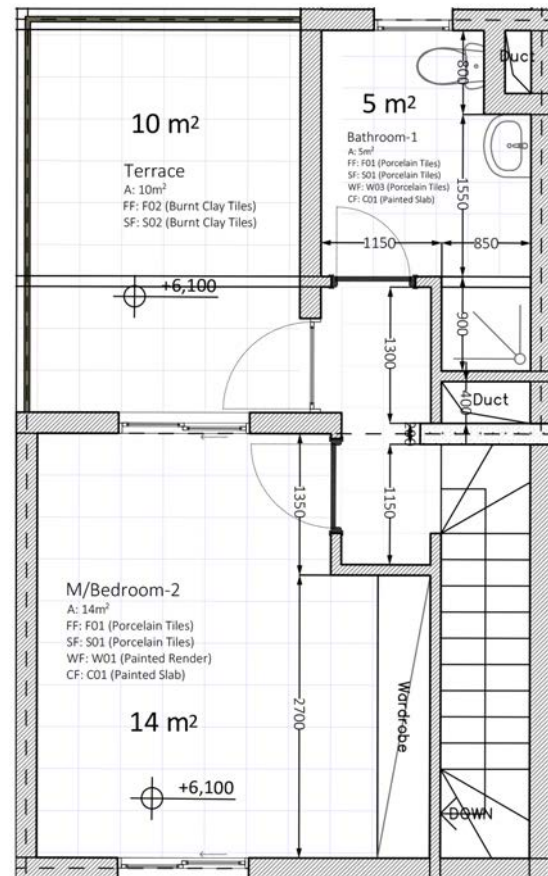
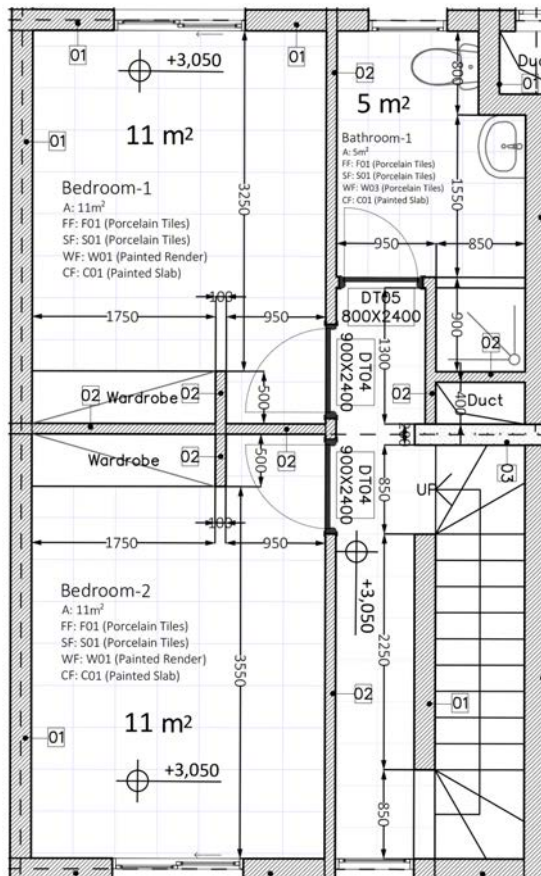




LEFT: Ground Floor

BOTTOM LEFT: First Floor

BOTTOM RIGHT: Second Floor



3 Bedroom Family Home



Size
144 m²



Bathrooms
3



Floors
2



Parking
2

The 3-bedroom family home offers generous living spaces and a thoughtful layout designed with family life in mind.

All family homes include an outdoor 10m² DSQ.

Our three-bedroom family homes offer spacious rooms and lots of natural light for your comfort and relaxation.

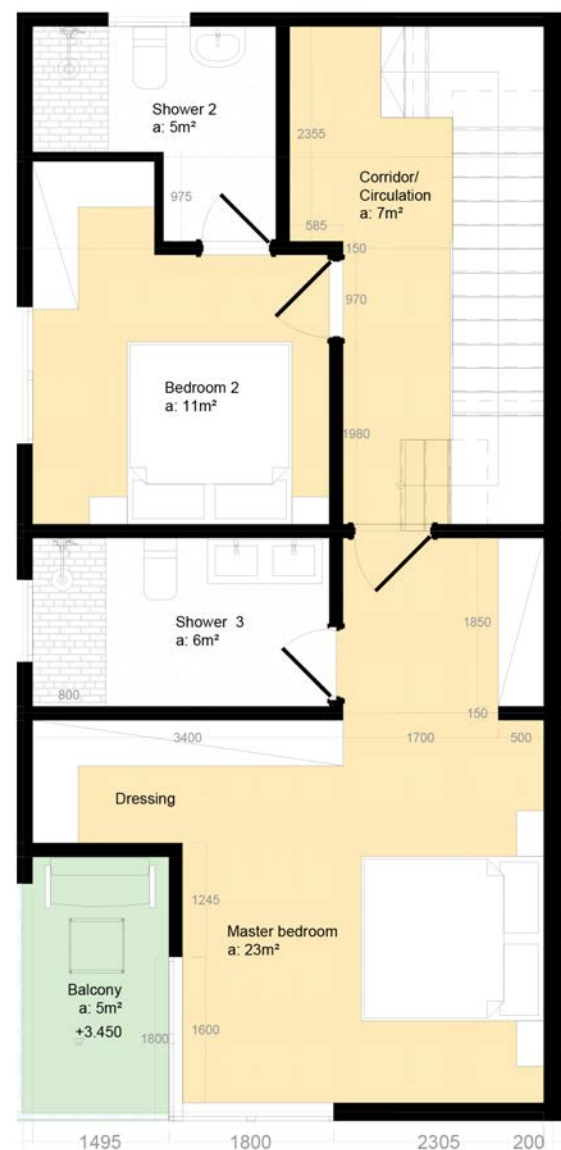
NOTES





LEFT: Ground Floor

RIGHT: First Floor



4 Bedroom Family Home



Size
162 m²



Bathrooms
3



Floors
2



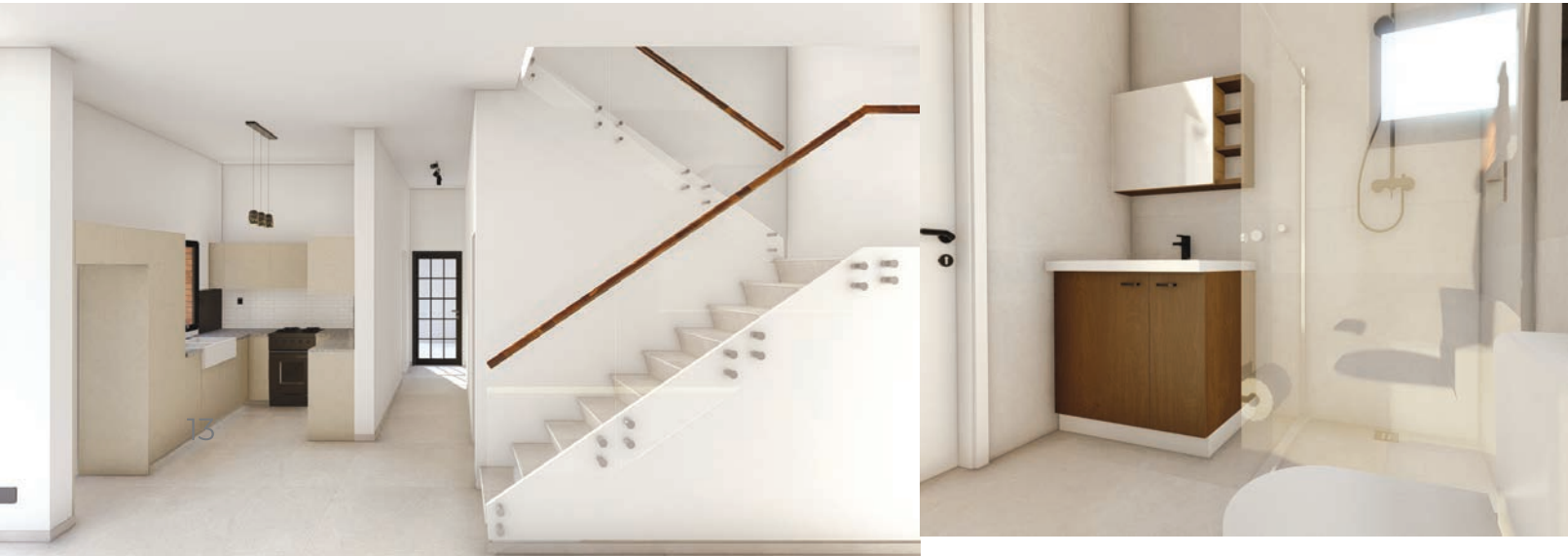
Parking
2

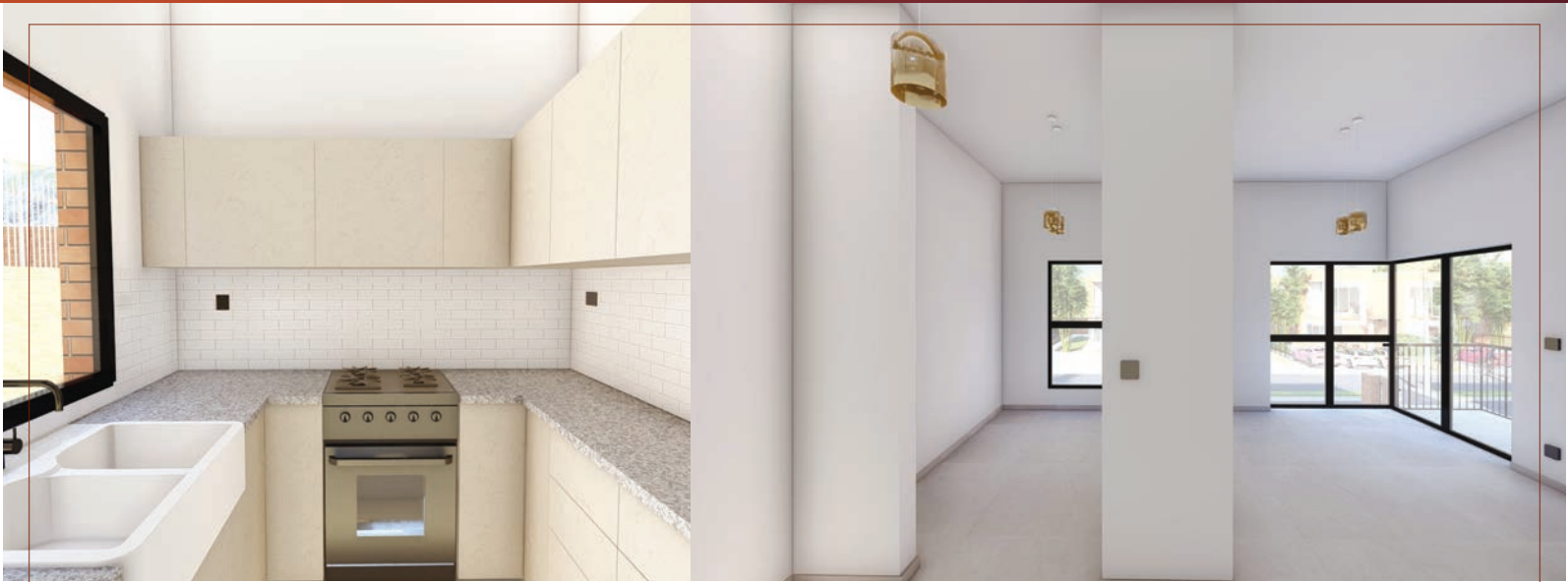
The 4-bedroom family home is the pinnacle of family living at Masaka Views, with ample room for all your home needs.

All family homes include an outdoor 10m² DSQ.

Our four-bedroom family homes offer the perfect blend of openness and warmth, tailored for modern family living.

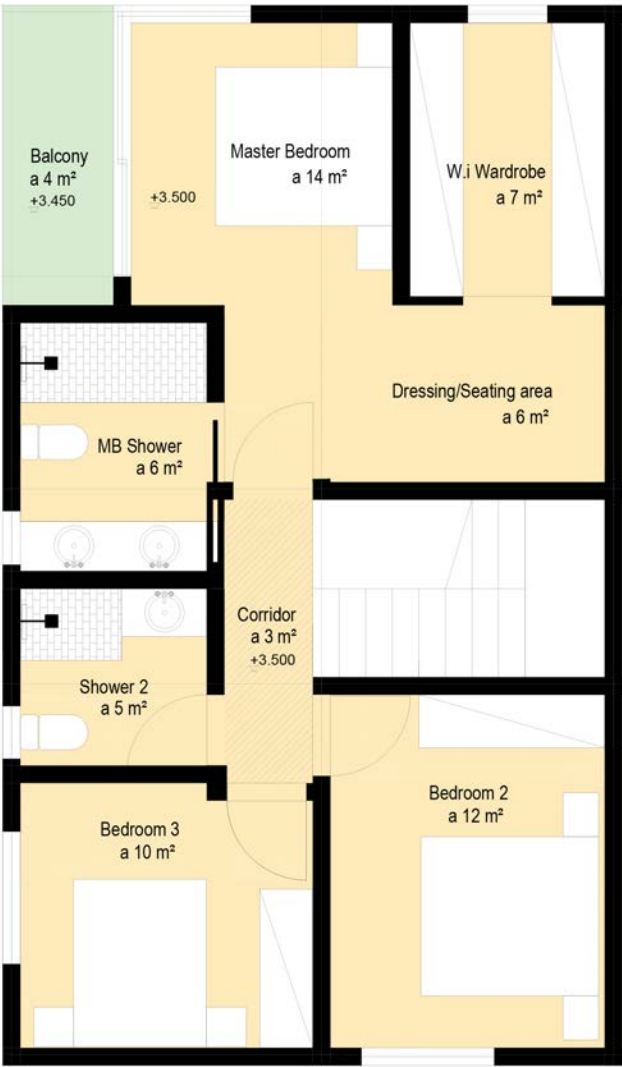
NOTES





LEFT: Ground Floor

RIGHT: First Floor



PACKAGES

ESSENTIAL

Flexible and budget-friendly, this option provides quality essentials, allowing buyers to save money and customize finishes to their personal taste.

FINISHES	Interior Wall Finishes: Homes	Plastered & painted: primer + 1 coat
	Interior Wall Finishes: Townhouses	Exposed red-bricked, smoothed
	Exterior Wall Finishes	Facebrick walls
	Floor Finishes	Concrete
	Ceiling Finishes	Matte white paint
	Bathroom Surface Finishes: Homes	Plastered & painted: primer + 1 coat
	Bathroom Surface Finishes: Townhouses	Exposed red-brick
BATHROOMS	Bathroom Sanitary-Ware	Toilet & pedestal basin
	Shower	Tiled base
	Accessories	NONE
KITCHEN	Counter Tops	Sink & mixer
	Cabinets	NONE
	Other Inclusions	NONE
LIGHTS	Interior	Basic lighting fixtures
	Exterior	Main entrance, kitchen entrance, balcony
BEDROOMS	Closets	NONE
WINDOWS & DOORS	Windows	Aluminium with sliding casements
	Doors	Wooden with iron handles
BALUSTRADES	Interior Staircase	Painted steel
	Balcony	Painted steel
	Water Heater	Hot/cold system, 100L instant heater
POWER	Pre-Installed	Full electrical distribution board, CP meter
2BR / 1.5 Bath Townhouse		USD 70,300
3BR / 1.5 Bath Townhouse (Converted 2BR)		USD 71,470
3BR / 2.5 Bath Townhouse		USD 84,550
3BR Home		USD 129,600
4BR Home		USD 145,800

STANDARD

Designed for convenience, this package includes stylish, ready-to-enjoy finishes, ideal for those who want a move-in-ready home.

LUXE

Premium finishes and fixtures for a refined, sophisticated aesthetic, crafted to elevate your living experience with high-end details throughout.

Plastered & painted: higher quality paint

Plastered & painted: primer + 1 coat

Facebrick walls

Tiled

Matte white paint

Tiled up to 1m height

Tiled up to 1m height

Toilet & pedestal sink, with mirror

Tiled, basic shower mixer & glass doors

TP holder only

Sink & mixer in cabinet with granite tops

Full kitchen cabinets

NONE

Basic lighting fixtures

Main entrance, kitchen entrance, balcony

NONE

Aluminium with sliding casements

Wooden with iron handles

Painted steel

Painted steel

Hot/cold system, 100L instant heater

Full electrical distribution board, CP meter

USD 76,850

USD 77,650

USD 92,480

USD 137,280

USD 154,160

Plastered & painted: premium quality paint

Plastered & painted: premium quality paint

Facebrick walls

Tiled

Matte white paint

Fully tiled

Fully tiled

Toilet & cabinet sink, with mirror

Tiled, premium shower mixer & glass doors

Towel racks, brush, TP holder, shower rack

Sink & mixer in cabinet with granite tops

Full kitchen cabinets

Cooker, free standing

Premium lighting fixtures

Main entrance, kitchen entrance, balcony

Full closets

Aluminium with sliding casements

Wooden with iron handles

Chrome with glass

Painted steel

Hot/cold system, 100L instant heater

Full electrical distribution board, CP meter

USD 80,550

USD 81,350

USD 97,500

USD 143,100

USD 160,830

All finishings, fixtures, and additions included in these packages are pre-selected by the developer and are fixed and final. Prices indicated are the starting prices per unit/type, based on the standard plot size. Prices may vary depending on plot size adjustments. Please note: Prices are subject to change based on factors such as (but not limited to) inflation, market demand, and material cost fluctuations. Final pricing will be confirmed at the time of purchase.



FORTIS GREEN
— HOUSING —



Masaka Views

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