



Masaka Views

AN ECO-ESTATE BY **FORTIS GREEN**



CONTENTS

INTRODUCTION

A note from FGH

1

ECO-ESTATE

What is an Eco-Estate

3

MASAKA VIEWS

Overview & Location

7

FOR SALE

Townhouses & Family Homes

15

PACKAGES

Finishings & Fixtures

CONTACT

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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 for all properties can be accessed online at www.fortisgreenhousing.com/property-pricing.



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.



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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 Umutugudu 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

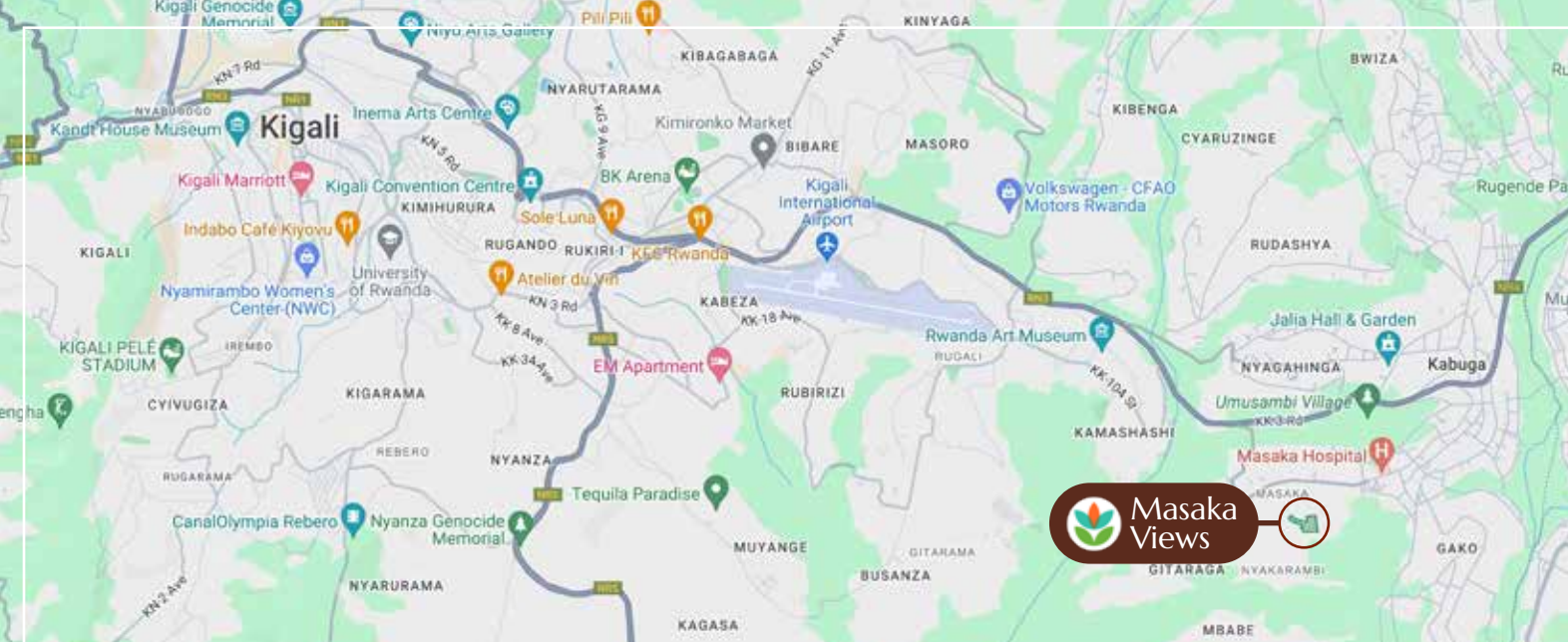
Our on-site Community Chaplain will offer optional pastoral care to residents.



Solar Inverters & Security Systems (optional)

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

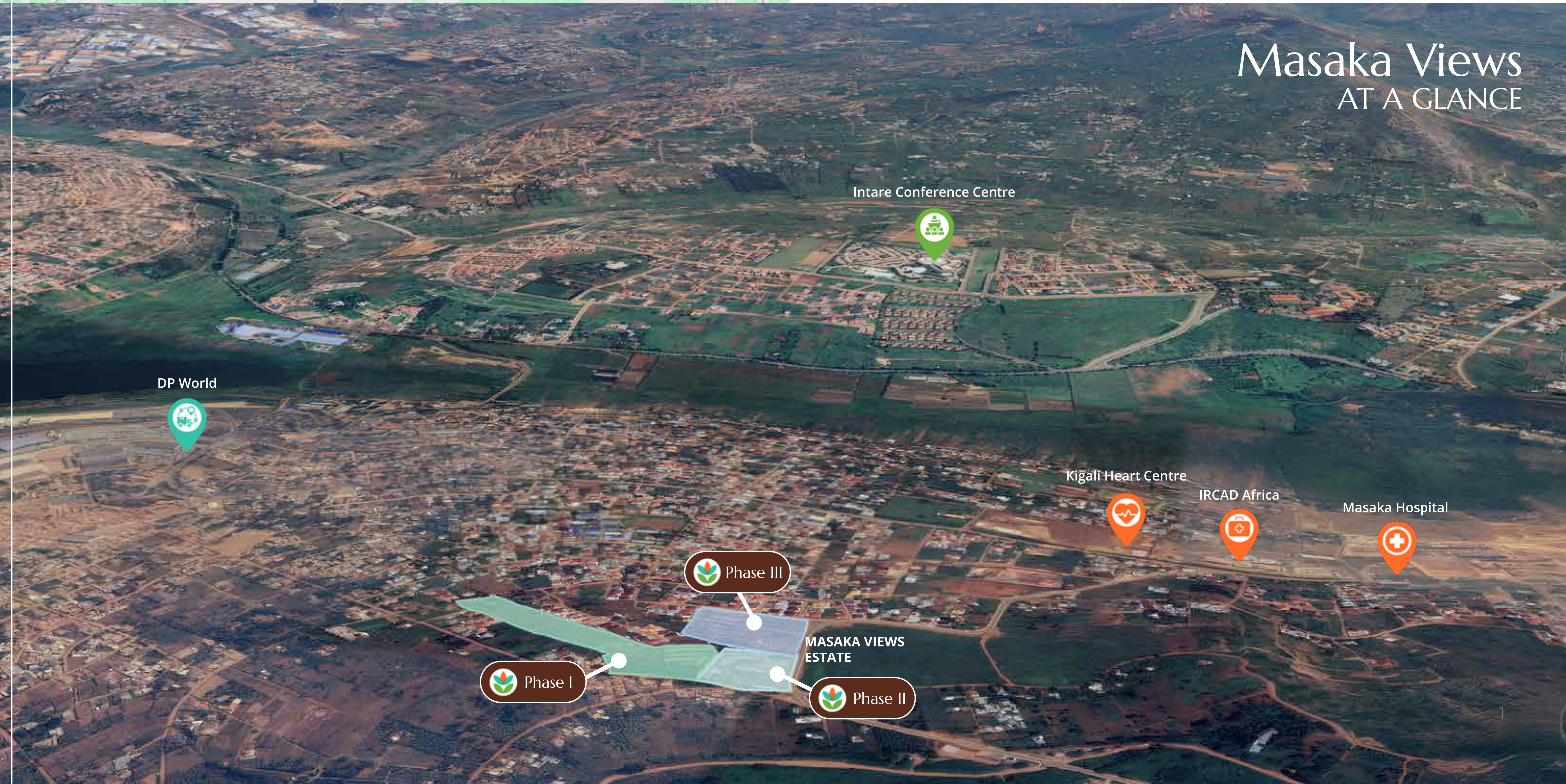




Discover the ideal location of Masaka Views, situated in the vibrant Masaka Sector of Kigali. This prime location offers easy access to the upcoming Kigali Medical City, as well as key business, shopping, and entertainment areas.

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



Masaka Views AT A GLANCE

PHASE I

QTY	Typology / Unit Type
26	4 BR Semi-Detached Houses 3 baths 162 m²
25	3 BR Semi-Detached Houses 3 baths 144 m²
11	3 BR Townhouses 2.5 baths 89 m²
22	2 BR Townhouses 1.5 baths 74 m²
88	Rental Apartments 1 to 3 bedrooms

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.

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.

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

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.



2 Bedroom Townhouse

Can be converted into a 3-bedroom unit; see next page.



Size
74 m²



Bathrooms
1.5



Floors
2

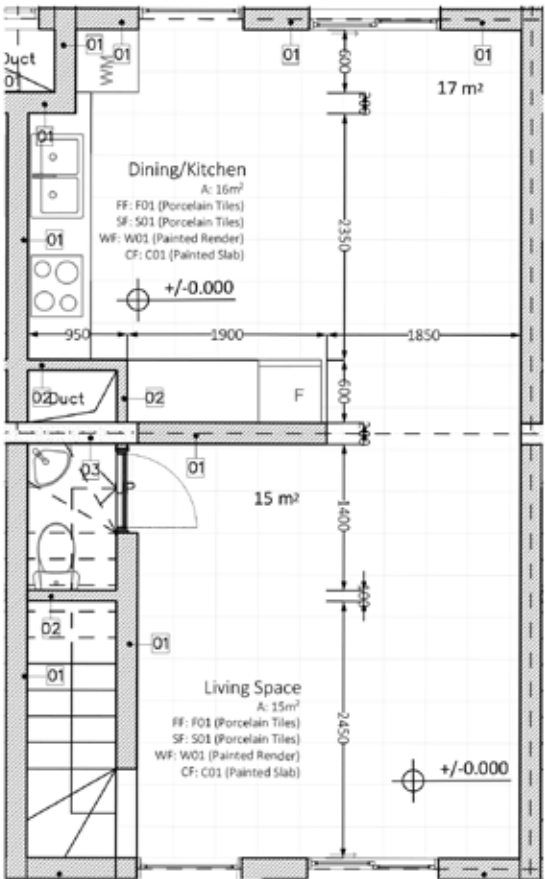


Parking
1

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.

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

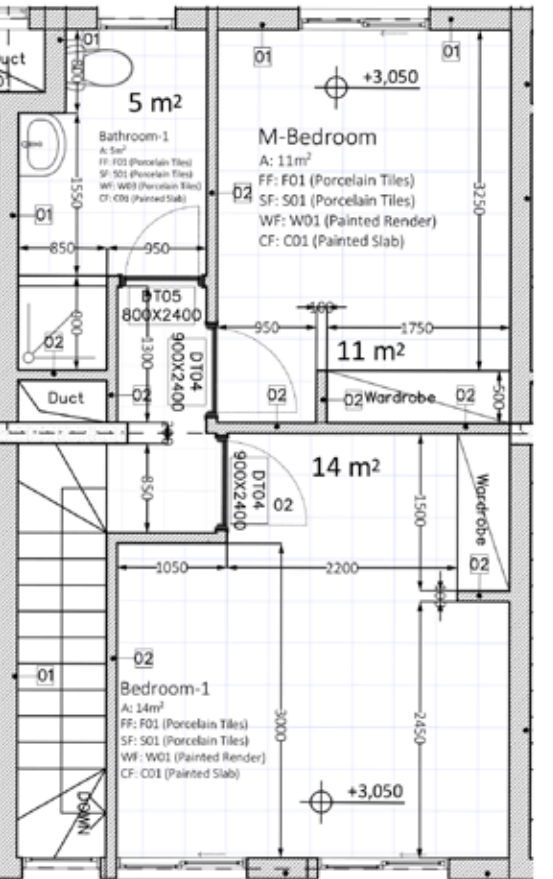
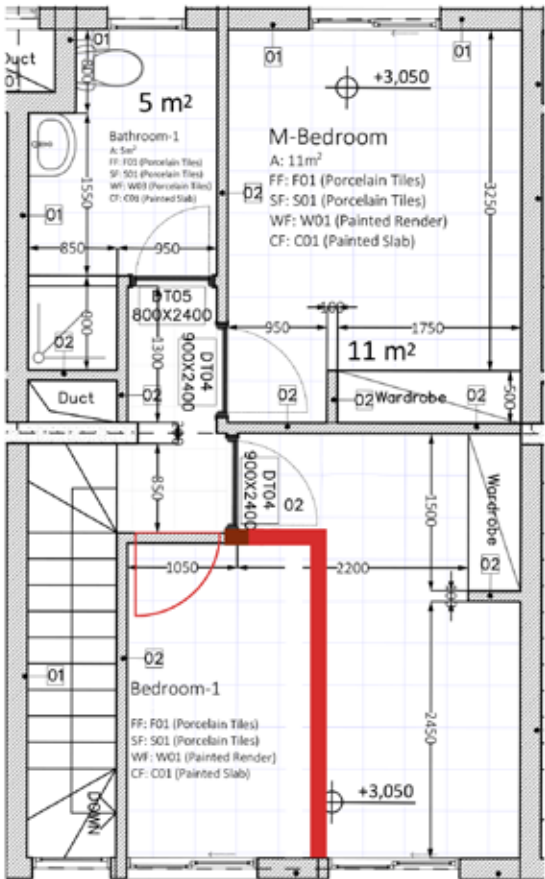
NOTES



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

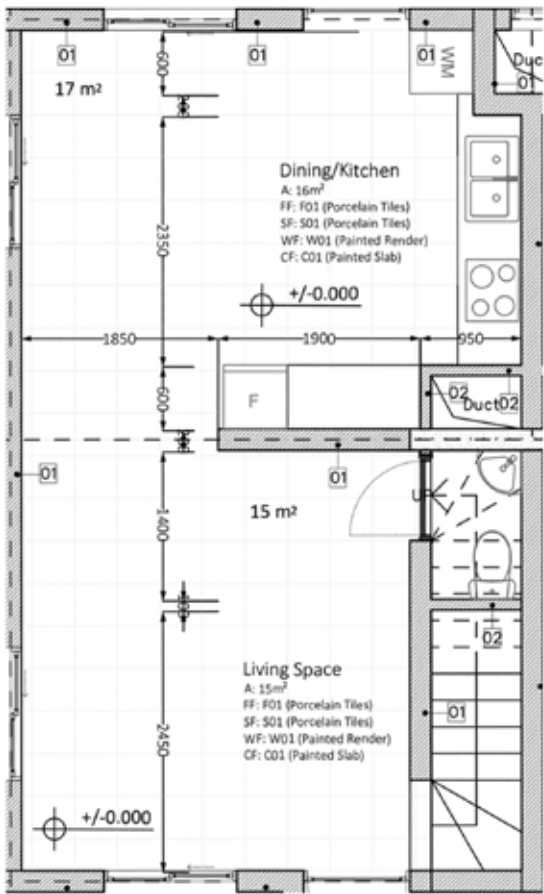


Parking
1

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

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

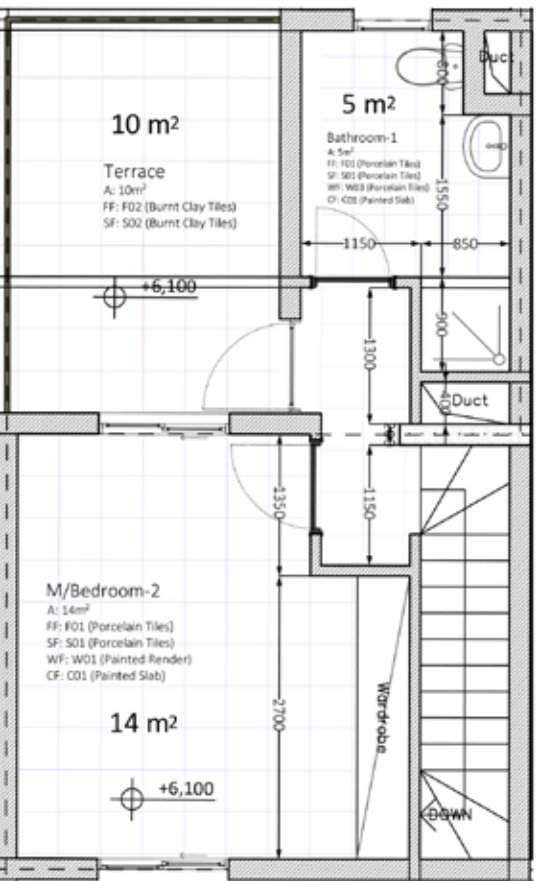
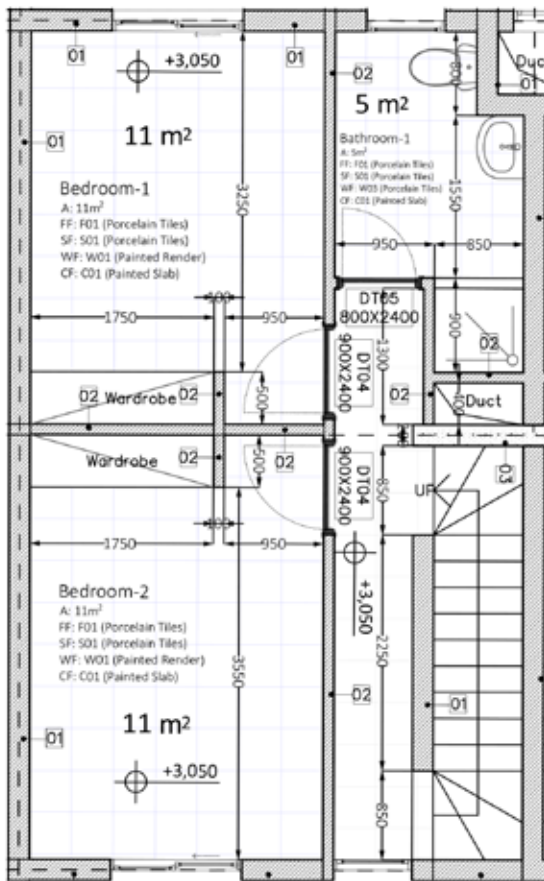
NOTES



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.

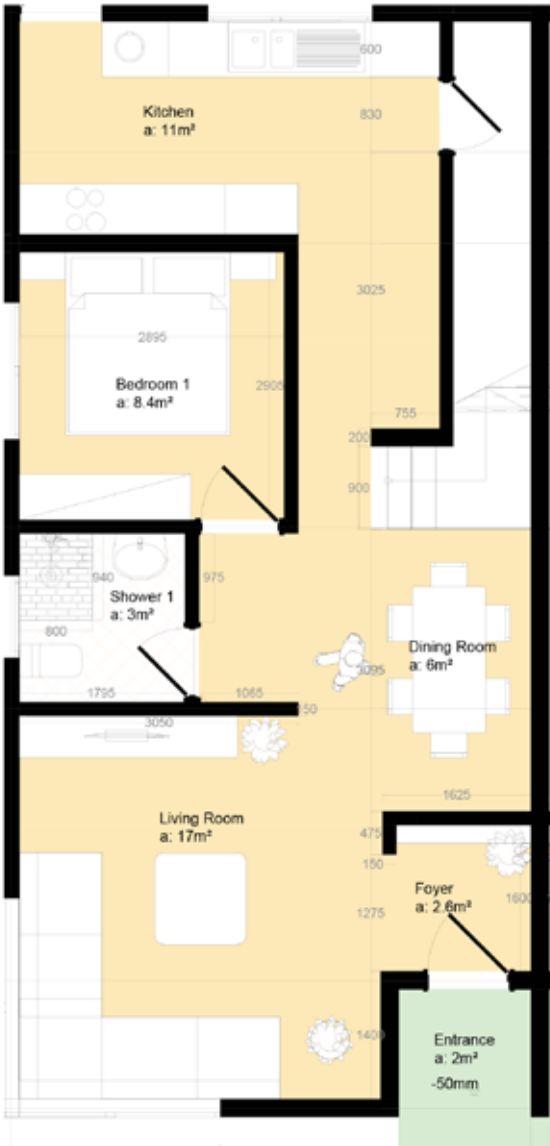
Our three-bedroom family homes offer spacious rooms and lots of natural light for your comfort and relaxation.

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.

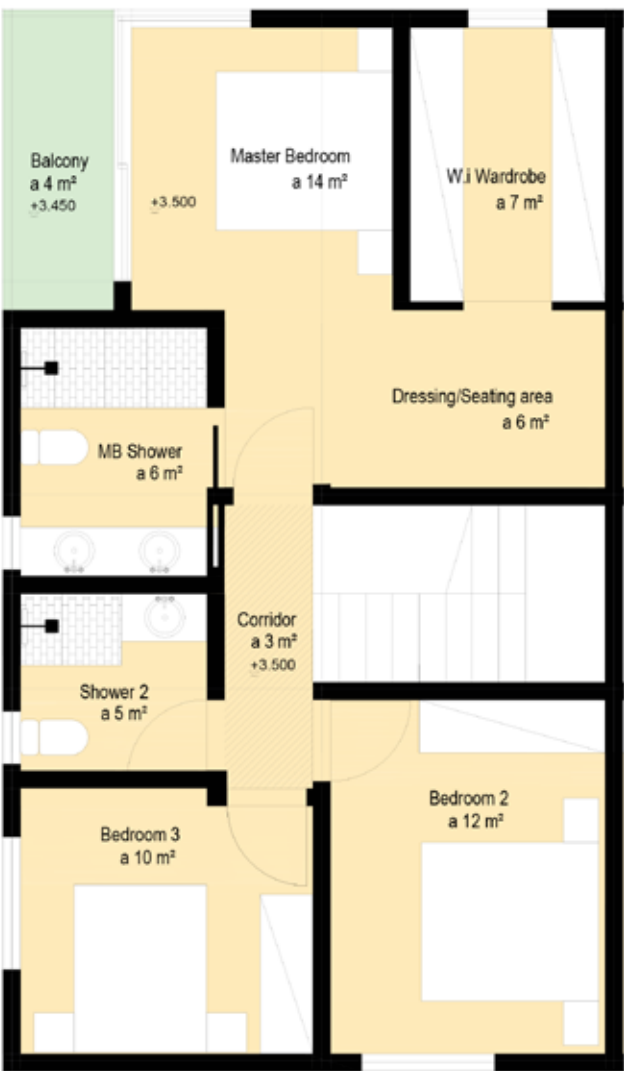
Our four-bedroom family homes offer the perfect blend of openness and warmth, tailored for modern family living.

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.

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.

FINISHES

Interior Wall Finishes: **Homes**

Plastered & painted: primer + 1 coat

Plastered & painted: higher quality paint

Plastered & painted: premium quality paint

Interior Wall Finishes: **Townhouses**

Exposed red-bricked, smoothed

Plastered & painted: primer + 1 coat

Plastered & painted: premium quality paint

Exterior Wall Finishes

Facebrick walls

Facebrick walls

Facebrick walls

Floor Finishes

Concrete

Tiled

Tiled

Ceiling Finishes

Matte white paint

Matte white paint

Matte white paint

Bathroom Surface Finishes: **Homes**

Plastered & painted: primer + 1 coat

Tiled up to 1m height

Fully tiled

Bathroom Surface Finishes: **Townhouses**

Exposed red-brick

Tiled up to 1m height

Fully tiled

BATHROOMS

Bathroom Sanitary-Ware

Toilet & pedestal basin

Toilet & pedestal sink, with mirror

Toilet & cabinet sink, with mirror

Shower

Tiled base

Tiled, basic shower mixer & glass doors

Tiled, premium shower mixer & glass doors

Accessories

NONE

TP holder only

Towel racks, brush, TP holder, shower rack

KITCHEN

Counter Tops

Sink & mixer

Sink & mixer in cabinet with granite tops

Sink & mixer in cabinet with granite tops

Cabinets

NONE

Full kitchen cabinets

Full kitchen cabinets

Other Inclusions

NONE

NONE

Cooker, free standing

LIGHTS

Interior

Basic lighting fixtures

Basic lighting fixtures

Premium lighting fixtures

Exterior

Main entrance, kitchen entrance, balcony

Main entrance, kitchen entrance, balcony

Main entrance, kitchen entrance, balcony

BEDROOMS

Closets

NONE

NONE

Full closets

WINDOWS & DOORS

Windows

Aluminium with sliding casements

Aluminium with sliding casements

Aluminium with sliding casements

Doors

Wooden with iron handles

Wooden with iron handles

Wooden with iron handles

BALUSTRADES

Interior Staircase

Painted steel

Painted steel

Chrome with glass

Balcony

Painted steel

Painted steel

Painted steel

Water Heater: **Homes**

Hot/cold system, 100L instant heater

Hot/cold system, 100L instant heater

Hot/cold system, 100L instant heater

Water Heater: **Townhouses**

Hot/cold system, 150L solar heater

Hot/cold system, 150L solar heater

Hot/cold system, 150L solar heater

POWER

Pre-Installed

Full electrical distribution board, CP meter

Full electrical distribution board, CP meter

Full electrical distribution board, CP meter

All finishings, fixtures, and additions included in these packages are pre-selected by the developer and are fixed and final.

Relevant pricing can be accessed at: www.fortisgreenhousing.com/property-pricing

Prices are subject to change.



Scan the code to visit the online Property Pricing page.



Masaka Views

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