



Masaka Views

Modern Living in Kigali's Newest Growth District

PHASE I COLLECTION

Townhouses · Family Homes



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 renders of the Masaka Views estate and its properties. Built properties may differ slightly from these images.

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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 Kigali Medical City complex, giving residents unparalleled access to a growing urban hub.

Masaka Views brings together a variety of home types, from semi-detached family homes and townhouses for sale, to 1-, 2- and 3-bedroom rental apartments. 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

Masaka Views

AT A GLANCE

Intare Conference Centre



Kigali Heart Centre



IRCAD Africa



Masaka Hospital



MASAKA VIEWS
ESTATE



Phase II

PHASE I

QTY *Typology / Unit Type*

- 10** 4 BR Semi-Detached Houses | 3 bath | 162 m²
- 25** 3 BR Semi-Detached Houses | 3 bath | 144 m²
- 35** 3 BR Townhouses | 2.5 bath | 137 m²
- 22** 2 BR Townhouses | 1.5 bath | 95 m²
- 88** 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, terraced townhouses, and rental apartments - for a total of 180 units. 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
95 m²



Bathrooms
1.5



Floors
2



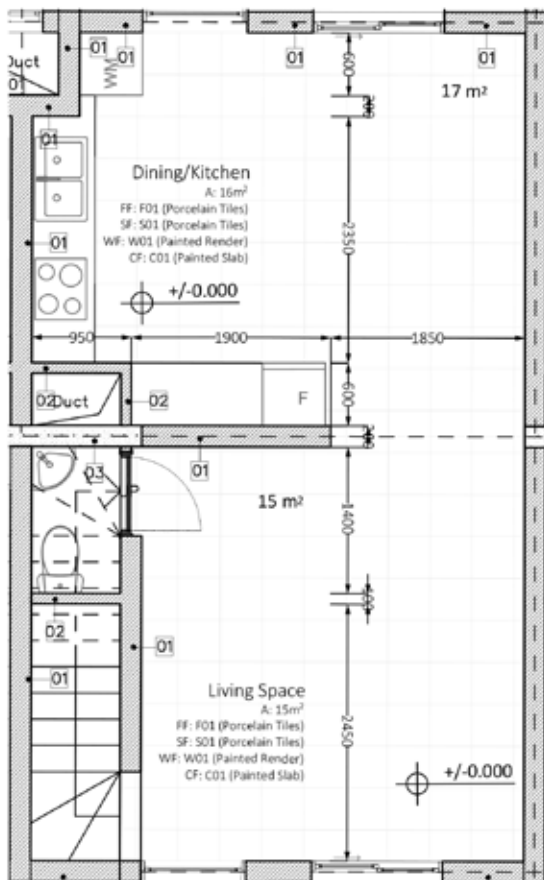
Parking
1

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

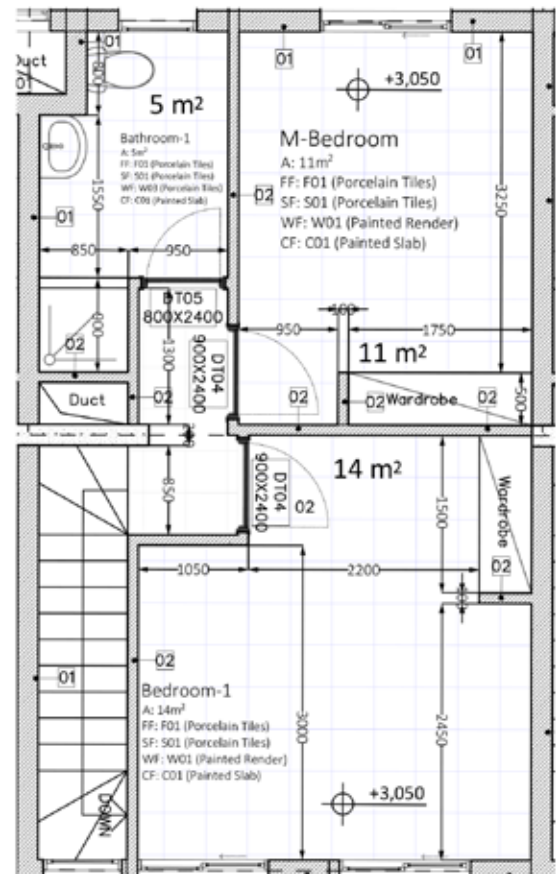
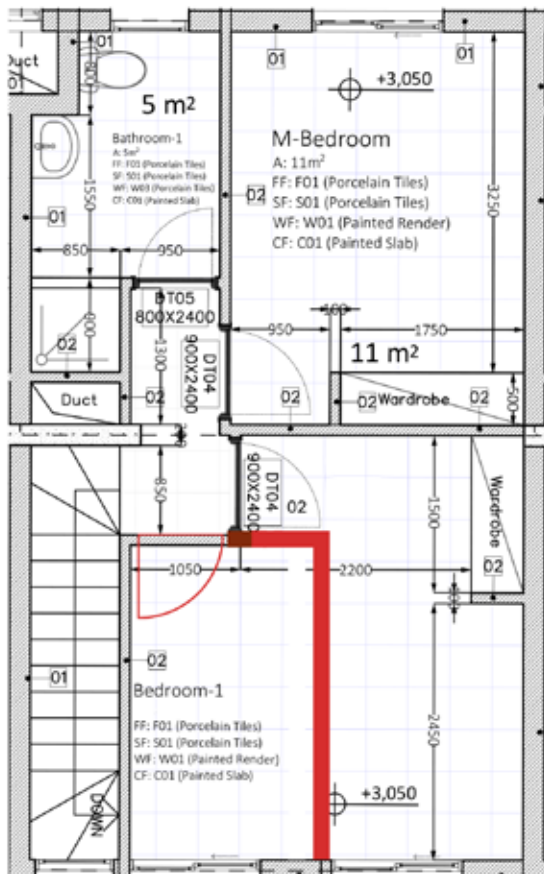




LEFT: Ground Floor

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

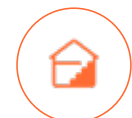
137 m²

Includes rooftop terrace



Bathrooms

2.5



Floors

3



Parking

1

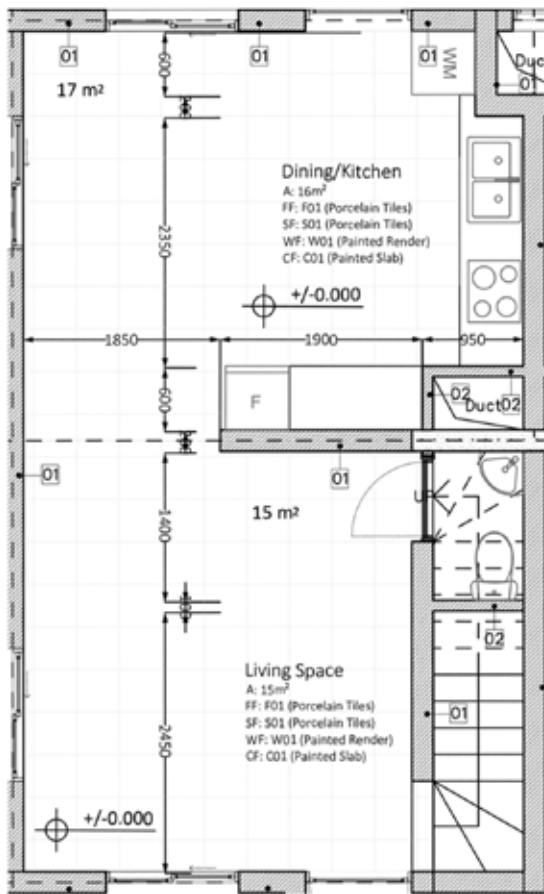
The 3-bedroom townhouse provides extra space and flexibility, ideal for growing families or those needing a home office.

End-units include large wrap-around gardens.

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

NOTES

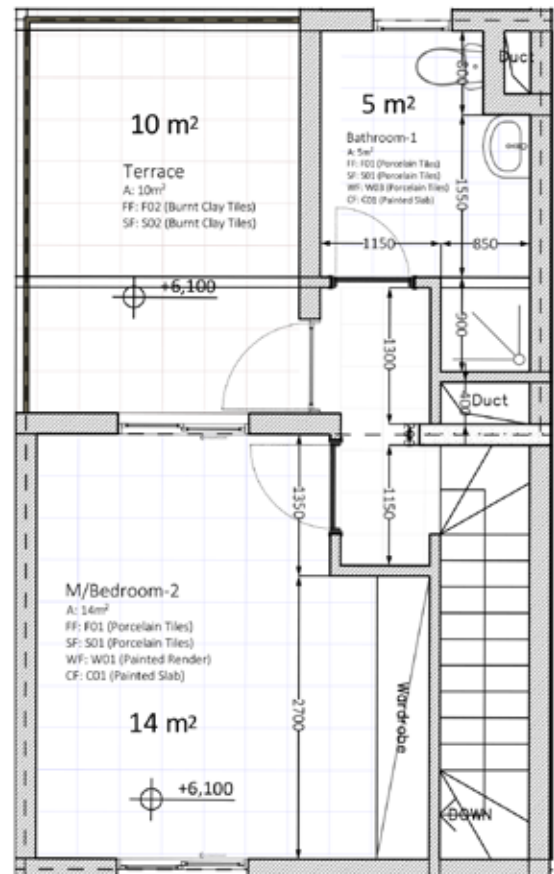
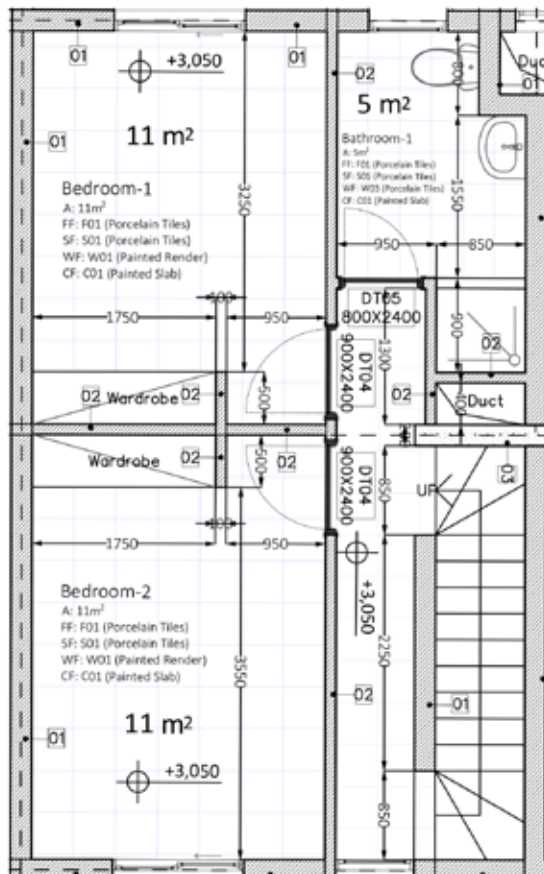




LEFT: Ground Floor

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

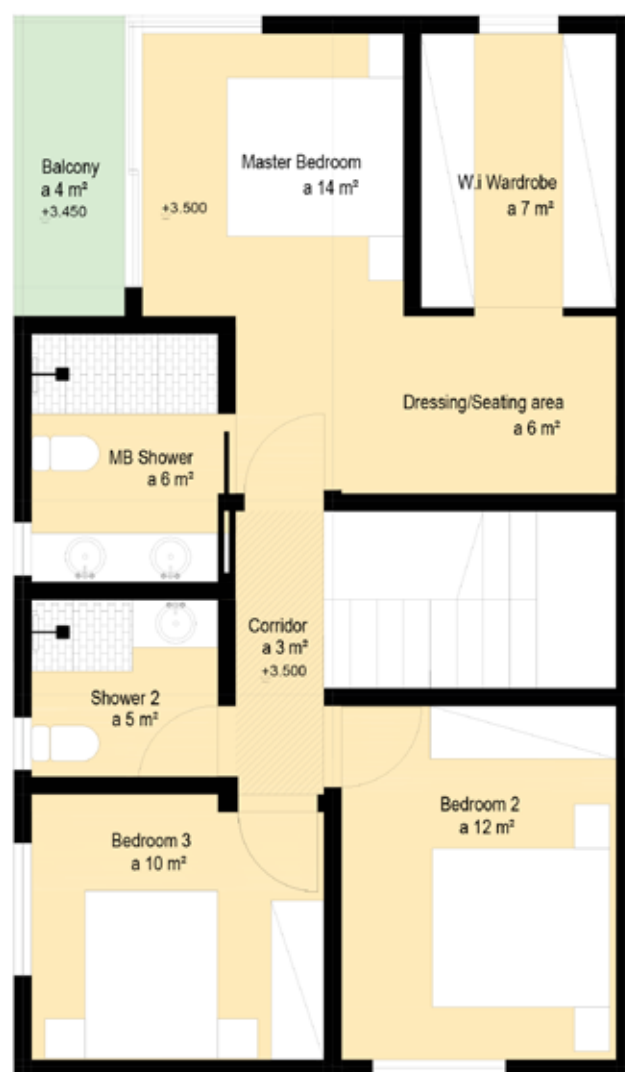




LEFT: Ground Floor



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.

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: premium quality paint
Plastered & painted: primer + 1 coat	Plastered & painted: premium quality paint
Facebrick walls	Facebrick walls
Tiled	Tiled
Matte white paint	Matte white paint
Tiled up to 1m height	Fully tiled
Tiled up to 1m height	Fully tiled
Toilet & pedestal sink, with mirror	Toilet & cabinet sink, with mirror
Tiled, basic shower mixer & glass doors	Tiled, premium shower mixer & glass doors
TP holder only	Towel racks, brush, TP holder, shower rack
Sink & mixer in cabinet with granite tops	Sink & mixer in cabinet with granite tops
Full kitchen cabinets	Full kitchen cabinets
NONE	Cooker, free standing
Basic lighting fixtures	Premium lighting fixtures
Main entrance, kitchen entrance, balcony	Main entrance, kitchen entrance, balcony
NONE	Full closets
Aluminium with sliding casements	Aluminium with sliding casements
Wooden with iron handles	Wooden with iron handles
Painted steel	Chrome with glass
Painted steel	Painted steel
Hot/cold system, 100L instant heater	Hot/cold system, 100L instant heater
Full electrical distribution board, CP meter	Full electrical distribution board, CP meter
USD 76,850	USD 80,550
USD 77,650	USD 81,350
USD 92,480	USD 97,500
USD 137,280	USD 143,100
USD 154,160	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 inflation, market demand, and material cost fluctuations. Final pricing will be confirmed at the time of purchase.



Masaka Views

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