



WITHOUT EXCEPTION



A SANCTUARY OF
sophisticated living

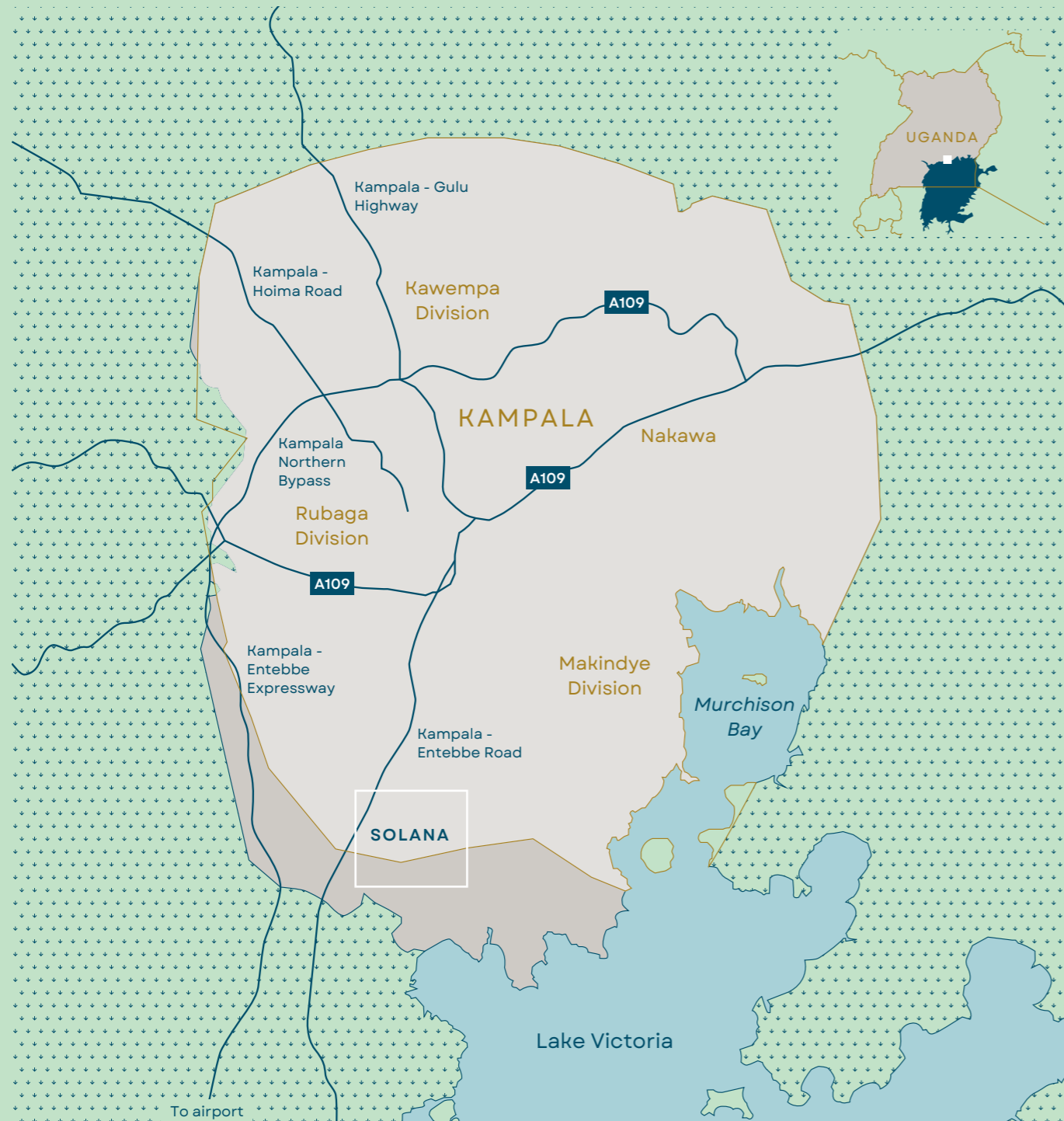


With world-class designs and finishes, Solana's villas, bungalows, townhouses and apartments are conveniently situated in close proximity to top schools and medical facilities, as well as the bustling Kampala city life - yet far enough to welcome you home to an oasis of calm at the end of each day.



LUBOWA, KAMPALA, UGANDA

An optimal location



Solana Lifestyle and Residences is located in a suburb of Kampala, the largest city and capital of Uganda, close to the shores of Lake Victoria. It is reported to be one of the fastest growing cities in Africa and Mercer (New York) has regularly ranked this city as East Africa's best city in which to live.

Located in the upmarket suburb of Lubowa, Solana is situated between the Kampala City Centre and Entebbe, the historical seat of government and home to the International Airport. It is approximately 15km from Kampala's City Centre and 30km to the airport, in the opposite direction.



A VISION FOR
integrated living



The project is conceptualised to be a self-sustaining mixed-use development of approximately 3000 housing units, with supporting retail, commercial, leisure, institutional and sporting facilities. It is intended as a phased development with construction commencing on an initial phase of 306 housing units, with supporting neighbourhood retail and leisure facilities.

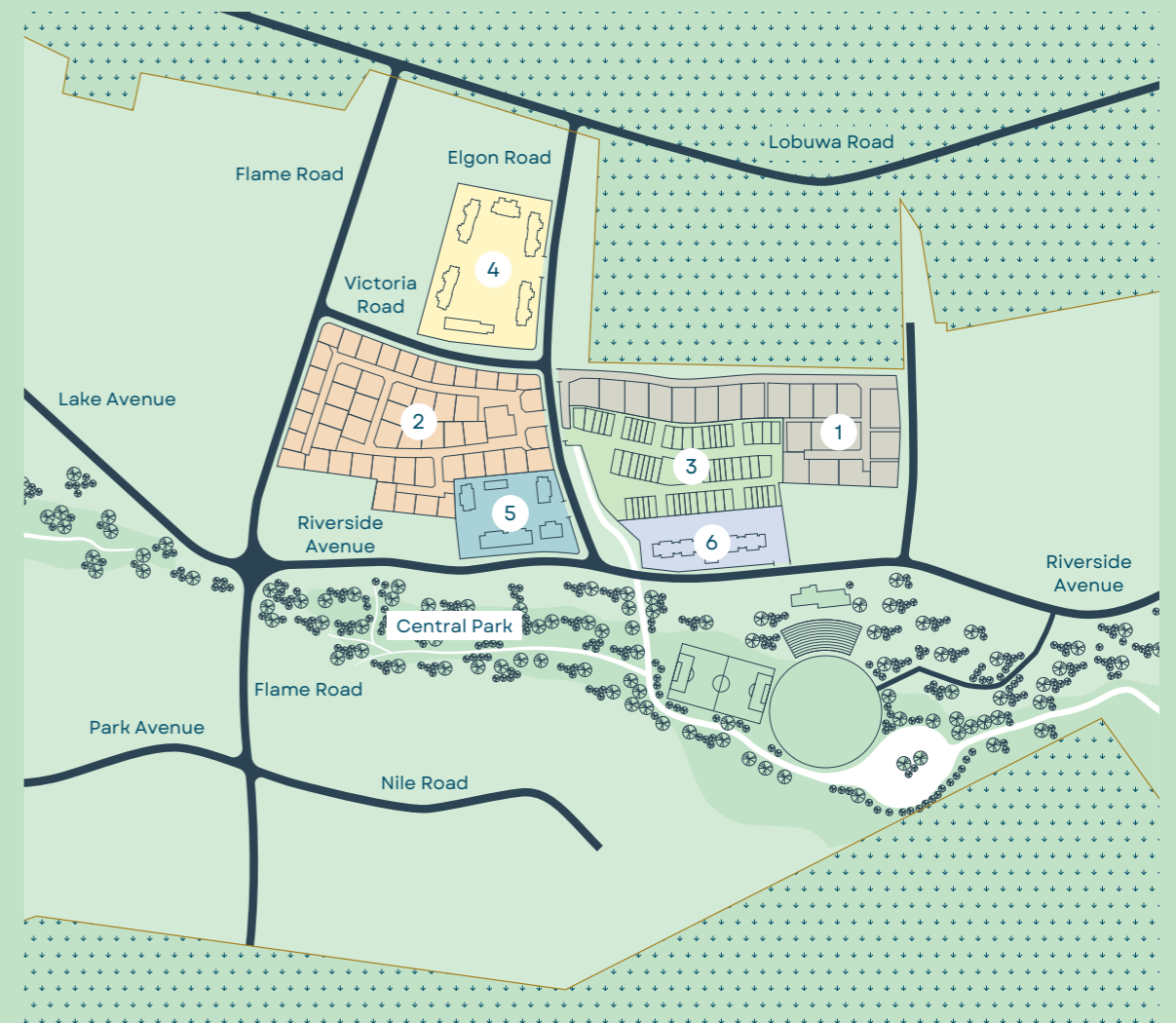
The residential offerings will create neighbourhoods or true communities as envisioned in the principles of New Urbanism. The design takes into account walkability, safety, connectivity, density and an environmentally friendly landscape – principles all aimed at improving the quality of life of individuals.

COMMUNITIES

A home to suit every need



Whether you are looking to scale up or down, invest or own – Solana Lifestyle and Residences has a variety of property options to suit your needs. From luxurious villas to spacious bungalows, double storey townhouses to modern and convenient lock-up-and-go apartments, you'll find solace in these exclusive and secure communities where everything is taken care of. The starting price is \$215 000 with unit sizes ranging from 120m²–450m².



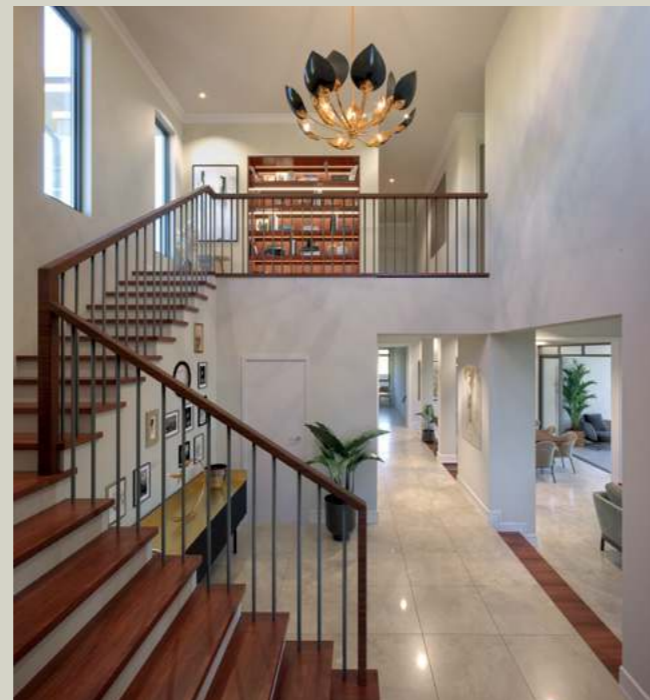
- | | | | |
|---|-----------------|---|----------------|
| 1 | Valera Villas | 4 | Savana Heights |
| 2 | Kilima Ridge | 5 | Luma Place |
| 3 | Verdana Terrace | 6 | Lyra Views |

Extraordinary living awaits



Named after and inspired by the lush valley where it is situated, Valera Villas consists of 20 double storey villas offering world-class finishes, large balconies, verandas, private BBQ facilities and more.

Find solace in this secure and exclusive community where everything is taken care of and includes a clubhouse, pool and play area.



KILIMA

RIDGE

Family living at its finest



The future you have always dreamed of is here. The name Kilima Ridge has been inspired by the hills upon which it is situated. Consisting of 51 spacious bungalows overlooking the valley, it offers peace and privacy with large verandas, private gardens and more.



VERDANA

TERRACE

A new way of
luxury living



Step into the space you've always wanted at Verdana Terrace in Solana. Consisting of 53 double storey townhouses in a terraced and landscaped environment. Units feature balconies, verandas, stylish finishes and gardens incorporated in a private and secure space where everything is taken care of.

VERDANA TERRACE



VERDANA TERRACE



SAVANA

HEIGHTS

City living meets serenity



Discover the epitome of connected living at Savana Heights in Solana. These apartments and penthouses, with vistas of Lake Victoria and the green riverine, offer a spacious contemporary lifestyle with elevators, on-site parking, clubhouse and communal swimming pool. Enjoy comfort and security in an organised community with world-class amenities.



Apartment living reimagined



Inspired by the radiance of dawn, Luma Place, consists of stylish apartments and penthouses facing the rising sun. Enjoy ease of care combined with security in an organised community where everything is taken care of. With elevators, ample parking, fibre internet, pool, clubhouse and so much more. This is apartment living redefined.



Enjoy
lock-up-and-go
luxury

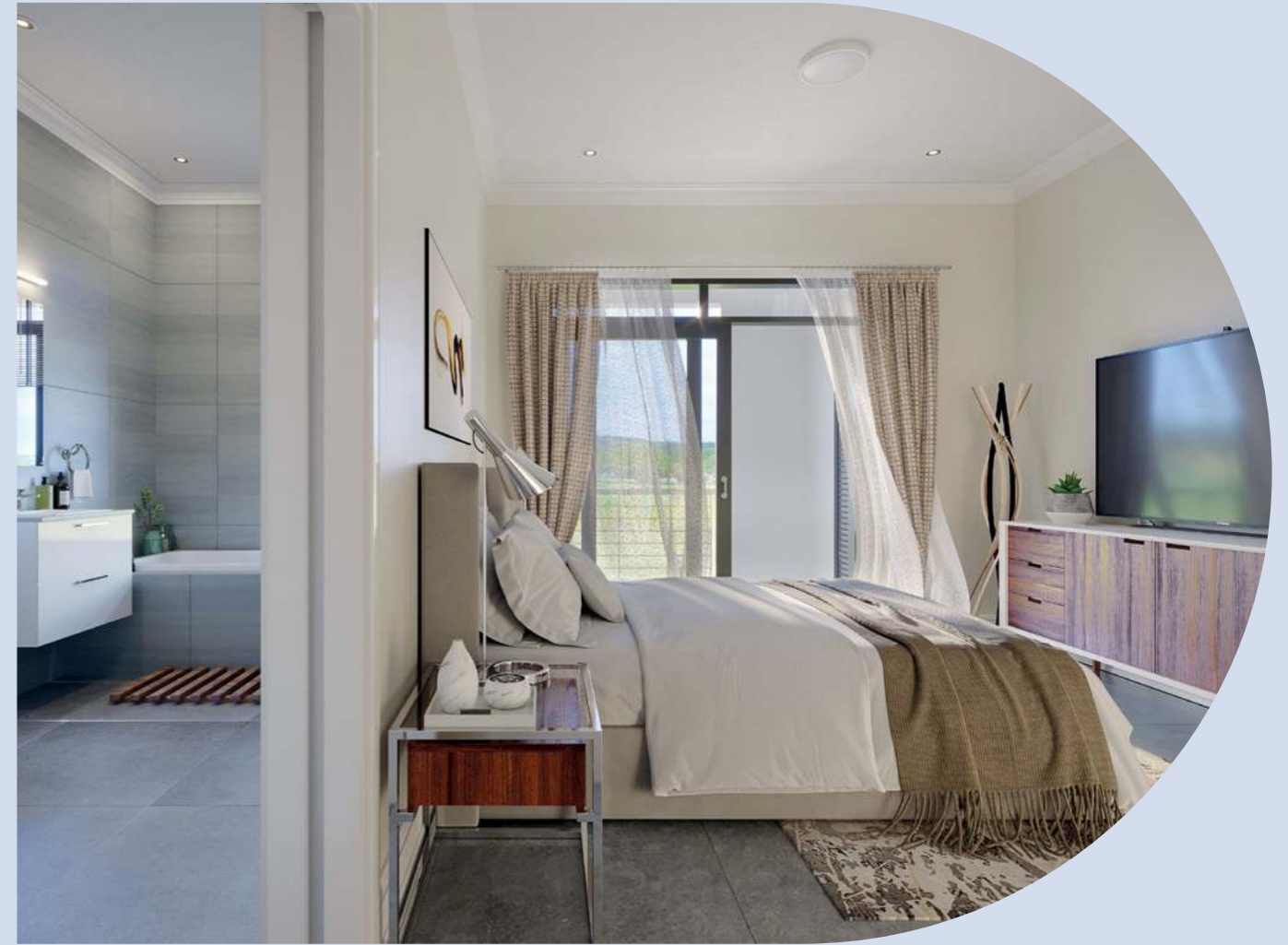


Named after a constellation with the brightest star, Lyra Views, allows you to enjoy modern living at its finest. Offering residents luxury lock-up-and-go options of apartments or penthouses, units feature ultra-modern design and finishes, elevators, onsite parking and more, in a place where quality, security and connectivity meet.

LYRA VIEWS



LYRA VIEWS



COMMUNITIES

Communal features



Each community features

- A clubhouse and pool
- Children's play area
- Fibre internet
- DSTV
- Manned security
- CCTV cameras
- Controlled access and more

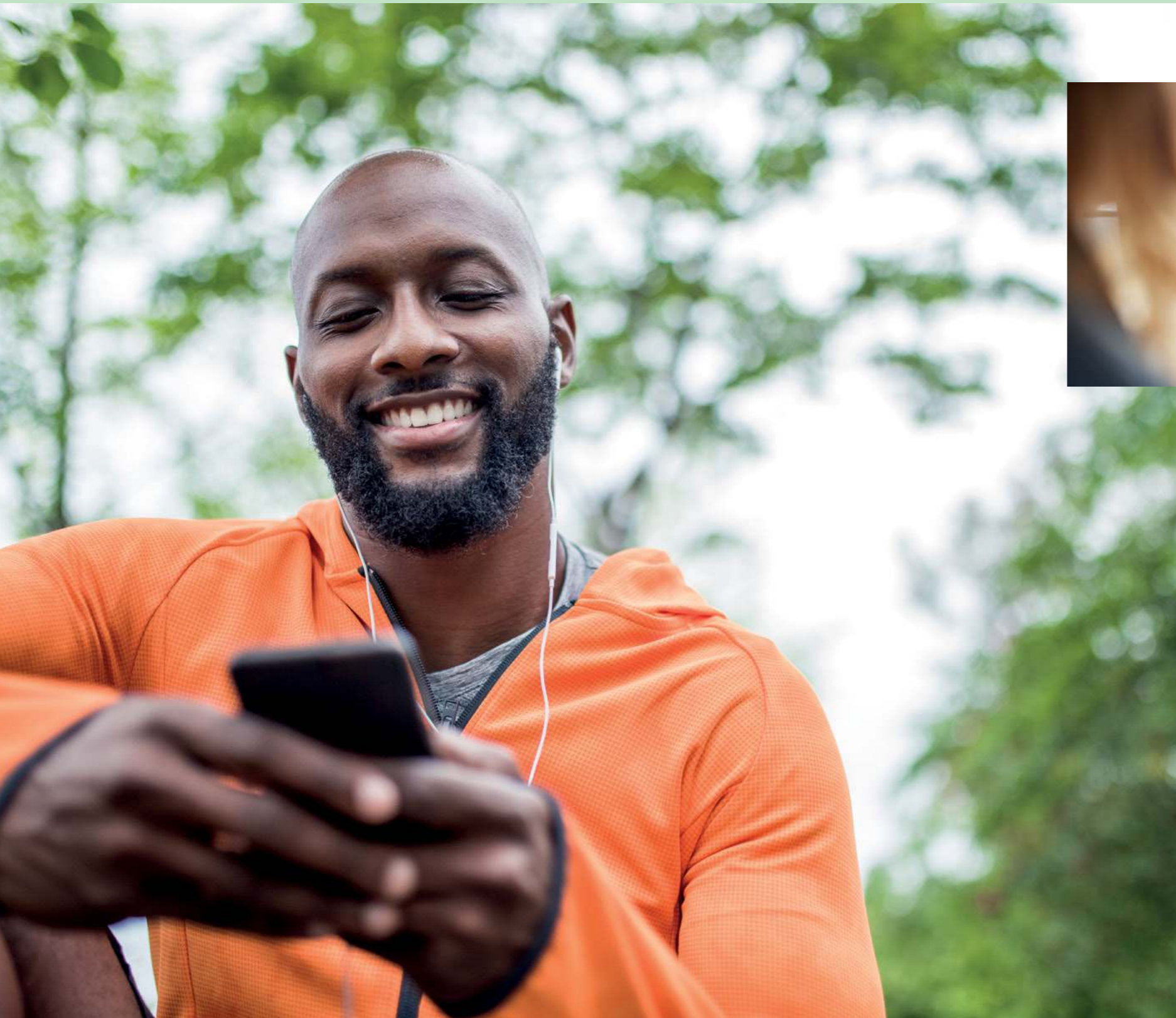


MIXED-USE DEVELOPMENT

Live, work, shop, play and stay



This development is about more than the buildings. It is creating a lifestyle which every human being aspires to.



Work

Discover an oasis of calm, even whilst working. Solana Lifestyle and Residences offers its commercial tenants a variety of premium office spaces in a secure, convenient and organised precinct. From hot desks to private offices for small companies, meeting rooms to boardrooms, Solana offers flexibility and ease for smaller tenants. It is also perfect for multinational offices, offering state-of-the-art office space for both medium and large corporate tenants.

Shop

At our Neighbourhood Retail Centre, you will find everything that you are looking for, from your favourite foods to your favourite brands.

Play

Discover a host of recreational amenities at our Central Park featuring a great lawn, soccer field and amphitheatre, path and cycle ways, picnic areas and more. Our central clubhouse will host restaurants, a gym and ample play areas, and a school for all grades will accommodate around 700 students when fully operational.

Stay

Our 4-star hotel with world-class amenities, will offer guests an incredible, yet tranquil stay, whether for business or leisure.

ENERGY EFFICIENCY

Solana Green Initiatives

The Solana Lifestyle and Residences development was conceptualised as a self-sustaining mixed-use development, adhering to Green Building design principles. Designed to be a green development, energy efficiencies will be achieved to live up to the promised standard. To optimise and protect energy efficiency, the following will be done:



Street and park lightings, including signage

The lighting on the public roads will be installed with self-timer fittings. To achieve the desired efficiencies, LED lighting will be used for all lighting fixtures. All lighting will be on a control circuit allowing for automatic day/night control.

Water pumps

The location of the estate, with sloping hill towards the central green park and water catchment area, allows for the use of gravity as the main driver for water circulation.

Lifts

The lifts in the apartments will be modern lifts that are energy efficient.

Closed circuit television cameras (CCTV)

Choosing energy efficient CCTV equipment will result in a reduced energy demand. Cameras with a low power consumption will be selected where possible, as well as cameras with a wider view range, while layout design will be carefully planned to reduce the total number of cameras required.

Interior lighting

The estate comprises several amenities which will be installed with interior lightings, including the guard houses, the estate's management office, and the club houses. To achieve efficiencies, LED lighting will be used for all lighting fixtures.

AWARDS

A mark of excellence



Solana Lifestyle and Residences is truly a first-of-its-kind development in Uganda and has been awarded various accolades that confirms this.

International Property Awards

The awards celebrate the highest levels of achievement by companies operating in all sectors of the property and real estate industry. An International Property Award is a world-renowned mark of excellence.

Solana Lifestyle and Residences was awarded:

International Property Awards (IPA) Africa Region 2021

- **Five Stars** | Best in Uganda – Mixed Use Development
- **Five Stars** | Best in Uganda – Residential
- **Winner** | Best Residential

Solana has won the Best Residential Development in Africa in the 2021/2022 International Property Awards.

Of the many entries into this category, only four developments were awarded a Five Star rating and Solana beat the competition to achieve Best in Africa.

Green Mark Awards

Solana Lifestyle and Residences has provisionally been awarded the First Green Mark District Neighbourhood Development in Africa and the First Green District Development in Uganda. This award was conferred by the Building and Construction Authority.



Connect with a Solana property consultant today



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