



Kilele A-Frame Cottages

Fancy. Affordable. Durable.

Product definition, preliminary costing and
design-package proposal

Prepared by Heko For Mabati Yetu | 14 July 2026

Kilele Product Line.

01	Kilele Loft	Compact & intimate	One bedroom	48 m ²
02	Kilele Sanctuary	Balanced & serene	Two bedrooms	72 m ²
03	Kilele Boma	Grand & prestigious	Three bedrooms	108 m ²

Kilele Loft



Pure A-frame on a compact raised base

One bedroom

36 + 12

ground + upper/loft

48 m²

enclosed GFA | 8 m² outdoor

Ksh. 3.12-3.60M

Preliminary construction range | midpoint Ksh. 3.36M

- Hybrid mild-steel / LGS frame
- Insulated Klip-Lok envelope on OSB/ply
- One kitchen, one wet area, fitted storage
- Compact solar, rainwater and biodigester allowance

Kilele Sanctuary

A-frame core with one grounded side volume

Two bedrooms

54 + 18

ground + upper/loft

72 m²

enclosed GFA | 12 m² outdoor

Ksh. 4.68-5.40M

Preliminary construction range | midpoint Ksh. 5.04M

- Hybrid mild-steel / LGS frame
- Insulated Klip-Lok envelope on OSB/ply
- Expanded casework and flexible second bedroom
- Medium solar, rainwater and biodigester allowance



Kilele Boma



Dominant A-frame with a two-storey side wing

Three bedrooms

72 + 36

ground + upper/loft

108 m²

enclosed GFA | 18 m² outdoor

Ksh. 7.02-8.10M

Preliminary construction range | midpoint Ksh. 7.56M

- Hybrid mild-steel / LGS frame
- Insulated Klip-Lok envelope on OSB/ply
- Larger glazing, balcony and expanded casework
- Larger solar, rainwater and biodigester allowance

Preliminary Cost Estimation

Kilele Loft

Compact & intimate

48 m²

enclosed GFA

One bedroom

8 m² deck / terrace

Ksh. 3.36M

midpoint | 3.12-3.60M range

Kilele Sanctuary

Balanced & serene

72 m²

enclosed GFA

Two bedrooms

12 m² deck / terrace

Ksh. 5.04M

midpoint | 4.68-5.40M range

Kilele Boma

Grand & prestigious

108 m²

enclosed GFA

Three bedrooms

18 m² deck / terrace

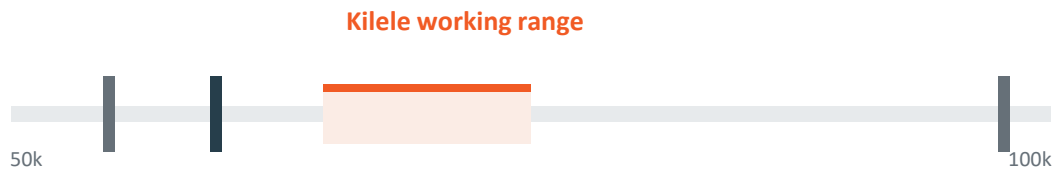
Ksh. 7.56M

midpoint | 7.02-8.10M range

Cost Basis

2026 residential cost benchmark

KES / m²



Standard bungalow

Ksh. 54,730

Middle-class maisonette

Ksh. 59,868

Luxury maisonette

Ksh. 97,730

Included in the allowance

- Normal concrete footings and precast floor system
- Hybrid steel/LGS structure and insulated envelope
- Internal finishes, openings and fitted casework
- Plumbing, electrical and provisional sustainable systems
- Normal preliminaries and concept-stage pricing risk

Priced separately after site confirmation

- Land, VAT, approvals and professional fees
- Abnormal ground, long utility runs and major external works
- Perimeter fencing, gabions and loose furniture

Material Specification

Building envelope	Klip-Lok standing seam mabati, insulation, plywood/OSB substrate or lining
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Structure	Hybrid mild-steel and light-gauge-steel frame
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Floor	Precast concrete panels with WPC/SPC finish
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Foundation	Concrete footings, subject to site and geotechnical conditions
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Internal walls	Drywall partitions
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Wet areas	Ceramic wall and floor tiles
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Openings	Mild-steel doors and windows; glazing to design
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Casework	MDF kitchen cabinets, cupboards and wardrobes
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Electrical & plumbing	Efficient fixtures with solar, biodigester and rainwater-harvesting allowances
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Mabati Yetu's visible value: standing seam mabati, insulation, gutters, gabions and fencing systems.

Design Fees

Ksh.

360,000

One coordinated fee

All three typologies
Seven coordinated outputs

The complete drawing package includes

01 Architectural drawings

02 Structural drawings

03 Electrical drawings

04 Plumbing drawings

05 Material specification

06 Bill of Quantities

07 Architectural renders

Construction administration and construction delivery are agreed per project.

Mabati Yetu leads the market. Heko powers delivery.

HEKO

- Develop the three Kilele typologies
- Coordinate full construction-set drawings
- Prepare specifications, BoQs and renders
- Provide construction administration as contractor / technical delivery partner
- Protect buildability, quality and product consistency

MABATI YETU

- Own the Kilele customer-facing product
- Lead marketing, sales and customer acquisition
- Supply standing seam mabati, insulation and gutters
- Supply gabions, razor wire and galvanised mesh fencing
- Coordinate production priorities and product pricing

Mabati Yetu owns the face. Heko remains the design and technical engine behind the solution.

Approve the package, then move one typology into pilot delivery

01 Approve the Ksh. 360,000 three-typology design package

02 Confirm the concept area, cost and material basis

03 Nominate the pilot typology and launch

Heko prepares the coordinated product system. Mabati Yetu takes Kilele to market.

