

# New Cities in Africa

2018 REPORT

[www.estateintel.com](http://www.estateintel.com)



# Introduction

By 2024, 4 of 5 Africa's key sub regions will have over 50% of its population living in urban areas. The increased concentration of people in these regions and her cities, poses a capacity problem, as many were never planned to accommodate the large urban sprawls that have been forecasted. As a result, private developers and some governments across the continent are backing over 1 billion square meters of land reclamation and new city projects, which is costing over \$115bn, to cater to the region's growing urban centres.

The lion-share of these development projects are located on the fringe or in a satellite region largely because of extremely costly and scarce large land parcels; but also because significant improvements to infrastructure including fundamental provisions such as sewage, road networks, power and much better spatial planning can be achieved more efficiently, when working in a new and untouched region. As these projects are embarked upon however, the 10 - 30 year timeline demands long term capital that will be patient through the lengthy development and sale process, regime proof government alliance and spatial planning that is flexible enough to respond to demand. Follow through and read our brief fact sheets on over 20 new city projects planned across the continent.

1

4 of 5 Africa's key sub regions will have over 50% of its population living in urban areas.

2

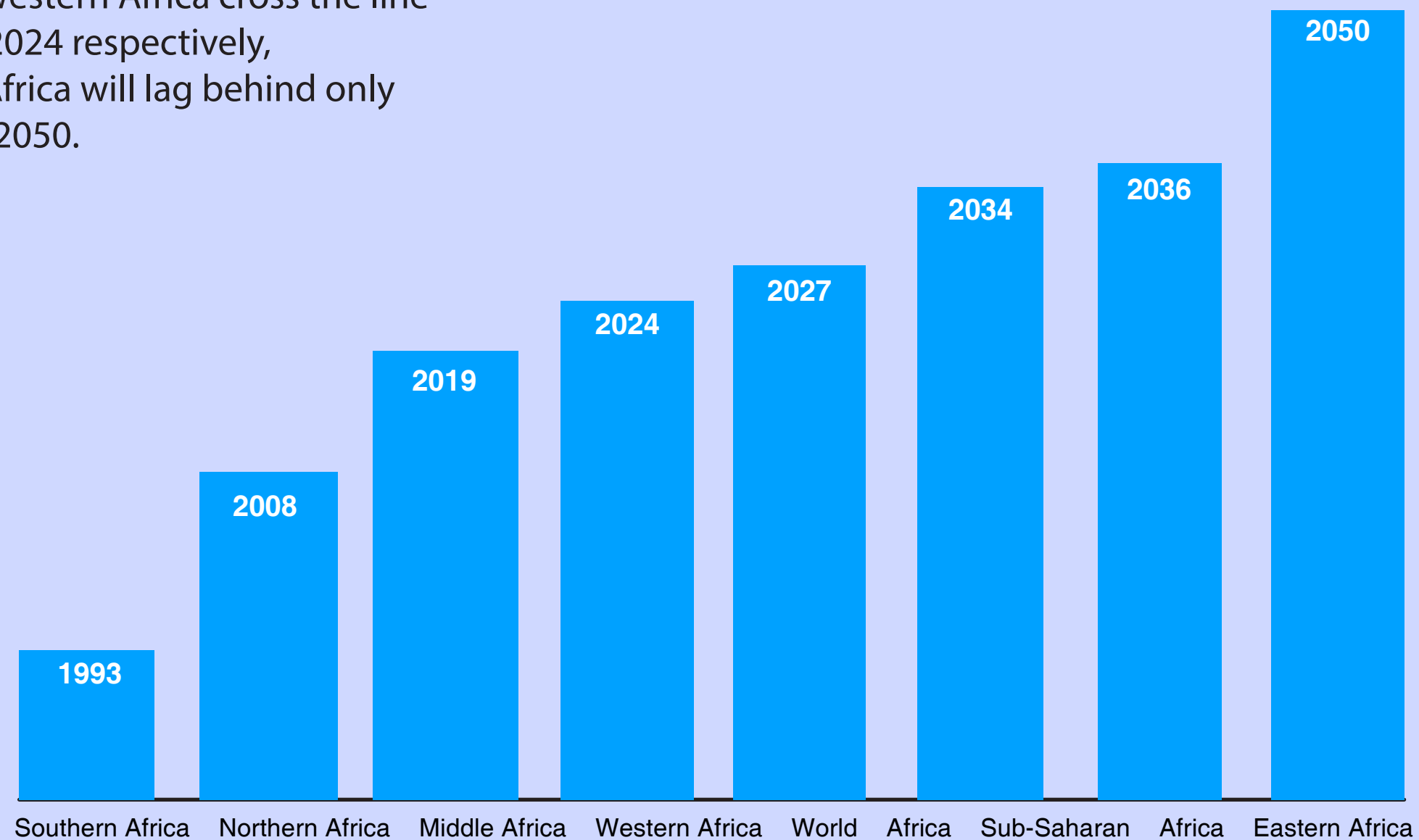
Developers are backing 1 billion square meters new city projects costing over \$115bn

3

Significant improvements to infrastructure can be achieved more efficiently in a new and untouched region.

# Year when region has over 50% of Population in Urban Areas

Middle and Western Africa cross the line in 2019 and 2024 respectively, but Eastern Africa will lag behind only joining after 2050.



1bm<sup>2</sup>

of new city space being developed across SSA

\$115b

of capital allocated towards development

2/3

of new cities are located in west and east africa

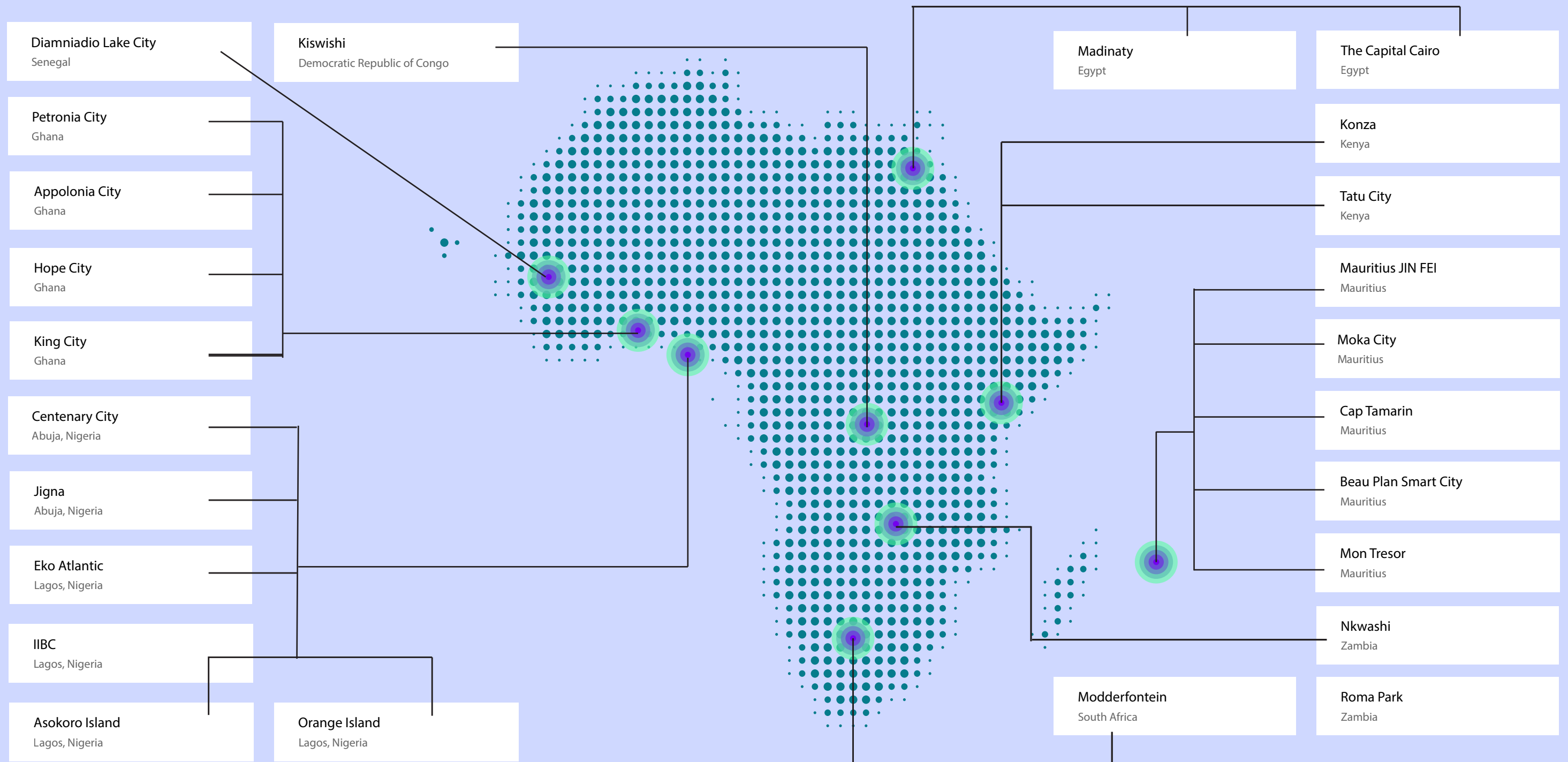
75%

of new cities are privately funded

4.5 years

average project duration of African cities so far

# Executive Summary





# New City Profiles

# Konza Technology City

MAKUENI COUNTY, **KENYA** East Africa

LONG. 37.184802 LAT. -1.689011

[www.konzacity.go.ke](http://www.konzacity.go.ke)

**20,230,000 m<sup>2</sup>**



location of kenya in africa



location of city in kenya

Located in the Makueni County of Kenya, Konza Technology City which was initiated by the Government of Kenya in 2008 is designed to be a technology hub and the flagship project of the Kenya 2030 vision. This development which serves a mixed-use purpose sits on 2023 hectare site and aims at being a sustainable and livable urban environment.

The first building in the technopolis which incorporates 8 storeys and 2 basement floors is currently undergoing construction and would house its early investors and innovators.

Konza city project will be monitored by Konza Technopolis Development Authority and has entered into a 99 year lease with the Kenyan Government.

Cost:	<b>\$14,500,000,000</b>
Developer:	<b>Kenyan Government</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2013</b>
Type:	<b>Out of City</b>
Current stage:	<b>Construction of Konza City Complex which will be ready by November 2018</b>



# Appolonia City

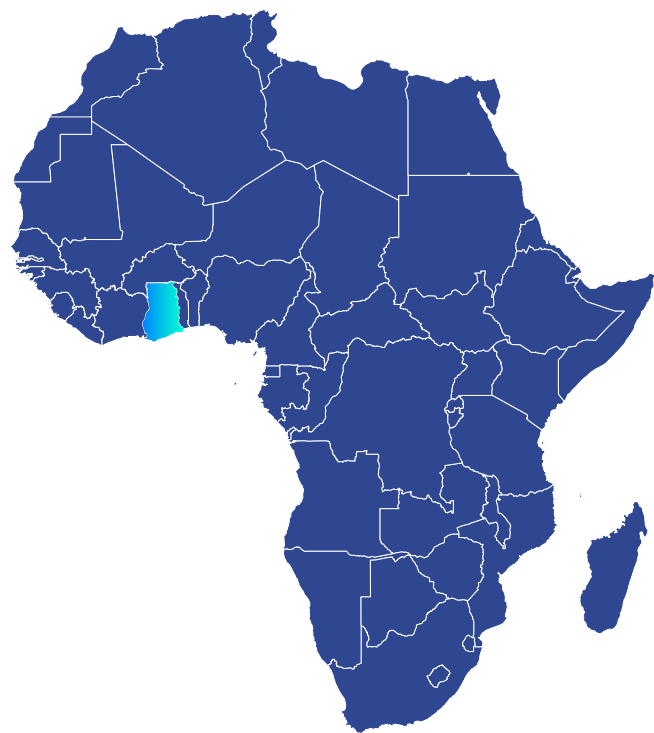
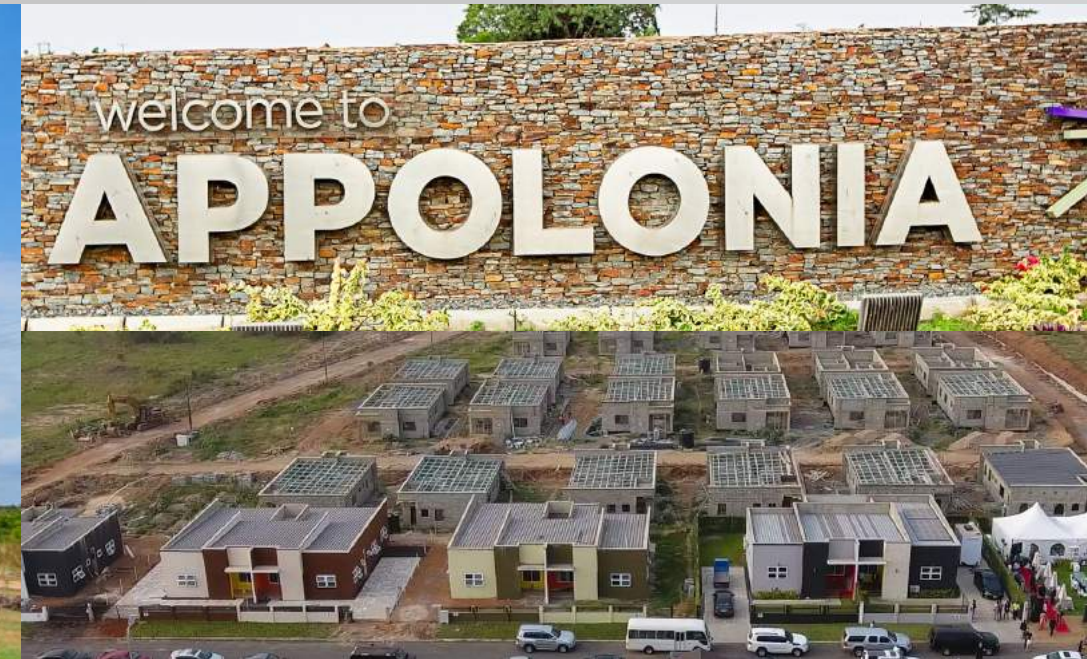
GREATER ACCRA, GHANA West Africa

LONG. -5.807425 LAT. 5.807425

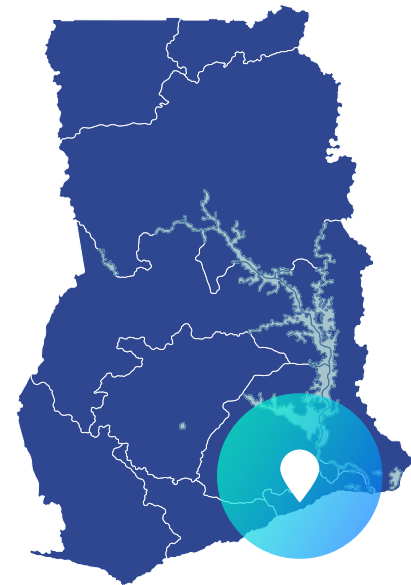
[www.appolonia.com.gh](http://www.appolonia.com.gh)



9,410,000 m<sup>2</sup>



location of ghana in africa



location of city in ghana

Appolonia City, located in the greater metropolitan area of Accra, is a mixed-use development project by Rendeavour. Upon completion it is expected to accommodate 88,000 residents and 20,000 day visitors. Sitting on a 941 hectare site, Appolonia city will contain a number of fully serviced plots, turnkey residential areas and 2,000 affordable homes.

The first phase of the project has already started and the entire project is expected to be completed over the next 10 years.

Cost:	<b>\$250,000,000</b>
Developer:	<b>Rendeavour</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2017</b>
Type:	<b>Urban Development</b>
Current update:	<b>Development of the 'Oxford' residential area which has sold 85% of it's first phase with the second phase to be underway</b>



# Eko Atlantic

VICTORIA ISLAND, **NIGERIA** West Africa

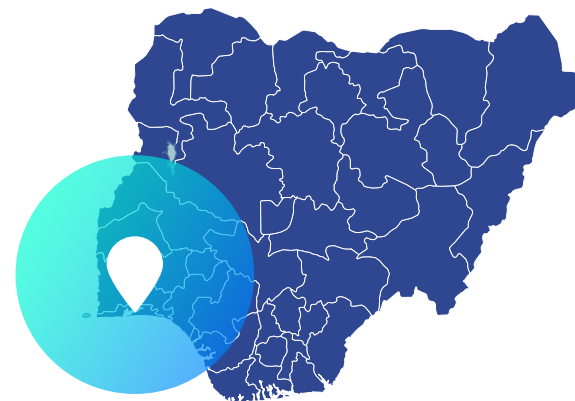
LONG. 3.412232 LAT. 6.409835

[www.ekoatlantic.com](http://www.ekoatlantic.com)

**10,000,000 m<sup>2</sup>**



location of nigeria in africa



location of city in nigeria

Eko Atlantic is a new coastal city being built on the shores of Victoria Island, Lagos. This \$6 billion development is privately funded by South Energyx Nigeria Limited and stands on a 10,000,000 hectare<sup>2</sup> reclaimed land protected by an 8.5km long sea wall. Infrastructural road works and pipes have already been laid along major routes in the new city allowing for further works to commence. Eko Atlantic City aims at drawing investors not only to Nigeria but the continent as a whole.

Cost:	<b>\$6,000,000,000</b>
Developer:	<b>South Energyx Nigeria</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2008</b>
Type:	<b>Land Reclamation</b>
Current update:	<b>The Eko Pearl Towers, Alpha One and the Azuri Peninsula are among the project which have been completed or are nearing completion.</b>

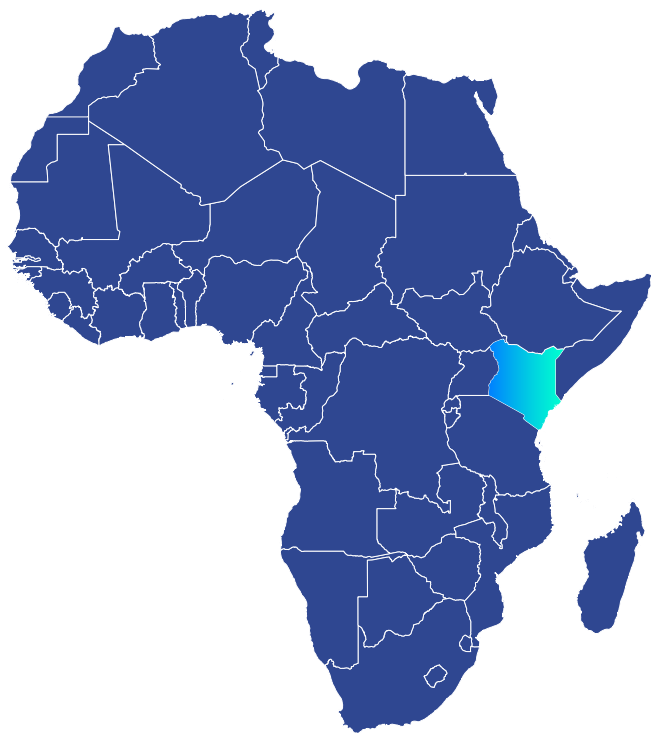
# Tatu City

NAIROBI, KENYA East Africa

LONG. 36.900104 LAT. -1.156651

[www.tatucity.com](http://www.tatucity.com)

20,240,000 m<sup>2</sup>



location of kenya in africa



location of city in kenya

Tatu City is a 20,240,000m development located in Nairobi, Kenya that is being sponsored by Rendeavour. The developers describe the city as a representation of a new and unique way of living for all Kenyans. Schools, businesses and industrial parks are already open at the city with a range of homes also currently under construction. As the range of developments demonstrate the project will be mixed use and will benefit from existing road and rail networks. Rendeavour expects the city to accommodate 150,000 residents and thousands of visitors daily.

Cost:	<b>\$18,000,000,000</b>
Developer:	<b>Rendeavour</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2011</b>
Type:	<b>Urban Development</b>
Current update:	<b>African Logistics Properties has pre-leased their flagship development in the industrial region of Tatu City. Up to 300 acres has also been set aside for the construction of 10,000 affordable houses.</b>



# Centenary City

ABUJA, NIGERIA West Africa

LONG. 7.278367 LAT. 8.943627

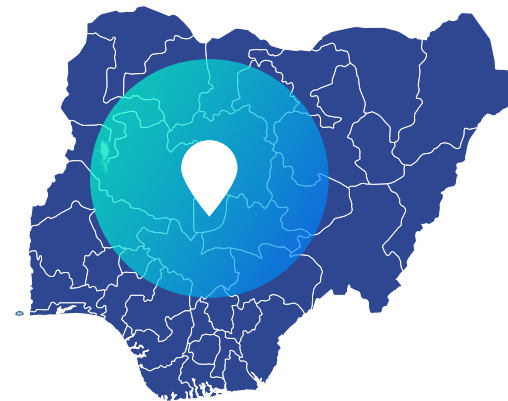
[www.frontrange.com](http://www.frontrange.com)



12,600,000 m<sup>2</sup>



location of nigeria in africa



location of city in nigeria

Centenary City is a 12,600,000 development project located near Kuje in the Federal Capital Territory of Nigeria. It will include a mixed-use urban centre, leisure areas, residential, central business district, integrated golf community, major retail centres and much more. According to the developers It has been approved as a Free Trade Zone (FTZ) and is the only mixed-use master plan free zone in the capital city.

Cost:	<b>\$18,760,000,000</b>
Developer:	<b>Centenary City Plc, Front Range City</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2014</b>
Type:	<b>Urban Development</b>
Current update:	<b>Sales for the first residential project called The Grove was launched in Q3:2018.</b>



# Modderfontein

EAST JOHANNESBURG, SOUTH AFRICA West Africa

LONG. 28.142021 LAT. -26.100402

16,000,000 m<sup>2</sup>



location of south africa in africa



location of city in south africa

Modderfontein is located in the eastern Johannesburg, South Africa. The project occupies a 1,600,000m site and incorporates mixed-use activities. Modderfontein was originally being developed by Shanghai Zendai but the project was sold to M&T Development. The project focuses on infrastructure for the construction of schools and houses.

Cost:	<b>\$8,000,000,000</b>
Developer:	<b>M&amp;T Development Ltd.</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2015</b>
Type:	<b>Urban Development</b>
Current update:	<b>M&amp;T has launched residential projects including Fish Eagle View and plan to launch Red Ivory Lane shortly.</b>



# King City

TAKORADI, GHANA West Africa

LONG. -1.789502 LAT. 4.962512

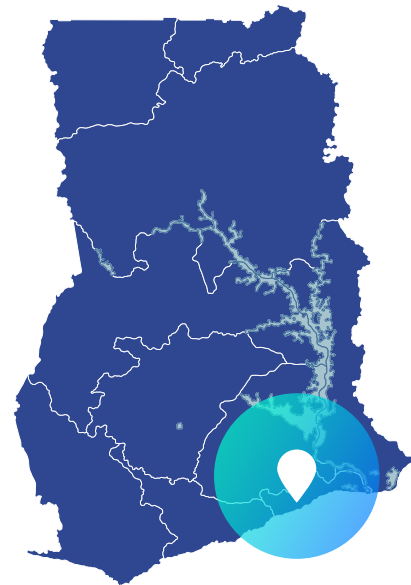
<http://www.rendeavour.com/projects/king-city>



10,180,000 m<sup>2</sup>



location of ghana in africa



location of city in ghana

King City is located in Takoradi, Western Ghana and covers a land area of 1,018,000m . This mixed-use project by Rendeavour aims to accommodate both residential and commercial activity stemming from the regions growing mining and energy sectors. Its strategic location allows easy access to the Takoradi harbour, which allows for easy access to trade. The project looks to benefit from the discovery and development of major oil fields 60km offshore.

Cost:	<b>\$600,000,000</b>
Developer:	<b>Rendeavour</b>
Status:	<b>Unknown</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2015</b>
Type:	<b>Urban Development</b>
Current update:	<b>NIL</b>



# Roma Park

LUSAKA, ZAMBIA Southern Africa

LONG. 28.314364 LAT. -15.365619

<http://romapark.co.zm>



1,200,000 m<sup>2</sup>



location of zambia in africa



location of city in zambia

Roma Park is a 1,200,000m<sup>2</sup> urban development located in the heart of Lusaka in proximity to Manda Hill Shopping Centre, Lusaka Town Centre and Kenneth Kaunda International Airport. The project is being developed by Rendeavour and CPD Properties. It is a mixed-use project that will offer residential retail, office and liesure elements. Construction has commenced and the sale of land and homes has begun.

Cost:	Unknown
Developer:	Rendeavour, CPD Properties
Status:	Under Construction
Use:	Mixed Use
Commencement date:	2010
Type:	Urban Development
Current update:	Earlier this year MTN, CCECC and Madison Capital planned on moving in to Roma Park.



# Kiswishi

<http://www.kiswishi.com/en/>

PROXIMITY TO LUBUMBASHI, **DEMOCRATIC REPUBLIC OF CONGO** Central Africa

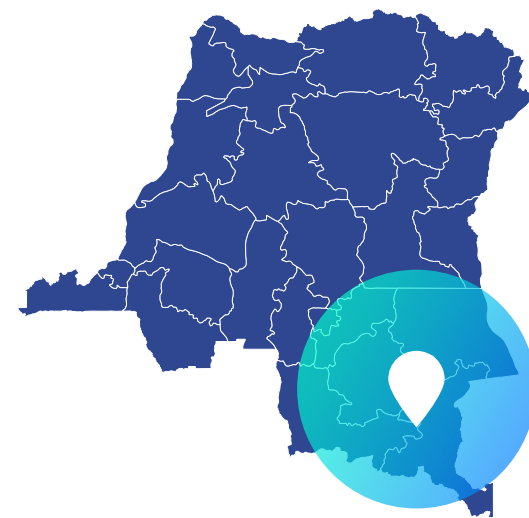
**44,000,000 m<sup>2</sup>**



LONG. 27.486702 LAT. -11.472763



location of DRC in africa



location of city in DRC

Kiswishi is located in the Democratic Republic of Congo close to Lubumbashi. The mixed-use development covers a land area of 44,000,000m and seeks to incorporate residential, retail and office elements. The developers describe it as prime real estate that offers opportunities for developers as well as sustainable high build and architectural standards.

Cost:	<b>\$758,000,000</b>
Developer:	<b>Rendeavour</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>Unknown</b>
Type:	<b>Urban Development</b>
Current update:	<b>Completion of Asphalt roads and the ongoing sales for its phase 1 mixed-use development.</b>



# Asokoro Island

ABUJA, NIGERIA West Africa

LONG. -7.533621 LAT. 9.060733

[www.asokoroisland.com](http://www.asokoroisland.com)

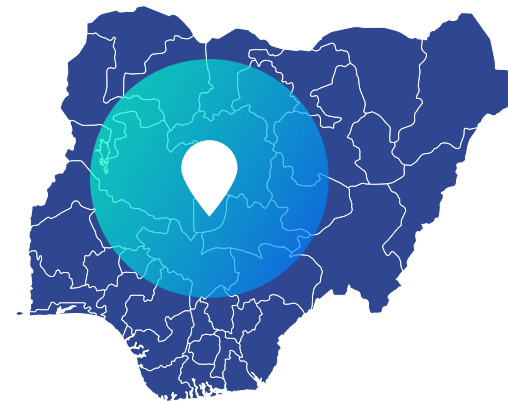
600,000 m<sup>2</sup>



ASOKORO  
ISLAND



location of nigeria in africa



location of city in nigeria

Asokoro Island is located on the hills of the capital city of Nigeria. This mixed-use development sits on a 600,000m<sup>2</sup> and is being developed by Asokoro Island Limited. It aims at offering an eco friendly environment that will cater for private individuals, businesses and residents. It is described as a new way of living while looking at the future. It is privately funded.

Cost:	<b>\$900,000,000</b>
Developer:	<b>Asokoro Island Limited</b>
Status:	<b>On Hold</b>
Use:	<b>Mixed Use</b>
Commencement date:	-
Type:	<b>Urban Development</b>
Current update:	<b>Unknown</b>



# Nkwashi

LUSAKA, ZAMBIA Southern Africa

LONG. 28.651412 LAT. -15.521699

[www.nkwashi.com](http://www.nkwashi.com)

12,550,000 m<sup>2</sup>



location of zambia in africa



location of city in zambia

Nkwashi is another mixed-use urban development located in Lusaka, Zambia. Unlike Roma Park, Nkwashi is a satellite town located to the east of Lusaka. The development covers a land area of 12,550,000m<sup>2</sup> and is being developed by Thebe Investment Management Limited. Nkwashi offers mixed-use spaces and green areas along with various amenities. Construction is currently underway with access roads in the standard plot sections currently under construction.

Cost:	<b>\$1,500,000,000</b>
Developer:	<b>Thebe Investment Management Limited</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2016</b>
Type:	<b>Urban Development</b>
Current stage:	<b>Construction of Dam B has commenced including road network development.</b>



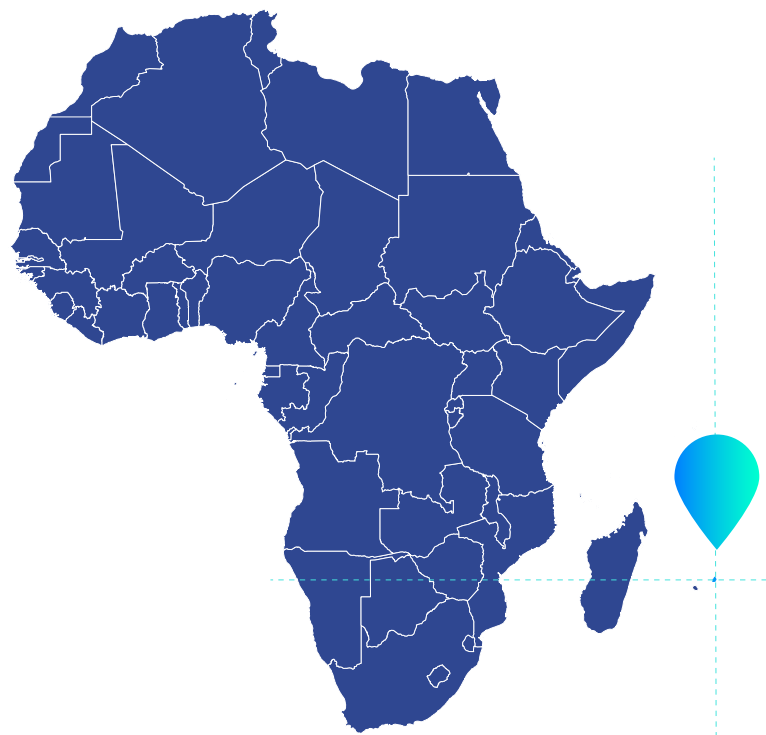
# Mon Tresor

PLAINE MAGNIEN, MAURITIUS Southern Africa and Indian ocean division

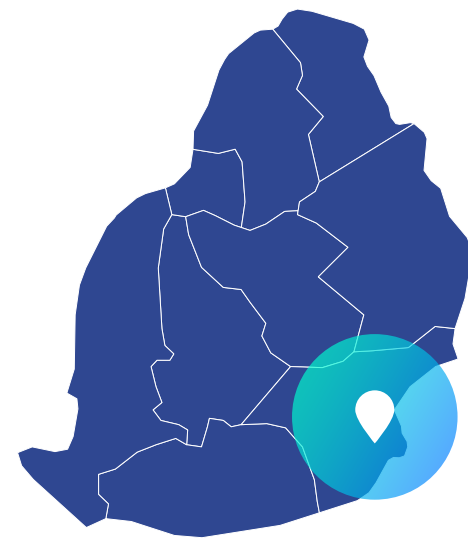
LONG. 57.678602 LAT. -20.43926

[www.montresor.mu](http://www.montresor.mu)

4,000,000 m<sup>2</sup>



location of mauritius in africa



location of city in mauritius

Mon Tresor is a smart city project by The Omnicane Group located in Plaine Magnienin, Mauritius. The coastal city will cover a 4,000,000m land area and incorporate residential, office and leisure elements. The project intends to be human and eco-friendly with a strong sense of sustainability. Housing types currently available on Mon Tresor including townhouses, villas, apartments and plots of land.

Cost:	Unknown
Developer:	<b>The Omnicane Group</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2016</b>
Type:	<b>Urban Development</b>
Current stage:	<b>Phase 1 of the business gateway is currently underway with offices expected to be finished in 2018.</b>



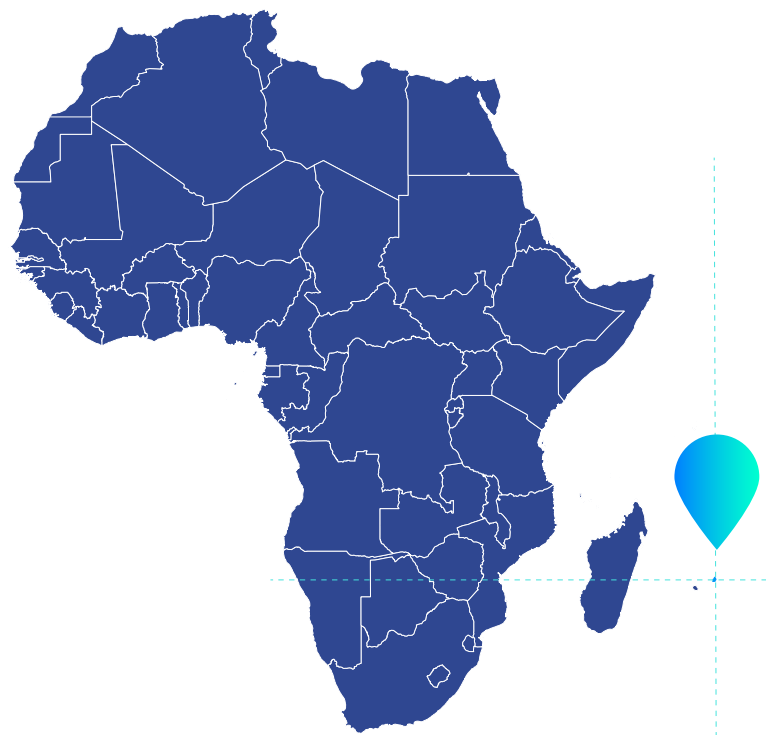
# Cap Tamarin

www.captamarin.mu

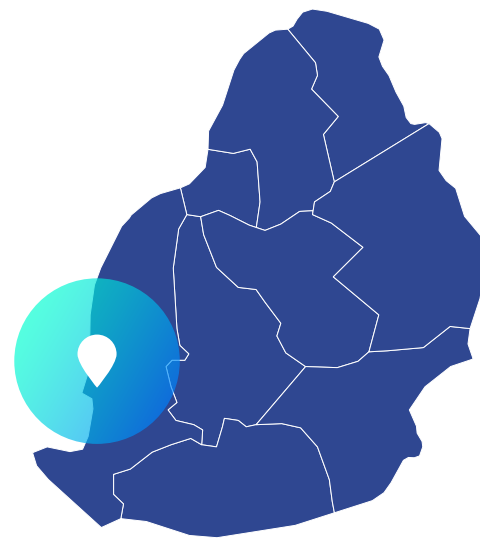


**ENTRANCE OF TAMARIN VILLAGE, MAURITIUS** Southern Africa and Indian ocean division **440,000 m<sup>2</sup>**

LONG. 57.374898 LAT. -20.335597



location of mauritius in africa



location of city in mauritius

Cap Tamarin is an extension of the Tamarin Village is located in Mauritius and home to another smart city project which is being developed by Trimetys. It sits on a 440,000m land area and also seeks to deliver a mixed-use amenities in a sustainable and green environment. The primary infrastructure works are currently underway and the essential parts of the development are expected to take 5 - 7 years to complete.

Cost:	<b>\$261,380,970</b>
Developer:	<b>Trimetys</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2018</b>
Type:	<b>Urban Development</b>
Current stage:	<b>Primary infrastructure works are underway</b>



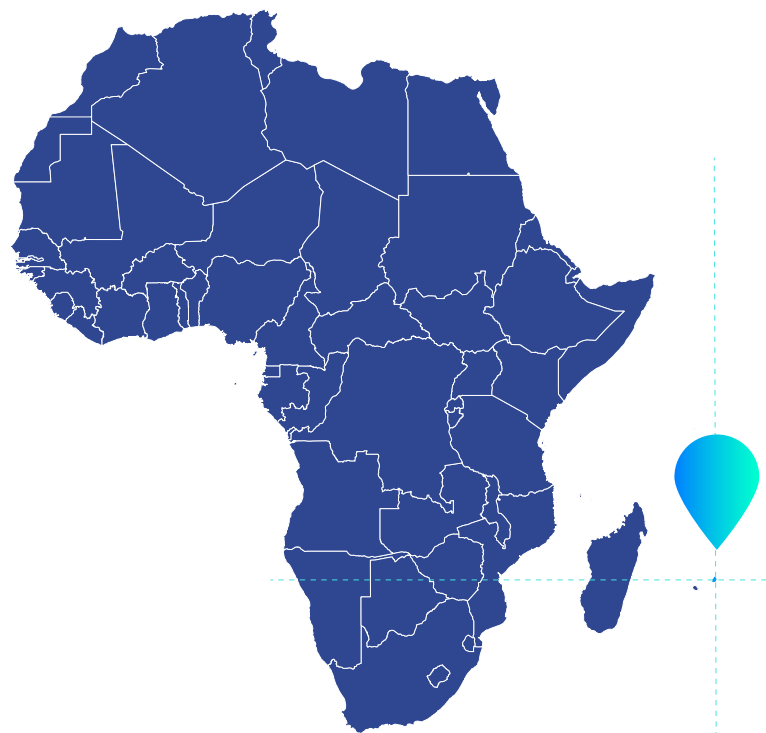
# Moka City

MOKA, MAURITIUS Southern Africa and Indian ocean division

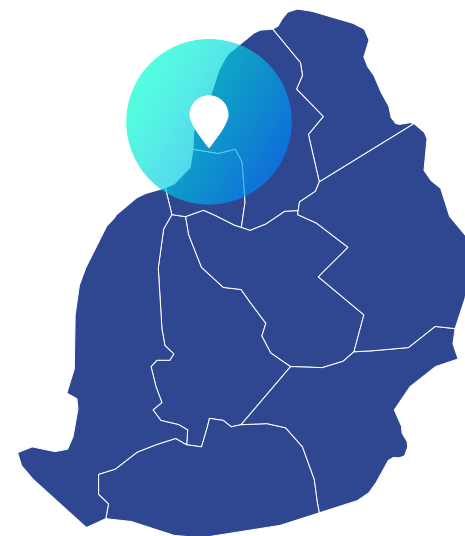
LONG. 57.504036 LAT. -20.166451

www.moka.mu

6,470,000 m<sup>2</sup>



location of mauritius in africa



location of city in mauritius

Moka City is located in the Moka region of Mauritius and covers a land area of 6,470,000m . It is being sponsored by ENL as yet another smart city scheme aiming at transforming Mauritius into a more sustainable and liveable city. Moka City is described as being able to offer economic opportunities and a better quality of life. According to the developers, the new city will offer an eco-efficient approach to sustainability and a goal to support citizen engagement.

Cost:	<b>\$730,000,000</b>
Developer:	<b>ENL</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	-
Type:	<b>Urban Development</b>
Current stage:	<b>Building works in Les Promenades d'Helvetia, the cities first residential development as well as building works on other sites like Bagetelle, Telfair and Vivea.</b>



# Diamniadio Lake City

DAKAR, **SENEGAL** West Africa

LONG. -16.576125 LAT. 14.064997

<http://diamniadiolakecity.com>

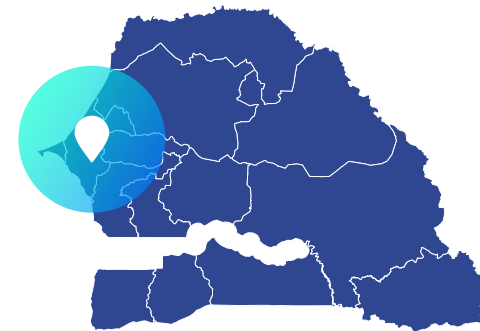


DIAMNIADIO  
LAKE CITY

**500,000 m<sup>2</sup>**



location of senegal in africa



location of city in senegal

Located on the outskirts of Dakar, in proximity to the new International Airport, Diamniadio Lake City is a 500,000m<sup>2</sup> mixed-use region that is expected to accommodate the future of the city's growth. The project is being developed by SEMER Investment and offers sustainable technology of green design with roofs structured to accommodate modern renewable energy technology. Aside the development of the new international airport, which is expected to become a West African hub, infrastructural provision and spatial planning in the Diamniadio Lake City region is exceptional. It is strategically divided into three districts each offering different services and facilities.

Cost:	<b>\$2,000,000,000</b>
Developer:	<b>SEMER Investment</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2013</b>
Type:	<b>Urban Development</b>
Current stage:	<b>Phase 1 of residential area and several hotels had been completed as at 2017</b>



# International Imperial Business City

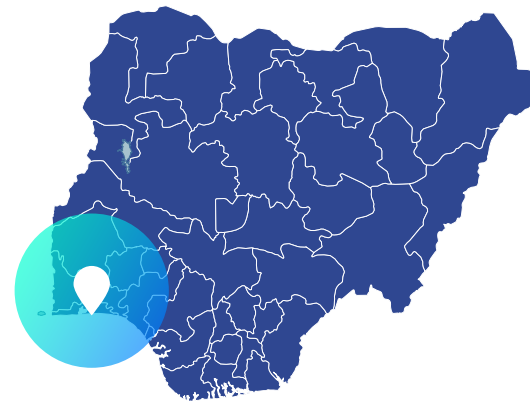
LAGOS, NIGERIA West Africa

LONG. 3.497784 LAT. 6.465451

2,000,000 m<sup>2</sup>



location of nigeria in africa



location of city in nigeria

Imperial International Business City (IIBC) is located in the Ikate-Elegushi region of Lekki and will cover a total of 2,000,000m<sup>2</sup> once the land has been completely reclaimed. The project is being backed by Channeldrill in partnership with the Elegushi Royal Family. Similar to others, it is also a mixed-use development that incorporates residential areas, business districts, beaches and marinas with the Imperial City being the focal point of IIBC. The developers describe it as an island that will be built on global standards to ensure efficient infrastructure.

Cost:	<b>\$300,000,000</b>
Developer:	<b>Channeldrill Resources Limited and Elegushi Royal Family</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	-
Type:	<b>Land Reclamation</b>
Current stage:	<b>Land reclamation process</b>



# Orange Island

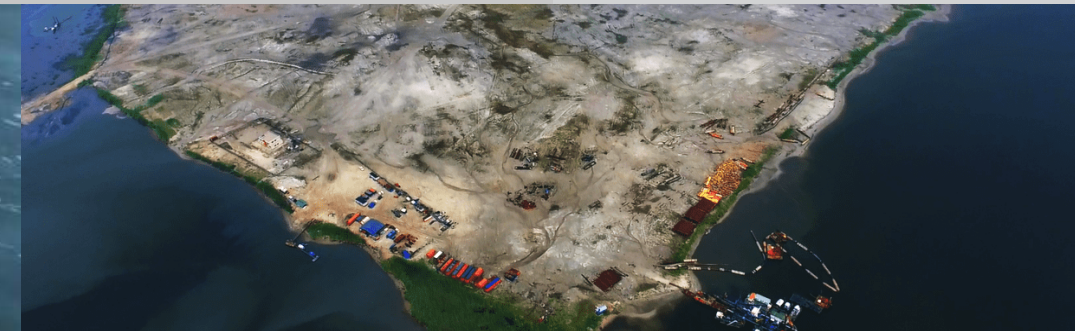
LAGOS, NIGERIA West Africa

LONG. 3.490691 LAT. 6.472307

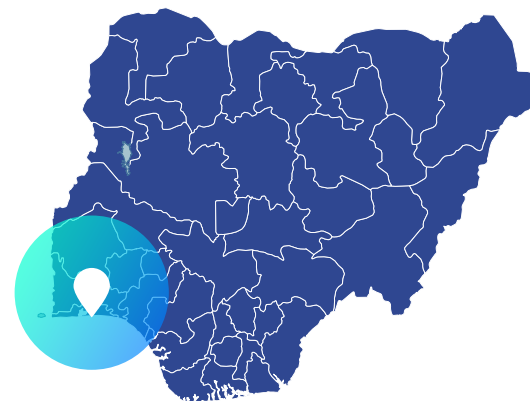
<http://orangeislandng.com>

**Orange Island**  
A new planned city on the Lagos Lagoon

**1,500,000 m<sup>2</sup>**



location of nigeria in africa



location of city in nigeria

Orange Island is located off the headlands of Lekki Phase 1 on a 1,500,000m site. The project is a joint venture project between Orange Island Development Company and the Lagos State Government that offers mixed-use facilities and also green and public open spaces. The developers anticipate that it will support the transformation of Lagos into a more organised and structured mega city.

Cost:	<b>\$110,650,000</b>
Developer:	<b>Orange Island Development Company &amp; Lagos State Government</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	<b>2014</b>
Type:	<b>Land Reclamation</b>
Current stage:	<b>Completion of reclamation</b>



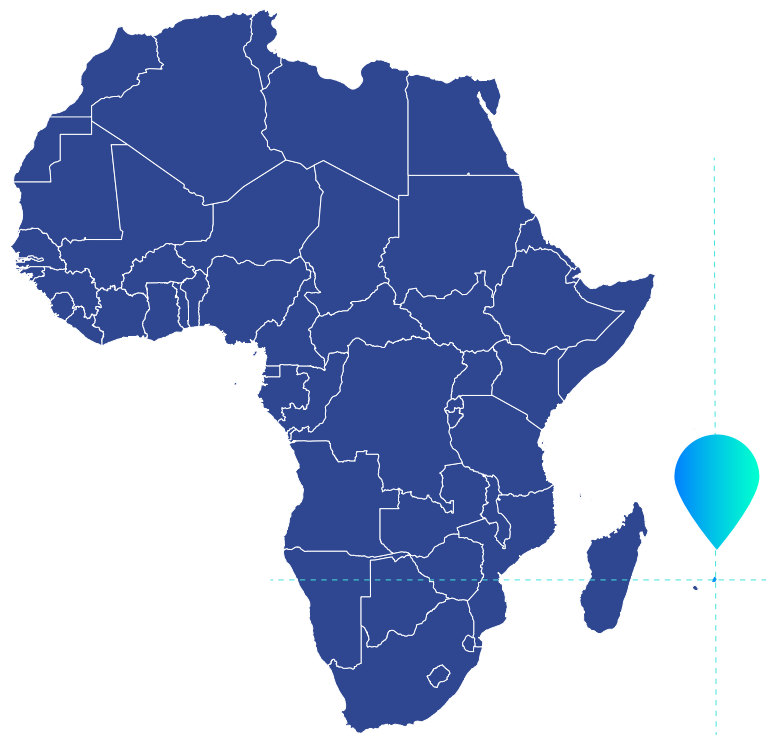
# Beau Plan Smart City

<https://novaterra.mu/the-beau-plan-smart-city/>

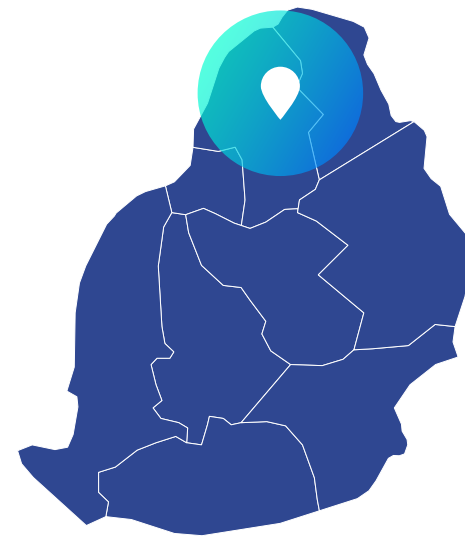
**PAMPLEMOUSSES, MAURITIUS** Southern Africa and Indian Ocean division

**2,113,300 m<sup>2</sup>**

LONG. 57.573443 LAT. -20.098507



location of mauritius in africa



location of city in mauritius

Beau Plan Smart City is located in the Pamplemousses District Council Area of Mauritius and covers an area of 2,113,300m<sup>2</sup>. This mixed-use project is being developed by Nova Terra and is described as being able to offer a 'complete lifestyle' laying emphasis on quality living in an open space environment system. The first phase, which included the construction of a primary school among others commenced in 2016.

Cost:	Unknown
Developer:	<b>Nova Terra</b>
Status:	<b>Under Construction</b>
Use:	<b>Mixed Use</b>
Commencement date:	
Type:	<b>Urban Development</b>
Current stage:	<b>The first phase which is the construction of a primary school within the Beau Plan Smart City started in 2016 with other works underway.</b>

# Notable Mentions



# Hope City

ACCRA, **GHANA** West Africa

LONG. 0.117034 LAT. 5.723233

3,930,000 m<sup>2</sup>



# Jigna

ABUJA, **NIGERIA** West Africa

LONG. 7.431747 LAT. 9.142707

7,070,000 m<sup>2</sup>



# Gracefield

LAGOS, **NIGERIA** West Africa

LONG. 3.525206 LAT. 6.475009

1,000,000 m<sup>2</sup>



# Madinaty

CAIRO, **EGYPT** North Africa

LONG. 31.629945 LAT. 30.092365

33,600,000 m<sup>2</sup>



# Petronia City

TAKORADI, **GHANA** West Africa

LONG. -1.862486 LAT. 4.907637

8,090,000 m<sup>2</sup>



# Mauritius Jinfei

RICHE TERRE, **MAURITIUS**

Southern Africa and Indian Ocean division

LONG. 57.521984 LAT. -20.123108

1,000,000 m<sup>2</sup>



# El Menia

EL MENIA, **ALGERIA** North Africa

LONG. 2.879323 LAT. 30.596357

470,000 m<sup>2</sup>



# La City Du Fleuve

KINSHASHA, **DRC** North Africa

LONG. 15.352117 LAT. -4.326304

1,000,000 m<sup>2</sup>





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Reach out to us for more information and insight on African property funds.

[team@estateintel.com](mailto:team@estateintel.com) [www.estateintel.com](http://www.estateintel.com)

