

purple
TOWER

PURPLE DOT INTERNATIONAL LTD

PURPLE TOWER

NAIROBI, KENYA

COMMERCIAL HIGH RISE DEVELOPMENT



purple[•] TOWER

PREMIUM OFFICES | RESTAURANT & CAFE | SHOWROOM | CONFERENCING

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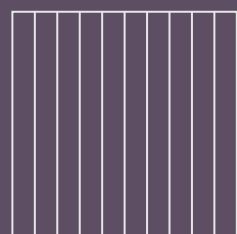
TIME FOR SOMETHING NEW

Bringing you a brand new business experience along Mombasa Road, Purple Tower is centrally located near CBD, Upper Hill, Industrial Area and JKIA - Jomo Kenyatta International Airport.

Hovering above three stories of showroom, restaurant and parking levels, the Grade A offices are innovatively designed for sustainability to EDGE Green standards cutting energy, water and embodied material use by over 30% .



Contents



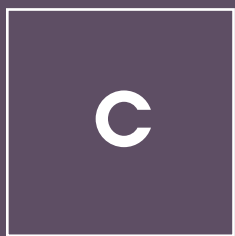
About Purple Dot



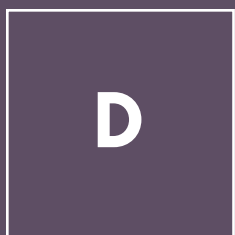
Overview



Location



Layout, Appearance
and Finish



Safety, Security
Sustainability
and Innovation



ABOUT PURPLE DOT INTERNATIONAL LTD

Purple Dot International Limited is a fast growing and dynamic residential and commercial real estate development company.

Led by a team of experienced and innovative business partners working towards building investment opportunities for communities across the globe.

With strong ethics and an even stronger passion for stability, growth and building a future where thriving financially goes sustainably hand in hand with people and planet ,
Purple Dot International Ltd is trusted for their proven experience and ethical business approach.

OUR PROMISE

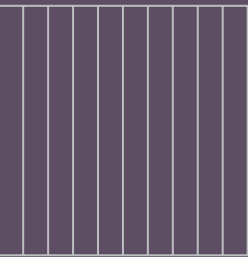
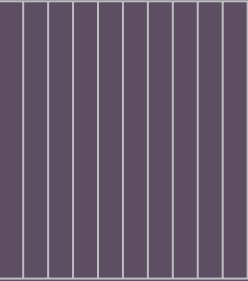
We promise to deliver quality, reliable and timely real estate investment opportunities for our valued investors.

OUR VISION

We aspire to become Africa's leading excellence driven real estate developer with strong focus on trust, reliability and stakeholder relationships.

OUR MISSION

We are driven to build quality, relevant and trustworthy real estate investment opportunities through ethical and fair business practices.



A

Overview



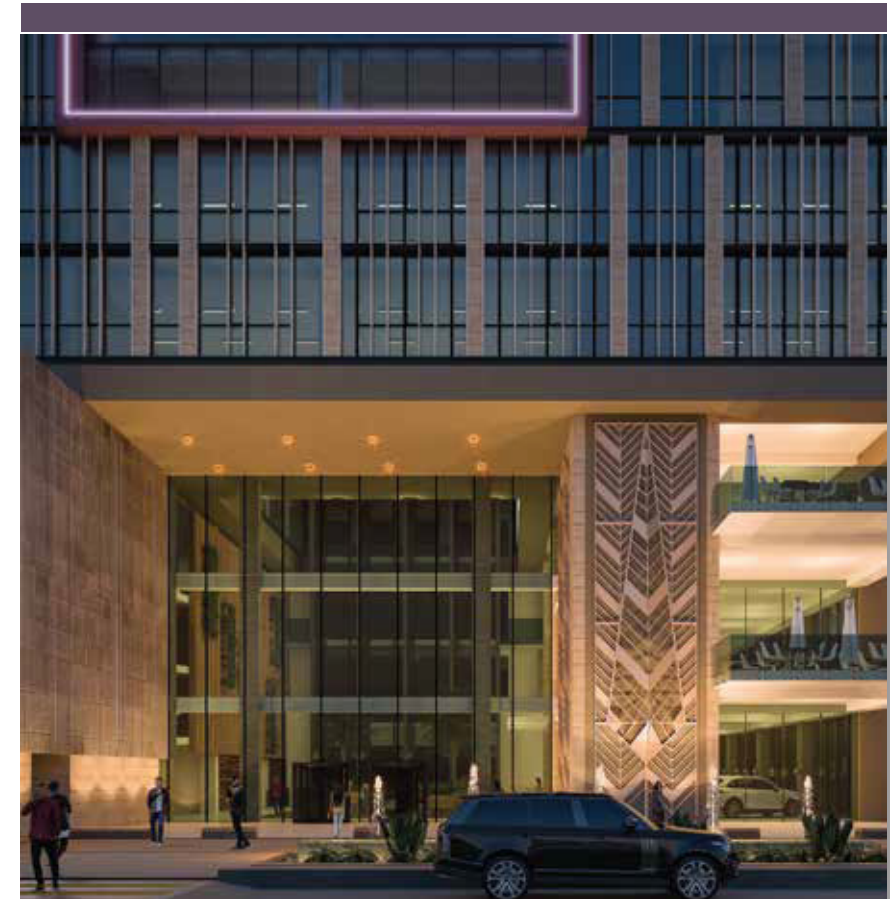
OVERVIEW

The project is Purple Dot International Ltd's first Grade A, EDGE Certified commercial mixed-use development as well as the company's flagship corporate office building. With the Completion date set to be December 2024.

DESIGN CRITERIA & PROJECT GOALS

Redevelopment of the prime plot of land along the busy Mombasa Road highway requires that the Mixed-Use Development comprising of Grade A offices, conferencing facilities, retail showroom space and a restaurant level is sufficiently elevated above level of the new Nairobi Expressway, while fully utilising the several access points/roads in and out of the building/surrounding areas.

The building design and features need to negotiate the challenges posed in managing solar exposure while naturally ventilating spaces, orientating circulation areas to circulate air into central atrium before eventually expelling air through the facade. The design features also require that savings in embodied material energy, consumption of energy and water are achieved to EDGE requirements for a sustainable, green building.



CGI renders showing Purple Tower's functional facade (above) and internal atrium space (below)

OVERVIEW OF DESIGN BRIEF

- Natural Ventilation and Sunlight
(while mitigating heat gain)
- Grade A Standard
- Build to EDGE Requirements
- Efficient Layout
- Security and Accessibility
- Vaastu Compliant

purple
TOWER



CGI showing Purple Tower's final external appearance during day as designed based on design brief and project goals



UNIQUE OPEN ATRIUM DESIGN

Purple Tower's essential cube design is focused around the central open atrium 'Brahma' which is uniquely set and detailed for both functionality and as a sustainability feature.

'BRAHMA'

Taking inspiration from Indian Vaastu principles, Purple Tower's atrium 'Brahma' is an eponym of the promordial Hindu deity, representing mind, intellect, wisdom and creative power.

A sense of well being, tranquility is created by the green wall framing at the base of the atrium which expands to the building's full height serving to increase cross ventilation and natural sunlight.

The minimalist reception desk featuring natural, locally sourced stone, adds to the simplicity of the area that leads to the main restaurant, showrooms and glass panoramic lifts serving the office, conferencing and well being levels of the tower.

A2



CGI of Purple Tower's unique central atrium feature which serves to increase natural ventilation and sunlight as well as 'well being' for the building facility's users.



CGI of Purple Tower's unique central atrium 'Brahma' featuring a minimalist reception area, nature-inspired waiting area, green wall framing one end of the main lift lobby.

A2

AMENITIES

Built to EDGE sustainability requirements set to achieving 27% energy savings, 41% saving in water usage, and 33% saving of embodied energy in material usage.

PARKING

3:1000 SQFT parking for office area
1:1000 SQFT parking for showroom & restaurant
529 bays on net lettable area

SECURITY

24-hour manned security and CCTV surveillance complemented by a 2.45 Metre sturdy perimeter wall
Turnstiles
Restricted Access at All Entry Points

UTILITIES

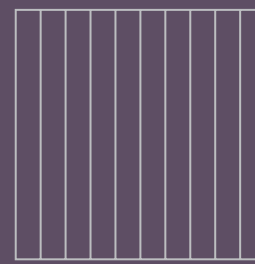
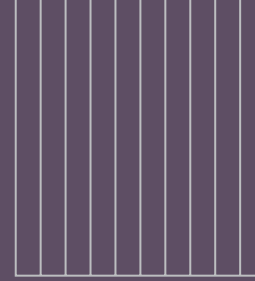
A Full backup generator
Council & Borehole water connection
500,000 litres water storage tank

ELEVATORS

4 high speed elevators serving offices
2 high speed elevators serving basement & parking silos
1 dedicated goods lift

CAFÉ & RESTAURANT

Grab & Go Café & Multicuisine Restaurant



B

Location



SITE

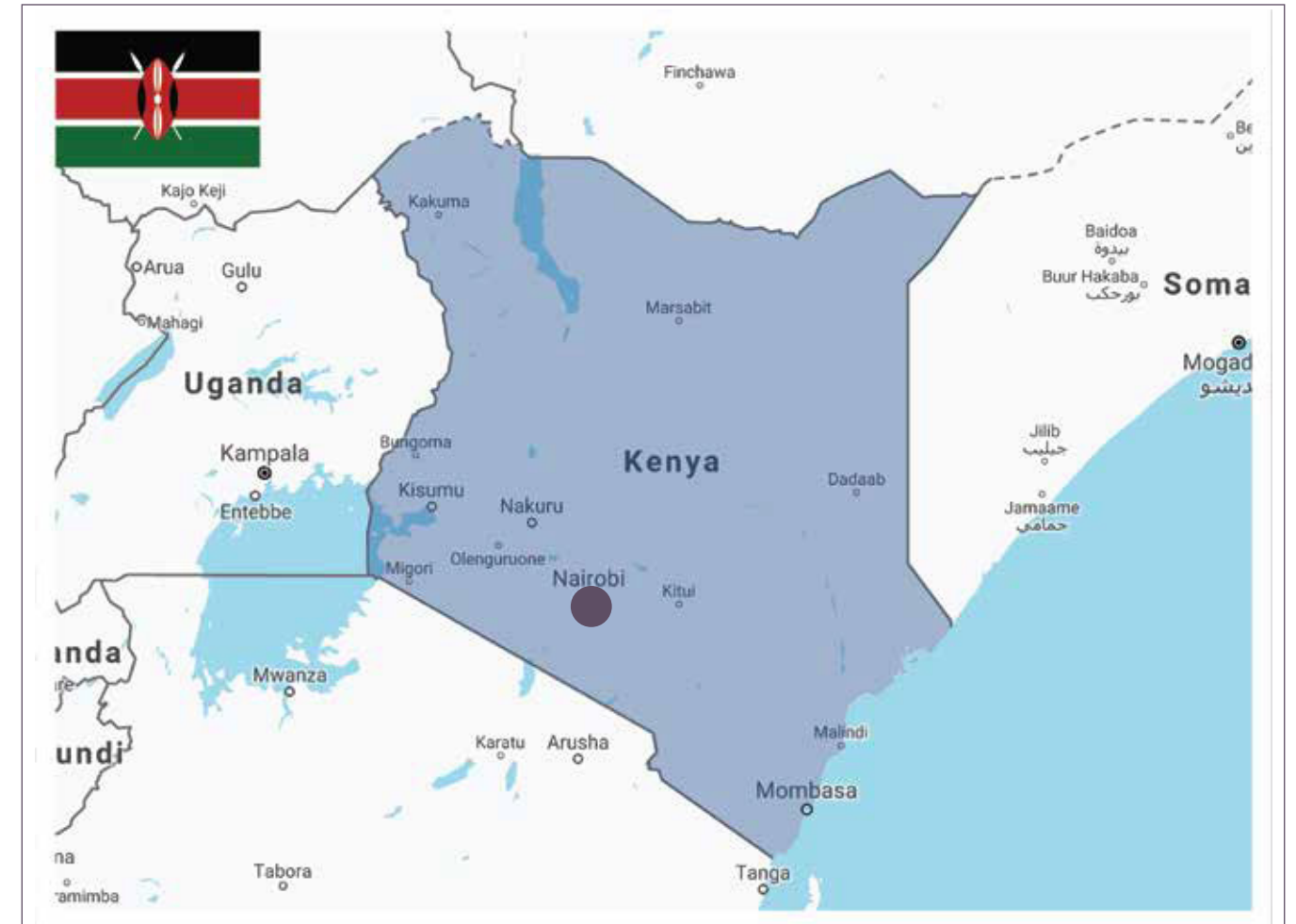
The site is a regular shaped, 1.1 acre plot located along the busy Mombasa Road highway, hovering just above the newly completed Nairobi Expressway.

The MUD (Mixed Use Development) is centrally located and strategically nestled near key urban addresses including the city's CBD (Central Business District), Upperhill, Westlands, Industrial Area, Wilson Airport and Jomo Kenyatta International Airport (JKIA) and SGR Terminal.

The multiple entry, exit points from the tower significantly cuts down travel time to Mlolongo, Athi River as well as Westlands and Limuru Road.

Nearby are mid-income residential areas, low-rise and mid-rise commercial developments including logistics, distribution centres, car showrooms, interiors and furniture retail stores.

B1



TOP: Map of Kenya with neighboring East African countries
BOTTOM: Map of Nairobi County showing Purple Tower's location

Google Images



B1

T o y o t a East Africa and Mant r a c K e n y a Ltd (C A TERPILLAR)
showrooms lie within 5minutes of site

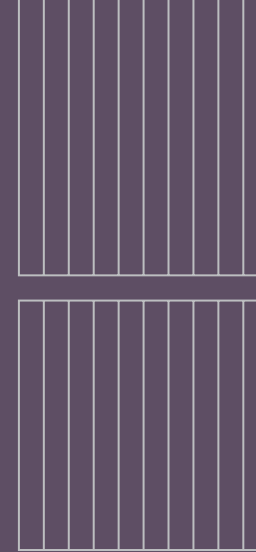




SITE CONTEXT MAP



Google Map showing Purple Tower site along Mombasa Road-Shimo La Tewa Road
Nearby are Toyota East Africa HQ,, Mantrac Kenya (CATERPILLAR HQ),



C

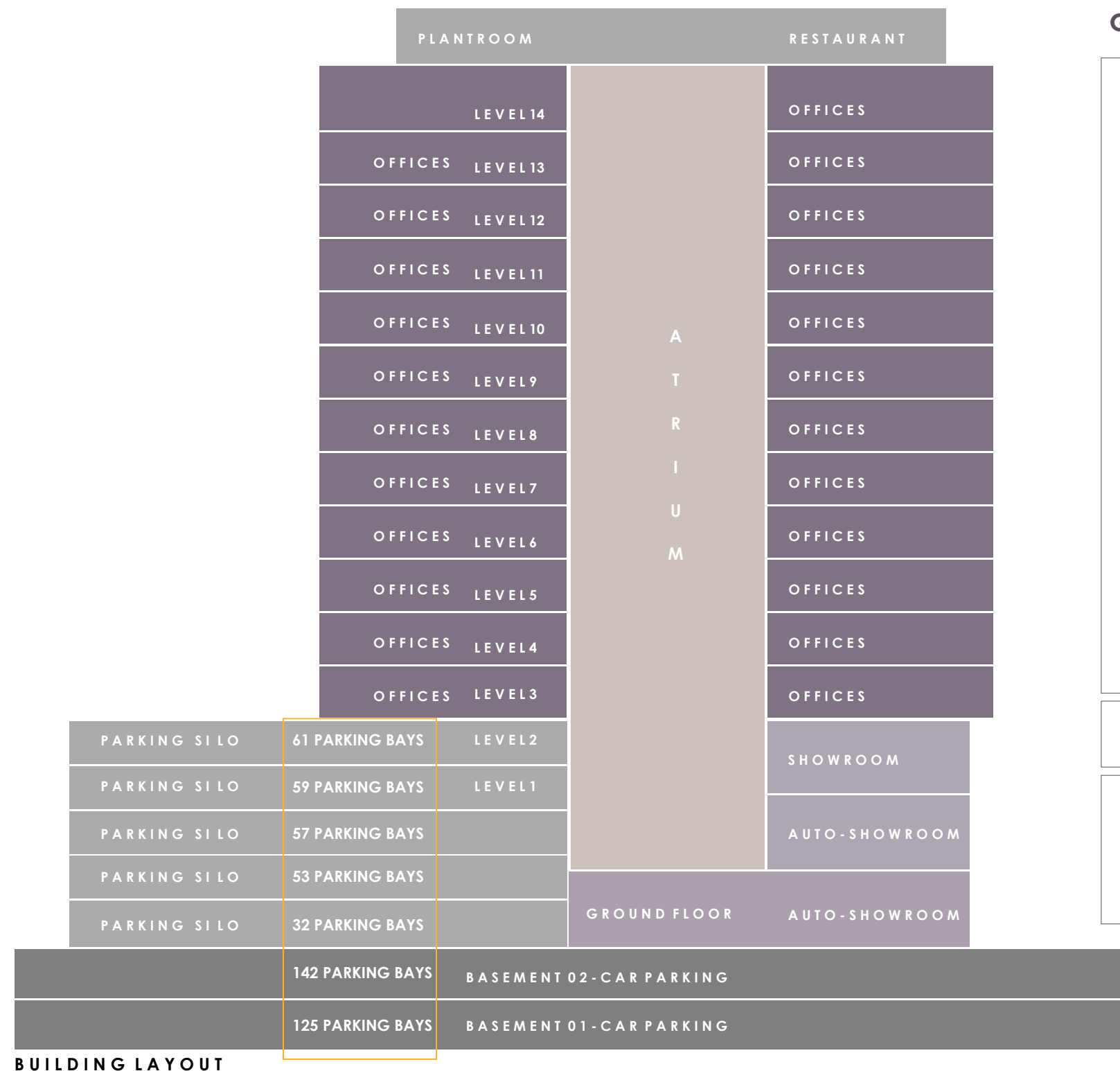
Layout,
Appearance and Finish

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TOWER

C1

CGI OF PURPLE TOWER'S EXTERNAL APPEARANCE





GROSS LEASABLE AREAS

LEVEL 14 - 1,864 SQM / 20,055 SQFT

LEVEL 13 - 1,864 SQM / 20,055 SQFT

LEVEL 12 - 1,864 SQM / 20,055 SQFT

LEVEL 11 - 1,864 SQM / 20,055 SQFT

LEVEL 10 - 1,864 SQM / 20,055 SQFT

LEVEL 9 - 1,864 SQM / 20,055 SQFT

LEVEL 8 - 1,864 SQM / 20,055 SQFT

LEVEL 7 - 1,864 SQM / 20,055 SQFT

LEVEL 6 - 1,864 SQM / 20,055 SQFT

LEVEL 5 - 1,864 SQM / 20,055 SQFT

LEVEL 4 - 1,864 SQM / 20,055 SQFT

LEVEL 3 - 1,864 SQM / 20,055 SQFT

LEVEL 2 - 1,138 SQM / 12,240 SQFT

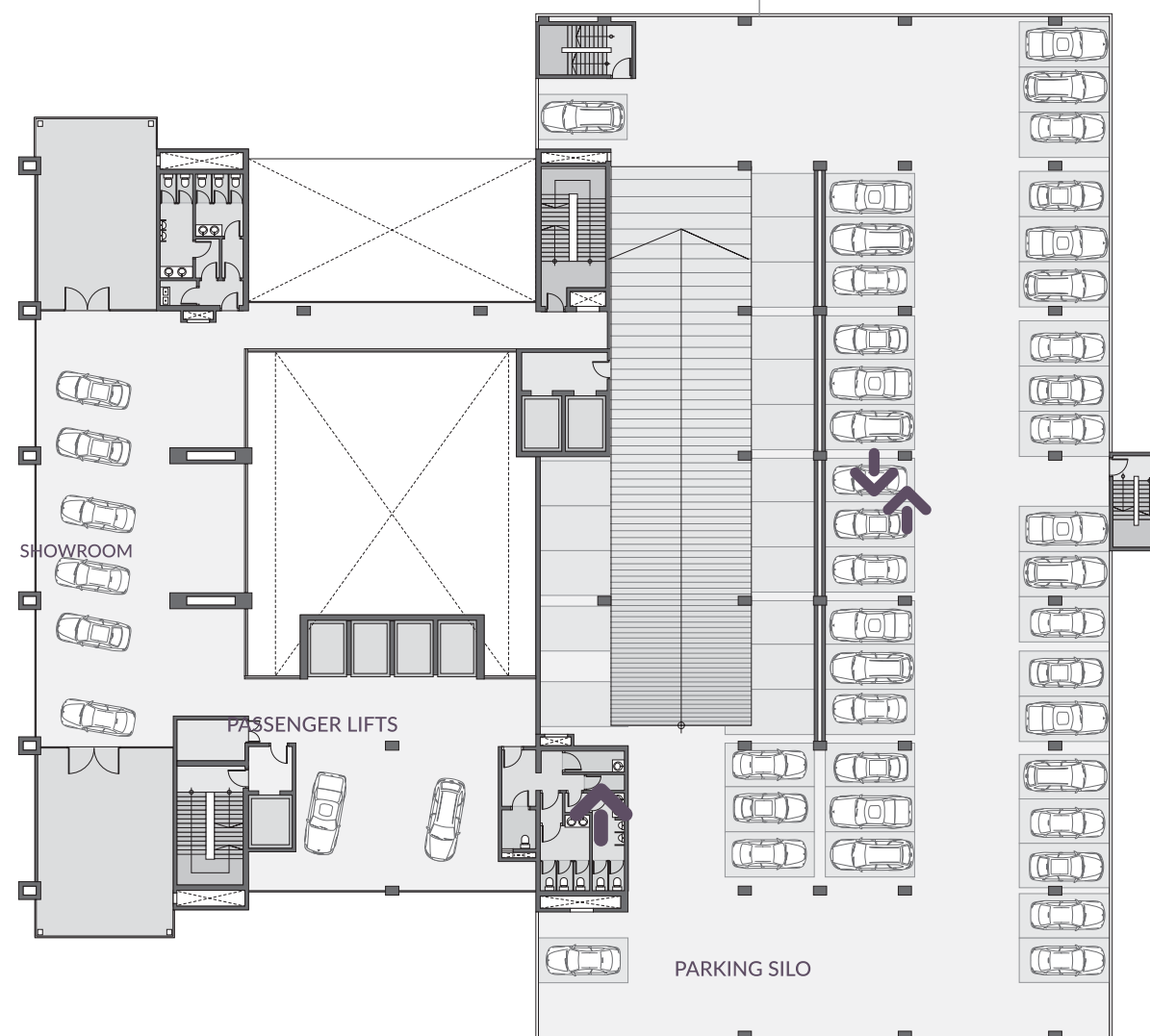
LEVEL 1 - 1,138 SQM / 12,240 SQFT

LEVEL 0 - 492 SQM / 5,285 SQFT



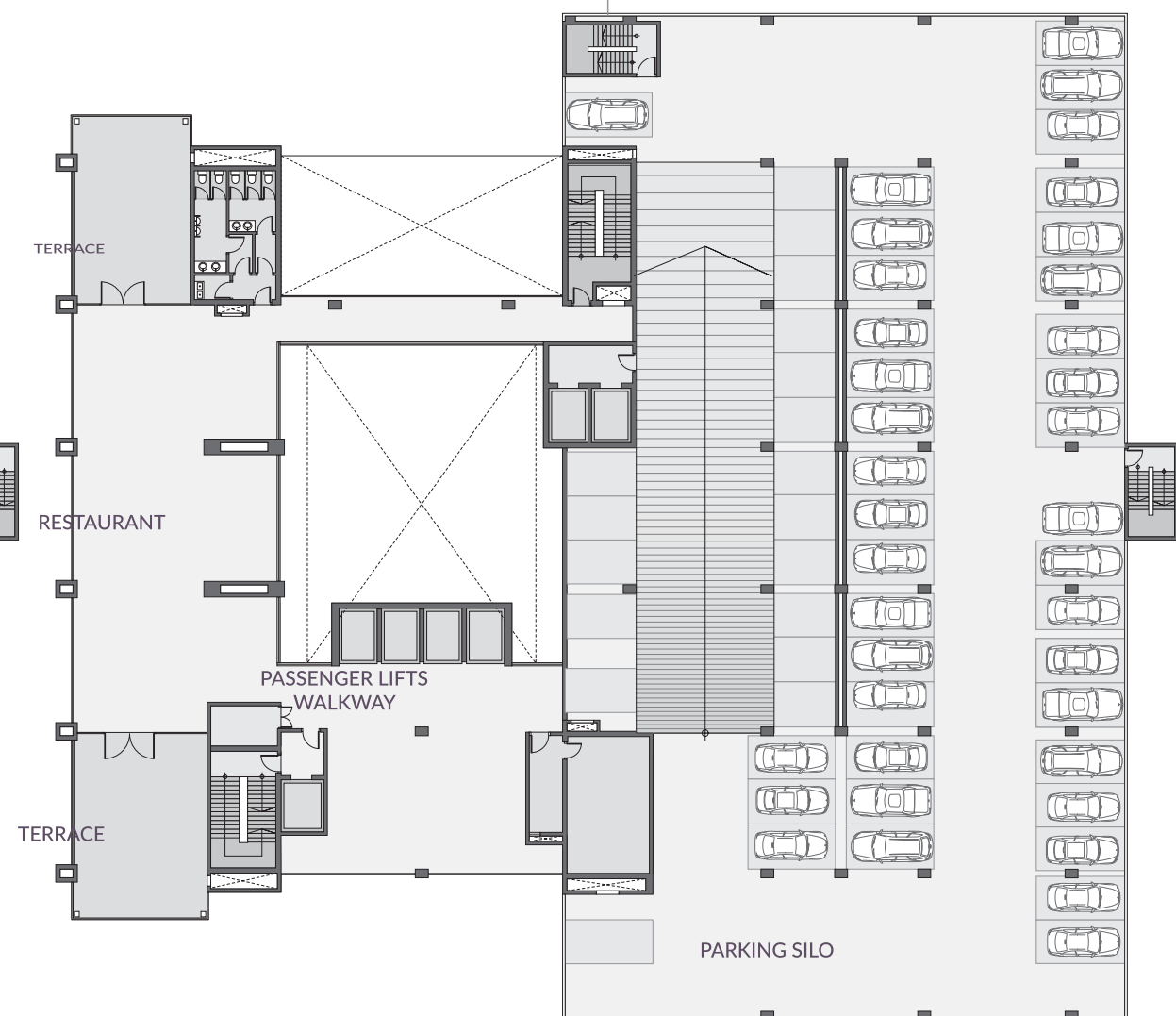
GROUND FLOOR PLAN

1ST FLOOR PLAN



FIRST FLOOR SHOWROOM LEVEL
GROSS SIZES: 1,138 SQM/ 12,240 SQFT

2ND FLOOR PLAN



SECOND FLOOR RESTAURANT LEVEL
GROSS SIZES: 1,138 SQM/ 12,240 SQFT

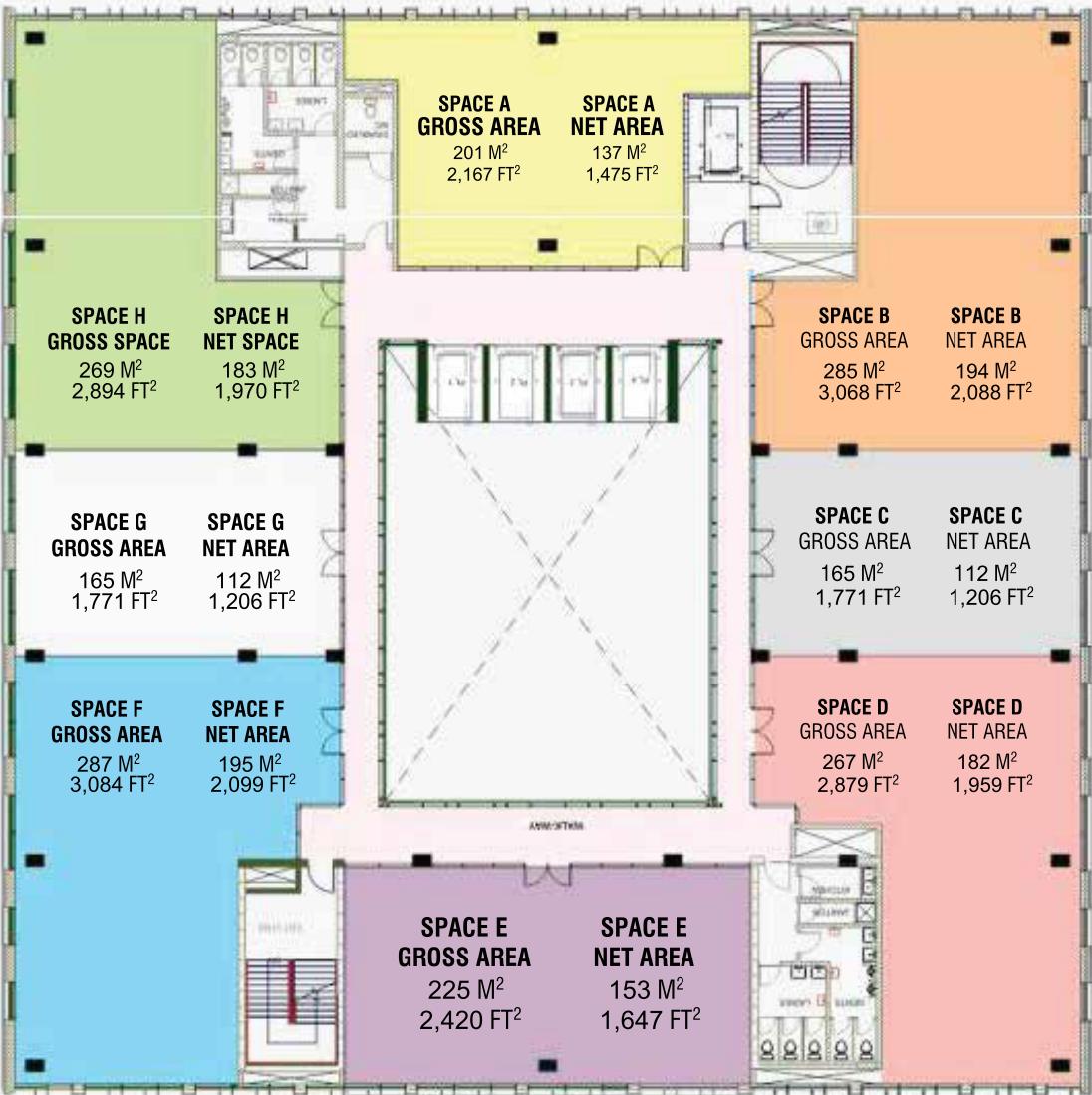


3RD-13TH FLOOR

PREMIUM GRADE A OFFICES

While the customisation for interior fit-out remains purely dependent on individual tenant’s preferences and budget, the optimal floor plate allows for a maximum 8 subdivisions per typical office floor levels.

- An optical distribution frame (ODF) has been incorporated into the building design to provide cable interconnections between communication facilities intergrating fiber splicing, termination, fiber optic adapters, connectors and cable connections through a single unit.



SHIMO LA TEWA ROAD

MOMBASA ROAD

D. TYPICAL FLOOR - 8 SUBDIVISIONS

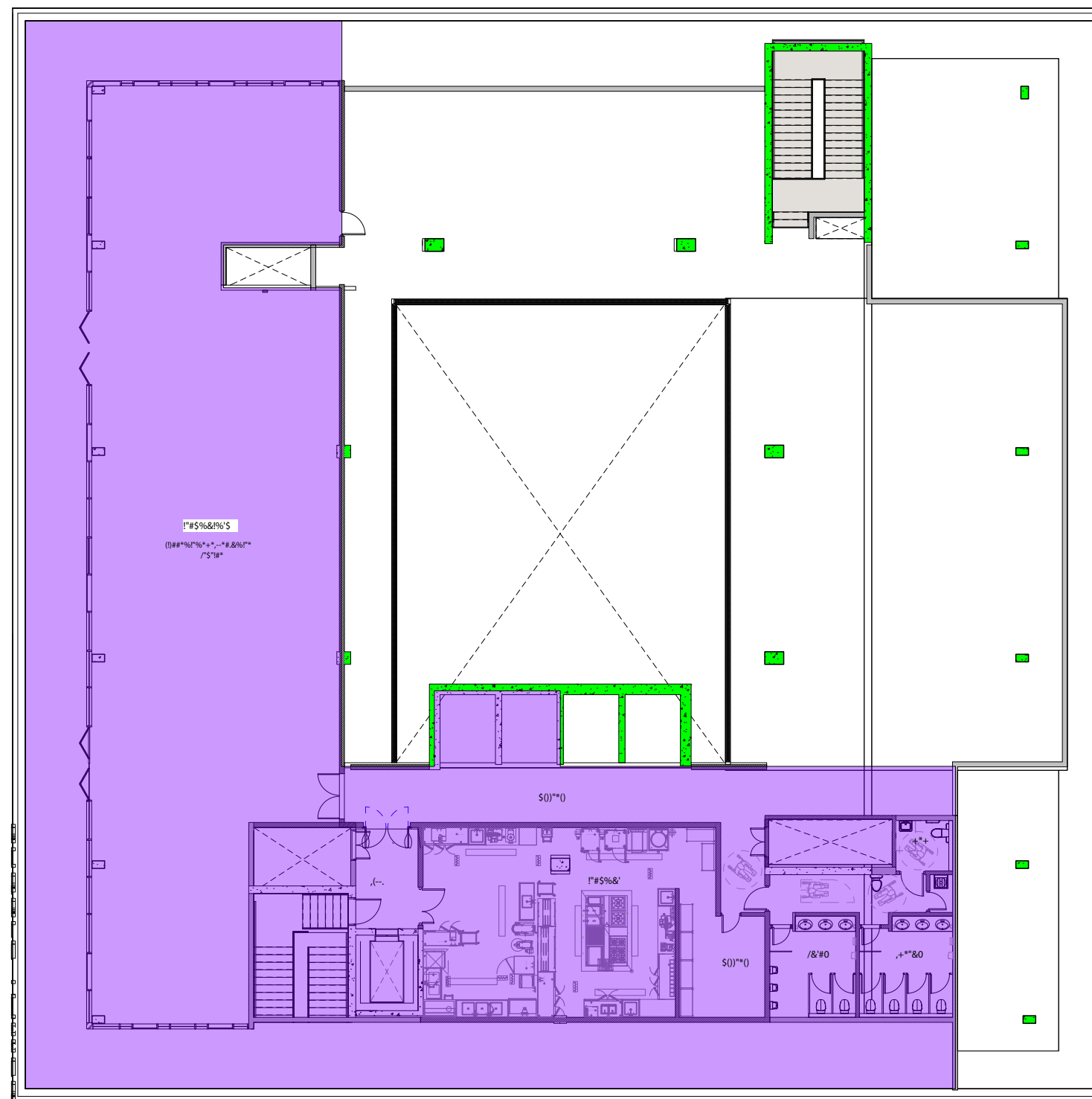


15TH FLOOR

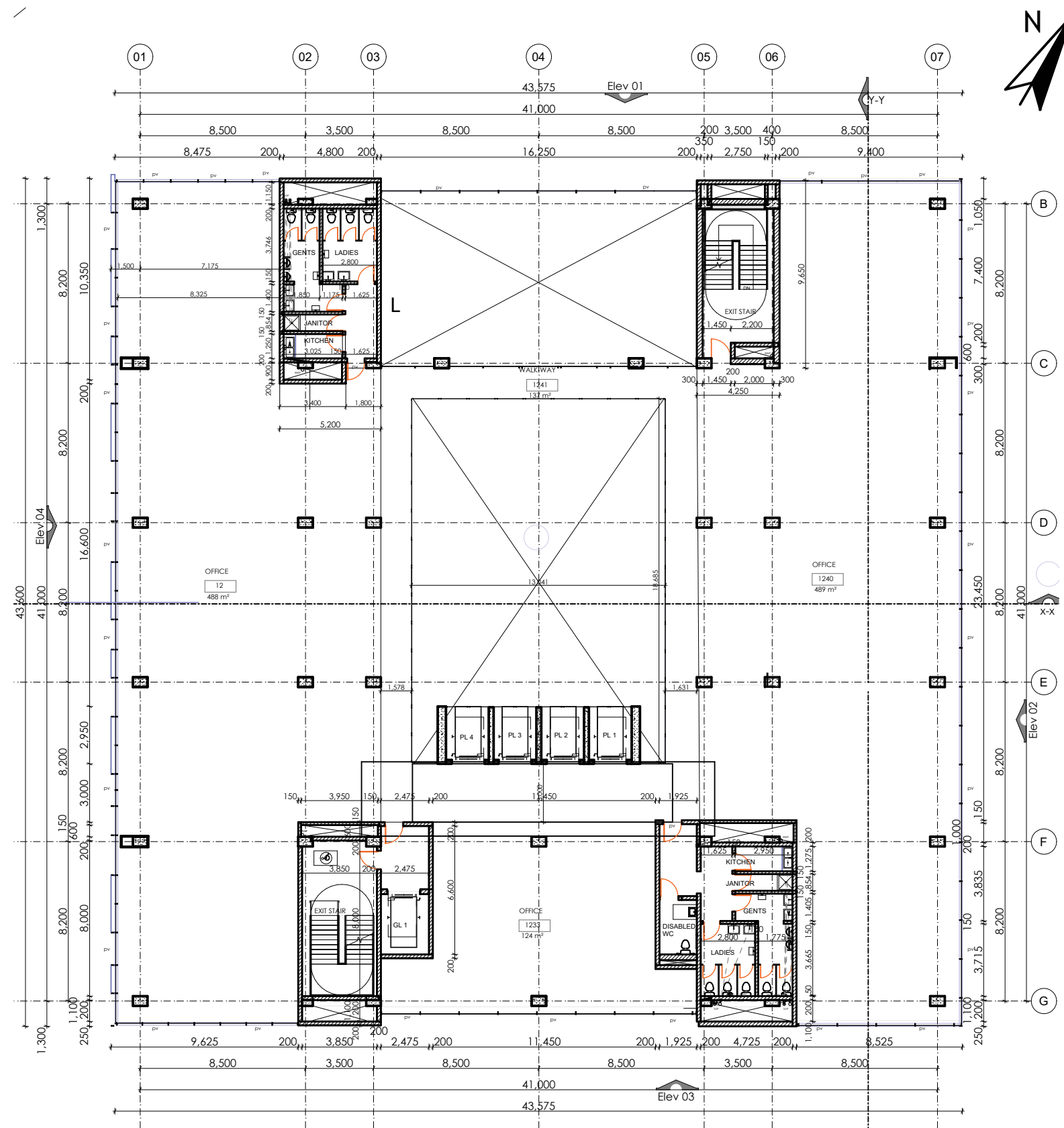
ROOFTOP RESTAURANT AND SERVICE ROOM

Purple Tower's fifteenth level comprises of a high end restaurant and service areas as well as terrace with unobstructed views.

C2



Floor Layout - 15th Floor showing the rooftop restaurant, and service areas



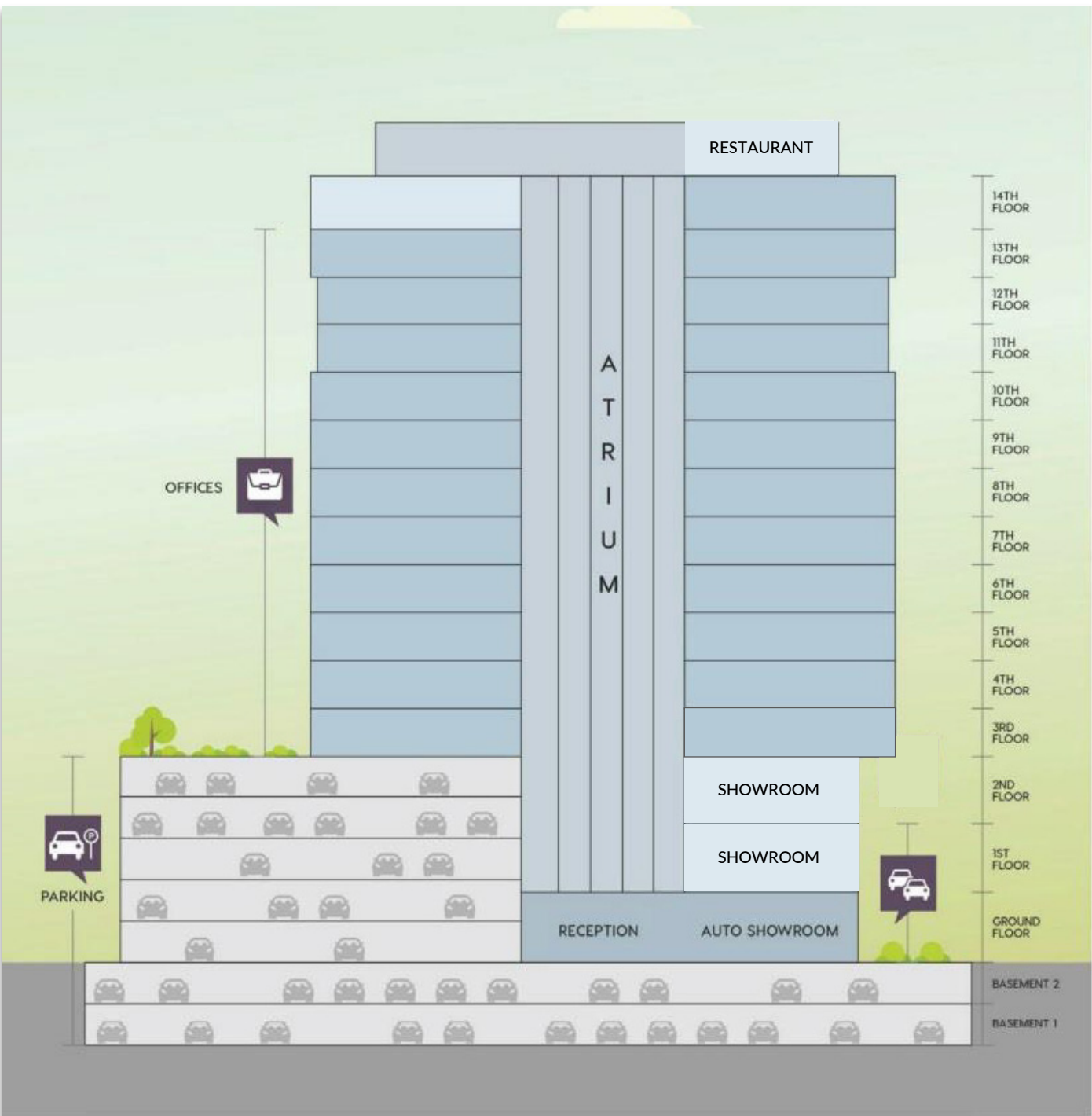
FLOOR FINISHES LEGEND	
	Power float floor finished to basement floors
	Ceramic tile floor finish to washroom floors
	Cement screed floor finish to office spaces

TYPICAL FLOOR AREA LEVELS 3, 5, 7, 9, 11 and 13

WASHROOMS

On every floor of the building, we have thoughtfully provided two well-maintained and hygienic lavatories on each wing to ensure the utmost comfort and convenience for all occupants. Each lavatory is fully equipped with two spacious gent's restrooms and three thoughtfully designed ladies' restrooms to cater to the needs of everyone. Furthermore, we have taken into consideration the needs of persons with disabilities by including a specially designated washroom that is fully equipped with all necessary amenities to enhance their comfort and convenience.

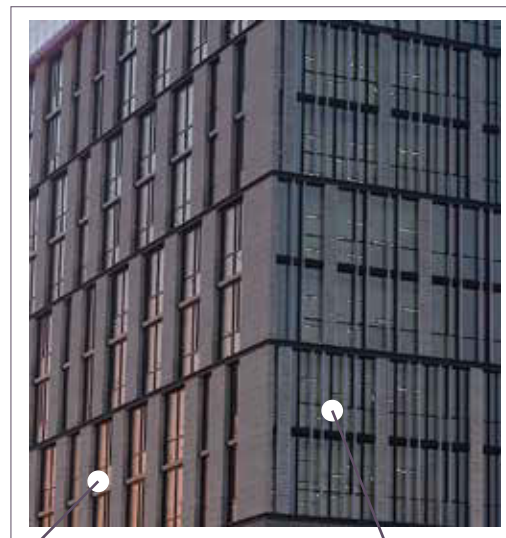
We understand that some occupants may have specific and unique needs that require the privacy of their own washroom facilities. To cater to such needs, we have created provisions for each office to have their own private washroom facility if required. This ensures that every occupant has the freedom to personalize and customize their work environment to suit their individual preferences, and enhances overall productivity and job satisfaction.



FLOOR AREAS

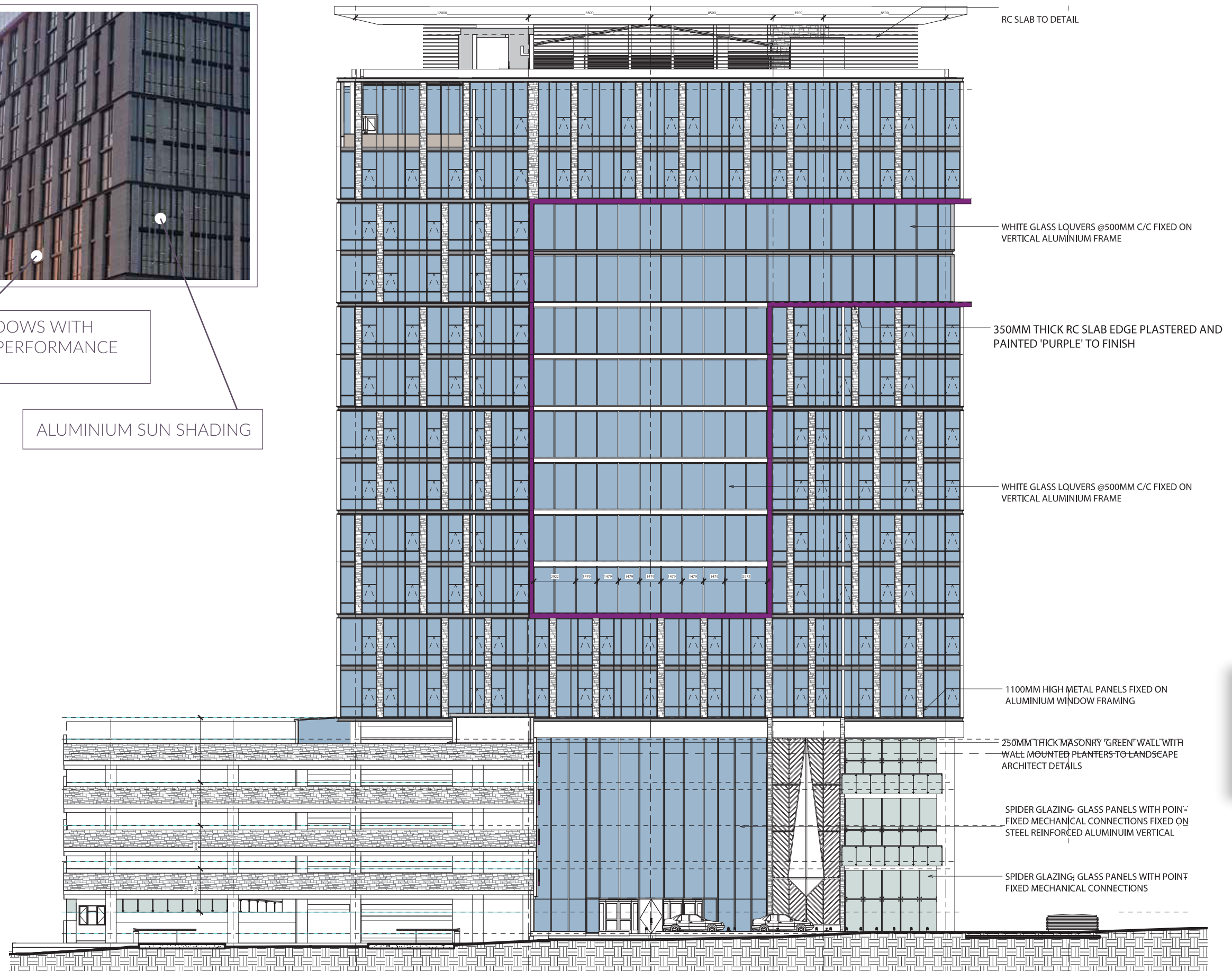
	NET SQM	GROSS SQM	NET SQFT	GROSS SQFT
L14	1,432	1,864	15,414	20,055
L13	1,432	1,864	15,414	20,055
L12	1,432	1,864	15,414	20,055
L11	1,432	1,864	15,414	20,055
L10	1,432	1,864	15,414	20,055
L9	1,432	1,864	15,414	20,055
L8	1,432	1,864	15,414	20,055
L7	1,432	1,864	15,414	20,055
L6	1,432	1,864	15,414	20,055
L5	1,432	1,864	15,414	20,055
L4	1,432	1,864	15,414	20,055
L3	1,432	1,864	15,414	20,055
TOTAL OFFICE SPACE	17,184	22,368	184,967	240,660
L2	865	1,138	9,310	12,240
TOTAL RESTAURANT	865	1,138	9,310	12,240
L1	865	1,138	9,310	12,240
L0	398	492	4,280	5,285
TOTAL SHOWROOM	1,263	1,630	13,590	17,525
TOTAL AREA	19,312	25,136	207,867	270,425

Areas shown do not include ground floor atrium, basement, silo parking or rooftop area.



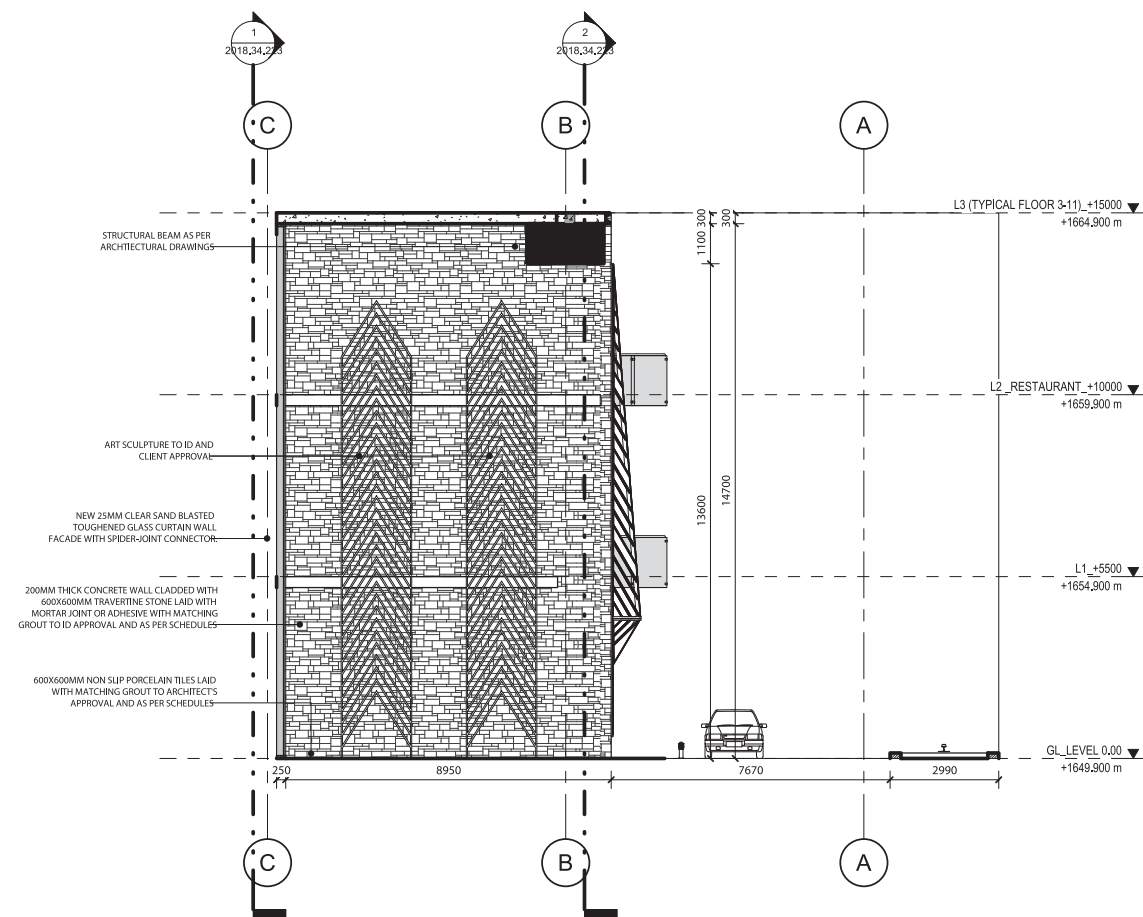
ALUMINIUM WNDOWS WITH
UV RATED HIGH PERFORMANCE
THERMAL GLASS

ALUMINIUM SUN SHADING

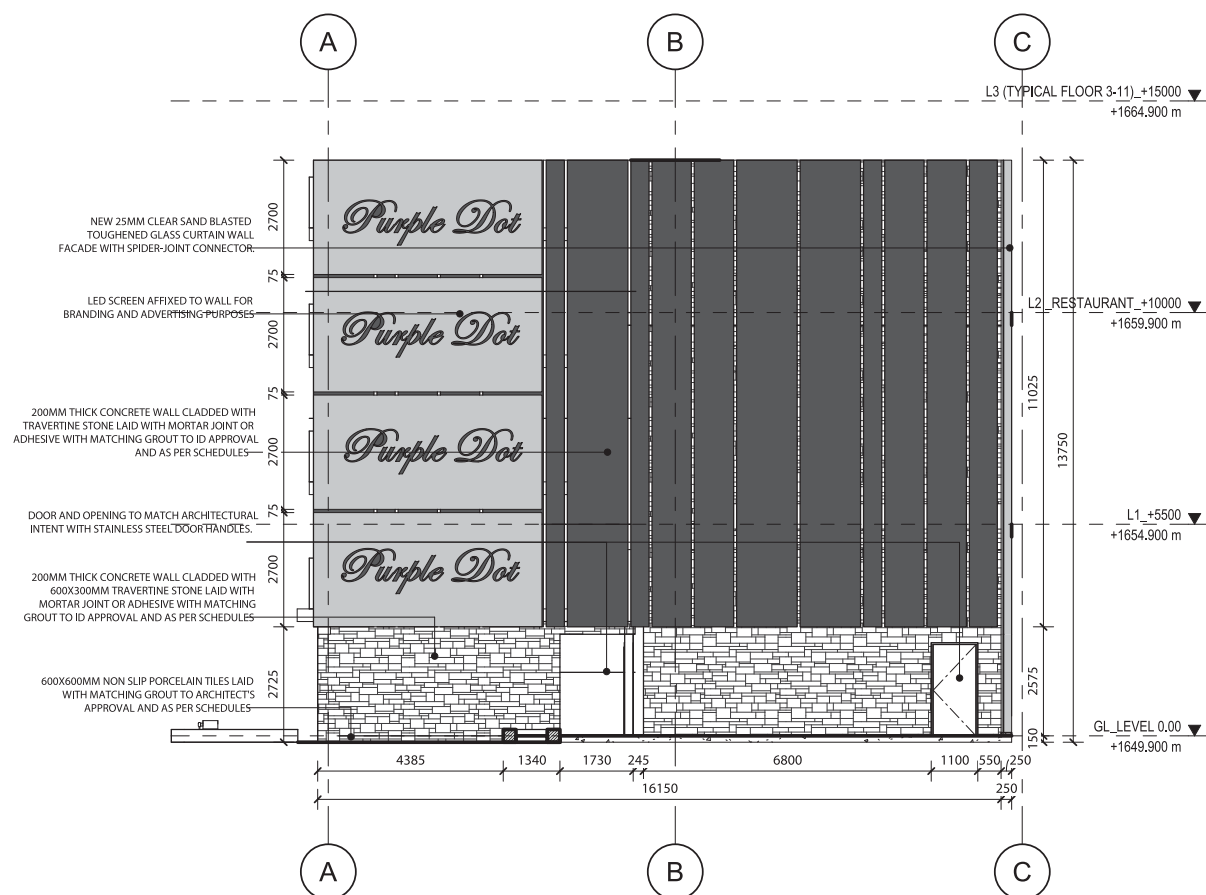


DETAILED SECTION DRAWING OF PURPLE TOWER'S EXTERNAL BUILD (NORTH - MAIN ENTRANCE)

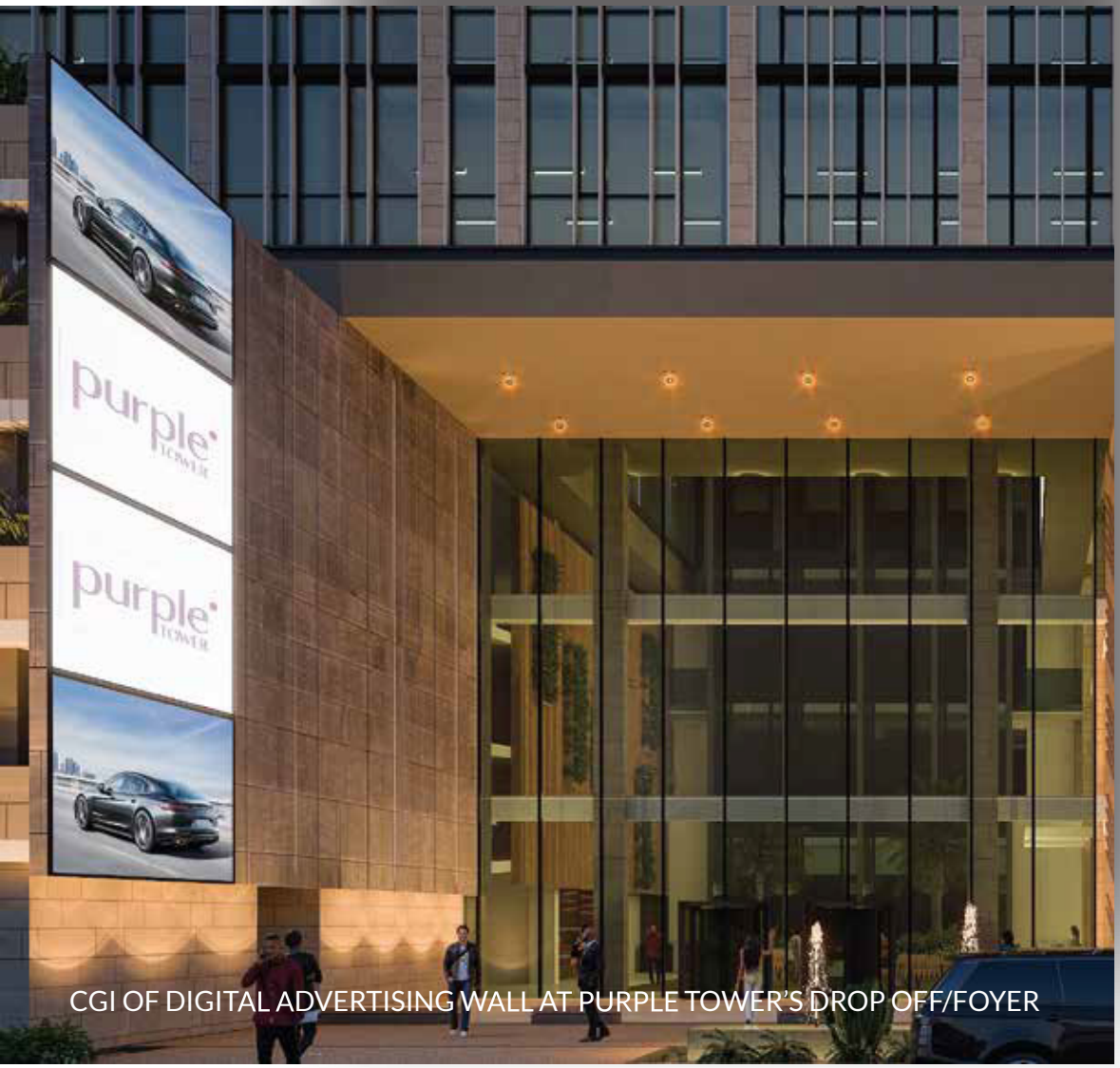
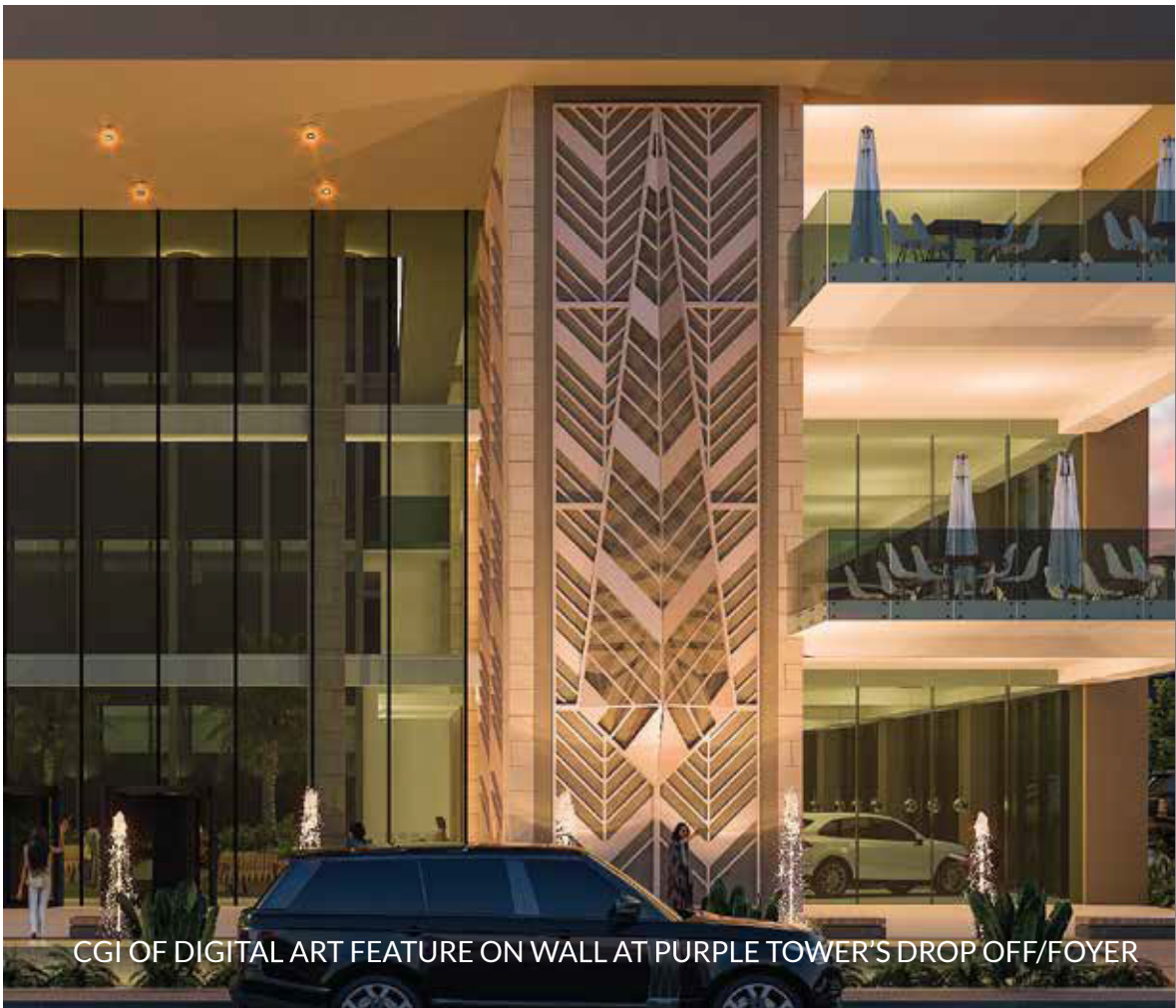
EXTERNAL APPEARANCE - FOYER



ABOVE: DETAILED ELEVATION OF PURPLE TOWER'S ART FEATURE AT ENTRANCE FOYER WALL



DETAILED ELEVATION OF PURPLE TOWER'S FOYER DIGITAL WALL



FEATURE OF ARCHITECTURAL INTEREST:

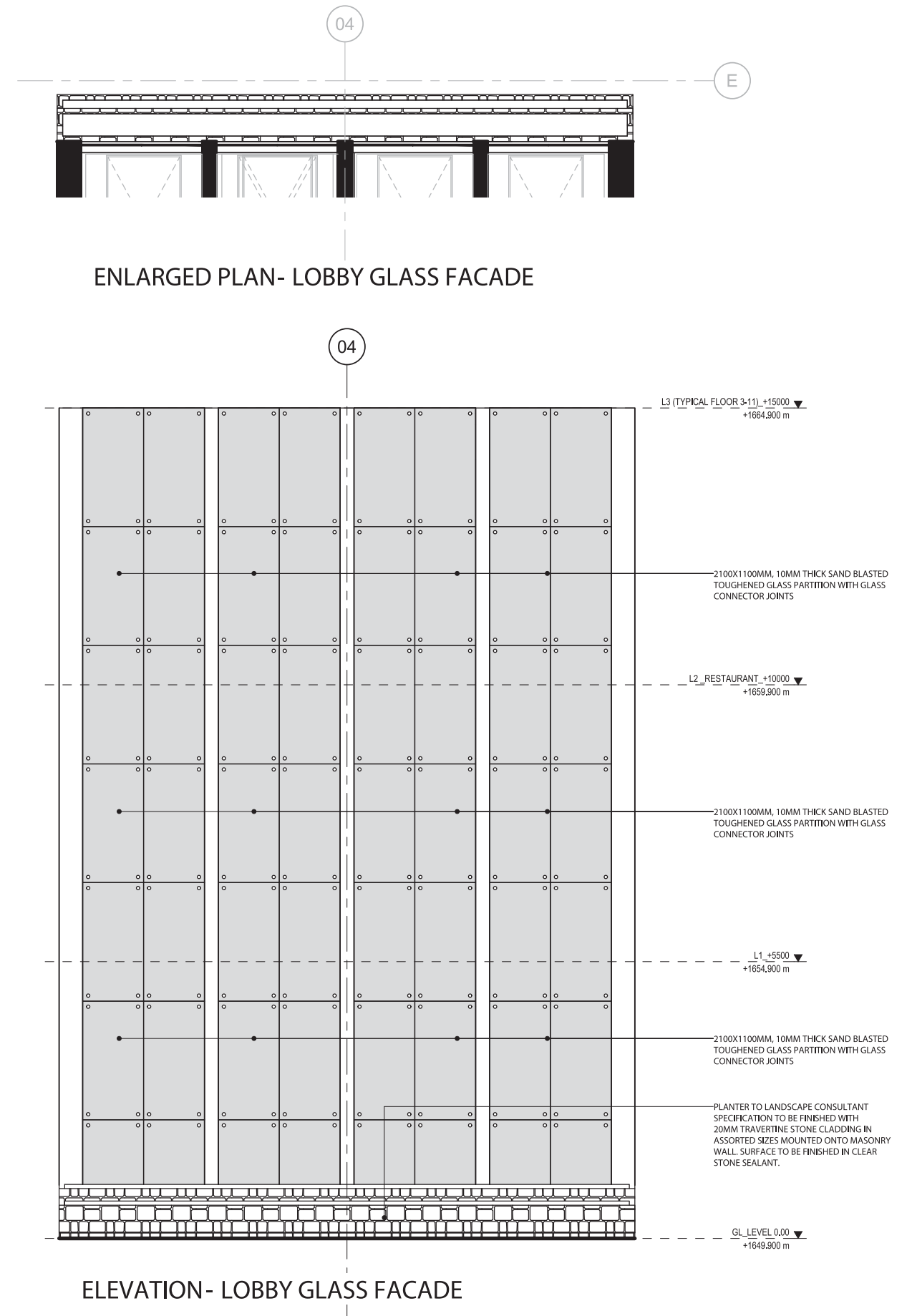
EXTERNAL FACADE SUN SHADING:

- ALUMINIUM SUN SHADING ON THE TOWER'S FACADE SERVES TO REDUCE HEAT GAIN FROM DIRECT BEAM SOLAR RADIATION THIS IN TURN REDUCES THE NEED FOR AIR CONDITIONING
- ALUMINIUM WINDOWS WITH HIGH PERFORMANCE THERMAL GLASS FURTHER REDUCES HEAT GAIN AND NEED FOR ARTIFICIAL VENTILATION

C4

CGI OF PURPLE TOWER'S ENTRANCE FOYER AND DROP OFF ZONE SHOWING:
ART FEATURE, WATER FEATURE AND DIGITAL ADVERTISING SCREENS

INTERNAL APPEARANCE - ATRIUM





FEATURE OF ARCHITECTURAL INTEREST:

OPEN ATRIUM - 'BRAHMA'

- THE CENTRAL ATRIUM RUNS THE FULL HEIGHT OF THE TOWER FOR INCREASED NATURAL VENTILATION AND SUNLIGHT
- THE 'GREEN' WALL WITH INTERMITTENTLY PLACED PLANT BOXES FRAMES ONE END OF ATRIUM LOBBY AND IS ILLUMINATED WITH ENERGY SAVING LED LIGHTING
- PLANTER TROUGHS TO BE PLACED IN KEY AREAS AS ACCENTS AROUND MAIN LOBBY
- 4 PANORAMIC CLEAR VIEW, HIGH SPEED LIFTS

CGI OF PURPLE TOWER'S ATRIUM FEATURING GREEN WALL FRAMING WITH PLANTER BOXES, HIGH SPEED LIFTS WITH PANORAMIC VIEW

C4

FEATURE OF ARCHITECTURAL INTEREST:

VASTU PRINCIPLES

THE ENTIRE DEVELOPMENT IS DESIGNED IN SPIRIT OF ANCIENT INDIAN 'VASTU' PRINCIPLES FOR GREATER SERENITY, GOOD HEALTH AND PROSPERITY.

THIS PHILOSOPHY TAKES INTO CONSIDERATION THE BEST LOCATIONS AND ORIENTATION FOR ENTRANCE/EXIT POINTS, POWER AND PUMP ROOMS, KITCHENS, STORAGE, ADMINISTRATIVE SPACES IN VIEW OF THE 5 BASIC ELEMENTS - WATER, FIRE, AIR, EARTH, ETHER AND THEIR EFFECTS ON ELECTROMAGNETIC POLARITY AMONG OTHER FACTORS.

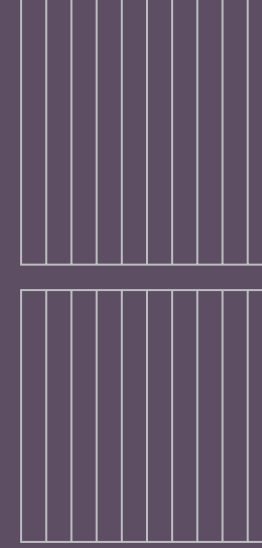
C4

RENDER VISUAL OF NIGHT VIEW LOOKING DOWN INTO ATRIUM FROM PANORAMIC LIFTS

ATRIUM FLOOR TO BE ZONED WITH DIFFERENT COLORS AND SIZES OF TILES

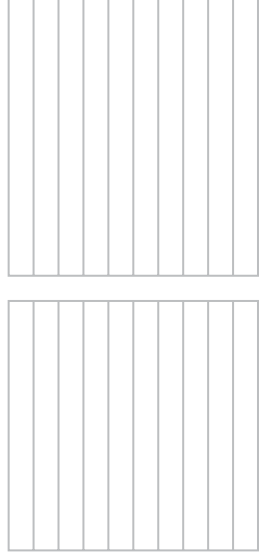


RENDER VISUAL OF NIGHT VIEW LOOKING UP FROM GROUND FLOOR ATRIUM INTO SKYLIGHT



D

Safety, Security
Sustainability and Innovation



SAFETY AND PREVENTION

Purple Tower's MEFP Consultants, **Bosch East Africa** have documented a Design Method Statement for Mechanical, Electrical, Fire Fighting and Plumbing, Drainage Services, taking into consideration the following disciplines, under the British Standards code of practice:

FIRE ALARM AND DETECTION

- Fire alarm and detection system are based on CIBSE standards.
- Smoke detectors are cited 15 metres apart except for narrow hallways, 1 metre wide where range has been increased slightly further.
- Team opted for an addressable system with fire alarm panels located in the building. The design also allows for fire resistant cabling for the entire system.
- Furthermore, the design includes for call points at the distance stipulated by the CIBSE guides and sounders evenly distributed around the entire development.
Tenant spaces shall also have a point connecting them to the overall fire alarm and detection system.

FIRE FIGHTING INSTALLATION

The building will be protected from fire with the appropriate preventative measures.

- The fire pumps shall be one diesel, one electric and a jockey pump which will be sized to suit the sprinklers and fire hose reels.
- The main pumps will be capable of delivering water to the fire sprinkler system and fire hose reel.

FIRE HOSE REEL AND WET RISER

- The fire hose reel system and wet riser will be designed to BS 5306-1:2006 and BS EN 671-1:2001.
- Fire hose reels with semi-rigid hose to be provided in the entire office block.
- Water reserve maintained for use in the fire hose reel and wet riser tanks.
- A wet riser breeching inlet will be provided for local firefighters use.
- Piping shall be galvanised mild steel class C to BS 1387 specification.

FIRE EXTINGUISHERS

- The fire extinguisher design will be to BS 5306-8:2000.
- Every fire hose reel cabinet to have two fire extinguishers - each for a different class of fire.
- Additional fire extinguishers shall be added in areas such as corridors and parking spaces.
- Tenants will also provide their own fire extinguishers for their space as per local occupation and safety regulations.
- The utility rooms such as the switchgear, transformer room and generator rooms will have gas suppression to suit the hazard.

SPRINKLER SYSTEM

- The two basement levels or zones are primarily to be used as car parking areas and will have a fire sprinkler system. Subsequently, each main distribution pipe will have zone-control valves with provision for connection to the buildings management system (BMS). The car park is ordinary hazard Group III.
- The offices have been provided with a provision to connect to the main sprinkler system. All common areas are sprinkler protected.
- The sprinkler system will also have a water reserve which complies with the BS EN 12845:2009. A sprinkler breeching inlet will also be provided for local firefighters use.
- Piping shall be black pipe class C to BS 1387 specification.



Fire fighting equipment including hose reel, wet riser, fire extinguishers and sprinkler system will be connected to the building management system



SAFETY, SECURITY AND ACCESSIBILITY

CONTROLLED MOVEMENT OF TRAFFIC

- Single point of entry/exit controlled by boom barriers and manned security.
- As part of the security strategy, all traffic in and around the facility will be channelled to the ground floor for controlled movement to the offices and areas. All traffic from the basement and parking silos will be directed to the ground floor reception through dedicated passenger lifts.

This not only enhances the security by introducing a control point, but makes monitoring and management easier.

- Security equipment including access cards, detectors and scanners, turnstiles, fast-response backup alarms.

24HOUR MANNED SECURITY AND CCTV SURVEILLANCE

- Fixed surveillance cameras installed at office block entrances, exits, fire escapes and in sensitive areas such as main and lift lobbies, plant rooms and monitored from the security room.
- Deploy professional and trained high calibre security officers designated at strategic positions in and around the building.



DEDICATED DROP OFF/PICK UP POINT AT MAIN ENTRANCE FOYER
WITHOUT DIRECTLY ACCESSING BUILDING

ALL RAISED AREAS HAVE ALTERNATE RAMPS FOR EASE OF WHEELCHAIR ACCESS



D1

IMAGE SHOWING EXAMPLE OF ACCESS CARD SCANNERS
TO BE INSTALLED AT PURPLE TOWER ENTRANCE
FOR CONTROLLED MOVEMENT

WHEELCHAIR ACCESS IS TAKEN INTO CONSIDERATION



VERTICAL TRANSPORTATION - LIFTS

- Destination Control System (DCS) lifts for easier operation, with the main floor being ground floor, where the fireman's switches are to be located.
- High speed passenger lifts specified to firefighting standard.
- Dedicated goods lift designed to fit medical stretcher in case of an emergency.
- Grouped lifts to be in the building's core with a panoramic view.
- All passenger lifts have emergency contacts for the lift company and a direct connection to the reception in the event of a lift malfunction.

The specification of the passenger and goods lifts will be to local regulations and EN81-20 and EN 81-50.

D1



VISUAL OF LIFT LOBBY



ACCESSIBILITY FOR DIFFERENTLY ABLED PERSONS

- All signage and lift operation buttons and switches will be illuminated and embossed so as to be easily identifiable by touch, as well as have braille lettering.
- Control buttons are to be installed within ease of reach for persons on wheelchair.
- Reopening activators provided for ease of use, with audio visual signals to alert sightless or hearing-impaired passengers.
- Elevator floors to have non skid resilient surface.

DESTINATION CONTROL LIFTS

Destination Control System (DCS) will incorporate desired destination floors and the number of waiting passengers so as to significantly improve convenience and flow efficiency.



WELLBEING

VENTILATION

- Purple Tower's ventilation strategy is a mix of natural and mechanical. Ventilation design will be carried out under CIBSE Guide B.
- The open atrium provides fresh air supply, natural ventilation into the building, while openable windows ventilate offices, with a provision being given for air conditioning. Rooms and areas with no openable windows will be supplied with air. Ablutions and toilets shall have air extraction.
- Ventilation in the parking basement shall be provided via jet fans to circulate the air and extraction of harmful gases and fumes. Axial fans shall be used to draw in and exhaust air.
- Air extraction of the wash room area and car park will be via timer for energy conservation. The fans for the generator room, transformer room and any other utility room where heat is generated shall have a thermal switch.
- All fans shall be fire rated and their controls shall be connected to the fire alarm system and carbon monoxide sensor system.

There are planned terraces in restaurant, conferencing areas.





VIEW OF GROUND FLOOR ATRIUM
FROM SKYLIGHT ABOVE

The image shows a large, open-plan lobby with a high ceiling. On the left, a wall is clad in vertical wooden slats and features two long, narrow vertical planters filled with green foliage. Below this, a white wall has a recessed area with a bar and stools. In the center, a man in a red shirt is talking on a phone. To the right, a large indoor palm tree stands next to a long, curved wooden bench. A woman in a grey dress is standing near the bench. The floor is a light-colored, polished material. The overall atmosphere is bright and modern.

GREEN WALL FRAMING

THE OPEN ATRIUM FEATURES A GREEN WALL FRAMING ONE END OF THE LOBBY.

THE DESIGN TEAM ENVISIONED BRINGING THE 'OUTSIDE' INSIDE WITH NATURAL VENTILATION, SUNLIGHT AND TRANQUILITY.



VAASTU PRINCIPLES

PURPLE TOWER IS DESIGNED IN SPIRIT OF ANCIENT INDIAN 'VAASTU' PRINCIPLES FOR GREATER SERENITY, GOOD HEALTH AND PROSPERITY.

VAASTU LOOKS AT THE BEST LOCATIONS, ORIENTATION FOR ENTRANCE/EXIT POINTS, POWER, PUMP ROOMS, KITCHENS, STORAGE AND ADMINISTRATIVE SPACES. IT EXPLORES HOW THE 5 BASIC ELEMENTS - WATER, FIRE, AIR, EARTH, ETHER AND AFFECT ELECTROMAGNETIC POLARITY AMONG OTHER FACTORS.



INNOVATIVE TECHNOLOGY AND METHODS

Most high rise buildings added to Nairobi's skyline in the last few years, have not particularly given priority to simple yet critical design elements including natural sunlight and ventilation, reduction of trapped solar heat, the need for reduced operational energy, water costs for tenants.

Purple Tower's experienced design team has factored these essentials into the building design with foresight on long-term, sustainable value to both, investors and tenants.

- **EXTERNAL SHADING DEVICES**

The facade design incorporates solar shading to help mitigate direct beam solar radiation and heat gain since the absorbed heat is dissipated externally. This also reduces the need for air conditioning, subsequently cutting down costs related to artificial ventilation.

- **BUILDING MANAGEMENT SYSTEM BMS)**

An automated management system safeguarding the facility's operation, efficiency and regulation of various mechanical and electrical equipment including lighting, security and fire systems will be adapted. Data from usage over time will help improve the efficiency and long term value of the property.



USE OF EXTERNAL SUN SHADING
TO MITIGATE HEAT GAIN

ENERGY EFFICIENCY AND ECO-FRIENDLY MEASURES

LIGHTING

- Energy-Saving Light Bulbs - Internal Spaces
- Energy-Saving Light Bulbs - External Spaces
- Occupancy Sensors in Bathrooms, Conference Rooms, and Closed Cabins
- Occupancy Sensors in Open Offices
- Solar Photovoltaics

CLIMATE CONTROL

- Open atrium design for increased natural cross ventilation and sunlight.
- External sunshading in building facade design
- High performance thermal glass
- LED Energy efficient lighting

WATER

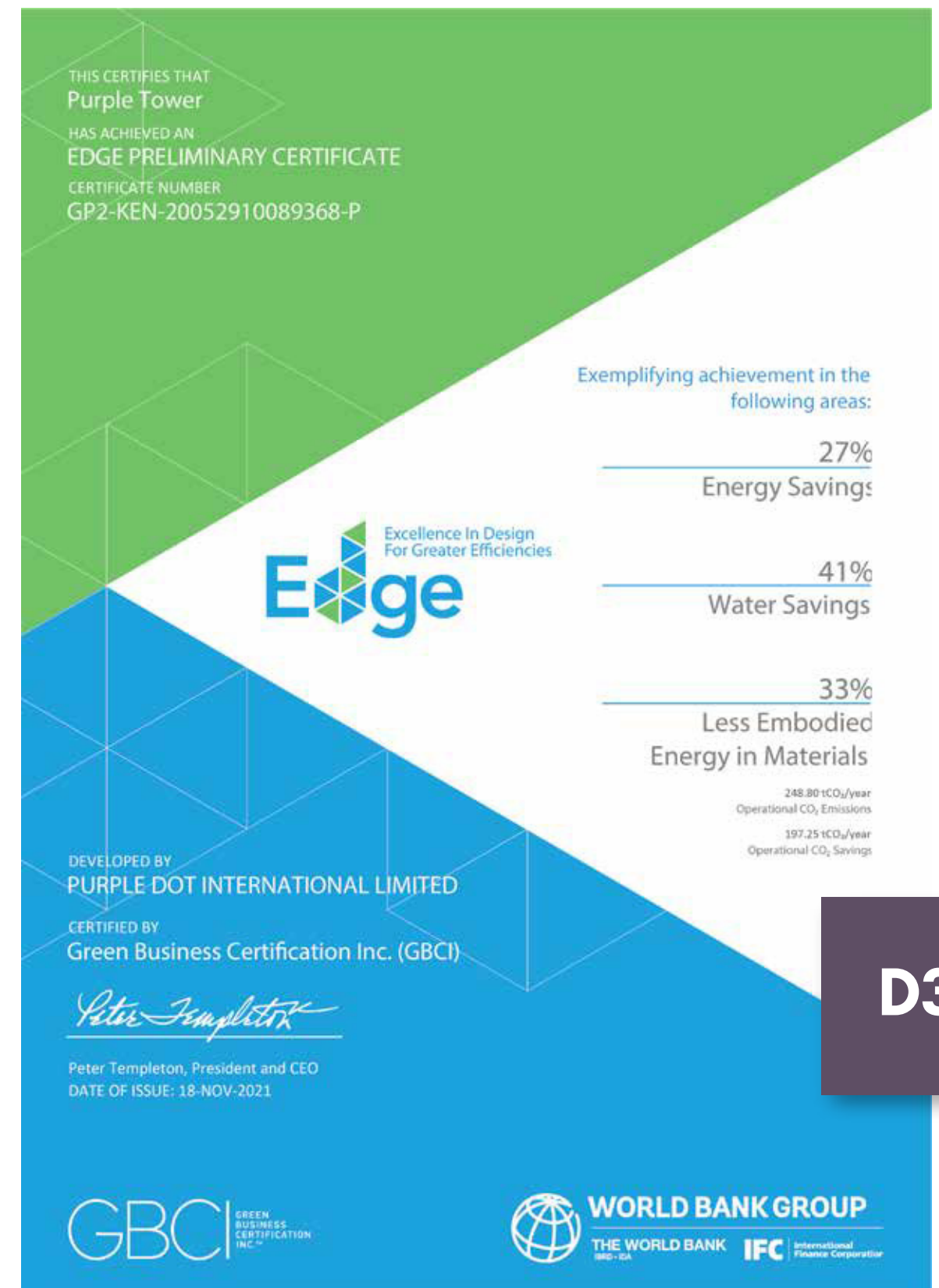
- Low-Flow Faucets in Bathrooms
- Efficient Flush for Water Closets in All Bathrooms
- Water-Efficient Urinals in all Bathrooms
- Water-Efficient Faucets for Kitchen Sinks

RECYCLING

- Work in partnership with local waste management solutions partner, separating plastics, wet waste for recycling

CONSERVATION

- Reduction in concrete used, reducing dand extraction
- Heating ventilation and air conditioning (HVAC) considered only in areas absolutely necessary in order to save costs and reduce the power requirement of the building.





INTERNATIONAL PROPERTY AWARDS DEVELOPMENT

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2022-2023



BOARD & MANAGEMENT



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PARBAT KERAİ
DIRECTOR



KISHOR VEKARIA
DIRECTOR



PRAVIN PINDORIYA
DIRECTOR



JITEN KERAİ
GENERAL MANAGER



KURJI KERAİ
DIRECTOR



HARJI VARSANI
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GEDION MUOKI
DIRECTOR

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