

44

LAGOON

RESORT RESIDENCES

Step Into Mombasa's Most Exclusive Residence



Created for those who desire refined elegance.

An exclusive haven of only 44 residences, where exquisite design and curated amenities transform everyday living into an extraordinary resort experience reserved for the truly discerning.



An Icon for Coastal Living

The perfect blend of location & luxury

The First Of It's Kind The Last Of It's Location

Perched at the edge of elegance, 44 Lagoon claims the final coveted spot on the first row to the prestigious Mombasa Golf Club and the endless ocean beyond.

This rare location offers an unrivaled blend of tranquility and accessibility, placing you in the heart of the island's vibrant charm.

With thoughtfully designed architecture, your views remain protected for generations. Here, the horizon is yours to keep, and the essence of prime island living becomes your everyday reality.



SCAN / CLICK

← TO THE FERRY
5 MINS

TO NYALI BRIDGE →
12 MINS



Your Key To The Most Coveted Address

Amenities:

Masjid Ummu Kulthum - 1 min away
Coast Academy School - 2 mins away
Jaffery School - 3 mins away
Aga Khan Hospital - 4 mins away
Pandya Hospital - 5 mins away
Mombasa Hospital - 6 mins away

Entertainment:

Mombasa Golf Course - 4 mins away
Mama Ngina Waterfront - 5 mins away
Likoni Mall - 5 mins away
Fort Jesus - 7 mins away

Eateries:

Al Waris - 2 mins away
Braaii Stand - 3 mins away
MNKafé By The Sea - 5 mins away
Galaxy Restaurant - 5 mins away
CJ's Restaurant - 6 mins away

Elevating Mombasa, One View At A Time

This visionary design is the work of renowned Spanish architect **Iñigo Torrens**, celebrated for his innovative, award-winning projects across Africa and beyond. With a deep understanding of Mombasa's tropical climate and oceanfront location, his approach integrates natural light, airflow, and spatial elegance, ensuring each residence is as functional as it is breathtaking.

Complementing the architecture, the internationally acclaimed **Lehem Interiors** has curated interiors that redefine sophistication. Known for their meticulous attention to detail and timeless style, the selected materials and finishes not only exude luxury, but also withstand the coastal environment.

Together, these visionaries have created a masterpiece that elevates Mombasa's real estate design landscape.





World-Class Design Expertise

Embracing the principles of Biophilic Design to harmonize with Mombasa's breathtaking natural surroundings. This design philosophy fosters a deep connection between residents and the environment, blending the boundaries between indoors and outdoors.

The facades and interiors are unified through a thoughtful selection of materials and colors that mirror the coastal and golf landscapes. Travertine, known for its natural cooling properties and also celebrated for its durability and timeless elegance, withstands Mombasa's sunny climate. Wood, with its organic charm, enhances the natural aesthetic while maintaining resilience in humid conditions. Bronze accents, with their rich tones and patina, add a touch of understated luxury while resisting the effects of coastal air.

A restrained color palette of bleached bone, champagne, and bronze flows seamlessly between the interiors and exteriors, creating a tranquil and cohesive living experience. These elements combine to craft spaces that not only endure but also evoke the serene beauty of the ocean and the lush greenery of the golf course, redefining luxury as a celebration of nature and longevity.





Protected Views, Forever Yours

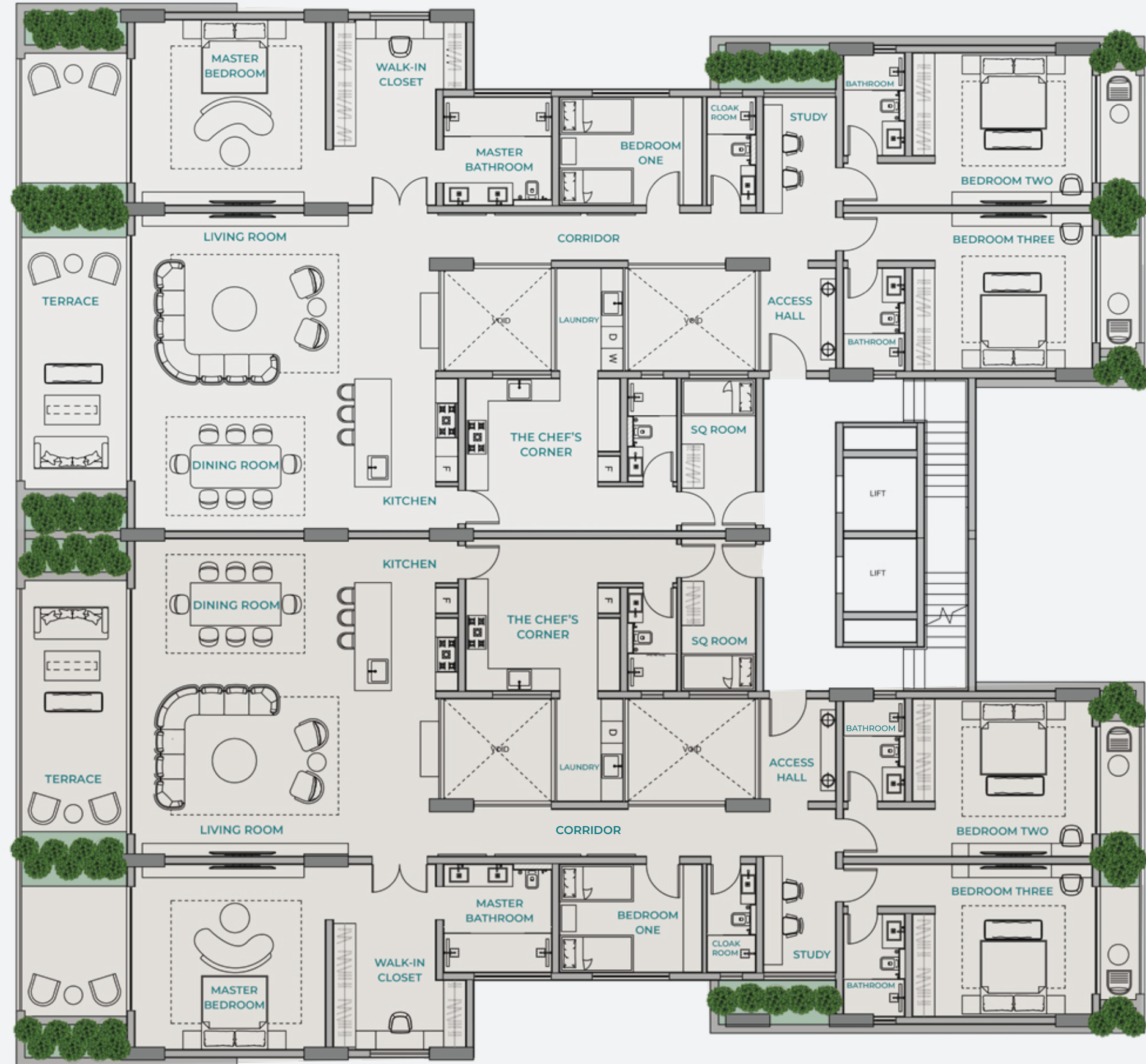
Wake up to the golden hues of sunrise spilling over the ocean and the lush greens of the golf course, a view that feels like it belongs to you alone. The layouts are elegantly designed to embrace natural light and frame these stunning vistas, seamlessly blending your living space with the beauty of the outdoors.

Every corner of the apartment invites you to revel in a cinematic lifestyle, where each moment is bathed in light and wrapped in breathtaking scenery.



The Blueprint Of Coastal Luxury

Every detail of the floorplan has been thoughtfully curated to harmonize elegance, functionality and breathtaking views.

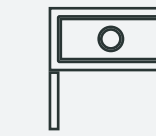


01 UNIT
350 sqm

02 UNIT
350 sqm



Expansive Terraces



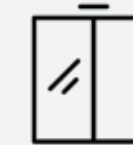
Entrance Foyer



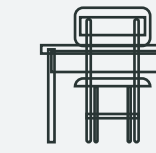
Resort Style Interior Design



Glass Wrapped Lounge & Dining



Expansive Sliding Doors



Study Area



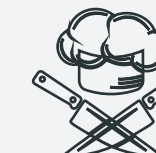
3 Ensuite Bedrooms



Grand Master Walk-In & Vanity



Breakfast Island



Chef's Kitchen



Laundry Room



Staff Quarters



THE DUPLEX PENTHOUSE

A Penthouse Above All

Step into a world of refined elegance with this exclusive 6-bedroom duplex penthouse, where every detail has been thoughtfully considered to redefine luxury. Two grand master bedrooms, each with sweeping ocean views, offer unparalleled privacy and indulgence, while the expansive layout seamlessly blends openness and intimacy.

Designed to celebrate natural light and the beauty of its surroundings, the penthouse invites the outdoors in, creating a serene resort-style ambiance. The dedicated family room on the top floor provides a perfect retreat for intimate gatherings, while the spacious living and dining areas set the stage for sophisticated entertaining.

This masterpiece of coastal luxury is more than a residence - it's a lifestyle, where the ocean becomes your daily backdrop and every moment feels like a retreat.



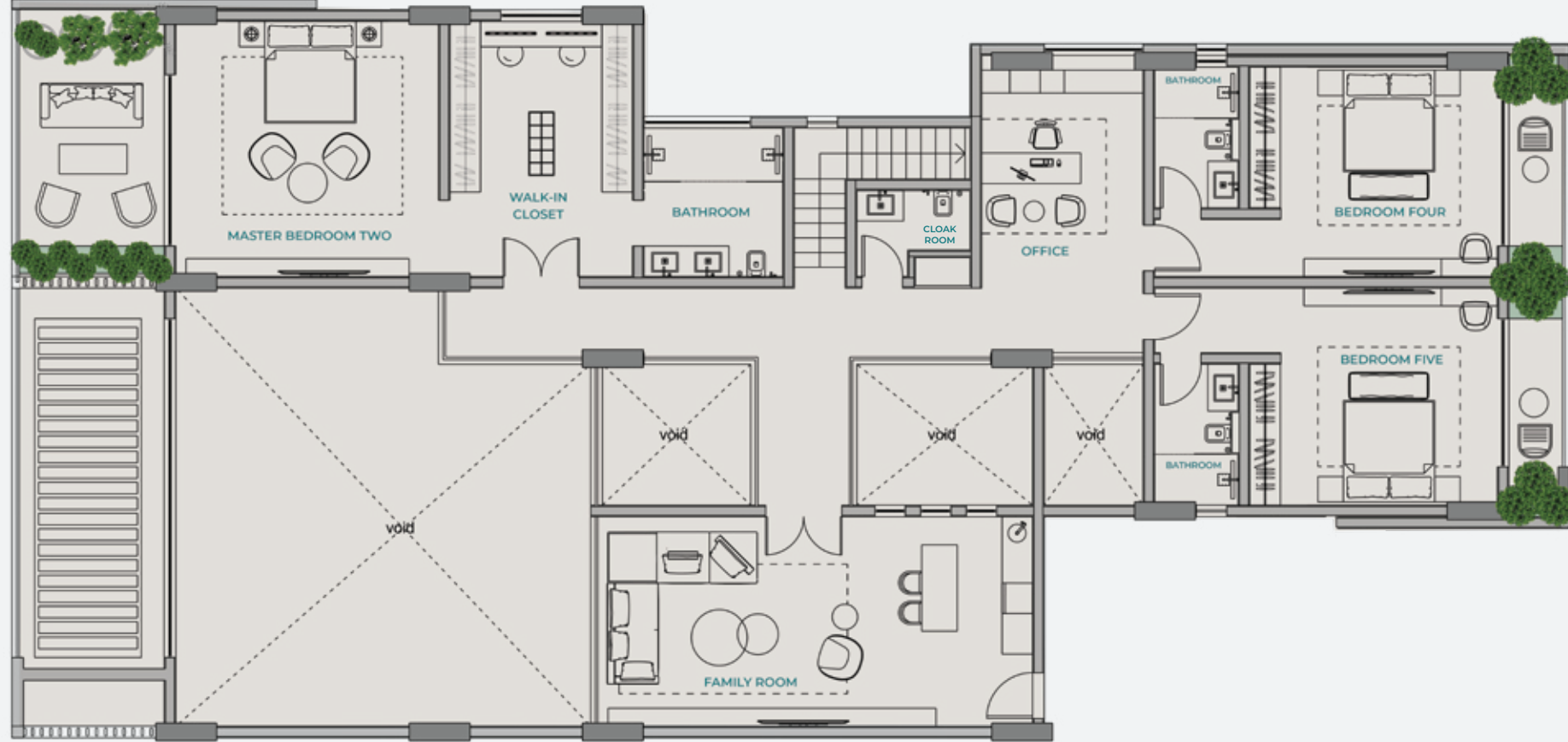


The Penthouse Experience

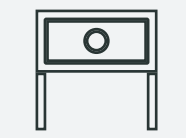
6 Bedroom Duplex
607sqm



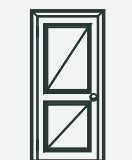
LOWER LEVEL



UPPER LEVEL



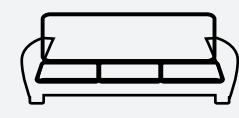
Entrance Foyer



Private Upper Entrance



Double Height Living & Dining



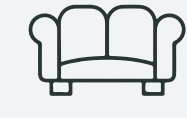
Entertainment Family Room



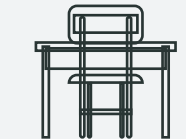
Two Master Bedrooms



Grand Master Walk-In & Vanity



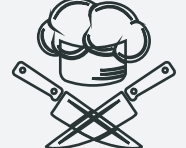
Glass Wrapped Lounge & Dining



Office & Study Area



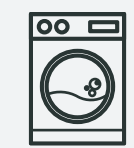
Four Ensuite Bedrooms



Chef's Kitchen



Staff Quarters



Laundry Room

Where Every Day Feels Like A Getaway

At 44 Lagoon, home feels like a luxurious escape. Start your day with a swim in the infinity pool, unwind in serene lounge pools, or let your little ones enjoy their dedicated play spaces. The coffee lounge, rooftop lounge, and state-of-the-art gym offer perfect settings for relaxation, connection, and wellness.

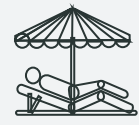
With breathtaking ocean and golf course views, every amenity transforms daily living into an extraordinary experience—making every day feel like a getaway.



Infinity Pool



Lounge Pools



Poolside Verandah



Coffee Lounge



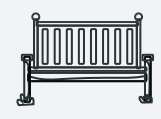
Coffee Bar



Kid's Play Room



Kid's Pool



Landscaped Rooftop Lounge



Fully Fitted Gym



Male/Female Changing Rooms



Reception Area



Landscaped Courtyards



INFINITY & LOUNGE POOLS



KIDS PLAY AREA AND POOL



FULLY FITTED GYM



FULLY FITTED GYM



COFFEE BAR



COFFEE LOUNGE



RECEPTION AREA



ROOFTOP LOUNGE



LANDSCAPED COURTYARDS



LANDSCAPED COURTYARDS

The Visionaries behind 44 Lagoon

At 44 Lagoon, an exceptional internationally acclaimed team has come together to create a landmark of coastal luxury.



ARCHITECT
INIGO TORRENS



INTERIOR DESIGNER & LANDSCAPE ARCHITECT
LEHEM INTERIORS




STRUCTURAL ENGINEER
MANOR CONSULTANTS LTD



BRAND DEVELOPMENT & MARKETING VISUALS
KARIM CG VISUALS




Your Next Chapter Begins Here

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CONTACT THE TEAM

