PROJECT SHEET

Evergreen Apartment

2025

ABOUT THIS PROJECT:

Market Segment:
General Construction

Owner/Developer:
Evergreen Investment Ltd

Products Used:
Xypex Admix C-1000NF
Xypex Modified
Xypex Concentrate
Xypex Patch'n Plug

Location:
Kiyovu, Nyarugenge District, Kigali, Rwanda

General Contractor:
Evergreen Investment Ltd (in-house)

Engineer:
Eng. Teklehaimanot Daniel

Evergreen Apartment is an exclusive luxury multi-story residential development located in Kiyovu, one of Kigali's premium neighbourhoods near the city center. The project includes a G+5 structure with a basement, swimming pool, wet areas, and a basement footprint of approximately 1,040 square meters.

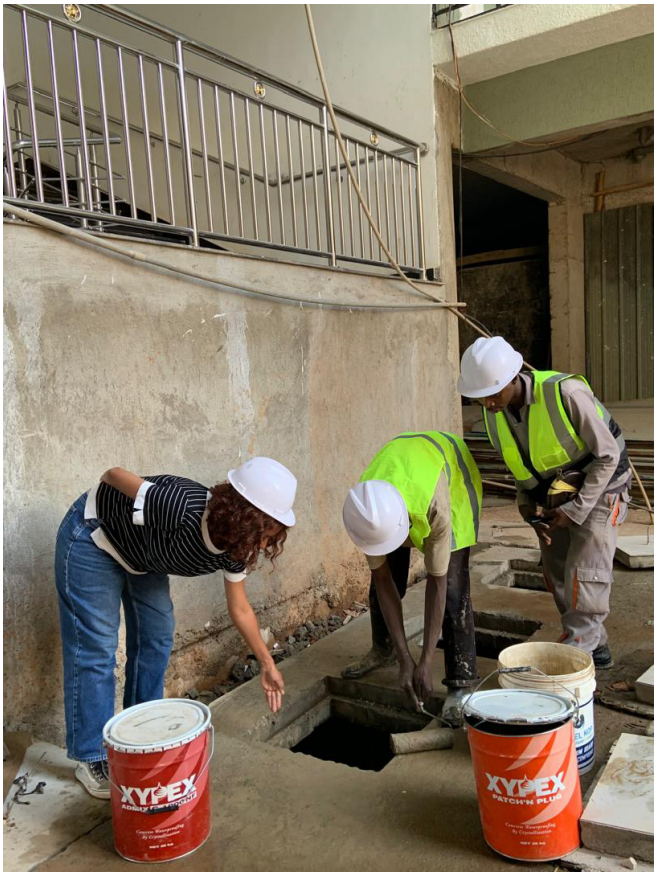
Given Kigali's humid climate and recurring rainy seasons, the development faced sustained moisture exposure, hydrostatic pressure risks in below-grade elements, and heightened leak potential in swimming pool structures, bathrooms, and pipe penetrations.

To mitigate these risks, the project team prioritized an integrated crystalline waterproofing solution to protect the concrete mass and reduce reliance on surface membranes Xypex Admix C-1000NF was incorporated into the swimming pool and basement concrete at a dosage of 2 percent of total cement weight to provide integral waterproofing for below-grade and water-retaining elements.

For detailing and high-risk zones, Xypex Patch'n Plug was applied at pipe penetrations, toilet areas, and local leak points prior to coatings Xypex Modified and Xypex Concentrate slurry coats were then applied in bathrooms, pipe chases, wet areas, and repair zones to enhance crystalline formation within surface pores and capillaries.

Installation included controlled batching and curing of admixed concrete, thorough surface preparation, penetration detailing, and application of slurry coatings to specified thickness with proper curing protocols.

This layered system approach strengthened protection across multiple potential failure points and reduced dependence on surface adhesion-based systems. As a result, Evergreen Apartment achieved improved confidence in below-grade and wet-area durability, reduced risk of membrane puncture or delamination during backfill and future modifications, and enhanced long-term performance under Kigali's wet exposure conditions.



The crystalline system's ability to reactivate in the presence of moisture supports sustained waterproofing performance and contributes to reduced life-cycle maintenance risk for this high-value residential asset.