

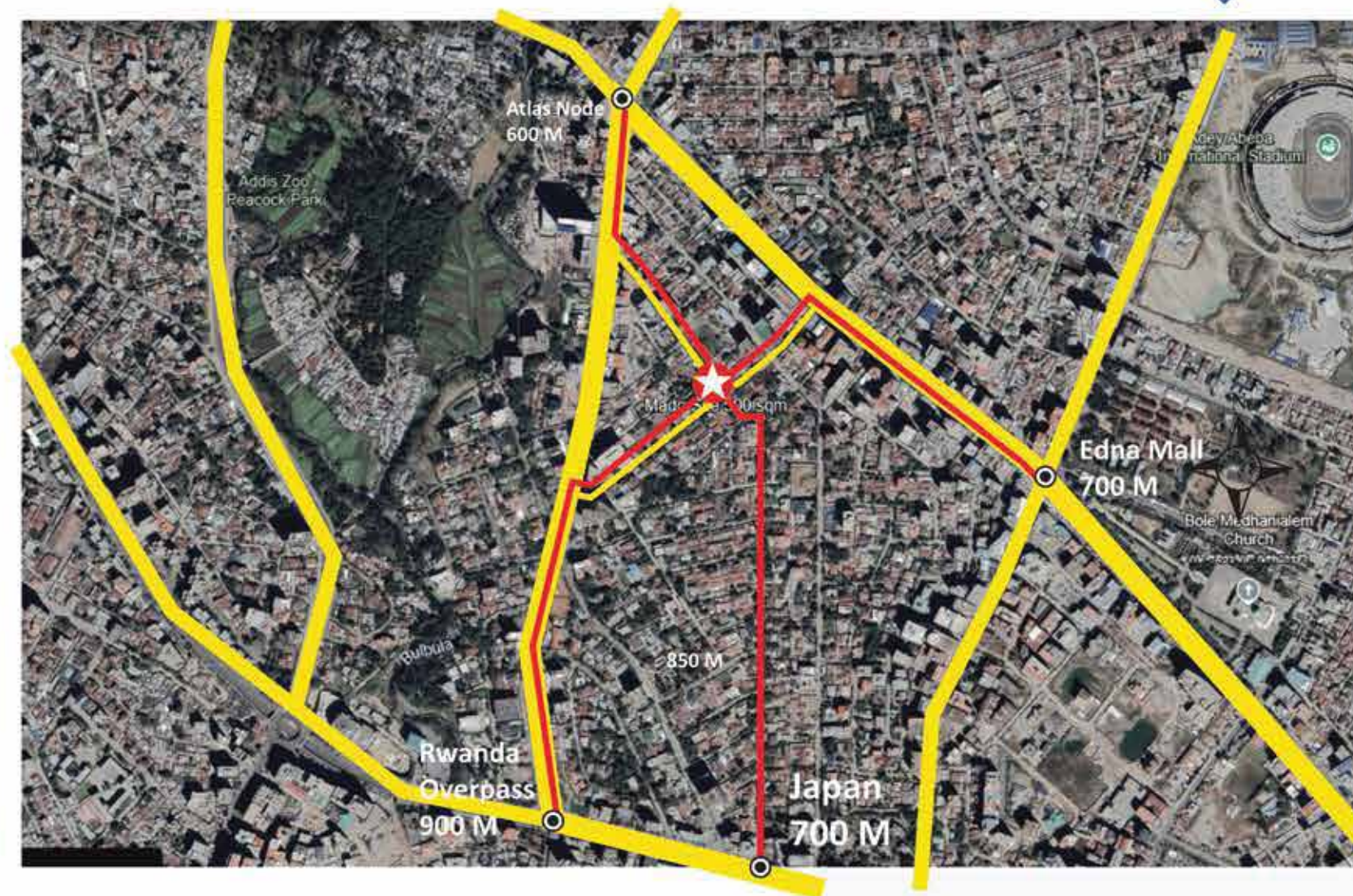
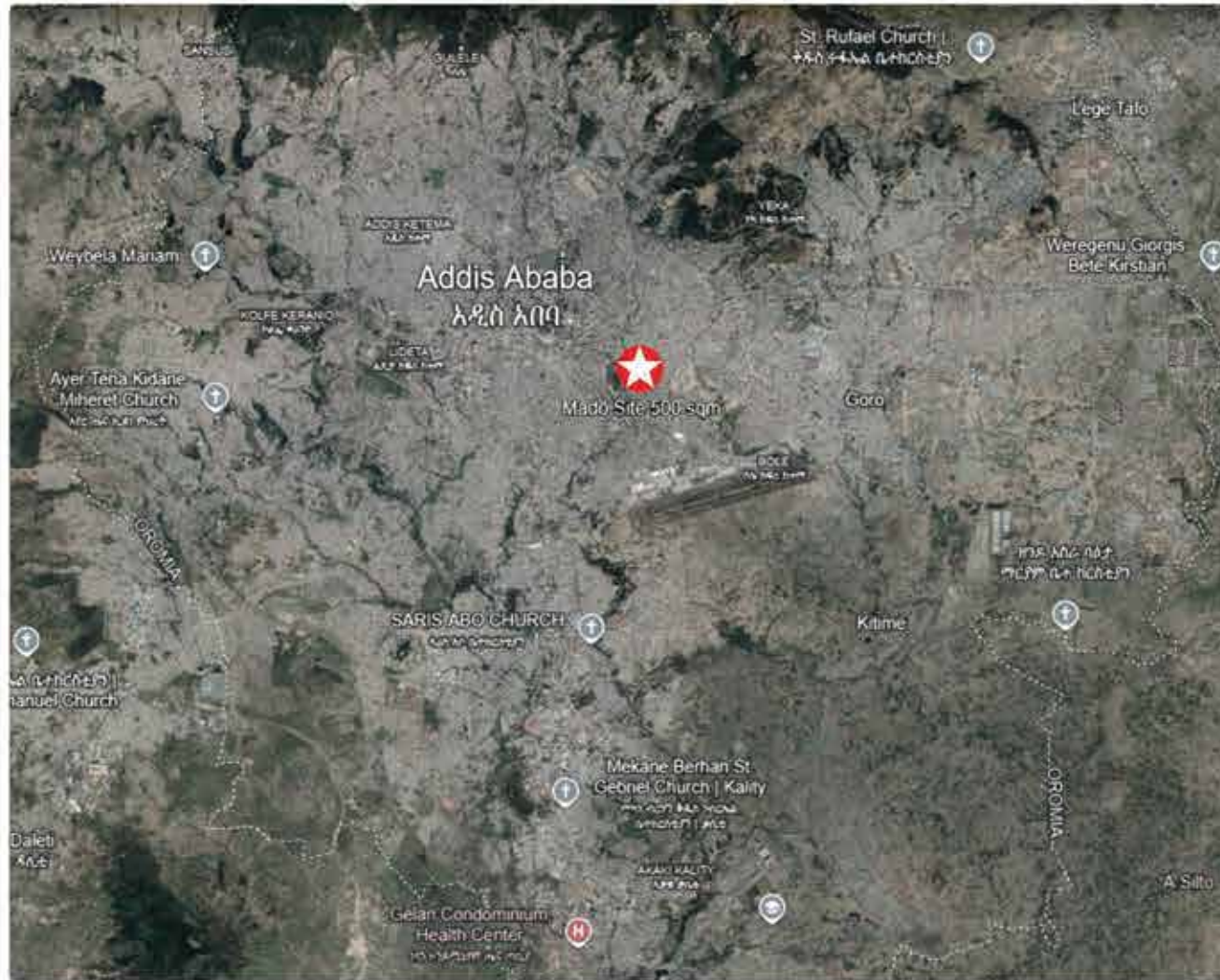


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Location



Primely positioned in the heart of Bole, the site enjoys exceptional connectivity. Situated within a few hundred meters of major arterial roads, it offers seamless access to the city's key destinations. Furthermore, its proximity to renowned 5-star hotels, convention centers, and prominent international institutions and embassies ensures a highly desirable location for both residents and businesses."

PROXIMITY

Adey Ababa Stadium	-----	1200 m
Bole Air Port	--- -----	2200 m
Welo Sefer	-----	1200 m
Addis zoo park	-----	550 m

Site Analysis



Site Characteristics:

- Location: Semi-public area.
- Land Use: Suitable for High-class apartment development.
- Parcel Size: 500 SQM
- Estimated Built-up Area: 430 SQM
- Setback Area: 70 SQM

Road Infrastructure:

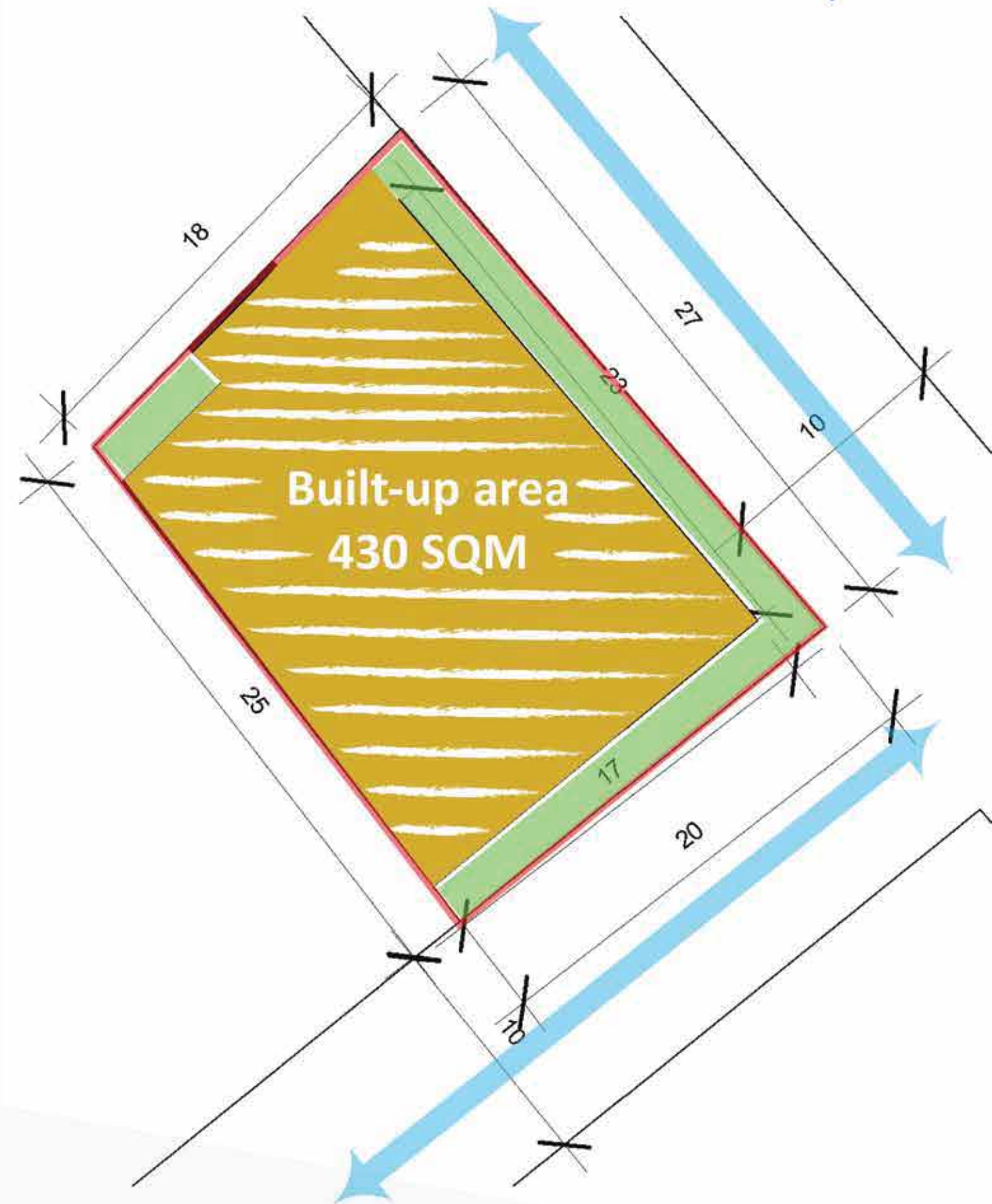
- 10 meter road width.
- 47 meter perimeter road access.
- 43 meter frontage for building facade.

Construction Considerations:

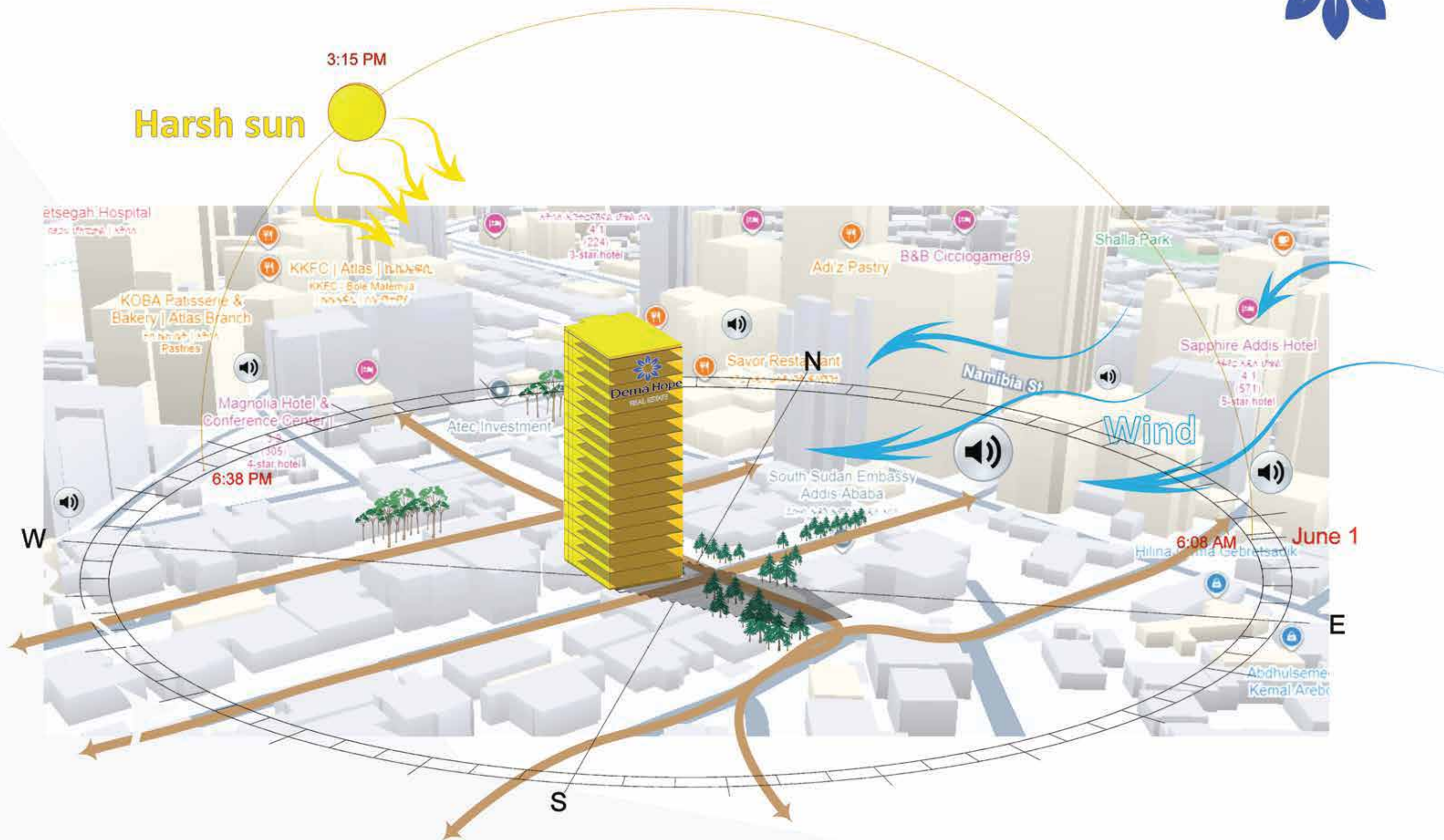
- Crane installation possible within setback area.
- Suitable for concrete mixer parking and pump installation (due to limited traffic).

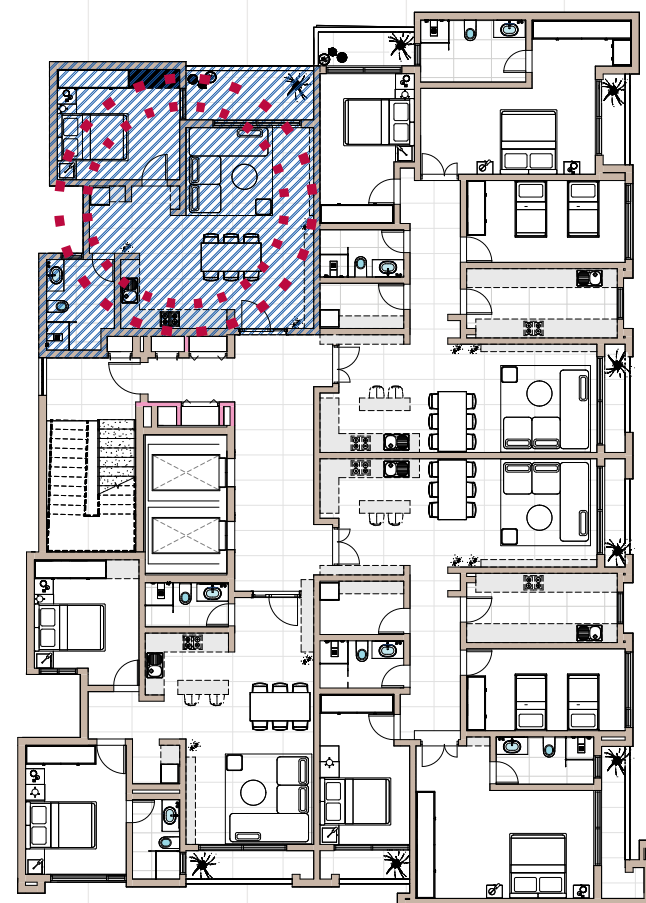
Site Access and Pedestrian Facilities:

- No designated car parking or pedestrian walkways within the immediate vicinity.



Site Analysis





One Bedroom Unit Area: 85 SQM

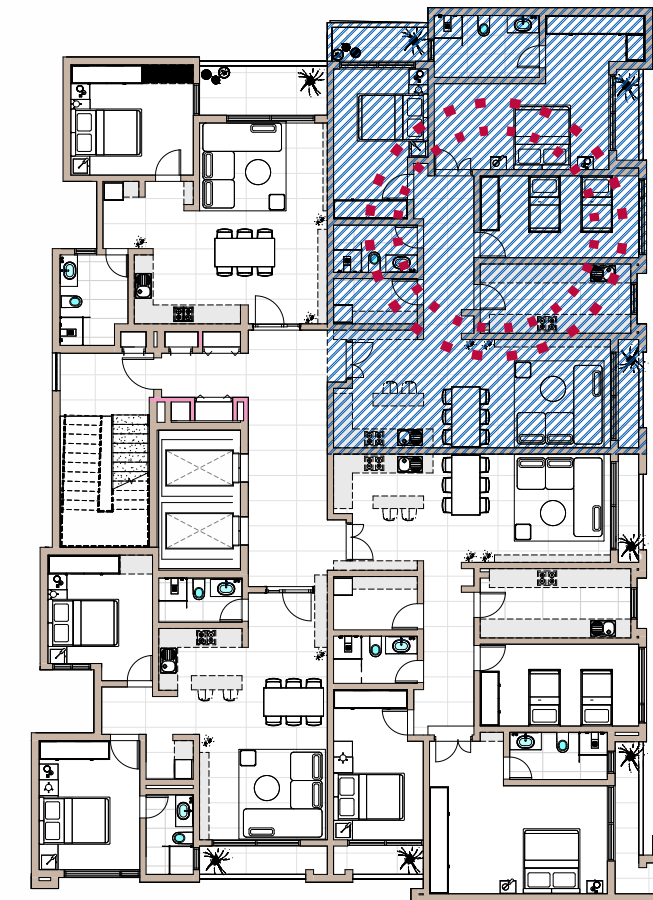
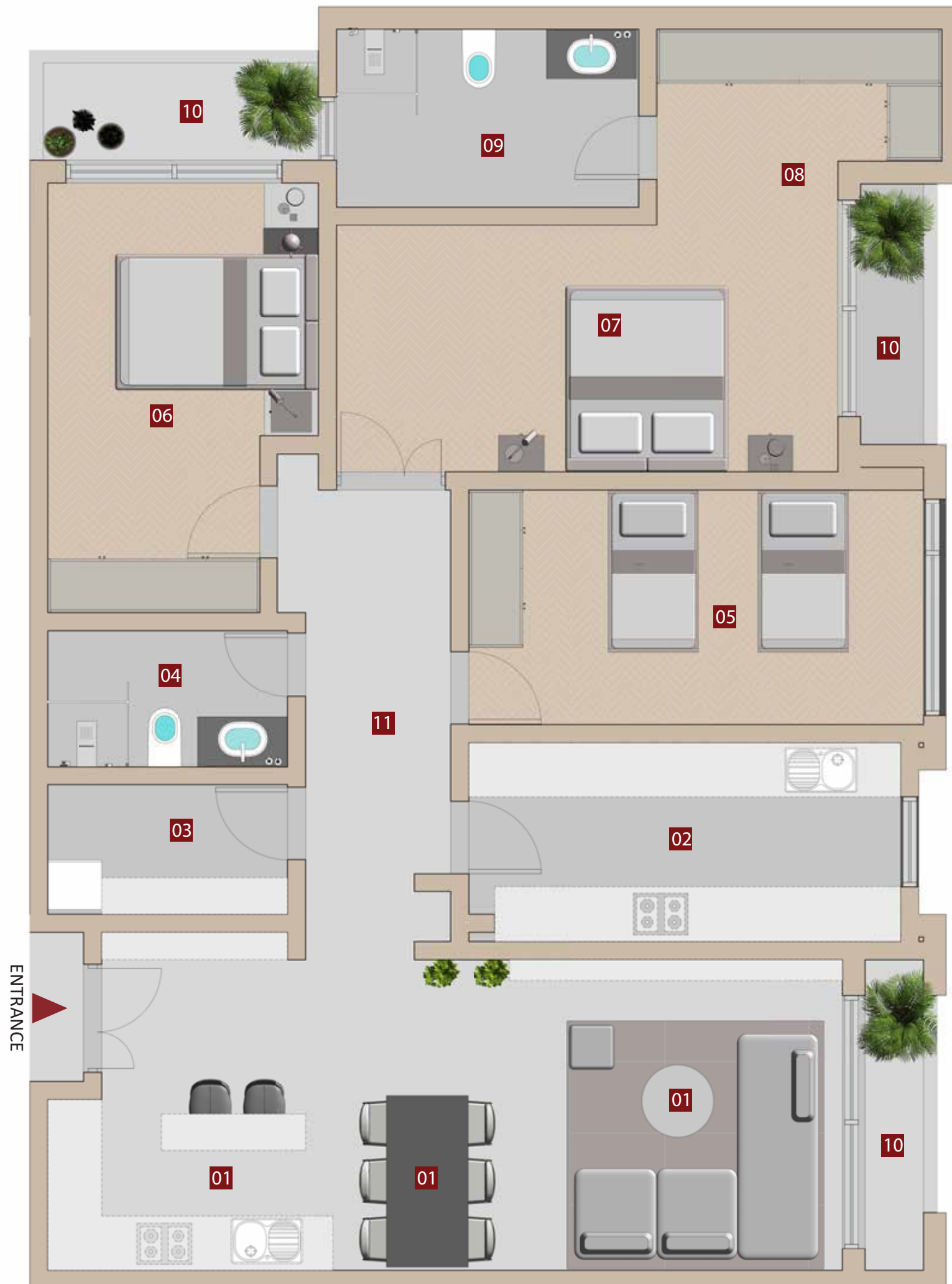
01	Living Room	36 m ²
02	Bathroom	07m ²
03	Laundry	06 m ²
04	M. Bedroom	16 m ²
05	Balcony	08 m ²



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Demahope Tower 4th Floor
22 Around Signal Area
Addis Ababa, Ethiopia



Three Bedroom Unit Area: 172 SQM

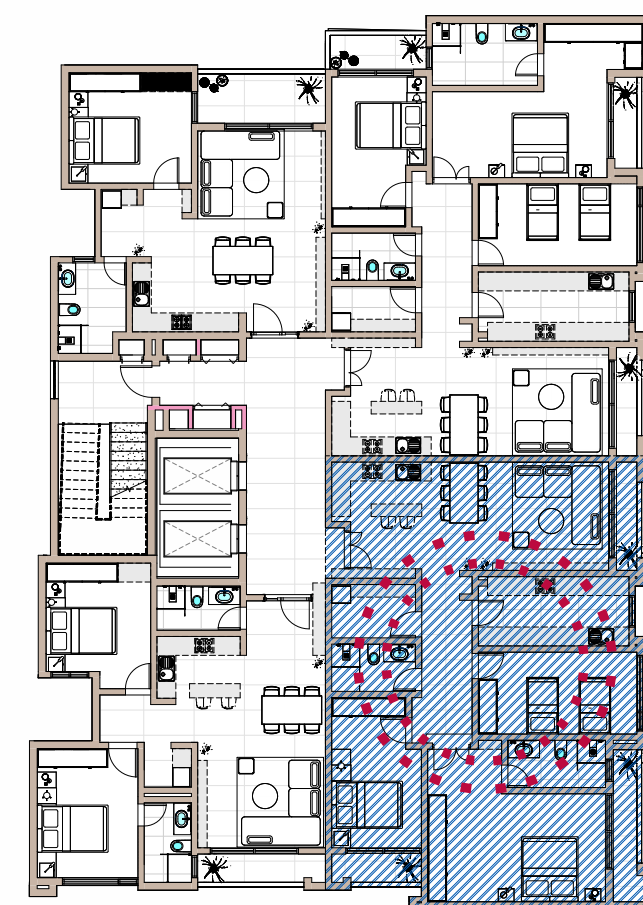
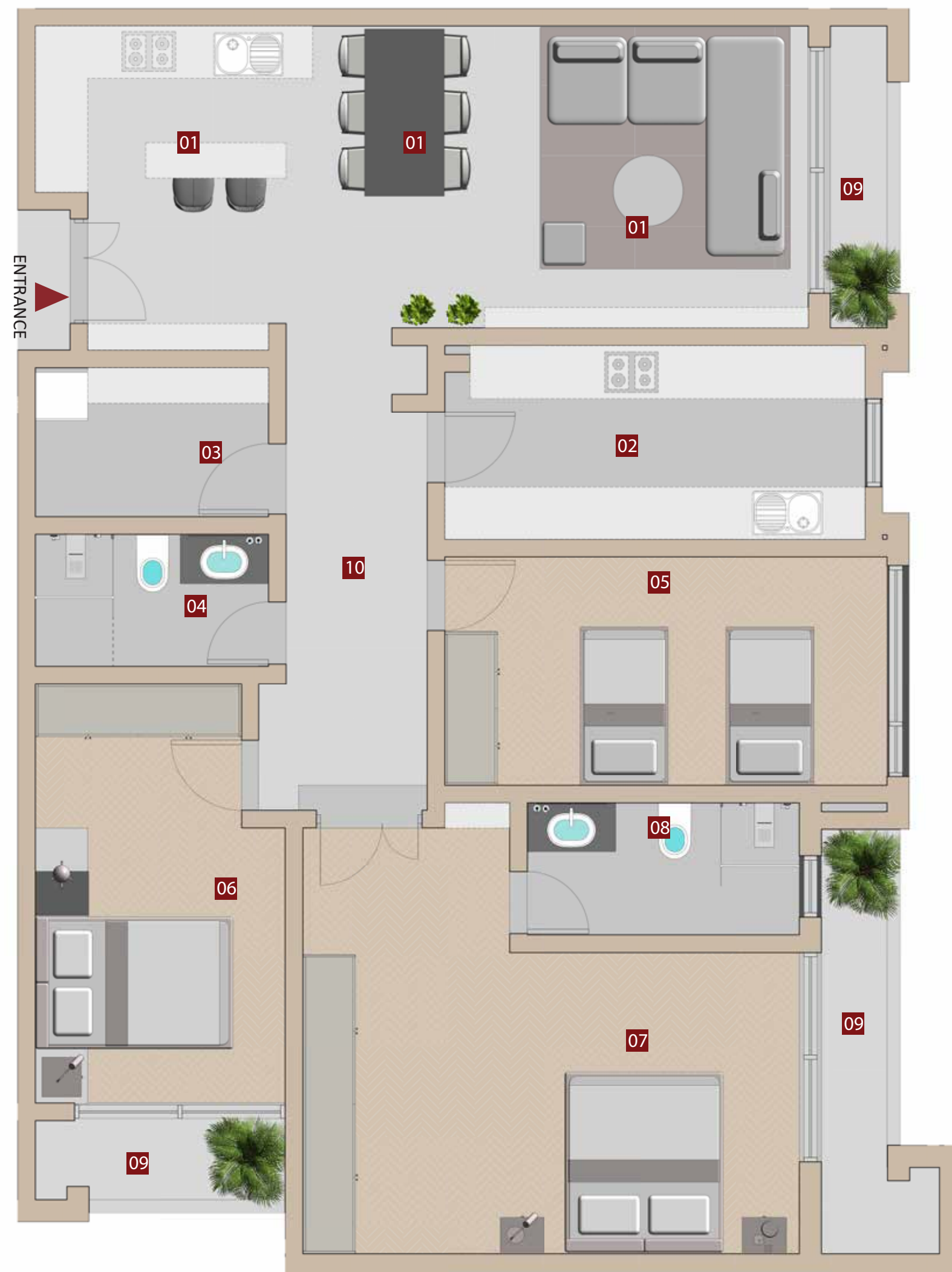
01	Living Room	37 m ²
02	Traditional Kitchen	12 m ²
03	Laundry / Store	05 m ²
04	Bathroom	05 m ²
05	Bedroom A	15 m ²
06	Bedroom B	15 m ²
07	M. Bedroom	17 m ²
08	Walk-in closet	08 m ²
09	M. Bathroom	07 m ²
10	Balcony	07 m ²
11	Corridor	10 m ²



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Three Bedroom Unit Area: 181 SQM

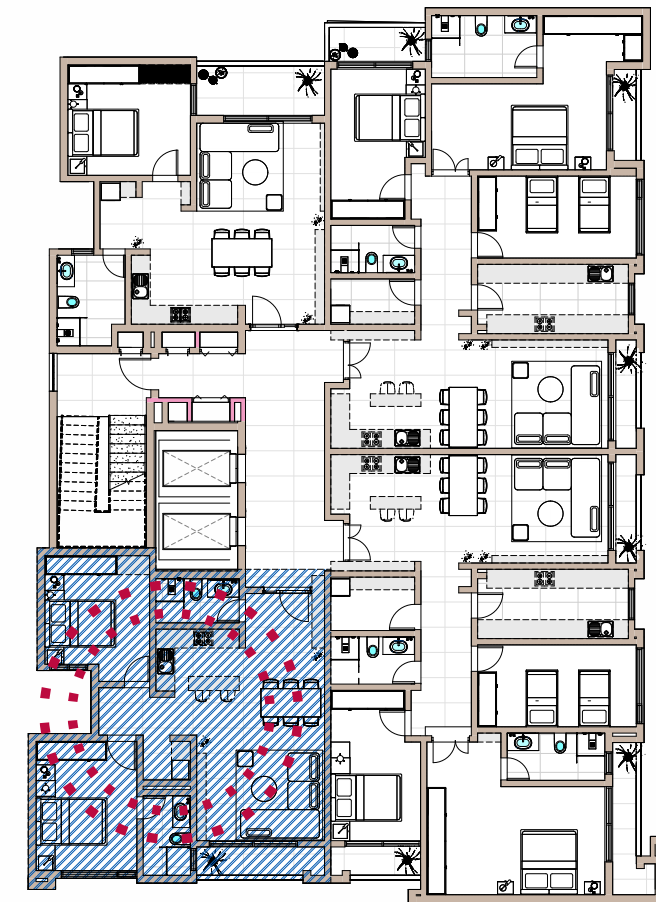
01	Living Room	37 m ²
02	Traditional Kitchen	12 m ²
03	Laundry / Store	06 m ²
04	Bathroom	05 m ²
05	Bedroom A	15 m ²
06	Bedroom B	15 m ²
07	M. Bedroom	26 m ²
08	M. Bathroom	06 m ²
09	Balcony	15 m ²
10	Corridor	11 m ²



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Two Bedroom Unit Area: 119 SQM

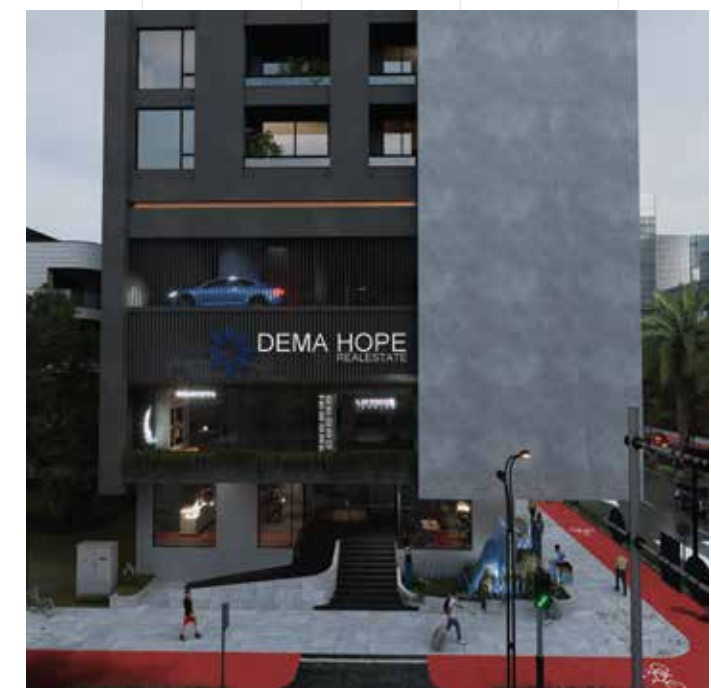
01	Living Room	37 m ²
02	Bathroom	05 m ²
03	Laundry	03 m ²
04	M. Bedroom	16 m ²
05	M. Bathroom	05 m ²
06	Bedroom	15 m ²
07	Balcony	05 m ²
08	Corridor	05 m ²



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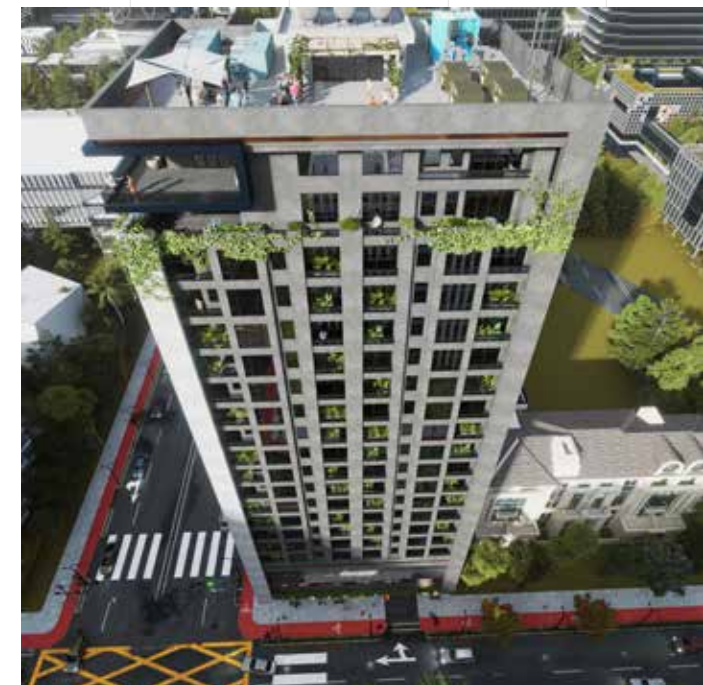
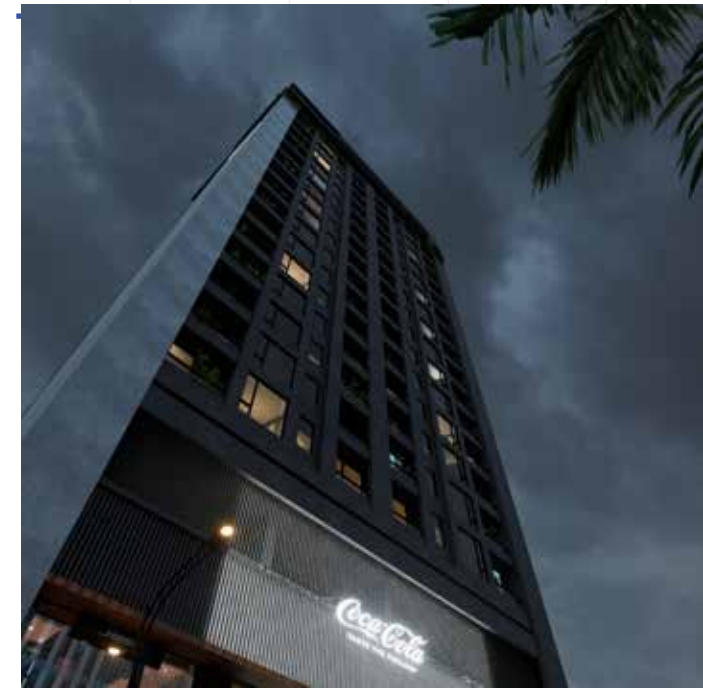
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