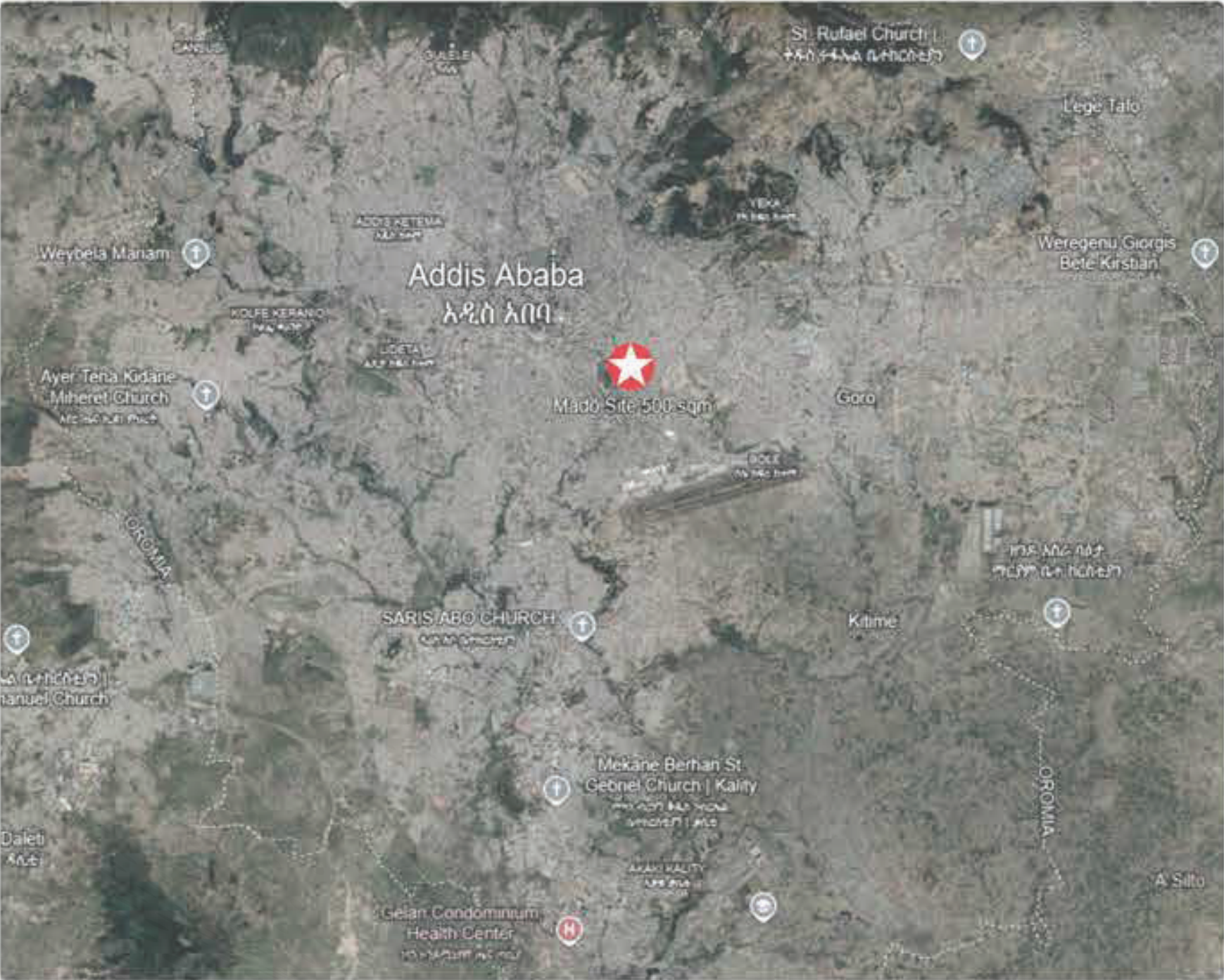




DEMA
Hope
REAL ESTATE



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:

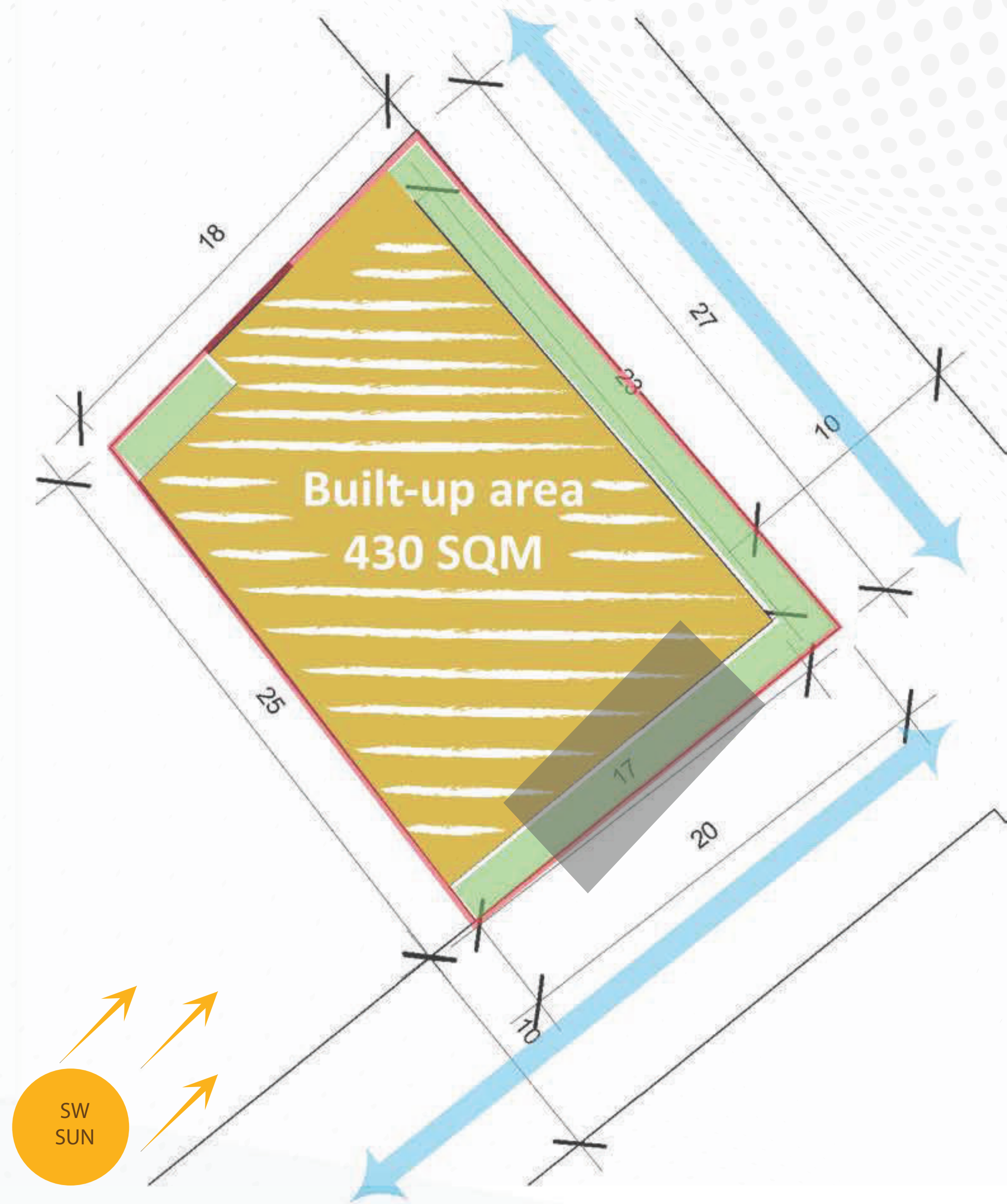
- 10 meter road width.
- 47 meter perimeter road access.
- 43 meter frontage for building facade.

Construction Considerations:

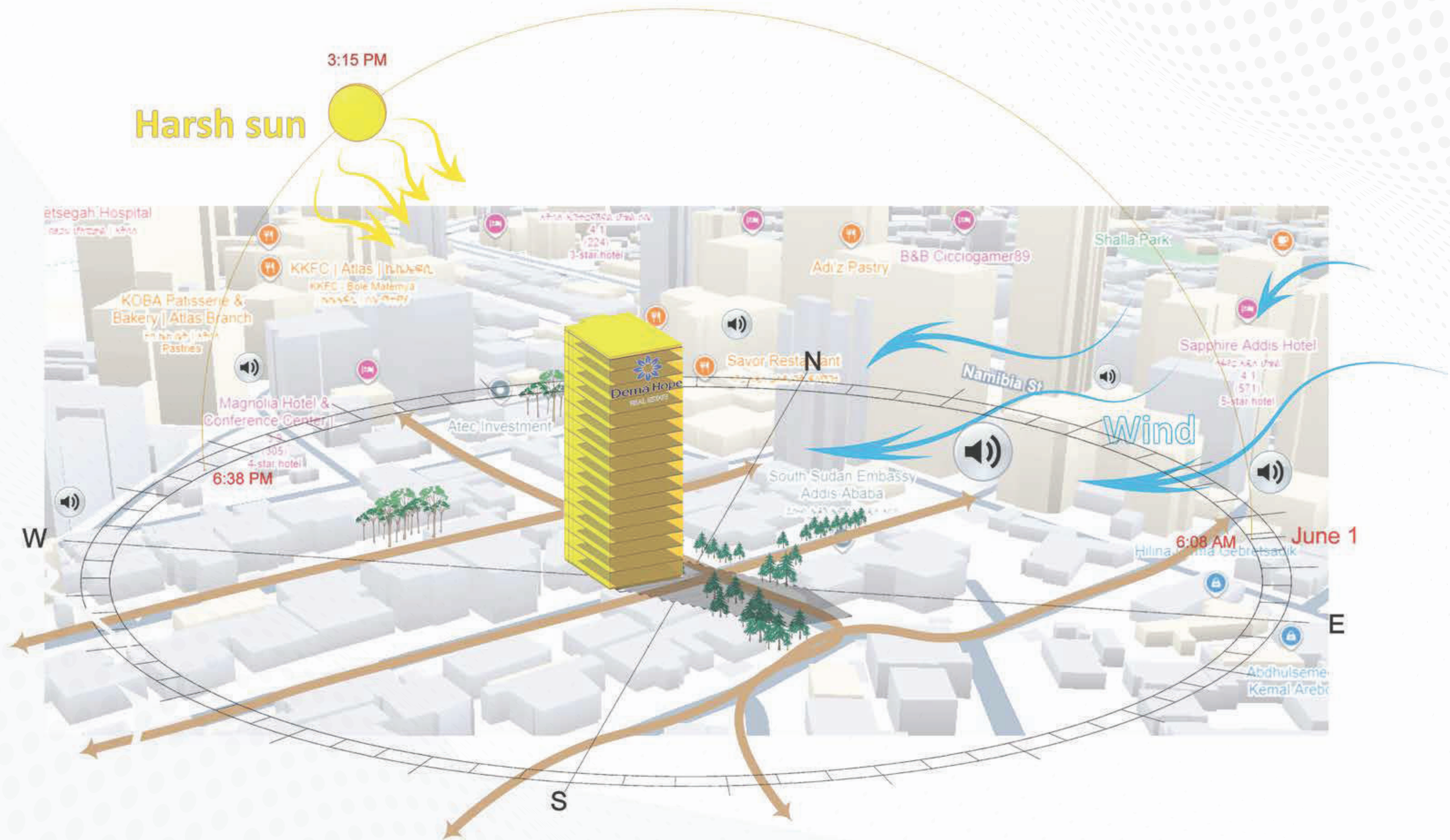
- Crane installation possible within setback area.
- Suitable for concrete mixer parking and pump installation (due to limited traffic).

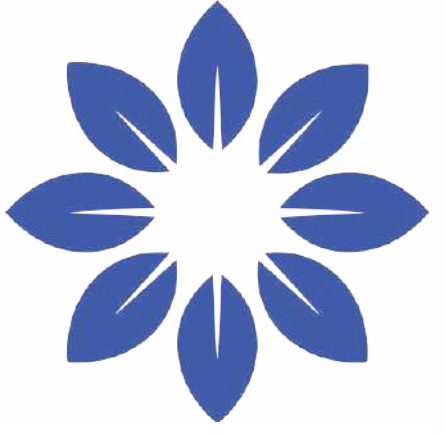
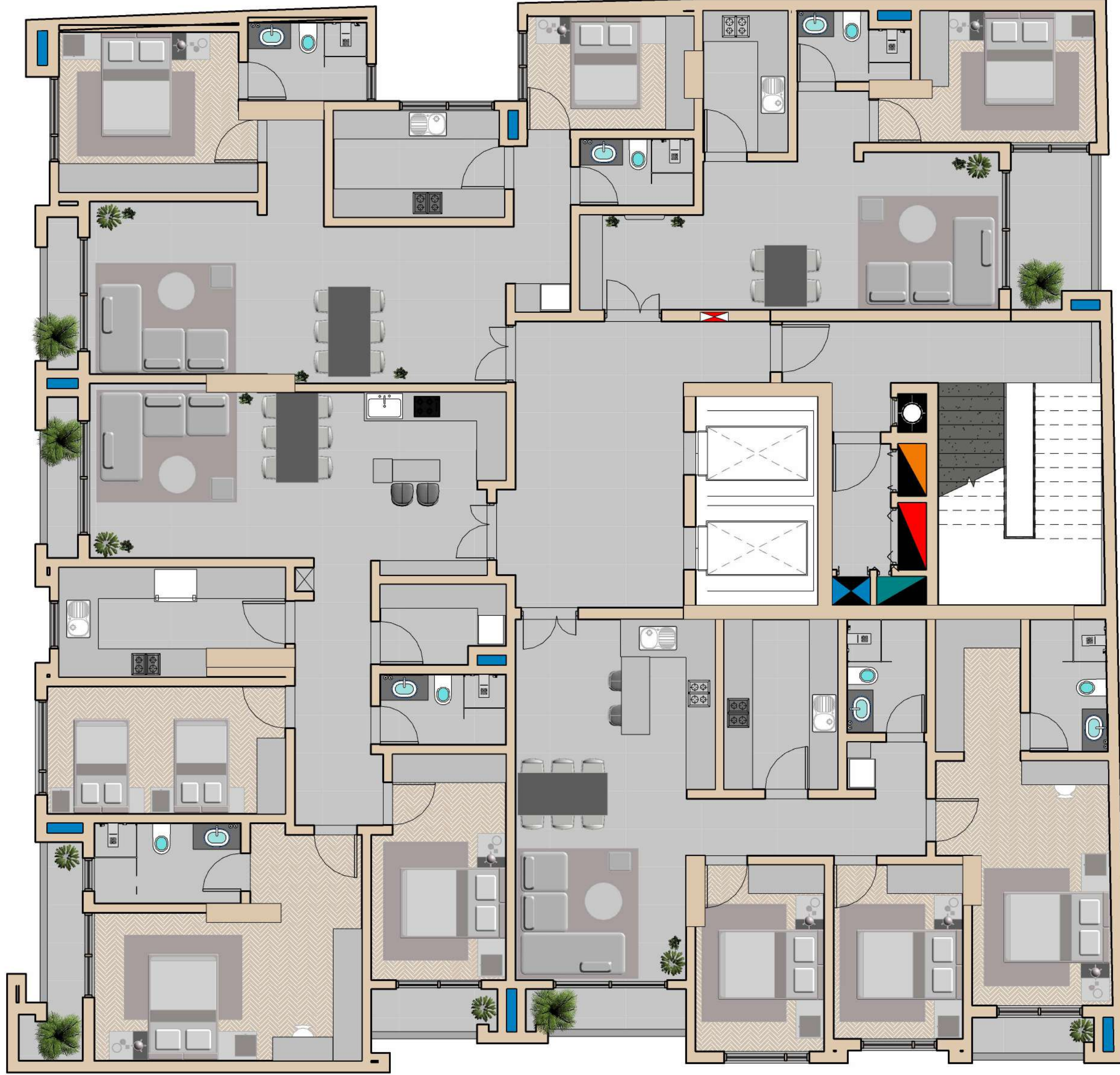
Site Access and Pedestrian Facilities:

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



Site Analysis



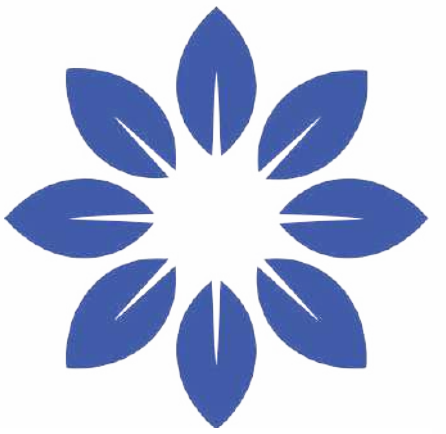


DEMAHOPE
REALESTATE

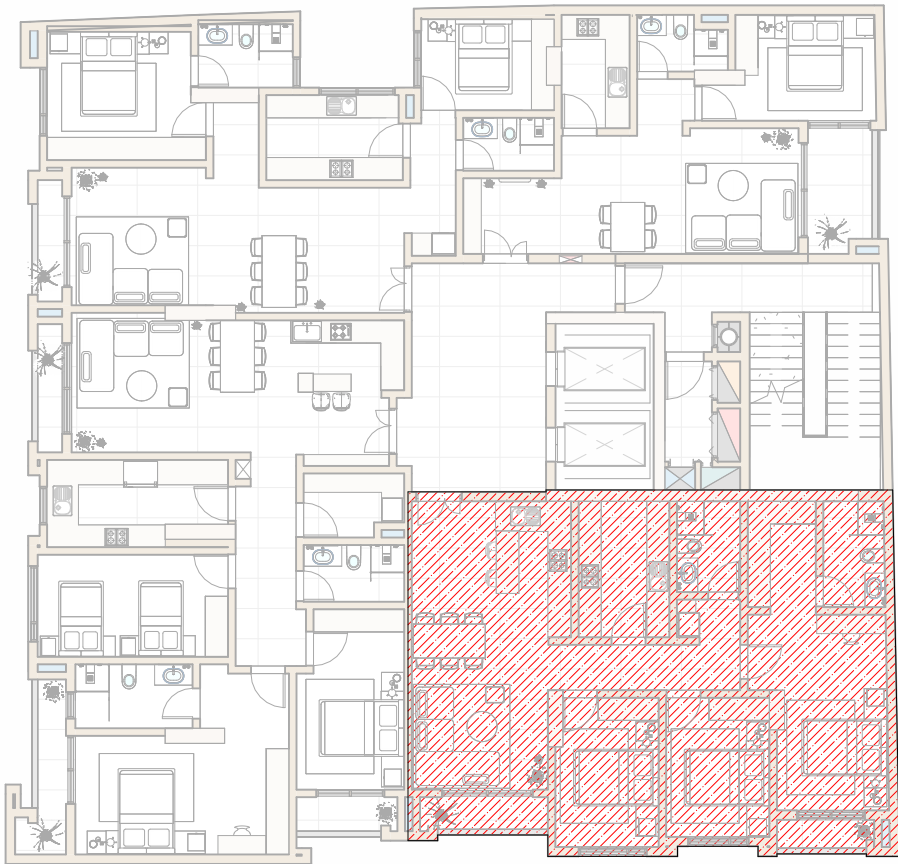
Plan

Info@demahoperealestate.com
www.demahoperealestate.com

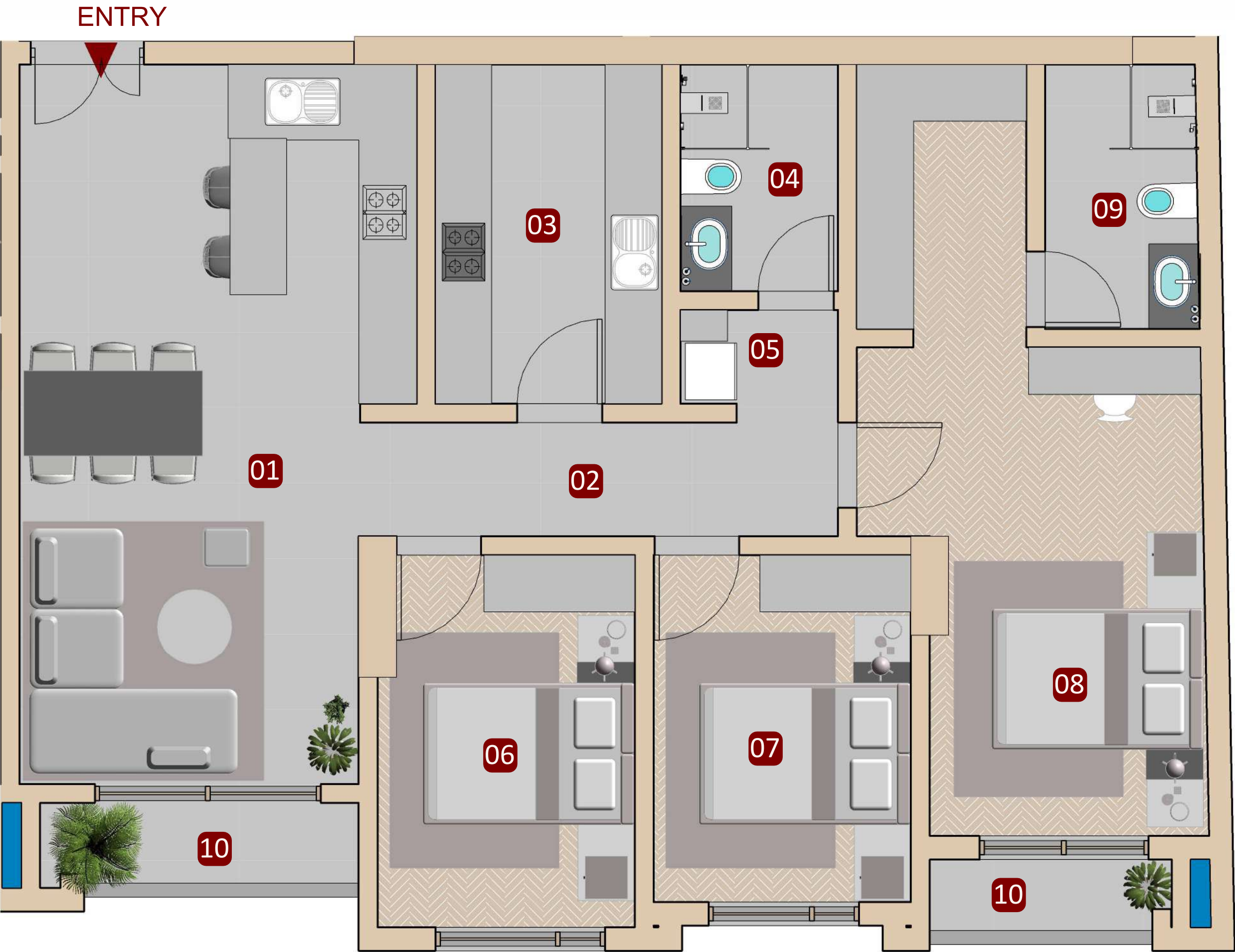
Demahope Tower 4th floor
22 Around Signal Area
Addis Ababa, Ethiopia.



DEMAHOPE
REALESTATE



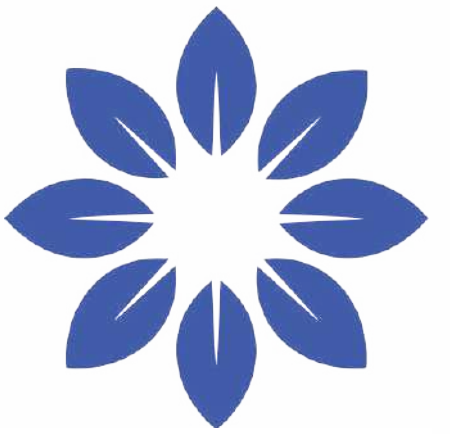
Three bedroom unit
Area : 167 sqm



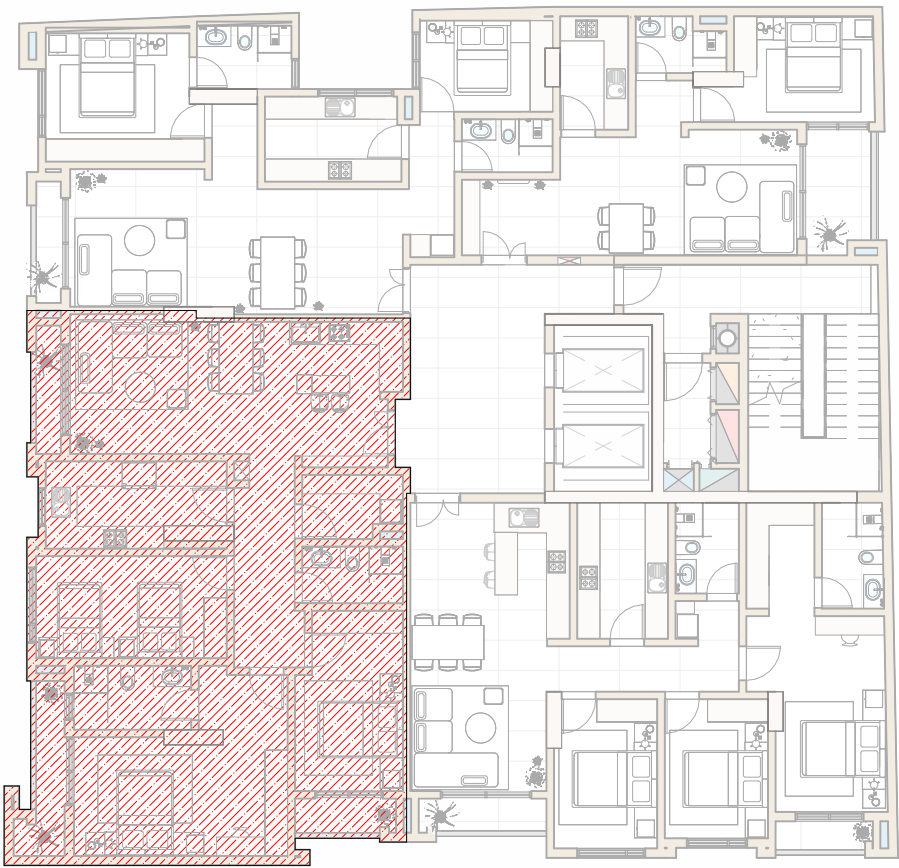
01	Living room	36 m ²
02	Corridor	6 m ²
03	Traditional kitchen	10 m ²
04	Bathroom	5 m ²
05	Laundry	3 m ²
06	Bedroom	12 m ²
07	Bedroom	11 m ²
08	Master bedroom	28 m ²
09	Master bathroom	6 m ²
10	Balcony	5 m ²

Info@demahoperealestate.com
www.demahoperealestate.com

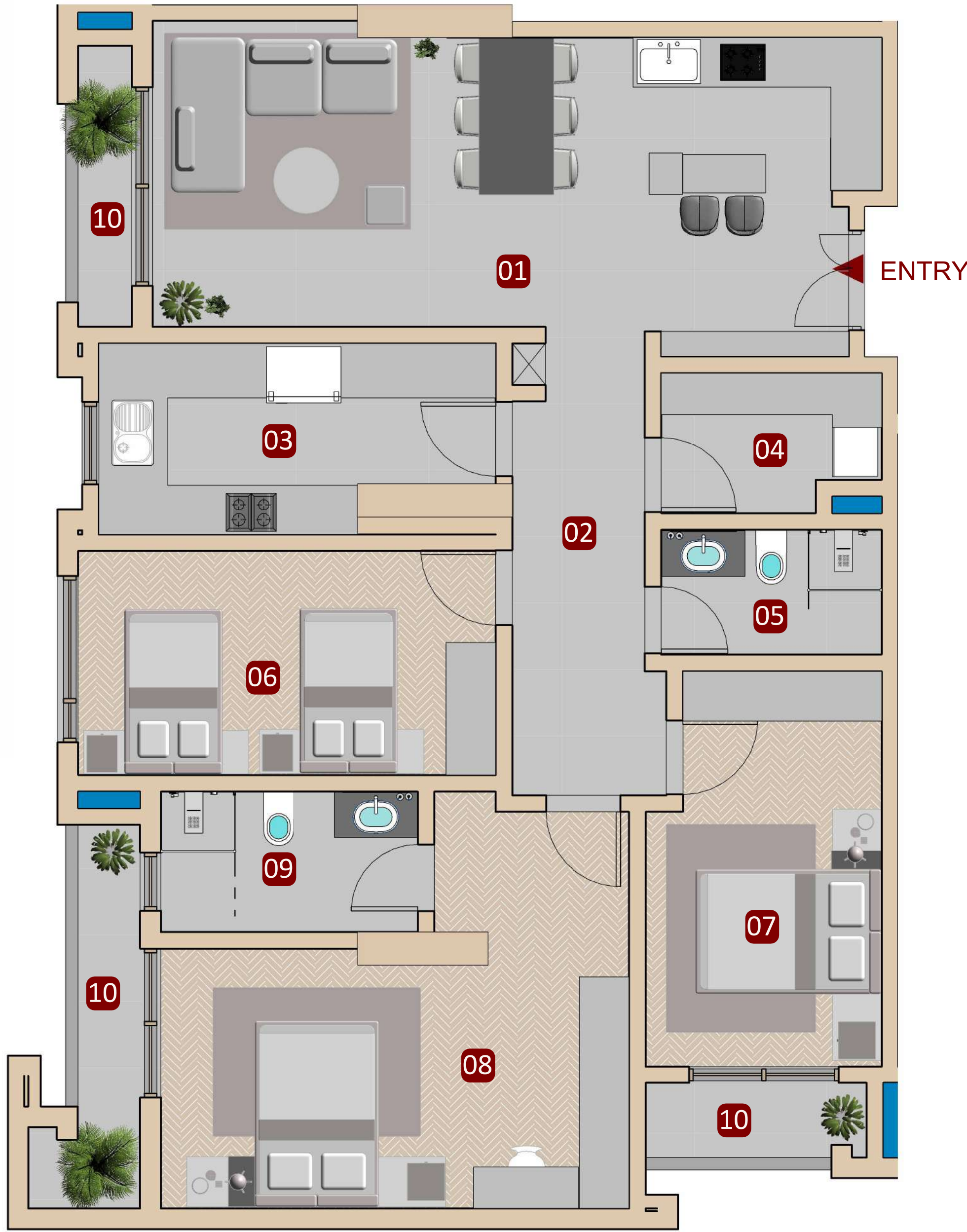
Demahope Tower 4th floor
22 Around Signal Area
Addis Ababa, Ethiopia.



DEMAHOPE
REALESTATE



Three bedroom unit
Area : 199 sqm

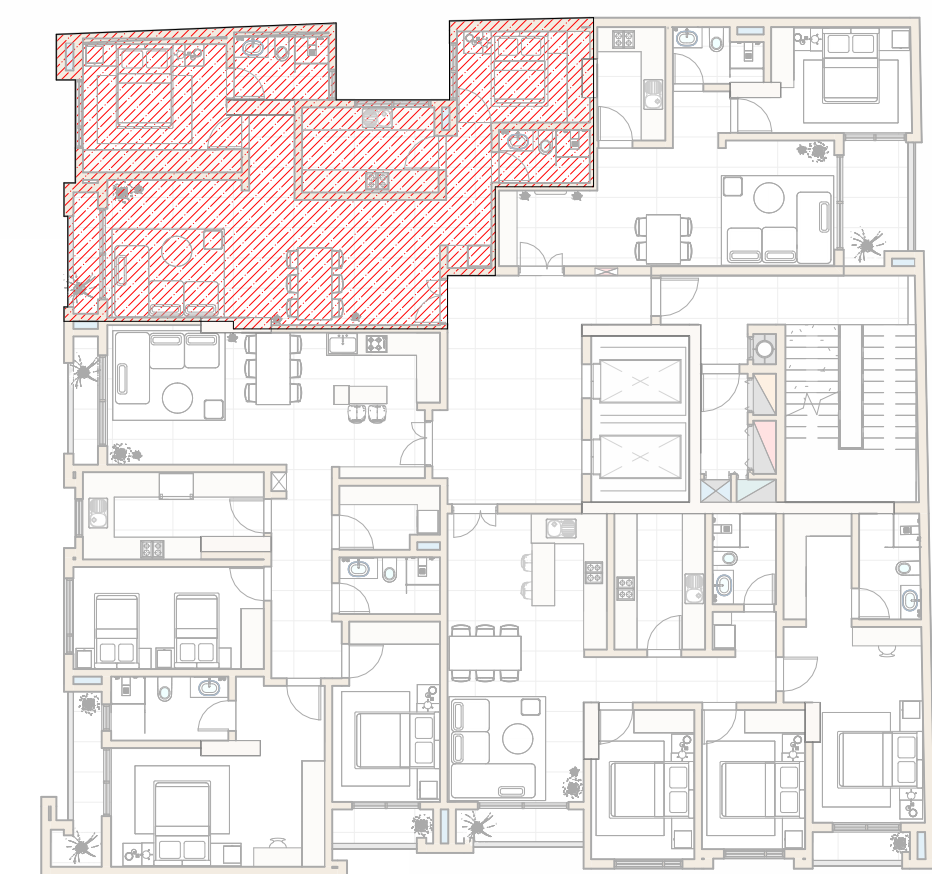
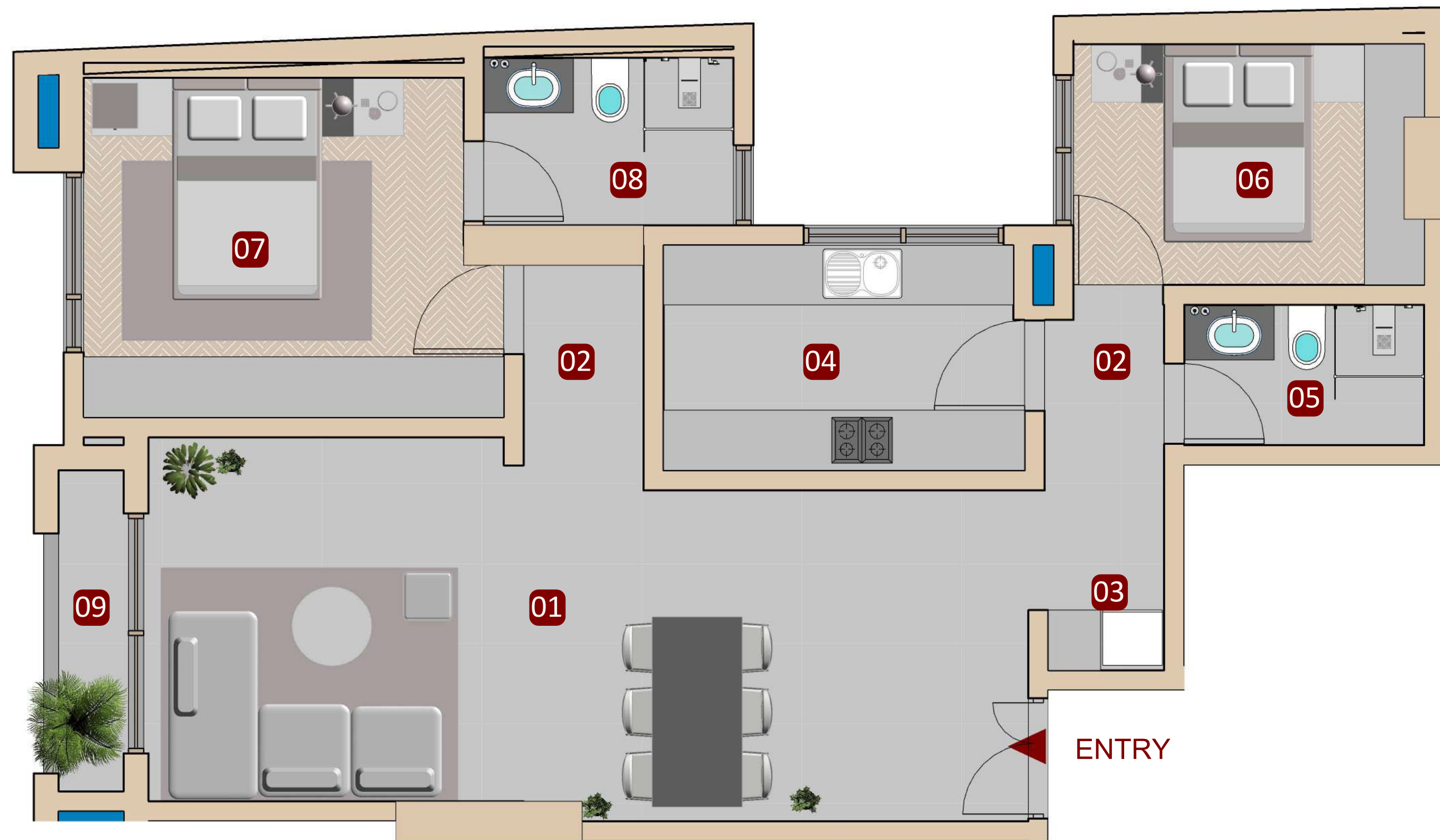


01	Living room	40 m ²
02	Corridor	9 m ²
03	Traditional kitchen	14 m ²
04	Laundry + Store	4 m ²
05	Bathroom	5 m ²
06	Bedroom	16 m ²
07	Bedroom	15 m ²
08	Master bedroom	27 m ²
09	Master bathroom	6 m ²
10	Balcony	8 m ²

DISCLAIMER - THE AREAS STATED ABOVE INCLUDE WALL AREAS

Info@demahoperealestate.com
www.demahoperealestate.com

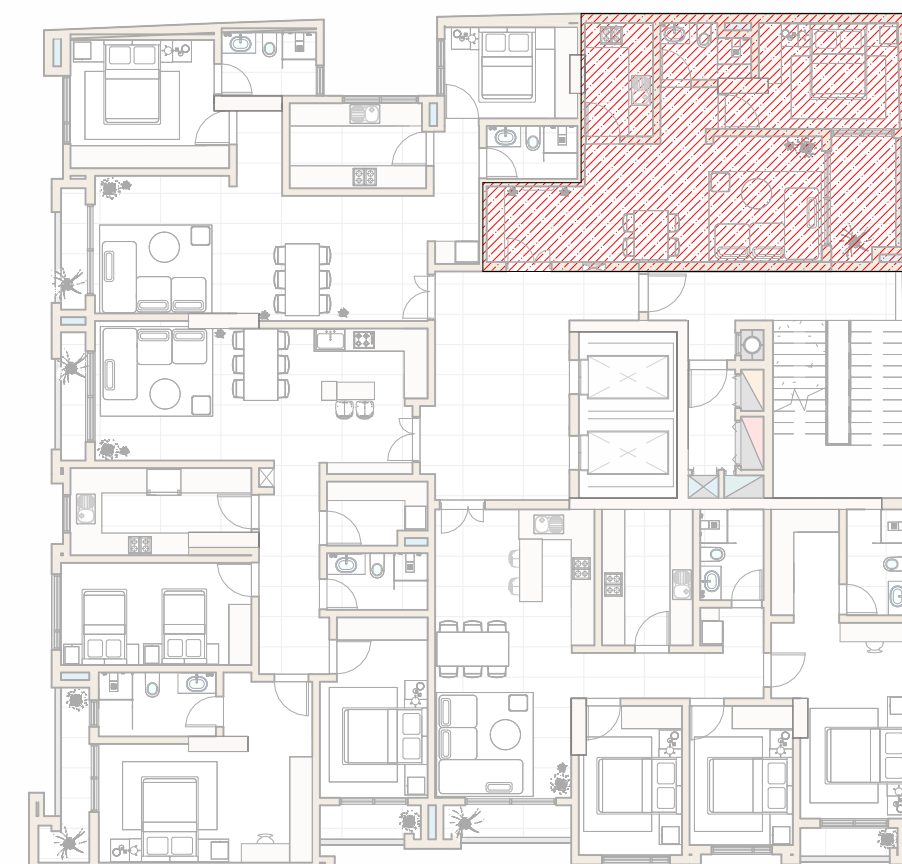
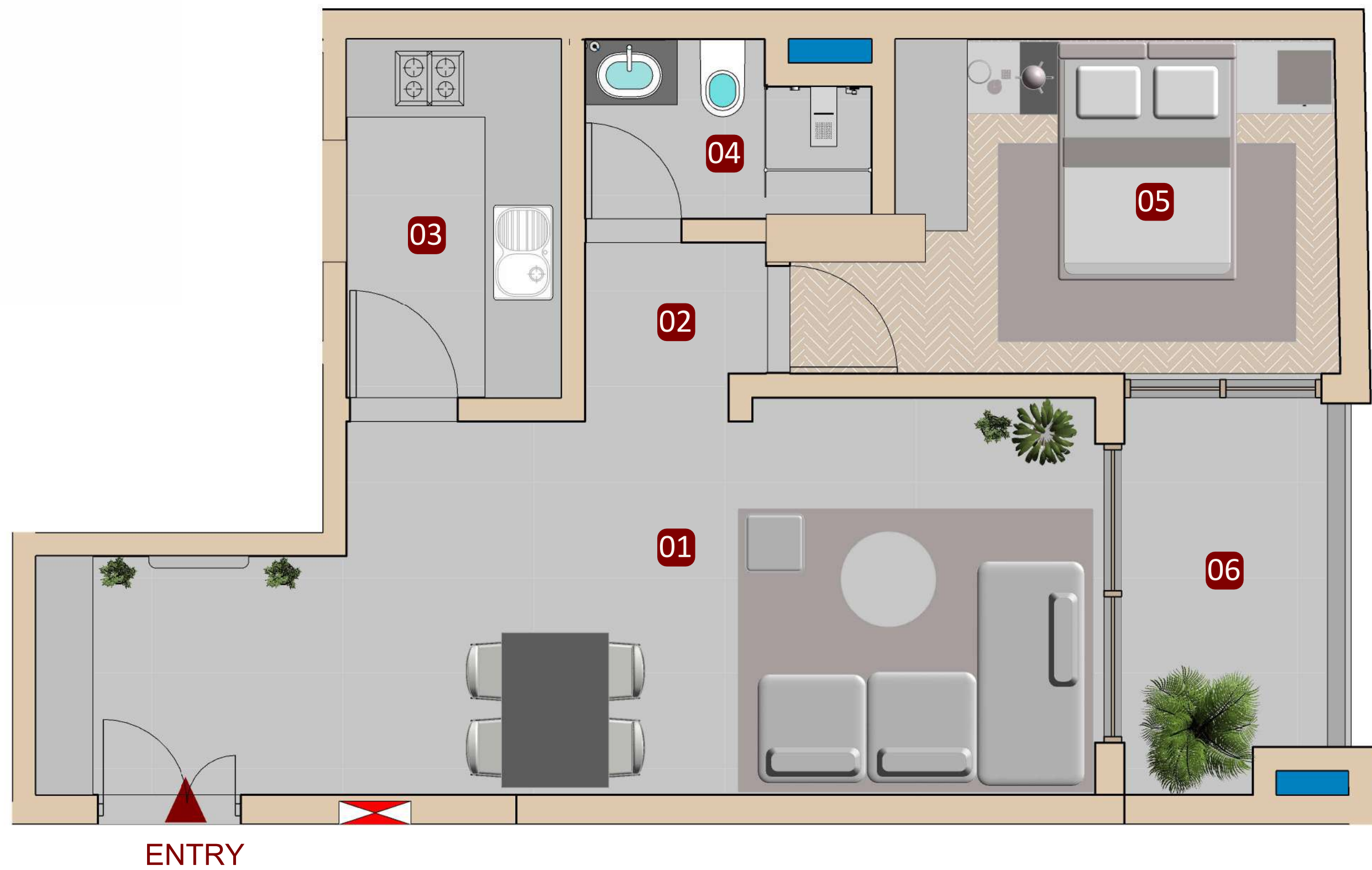
Demahope Tower 4th floor
22 Around Signal Area
Addis Ababa, Ethiopia.



Two bedroom unit

Area : 127 sqm

01	Living room	39 m ²
02	Corridor	5 m ²
03	Laundry	5 m ²
04	Traditional kitchen	8 m ²
05	Bathroom	4 m ²
06	Bedroom	9 m ²
07	Master bedroom	17 m ²
08	Master bathroom	4 m ²
09	Balcony	2 m ²



One bedroom unit

Area : 88 sqm

01	Living room	30 m ²
02	Corridor	2 m ²
03	Traditional kitchen	7 m ²
04	Bathroom	4 m ²
05	Bedroom	16 m ²
06	Balcony	6 m ²



DEMA HOPE
REAL ESTATE

Bole Central
2





DEMA HOPE
REAL ESTATE

Bole Central
2

