

An aerial photograph of Addis Ababa at dusk. In the foreground, a modern building with a glass facade and a balcony is visible. Several people are standing on the balcony, looking out over the city. The balcony has a glass railing and a metal handrail. In the background, a river flows through the city, reflecting the lights of the buildings and the sky. The city skyline is visible in the distance, with several tall buildings and a bridge. The sky is a mix of orange, pink, and blue, indicating the time is either sunset or sunrise. The overall scene is a mix of modern architecture and natural elements like the river and trees.

Riverside Diplomatic Residences

EU-Aligned Housing in the Heart of Addis Ababa

PRIME LOCATION

- Steps from European Union and 7 embassies in Addis Ababa
- Safe pedestrian access along revitalized riverfront
- Extensive parks and recreational areas nearby

Project Overview



Project Name

Riverside Diplomatic Residences



Location

Bole, EU commission Compound Area, Addis Ababa by the river side



Plot Size

1000 with open access to the river side



Building

10-storey, 40-unit residential apartment



Construction Timeline

24 months



Level(s)

European framework for sustainable buildings



Strategic Location

1

Adjacent to European Commission, Danish, Turkish, and Australian Embassies

2

Residents can walk to and from work via the riverside without getting on the busy main road

3

Direct access to planned recreational parks and safe walking paths of the river side

Sustainability & Design

Fully compliant with EU Sustainable Building Standards

Off-grid solar energy systems

01

Water recycling & filtration

02

Sustainable air conditioning

03

Green materials and smart building automation

04

Features



Security & Diplomatic Standards



Designed with high-level
diplomatic security
protocols



24/7 security, gated
access, and emergency
response systems



Compliant with
international diplomatic
housing norms

Tenant Commitment



1

Pre-lease agreement secured already with one embassy, remaining 30 units still available

2

Targeting diplomatic families and expatriates

3

Long-term tenancy ensuring stable occupancy and rental cash flows

Strategic Impact for the EU

Strengthens EU's visibility and sustainability leadership in Ethiopia

1

Enhances walkability and community integration near embassy zone

3

Provides high-quality, secure, eco-conscious living for EU staff

2

Supports Addis' green urban development goals

4

Financials (10-Year Horizon)

1

Total Cost

\$6.5 million

(50% equity, 50% local loan at 18%)

2

Estimated Rent

\$20/sqm/month

30 units occupied

3

Total Cost

\$6.5 million (50% equity, 50% local loan at 18%)

4

Annual Interest Payment

\$585,000

5

Net Annual Cash Flow

~\$585,000

6

10-Year Return on Equity

~1.8x



Call to Action

Secure participation from
additional EU agencies

Engage in EU-wide
housing collaboration



Co-brand as "EU
Sustainable Diplomatic
Living Standard"

Let's co-develop a model
for future embassies

Contact

Rakeb Abebe

Managing Partner, Rang Real Estate

 + 1123456789

 Email Here

 Web Here