



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



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