



# 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

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