



# City+

TEMER Properties  
3B+G+23

MODERN LIVING  
— REDEFINED —

01

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Temer Properties



02

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Under progress site

03

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Benefit of investing in this project  
Mixed use building

05

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In the current Addis Corridor project  
And infrastructure

07

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**ONE BEDROOM**  
Apartment Units

17

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Apartment Unit

23

**THREE BEDROOM**  
Apartment Unit

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**ABOUT US**

Temer Properties, founded in 2008 EC by two visionary individuals, is one of Addis Ababa's leading real-estate developers, dedicated to creating exceptional living and investment spaces. Our journey began with a commitment to deliver more than buildings. We build homes, communities, and lasting value for families and investors across Ethiopia. With over 10 completed projects and more than 500+ Modern apartment units delivered, we continue to expand our foot print with new residential and commercial developments in prime locations

For **10** years,  
Set benchmarks in  
Creating affordable  
Housing that  
Redefine urban living.



10+

Years of Experience  
የ10 ዓመት የሥራ ልምድ

500+

Delivered Apartment unit  
ከ500 በላይ የተረከቡ የአገር ማዕከላዊ ዩኒቶች

10+

Award received  
ከ10+ የተቀበሉ የሥራ ልምድ ሽልማቶች

2k+

Employee  
ከ2,000 በላይ ሠራተኞች

28+

Actively ongoing sites  
28+ በሥራ ላይ የሰው የገንባታ ቦታዎች

10k+

Satisfied Customers  
ከ10 ሺህ በላይ የተደሰቱ ደንበኞች

1000+

Units in the next 12-24 month  
Handover pipeline

በሚቀጥለት 12-24 ወራት ውስጥ 1 ሺህ ቤቶችን/ዩኒቶችን ማድረስ

5+

Trusted partners  
ከ5 በላይ የተመነ አገሮች

**DELIVERED SITE**



Name - **Luxury Dweule**  
Location - 4Kilo  
Detail - 2B+G+9



Name - **MAW**  
Location - Ayat  
Detail - B+G+11



Name - **AGT Trading**  
Location - Atena Tera  
Detail - 2B+G+5



Name - **Filtema**  
Location - Ayat  
Detail - B+G+10



Name - **2MA**  
Location - LEBU  
Detail - B+G+9

MODERN LIVING  
*Redefined*

**UNDER PROGRESS SITES**



Name - **ACHANTEN**  
Location - AYAT  
Building Size - B+G+10



Name - **Fersebet**  
Location - AYAT FERESBET  
Building Size - 2B+G+16



Name - **Mohamud shopping**  
Location - PIASSA  
Building Size - 2B+G+5



Name - **New Road**  
Location - LYCEE PIASSA  
Building Size - B+G+22



Name - **LYCEE BURAT**  
Location - Piassa Lycee  
Building Size - B+G+22



Name - **Sarbet Seken**  
Location - Garment  
Building Size - 2B+G+21



Name - **GARMENT**  
Location - Garment  
Building Size - 2B+G+20



Name - **Ayat Lomiyad Site**  
Location - Ayat  
Building Size - 2B+G+15

**03 PROJECT OVERVIEW**

**PROJECT OVERVIEW**

የፕሮጀክቱ አጠቃላይ መግለጫ



የፕሮጀክቱ ስም  
Project Name:  
**City Plus | ሲቲ ፕላስ**



የፕሮጀክቱ መገኛ  
Location:  
**Sarbet | ሳር ቤት**



የፕሮጀክቱ ዓይነት  
Project Type:  
**Mixed Use | ቅይጥ አገልግሎት**



የፕሮጀክቱ ወዘት  
Project configuration | Hightl:  
**3B+G+23**



አፓርትሞንት ከ76 ካሬ ሜትር  
Apartment starting from:  
**76 m2**



የመሰረታዊ ገዢ  
Delivery Time:  
**36 Month**



የኋላክትሪን መኪና መመዘኛ ጣቢያ  
Parking:  
**Ev charging Station**



መጠናቀቅያ መስፈርት የሥራ ለገቢ ስኬት  
Finishing Status:  
**Full finished and semi finished**



MODERN LIVING  
*Redefined*

ከመን? **why?**

Investing In This project  
በዚህ ፕሮጀክት ላይ ኢንቨስት ማድረግ

**01**

**PRIME LOCATION**  
Sarbet, around Au Head Quarter  
ተመራጭ እና ስልጠና መገኛ

**02**

**TRUSTED DEVELOPER**  
Temer track record of 10 years and & 6+ deliver projects.  
አስተማማኝ እና ባለባዘት ልምድ አልማ

**03**

**ETHIOPIAN AIRLINES SHEBA-MILES PARTNER**  
Boosts global exposure and adds lifestyle Prestige.  
የኢትዮጵያ አየር መንገድ የሽባ ማይልስ አገር

**04**

**HIGH RETURN POTENTIAL**  
Prime diplomat area guarantees strong Rental income and asset appreciation.  
ከፍተኛ ትርፍ የሚሰጥ አቅም

**05**

**LED BY PROFESSIONAL**  
The project will be executed by TEMER CONSTRUCTION AND Subsidiary Collaborate with a Highly experienced Chinese contractor.  
በባለሙያዎች የሚመራ

**06**

**COMPREHENSIVE DOCUMENTATION**  
All legal and financial paper work attached to Agreements for transparency.

**CITY PLUS: STRATEGIC CONNECTIVITY | ትስስር**



**20 mins**

Addis Ababa International Airport  
አዲስ አበባ ቦሌ ዓለም አቀፍ አየር ማረፊያ

Easy Access To Main Road.

**5 mins**

AU Head Quarter  
የአፍሪካ ህብረት ዋና መሥሪያ ቤት

**10 mins**

Golf club  
የአዲስ አበባ ጎልፍ ክለብ

**25 mins**

Friendship park  
የወዳጅነት ፓርክ

Easy Access To Business Hubs  
በቀላሉ የመደረሰ የንግድ ማዕከል

**10 mins**

To city centers  
የከተማ ማዕከል

Diplomat and Embassy residence  
የዲፕሎማቶች እና የአምባሳዎች መገኛ



**5+ KMs**

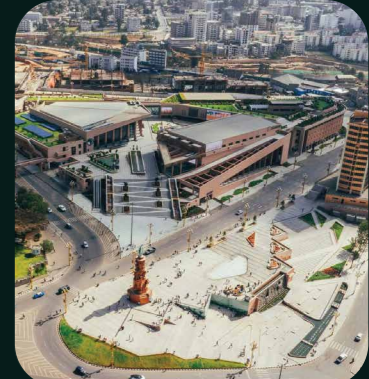
Of Walkable path  
5 ኪሎ ሜትር የእግር መንገድ

**5 KMs**

Of Dedicated Cycling Trails  
ልዩ የብስክሌት መንገድ

Electric Vehicle Charging Stations  
የኤሌክትሪክ ተሽከርካሪ መመዘግቢያ

Integrated With Addis Ababa Development Vision  
ከአዲስ አበባ የልማት ራዕይ ጋር የተጣጣመ



PRIME LOCATION

# CITY PLUS

SARBET, ADDIS ABABA

Strategically located in the heart of Addis Ababa, surrounded by key landmarks, embassies, and international diplomatic centers, as well as prime destinations

-  5 min  
From bole road
-  10 min  
From City Center
-  20 min  
From Bole international airport



የህንፃ አገልግሎት ሰጪነት  
**ARCHITECTURAL**  
AND  
**SPATIAL OPTIMIZATION**



የህንፃው አገልግሎት ሰጪነት  
**FUNCTIONALITY**

- Efficient use of space and resources
- Designs that support the intended Purpose and user needs



ወበት እና ደረጃውን የጠበቀ ጥራት  
**AESTHETIC QUALITY**

- Visual harmony, proportion, material selection, And craftsmanship
- Strong identity and emotional impact



የህንፃ ጥበብ ግኝት  
**INNOVATION**

- Creative solutions to technical or social challenges
- Integration of modern technologies and Forward-thinking concepts



አካባቢን ያገናኛል  
**SUSTAINABILITY**

- Energy efficiency and environmental Responsibility
- Use of sustainable materials and climate-Responsive design



አካባቢዎ ውህደት  
**CONTEXTUAL INTEGRATION**

- Respect for urban development of Addis Ababa and environmental Surroundings
- Appropriate response to local climate And urban fabric



ጥንካሬ እና ተስማሚነት  
**DURABILITY AND ADAPTABILITY**

- Long-term performance and maintainability
- Flexibility for future needs and changes



TYPICAL  
**FLOOR**  
PLAN



**LEGEND**

- |    |                           |    |                           |
|----|---------------------------|----|---------------------------|
| 01 | 3- BEDROOM +2 BATH+ MAIDS | 08 | 3- BEDROOM +2 BATH+ MAIDS |
| 02 | 3- BEDROOM +2 BATH+ MAIDS | 09 | 2- BEDROOM + 2 BATH       |
| 03 | 3- BEDROOM +2 BATH+ MAIDS | 10 | LIFT                      |
| 04 | 2- BEDROOM +2 BATH        | 11 | STAIR                     |
| 05 | 3- BEDROOM +2 BATH+ MAIDS | 12 | GARBAGE CHUTE             |
| 06 | 1- BEDROOM + 1 BATH       | 13 | FHD                       |
| 07 | 3- BEDROOM +2 BATH+ MAIDS |    |                           |

4VR  
EXPERIENCE

COMING  
S  N

# ONE

BEDROOM

## ባከ | መንታ

This one-bedroom apartment typically consists of one separate bedroom, a living area, a kitchen, and one bathroom. It is one of the most common housing types in urban Ethiopia and is suitable for simple, comfortable living.

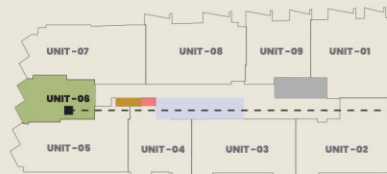
ይህ ባከ አንድ መንታ ቤት አገሪታችንን አብዛኛውን ጊዜ አንድ ለብቻው የሆነ መንታ ቤት፣ የባሎን ክፍል፣ ወጥ ቤት እና አንድ የመታጠቢያ ቤት ይይዛል። ይህ የመኖሪያ ዓይነት ስለተለያዩ የከተማ አካባቢዎች በጣም የተስመደ ሲሆን፣ ለቀላል እና ሞቹ አኗኗር ተመራጭ ነው።



# UNIT 06

## 1-BEDROOM

Key Plan  
Level 17TH-23TH



- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT

### TOTAL SELLABLE AREA

NET AREA = 56 M<sup>2</sup>  
GROSS AREA = 76 M<sup>2</sup>

76 M<sup>2</sup>

56 M<sup>2</sup>



All visuals and measurements are for reference only. The final outcome may vary.



MODERN LIVING  
*Redefined*

4VR  
EXPERIENCE

COMING  
S  N

# TWO BEDROOM

## ባከ 2 መንታ

This 2-bedroom apartment in Ethiopia is a popular housing option for small families, roommates, or professionals who need extra space. It offers more comfort and flexibility than a 1-bedroom unit.

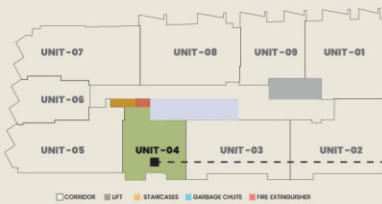
ይህ ባለ ሁለት መንታ ቤት አፓርታመንት ለትናንሽ ቤተሰቦች፣ አብረው ለሚኖሩ ጓደኛዎች ወይም ተጨማሪ ቦታ ለሚፈልጉ ባለሙያዎች ስለትኩረት ወይም ተመራጭ የሆነ የመኖሪያ አማራጭ ነው። ከባለ አንድ መንታ ቤት ይልቅ ስፋት ያለ በመሆኑ የተሻለ ሞቶች እና እንደፊት ለመጠቀም የሚያስችል ተለዋዋጭነት ይሰጣል።



# UNIT 04

## 2-BEDROOM

Key Plan  
Level | 7TH-23TH



- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT



### TOTAL SELLABLE AREA

NET AREA = 74 M<sup>2</sup>  
GROSS AREA = 100 M<sup>2</sup>



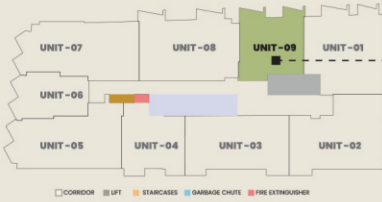
All visuals and measurements are for illustrative purposes only. The final outcome may vary.



# UNIT 09

## 2-BEDROOM

Key Plan  
Level | 7TH-23TH



- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT



### TOTAL SELLABLE AREA

NET AREA = 73 M<sup>2</sup>  
GROSS AREA = 99 M<sup>2</sup>



All visuals and measurements are for illustrative purposes only. The final outcome may vary.



MODERN LIVING  
*Redefined*

4VR  
EXPERIENCE

COMING  
S  N

# THREE BEDROOM

## ባከ 3 መንታ

A 3-bedroom apartment in Ethiopia is a spacious housing option designed for larger families, shared living, or people who want extra rooms for guests or work.

ይህ ባከ ሶስት መንታ ቤት አፓርታመንት ለትላልቅ ቤተሰቦች፣ በጋራ ለመኖሩ ሰዎች ወይም ለእንግዳ ማረፊያና ለሰራተኛ የሚሆን ተጨማሪ ክፍሎችን ለመፈለግ ግለሰቦች የተዘጋጀ ሰፊ የመኖሪያ አማራጭ ነው።

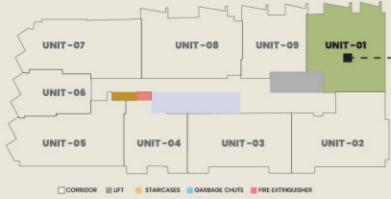


# UNIT 01

## 3 - BEDROOM

Key Plan

Level | 7TH-23TH



CORRIDOR LIFT STAIRS GARBAGE CHUTE FIRE EXTINGUISHER

- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT



### TOTAL SELLABLE AREA

NET AREA = 109 M<sup>2</sup>

GROSS AREA = 149 M<sup>2</sup>

149 M<sup>2</sup>

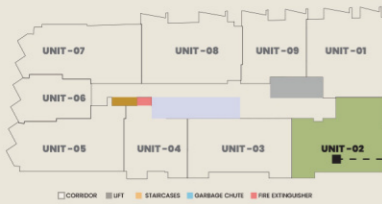
109 M<sup>2</sup>



# UNIT 02

## 3 - BEDROOM

Key Plan  
Level | 7TH-23TH



- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT



### TOTAL SELLABLE AREA

NET AREA = 109 M<sup>2</sup>  
GROSS AREA = 149 M<sup>2</sup>

149 M<sup>2</sup>

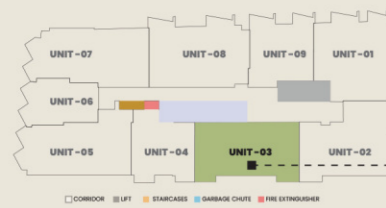
109 M<sup>2</sup>



# UNIT 03

## 3 - BEDROOM

Key Plan  
Level | 7TH-23TH



- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT



### TOTAL SELLABLE AREA

NET AREA = 101 M<sup>2</sup>  
GROSS AREA = 136 M<sup>2</sup>

136 M<sup>2</sup>

101 M<sup>2</sup>



All visuals and measurements are for illustrative purposes only. The final outcome may vary.

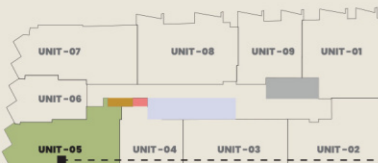


# UNIT 05

## 3-BEDROOM

### Key Plan

Level | 7TH-23TH



CORRIDOR LIFT STAIRS GARBAGE CHUTE FIRE EXTINGUISHER

- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT

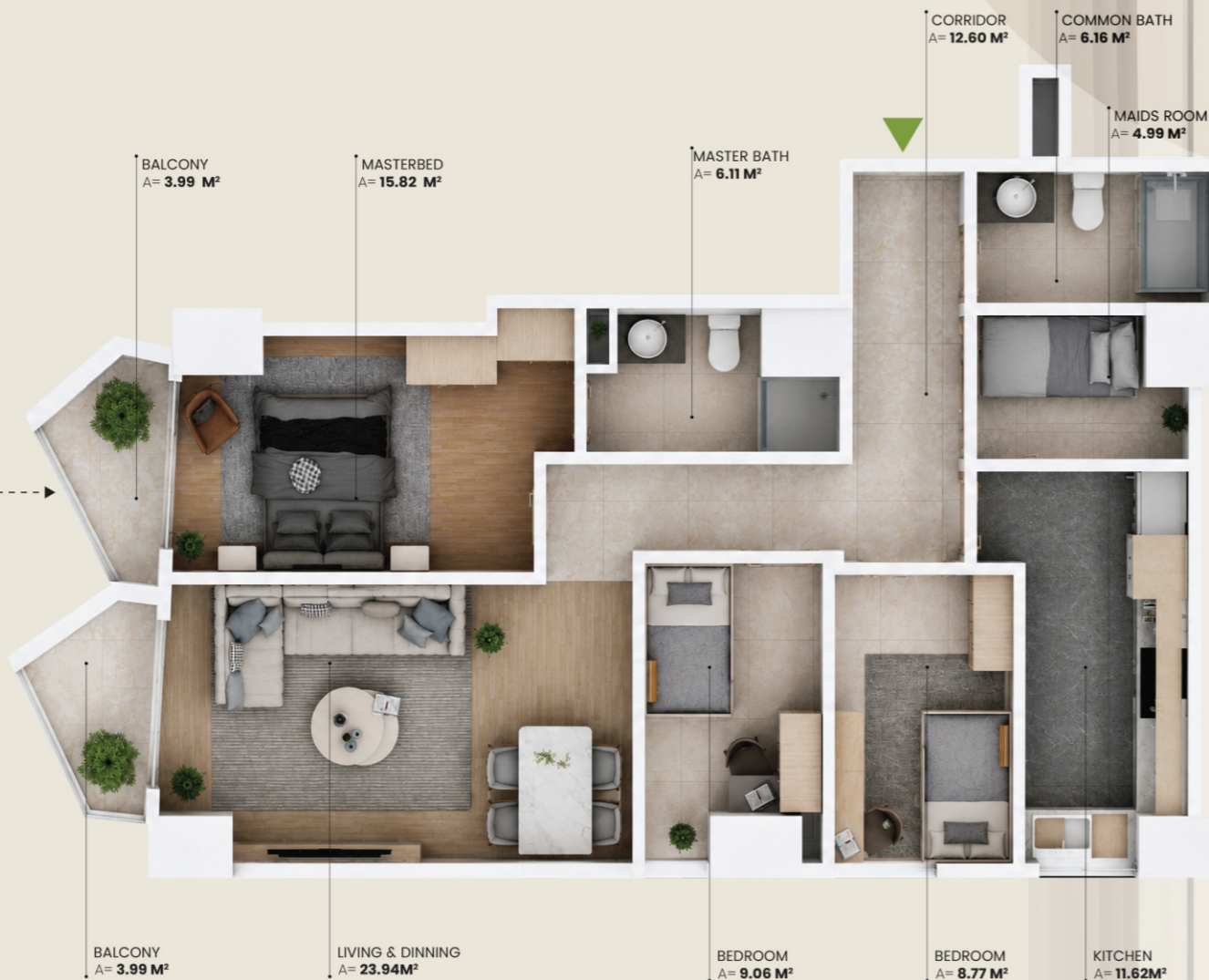


### TOTAL SELLABLE AREA

NET AREA = 107 M<sup>2</sup>  
GROSS AREA = 144 M<sup>2</sup>

144 M<sup>2</sup>

107 M<sup>2</sup>



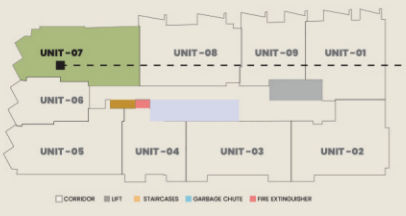
All visuals and measurements are for illustrative purposes only. The final outcome may vary.



# UNIT 07

## 3 - BEDROOM

Key Plan  
Level | 7TH-23TH



- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT

### TOTAL SELLABLE AREA

NET AREA = 112 M<sup>2</sup>  
GOROSS AREA = 151 M<sup>2</sup>



BALCONY A= 3.99 M<sup>2</sup>  
LIVING & DINNING ROOM A= 31.34 M<sup>2</sup>  
BEDROOM 2 A= 9.84 M<sup>2</sup>  
BEDROOM A= 9.63 M<sup>2</sup>  
KITCHEN A= 11.92 M<sup>2</sup>  
MASTER BED A= 14.9 M<sup>2</sup>  
CORRIDOR A= 10.05 M<sup>2</sup>  
COMMON BATH A= 6.84 M<sup>2</sup>  
MAIDS ROOM A= 4.52 M<sup>2</sup>  
MASTERBATH A= 4.9 M<sup>2</sup>  
BALCONY A= 3.99 M<sup>2</sup>



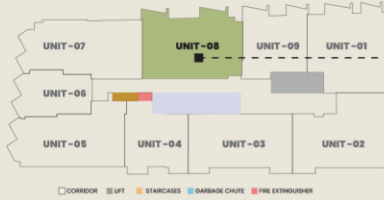
All visuals and measurements are for illustrative purposes only. The final outcome may vary.



# UNIT 08

## 3 - BEDROOM

Key Plan  
Level | 17TH-23TH



- 3 BEDROOM
- GARBAGE CHUTE
- CORRIDOR
- LIFT
- STAIR
- DUCT



### TOTAL SELLABLE AREA

NET AREA = 112 M<sup>2</sup>  
GROSS AREA = 151M<sup>2</sup>



All visuals and measurements are for illustrative purposes only. The final outcome may vary.





Scan Here For more details!

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CREATE | CONSTRUCT | DELIVER

