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LA GARE
MALL RESIDENCE ONE





Addis Ababa

Addis Ababa, the cosmopolitan capital of Ethiopia, is a symbol of hope and progress for the African continent. The city is a hub for Ethiopia's growing economy and a popular destination for both business and leisure.

La Gare Mall Residence One

La Gare Mall Residence One serves as the dynamic hub of La Gare, featuring a shopping mall with a low-rise residential apartments.



Ideal Location

At the heart of Addis Ababa ***Near Meskel Square, ECA, and AU***
Just 10 minutes away from Bole International Airport.



Architectural Highlights

The covered retail street of La Gare Mall Residence One draws inspiration from the historic city center of Addis Ababa, blending elements of the past with contemporary design. The building's sleek, simple forms and refined proportions pay homage to the 1960s modern architectural style found in the city.



Unique Location



Bole International
Airport
10 minutes drive



Friendship Park
10 minutes drive



African Union
9 minutes drive



Meskel Square
5 minutes drive



United Nations
Economic Commission
for Africa
5 minutes drive



National Palace
8 minutes drive

Facts & Figures



146
Apartment Units



917 sqm
Podium Terrace



1793 sqm
Retail Shop Space



1064 sqm
Food & Beverage



2254 sqm
Family
Entertainment Center



1009 sqm
Food Court

Disclaimer: All of the above numbers are approximate numbers and subject to change according to final design.



Magnificent Scenic Views



Jogging and
Walking
Tracks



Picnic
Areas



Beautiful
Skylines



Private
Balcony



Open green
spaces



Retails &
F&B hubs



Bike tracks



Kids playing
Areas



A retail precinct for the modern age

Experience one-of-a-kind shopping that will make you feel right at home.



La Gare Hospitality

- Exclusive hospitality in luxurious hotels
- State-of-art serviced apartments with a variety view.



Beautiful Green Area

With its rich and vibrant greenery, this leisure area in La Gare provides the ideal site for relaxation.



Live in the heart of Addis

With its central location in the city, you will have easy access to key landmarks, allowing you to live a life of quality and happiness.



La Gare Mall Residence One

24,182 sqm

GROSS
FLOOR AREA

146

APARTMENTS

2

FLOOR
RETAIL SPACE

1, 2 AND 3

BEDROOM
APARTMENTS

7

APARTMENT
FLOORS



GREEN
PARK NEARBY

Apartment Units

No. of Bedrooms	Avg. Unit Areas (sqm)	No. of Apartments
One Bedroom	77.6	29
Two Bedrooms	114.6	103
Three Bedrooms	164.8	14



La Gare Amenities

La Gare is a luxury community that brings the best of Eagle Hills to Addis Ababa. With our unique approach to integrated services, public spaces, pedestrian streets, we are creating a place where people can live, work, shop and enjoy in one place. In La Gare, you'll find retail units that open onto shaded skylight giving it identity and distinction within the wider retail precinct. It's a place where you can find all the things you need to make your life easier, from leisure to shopping and everything in between.



Design Specifications

Public Area

- Lobby with elegant seating area
- Main lobby with Porcelain Tile



Apartments

- Living room, dining room, kitchen and bedroom flooring: 600x600mm porcelain tiles with 100mm skirting to match.
- Balcony flooring porcelain tiles: 600x600mm tiles with 100mm skirting



Ceiling

- Gypsum ceiling in all bathrooms, kitchens, and corridors
- Cement plaster painted ceilings in living rooms, bedrooms, and maid's rooms



Mechanical Ventilation

- Kitchen, Bathrooms, and Laundry provided with Mechanical Ventilation system.



Windows and Railings

- Anodized aluminum frames and laminated glass windows
- Powder-coated metal railings for balconies and terraces



Paint

- White mat paint and hygienic paint for wet areas



Wood Carpentry

- High-quality industrial wood and wood finish laminate for doors, master bedroom wardrobes and kitchen cabinets.



Kitchens

- Open and closed kitchens
- MDF panels
- Base and overhead cabinets with laminate finish
- Solid surface countertop and backsplash



Lighting and Communications

- High-quality lighting and electrical devices
- CCTV in all common areas
- High-speed internet / telecommunication intercoms for security



Plumbing/Sanitary Ware

- Deck-mounted, single-lever basin taps
- Floor-mounted water closet with concealed cistern
- Under-counter basin
- Acrylic bathtub in master bathrooms with shower heads on adjustable rails and shower space with glass partition in secondary bathroom
- Kitchen mixer swivel type and stainless-steel sink



Lifts

- Four lifts including standard size service elevators with direct access from the Lobby, Parking, and podium levels



Utilities

- Adequate Power backup with Prime Generators
- Sufficient GRP Water Reservoir
- Alternative ground treated water well
- Garbage chutes equipped with electronic control and self-cleaning systems.
- Fire Life Safety equipped with Sprinkler System, Fire Reel Hose Cabinets, and Pressurized Fire Escape Stairways and Routes with fire rated doors.





www.lagare.com