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LA GARE  
MALL RESIDENCE TWO





# 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 Two

The second mall residence, La Gare mall residence two, is one of the blocks in the central core where a bustling commercial shopping mall is fused with 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 retail street of La Gare Central Core 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



**91**  
Apartment Units



**2123 sqm**  
Podium Terrace



**1216 sqm**  
Retail Shop Space



**1612 sqm**  
Food & Beverage

**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 Two

**18,440** sqm

GROSS  
FLOOR AREA

**91**

APARTMENTS

**2**

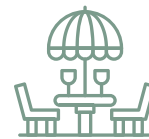
FLOOR  
RETAIL SPACE

**1, 2 AND 3**

BEDROOM  
APARTMENTS

**7**

APARTMENT  
FLOORS



ADJACENT  
LANDSCAPED  
COURTYARD

# Apartment Units

No. of Bedrooms	Avg. Unit Areas (sqm)	No. of Apartments
One Bedroom	74.5	20
Two Bedrooms	104.8	59
Three Bedrooms	155.4	12



# 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 Areas

- Lobby with elegant seating area
- Naturally Lit and Ventilated
- High-end and Luxurious



## Apartments

- Spacious apartments with High quality imported finishing materials
- All essential services provided: Fire detection, Firefighting, Tele, Data and TV
- Every room fitted with Smoke detectors, automatic fire sprinklers and data points.
- Naturally lit and Ventilated Living, Dining and Bedrooms.
- Mechanically ventilated Kitchen, Bathrooms and Laundry spaces with Non-Slippery Porcelain tiles
- Ceiling made from High-performance fire rated, moisture and mold resistant gypsum plaster board with 60 minutes Fire rating.



## Windows and Railings

- Anodized aluminum frames with 8mm laminated glass and White marble sill.
- Decorated ornamental metal railings for balconies and terraces.



## Paints and Finishings

- Premium Quality emulsion paint with AR Class 1 coating
- Textured external painting with weather guard coating.



## Kitchens

- Solid Surface countertop with Engineered Stone Backsplash
- Base and Overhead cabinets with Laminate finish



## Wood Carpentry

- High quality industrial wood for doors, bedroom wardrobes and Kitchen cabinets



## Lighting and Communications

- High-quality lighting and electrical devices
- CCTV in Retail areas and Apartment lobbies at entry level
- High-speed internet / telecommunication intercoms for security



## Plumbing/Sanitary Ware

- Wall mounted WC with soft closing seat, concealed cistern (instaflush inwall tank)
- Shower fitted with Health faucet, shower column, recessed shower trim mixer with flat handle and 8mm toughened clear glass shower screen
- Acrylic Bathtub with 8mm toughened clear glass bath screen respective bath mixer
- Vanity and Basin with both Double and Single Bowl, Engineered stone basin installed onto a custom built timber cabinet
- Undercounter sink basins in all kitchens



## Elevators

- Two elevators with direct access to Parking to the ground and Upper retail levels.



## Utilities

- Adequate Power backup with Prime Generators
- Sufficient GRP Water Reservoir
- 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](http://www.lagare.com)