

OVID GELAN GURRA CITY



About Ovid Group

Pioneering Infrastructure and Development in Ethiopia Established Excellence:
Founded in 2013, Ovid Group has ascended as Ethiopia's largest construction and development firm, with an expansive reach that spans across Africa and extends to global offices in Dubai, Djibouti, and the USA. Renowned for its steadfast commitment to quality, sustainability, and innovation, Ovid Group is a leader in delivering world-class infrastructure and housing projects that resonate with modern demands and aesthetic values.



Step into an Extraordinary World



Subsidiary Synergy:

Ovid Group's strength lies in its diverse portfolio of specialized subsidiaries, each contributing unique expertise to enhance the group's integrated approach:

- **Ovid Construction PLC & Ovid Real-Estate PLC:**
Spearhead major construction and real estate projects.
- **Ovid Manufacturing PLC & Ovid Building Material Industry:**
Produce essential high-quality construction materials.
- **Ovid-Kling Consult PLC:**
Provides expert consulting in engineering and project management.
- **Ovid IT PLC & Ovid Machinery Rental PLC:**
Offer cutting-edge technological solutions and equipment rental services.
- **Ovid Venture Capital & Ovid Academy:**
Drive innovation and education in the industry, fostering growth and development.
- **Ovid Trading & Ovid Global Solutions:**
Drive trading, financial and business strategy capabilities.





Impact and Vision:

This integrated network allows Ovid Group to manage a complete construction supply chain, from material production to project implementation, driving urban enhancement and economic growth not only within Ethiopia but also on a global scale. The Group's vision for the future is clear – to continue pioneering development projects that not only meet the needs of today's societies but also pave the way for a sustainable tomorrow.

Where Tomorrow Thrives Today

Welcome to Ovid Gelan
Gurra City, a visionary urban
development designed to
redefine sustainable living in the
heart of Addis Ababa.





The Vision and Mission

- **Vision:**
Crafting a future-focused urban environment that harmonizes modern amenities with ecological sustainability.
- **Mission:**
To provide diverse, affordable living options within a vibrant, inclusive community.

Urban Wellness and Recreation

- **Elevate Your Health with Premier Facilities and Green Space:**

Dive into a lifestyle that prioritizes your well-being with top-tier fitness centers, expansive green parks, and dedicated recreational paths that encourage an active and healthy way of life.





Cultural Vibrancy and Community

- **Connect and Thrive in a Community Rich with Cultural Experiences:**
Discover the soul of Ovid Gelan Gurra City, where cultural festivals, community arts, and social gatherings enrich your living experience, fostering a strong sense of belonging and shared heritage.



Our Community

- **Overview:**

Discover a community that blends 60,000 residential units with expansive green spaces and essential services, creating a dynamic urban ecosystem.

- **Community Features:**

Highlight the integrated schools, healthcare facilities, Kindergarten, Primary School, Secondary School, Higher Education, General Hospital, Health Center, Health Points, Fire Brigade, Worship Places, Sports Facilities and recreational zones.





Sustainable Living

- **Eco-Friendly Design:**
Detail the sustainable technologies and green building practices that make Ovid Gelan Gurra City a leader in environmentally responsible development. Open Space System at Ovid Gelan Gurra City Ovid Gelan Gurra City optimizes outdoor living with a comprehensive open space system:
- **Central Greenways:**
Encircling the development, these continuous green zones feature jogging and cycling paths accessible from all areas.
- **Neighborhood Parks:**
Each community enjoys local parks tailored for recreation, markets, and gatherings.
- **Pedestrian Pathways:**
Efficiently connect all neighborhoods, facilitating easy and safe movement.
- **Sports Facilities:**
Integrated within the greenways, these areas are designed for various athletic activities.
- **Market Areas:**
Two large district markets, accessible via greenways, combine shopping with community services.
- **Natural Landscaping:**
Riverbeds and steep slopes are preserved as scenic and protective public spaces. This network not only enhances connectivity and recreation but also ensures environmental integrity and community well-being. Natural Landscaping: Riverbeds and steep slopes are preserved as scenic and protective public spaces. This network not only enhances connectivity and recreation but also ensures environmental integrity and community well-being.

Residential Offerings

- **Affordable Luxury:**
Ovid Gelan Gurra City presents a range of housing options combining luxury and comfort at competitive prices. From sleek apartments to spacious family homes, each unit is designed to enhance urban living without breaking the bank.
- **Unit Types:**
Explore our diverse living spaces:
 - **Stylish Apartments:** Modern designs with open-plan layouts, perfect for singles and couples.
 - **Family Homes:** Larger, multi-bedroom options ideal for families, featuring gardens and extra space for comfort.

Each type of residence is crafted to meet high standards of quality and aesthetics, ensuring all residents experience the best of urban living.





Lifestyle and Amenities at Ovid Gelan Gurra City Premier Amenities for Modern Living

Ovid Gelan Gurra City merges luxury with everyday convenience, offering top-notch fitness centers, beautiful swimming pools, and varied shopping experiences all within the community, designed to elevate your lifestyle.

- **A Culturally Rich Lifestyle:**

Ovid Gelan Gurra City thrives as a cultural hub, featuring:

- **Community Events:** Enjoy cultural festivals and gatherings that strengthen community ties.
- **Active Lifestyle:** Participate in sports, run on extensive tracks, and cycle along dedicated paths.
- **Arts and Culture:** Immerse yourself in a blend of local and modern art through various installations and performances.

Ovid Gelan Gurra City offers more than just residences; it's a vibrant community crafted for a fulfilling and balanced lifestyle.

Strategic Location

- **Connectivity:**

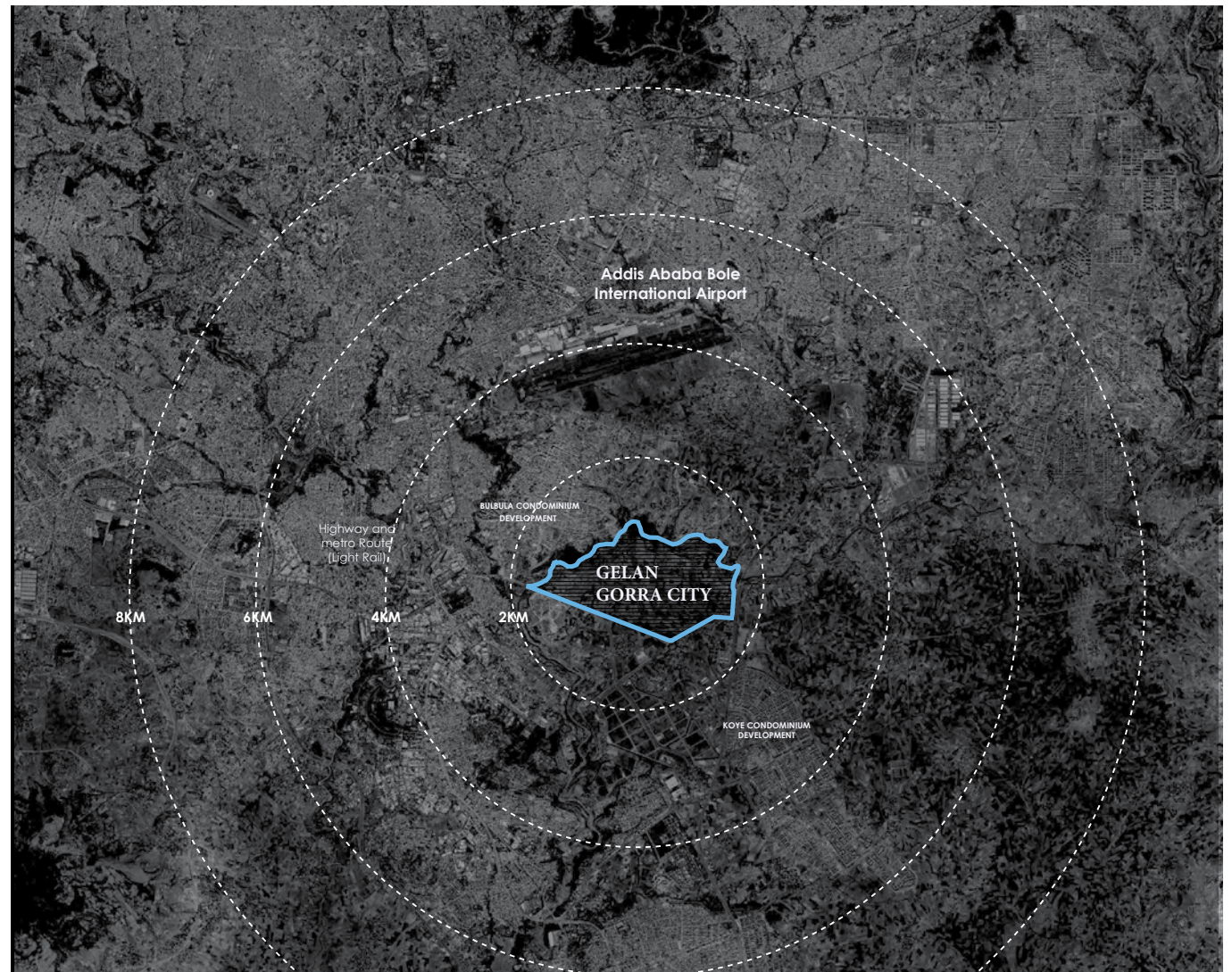
Ovid Gelan Gurra City is strategically positioned to maximize connectivity, offering easy access to major city landmarks and transport hubs. This prime location ensures that residents are just a short drive from essential services, cultural centers, and business districts.

- **Benefits:**

Living in Ovid Gelan Gurra City means enjoying:

- **Convenience:** Quick access to shopping centers, schools, hospitals, and entertainment venues.
- **Reduced Commute Times:** Proximity to major roadways and public transportation reduces travel time to work and other daily destinations.
- **Increased Property Value:** The strategic location contributes to long-term property value appreciation, making it a smart investment.

This advantageous positioning enhances every aspect of residents' lives, combining urban accessibility with the tranquility of a well-planned residential area.





Exceptional Investment Potential

Ovid Gelan Gurra City offers a compelling investment opportunity in one of Addis Ababa's most promising new developments. With its strategic location and focus on sustainable urban growth, the city is designed to maximize both the quality of life and investment returns. Competitive pricing ensures accessibility for a broad range of investors, while the projected appreciation in property values presents a significant advantage for early stakeholders.

Why Invest?

Affordable Entry Point: Exceptionally priced units below the current market average make it an ideal choice for both new and seasoned investors.

Growth Potential: Positioned in a rapidly developing area, investments are expected to appreciate, driven by continuous urbanization and infrastructure enhancements.


Ovid Gelan Gurra City is not just building homes but creating a legacy of sustainable and profitable urban living.




STANDARD APARTMENT



● Standard Apartment
Typical Floor Plan


 G + 12

 Parking - 1:1

 2Br = 69.31m²
1,944

 Ground Floor: Utilized As Shop,
Supermarkets Salons, & Etc.

 4,860 Units

 1Br= 41.82m²
972

 3Br = 91.17m²
1,944



DELUXE APARTMENT



● Deluxe Apartment
Typical Floor Plan



G + 8



Parking - 1.5:1



2Br= 109.62m²
256



Ground Floor: Utilized As Shop,
Supermarkets Salons, & Etc.



640 Units



1Br=64.58m²
128




3Br=142.24m²
256



PREMIUM APARTMENT





● Premium Apartment
Typical Floor Plan


 G + 25

 Parking - 2:1

 Ground Floor: Utilized As Shop,
Supermarkets Salons, & Etc.

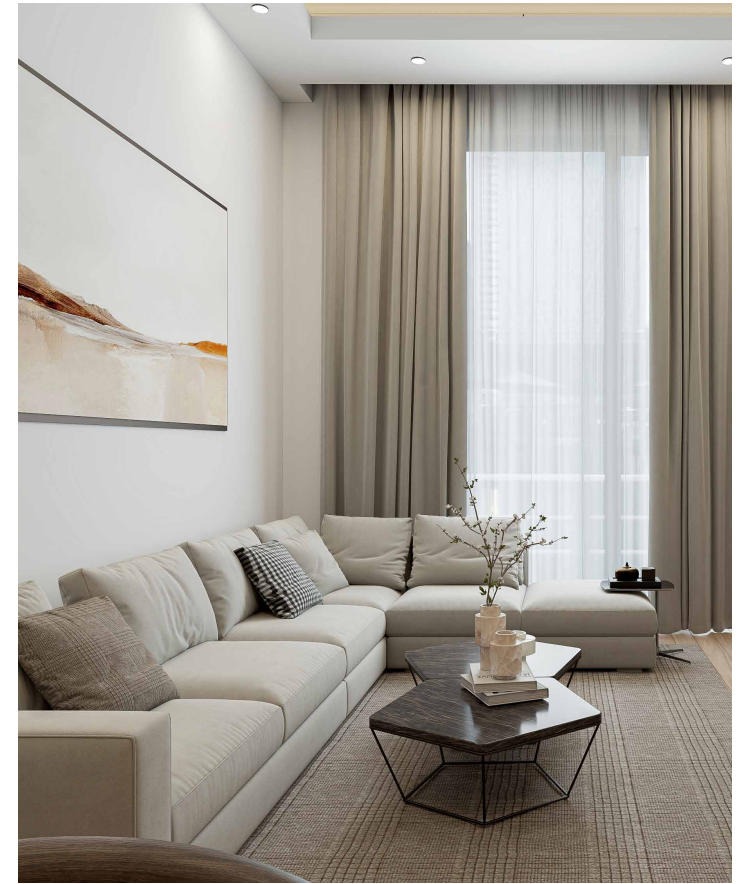
 600 Units

 2br = 160.41m²
300


 3br = 180.67m²
300



TOWN HOUSE - 01



● Town House - 01
Typical Floor Plan

 Parking - 2:1

 32units=G + 1

297m²



TOWN HOUSE - 02



● Town House - 02
Typical Floor Plan

 Parking - 2:1

 32 Units = G + 2

297m²



BUSINESS DISTRICT

BUSINESS DISTRICT

8 Plots - 2,500 sqms each
3B + G30+ - buildings



Hotels



Bank Head quarters



Brands Head quarters



Office Clusters



Malls



Green Recreational areas



Basements = Parking

Ample parking space with parking assist technologies



Ground - 4th = Retail

Large Retail floors that consider accessibility, security & technology integration



5th - 30th = office floors

Flexible and adaptable office floors for any office functions, that utilize natural light and have all the necessary amenities.

AMENITIES & UTILITIES



Fire Fighting Station:

A Full station assigned for the full site.



A Transportation Hub:

With Taxi, Bus and the new technology of cable car.



Market:

A full market with whole sale, and retail stores as well as farmers market from the urban farms available in the city.



City Wide Park:

The city connect park, with running tracks, is passing by the town.



Fueling Station:

On of the central station is in the plot



River Side Hotel:

Hotels and Resort will be located on the river side.



Central Water:

one of the city wide water sources is located on the edge of the town.

8 Plots available for One plot Areas

COMMERCIAL BUILDING ARE STATEMENT G30+					
Technical summary					
Description	Unit	Area per floor	No. of Blocks	No. of stories	Total Area
Ground Floor - Retail	m2	1765.68	1	1	1,765.68
1st - 5th Floor- Commercial		2063.79		5	10,318.95
6th - 30th Floor- Office		1014.22		25	25,355.50
Built-Up Area (37,440.13 m²					

ovid

REAL ESTATE



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Addis Ababa, Ethiopia

