




HARAR
HORIZONS

“Where Every Sunset
Greets Your Dreams”

A project by 
REAL ESTATE



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"Where Every Sunset Greet's Your Dreams"

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OVID Real Estate Profile: Pioneering Excellence in Ethiopian Real Estate

OVID Real Estate isn't just a part of OVID Group; it embodies the combined strength and expertise of thirteen companies. Established in June 2021, this vibrant arm is dedicated to redefining Ethiopia's real estate scene.

Our Vibrant Collection

Thanks to the skills from OVID Construction, OVID Trading House, OVID IT, and other vital units, we break barriers to offer top-notch, affordable housing. Using cutting-edge smart construction, we present a variety of homes, from standard to premium, coupled with amenities that reshape modern living.

Projects That Inspire

Behind our success are signature projects meticulously crafted by our passionate team in Addis Ababa. Harar Horizon and African Heights reflect our unique developments, while The New City, Tiyit Bet, and Chaka showcase our commitment to partnerships with the Ethiopian government.

Efficiency in Motion

Our strategic supply chain keeps the construction process seamless, ensuring we meet deadlines with finesse. Fueled by avant-garde technologies, we've earned a reputation for reliability and ethical practices within Ethiopia's Real Estate Industry.

Building Tomorrow, Today

Beyond buildings, OVID Real Estate is dedicated to crafting modern lifestyles and eco-friendly neighborhoods. We're not just constructing; we're shaping transformative living experiences.

Empowering Ethiopia's Progress

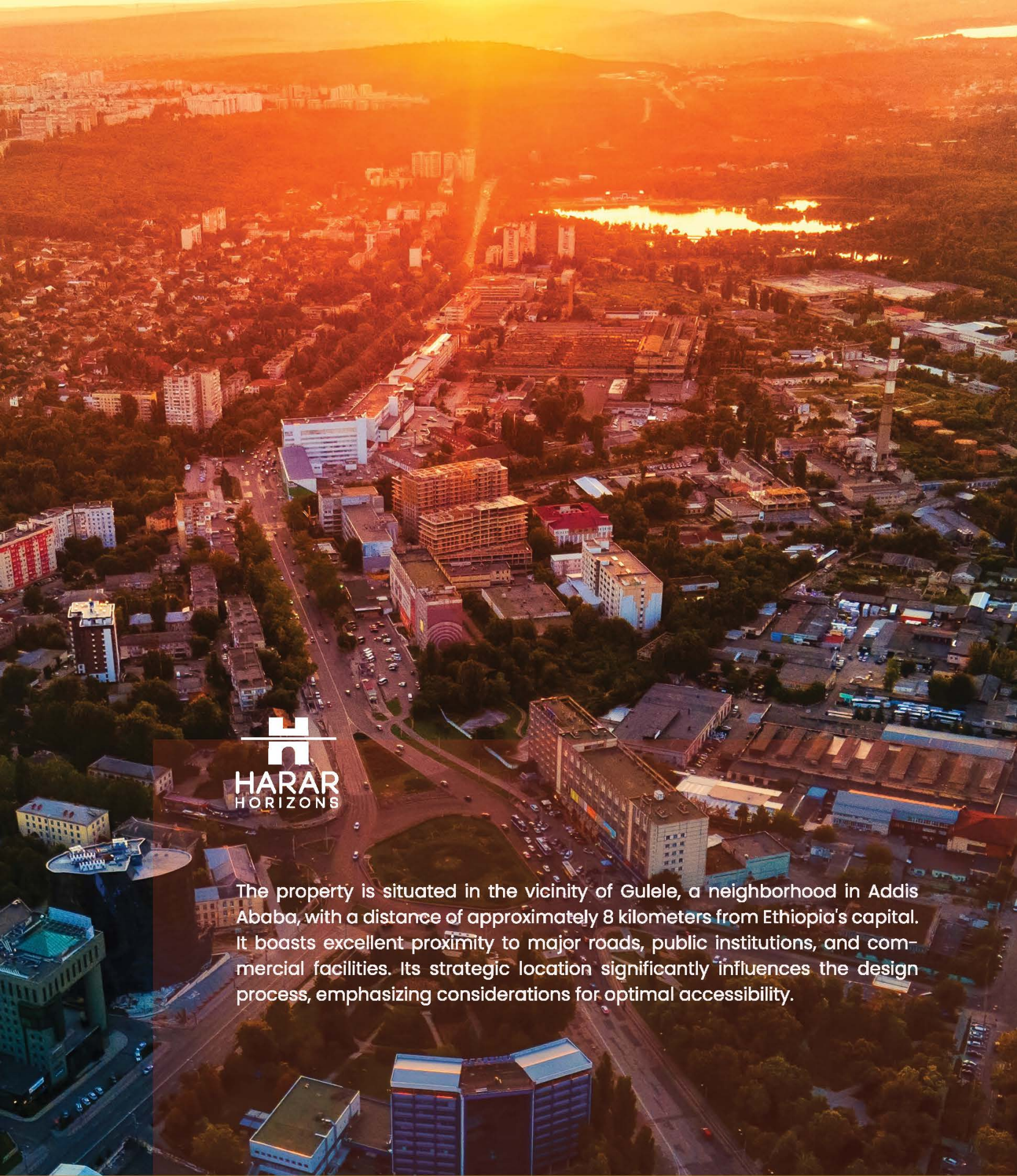
In collaboration with the government, we embark on ventures that go beyond business—they shape Ethiopia's future. Driven by excellence, integrity, and innovation, OVID Real Estate is at the forefront of change.

Join Our Journey

Step into a world where innovation and integrity converge. At OVID Real Estate, we don't just construct houses; we curate lifestyles. Explore the future of living with us today.



01 INTRODUCTION



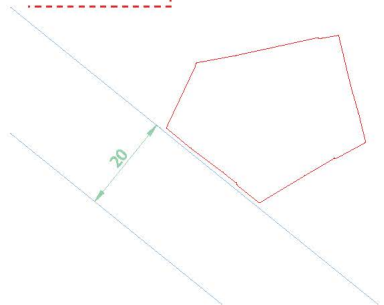
The property is situated in the vicinity of Gulele, a neighborhood in Addis Ababa, with a distance of approximately 8 kilometers from Ethiopia's capital. It boasts excellent proximity to major roads, public institutions, and commercial facilities. Its strategic location significantly influences the design process, emphasizing considerations for optimal accessibility.



01 INTRODUCTION



Gulele
Addis Ababa
Ethiopia

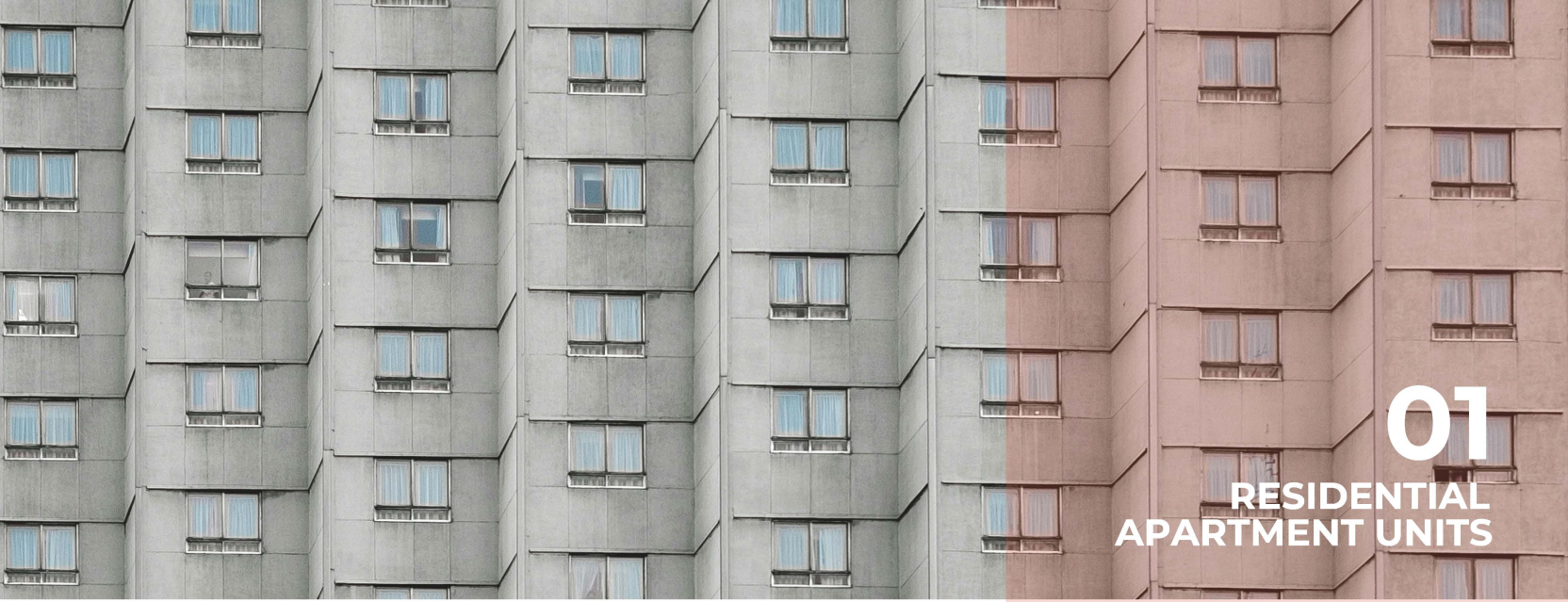


Site Context
Location

Addis
Ababa



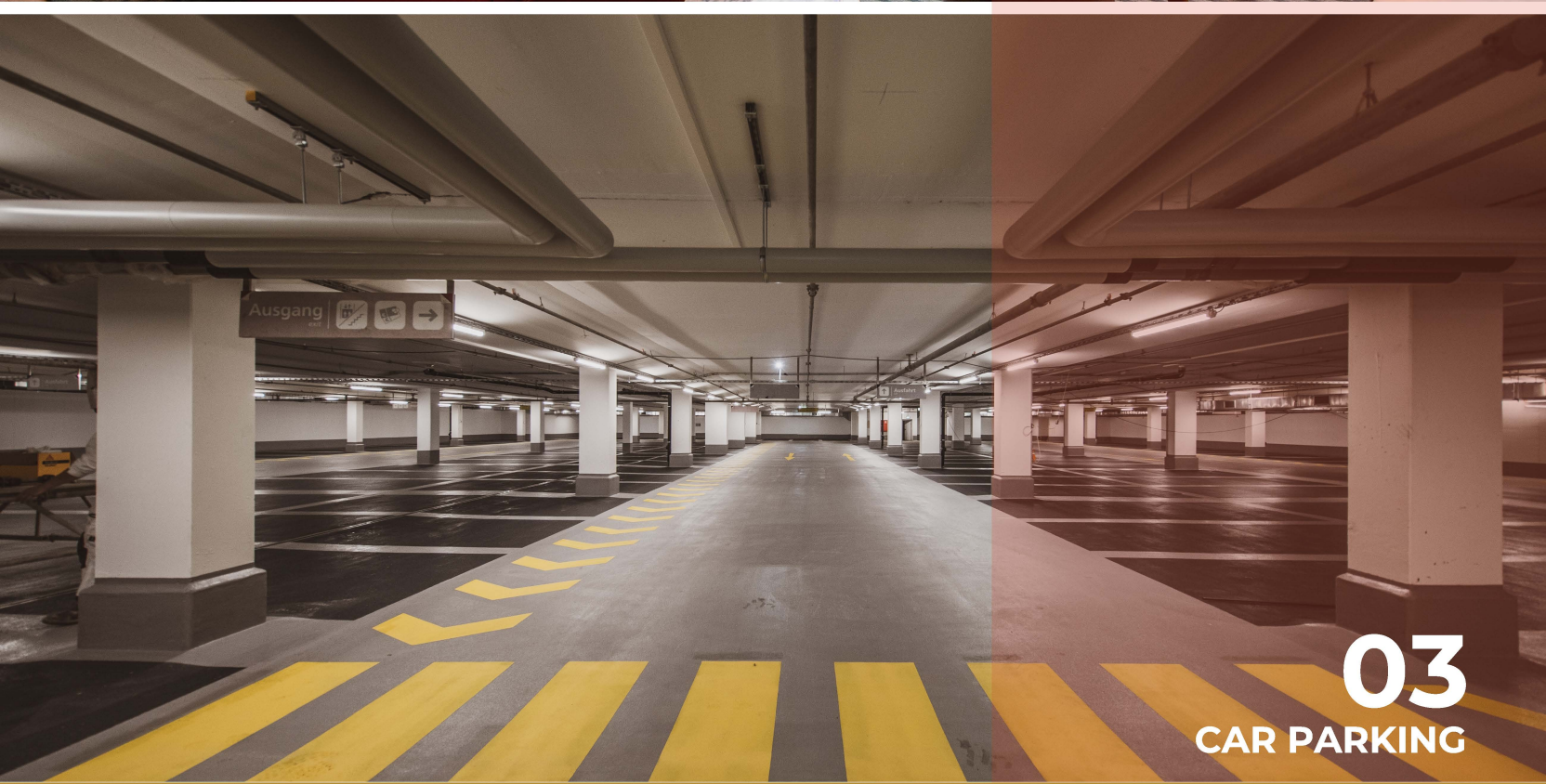
Within walking distance or a 5-minute drive, there are several hotels available. The prominent shopping districts, Piassa and Mercato, are expansive open spaces, a mere 12 and 10 minutes' drive from the site, respectively.



01
RESIDENTIAL
APARTMENT UNITS



02
COMMON SPACE



03
CAR PARKING



02 PROJECT COMPONENTS
HOUSING COMPOUND



Site Information

- Plot area: 884 SQM
- Total Topography Difference in site: 1M



03 SITE UNDERSTADING
LOCATION



05 PROJECT PROGRAM MASSING

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Sun & Wind Direction

Harar Horizons
Site Understanding

The predominant wind direction on the site consistently flows from the Southeast to the West, aligning with the site's length. Consequently, the primary solar exposure and gain are expected to come from the Southwest direction.

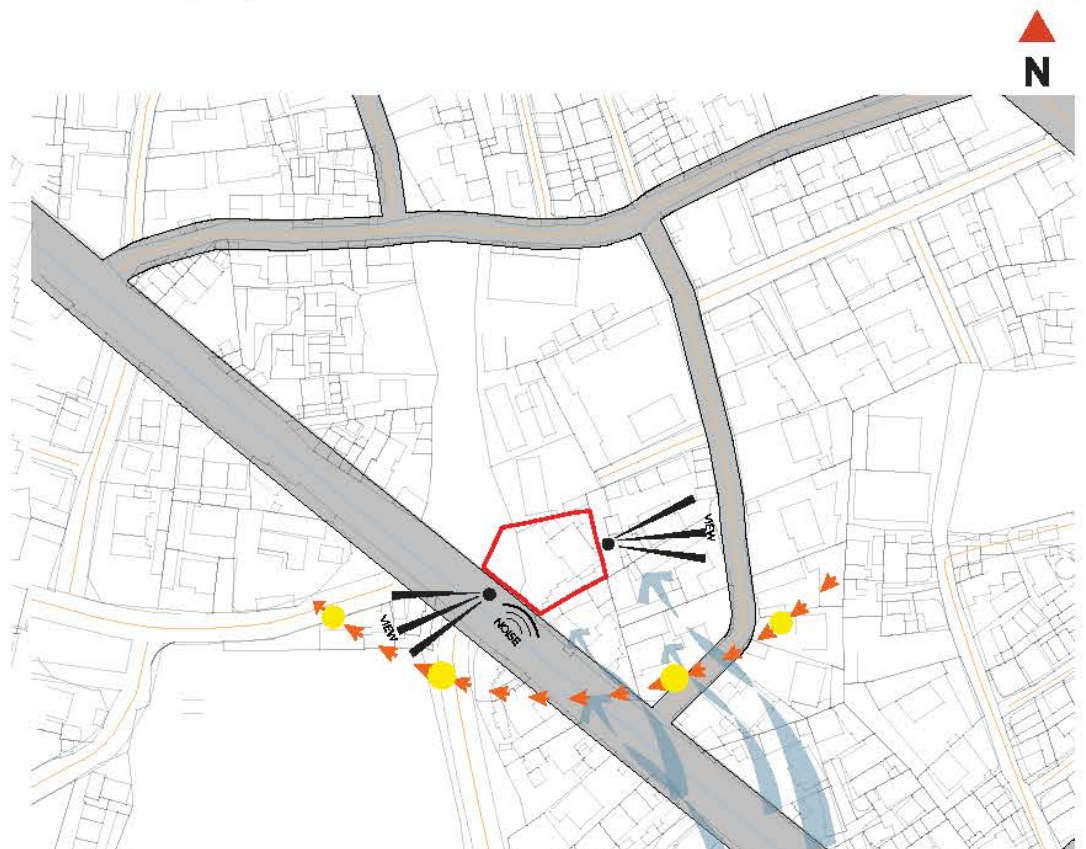
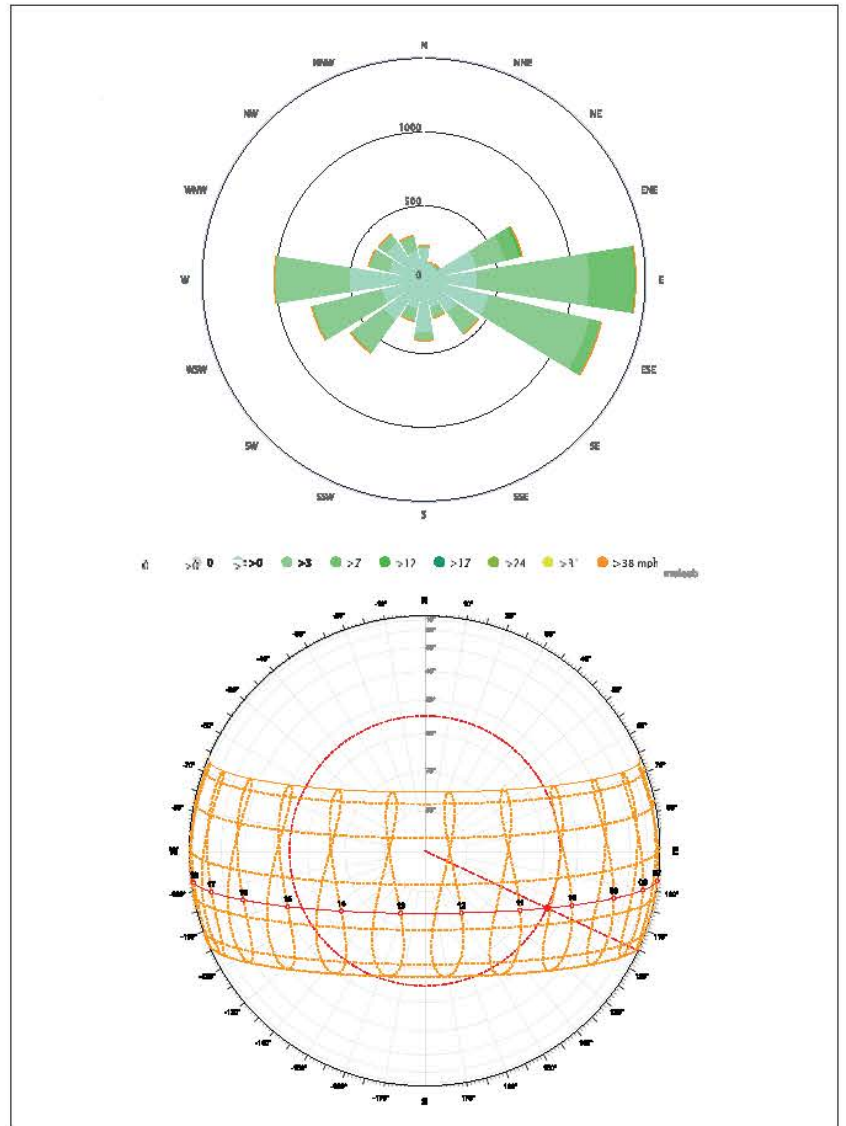
Site Topography

Harar Horizons
Site Understanding

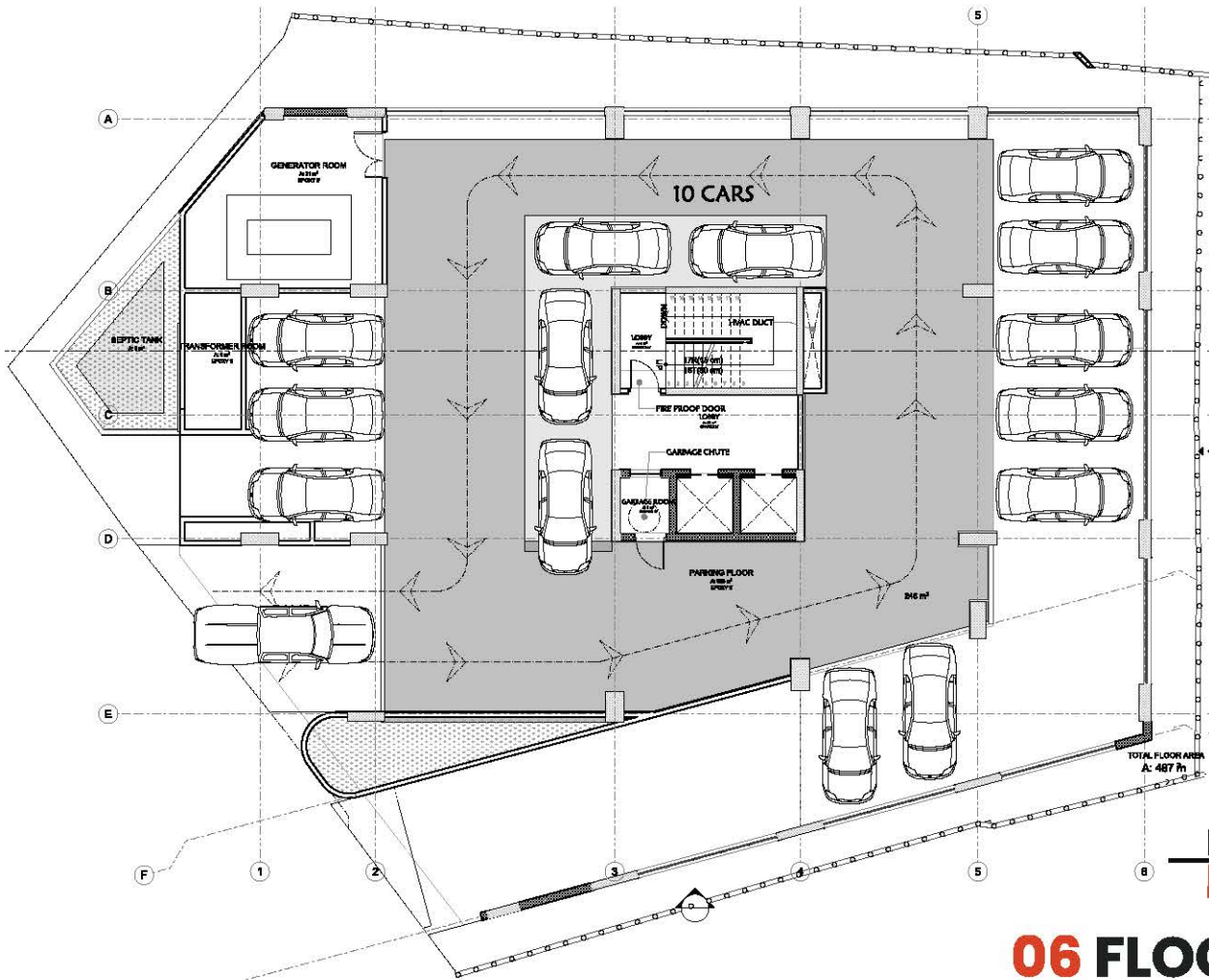
The site features a gradual incline across its expanse, rising 2 meters from the main road to the rear side of the property.

Site Access & Connection to the City

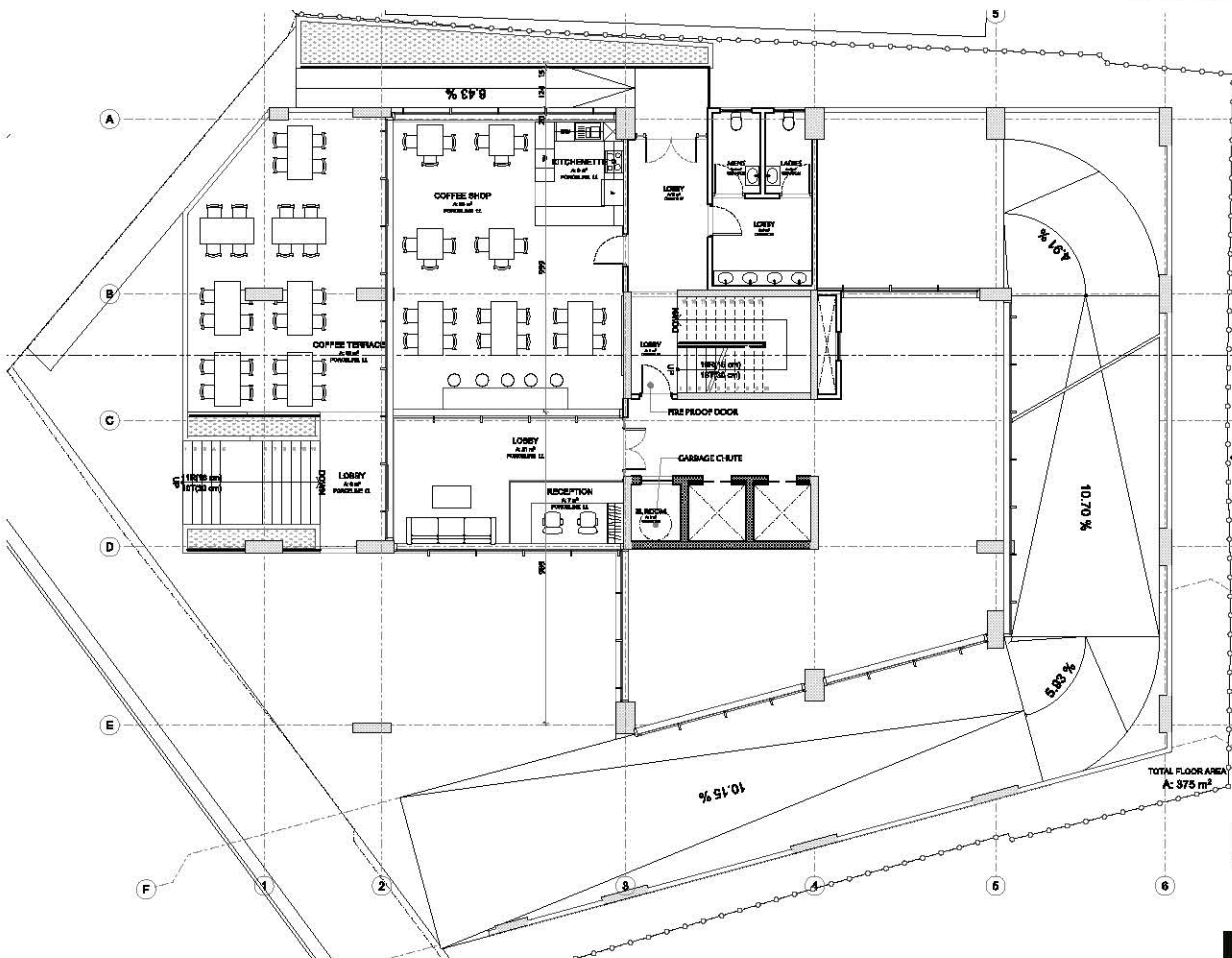
The site is centrally positioned within the city, offering direct road access to various other major centers. This prime location makes it an exceptional choice for residential purposes.



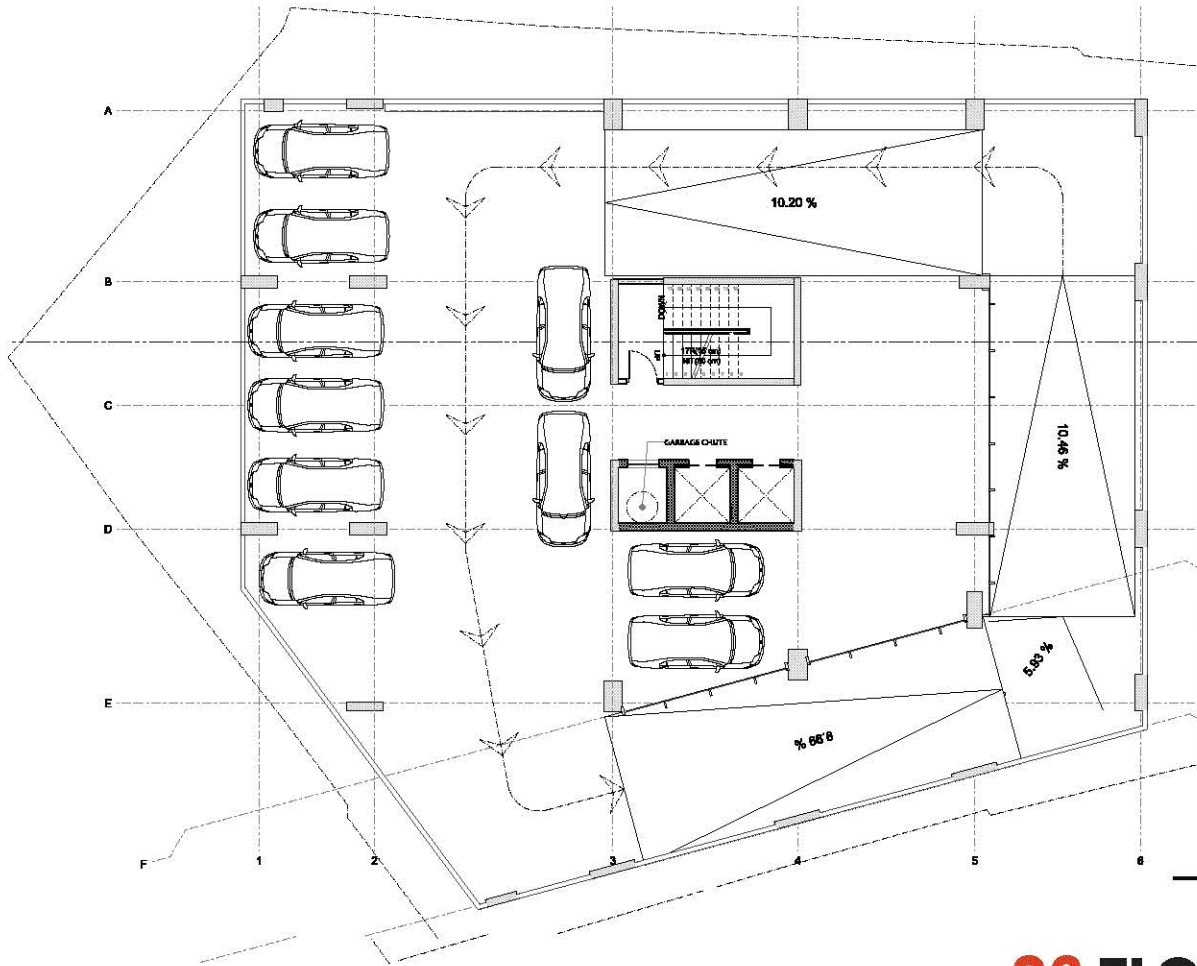




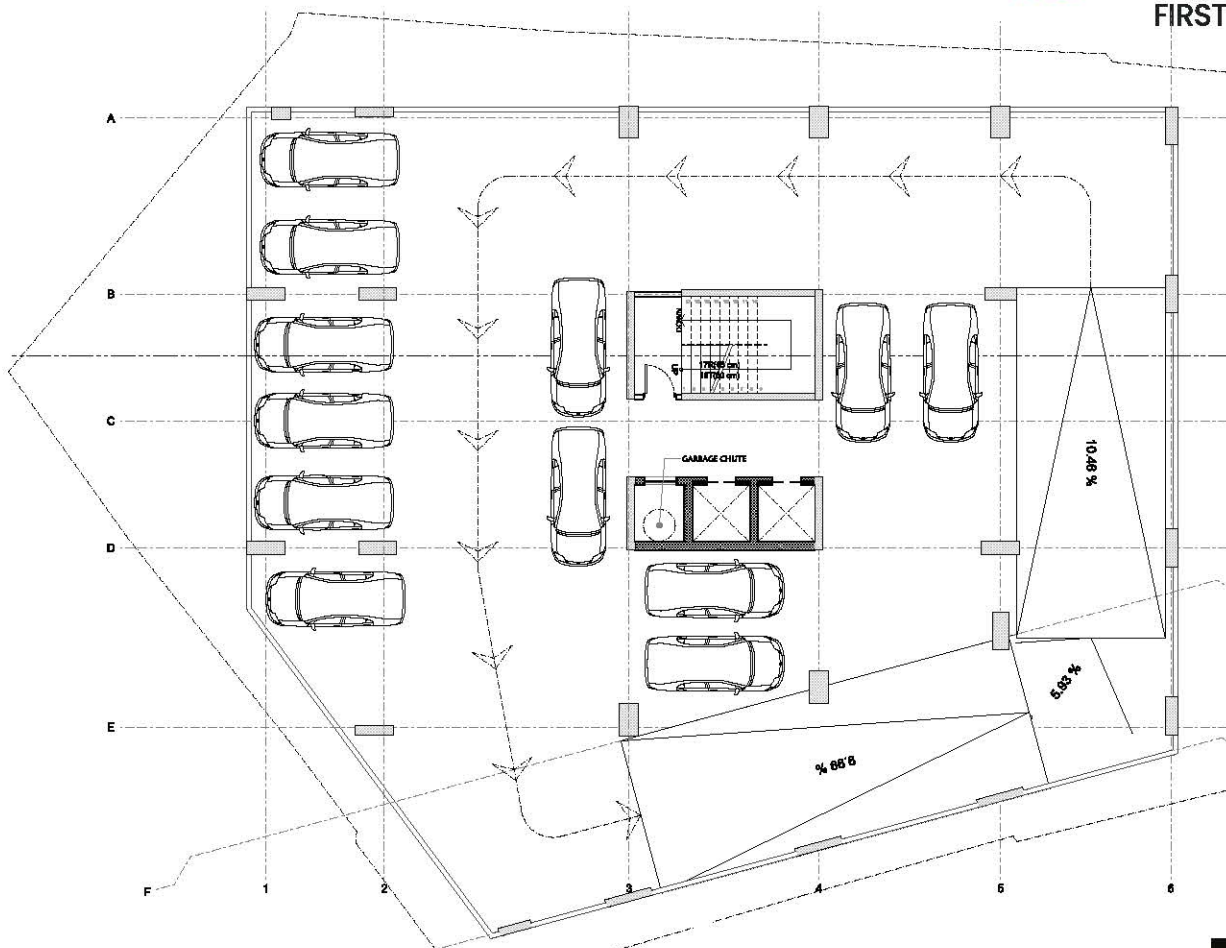
06 FLOOR PLANS
BASEMENT FLOOR



06 FLOOR PLANS
GROUND FLOOR

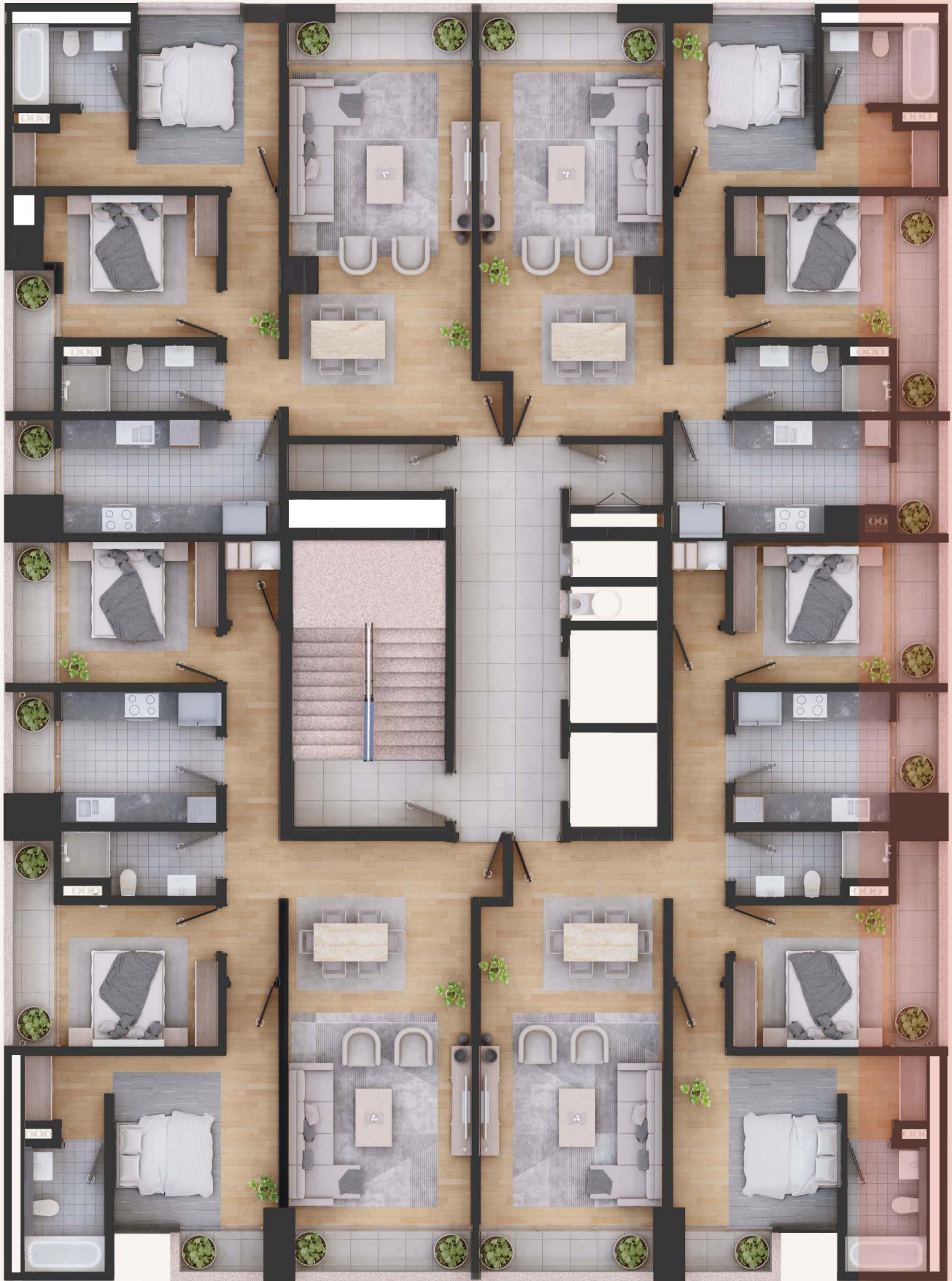


06 FLOOR PLANS
FIRST FLOOR

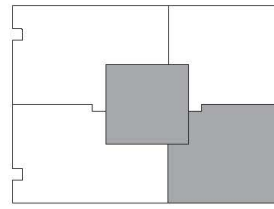


06 FLOOR PLANS
2ND AND 3RD TYPICAL FLOORS





06 FLOOR PLANS
5TH TO THE 19TH FLOOR



TYOLOGY 1- 2 BEDROOM
101 sqm

2 BEDROOM

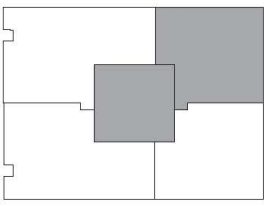
| | |
|--------------------------|-------------------------|
| -LIVING DINING | 31 m ² |
| -BED ROOM 1 | 21 m ² |
| -CORRIDOR | 5 m ² |
| -BATH ROOM | 9 m ² |
| -KITCHEN | 11m ² |
| -WARDROBE | 4 m ² |
| -BALCONY | 8 m ² |
| TOTAL CARPET AREA | 89 m² |



06 FLOOR PLANS

5TH TO THE 19TH FLOOR





TYPOLOGY 2- 2 BEDROOM
101sqm

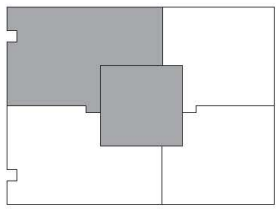
2 BEDROOM

| | |
|-------------------|-------|
| -LIVING DINING | 31 m2 |
| -BED ROOM 1 | 21 m2 |
| -CORRIDOR | 5 m2 |
| -BATH ROOM | 9 m2 |
| -KITCHEN | 11m2 |
| -WARDROBE | 4 m2 |
| -BALCONY | 8 m2 |
| TOTAL CARPET AREA | 89 m2 |



06 FLOOR PLANS
5TH TO THE 19TH FLOOR

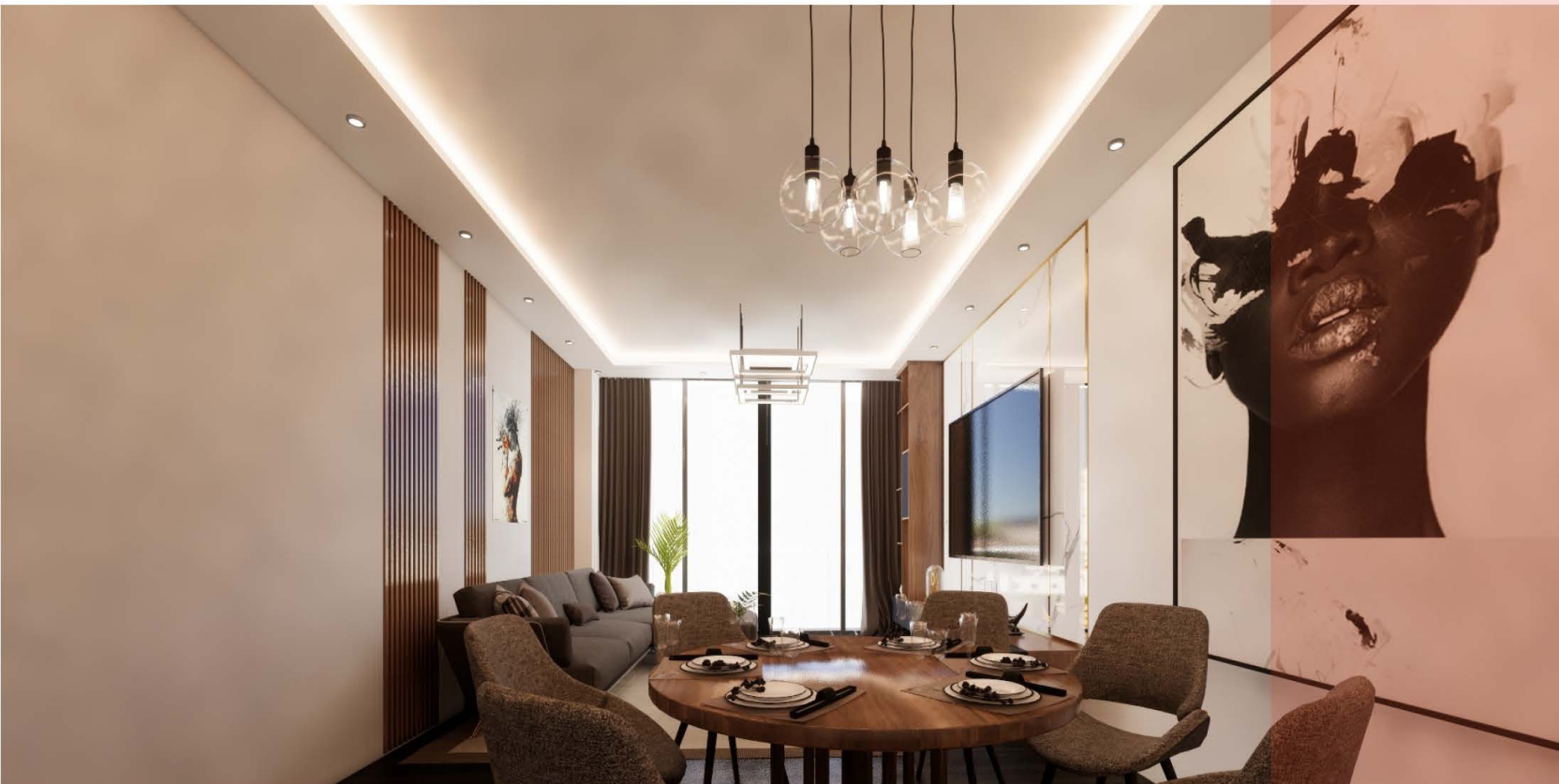


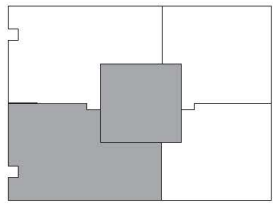


TYPOLGY 1- 3 BEDROOM
101sqm

3 BEDROOM

| | |
|--------------------------|---------------|
| -LIVING DINING | 32 m2 |
| -BED ROOM 1 | 34 m2 |
| -CORRIDOR | 8 m2 |
| -BATH ROOM | 9 m2 |
| -KITCHEN | 9 m2 |
| -WARDROBE | 3 m2 |
| -LAUNDRY | 2 m2 |
| -BALCONY | 8 m2 |
| TOTAL CARPET AREA | 105 m2 |





TYPOLGY 2- 3 BEDROOM
101sqm

3 BEDROOM

| | |
|--------------------------|---------------|
| -LIVING DINING | 32 m2 |
| -BED ROOM 1 | 34 m2 |
| -CORRIDOR | 8 m2 |
| -BATH ROOM | 9 m2 |
| -KITCHEN | 9 m2 |
| -WARDROBE | 3 m2 |
| -LAUNDRY | 2 m2 |
| -BALCONY | 8 m2 |
| TOTAL CARPET AREA | 105 m2 |







07 VISUALIZATION
3D SIMULATION




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HORIZONS



07 VISUALIZATION
3D SIMULATION

Finishing Material Specification

1-Floor Finish

- **Balcony and maid's:**
 - High-quality, durable, polished, non-slippery
 - 1cm thick porcelain floor tiles
- **Wet areas:**
 - 1cm ceramic floor tiles (imported quality or equivalent), non-slippery
- **Bedrooms, living rooms, corridors:**
 - 6mm thick wooden parquet tiles (600X100mm)
- **Parking areas:**
 - 3mm thick load-bearing Monolithic Epoxy (e.g., Nitoflor or equivalent)

2-Wall Finish

- **Bathrooms, kitchen areas:**
 - High-quality imported 6mm thick 20*40 ceramic wall tiles
- **Lift walls:**
 - 10mm thick granite wall tiles
- **External wall surfaces:**
 - Weather-resistant stone paint
- **Internal wall surfaces, columns, beams, etc.:**
 - Three coats of water-based paint

3-Woodworks

- Solid wooden doors (40mm thick)
 - Quality hinges, varnish paint (waterproof/synthetic resin) • Sound insulating material, door stoppers
- Paint with smooth, matte finish, chemical-resistant, and washable

4-Waterproofing

- Cementitious waterproofing material in various areas - Greenery roof slabs:
 - Sand finish or equivalent waterproofing material
 - Organic content soil layer on top
- Specific materials like Oldroyd Xv20 Green Extra Perforated Membrane, Oldroyd Tp Filter Fleece, etc., for waterproofing



Finishing Material Specification

5-Aluminum Works

- Aluminum silver metallic tubular profile frames (ALLCO-5 or equivalent) • 2mm thickness for doors/windows
- Aluminum sheeting, 6mm thick non-reflective black glass

6-Appliances

-Contemporary kitchen features:
Custom cabinetry, high-end countertops, and includes essential accessories.

Buyers have the flexibility to choose additional appliances, with options for pre-installation of a dishwasher, cabinetry opening for an American fridge, oven, and more.

7-Electrical

- Fire Alarm System
- Comprehensive Lighting System
- CCTV Security System
- Public Address System
- Backup Generator
- European Standard Fixtures and Accessories

8-Mechanical

- Automated smoke management system
- Wet sprinkler system in parking and landing values, hose reel per floor
- Common water storage tanks, water meters for each apartment
- Basement mechanical ventilation system
- Hot water system for each unit's waiting area
- Central Biopipe wastewater treatment plants





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