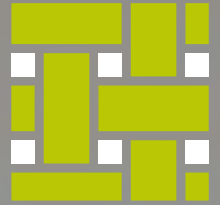


# KEFITA

ADDIS ABEBBA



## REACH NEW HEIGHTS

IN THIS ISSUE

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A NEW AFRICAN DAWN

THE  
SMARTER  
INVESTMENT

Great work life balance  
off Embassy Row

CHOOSE YOUR APARTMENT

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[KEFITA.COM](http://KEFITA.COM)



**ROCKSTONE**  
REAL ESTATE



# KEFITA

ADDIS ABEBA

## REACH NEW HEIGHTS

- Welcome**
- 100 Exclusive Apartments**  
Choose your Apartment. A well balanced mixture of layouts and sizes, to suit local and international individuals and families.
- Kefita Floor**  
Hotel-like services, catering to residents, friends & family.
- A Green Building**  
Sustainable living is our future.
- Design & Technology**  
Considered, confident, progressive and designed to suit the environment.
- Quality**  
Exclusive residential apartment concept.
- Building Management**  
Kefita runs smoothly and efficiently, providing a reliable living and working environment.
- Location**  
Embassy Row in Signal, at the heart of Addis Abeba
- Business Case**  
Demand for international-grade real estate exceeds available supply.
- Execution & Timeline**  
On track for completion June 2023.
- 12 Meet the team**  
Balancing local and international expertise with strong, capable, competent, professional and well funded partners.



# 1

## Welcome

Welcome to Kefita, a 21st century apartment building in the heart of Addis Abeba. One hundred exclusive apartments built to exacting International standards within a gated community, ranging from two bedrooms to penthouses on the top floors. Living starts on the fourth floor above the Kefita floor with hotel-like amenities, elevating every apartment above the treetops.

100 BEAUTIFULLY-CRAFTED APARTMENTS,  
CREATING THE OPPORTUNITY TO  
LIVE YOUR BEST LIFE OFF EMBASSY ROW  
IN SIGNAL, ADDIS ABEBA

Kefita is developed by Rockstone Real Estate, a premier German developer, guided by Addis Abeba-based design and build consultancy Bigar Builders and Developers and designed by award winning architect Urko Sanchez Architects.

The building's design draws on Ethiopia's rich heritage; the facade is inspired by local fabrics and each and every decision taken in the conception and execution of Kefita has been made with deep consideration for where it stands and what it will represent.

Kefita combines international design and building standards, quality amenities and parking, all of which is professionally managed. It is the first Ethiopian residential building in the process of obtaining the green building certification EDGE. Kefita is designed to be home to both local and international residents and stands for the future of Addis Abeba.





  
**KEFITA**  
ADDIS ABEBA



CHOOSE LIVING IN KEFITA – AN  
EXCEPTIONAL GATED DEVELOPMENT  
OF EXCLUSIVE APARTMENTS – THE  
NEXT GENERATION DESTINATION  
IN ADDIS ABEBA



# 2

## Premium Residences

One hundred exclusive apartments divided into; two bedroom, two bedroom+, three bedroom, four bedroom, duplexes and penthouses. Living starts on the fourth floor, elevating every apartment above the treetops. With a variety of layouts, including open and closed kitchens, amenities for helpers, walk-in closets and en-suite bathrooms, the apartments design considers the demands of modern, adaptable and spacious living, offering something special to singles, couples, small and big families.

The balconies and loggias are wide and deep to allow shade and provide practical and usable spaces. The spacious terraces can be easily integrated with the living areas, providing a great outdoor experience with amazing views.

Three elevators conveniently connect the residencies to the unique Kefita Floor featuring hotel-like amenities and also the parking area.

Two internal courtyards rising through the building bring light, natural ventilation, theatre and drama to the building's inside.

The living, breathing building is natural, beautiful, low-maintenance and provides shade and tranquility in the heart of Addis Abeba.



## TWO BEDROOM

These apartments are generous, elegant and flexible, featuring a spacious Master bedroom, plus living and dining room with open kitchen, and a second separate room. Think of this extra room as a blank canvas: extra bedroom, office, guest-room, nursery - make it entirely your own and adapt it to your changing needs and desires over time.

All apartments look towards Mount Entoto. The optional loggia in selected apartments is a true highlight which can be used to amplify the living area when receiving guests, or as an exclusive relaxing space. These apartments are ideal as a pied-à-terre for business commuters, singles, couples or as a rental investment serving the international community.

- Master bedroom
- Occasional Bedroom / Child's Room / Home office
- Modern bathroom
- Spacious integrated dining and living area
- Open-plan kitchen
- Floor to ceiling windows in living area
- Combined laundry and storage room
- Optional loggia
- Two passenger elevators
- Service / passenger elevator
- Exclusive parking space
- Valet parking for guests
- Access to the Kefita Floor
- Concierge services
- 24 hour security



\*Apartment features are subject to availability

## TWO BEDROOM+

The two bedroom+ apartment layouts are generous and roomy, the sense of space is felt as you walk into this apartment to be greeted by the wonderful living and dining room, served by the integrated kitchen - with space for a small table enabling occasional meals and kitchen conversation.

These apartments feature a Master bedroom and bathroom with a walk-in closet plus a large second bedroom that feels like an en-suite, however, is designed to be usable for guests without accessing private space.

All apartments have a laundry / store room. Some apartments have helpers facilities and terraces.

Ideal for couples and small families, also an excellent choice for singles with the need for more space. An exciting investment proposition.

- Master bedroom with en-suite bathroom
- Optional walk-in closet
- Modern bathroom
- Spacious integrated dining & living area
- Floor to ceiling windows in living area
- Optional terrace or balcony
- Optional open-plan kitchens
- Combined laundry and storage room
- Optional helper's facilities
- Two passengers elevators
- Service / passenger elevator
- Exclusive parking space
- Valet parking for guests
- Access to the Kefita Floor
- Concierge services
- 24 hour security



\*Apartment features are subject to availability



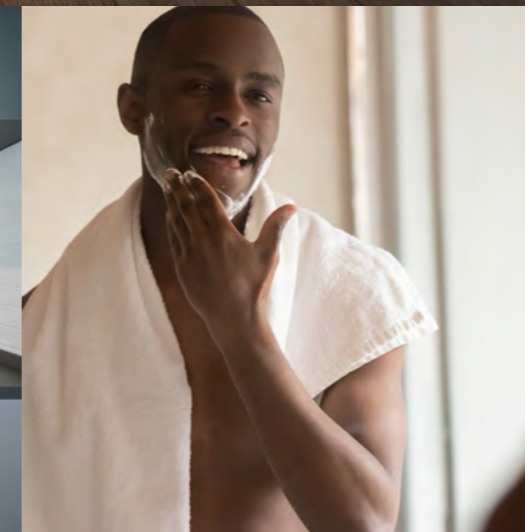
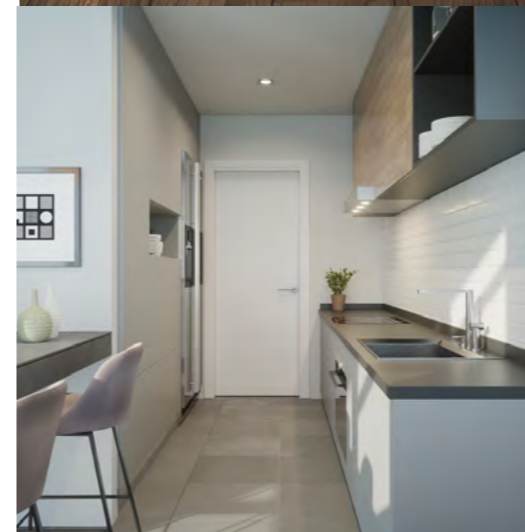
## THREE BEDROOM

Providing exquisite living for local and international residents. The three bedroom apartments combine the comfort of large bedrooms and a relaxing master suite with a spacious living and dining area where life takes place and residents can enjoy quiet evenings or host friends. The versatile spaces are adaptable to various needs. Optionals include helper's quarters and open kitchens as well as secluded balconies or terraces for those looking to connect with nature and enjoy outside spaces. Ideal for families or couples who appreciate the luxury of additional space and versatile design.

- Master bedroom with en-suite bathroom
- Optional walk-in closet
- Modern bathroom
- Optional open-plan kitchens
- Spacious integrated dining and living area
- Optional terrace or balcony
- Floor to ceiling windows in living area
- Optional helper's facilities
- Guest toilet
- Combined laundry and storage room
- Two passengers elevators
- Service / passenger elevator
- Exclusive parking space
- Valet parking for guests
- Access to the Kefita Floor
- Concierge services
- 24 hour security



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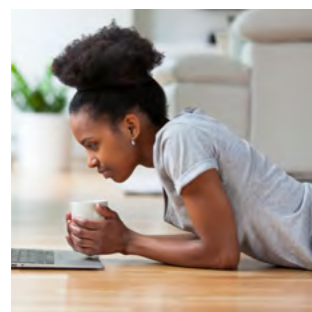




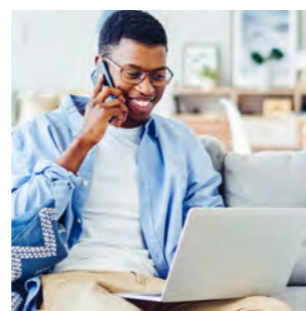
## FOUR BEDROOM

The exclusive four bedroom apartments are designed and laid-out to provide comfortable and free-flowing living space. Generous floor plans allow ample room to accommodate family, invite friends and work from home. A key feature in the design is the integrated living and dining room, coupled with the flexible kitchen layout.

The master bedroom has a walk-in closet and master bathroom. The other bedrooms share a bathroom and separate guest wash-room. The fourth bedroom could be used as such or as a home office. This apartment has plenty of room for a family to enjoy.



- Master bedroom with en-suite bathroom and walk-in closet
- Large & small bedrooms
- Guest toilet
- Open and/or closed kitchens (Apartment depending)
- Spacious integrated dining and living area
- Terrace (Apartment depending)
- Floor to ceiling windows in living area
- Laundry and Storage room
- Two residents' elevators to all floors, including parking, and separate service elevator
- Exclusive parking space
- Valet parking for guests
- Access to the Kefita Floor



\*Apartment features are subject to availability

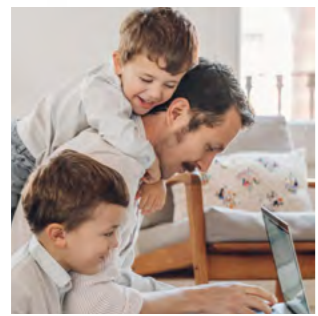
# DUPLEX

Split across the building's upper floors, the Duplexes offer true style and excitement within Addis Abeba's new residential landmark. The Duplexes have private and social areas separated into two floors, granting residents functional flexibility and an experience which is as yet unheard of in Addis Abeba. The spacious open kitchens and large terraces are perfect for reuniting family members and friends. These apartments are truly houses in the sky and afford the lucky few an amazing living experience.

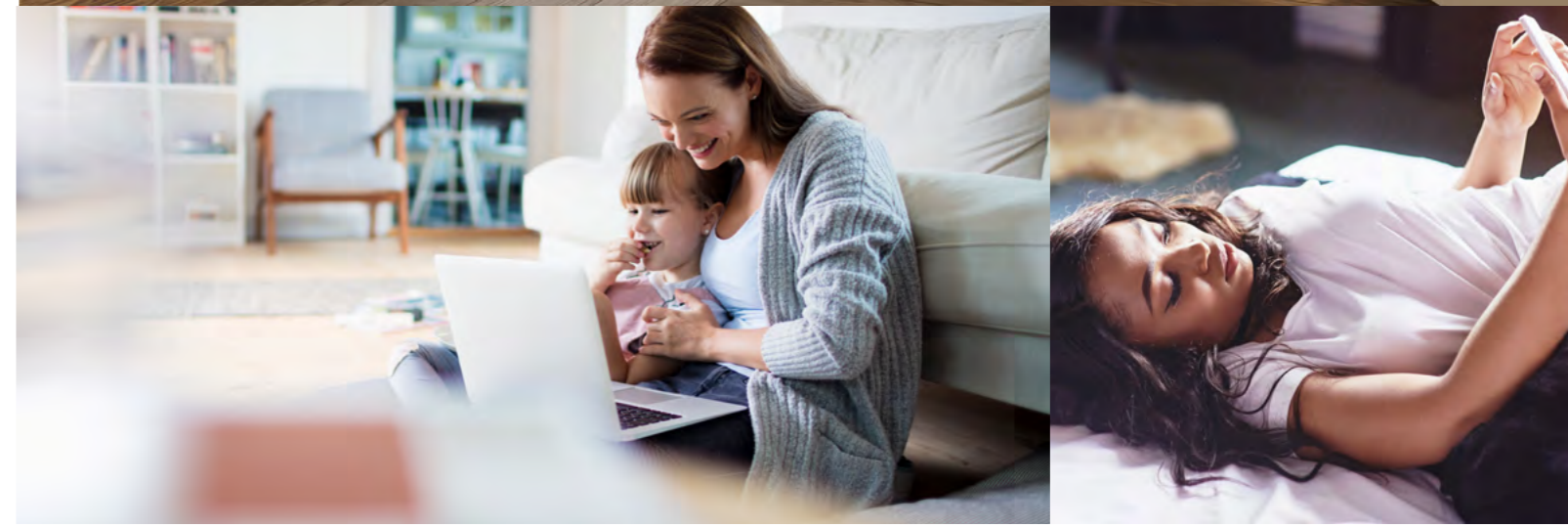
- Master bedroom with en-suite bathroom
- Optional walk-in closet
- Private terrace
- Modern bathroom
- Optional open-plan kitchen with preparation kitchen
- Spacious integrated dining & living area
- Floor to ceiling windows in living area
- Helper's facilities
- Guest toilet
- Combined laundry and storage room
- Two passenger elevators
- Service / passenger elevator
- Exclusive parking space
- Valet parking for guests
- Access to the Kefita Floor
- Concierge services
- 24 hour security



Floor 19th



Floor 18th



\*Apartment features are subject to availability

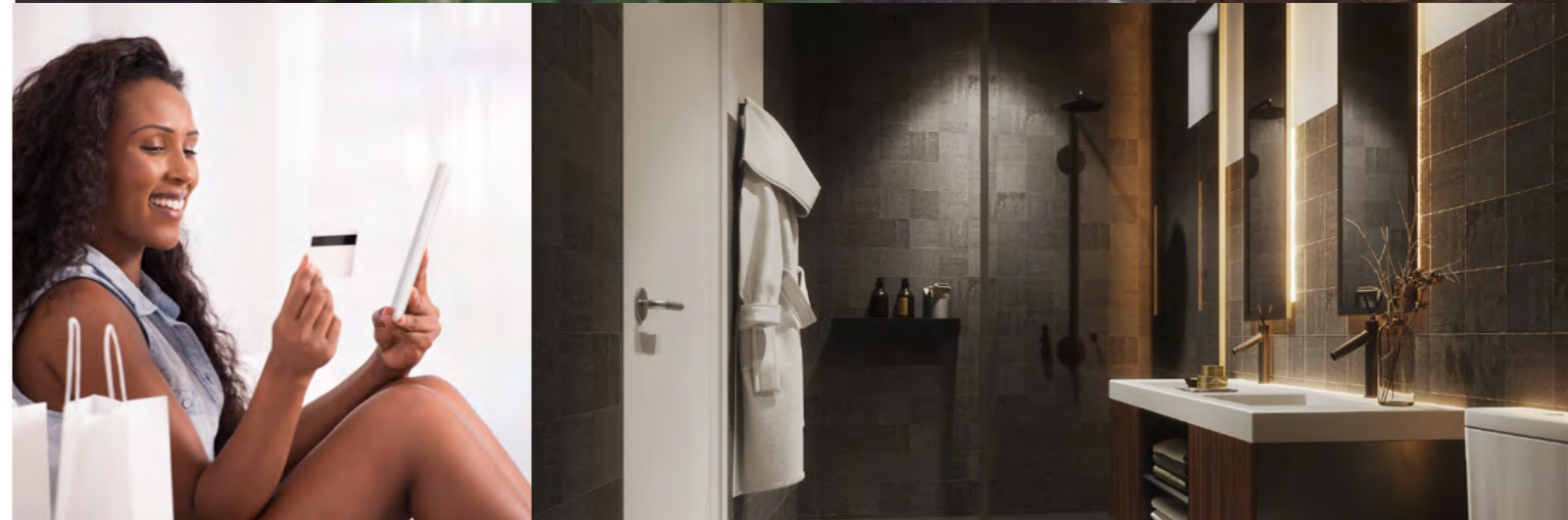
# PENTHOUSE

Kefita's Penthouses offer an unrivalled living experience with the world at your feet. The space extends into every direction, grand terraces give stunning views of the city, sweeping living and dining areas integrated with open-plan kitchens offer a dazzling setting for gatherings and celebrations. The large en-suite bedrooms have been meticulously designed for maximum comfort. Staff facilities have been carefully considered, with a closed kitchen and helpers facilities. The Penthouses are as spacious as they are glamorous, offering residents a unique living experience.

- Master bedroom with en-suite bathroom
- Walk-in closets
- Open-plan kitchens, optional preparation kitchen
- Spacious integrated dining & living area
- Private terrace
- Floor to ceiling windows in living area
- Helper's facilities
- Guest toilet
- Combined laundry and storage room
- Two passenger elevators
- Service / passenger elevator
- Exclusive parking spaces
- Valet parking for guests
- Access to the Kefita Floor
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\*Apartment features are subject to availability



# 3

## Kefita Floor

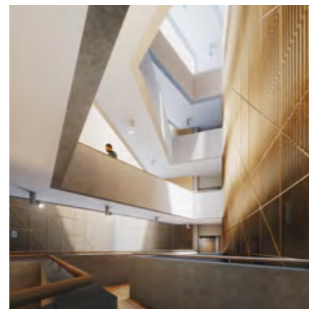
One full floor of Kefita is dedicated to providing entertainment and recreational facilities exclusively for its residents and their guests. The Kefita Floor offers a unique and convenient environment for work, meeting friends, relaxing and family time. Whilst designing the Kefita Floor the team took great care to understand the wish-list of our future residents.

The Kefita Floor offers private seating for recreation, coffee and drinks, as well as an outdoor garden, terrace and barbeque area opening up to Addis Abeba's pristine climate with wonderful views up towards Mount Entoto, across to Mount Yeka and down into the city. A function area able to accommodate c.150 guests provides a serviced space for festivities and family celebrations. The Kefita Floor will include a c.300m<sup>2</sup> modern gym and spa, featuring a yoga space and separate male and female sauna and changing facilities. Modern co-working facilities allow for a flexible and undisturbed work and meeting environment, located in a separate, quiet zone. The Kefita Floor also provides secure and diverse play areas for children.

Access will be provided by dedicated elevators from the ground floor and by three elevators connecting the Kefita Floors to the apartments and the parking floors.

A concierge service will be available to cater for residents' needs.

- Reception and coffee lounge
- Function rooms c.150 guests
- Co-working facilities
- Gymnasium and Yoga rooms opening onto balcony
- Male and Female saunas and changing rooms with outside terraces
- Balcony gardens
- Internal courtyard gardens
- Children's area
- Dedicated dual elevators from ground floor reception for guests
- Concierge
- Secure, valet parking
- 24-hour security



# 4

## A Green Building

We take great pride in our commitment to sustainable development, helping make a positive impact on the environment in Addis Abeba now, and for generations to come.

Kefita's design incorporates green building technologies that minimize carbon footprint and maximize inbuilt and natural efficiencies. Kefita is the first residential building in Ethiopia that is in the process of obtaining a certification for Excellence in Design for Greater Efficiencies (EDGE), the global and prestigious green building certificate. EDGE exemplifies our ambition to resource conservation and to supporting the highest quality of life for Kefita's residents.

A key feature of the building is the living facade. Carefully selected indigenous plants and greenery will grow in planters provided on terraces, balconies and loggia. The plants will be fed by gravity irrigation from recycled water and will in turn cool Kefita's facade and dampen noise, making Kefita an oasis of tranquility within a busy city.

Kefita is designed with two internal courtyards that pass through all apartment floors and are open to the roof. The courtyards, being as spectacular as they are practical, allow for natural climate and ventilation to filter through the entire building while significantly decreasing mechanical ventilation and energy consumption.

The building design ensures minimal energy loss through its facade while allowing for natural light to stream through the space. A variety of additional sustainability measures include infrastructure for a possible solar roof to reduce energy cost and increase power reliability, a dedicated water treatment facility and a water recycling system.



# 5

## Design & Technology

Established building execution processes have been meticulously followed in order to design and build Kefita. The team includes Spanish Architects, German engineers and international consultants. Our local partner Bigar is a cornerstone in this international matrix working hand-in-hand with the international partners and ensuring that local protocol and processes, including independent third party reviews, are followed.

### Building Codes

In line with Rockstone's commitment to incorporating international standards in Kefita's development, 'best practice' was adopted in all aspects of building design, execution and delivery.

Whereas the Ethiopian building code forms the basis of the building's design, the Rockstone design team adopted specific and carefully chosen international building codes from both European, British and American design codes for specific elements, i.e. structure and seismic, fire protection as well as environmental.

### Structural Design

The structural design has been independently reviewed and approved by international engineering company Anguloraso. Review of critical design aspects, such as the building's structure, is in line with international best practice, ensuring high building quality standards, which will bolster rental business from international corporations and diplomatic missions who increasingly demand minimum building standards for their employees.



### Seismic Analysis

A site-specific, independent seismic analysis was conducted to obtain an assessment of the building under seismic loadings. The study systematically collates regional geological, seismological and tectonic settings. The results, which included data obtained from a separate geophysical investigation, informed the building design.

### Fire Protection

Kefita features a best-in-class fire protection system that was independently reviewed and approved by international engineering company Anguloraso. Every apartment is connected to a central fire fighting system; each apartment features a sprinkler system in selected rooms; flat slab construction improves fire insulation between floors; fire rated material and escape routes go well beyond local building requirements.



# 6

## Quality

### Entrance and Reception

Our architects and design team carefully considered the main functions of Kefita to come up with an exclusive residential apartment building concept.

Entry to Kefita is off Kenenisa Avenue with controlled access via the gatehouse. Cars approach the building down a tree-lined drive. A pedestrian entry provides a secondary access option for residents from the side street. There is a drop-off area outside the building from where residents and guests can enter through the ground floor lobby reception area. The reception is connected to the Kefita Floor by two dedicated elevators.

We expect many of our residents and guests to travel by car. Residents will park in their designated parking space while valet parking is available for guests. Convenient access is provided from each parking floor to all apartment floors, as well as the Kefita Floor, by two passenger elevators, plus a larger service elevator.

### Inner Courtyards

Two central cores running through the building from the Kefita Floor and open to the building roof provide a sense of space, air and light to all apartments. Some apartments are accessed by bridges crossing these spaces providing a spectacular journey for the residents.

### Ventilation

In addition to Kefita's focus on natural ventilation provided by the inner courtyards, kitchens and interior bathrooms will be equipped with mechanical ventilation.

### Water Supply

A proprietary water well will serve the building, complementing the municipal water supply. The well extends to 272 meters deep, accessing large, high-volume aquifers. Water will be filtered and stored in tanks in the basement of the building, providing continuous water supply to residents.

### Electrical Supply

Two backup generators will ensure uninterrupted power is supplied to the building at all times thus providing reliable elevators and technical installations.

### Storage

Plenty of storage is provided in each and every apartment. Additional basement storage is available on request.

### Guaranteed Completion and Quality

Rockstone focuses on high-quality execution and will therefore guarantee high-quality construction completion to the future owners of the Kefita building. Rockstone will leverage its international construction experience, and extensive exposure to construction standards and regulations, throughout the construction process. As a result, Rockstone will be able to offer best-in-class building guarantees to future owners. Examples include a defect report system to allow owners to efficiently report defects, if any, during an extended period of time after apartment handover. Rockstone foresees providing a confirmation of resource allocation by a recognised agent (i.e. auditor or bank) to buyers, which will guarantee that each instalment is allocated to the completion of the Kefita building.



# 7

## Building Management

Building management, maintenance and services will ensure Kefita runs smoothly and efficiently, providing a reliable living and working environment. Services include: technical maintenance, building management, facility management, ground maintenance, security and cleaning services and operation of the Kefita floor with its hotel-like amenities.

### Facilities management

A 24/7 in-house team will be working hard to ensure that all services required to keep Kefita running smoothly - technical and amenities - are operating efficiently.

### Security

Entry to Kefita is controlled by the gatehouse for both cars and pedestrians. The exit from the building is also controlled and 24/7 video surveillance will cover key zones.

### Waste Management

The ground floor of the building has an area designated for rubbish collection and recycling. This facility will be looked after by the management team. Three shoots within the building connect to a covered waste collection area.





# 8 Location

## The Heart of Africa

**Ethiopia sits at the heart of Africa. It is a land of unparalleled beauty and natural contrasts.**

With vast fertile lands supporting highly productive agriculture, beautiful dense forests and numerous powerful rivers, and the world's hottest settlement of Dallol, Ethiopia is a wonder of nature. It is also Africa's oldest independent country and indeed one of the oldest in the world. As a cradle of civilization it houses more than 80 different ethnicities that share a rich culture, steeped in history.

Ethiopia continues to change and we are proud to be sharing the experience with over 110 million people as Ethiopia emerges into a bright future.

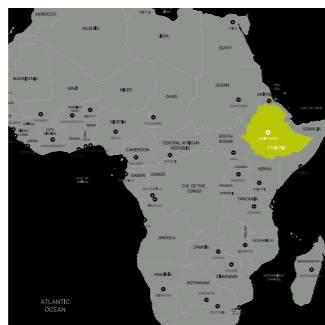
## Addis Abeba - City of Possibilities

**Since its establishment in the 19th century, Addis Abeba has always seemed like a magical portal, a gateway to another world.**

Addis Abeba is one of Africa's most important places to be. A fast-growing, sprawling city with a rich urban culture and melting pot bringing together international business, arts, and culture.

The city has been instrumental to Ethiopia's unprecedented growth and attracts local and foreign investors alike who are drawn by its potential and its business opportunities.

The city is often referred to as 'the political capital of Africa' due to its historical, diplomatic and political significance for the continent. Africa's fourth-largest city and its diplomatic capital, home to the African Union, 115 diplomatic missions and over 170 NGOs.



## Embassy Row

Our team looked far and wide across central Addis Abeba, and was delighted to choose Embassy Row, home to the British, Belgian, Russian and Kenyan embassies in the District of Signal. As one of the city's oldest neighbourhoods, Signal offers the convenience and safety of a mature residential environment in the heart of Addis Abeba. It is perfectly located in proximity to business districts, schools, amenities, and diplomatic missions.

The Kefita building stands secluded at over 30 meters from the main street, and is accessed along a tree-lined driveway. Kefita is an oasis within the hectic city surroundings.

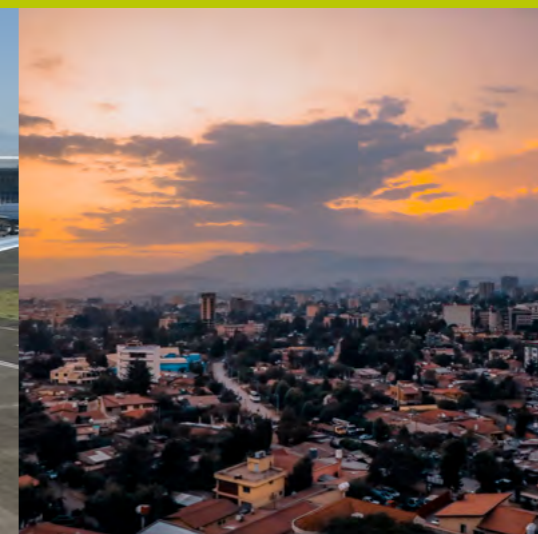


### PROXIMITY TO KEY CITY LOCATIONS

International Airport Bole	25
Hilton Hotel	15
Hyatt Regency	15
Saint Gebriel General Hospital	10
British, Belgium, Russia & Kenya Embassies	10
German, Italian & French Embassies	15

US Embassy & United Nations	20
Sandford International School (British) & German School	10
Greek School	20
French School	30
American School	45
Shoa Supermarket	10
Bambis supermarket	15

*Travel times by car in minutes*



# 9

## The Kefita Business Case

Despite Ethiopia's attractive macroeconomic drivers, and the dominance of Addis Abeba as the country's center, its real estate market remains underdeveloped. The majority of existing building supply is of lower-to-average quality.

100 BEAUTIFULLY-CRAFTED APARTMENTS  
OFF EMBASSY ROW IN SIGNAL, ADDIS  
ABEBA – DELIVERING THE SMARTER  
INVESTMENT OPPORTUNITY

Market research estimates that only about 6% of existing apartment stock can be considered comparable to decent international standards. Those apartments have mostly sold out; some are trading on the secondary market at significant premiums.

At the same time, housing demand for international-grade real estate materially exceeds available supply, and is expected to grow unabated. Demand is driven by both the local and diaspora communities and the underlying rental market to local and international tenants, many of whom increasingly demand minimum building quality standards.

The Kefita value proposition is centered around offering a best-in-class product in Addis Abeba, catering to the significant investment and rental demand. Kefita's building, design quality, and positioning is targeted to appeal to the international rental community. It will ensure long term appreciation of its property value and provide attractive rental yields to investors.

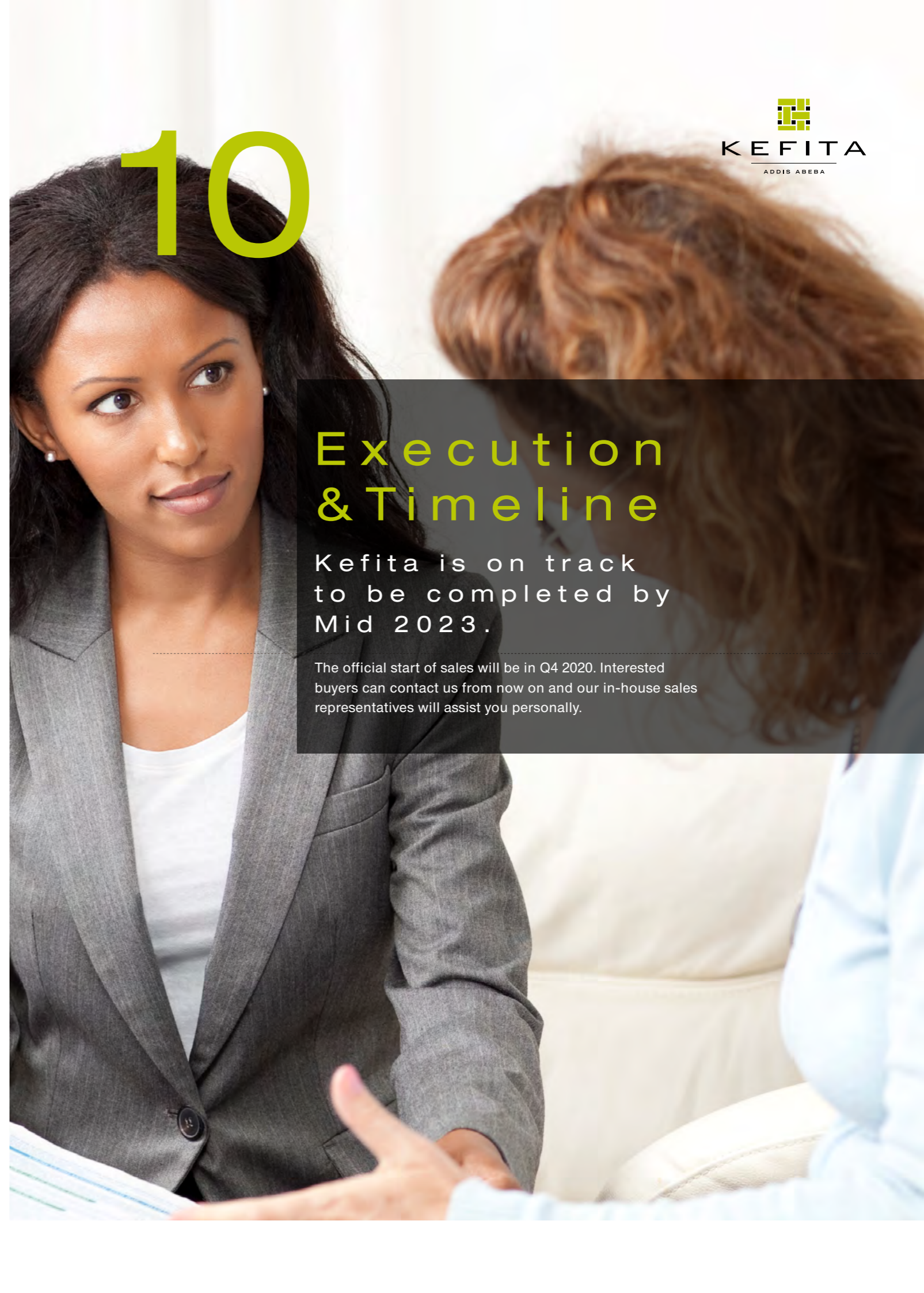
# 10



## Execution & Timeline

Kefita is on track to be completed by Mid 2023.

The official start of sales will be in Q4 2020. Interested buyers can contact us from now on and our in-house sales representatives will assist you personally.



# 11 Meet the team

Meet the International team bringing Kefita to life, at the very heart of Addis Abeba. Our value proposition is to provide a unique and authentic Ethiopian real estate product by combining best in class design and execution in parallel with building a strong local in-house team.

## Rockstone

ROCKSTONE is a German-based, full-service real estate developer and investment manager, with offices in Germany, Spain and Portugal as well as Ethiopia. It has carefully chosen Ethiopia as its first office in Africa, entering the market in 2018. Its focus is on high-end residential and commercial real estate projects, with a typical project size of \$25-75 million, in prime CBD or residential locations, providing professional services, modern designs and sustainable construction qualities. Currently developing projects worth \$500 million, Rockstone combines real estate know-how with its own principal capital and active real estate management.



## Bigar

BIGAR Builders and Developers was formed by four partners in 2012 in Addis Abeba, Ethiopia, with a cumulative experience of over 40 years practicing in the fields of architecture, engineering, urban design and project management. The team is dedicated to facilitating efficient design & implementation processes in the construction industry. High priority is given to teamwork, dialogue, debate and research aimed at transforming, and in some instances preserving, the built environment. Since inception BIGAR has been responsible for large scale developments in both private and public sectors, as well as for the diplomatic community in Ethiopia. BIGAR has designed, and managed projects ranging from \$5 to \$50 million. BIGAR is also keen on restoration projects and has overseen the restoration of several notable buildings in Addis Abeba and in other locations around the country.

## Cerberus

Cerberus Capital Management, LP. is a global leader in alternative investing with approximately \$42 billion in assets across complementary real estate, credit, and private equity platforms. Cerberus has invested approximately \$29 billion of equity in more than 575 transactions around the world, making it one of the world's largest global real estate investors. Cerberus Frontier (formerly SGI Frontier Capital) is Ethiopia's first private equity fund.



## Urko Sanchez Architects

Urko Sanchez Architects is an award-winning architectural firm renowned for excellence in design and selected among the best practices in Africa. Based in Kenya and Spain, the firm has undertaken projects throughout East Africa, Europe and the Middle East. The team at Urko Sanchez Architects is flexible, multicultural and boasts stellar local and international track records. Principal Urko Sanchez uses his broad experience to craft an innovative and versatile architectural outlook for every unique development. Projects range in size, complexity and function. In all cases, however, the focus is on the client and the context, with a tailor-crafted approach to each unique project.



A DEVELOPMENT BY



**ROCKSTONE Ethiopia Real Estate PLC**  
**Mike Leyland St, NB Business Complex,**  
**7th floor Suite 703B**  
**Addis Abeba, Ethiopia**

**Sales phone: +251 116 663699**  
**+251 944 775592**

**Email: sales@kefita.com**

**KEFITA.COM**

## Disclaimer

- 1) The features, plans, design and specifications described above are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion.
- 2) All images are a combination of photography and artist renderings. The artist representations and interior decorations, finishes, appliances and furnishings are provided for illustrative purposes only.
- 3) Drawings not to scale. All materials, dimensions and drawings are approximate. Information is subject to change.
- 4) The furniture, fixtures and fittings including lighting, shown in the drawings are for illustrative purposes only and are not provided or included in the price.
- 5) The developer reserves the right to modify and revise the design due to licensing authorities, law and technical requirements.
- 6) All dates and representations are subject to change.
- 7) This document is not a legally binding offer to sell or lease and does not constitute a unit reservation / sale agreement, nor is it an offer or obligation to enter any agreements. It is intended purely to provide approximate details of the property intended to be purchased.