

REALITY REAL ESTATE

REALITY PLAZA

(Commercial and office park)

**Price list
Nehassie 18/2013**

FLOOR	SERVICE	ROOMS	NET AREA	TTL NET AREA	COMMON AREA	GROSS AREA	PRICE PER SQM (USD)	TOTAL PRICE USD
GROUND FLOOR	BANK	SHOP	80.19	80.19	36.0855	116.2755	5450	633,701.48
	SHOP 1	SHOP	17.46	17.46	7.857	25.317	6350	160,762.95
	SHOP 2	SHOP	16.55	16.55	7.4475	23.9975	5750	137,985.63
	SHOP 3	SHOP	16.12	16.12	7.254	23.374	5750	134,400.50
	SHOP 4	SHOP	54.9	54.9	24.705	79.605	4900	390,064.50
	SHOP 5	SHOP	55.59	55.59	25.0155	80.6055	4900	394,966.95
	SHOP 6	SHOP	55.58	55.58	25.011	80.591	4900	394,895.90
	SHOP 7	SHOP	59.86	59.86	26.937	86.797	4900	425,305.30
	SHOP 8	SHOP	19.29	19.29	8.6805	27.9705	6350	177,612.68
	CAFÉ	CAFÉ	101.63	101.63	45.7335	147.3635	5450	803,131.08
	LOBBY SHOP-G1A	SHOP	5.1625	20.65	9.2925	7.485625	3000	22,456.88
		SHOP	5.1625			7.485625	3000	22,456.88
		SHOP	5.1625			7.485625	3000	22,456.88
		SHOP	5.1625			7.485625	3000	22,456.88
	LOBBY SHOP-G2B	SHOP	4.47	26.82	12.069	6.4815	3000	19,444.50
		SHOP	4.47			6.4815	3000	19,444.50
		SHOP	4.47			6.4815	3000	19,444.50
SHOP		4.47	6.4815			3000	19,444.50	
SHOP		4.47	6.4815			3000	19,444.50	
SHOP		4.47	6.4815			3000	19,444.50	
RENTABLE		524.64						
COMMON		330.09						
TOTAL		854.7						

FLOOR	SERVICE	ROOMS	NET AREA	NET AREA	COMMON AREA	GROSS AREA	PRICE PER SQM (USD)	TOTAL PRICE USD
FIRST FLOOR	SHOP 101	SHOP	25.14	25.14	11.313	36.453	4650	169,506.45
	SHOP 102	SHOP	24.43	24.43	10.9935	35.4235	4200	148,778.70
	SHOP 103	SHOP	28.72	28.72	12.924	41.644	4200	174,904.80
	SHOP 104	SHOP	30.03	30.03	13.5135	43.5435	4200	182,882.70
	SHOP 105	SHOP	36.46	36.46	16.407	52.867	3800	200,894.60
	SHOP 106	SHOP	35.57	35.57	16.0065	51.5765	3800	195,990.70
	SHOP 107	SHOP	28.48	28.48	12.816	41.296	3800	156,924.80
	SHOP 108	SHOP	28.48	28.48	12.816	41.296	3800	156,924.80
	SHOP 109	SHOP	33.98	33.98	15.291	49.271	3800	187,229.80
	SHOP 110	SHOP	31.21	31.21	14.0445	45.2545	4200	190,068.90
	SHOP 111	SHOP	28.72	28.72	12.924	41.644	4200	174,904.80
	SHOP 112	SHOP	24.43	24.43	10.9935	35.4235	4200	148,778.70
	SHOP 113	SHOP	25.44	25.44	11.448	36.888	4650	171,529.20
LOBBY SHOP 1A		SHOP	24.18	12.09	5.4405	17.5305	2400	42,073.20
		SHOP		12.09	5.4405	17.5305	2400	42,073.20
RENTABLE		405.27						
COMMON		262.24						
TOTAL		667.51						

FLOOR	SERVICE	ROOMS	NET AREA	NET AREA	COMMON AREA	GROSS AREA	PRICE PER SQM (USD)	TOTAL PRICE USD
SECOND FLOOR	SHOP 201	SHOP	31.67	31.67	11.0845	42.7545	3500	149,640.75
	SHOP 202	SHOP	30.62	30.62	10.717	41.337	3000	124,011.00
	SHOP 203	SHOP	29.38	29.38	10.283	39.663	3000	118,989.00
	SHOP 204	SHOP	34.12	34.12	11.942	46.062	3000	138,186.00
	SHOP 205	SHOP	26.51	26.51	9.2785	35.7885	3000	107,365.50
	SHOP 206	SHOP	26.34	26.34	9.219	35.559	3000	106,677.00
	SHOP 207	SHOP	30.98	30.98	10.843	41.823	3000	125,469.00
	SHOP 208	SHOP	23.4	23.4	8.19	31.59	3000	94,770.00
	SHOP 209	SHOP	23.4	23.4	8.19	31.59	3000	94,770.00
	SHOP 210	SHOP	34.56	34.56	12.096	46.656	3000	139,968.00
	SHOP 211	SHOP	31.34	31.34	10.969	42.309	3000	126,927.00
	SHOP 212	SHOP	36.84	36.84	12.894	49.734	3000	149,202.00
	SHOP 213	SHOP	34.14	34.14	11.949	46.089	3000	138,267.00
	SHOP 214	SHOP	29.37	29.37	10.2795	39.6495	3000	118,948.50
	SHOP 215	SHOP	30.63	30.63	10.7205	41.3505	3000	124,051.50
	SHOP 216	SHOP	31.7	31.7	11.095	42.795	3500	149,782.50
	SHOP 217	SHOP	14.72	14.72	5.152	19.872	3500	69,552.00
	SHOP 218	SHOP	14.33	14.33	5.0155	19.3455	3200	61,905.60
	SHOP 219	SHOP	14.33	14.33	5.0155	19.3455	3200	61,905.60
	SHOP 220	SHOP	14.72	14.72	5.152	19.872	3500	69,552.00
	LOBBY SHOP 2A	SHOP	24.18	12.09	4.2315	16.3215	2000	32,643.00
SHOP		12.09		4.2315	16.3215	2000	32,643.00	
RENTABLE		567.28						
COMMON		296.1						
TOTAL		863.38						

FLOOR	SERVICE	ROOMS	NET AREA	NET AREA	COMMON AREA	GROSS AREA	PRICE PER SQM (USD)	TOTAL PRICE USD
THIRD FLOOR	SHOP 301	SHOP	31.67	31.67	11.0845	42.7545	2800	119,712.60
	SHOP 302	SHOP	30.62	30.62	10.717	41.337	2500	103,342.50
	SHOP 303	SHOP	29.38	29.38	10.283	39.663	2500	99,157.50
	SHOP 304	SHOP	34.12	34.12	11.942	46.062	2500	115,155.00
	SHOP 305	SHOP	26.51	26.51	9.2785	35.7885	2500	89,471.25
	SHOP 306	SHOP	26.34	26.34	9.219	35.559	2500	88,897.50
	SHOP 307	SHOP	30.98	30.98	10.843	41.823	2500	104,557.50
	SHOP 308	SHOP	23.4	23.4	8.19	31.59	2500	78,975.00
	SHOP 309	SHOP	23.4	23.4	8.19	31.59	2500	78,975.00
	SHOP 310	SHOP	34.56	34.56	12.096	46.656	2500	116,640.00
	SHOP 311	SHOP	31.34	31.34	10.969	42.309	2500	105,772.50
	SHOP 312	SHOP	36.84	36.84	12.894	49.734	2500	124,335.00
	SHOP 313	SHOP	34.14	34.14	11.949	46.089	2500	115,222.50
	SHOP 314	SHOP	29.37	29.37	10.2795	39.6495	2500	99,123.75
	SHOP 315	SHOP	30.63	30.63	10.7205	41.3505	2500	103,376.25
	SHOP 316	SHOP	31.7	31.7	11.095	42.795	2800	119,826.00
	SHOP 317	SHOP	14.72	14.72	5.152	19.872	2800	55,641.60
	SHOP 318	SHOP	14.33	14.33	5.0155	19.3455	2800	54,167.40
	SHOP 319	SHOP	14.33	14.33	5.0155	19.3455	2800	54,167.40
	SHOP 320	SHOP	14.72	14.72	5.152	19.872	2800	55,641.60
LOBBY SHOP 3A	SHOP	24.18	12.09	4.2315	16.3215	1800	29,378.70	
	SHOP		12.09	4.2315	16.3215	1800	29,378.70	
RENTABLE		567.28						
COMMON		296.1						
TOTAL		863.38						

FLOOR	SERVICE	ROOMS	NET AREA	NET AREA	COMMON AREA	GROSS AREA	PRICE PER SQM (USD)	TOTAL PRICE USD
FOURTH FLOOR	SHOP 401	SHOP	31.67	31.67	11.0845	42.7545	2500	106,886.25
	SHOP 402	SHOP	30.62	30.62	10.717	41.337	2000	82,674.00
	SHOP 403	SHOP	29.38	29.38	10.283	39.663	2000	79,326.00
	SHOP 404	SHOP	34.12	34.12	11.942	46.062	2000	92,124.00
	SHOP 405	SHOP	26.51	26.51	9.2785	35.7885	2000	71,577.00
	SHOP 406	SHOP	26.34	26.34	9.219	35.559	2000	71,118.00
	SHOP 407	SHOP	30.98	30.98	10.843	41.823	2000	83,646.00
	SHOP 408	SHOP	23.4	23.4	8.19	31.59	2000	63,180.00
	SHOP 409	SHOP	23.4	23.4	8.19	31.59	2000	63,180.00
	SHOP 410	SHOP	34.56	34.56	12.096	46.656	2000	93,312.00
	SHOP 411	SHOP	31.34	31.34	10.969	42.309	2000	84,618.00
	SHOP 412	SHOP	36.84	36.84	12.894	49.734	2000	99,468.00
	SHOP 413	SHOP	34.14	34.14	11.949	46.089	2000	92,178.00
	SHOP 414	SHOP	29.37	29.37	10.2795	39.6495	2000	79,299.00
	SHOP 415	SHOP	30.63	30.63	10.7205	41.3505	2000	82,701.00
	SHOP 416	SHOP	31.7	31.7	11.095	42.795	2500	106,987.50
	SHOP 417	SHOP	14.72	14.72	5.152	19.872	2500	49,680.00
	SHOP 418	SHOP	14.33	14.33	5.0155	19.3455	2500	48,363.75
	SHOP 419	SHOP	14.33	14.33	5.0155	19.3455	2500	48,363.75
	SHOP 420	SHOP	14.72	14.72	5.152	19.872	2500	49,680.00
	LOBBY SHOP 4A	SHOP	24.18	12.09	4.2315	16.3215	1600	26,114.40
SHOP		12.09		4.2315	16.3215	1600	26,114.40	
RENTABLE		567.28						
COMMON		296.1						
TOTAL		863.38						

FLOOR	SERVICE	ROOMS	NET AREA	NET AREA	COMMON AREA	GROSS AREA	PRICE PER SQM (USD)	TOTAL PRICE USD
FIFTH TO 8TH FLOOR	OFFICE 1	OFFICE	104.78	104.78	28.508727	133.2887	2100	279,906.33
	OFFICE 2	OFFICE	110.02	110.02	29.934435	139.9544	2100	293,904.31
	OFFICE 3	OFFICE	126.54	126.54	34.429226	160.9692	2100	338,035.37
	OFFICE 4	OFFICE	155.07	155.07	42.191718	197.2617	2300	453,701.95
	OFFICE 5	OFFICE	103.36	103.36	28.12237	131.4824	2300	302,409.45
	OFFICE 6	OFFICE	153.68	153.68	41.813524	195.4935	2300	449,635.11
RENTABLE		753.45						
COMMON		205						
TOTAL		958.45						

- ALL PRICES ARE VAT INCLUSIVE
- ALL PRICES ARE INCLUSIVE OF FINISHING
- BIRR PRICES ARE BASED ON DAILY EXCHANGE RATE
- FOR UPDATED BIRR PRICE PLEASE CHECK

www.nbe.gov.et/market/bankexchange.html

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1	ዉል ሲፈራረሙ	25%
2	ስኬለተን ሲጠናቀቅ	25%
3	የገዙት ክፍል የብሎኬት ፓርቲሽን ሲጠናቀቅ	20%
4	የገዙት ክፍል የዉስጥ ልስን	15%
5	የገዙት ሴራሚክ ስራዎች ሲጠናቀቁ	15%
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Payment schedule

No	PAYMENT STAGES	PAYMENT PERCENTAGE
1	Signing agreement	25%
2	Completion of skeleton	25%
3	Completion of brick partition for the unit bought	20%
4	Completion of internal plastering for the unit bought	15%
5	Completion of ceramic flooring for the unit bought	15%
Total		100%

DISCOUNTS

No	DIPOSIT	PAYMENT PERCENTAGE
1	40% signing agreement	3%
2	55% signing agreement	5%
3	80% signing agreement	8%
4	100% signing agreement	10%

FOREIGN CURRENCY DISCOUNT 14%

BOOKING

100,000.00 ETB for 15days, which is non-refundable