

GERMAN
MALL RESIDENCE



Emperor
Tewodros II Square

LIVE WHERE THE CITY BEGINS

PIAZZA

PROPERTY BROCHURE

www.germanmallresidence.com



German Mall Residence

GERMAN MALL RESIDENCE

Mr. Jerman Amente is a visionary entrepreneur with more than 25 years of experience. He began his journey in Adama with a grain trading company and later expanded into hospitality through the establishment of the Adama German Hotel. Building on this success, he went on to establish German Seed Cleaning, German City Mall in Adama, and the German School of Excellence, underscoring his commitment to innovation and community development.

Today, through the German Industrial Complex, he is spearheading the launch of five different factories, including Ethiopia's largest cable and fiber optics factory.

His latest venture, German Mall Residence, is set to become a landmark development in Piazza, Addis Ababa—redefining luxury living in Ethiopia.

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Welcome to German Mall Residence

A Visionary Lifestyle by Jerman Amente

Nestled within the heart of PIAZZA's new urban skyline, German Mall Residence is more than just a place to live — it's a bold expression of vision, quality, and future-forward design. Brought to life by entrepreneur and trailblazer Mr. Jerman Amente, this residential masterpiece is the latest chapter in a legacy defined by innovation, integrity, and impact.



Not for Everyone
Just for You





About the Visionary

Mr. Jerman Amente is a pioneering force with over 25 years of entrepreneurial excellence. His journey began in grain trading in Adama, and his ventures have since expanded to shape entire industries:

German Grain Trade -

Sourcing and distributing high-quality grains.

Adama German Hotel –

A landmark in hospitality and service.

German Seed Cleaning –

Advancing Ethiopia's agricultural productivity.

German City Mall (Adama)

Redefining commercial infrastructure.

German School of Excellence –

Empowering future generations through world-class education.

German Industrial Complex –

Set to become Ethiopia's largest and most advanced cable and fiber optic production plant.



Where Vision Meets Home

Built on the foundation of purpose-driven architecture, German Mall Residence blends modern and classic aesthetics, premium finishes, and lifestyle-driven layouts. Every square meter is designed with intention — from dual kitchens and private balconies to smart service quarters and spacious master suites.

A modern high-rise building with a dark facade and numerous balconies. The balconies are adorned with lush green plants, creating a vertical garden effect. The building is illuminated from within, showing warm interior lights. In the foreground, there are more green plants and a street lamp.

Whether you're a
growing family or a
professional seeking
comfort with elegance,
these residences offer:

Timeless design inspired by modern trends
Smart, flexible spaces that work for your lifestyle
A community rooted in innovation, culture, and care

TOWER 1 UNITS



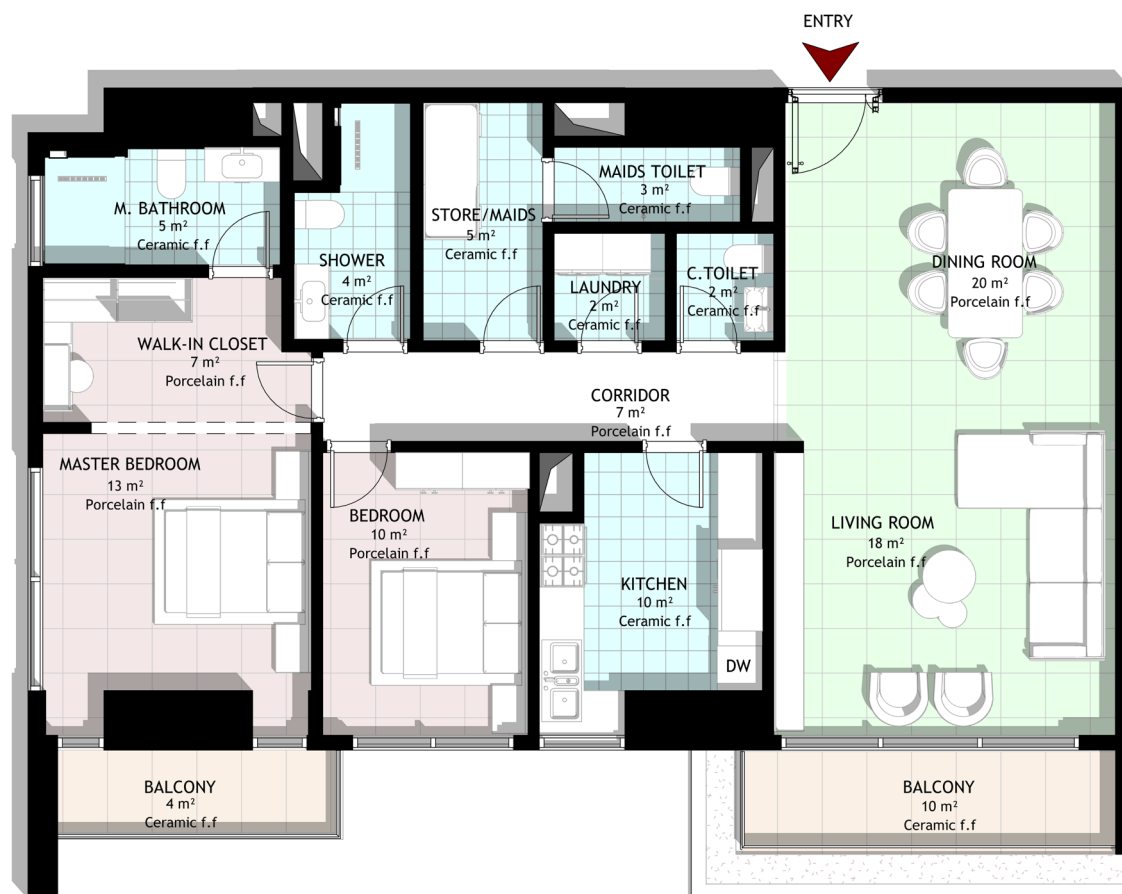
LIVE WHERE
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PIAZZA

GERMAN MALL RESIDENCE



T1 601

Net Area = 138 m²
Common Area = 25.36 m²
Parking Area = 27 m²
Gross Area = 190.36 m²



Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven with direct ventilation and natural light.

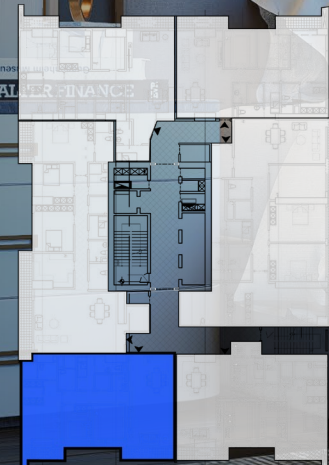
Dedicated Service Quarter

A discreet, self-contained utility zone featuring:
Maid's / Storage Room
Maid's Bathroom
Laundry Area

Private Bedroom Wing

One Bedroom with shared full bathroom
Master Suite with walk-in wardrobe, balcony, and en-suite bathroom

T1 601
Gross Area
190.36 M²



Sophisticated comfort for
family living





Compact luxury meets
serene elegance

Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen with Balcony: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

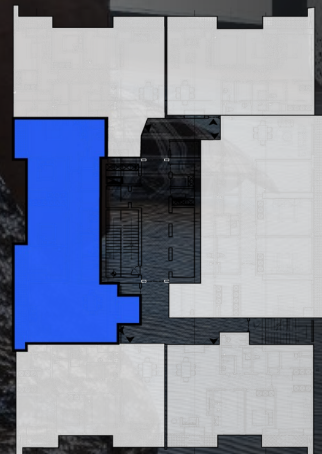
A discreet, self-contained utility zone featuring:

- Maid's Room
- Maid's Bathroom
- Laundry Area
- Storage Room

Private Bedroom Wing

Two Bedrooms with shared full bathroom
Master Suite with wardrobe, balcony, and en-suite bathroom

T1 602
Gross Area
263.76 M²



T1 602

Net Area = 200 m²

Common Area = 36.76 m²

Parking Area = 27 m²

Gross Area = 263.76 m²



T1 603

Net Area = 153.7 m²
Common Area = 28.24 m²
Parking Area = 27 m²
Gross Area = 208.94 m²



Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

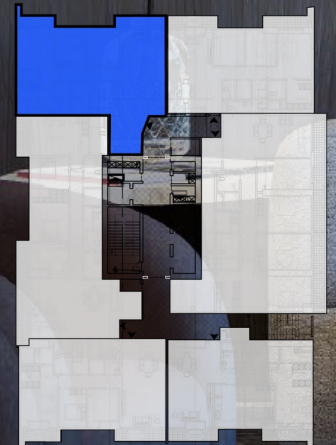
A discreet, self-contained utility zone featuring:

- Maid's Room
- Maid's Bathroom
- Laundry Area
- Storage Room

Private Bedroom Wing

One Bedroom with shared full bathroom
Master Suite with walk-in wardrobe, balcony, and en-suite bathroom

T1 603
Gross Area
208.94 M²



Sophisticated comfort for
family living





Compact luxury meets
serene elegance

Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:

Maid's / Storage Room

Maid's Bathroom

Laundry Area

Private Bedroom Wing

One Bedroom with shared full bathroom

Master Suite with walk-in wardrobe, balcony, and en-suite bathroom

T1 604
Gross Area
174.47 M²



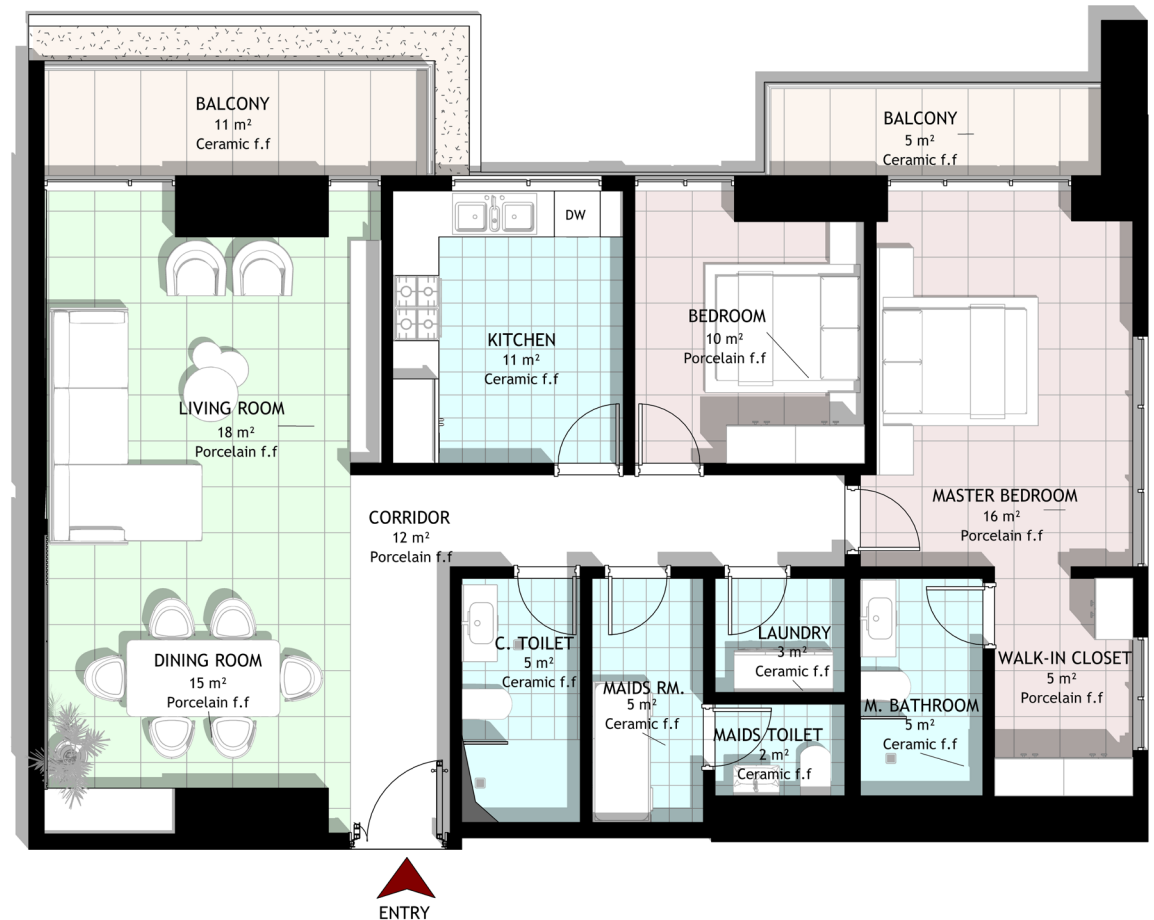
T1 604

Net Area = 123.8 m²

Common Area = 23.67 m²

Parking Area = 27 m²

Gross Area = 174.47 m²





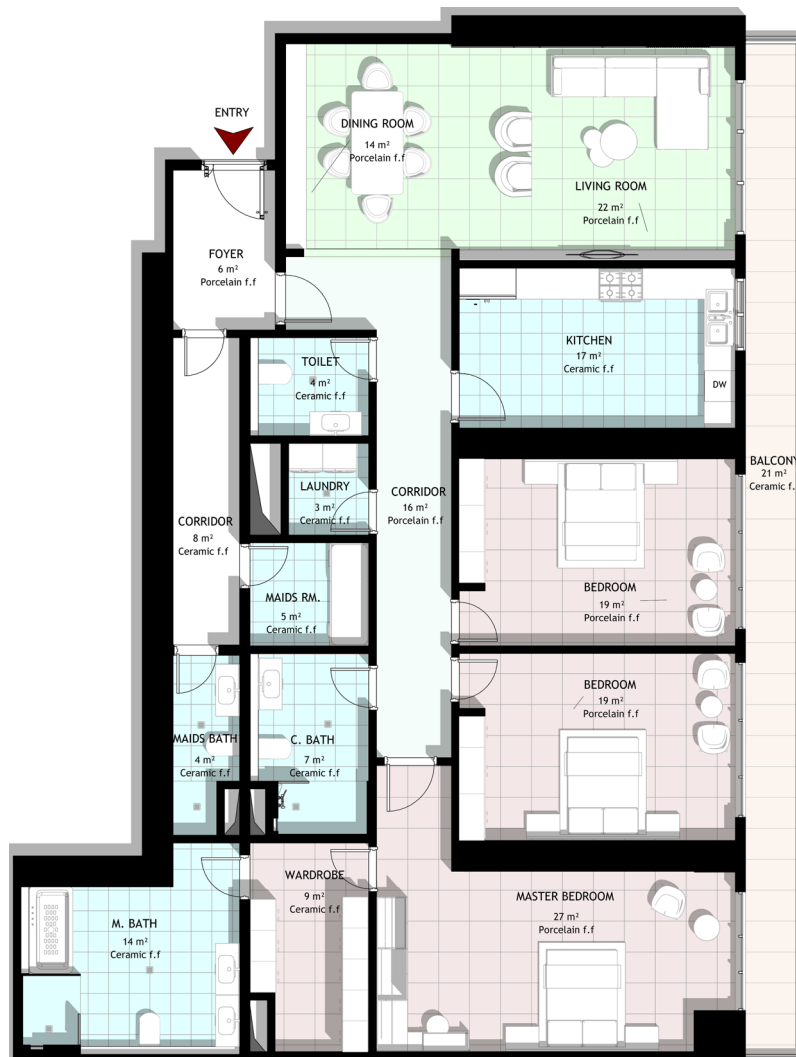
T1 605

Net Area = 248.5 m²

Common Area = 45.64 m²

Parking Area = 27 m²

Gross Area = 321.14 m²



Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen with Balcony: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:

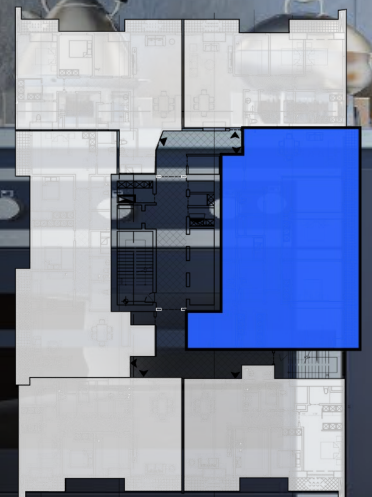
- Maid's Room
- Maid's Bathroom
- Laundry Area
- Storage Room

Private Bedroom Wing

Two Bedrooms with shared full bathroom and access to a sunlit balcony

Master Suite with walk-in wardrobe, balcony, and en-suite bathroom

T1 605
Gross Area
321.14 M²



Sophisticated comfort for
family living





Compact luxury meets
serene elegance

Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:

Maid's / Storage Room

Maid's Bathroom

Laundry Area

Private Bedroom Wing

One Bedroom with shared full bathroom

Master Suite with walk-in wardrobe, balcony, and en-suite bathroom

T1 606
Gross Area
192.32 M²



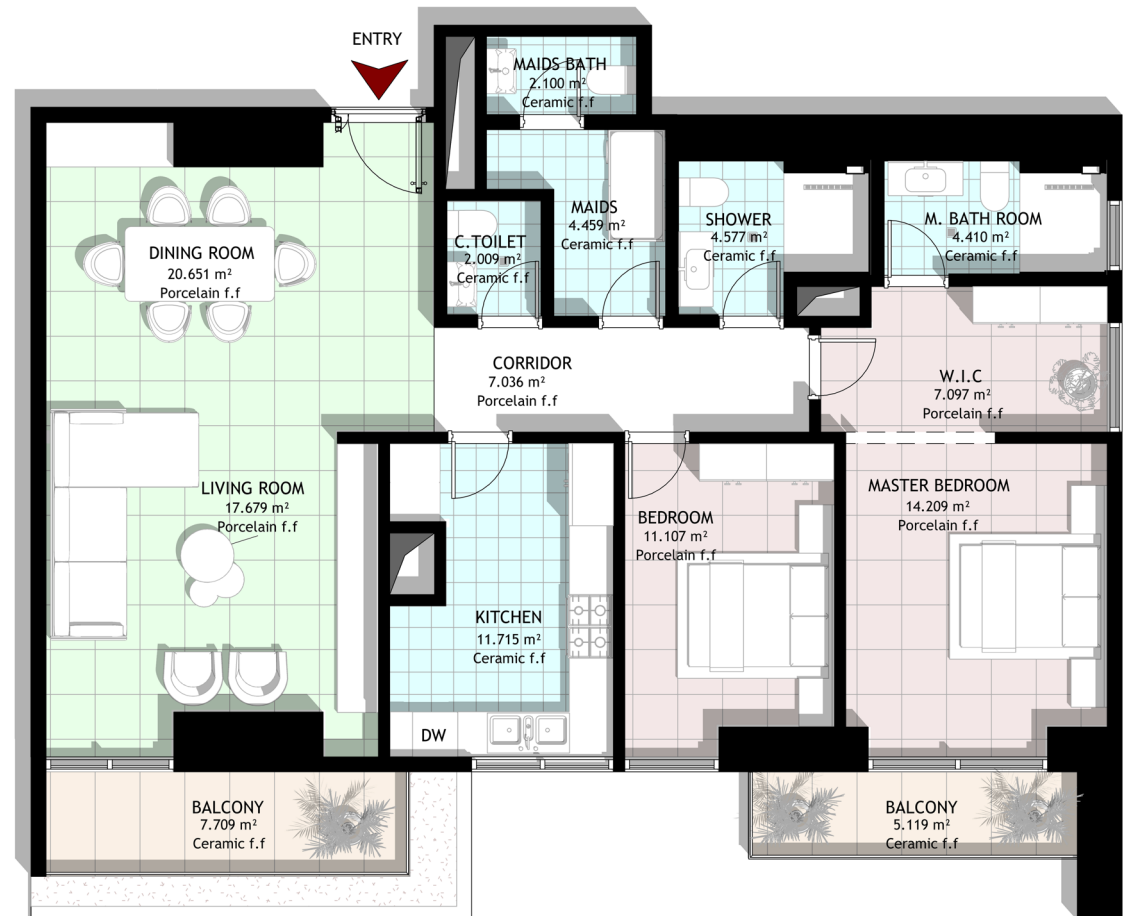
T1 606

Net Area = 139.7 m²

Common Area = 25.62 m²

Parking Area = 27 m²

Gross Area = 192.32 m²





Whether you're a
growing family or a
professional seeking
comfort with elegance,
these residences offer:

Timeless design inspired by modern trends
Smart, flexible spaces that work for your lifestyle
A community rooted in innovation, culture, and care

TOWER 2 UNITS

An aerial perspective of a modern urban development. On the left, a tall, grey apartment building with numerous balconies, many of which are planted with greenery, rises vertically. To its right is a lush green park area with several trees and a winding path. In the foreground, a dark asphalt road curves around a circular green space. This green space is divided into four quadrants by a white cross-shaped path, with small figures of people standing at the intersections. A red-paved path or track follows the curve of the road. Several small white cars are visible on the road. The overall scene is bright and clear, suggesting a sunny day.

**LIVE WHERE
THE CITY
BEGINS
PIAZZA**



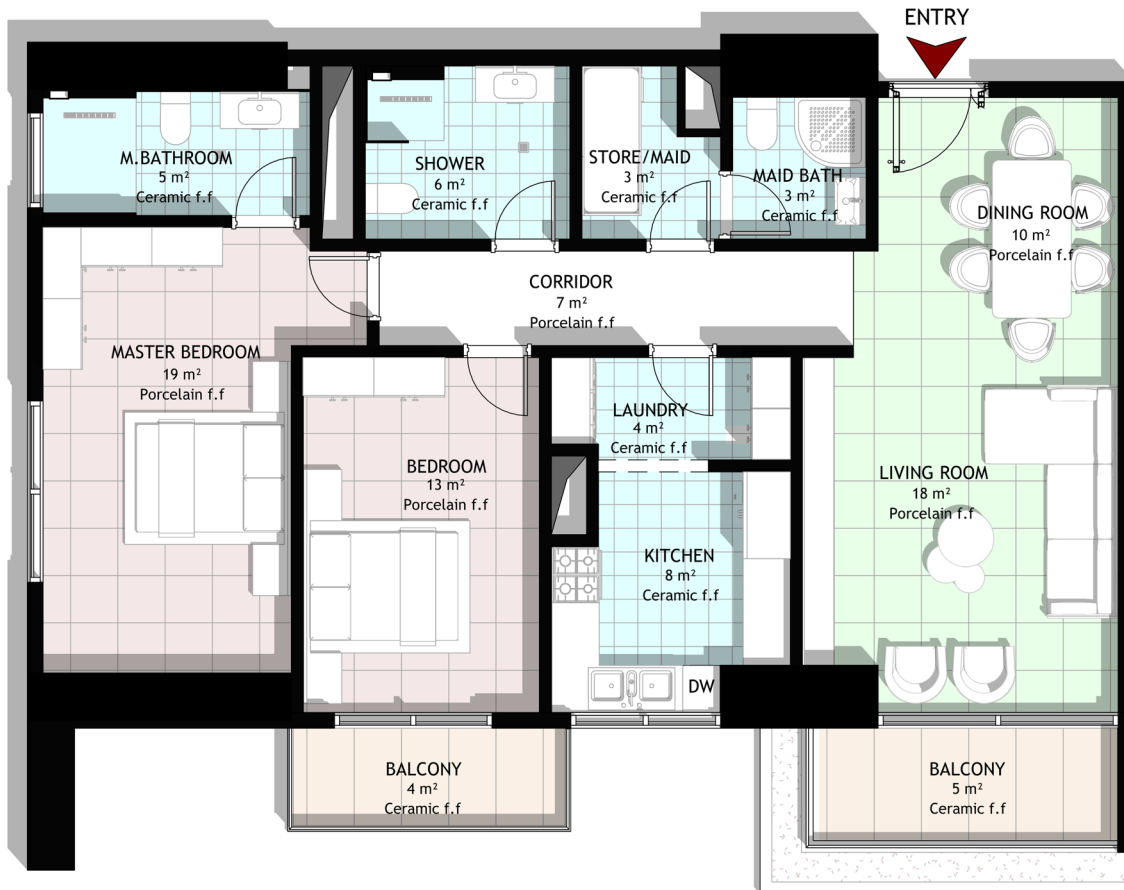
T2 601

Net Area = 124.3 m²

Common Area = 21.94 m²

Parking Area = 27 m²

Gross Area = 173.24 m²



Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:

Maid's / Storage Room

Maid's Bathroom

Laundry Area

Private Bedroom Wing

One Bedroom with shared full bathroom and access to a sunlit balcony

Master Suite with master bathroom

T2 601
Gross Area
173.24 M²



Sophisticated comfort for
family living





Compact luxury meets
serene elegance

Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:

Maid's / Storage Room

Maid's Bathroom

Laundry Area

Private Bedroom Wing

One Bedroom with shared full bathroom and access to a sunlit balcony

Master Suite with walk-in wardrobe, balcony, and en-suite bathroom.

T2 602
Gross Area
174.44 M²



Two Bedroom

T2 602

Net Area = 125.5 m²

Common Area = 21.94 m²

Parking Area = 27 m²

Gross Area = 174.44 m²



Three Bedroom

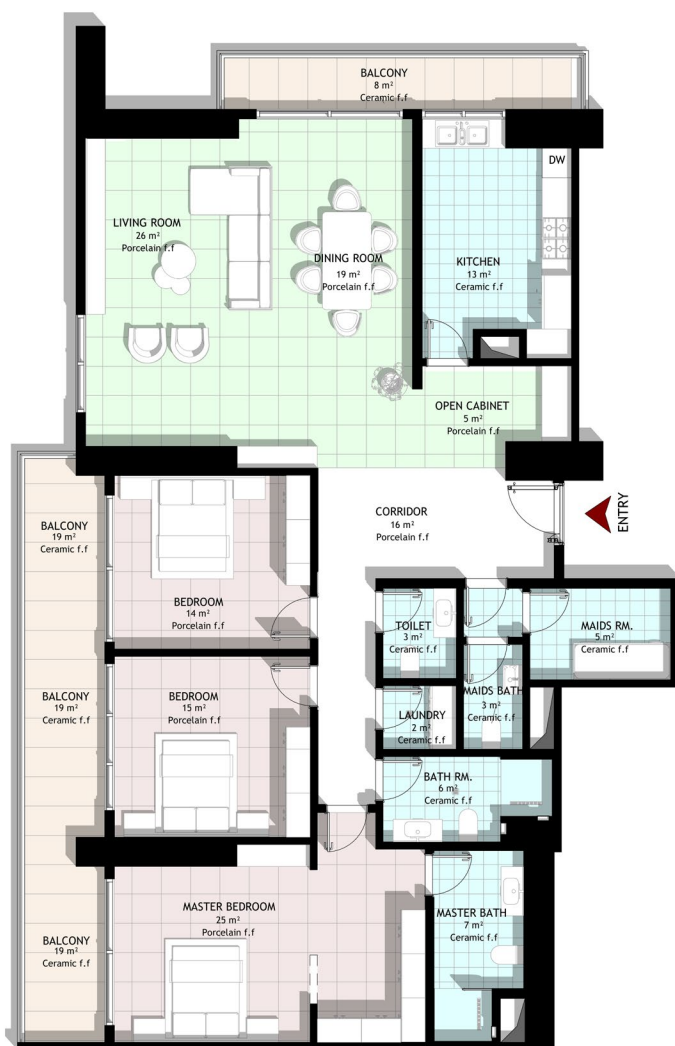
T2 603

Net Area = 211 m²

Common Area = 37.13 m²

Parking Area = 27 m²

Gross Area = 275.13 m²



Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen with Balcony: A fully equipped, private chef's haven with direct ventilation and natural light and additional open cabinet.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:

Maid's / Storage Room

Maid's Bathroom

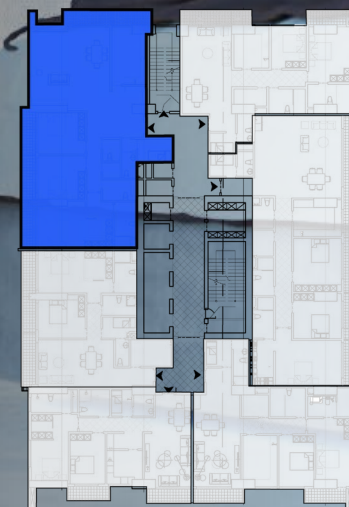
Laundry Area

Private Bedroom Wing

Two Bedrooms with shared full bathroom and access to a sunlit balcony

Master Suite with walk-in wardrobe, balcony, and en-suite bathroom

T2 603
Gross Area
275.13 M²



Sophisticated comfort for
family living





Compact luxury meets
serene elegance

Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:
Maid's / Storage Room
Maid's Bathroom
Laundry Area

Private Bedroom Wing

One Bedroom with shared full bathroom
Master Suite with wardrobe, balcony, and en-suite bathroom

T2 604
Gross Area
186.73 M²



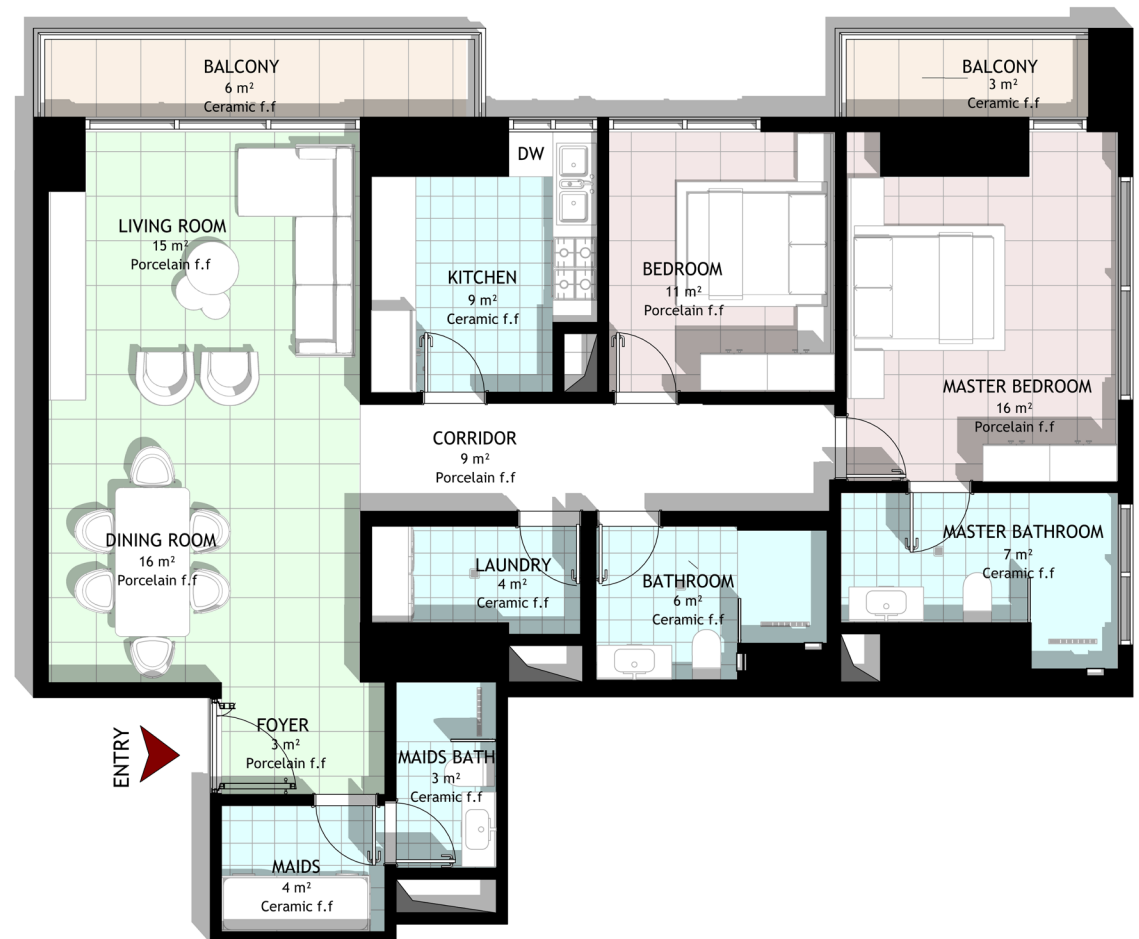
T2 604

Net Area = 136 m²

Common Area = 23.73 m²

Parking Area = 27 m²

Gross Area = 186.73 m²



Three Bedroom

T2 605

Net Area = 222.58 m²

Common Area = 38.82 m²

Parking Area = 27 m²

Gross Area = 288.4 m²



Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Guest Powder Room

Tastefully designed with premium fittings for effortless hosting.

Dual Kitchen Options

Open Kitchen | Closed Kitchen with Balcony: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:
Maid's / Storage Room
Maid's Bathroom
Laundry Area

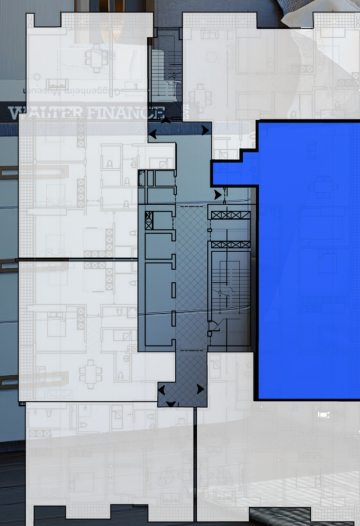
Private Bedroom Wing

Two Bedrooms with shared full bathroom and access to a sunlit balcony
Master Suite with walk-in wardrobe, balcony, and en-suite bathroom

T2 605

Gross Area

288.4 M²



Sophisticated comfort for
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Compact luxury meets
serene elegance

Key Features:

Spacious Living & Dining Area

Opens to a private balcony for alfresco lounging or quiet sunset moments.

Kitchen Options

Closed Kitchen: A fully equipped, private chef's haven with direct ventilation and natural light.

Dedicated Service Quarter

A discreet, self-contained utility zone featuring:

Maid's / Storage Room

Maid's Bathroom

Laundry Area

Private Bedroom Wing

One Bedroom with shared full bathroom

Master Suite with wardrobe, balcony, and en-suite bathroom

T2 606
Gross Area
200 M²



T2 606

Net Area = 147.7 m²

Common Area = 25.3 m²

Parking Area = 27 m²

Gross Area = 200 m²

