



DJIBOUTIANA

Parcelles à Vivre





DISTANCE FROM THE CITY

4
Minutes — DJIBOUTI PALACE KEMPINSKI

10
Minutes — DJIBOUTI BAWADI MALL

17
Minutes — DJIBOUTI INTERNATIONAL AIRPORT

20
Minutes — MASKALI ISLAND

20
Minutes — MOUCHA ISLAND

21
Minutes — DORALEH CONTAINER TERMINAL



**Djiboutiana is much more than just a real estate project,
it is a comprehensive and integrated urban development vision
designed to support the city's growth and meet the needs
of the Djiboutian population.**

**The name Djiboutiana was chosen to reinforce Djiboutian identity
while projecting an image of modernity and harmony.**



A SOLUTION FOR A STRATEGIC DISTRICT

The Djiboutiana project aims to address urbanization challenges in the Heron district, set to become one of Djibouti's most iconic community.

Innovative and streamlined solutions are being implemented to coordinate land reclamation, road infrastructure, and utility networks.





AN INTEGRATED & MODERN URBANISM

With a clear and comprehensive vision, Djiboutiana offers a phased design and planning approach, including land reclamation with roads, sidewalks, stormwater drainage, public utilities, and green spaces.

Each plot is delivered ready for the construction phase to begin.



Each plot will be delivered reclaimed, with boundary walls and landscaped sidewalks.

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SUSTAINABLE & HARMONIOUS MANAGEMENT

The coordinated design of infrastructure enables better management of maintenance and operational costs.

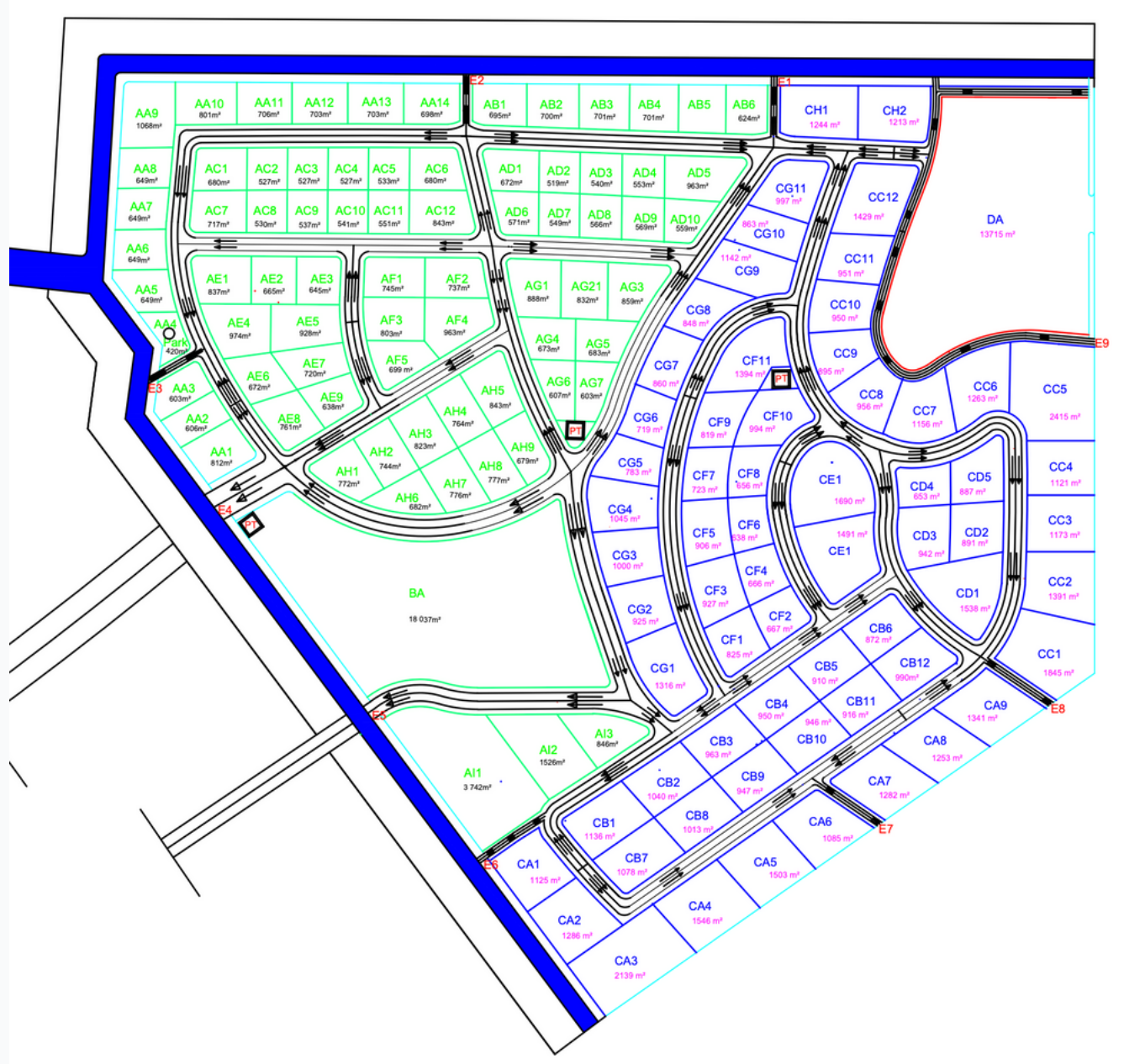
The district will be more functional, safer, and a more enjoyable place to live for its residents.



A UNIQUE DESIGN

Djiboutiana is part of a logic of renewal and modernity, both in its services and its design.

The desire to stand out is strong and is reflected in the curves of the lines, inviting friendliness and conviviality.





A SHOPPING GALLERY

The project is not limited to selling plots: it creates a true living area with spaces for socializing, shops, offices, restaurants...



UNE MARINA

Anchor your dreams!

Lovers of the sea, our marina is the perfect place to welcome your boat and enjoy an exceptional setting, all just 20 minutes from the paradise islands of Moucha and Maskali.





A COMPOUND

A secure, modern, and peaceful environment awaits you.

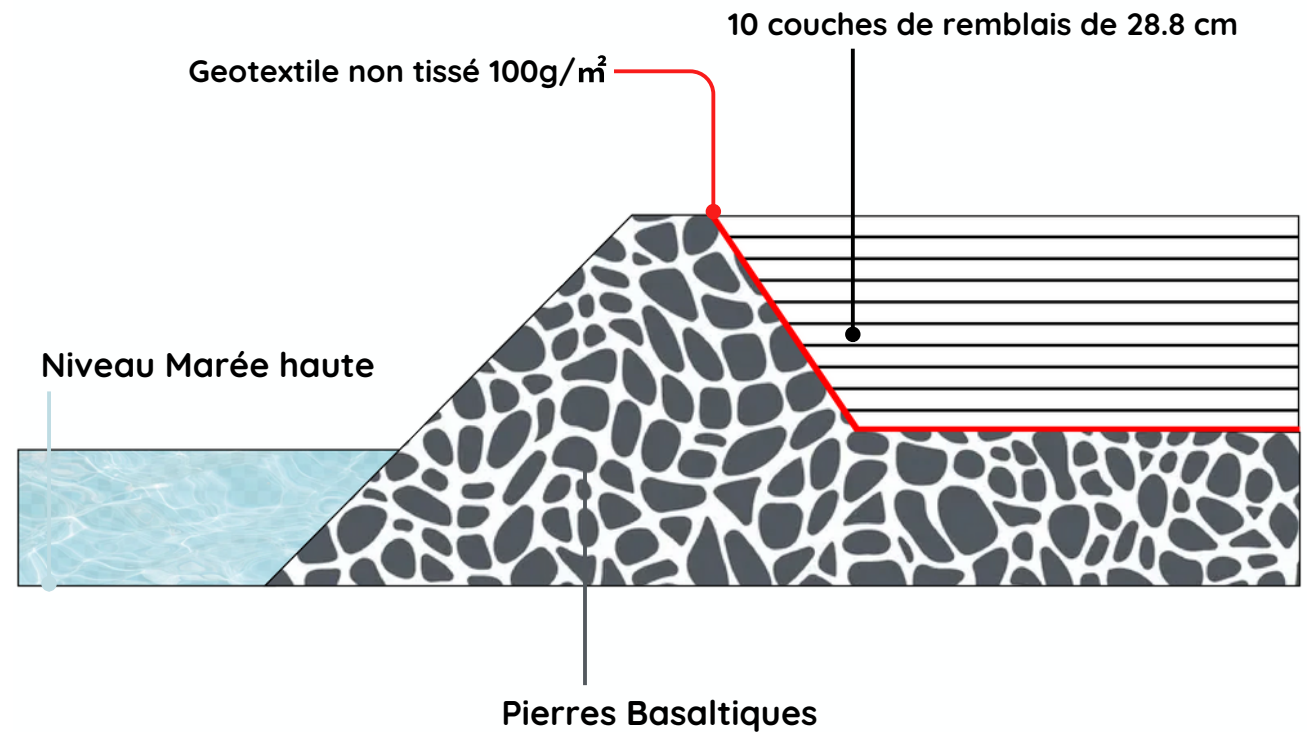
With around fifty plots, parking, and a marina, the compound is ideal for combining comfort, serenity, and modernity.



LAND RECLAMATION PRINCIPLE AT SEA

The embankment technique of our project is based on international standards and has been developed by our team of engineers.

A primary and peripheral riprap, made of sufficiently high basalt stones, is covered with a layer of geotextile to prevent capillary rise of saline water.





RESIDENTIAL PLOTS

Available sizes:

- 450 m² - 600 m²: standard-sized plots for individual houses
- 600 m² - 850 m²: comfortable plots with large garden and outdoor space
- 850 m² and above: VIP plots with large outdoor areas



COMMERCIAL SPACES

Intended for shops, offices, and services to energize the neighborhood:

- Located around the mall and the marina
- Areas tailored to the needs of businesses
- Strategic locations with high commercial potential







DJIBOUTIANA

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