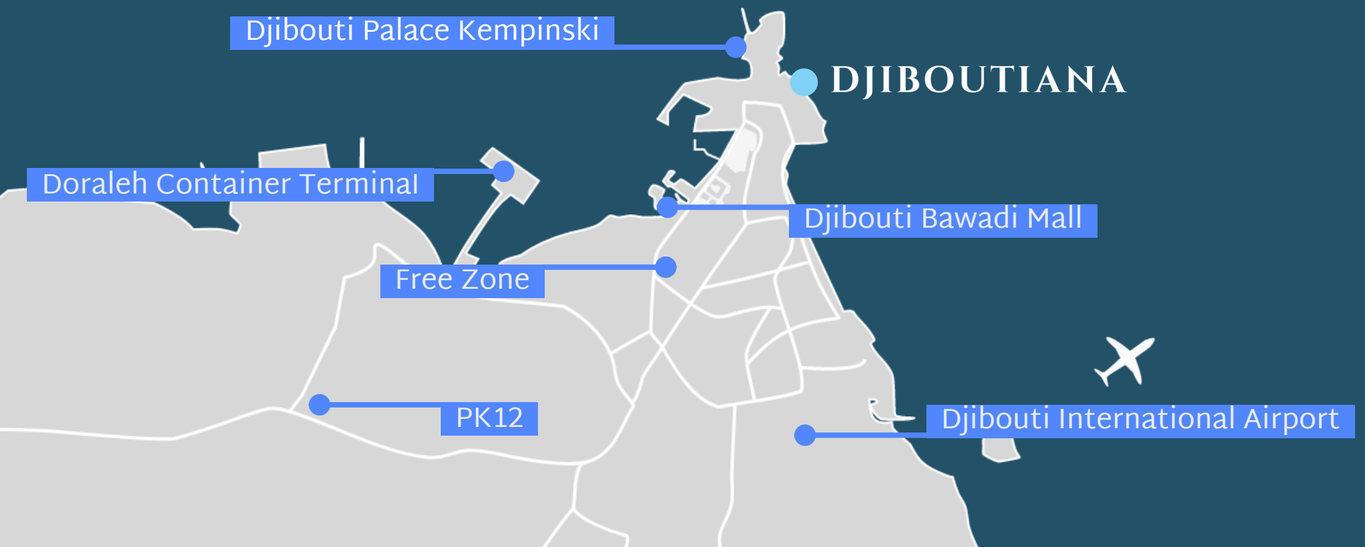
DJIBOUTIANA






# PEACEFULLY LOCATED, PERFECTLY LINKED

**4** Minutes
DJIBOUTI PALACE KEMPINSKI

**20** Minutes
MASKALI ISLAND

**10** Minutes
DJIBOUTI BAWADI MALL

**20** Minutes
MOUCHA ISLAND

**17** Minutes
DJIBOUTI INTERNATIONAL AIRPORT

**21** Minutes
DORALEH CONTAINER TERMINAL

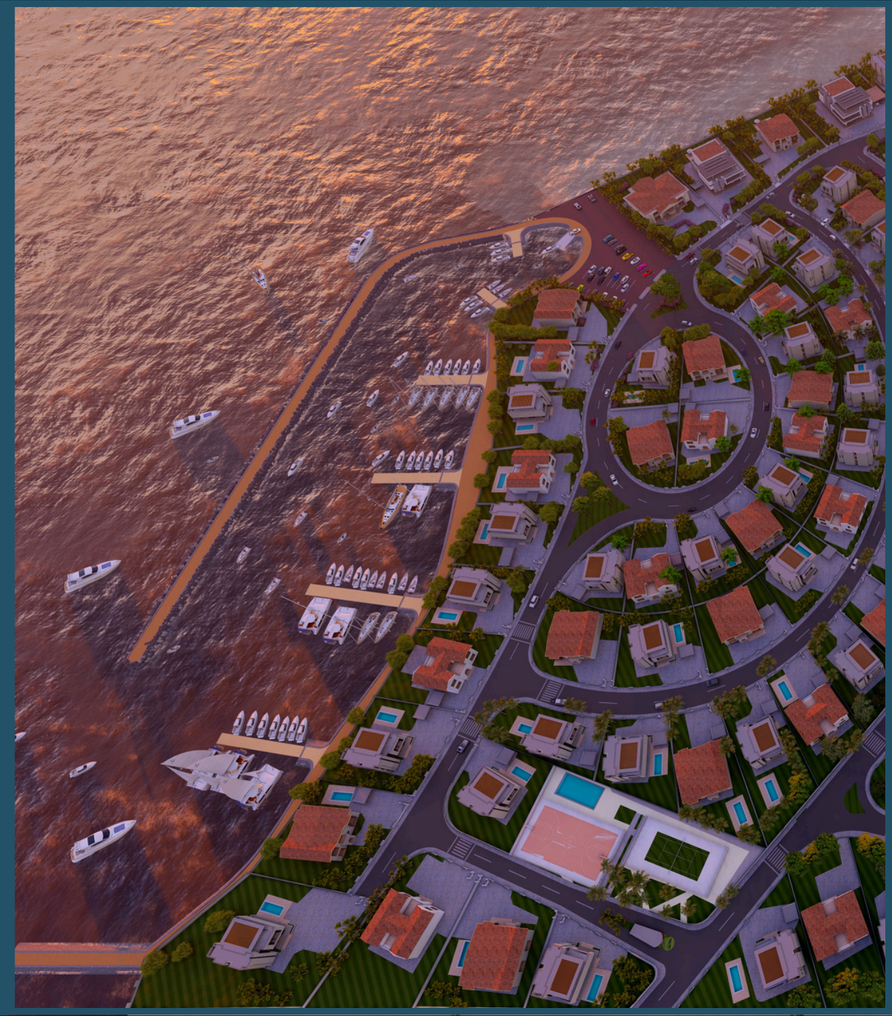
Djibouti is located at the crossroads of Africa, the Middle East, and Asia.

It’s a key hub for landlocked countries in the region.
As a young nation, Djibouti offers many investment opportunities.

The Djiboutiana real estate project stands out for several compelling reasons.



Investing in THIS real estate new project in Djibouti means betting on an economy in full transformation for the past 25 years, with a stable currency pegged to the US dollar, a free and open financial system, all located at the heart of the world’s second largest maritime route.



The country offers exceptional political stability, secure borders, and a fair framework where both nationals and foreigners enjoy the same rights.

The result: the real estate market shows double-digit annual growth.







Located on the coast of the Héron Peninsula, facing the Musha and Maskali Islands, the project offers an exceptional location.

*THE OBJECTIVE GOES BEYOND*

*SELLING PLOTS,*

*IT'S ABOUT BUILDING A VIBRANT,*

*LIVING NEIGHBORHOOD.*

*AN ECONOMIC HUB,*

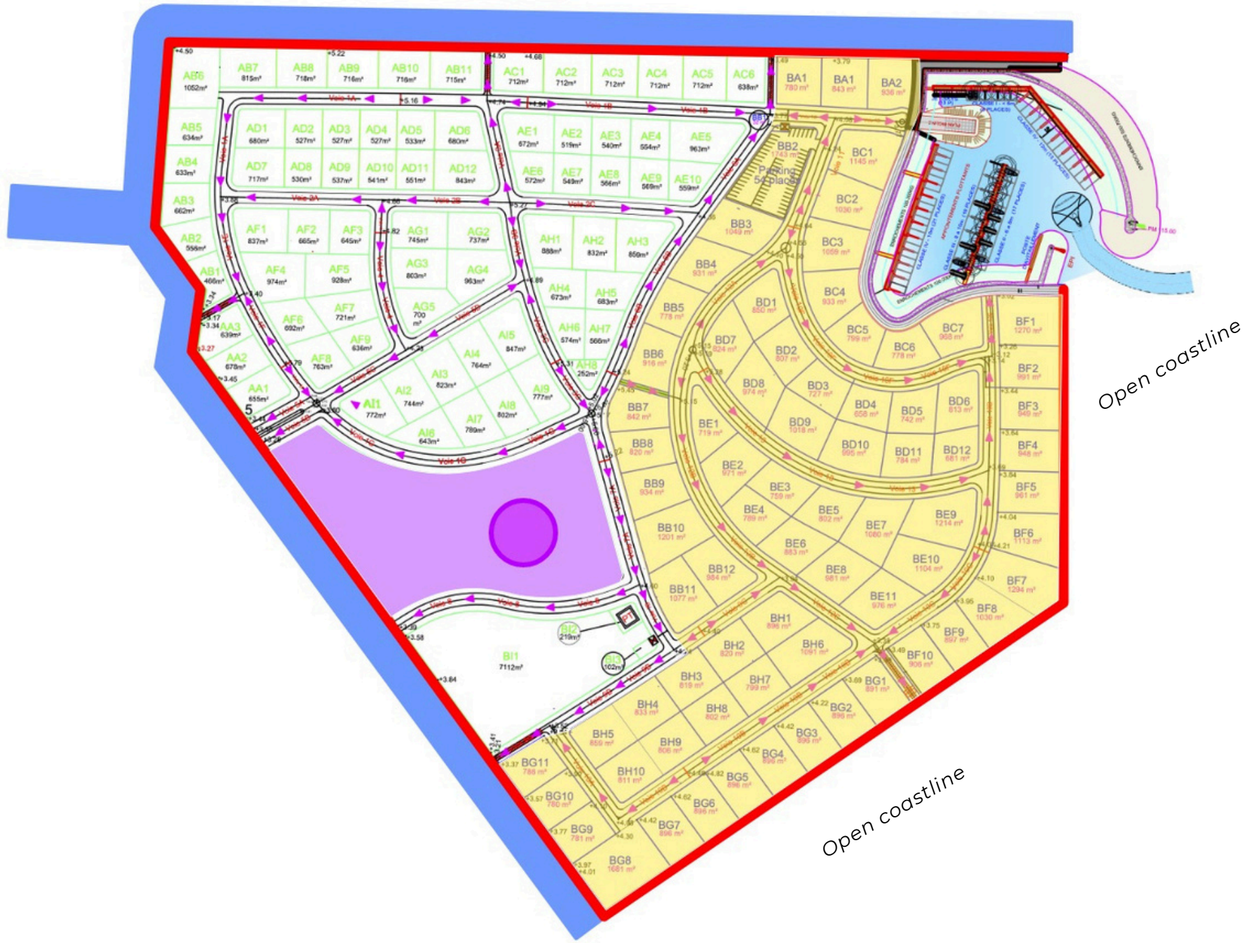
*A PLACE FOR SOCIAL LIFE,*

*WORK, AND LEISURE.*



# A BLANK CANVAS

DJIBOUTIANA




**200.000 M²**

A 200,000 m² site dedicated to the development of a structured district combining residential, commercial and lifestyle areas.

**COMMERCIAL ZONE**

A commercial area designed to host shops, services and local businesses at the heart of the district.

**PLAZA**

A central plaza conceived as a vibrant gathering and activity space for residents and visitors.

**COMPOUND**

Residential compounds offering a secure, comfortable living environment with coherent architectural planning.

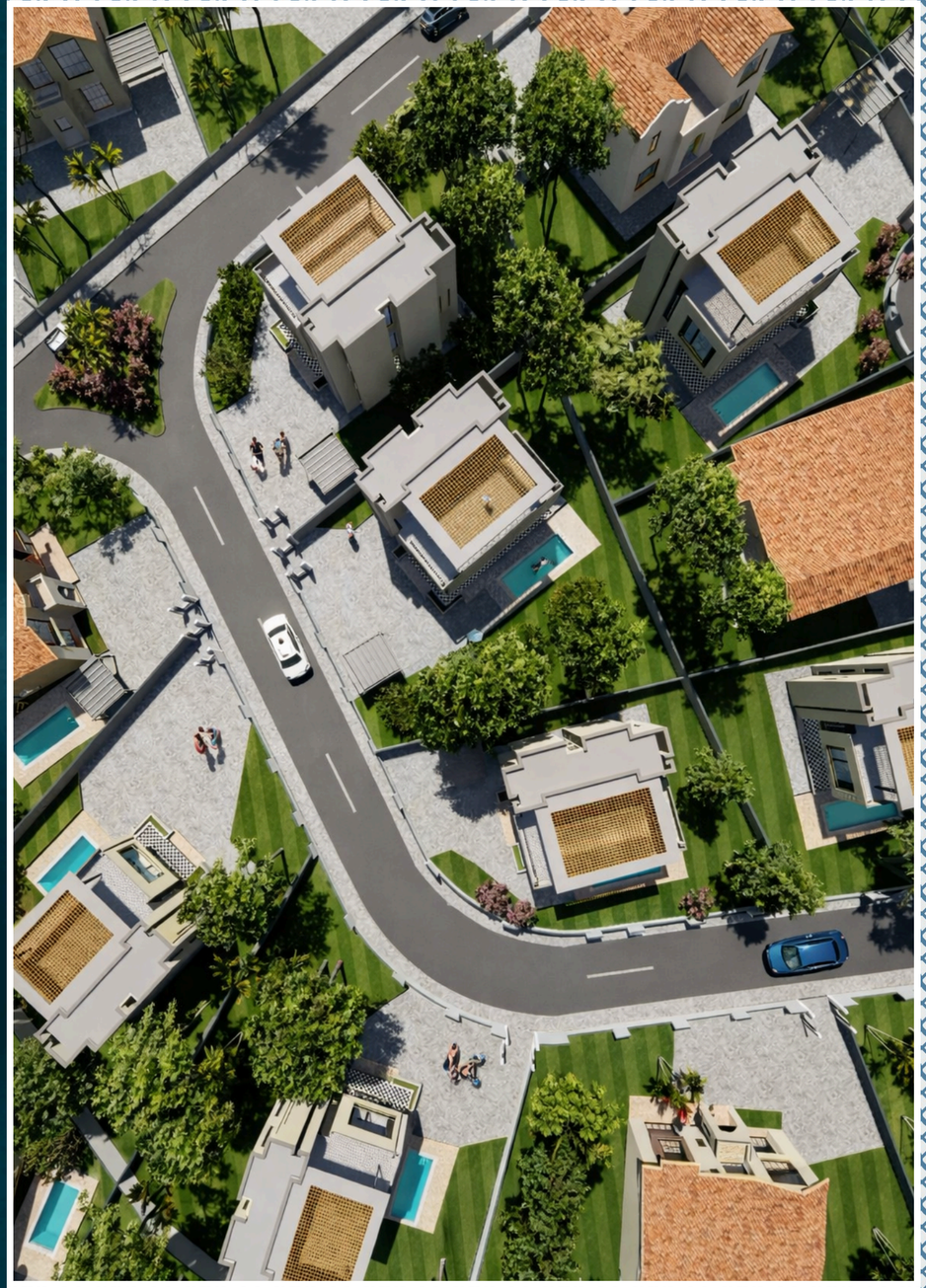
**MARINA / OPEN COASTLINE**

A marina and open coastline enhancing direct access to the sea and increasing the overall attractiveness of the project.

**SEA AND RAINWATER CANALS**

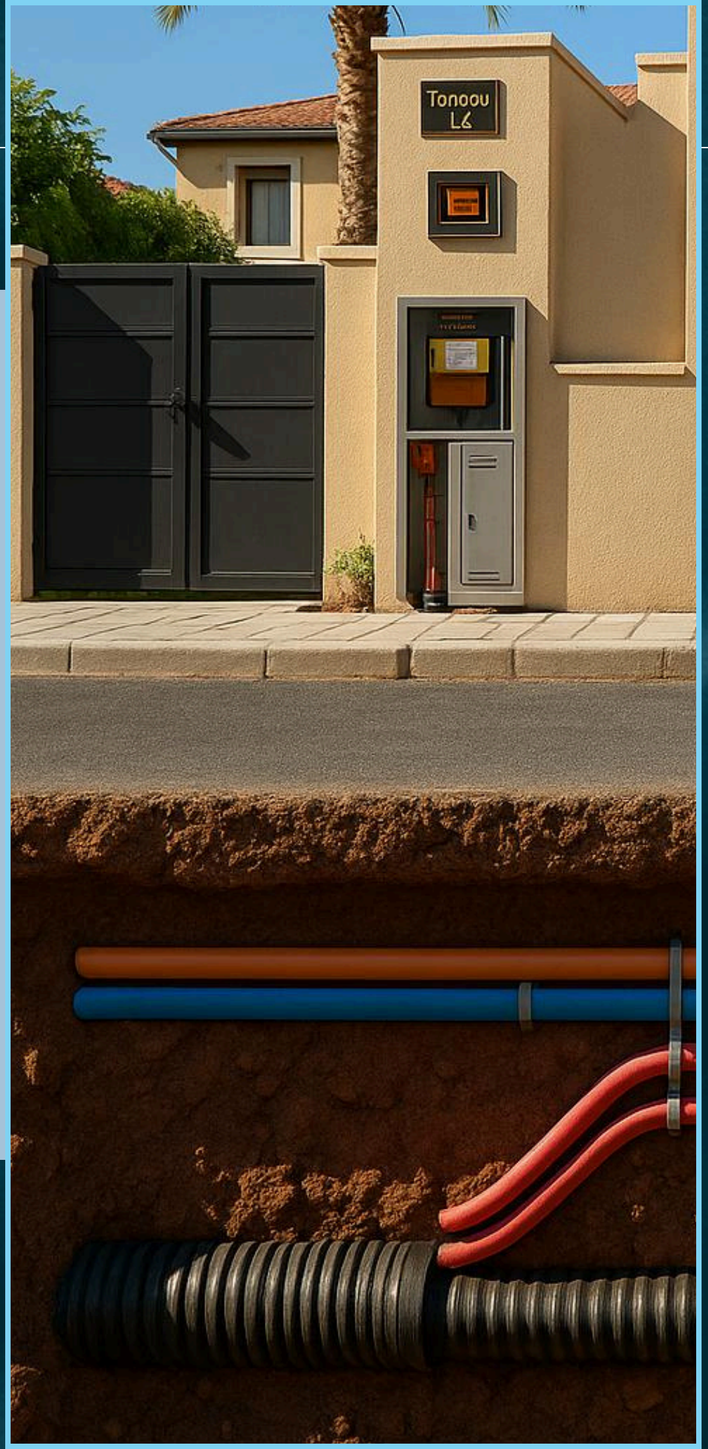
An integrated network of sea and rainwater canals designed for sustainable water management and visual appeal.

*CREATING THE RIGHT CONDITIONS FOR THE HARMONIOUS AND SUSTAINABLE DEVELOPMENT OF THE DISTRICT.*



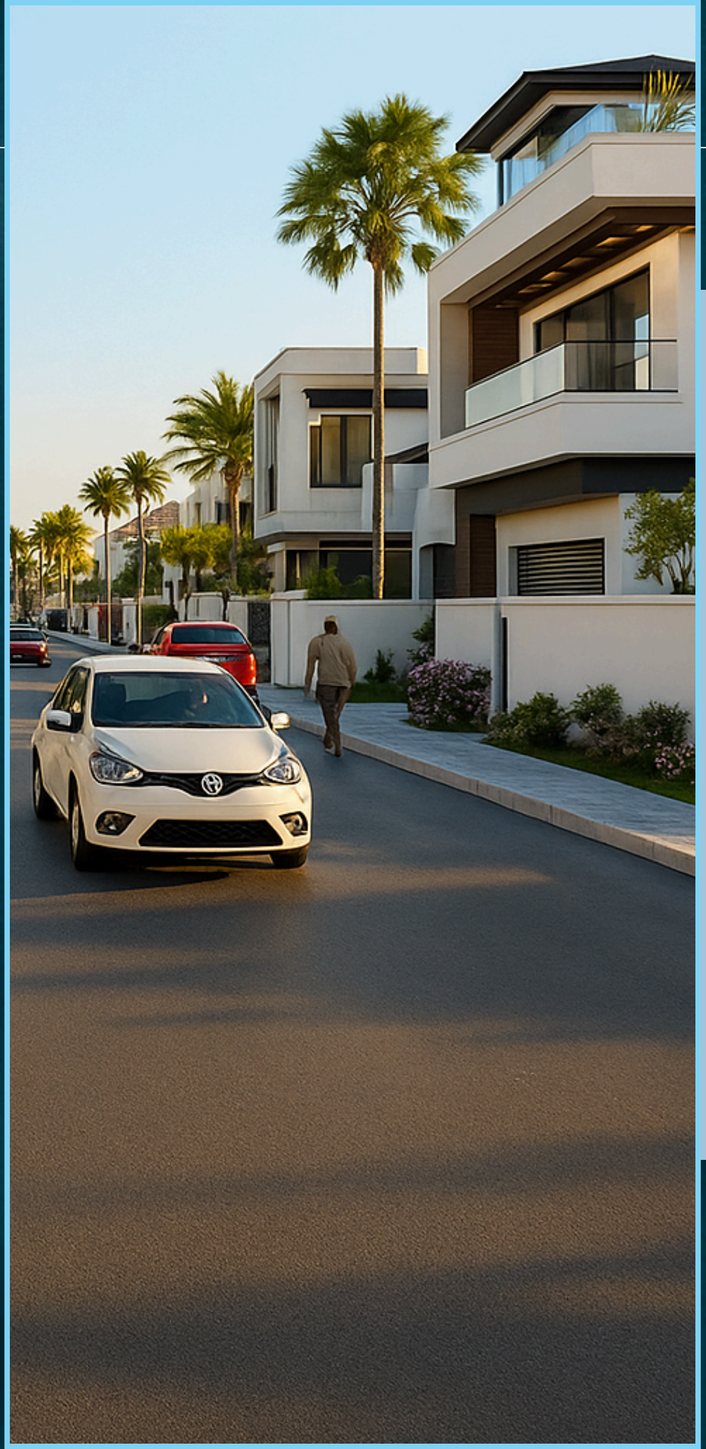
*Djiboutiana stands out with its modern and practical design. The project includes strong protection against natural risks to ensure safety.*

*Traffic is well organized for smooth movement. Rainwater is managed early with an efficient drainage system.*





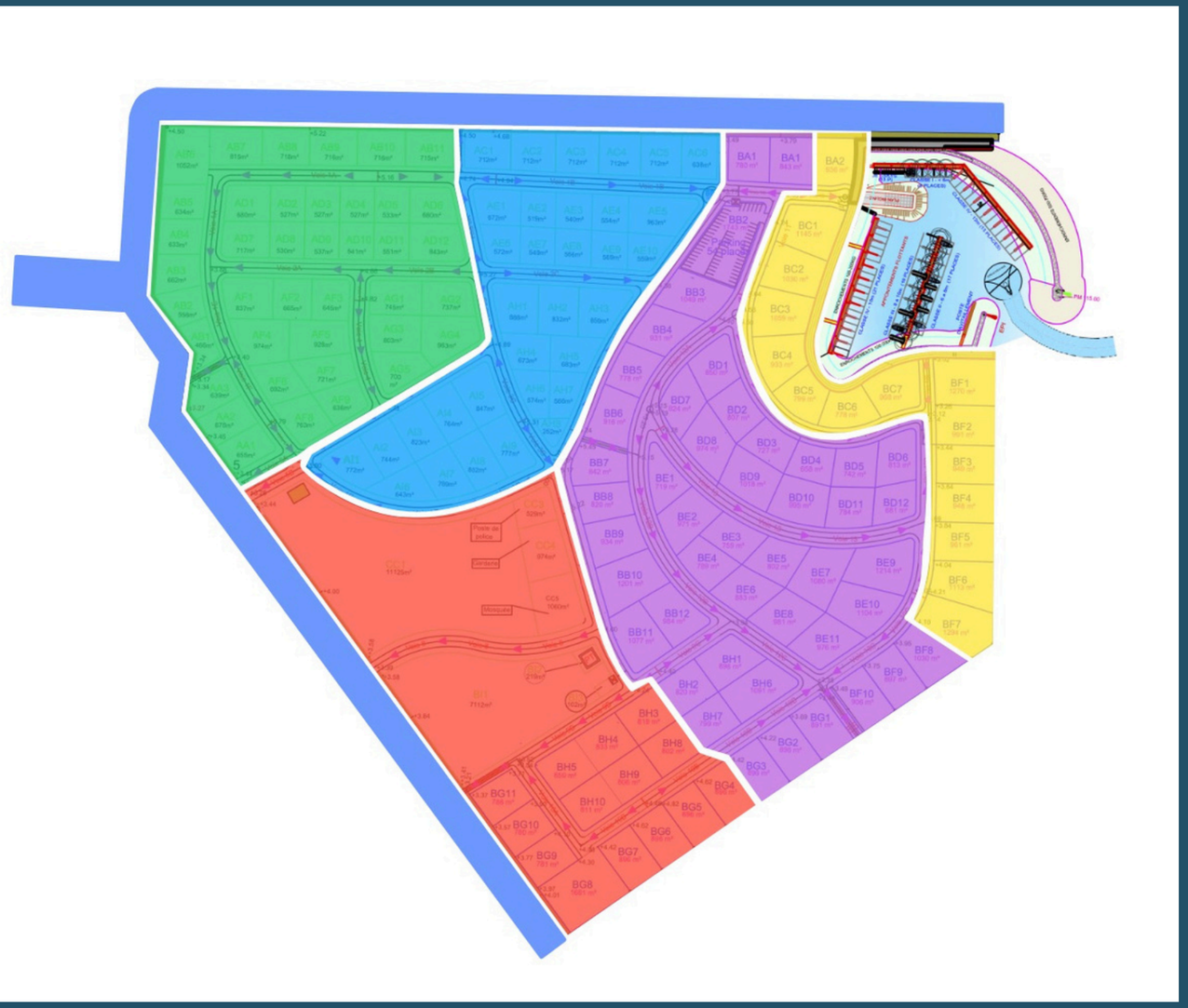




*The project is being developed in coordinated phases, with roads and utilities already in place.*

*Multiple construction phases are planned, and plots ranging from 600 to 2000 square meters are ready for building. Centralized maintenance and facility services will ensure long-term quality and efficiency.*

# LAYING THE FOUNDATIONS



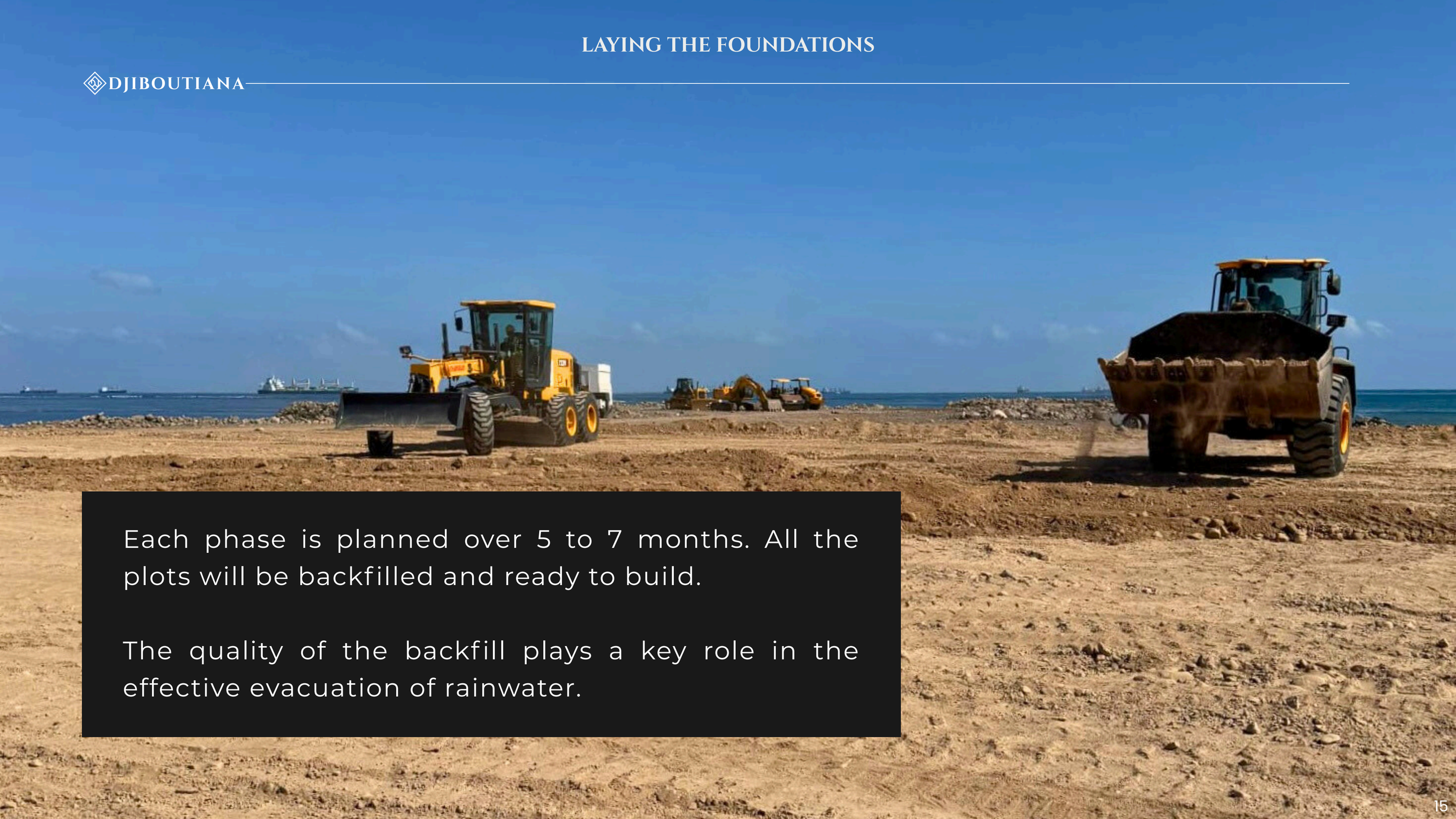
**PHASE 1 : ≈ 35 PLOTS**

**PHASE 2 : ≈ 25 PLOTS**

**PHASE 3 : COMMERCIAL ZONE**

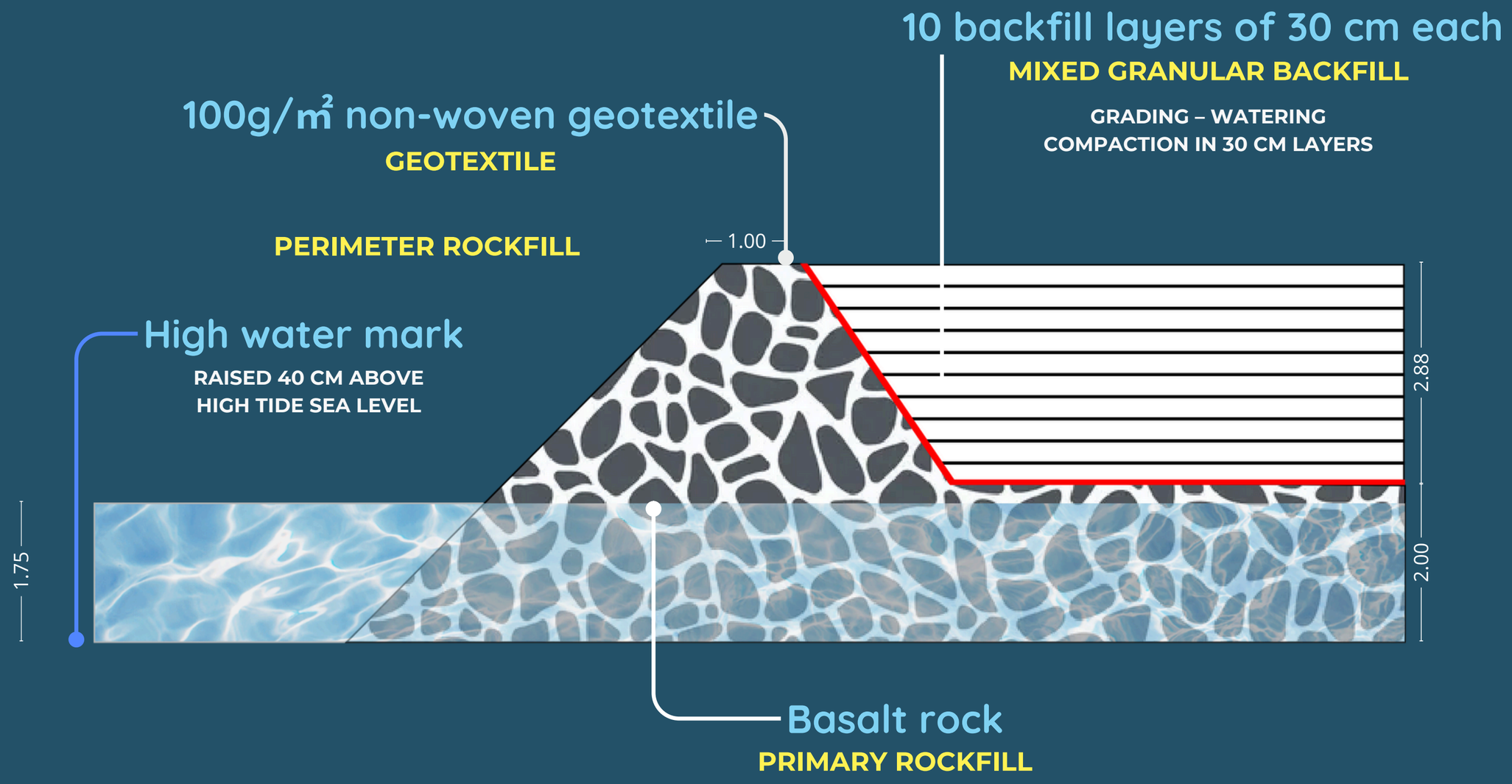
**PHASE 4 : COMPOUND**

**PHASE 5 : MARINA**



Each phase is planned over 5 to 7 months. All the plots will be backfilled and ready to build.

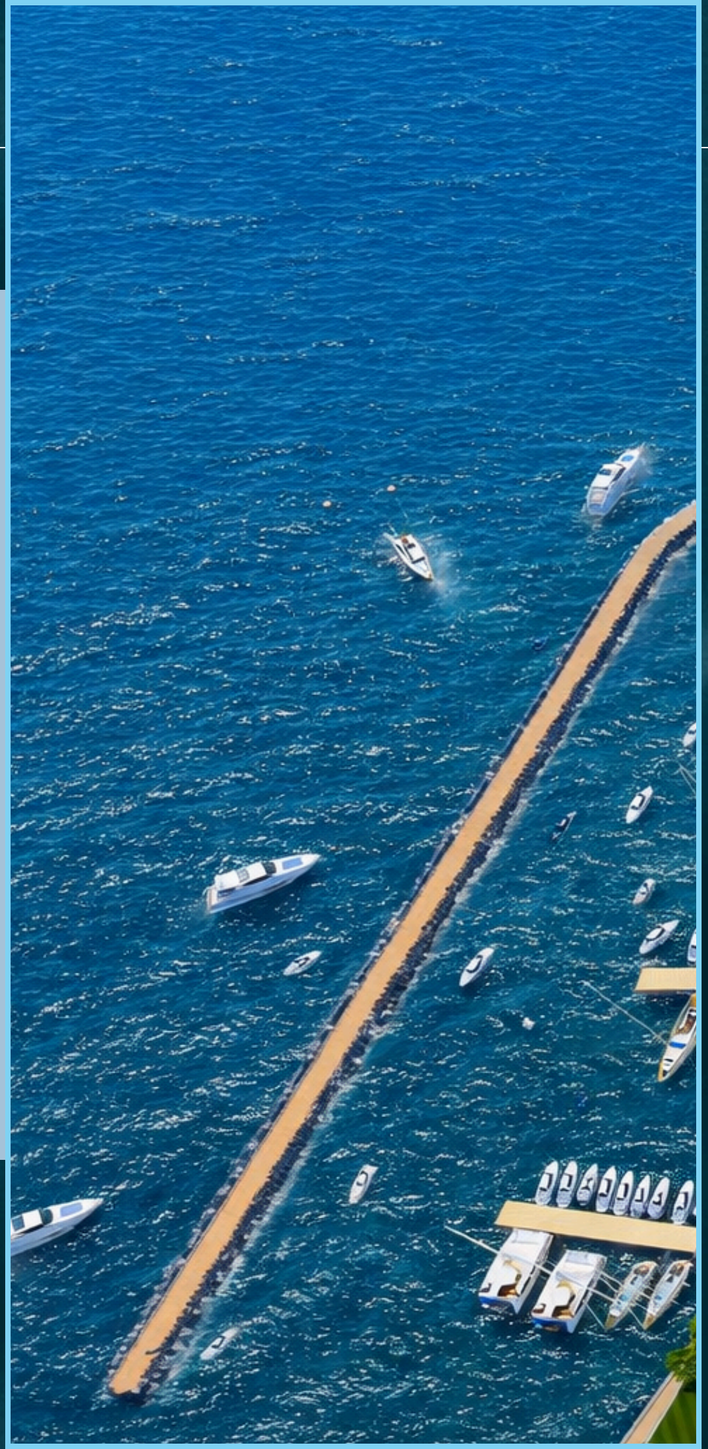
The quality of the backfill plays a key role in the effective evacuation of rainwater.


10 backfill layers of 30 cm each
MIXED GRANULAR BACKFILL
GRADING – WATERING
COMPACTION IN 30 CM LAYERS
100g/m² non-woven geotextile
GEOTEXTILE
PERIMETER ROCKFILL
1.00
High water mark
RAISED 40 CM ABOVE
HIGH TIDE SEA LEVEL
1.75
2.88
2.00
Basalt rock
PRIMARY ROCKFILL

*According to the IPCC*,*
*sea levels are expected to*
*rise by 30 to 50 cm*
*by the end of the century.*

*This data is integrated into*
*the height of the*
*embankment.*

***IPCC : Intergovernmental Panel on Climate Change****









*Djiboutiana is more than a real estate project, it's an urban development vision.*

*The project integrates public spaces, infrastructure, and the surrounding environment, to create a cohesive and livable neighborhood.*

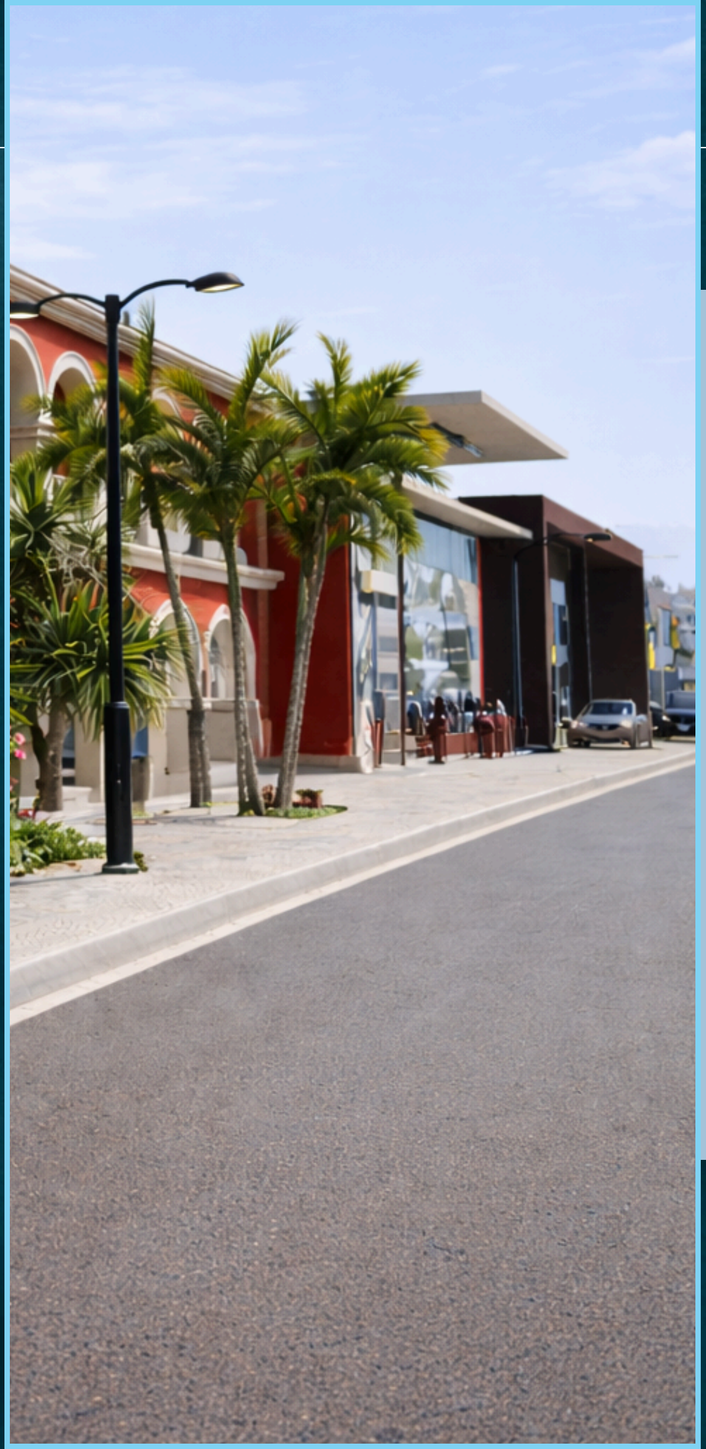
*Our goal is to create a living place that increases the value of your property neighborhood, both economically and socially.*

*And to provide key services that benefit everyone and improve daily life for each resident.*







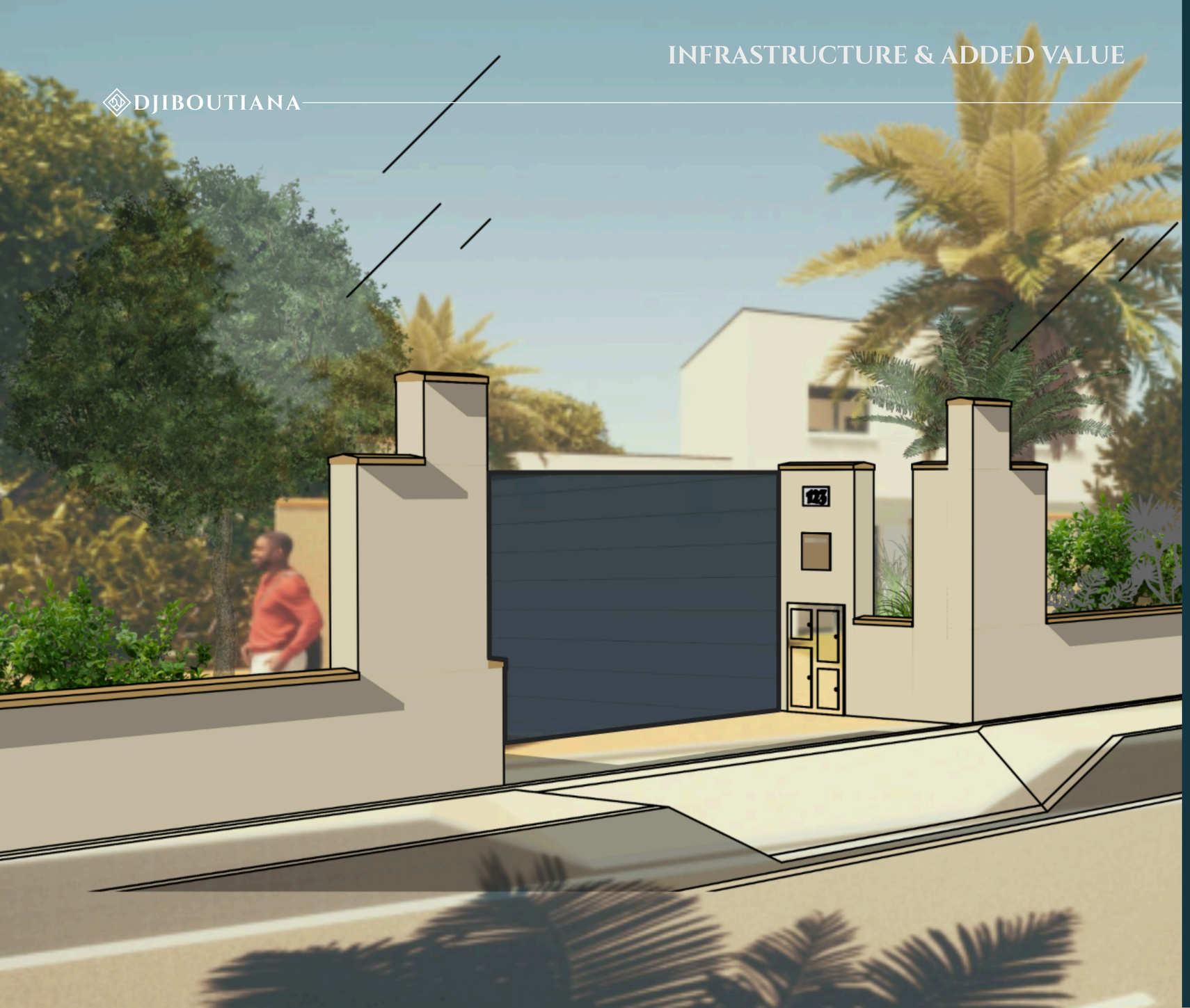


**Developer’s Commitments:**

*– Stormwater drainage*
*– Paved roads*
*– Sidewalks and curbs*
*– Drinking water and sanitation networks*
*– Underground electricity and fiber optic networks*
*– Public lighting*
*– Landscaping and greening of the neighborhood*

***In close collaboration with public authorities.***

# INFRASTRUCTURE & ADDED VALUE

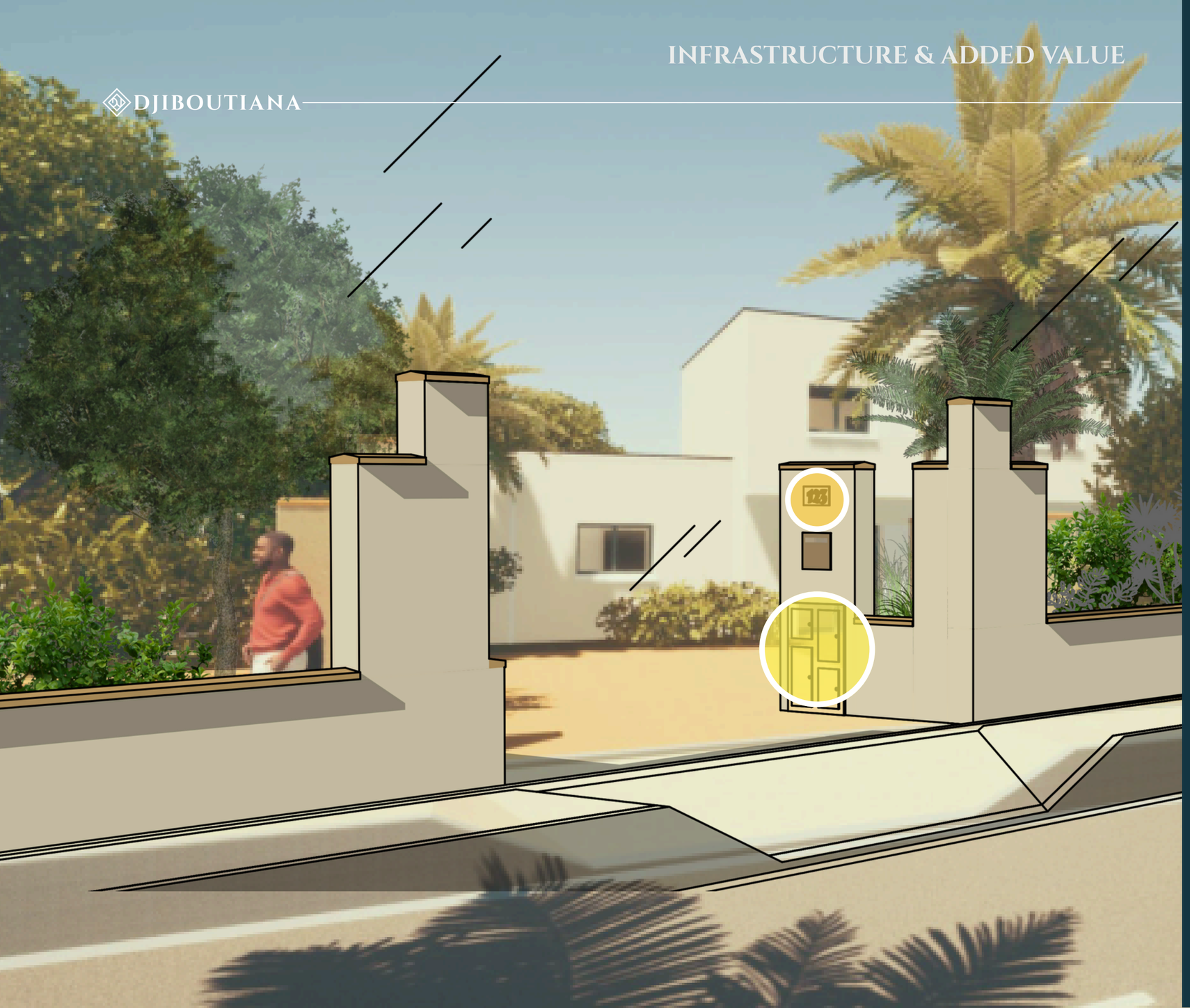



The infrastructure works bring true added value, with a clear boundary between public and private spaces.

The construction of boundary walls, sidewalks, and roads will be completed before building begins.

The position of the gate inside the plot will reduce disruption to traffic flow.

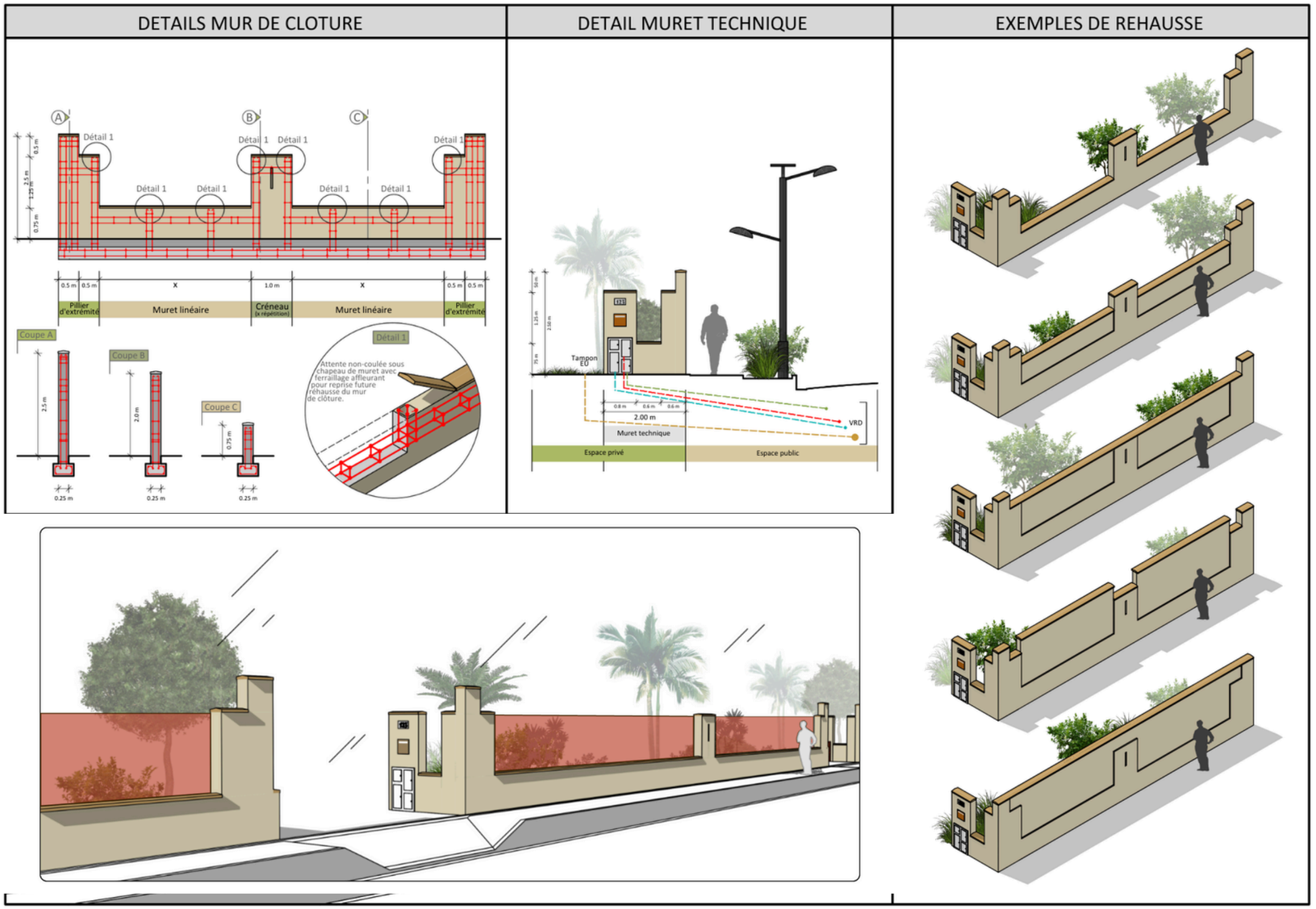
# INFRASTRUCTURE & ADDED VALUE



The installation of electricity, fiber telecom, water, and sanitation networks will take place before any construction begins.

. Here you'll find ready connections for all utilities

. And to better identify plots, a clear identification system will be implemented.

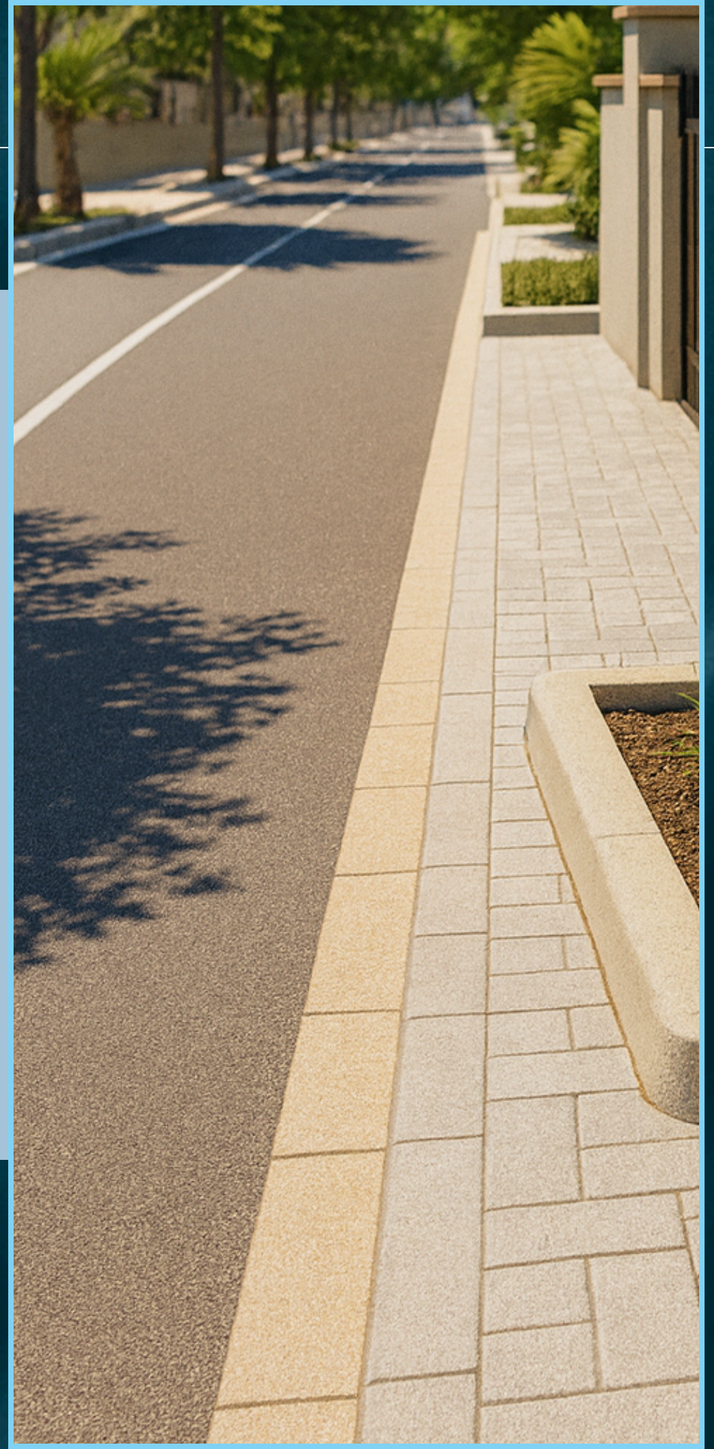



Fence walls will be modular, with technical options, linear designs, and height extensions customized according your needs.

*WE AIM FOR CONSISTENCY AND HARMONY IN BOUNDARY WALLS, IN LINE WITH THE AESTHETICS OF THE SIDEWALKS.*



*Planters will be integrated into the urban landscape to make Djiboutiana a green neighborhood.*







*BCR : Building coverage ratio - FAR : Floor Area Ratio**

*Promoting architectural harmony through a shared vision.*

*A unified construction guideline: all villas limited to one upper floor (Ground floor+1).*

*The architectural guidelines include a defined color palette, harmonized fences and façades, as well as clear setback distances and density rules (BCR* and FAR*).*

# ARCHITECTURE & VILLA DESIGN

*Homes can be built by an international firm approved by us.*

*3 types of villas with 2 - 3 or 4 bedroom plans, in 3 styles : in Afro Western, Afro Eastern or Modern style. 9 choices plus divers options not limited to pool, veranda, garage*

*All under the quality control of DREAM.*

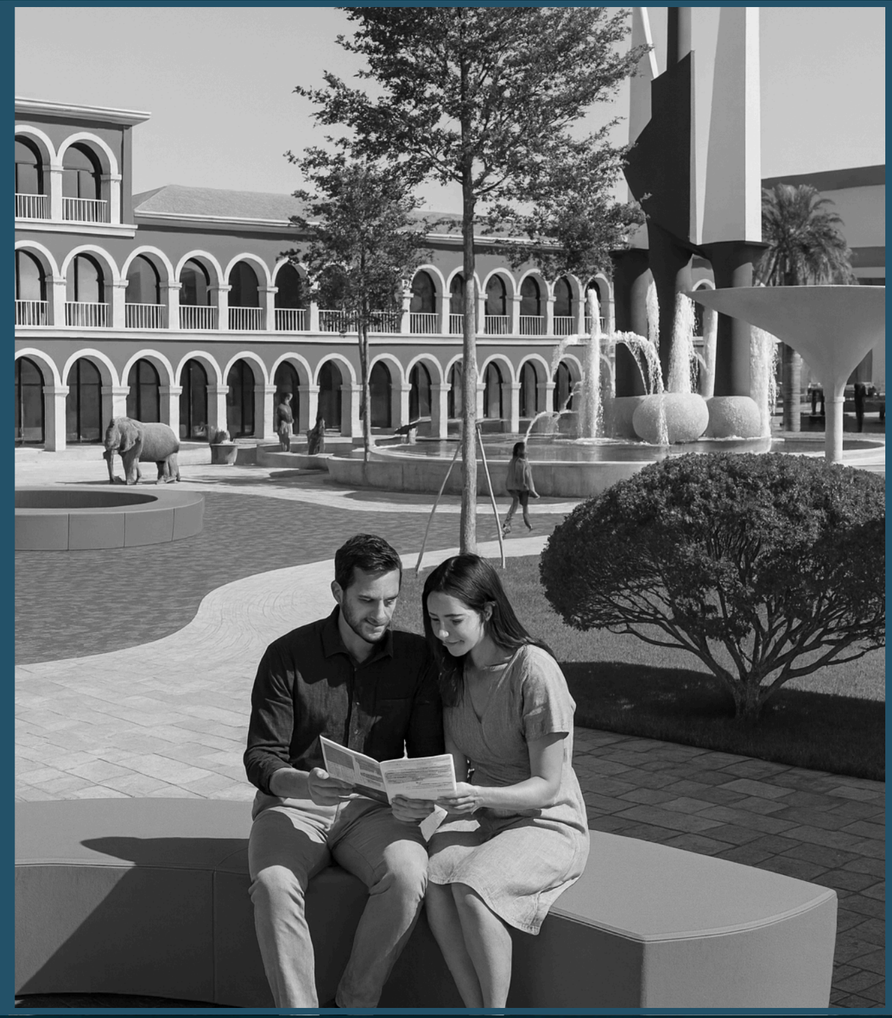


Each buyer is an investor with the issuance of a definitive Title Deed.

The sales contract seals:

- The plot sale
- The developer’s commitment to complete in the infrastructure
- The buyer’s agreement to comply with the construction guidelines

Note that the specification guide is included in the contract.



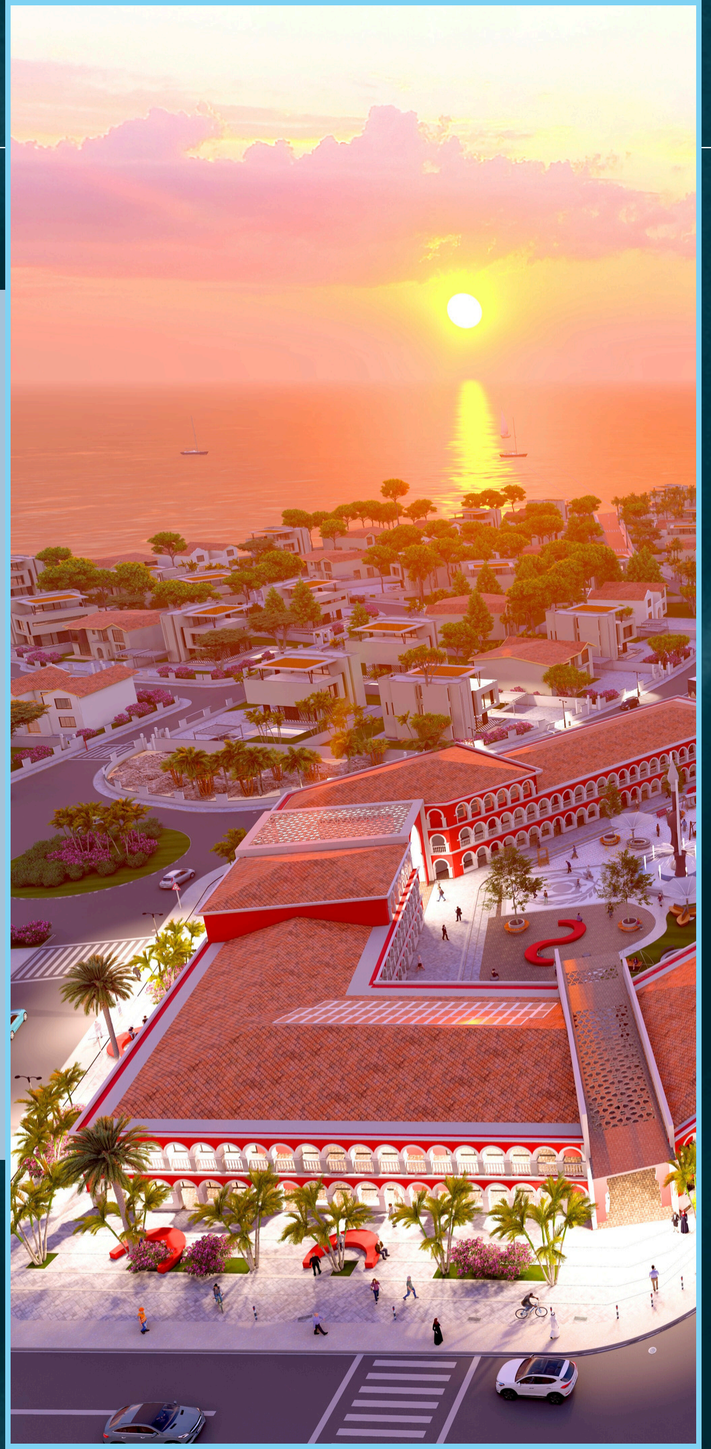
*THIS SHOPPING CENTER WAS PLANNED EARLY IN THE PROCESS TO SUPPORT BALANCED URBAN DEVELOPMENT THROUGH SERVICES, AMENITIES, AND LEISURE.*

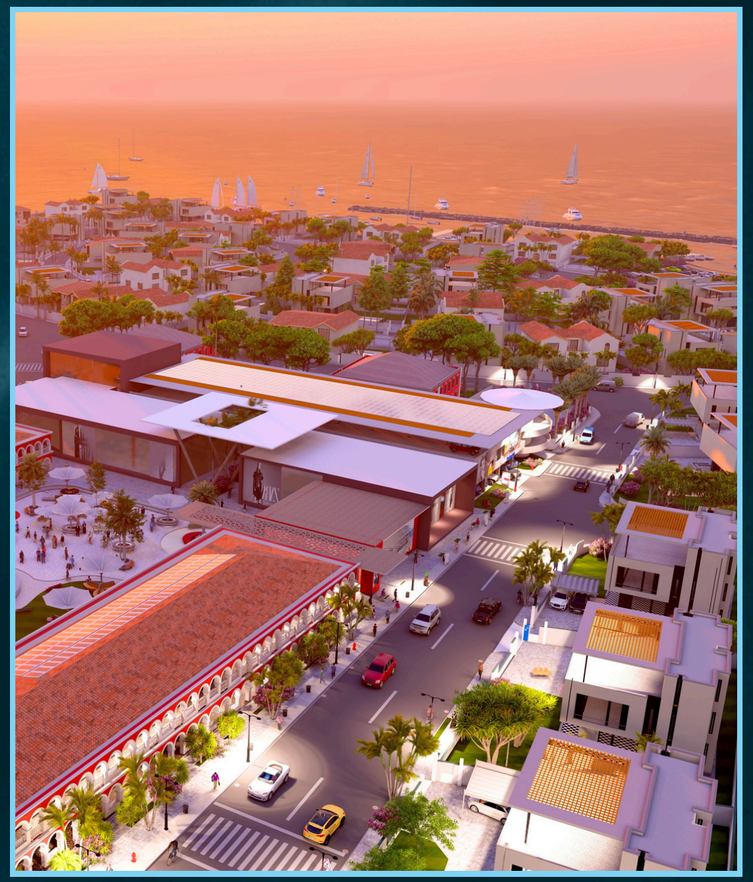
*IT IS DESIGNED FOR INVESTORS.*



*A shopping center designed from the outset to support urban growth with services, conveniences, and leisure spaces.*

*We aim to give this public zone its own Djiboutian architectural true character.*





*Our goal is to design an environment*
*that increases the economic and*
*social value of all plots within Djiboutiana.*

*Our commitment:*
*To deliver the district's key amenities,*
*for the collective well-being of all,*
*and the individual benefit of each resident.*

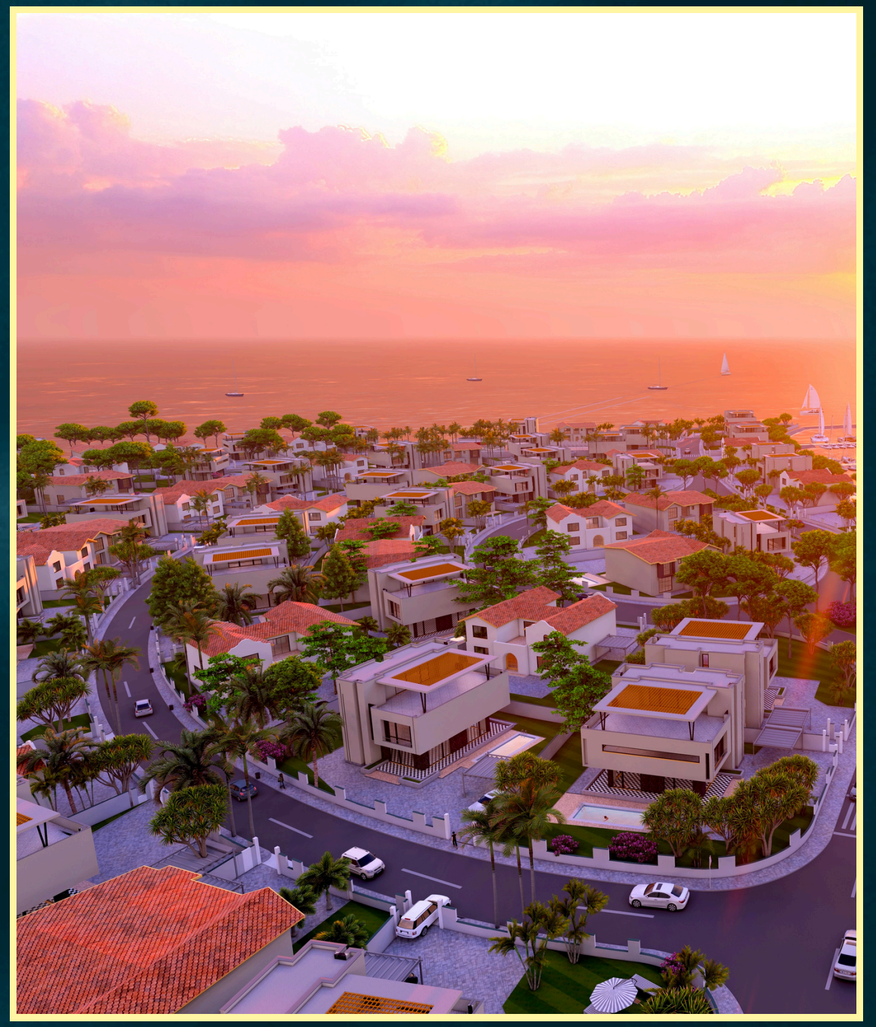
*Your goal is to secure this investment, in a neighborhood with high standards infrastructures ans amenities, that increases the economic and social value of your acquisition*

*Your commitment:*
*To comply with the construction guide lines for the collective well-being of all, and the individual benefit of each resident.*

# THIS ISN’T JUST ANOTHER DISTRICT...

It’s a carefully designed urban project bringing together homes, services, and public spaces.

Djiboutiana is shaping a new way of living in Djibouti.





## DJIBOUTIANA SALES OFFICE

Djibouti Palace Kempinski, Entrée Spa
Îlot du Héron, Djibouti
*Click for Location*

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Visit our website at djiboutiana.com
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DJIBOUTIANA

because your home deserve it