



**HILL BOTTOM**  
REAL ESTATE



**HILL BOTTOM**  
REAL ESTATE



# THE HISTORY BEHIND HILL BOTTOM

The idea to establish and develop Hill Bottom Recreation Center was conceived in 1991 while we were serving the UNHCR in Uganda. In 2007 we established a community recreation center that delivers a safe and relaxing sanctuary for the residents of Addis Ababa.

Being inspired by one of our favorite old school Ethiopian song, Gara Sir New Betish, we aptly named our our dream centre, Hill Bottom.

Hill Bottom's aim was to render a wide range of sports and health facilities for newly emerging middle class society living in Ayat, Sunshine county club and CMC.

During the 13 years, the need of the community has grown to the extent of requiring a wide range of services which inspired us to develop more health and sports facilities.

The ever increasing influx of the younger community from crowded urban center to Ayat area inspired us to think and develop beyond our existing sports and health facilities into a luxury middle class apartments at the Hill bottom compound to fit the modern lifestyle combined with ranges of health and sports facilities creating a village of its own.





# AYAT ROUNDABOUT

Location: located only about 9KM from Megenagna which is considered to be the linking point to downtown and the rest of Addis Ababa.

Hill bottom's brand-new apartment building boasts an escape from the city noise. Get Stunning view and modern amenities.

**Come visit us today!**





# AMENITIES & COMFORT



# LOOKING TO INVEST IN YOUR LIFESTYLE?



**HILL BOTTOM VILLAGE IS SURROUNDED BY AMPLE FACILITIES FOR EVERYDAY LIFE;**  
SUPERMARKETS  
SCHOOLS HOSPITALS  
RESTAURANTS  
SPORTS AREAS  
CINEMA'S

**OUR EXISTING AMENITIES INCLUDE: FITNESS CENTER**  
SPA  
RESTAURANT  
OUTDOOR BAR  
CHILDREN'S PLAYGROUND  
HAIR SALON  
TENNIS COURTS  
AMPLE PARKING  
HALF OLYMPIC SIZE SWIMMING POOL (TO BE BUILT)

**MODERN BUILDING FEATURES**  
WATER WELL  
SOLAR PANEL OPTIONS  
OPTIONS OF LEASING A SECOND PARKING SPOT  
TWO LEVEL PARKING RESERVED FOR RESIDENTS  
LATEST SECURITY FEATURES  
CONCIERGE AVAILABLE 24 HRS  
A MULTITUDE OF EXISTING AMENITIES  
RETURN ON INVESTMENT  
BEST AVAILABLE VALUE FOR LOCATION  
MODERN LIFESTYLE

FREE ROOFTOP AREA FOR FUNCTIONS  
3-4 HOURS NON COMBUSTIBLE  
FIRE STAIR CASES



# PROPERTY MANAGEMENT

WE MAKE DREAM LIFESTYLES A REALITY.

OUR ON-SITE PROPERTY MANAGEMENT TEAM IS READILY AVAILABLE TO PROVIDE YOU ALL THE LUXURIOUS ASSISTANCE LISTED HERE-BELOW :

- RECEPTION AREA FOR GUEST AND CONCIERGE
- UTILITY PAYMENTS
- COMMUNAL AND ON-SUITE CLEANING SERVICE
- CENTRALIZED MAINTENANCE OF COMMUNAL AND ON-SUITE
- ROOM SERVICE, CATERING AND/OR GROCERY DELIVERY
- RENTAL MANAGEMENT
- MOVE-IN/OUT ASSISTANCE
- RESIDENT WEBSITE LOGIN FOR COMMUNICATION
- PURPOSE/BOOKING SERVICES





# INVESTOR'S BENEFIT

**INVESTMENT IN THE HILL BOTTOM VILLAGE APARTMENTS SHOULD YIELD NOT ONLY CAPITAL GROWTH, BUT AN ATTRACTIVE RENTAL RETURN FOR INVESTORS.**

GUARANTEED PROFITS, PROPERTY MAINTENANCE AND RENTAL SERVICES, INCREASE THE VALUE OF YOUR MONEY, IF THE INVESTORS CHOICE IS TO LIQUIDATE ASSETS AFTER THE COMPLETION OF BOTH BUILDINGS, THEN SALES OF ASSETS WILL BE MADE THROUGH OUR DEDICATED SALES TEAM FOR YOUR CONVENIENCE.



THIS HOME HAS A WONDERFUL CHARM, AMBIANCE AND FEEL-GOOD FACTOR ABOUT IT. IT HAS QUALITY ACCOMMODATION, SUNNY LIVING AREAS AND OUTSTANDING HEALTH FACILITIES. NOW WITH THE STRING ASSISTANCE OF THE FAMILY AND THE SUPPORT OF THE COMMUNITY, WE ARE TAKING A STEP FURTHER BY PROVIDING LUXURY RESIDENTIAL SUITES IN THE VERY COMPOUND WE DREAMT BROUGHT TO FRUITION.



# HILL BOTTOM VILLAGE APARTMENT FLOOR PLAN

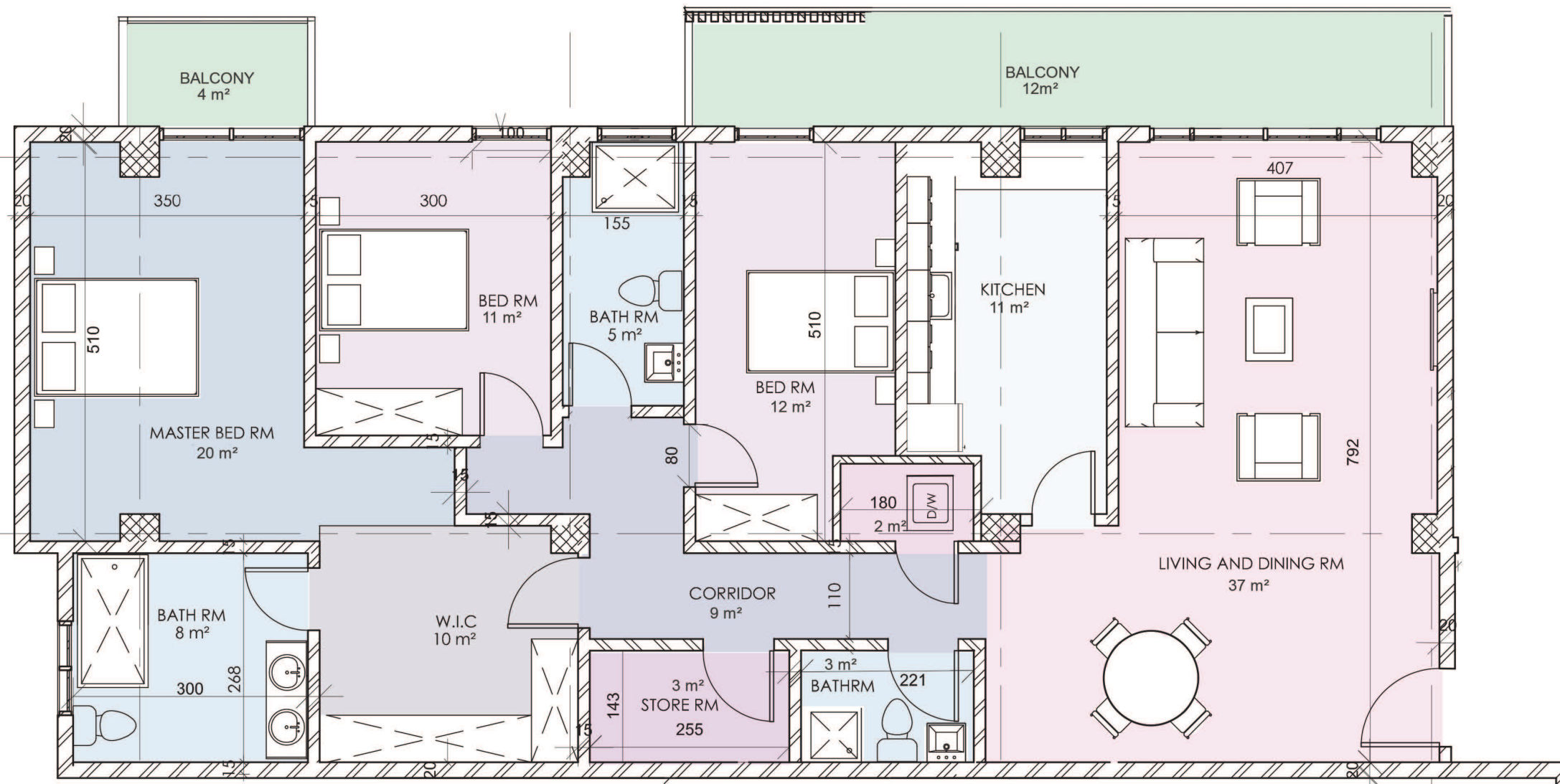
PREMIUM APARTMENTS FOR SALE

BLOCK A: PHASE 1  
(NOW ON SALE)

BLOCK B: PHASE 2  
(TO BE ANNOUNCED)

## BLOCK A- TYPE A UNIT PLAN (SAMPLE)

### 2,4,6,8,10TH FLOOR PLAN APARTMENT UNIT A



- BALCONY
- BATH RM
- BED RM
- CORRIDOR
- KITCHEN
- LIVING AND DINING RM
- MASTER BED RM
- SERVICE RM
- STORE
- W.I.C

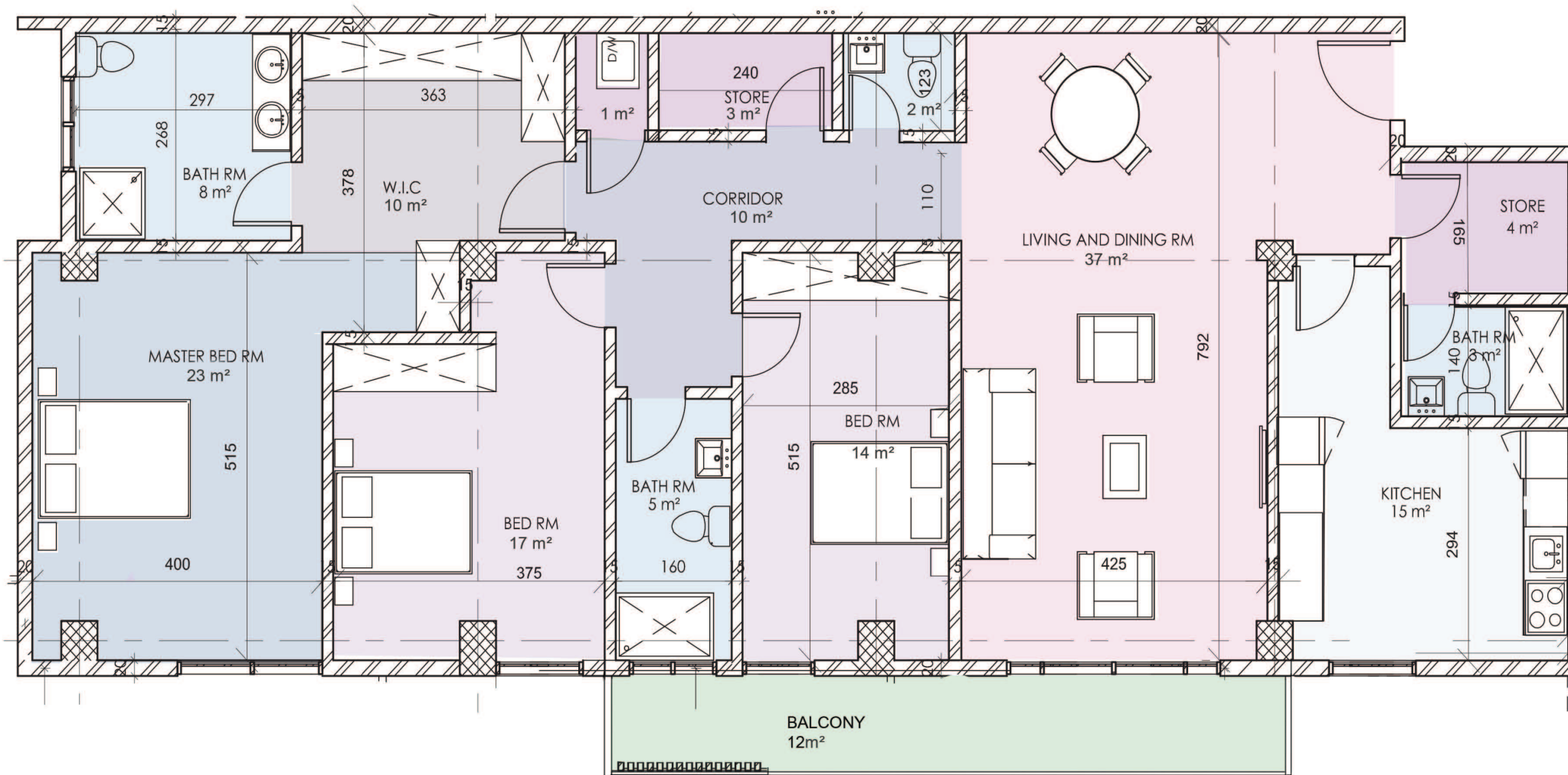


# HILL BOTTOM VILLAGE APARTMENT FLOOR PLAN

PREMIUM APARTMENTS FOR SALE

BLOCK A- TYPE B UNIT PLAN (SAMPLE)

## 2,4,6,8,10TH FLOOR PLAN APARTMENT UNIT B



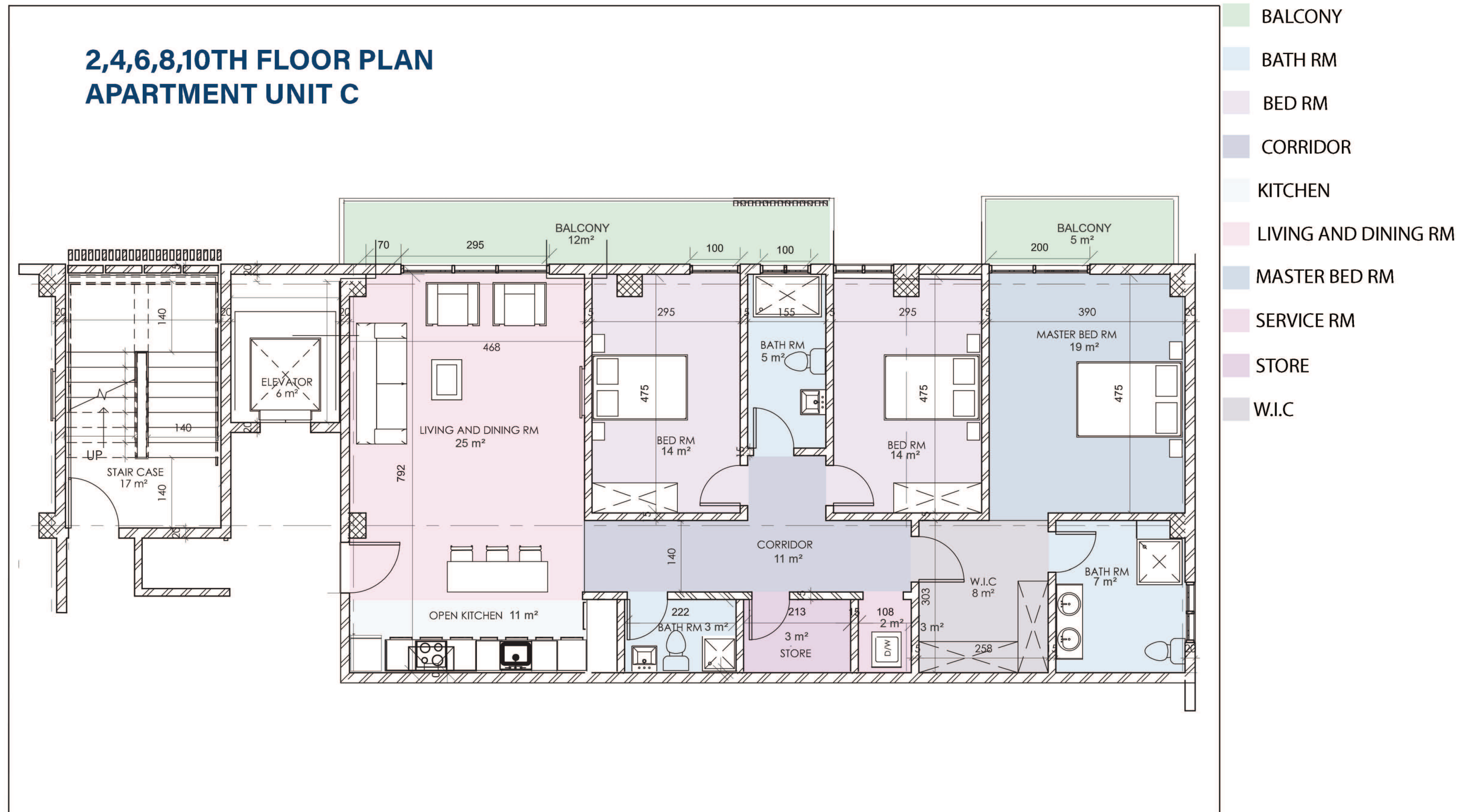
- BALCONY
- BATH RM
- BED RM
- CORRIDOR
- KITCHEN
- LIVING AND DINING RM
- MASTER BED RM
- SERVICE RM
- STORE
- W.I.C



# HILL BOTTOM VILLAGE APARTMENT FLOOR PLAN

PREMIUM APARTMENTS FOR SALE

BLOCK A- TYPE C UNIT PLAN (SAMPLE)

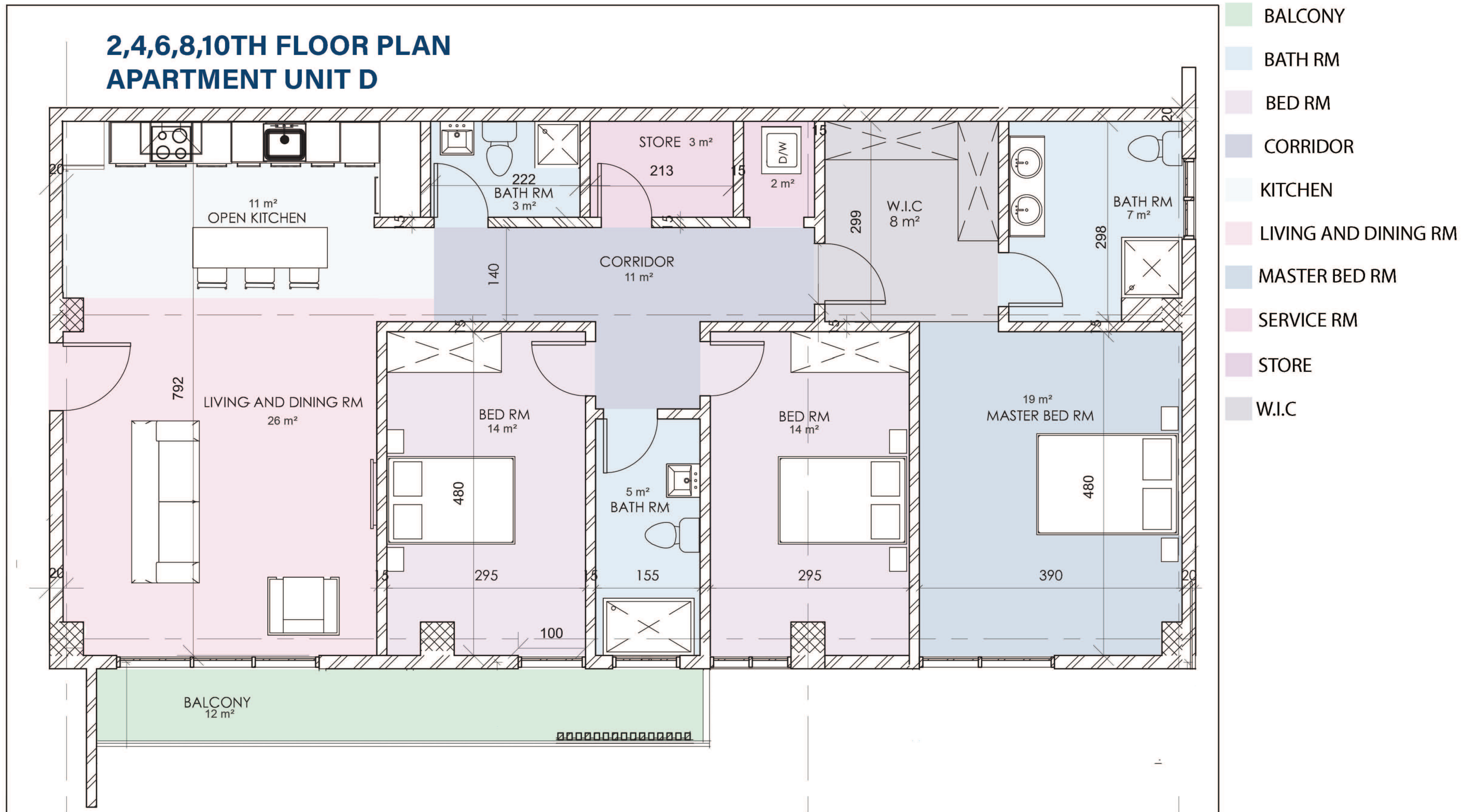




# HILL BOTTOM VILLAGE APARTMENT FLOOR PLAN

PREMIUM APARTMENTS FOR SALE

BLOCK A- TYPE D UNIT PLAN (SAMPLE)





# Ready to buy your ultimate home **today?**



**HOTLINE :** 9508

**DIRECT LINE:** +251116390420

**ADDRESS :** AYAT ROUNDABOUT

**WEBSITE:** [WWW.HILLBOTTOMADDIS.COM](http://WWW.HILLBOTTOMADDIS.COM)