

pullman

RESIDENCES

YEREVAN



THE SPIRIT OF TIMELESS ELEGANCE

SIGNATURE LIVING

Pullman Residences Yerevan redefines your daily routine, offering a harmonious blend of productivity and tranquility. Experience a living environment thoughtfully designed to be your personal sanctuary.

Pullman offers two distinct experiences: Pullman Living for extended stays with home comforts and hotel services, and Pullman Residences for sophisticated living with high-end amenities. Pullman Residences Yerevan seamlessly blends urban dynamism with tranquil living, offering residents a green, eco-friendly environment and stunning city and mountain views.



MAIN ENTRANCE

SHAPING CULTURE HERITAGE

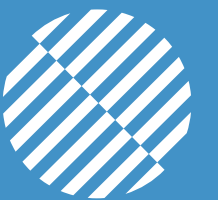
SINCE 1867

Pullman represents a dynamic blend of modernity and heritage, offering spaces that inspire connection, creativity, and a vibrant lifestyle

The Pullman legacy embodies the spirit of boundless innovation, brilliance, and limitless possibilities. It weaves a narrative of progress and glamour, shaping new and elevated lifestyles. This is not just a story of the past; it is a narrative that propels Pullman forward, promising to define and redefine the aspirational lifestyles of tomorrow.



**BUILDING A WORLD
AROUND YOU**



From Calm Home to City Life

NORKI AYGINER 180

Our residence boasts an enviable position at a height of 150 meters, providing residents with unparalleled views of the city skyline and majestic mountains while indulging in a refreshing influx of fresh air

150

METERS
ABOVE THE CITY CENTER





EXCEPTIONAL AMENITIES

Residence owners at Pullman Residences Yerevan will benefit from an enviable and extensive array of amenities and experiences.



Outdoor Amenities

Pullman Residences Yerevan offers exceptional outdoor amenities designed to elevate your lifestyle. Enjoy scenic walking areas and a dedicated running track for an active and refreshing experience. For sports enthusiasts, the tennis court, basketball court, football field, and volleyball field provide professional-grade facilities for recreation and competition. Relax and unwind at our outdoor pools, including a kids' pool and a stunning infinity pool with panoramic views. These thoughtfully curated spaces combine fitness, leisure, and scenic beauty to create an unparalleled outdoor living experience.





Basketball Football & Tennis Courts

**ENGAGE IN OUTDOOR
SPORTS ON VERSATILE
FIELDS**

Immerse yourself in outdoor sports on our expansive fields designed for tennis, basketball, football and volleyball. Our well-maintained facilities cater to every athletic pursuit, with ample space and professional-grade equipment to enhance your game. Whether you're a seasoned athlete or just looking for some recreational fun, our courts and fields provide the perfect setting to unleash your inner competitor and enjoy the camaraderie of team sports.

16x32 m. Basketball 16x26 m. Football 11x24 m. Tennis





A Lifestyle For Every Resident

Pullman Residences Yerevan offers thoughtfully designed amenities to enhance the lives of all residents. From a dedicated Kids Club for creativity and play to a pet-friendly environment with durable, thoughtfully-selected materials, and a scenic running track for fitness enthusiasts, every need is met with care and quality. This is a community where families, pets, and active lifestyles thrive together in harmony.



Three Types Of Pools

Enjoy maximum relaxation and fun in a variety of pool settings. Whether you're looking for an invigorating swim or a peaceful retreat, our diverse pool options cater to all preferences.

70 m. Infinity Pool 40 m. Kids Pool 20 m. Indoor Sports Pool



Skyview Restaurant & Lounge Bar

EXCEPTIONAL DINING, RIGHT AT YOUR RESIDENCE

Indulge in delicious meals and socialising in a cosy restaurant and lounge setting. Unwind with a handcrafted cocktail and engage in lively conversations in the comfortable lounge area.

Our welcoming atmosphere provides the perfect backdrop for connecting with fellow guests and creating memorable experiences.



Meeting Rooms & Co-Working Space

**DESIGNED TO
FOSTER
COLLABORATION
AND INSPIRE
SUCCESS**

Our modern co-working spaces and meeting rooms are designed to enhance your work experience. Whether you're focused on a personal project, need a quiet space to think, or require a professional setting for virtual meetings, our flexible spaces provide the ideal environment.

Each area is crafted to support your productivity, creativity, and comfort, ensuring you stay connected and inspired throughout your day.





Warm And Convenient

A SMART SOLUTION FOR YOUR PARKING NEEDS

Say goodbye to parking headaches with our 313 temperature-controlled parking lots, complete with electric vehicle charging stations and reserved spots for guests.

313 parking lots

The purchase of a residence includes the requirement to acquire a parking space, available at an additional cost of 12,000,000 AMD. You can also purchase additional parking spaces for the same price.



On-site Convenience

MARKET
LAUNDRY
PHARMACY
CARWASH

Simplify your daily routines with our thoughtfully curated amenities. From a well-stocked market and a quick-service laundry to an on-site pharmacy and a car wash, everything you need is within easy reach. These amenities are crafted to save you time and enhance your lifestyle, ensuring your days are smooth and stress-free.



Beauty Salon

WHERE BEAUTY MEETS SERENITY

Escape the everyday and indulge in a revitalizing experience at our Beauty Salon, your premier destination for all things beauty.


















Spa & Fitness Center

Stay active and achieve your fitness goals in Pullman Residences Yerevan' modern fitness center, equipped with state-of-the-art exercise machines. After a workout, unwind in the tranquil spa designed to offer relaxation and rejuvenation. These facilities prioritize your physical health and mental well-being, creating the perfect balance for a fulfilling lifestyle. Whether you're focusing on fitness or enjoying much-needed me-time, every detail ensures a premium experience tailored to your needs.

CORE SERVICES

Experience a lifestyle of effortless comfort with our comprehensive core services, designed to enhance your everyday living experience.

- | | | |
|--|--|--|
|  RESIDENCE CONCIERGE |  ACCOR OWNERSHIP BENEFITS PROGRAM ANNUAL FEE |  COMMON AREA "RESERVE FOR REPLACEMENT" |
|  DOORMEN & VALET |  COMMON AREA MAINTENANCE |  WIFI INTERNET IN RESIDENCE LOUNGE |
|  SECURITY |  COMMON AREA HOUSEKEEPING |  GENERAL & ADMINISTRATIVE |
|  OWNER SERVICES |  COMMON AREA UTILITIES |  PROPERTY INSURANCE (BASE BUILDING/ COMMON AREAS) |
|  CLUBHOUSE / RESIDENCE LOUNGE STAFF | | |

These services included in the service charge assessed to homeowners annually.

À LA CARTE SERVICES

Elevate your lifestyle with our curated selection of À La Carte services, designed to provide the ultimate in convenience and personalised care. From everyday essentials to specialised care, our À La Carte services include:

- | | |
|--|---|
|  DRY CLEANING & LAUNDRY |  IN-RESIDENCE HOUSEKEEPING |
|  IN-RESIDENCE MAINTENANCE |  "WHILE YOU ARE AWAY" MAINTENANCE PACKAGE |

These services are not included in the service charge and are available to homeowners at an additional cost.



GLOBAL RECOGNITION AND VIP PRIVILEGES

UNLOCK EXCLUSIVE BENEFITS & TRANSFORM YOUR LIFESTYLE WITH ACCOR ALL MEMBERSHIP

Residence owners are eligible to participate in the Accor Ownership Benefits Program *, affording them VVIP status on a global basis.

- 1

Exclusive invitation to join PLATINUM status in Accor Live Limitless
- 2

VIP reservation desk to support travel planning across Accor’s global network of hotels, resorts and related hospitality offerings
- 3

Automatic upgrades on arrival across more than 5,700 hotels and resorts worldwide (subject to availability) **
- 4

20% off best available rate worldwide at participating Accor hotels and resorts

*Eligibility continues for as long as Purchaser owns Pullman branded real estate, subject to inclusion of the annual Residence Ownership Benefits Fee being included in the property service charge assessed to all Residence Owners.
** At participating Accor brands and properties



MAKE YOUR RETREAT SPOT YOUR PERMANENT RESIDENCE

...designed with standards that meet your criteria & beyond.

The residences are the epitome of luxury and sophistication, redefining the very essence of lifestyle with an unwavering focus on harmony and equilibrium.



Type 1

Total sq.m*

59.3

Balcony 2.1sq.m

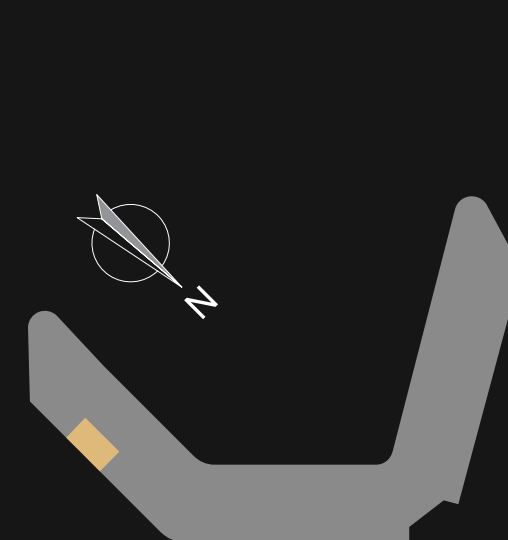
Height Of Ceiling 3.1m

Number Of Bedrooms 1

PRICE RANGE

FLOORS	1-6	94.880.000	AMD
FLOORS	7-11	106.740.000	AMD
FLOORS	12-14	118.600.000	AMD

*balcony is included in total surface



Type 2

Total sq.m

127.7

Balcony 17.1sq.m

Height Of Ceiling 3.1m

Number Of Bedrooms 2

PRICE RANGE

FLOORS 1-6

204.320.000 AMD

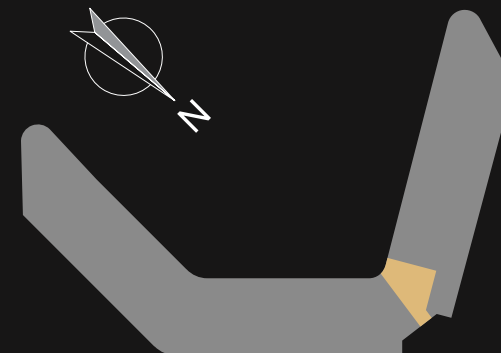
FLOORS 7-11

229.860.000 AMD

FLOORS 12-14

255.400.000 AMD

*balcony is included in total surface



Type 3

Total sq.m

76.8

Balcony 11sq.m

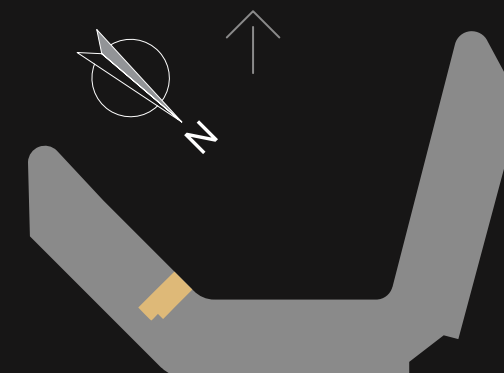
Height Of Ceiling 3.1m

Number Of Bedrooms 1

PRICE RANGE

FLOORS	1-6	122.880.000 AMD
FLOORS	7-11	138.240.000 AMD
FLOORS	12-14	153.600.000 AMD

*balcony is included in total surface



Type 4

Total sq.m

64

Balcony 10.6sq.m

Height Of Ceiling 3.1m

Number Of Bedrooms 1

PRICE RANGE

FLOORS 1-6

102.400.000 AMD

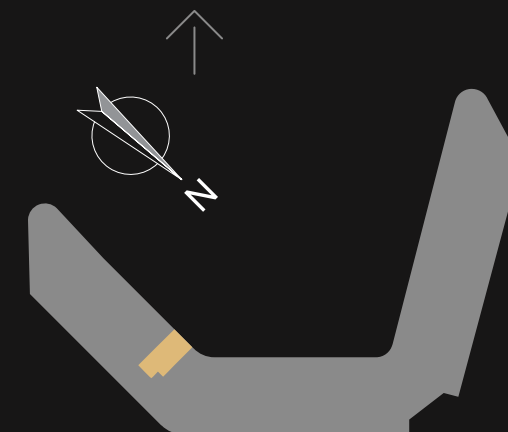
FLOORS 7-11

115.200.000 AMD

FLOORS 12-14

128.000.000 AMD

*balcony is included in total surface



Type 5

Total sq.m

36.3

Balcony 1.4sq.m

Height Of Ceiling 3.1m

Number Of Bedrooms 1

PRICE RANGE

FLOORS 1-6

58.080.000 AMD

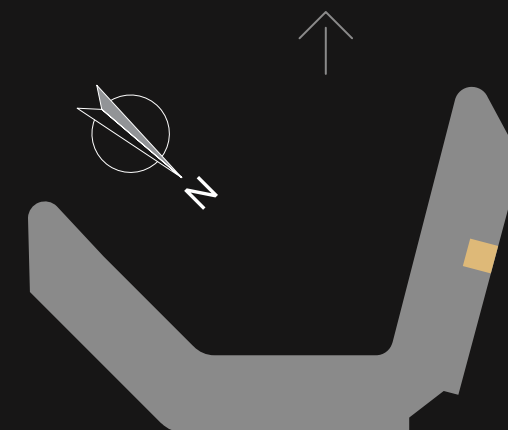
FLOORS 7-11

65.340.000 AMD

FLOORS 12-14

72.600.000 AMD

*balcony is included in total surface



Type 6

Total sq.m

173.7

Balcony 22.8sq.m

Height Of Ceiling 3.1m

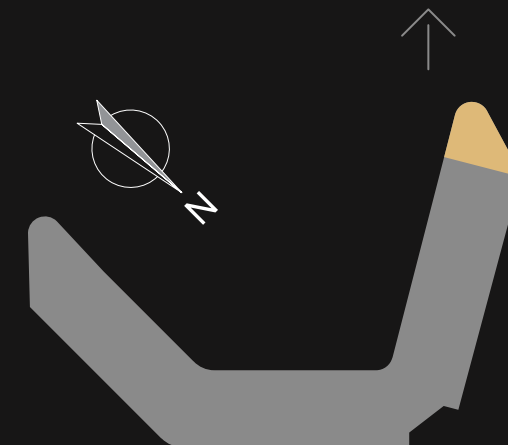
Number Of Bedrooms 3

PRICE RANGE

FLOORS 1-5

277.920.000 AMD

* balcony is included in total surface



Type 7

Total sq.m

156

Balcony 16.3sq.m

Height Of Ceiling 3.1m

Number Of Bedrooms 3

PRICE RANGE

FLOORS 1-6

249.600.000 AMD

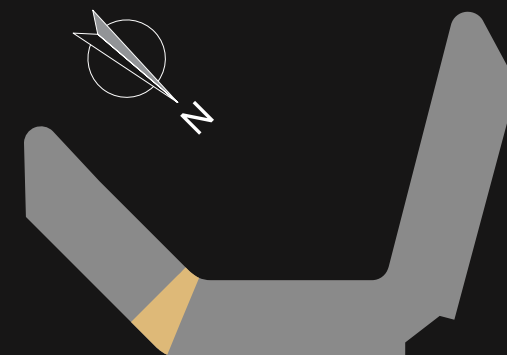
FLOORS 7-11

280.800.000 AMD

FLOORS 12-14

312.000.000 AMD

*balcony is included in total surface



Type 8

Total sq.m

188.9

Balcony 26.9sq.m

Height Of Ceiling 3.1m

Number Of Bedrooms 3

PRICE RANGE

FLOORS 1-5

302.240.000 AMD

*balcony is included in total surface



Type 9

Total sq.m

196.1

Balcony 3.4sq.m

Terrace 77.2sq.m

Height Of Ceiling 3.1m

Number Of Bedrooms 2

PRICE RANGE

FLOORS 6

FLOORS 8

313.760.000 AMD

352.980.000 AMD

*balcony and terrace is included in total surface



Type 10

Total sq.m

129

Balcony 17.7sq.m

Height Of Ceiling 3.1m

Number Of Bedrooms 2

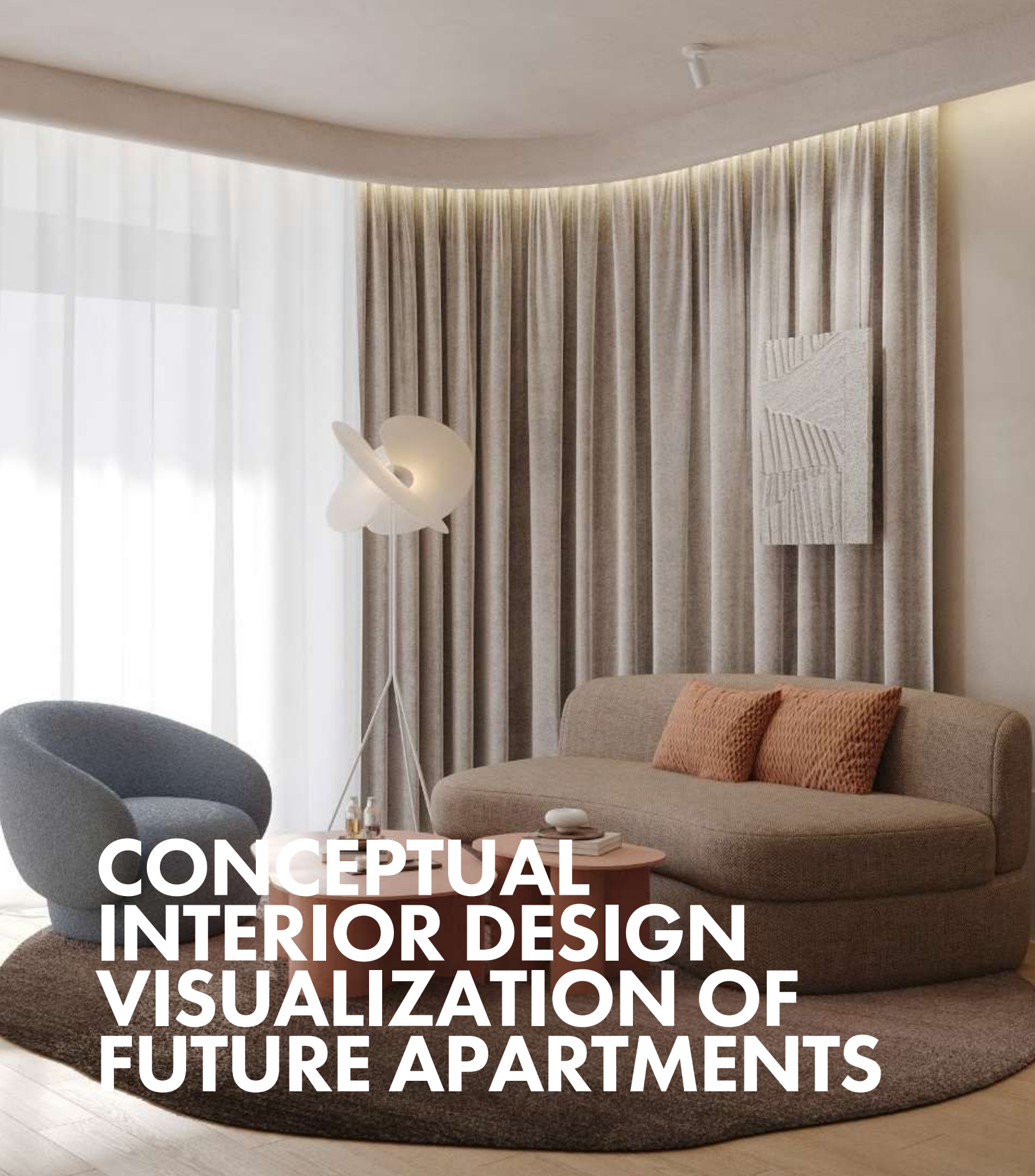
PRICE RANGE

FLOORS 7, 9

232.200.000 AMD

* balcony is included in total surface





CONCEPTUAL INTERIOR DESIGN VISUALIZATION OF FUTURE APARTMENTS



The rendered images showcase a conceptual view of the potential interior design for our luxury apartments, meant to inspire style and ambiance. These are not final designs but serve as a guide to help you envision the space. As a developer, we offer you the flexibility to create a home that reflects your personal tastes, while upholding the highest standards of comfort and elegance.

OUR APARTMENTS ARE OFFERED IN
A WHITE-BOX CONDITION

WHITE BOX

DESCRIPTION OF FINISH INCLUDES. *



LEVELED CONCRETE FLOOR
READY FOR FINAL FINISHING



REPAIRED BALCONY, INSTALLED
ENTRANCE DOORS, WINDOWS,
WINDOW SILL



CEILING, WALLS LEVELED
READY FOR PAINTING



PIPELINES OF WATER SUPPLY,
ELECTRICAL WIRING, CENTRALIZED
HEATING, COOLING, SEWERAGE LAID



BATHROOM TILED, INCLUDING
BUILT-IN ACCESSORIES

*Certain materials are to be provided by the buyer, including interior doors, flooring, tiles, traps, built-in sanitary accessories, and window sills.



TERRACE

PAYMENT PLAN

DOWN PAYMENT	MONTHLY INSTALMENTS	FINAL PAYMENT
20%	2%	10%
OF THE PRICE, DUE AT THE TIME OF PURCHASE.	OF THE REMAINING BALANCE, PAYABLE OVER 35 MONTHS.	OF THE PRICE.

CASHBACK

The buyer shall provide the designs for electrical wiring, water supply, heating, and cooling systems within 1 month after receiving the notice from the seller. Within 1 month after providing the designs, the buyer shall also provide the interior doors, flooring, tiles, trap, built-in sanitary accessories, and window sills.

If the buyer fulfills their obligations on time, the contract price will be reduced by 100,000 (one hundred thousand) AMD per each square meter registered in the state registry of the area (including the calculated VAT amount).

0% INTEREST RATE

THE APARTMENT PRICE INCLUDES ALL THE MENTIONED

UNRIVALED ENGINEERING, SUSTAINABILITY, AND SAFETY IN LUXURY LIVING

- Sustainably Sourced, High-Performance Building Materials
- Full Compliance with International Structural and Safety Regulations
- High-Efficiency Centralized Climate Control System
 - A cutting-edge heating and cooling system
- Next-Generation Fitness & Wellness Infrastructure
- Precision-Engineered High-Performance Glazing Systems
- Advanced Acoustic Insulation Technology
- Premium-Grade High-Speed Elevators
- Advanced Seismic-Optimized Engineering: Built to endure seismic events up to intensity level 9
- Redundant Power and Water Supply Architecture
- Integrated Multi-Stage Water Filtration & Purification System

SPECIAL GIFT

WITH THE PURCHASE OF OUR EXCLUSIVE RESIDENCE

Receive Italian designer furniture and a hydro-spa for your terrace as a gift when you purchase an exclusive apartment from Technotun LLC.



TERRACE

CORPORATE PROFILE



Accor is a world-leading augmented hospitality group offering unique and meaningful experiences in 5700 hotels, resorts and residences across 110 countries for more than 50 years.

Beyond accommodations, Accor enables new ways to live, work, and play with food & beverage, nightlife, wellbeing, and coworking brands. To drive business performance, Accor's portfolio of business accelerators amplify hospitality distribution, operations, and experience. Guests have access to one of the world's most attractive hotel loyalty programs - Accor Live Limitless.

Accor SA is publicly listed on the Euronext Paris Stock Exchange (ISIN code: FR0000120404) and on the OTC Market (Ticker: ACRFY) in the United States.

[ACCOR.COM](https://www.accor.com)

INST: @ACCOR

FB: ACCOR GROUP



Pullman Hotels & Resorts delivers an experience that is upscale, upbeat and perfectly in tempo with global zeitgeist.

Retaining the values of exploration, comfort and dependability that drove it to become a pioneering travel brand over 150 years ago, Pullman today features 155 worldwide properties and +61 in Pipeline in 42 countries including Pullman Paris Tour Eiffel, Pullman Park Lane Hong Kong, Pullman Shanghai South, Pullman London St Pancras and Pullman Sao Paulo Vila Olimpia. Pullman is part of Accor, a world-leading travel and lifestyle group which invites travellers to feel welcome in 5600 hotels, resorts and residences, along with some 10000 of the finest private homes around the globe.

[PULLMAN.ACCOR.COM](https://www.pullman.accor.com)

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AND RESORTS

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Since 2019, Technotun LLC has been shaping a brand-new culture in real estate. Our portfolio includes the completion of a multifunctional residential building near Cascade, a testament to our dedication to innovation. Technotun is contributing to Armenia's economy and offering exceptional investment opportunities, setting new benchmarks in urban development.

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INFINITY POOL

Project Team



DEVELOPER



BRAND



OPERATOR



PROJECT CONSULTANT



MARKET RESEARCH



FINANCING



CONSTRUCTION &
CIVIL ENGINEERING



ARCHITECTURE



INTERIOR DESIGN



ENGINEERING/ MEPT DESIGN



FURNITURE SOURCING



CONSTRUCTION MATERIALS

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Pullman Residences Yerevan is neither owned, developed, nor sold by Kazakhstan Management Hotel Company LLP or any of its affiliates. The project is independently owned and operated by Technotun LLC, which assumes full responsibility for its ownership, development, and management. Technotun LLC uses the Pullman name under a licensing agreement with Pullman, which does not imply any ownership, endorsement, or direct affiliation by the Pullman brand or its parent company.