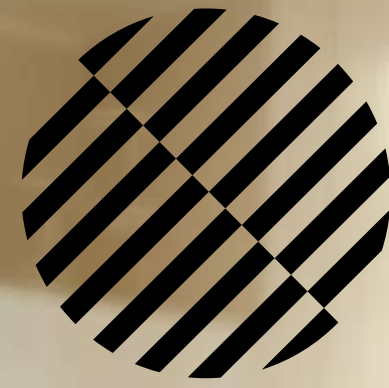




pullman

LIVING AND RESIDENCES

YEREVAN



The World That Is Being Built Around You



Discover The Spirit Of Timeless Luxury And Branded Hospitality

Pullman Residences is here to enhance your daily routine and transform your living environment to create a sanctuary of productivity and peace.

pullman
LIVING AND RESIDENCES



pullman
LIVING AND RESIDENCES

YEREVAN

Resort You Call Home

Live Up to Accor Standards with Pullman Branded Residences
Pullman Yerevan is here to enhance your daily routine and transform your living environment
to create a sanctuary of productivity and peace.



Distinguished Services

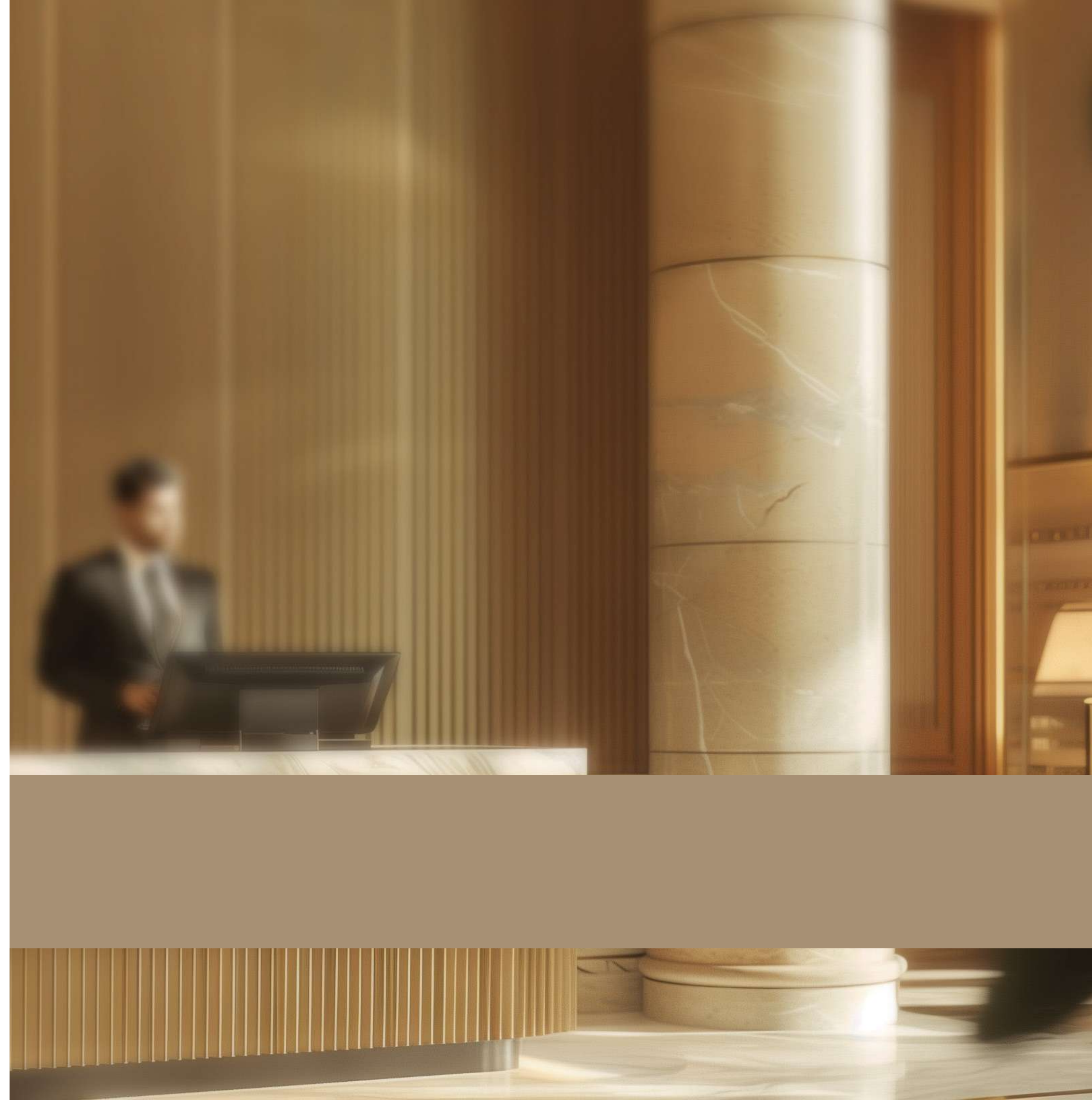
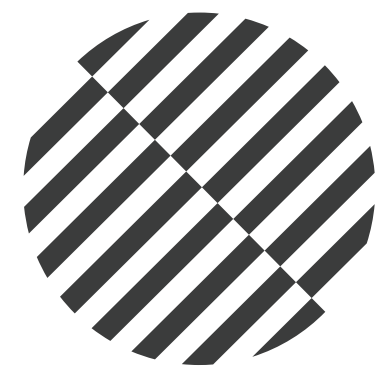
Enjoy hassle-free service designed for your comfort
and convenience, ensuring a relaxed stay
with attentive care



Concierge Service

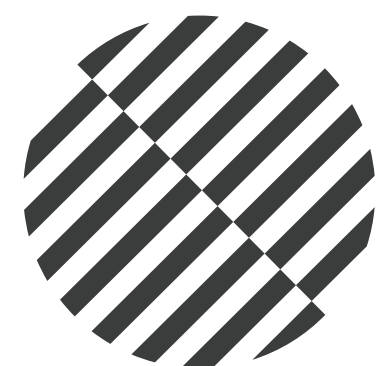
A top-tier concierge service provides a personalized and seamless experience for residents and guests, making daily life more convenient and enjoyable.

From the moment one steps into the building, the concierge is there to greet them with a warm, professional demeanor, ready to assist with a wide range of needs. Whether it's arranging transportation, securing reservations at sought-after restaurants, or booking tickets to exclusive events, the concierge leverages an extensive network and local expertise to fulfill requests efficiently.



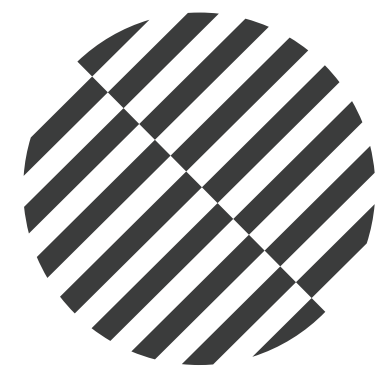
Room Service Cleaning Laundry

A high-quality room service, cleaning, and laundry service elevates the experience of staying in a luxury branded residence, by providing an unmatched level of convenience and care. These services are designed to ensure that every aspect of a guest's stay is comfortable, immaculate, and worry-free.



Security Service

A comprehensive security service ensures the safety and protection of the entire complex and its residents through a multi-layered approach. Rest assured with 24/7 security ensuring a safe environment for everyone.



An aerial photograph of a large, curved swimming pool with clear blue water. The pool is surrounded by a wooden deck. Along the top edge of the deck, there are several white patio umbrellas and lounge chairs. The pool has a curved shape with a smaller section at the bottom right. The surrounding area includes greenery, a paved walkway, and a fence.

Exceptional Amenities

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

Running Tracks

Walking Areas



3 Swimming Pools

Court Tennis
Basketball
Football

Convenience In Mind

Our 20,000 sq. m site includes only 20% for development, emphasizing extensive common areas and meticulously designed facilities

- | | | | |
|---|-----------------------------------|---|---|
|  | Concierge service |  | 20 m outdoor kids' pool |
|  | Room Service / Cleaning / Laundry |  | 22m indoor pool |
|  | Kid's Club & Playground |  | Tennis Court |
|  | Spa Center |  | Basketball / Football / Volleyball Fields |
|  | Restaurant / Club Lounge |  | Fitness Center |
|  | Coworking Space |  | Outdoor Running Track |
|  | Pet Playground |  | 520 temperature controlled parking lots |
|  | 70 m outdoor Infinity pool |  | 24/7 security |

Tennis Court

Improve your game on a top-notch outdoor court surrounded by scenic views.



Basketball/Football Volleyball Fields

Engage in outdoor sports on versatile fields perfect for basketball, football, and volleyball.



The image shows a modern outdoor running track with red and blue lanes. A woman is sitting on a white chair on the blue lane, and a person is running on the red lane in the background. The track is surrounded by greenery and a wooden wall. A large white sculpture is visible on the left side of the image.

Enjoy Energizing Runs

Outdoor Running Track - Enjoy refreshing runs on a scenic track suitable for runners of all levels.

Coworking Space

Foster creativity and productivity in modern workspaces with fast internet and flexible setups.



Kids Club & Playground

The kid-friendly infrastructure ensures that every member of the family, big and small, feels safe, nurtured, and able to thrive in your home, fostering an atmosphere where children can grow and explore with confidence.



Pet Friendly Environment

Our pet-friendly environment fosters happiness and harmony for all family members, ensuring your furry friends feel just as comfortable and cherished in your home as you do.



A4

A5

A6

Warm And Convenient

Say goodbye to parking headaches with our 520 temperature-controlled parking lots, complete with electric vehicle charging stations and reserved spots for guests.

Along with the purchase of a residence, acquiring a parking space is mandatory, which costs 12,000,000 AMD. You can also purchase additional parking spaces for the same price.

All Day Dining Restaurant

Indulge in delicious meals and socializing in a cozy restaurant and lounge setting.



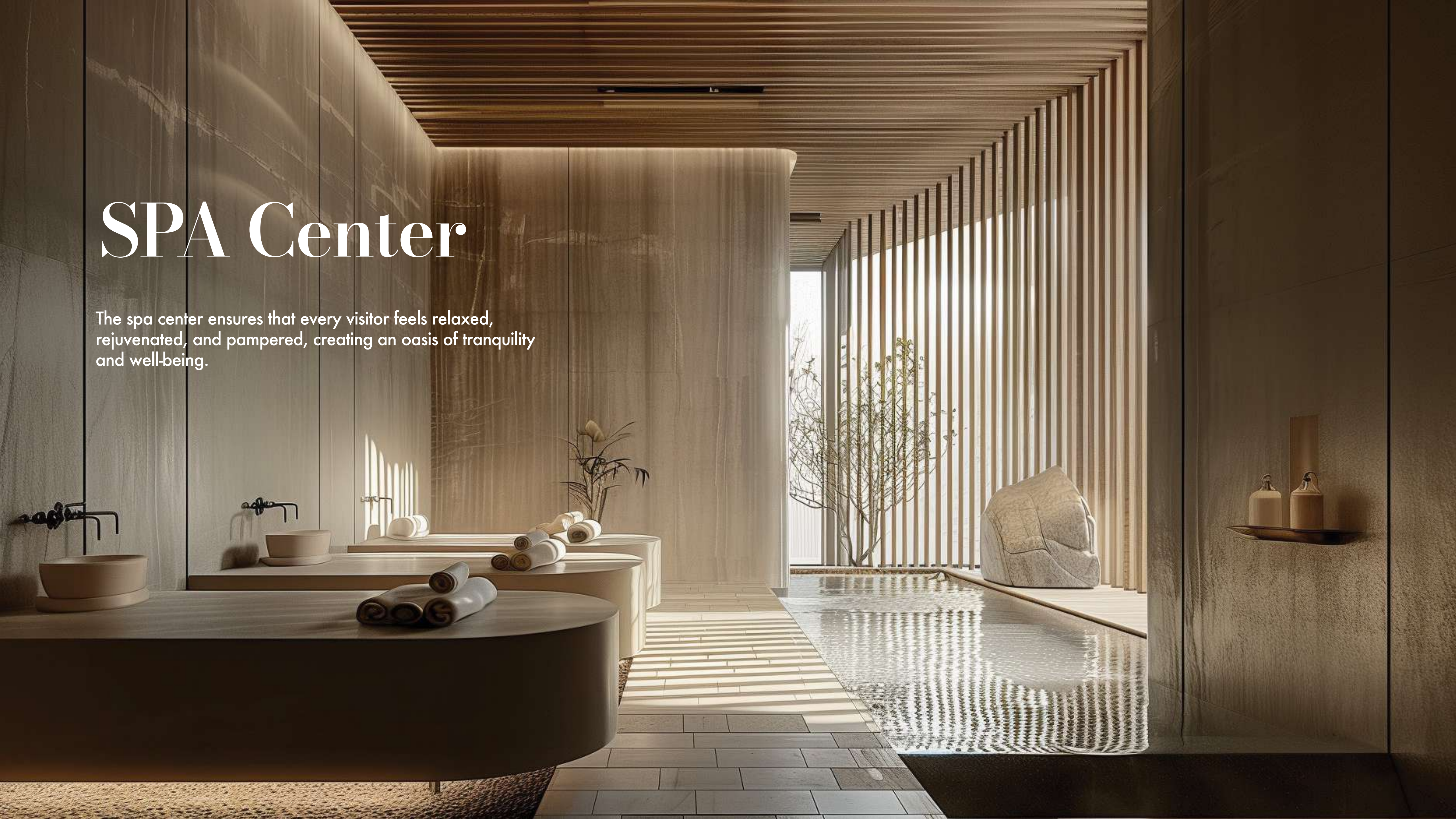
A high-angle, top-down view of a person swimming in a pool. The water is a vibrant blue, and the sunlight creates a shimmering, rippling pattern across the surface. The person is positioned on the right side of the frame, swimming away from the viewer. They are wearing dark-colored swim trunks. The overall mood is serene and refreshing.

We See Wellness Differently

Discover a home where every corner is crafted to nurture your well being and embrace your unique way of life. Our suite of curated lifestyle amenities is to host and entertain every single day of your life.

SPA Center

The spa center ensures that every visitor feels relaxed, rejuvenated, and pampered, creating an oasis of tranquility and well-being.



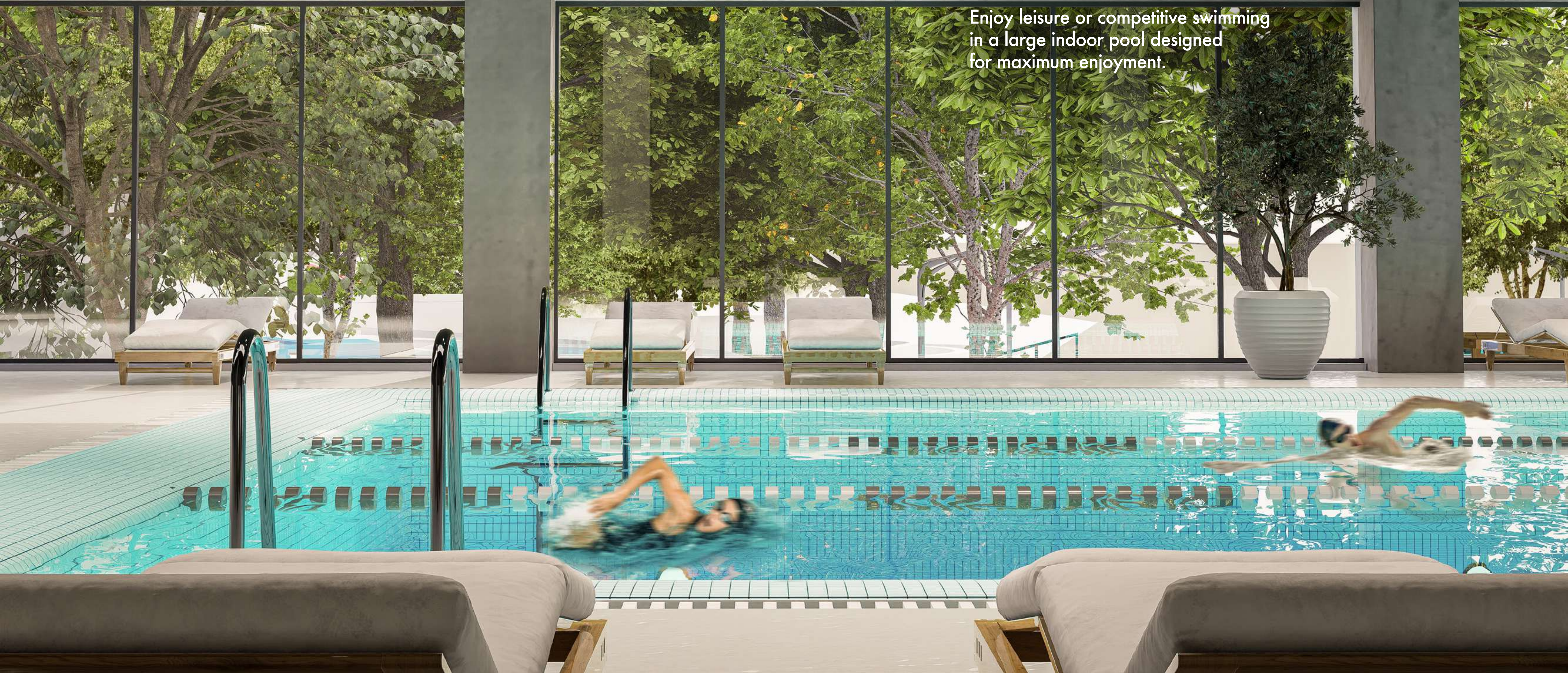
Fitness Center

Achieve your fitness goals in a modern facility with the latest exercise equipment.



22 m Indoor Pool

Enjoy leisure or competitive swimming
in a large indoor pool designed
for maximum enjoyment.



Infinity Pool With Unparalleled Views

70m Outdoor Infinity Pool - a refreshing retreat that takes health to the next level. Relax by a beautiful infinity pool offering stunning views and a peaceful atmosphere.



A modern outdoor pool area with a large pink swan inflatable, lounge chairs, and a waterfall wall. The pool is surrounded by a light-colored wooden wall with a waterfall effect. In the foreground, there are several lounge chairs with white cushions and a large beige umbrella. A young girl in a blue and white dress is standing near the umbrella. In the pool, two children are playing with a large pink swan inflatable. The background features lush green trees and a white building.

Safe & Joyful Oasis

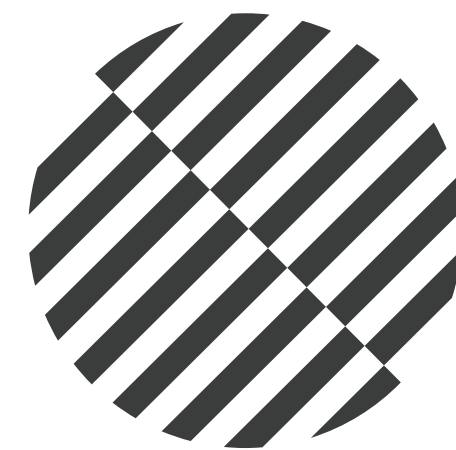
20m Outdoor Kids' Pool - a relaxed spot where fun meets safety for endless water adventures.



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.



From Calm Home to City Life

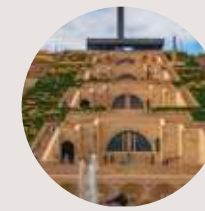
Our residence boasts an enviable position at a height of 150 meters, providing residents with unparalleled views of the city skyline and majestic mountains while indulging in a refreshing influx of fresh air



Tsitsernakaberd



Mother Armenia



Cascade



Metro Station



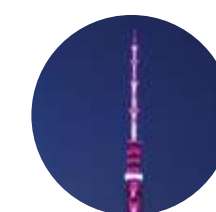
Opera House



Republic Square



Stadium



TV Tower

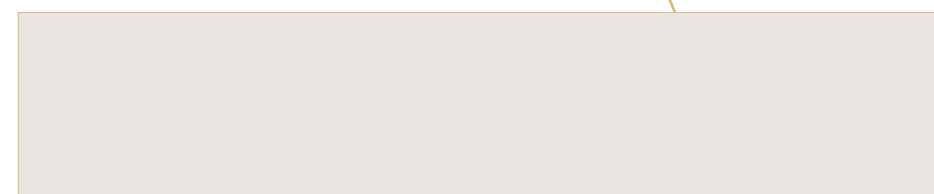


3 km drive



pullman

City Center



Norki Ayginer 180

6 min way





Unlock Exclusive Benefits & Transform Your Lifestyle with Accor ALL Membership

BECAUSE THE PULLMAN LIFE IS ALWAYS REWARDING

As a Pullman resident, you will receive membership in the Accor Ownership Benefits Program, granting you VVIP status globally.

EXCLUSIVE BENEFITS INCLUDE:

Platinum status in the Accor Live Limitless loyalty program:

Guaranteed room availability up to 2 days prior to arrival
Welcome drink and amenity
Access to the executive lounge (where available)
Many more benefits during your stay

20% off the best available rate at more than 4,000 Accor hotels and resorts worldwide

Room upgrades on arrival (subject to availability)

VIP reservation desk

Corporate Profile



Accor is a world-leading augmented hospitality group offering unique and meaningful experiences in 5600 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: ACRY) 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)

inst: @pullmanhotels

fb: Pullman Hotels and Resorts

Pullman Heritage

Guided by a commitment to be the most desired sustainable premium brand, Pullman combines social business orientation with the fastest growth trajectory, appealing to global visionaries deeply engaged in making an impact.

The Pullman brand was created in the mid-19th century by George Pullman, initially known for his innovations in train car interiors. He introduced luxurious amenities such as marble-tiled bathrooms and air conditioning, setting a standard for "Luxury Train Travel." In the mid-20th century, Pullman collaborated with designers such as Dior, Hermes, and Louis Vuitton in the design of suitcases, further enhancing its reputation for elegance and craftsmanship in travel accessories. This commitment extends to Pullman Living, the upscale international hotel brand of AccorHotels, announcing the opening of its first destination in Armenia.

The "Pullman Living" concept offers a blend of hotel-like services with the comfort and convenience of residential living, perfect for business travelers and expatriates seeking to stay connected to the city's vibrancy. These properties provide luxurious, comfortable, and flexible accommodations, blending hotel amenities with the comfort of a private residence.

At Pullman, pioneering experiences abound, blending innovative work and event spaces with vibrant social experiences for business, leisure, and local guests. Guided by three unique filters of progress—Blended Business, Social Hub, and Innovative Spirit—Pullman promises a journey of opportunities, connection, and intentional change. It serves as a visionary change agent, actively seeking opportunities and shaping meaningful connections to create a lasting impact.



pullman
LIVING AND RESIDENCES

YEREVAN

Shaping Cultural Heritage

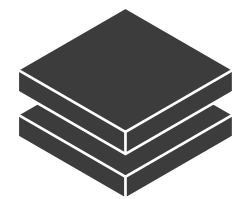
Since 1867

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 us forward, promising to define and redefine the aspirational lifestyles of tomorrow.

White Box

Our apartments are offered in a white-box condition.

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

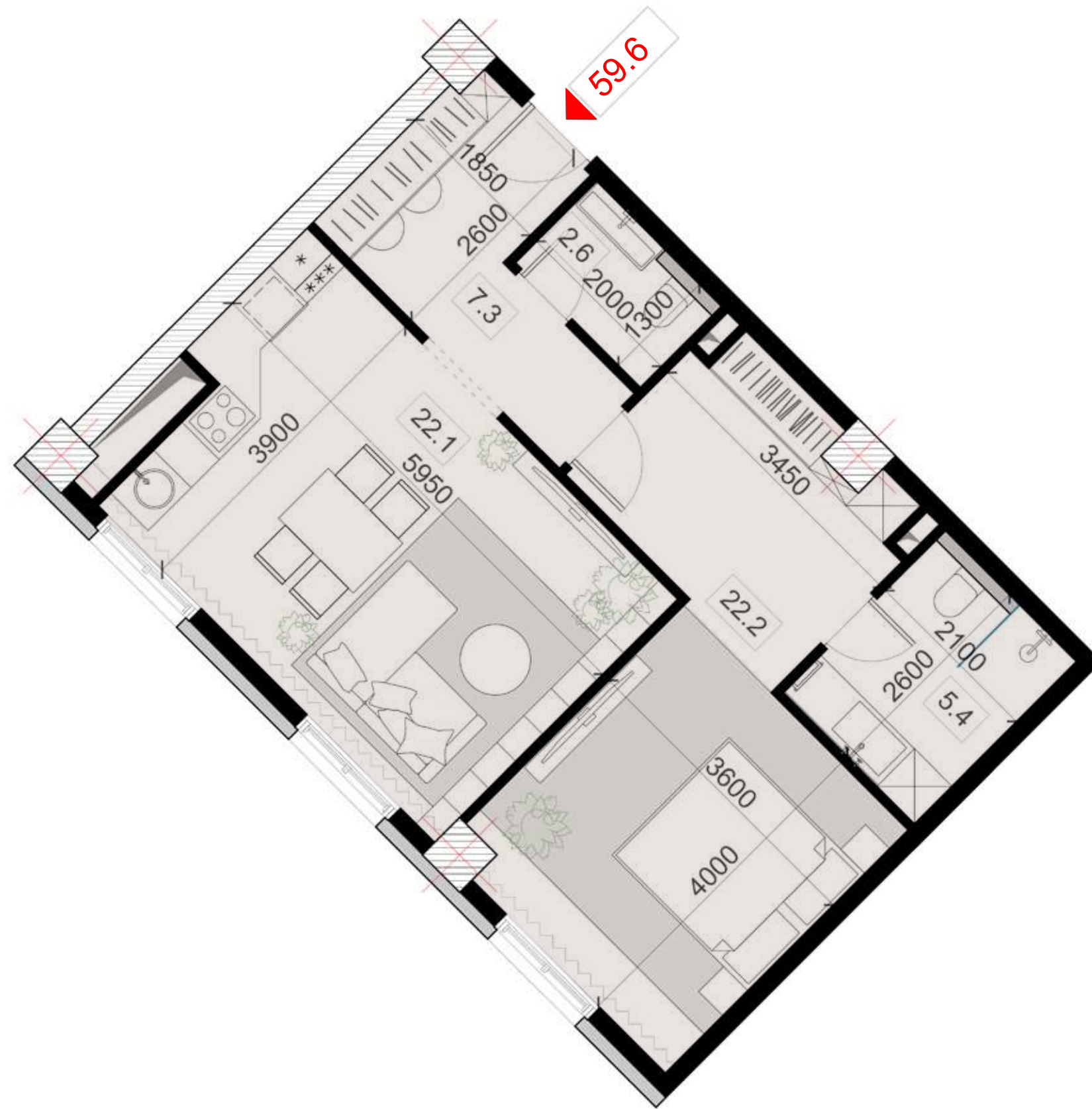


Bathroom tiled,
including built-in
accessories

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

RESIDENCES

Type 1



Total sq. m.

59.6

Height of ceiling

3

Number Of Bedrooms

1

Price Range

Floors 1-6

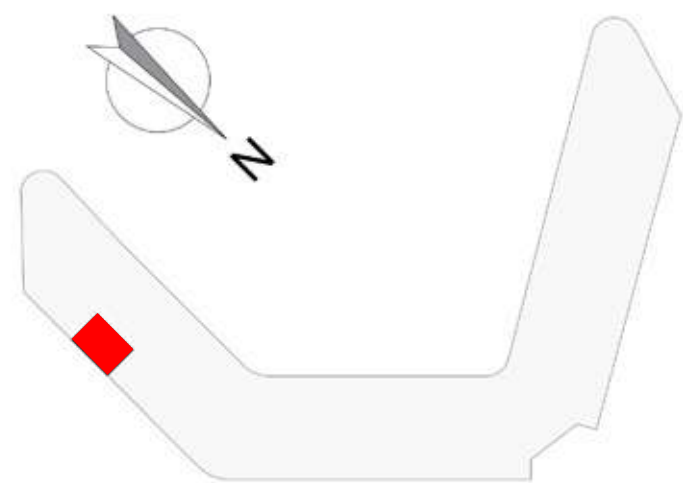
95.360.000 AMD

Floors 7-11

107.280.000 AMD

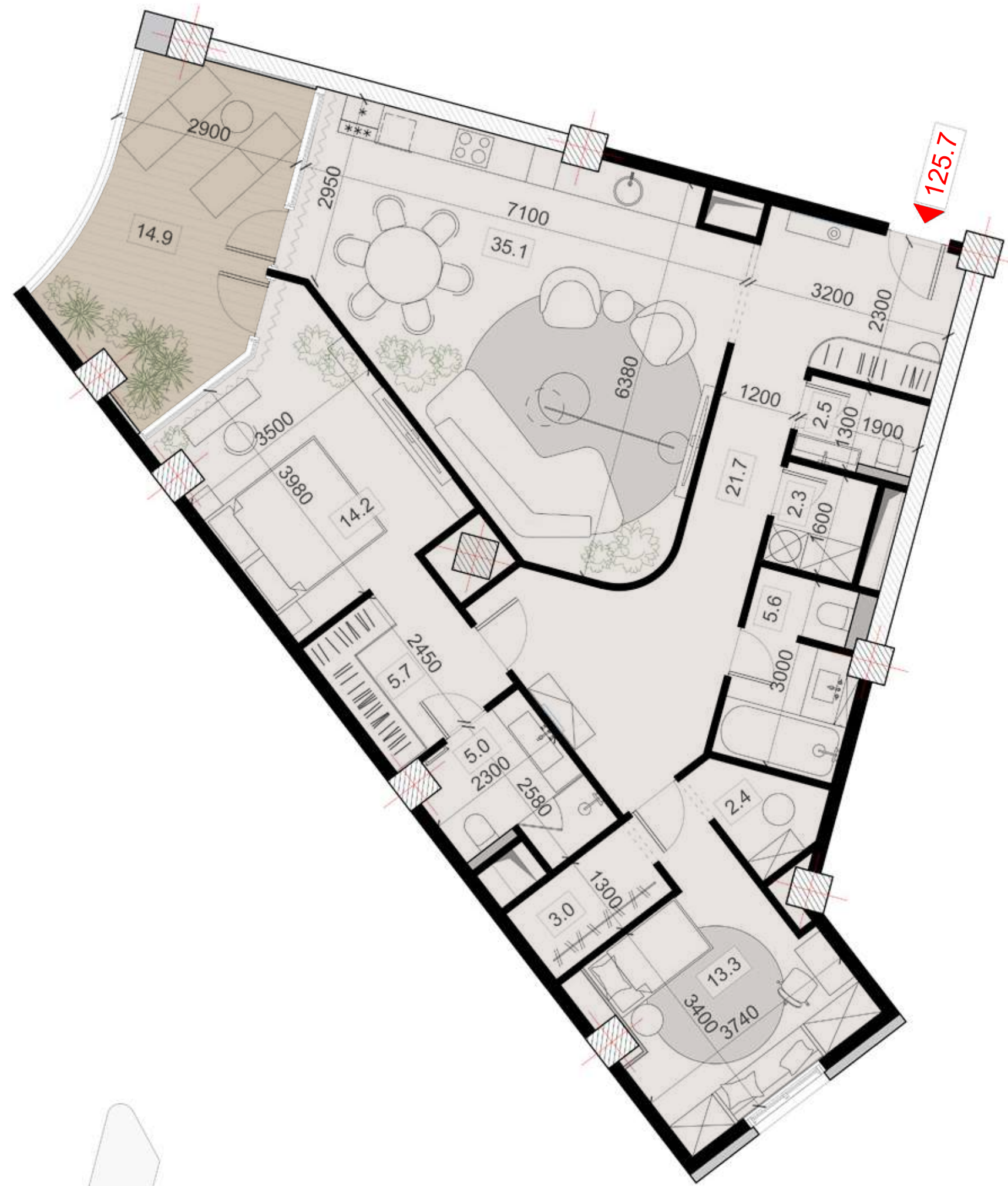
Floors 12-14

119.200.000 AMD



RESIDENCES

Type 2



Total sq. m.

125.7

Balcony

14.9

Height of ceiling

3

Number Of Bedrooms

2

Price Range

Floors 1-6

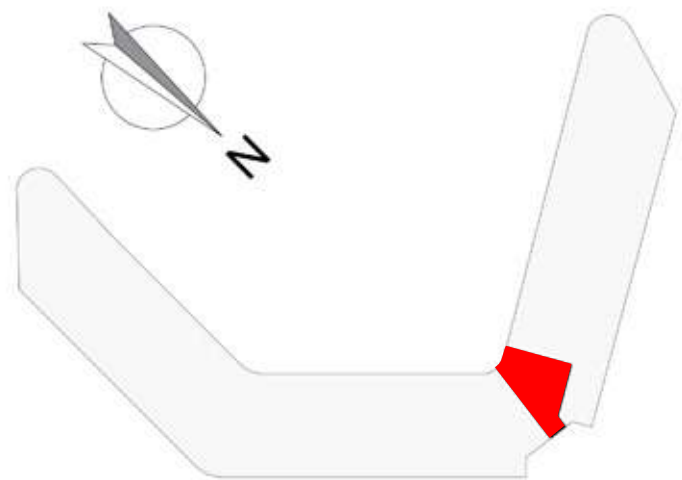
201.120.000 AMD

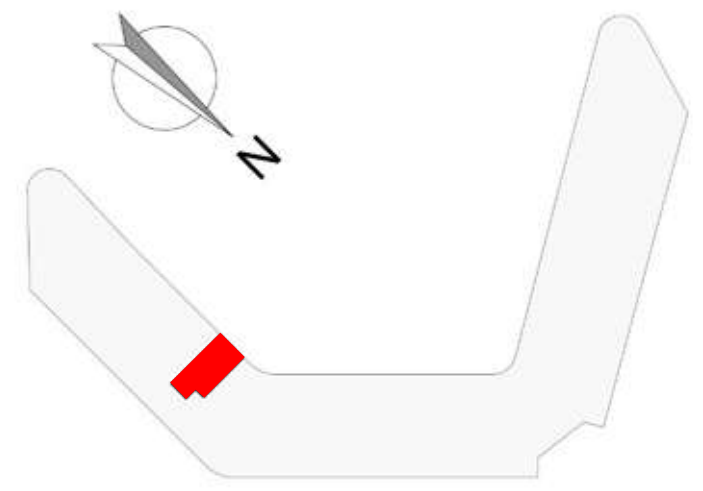
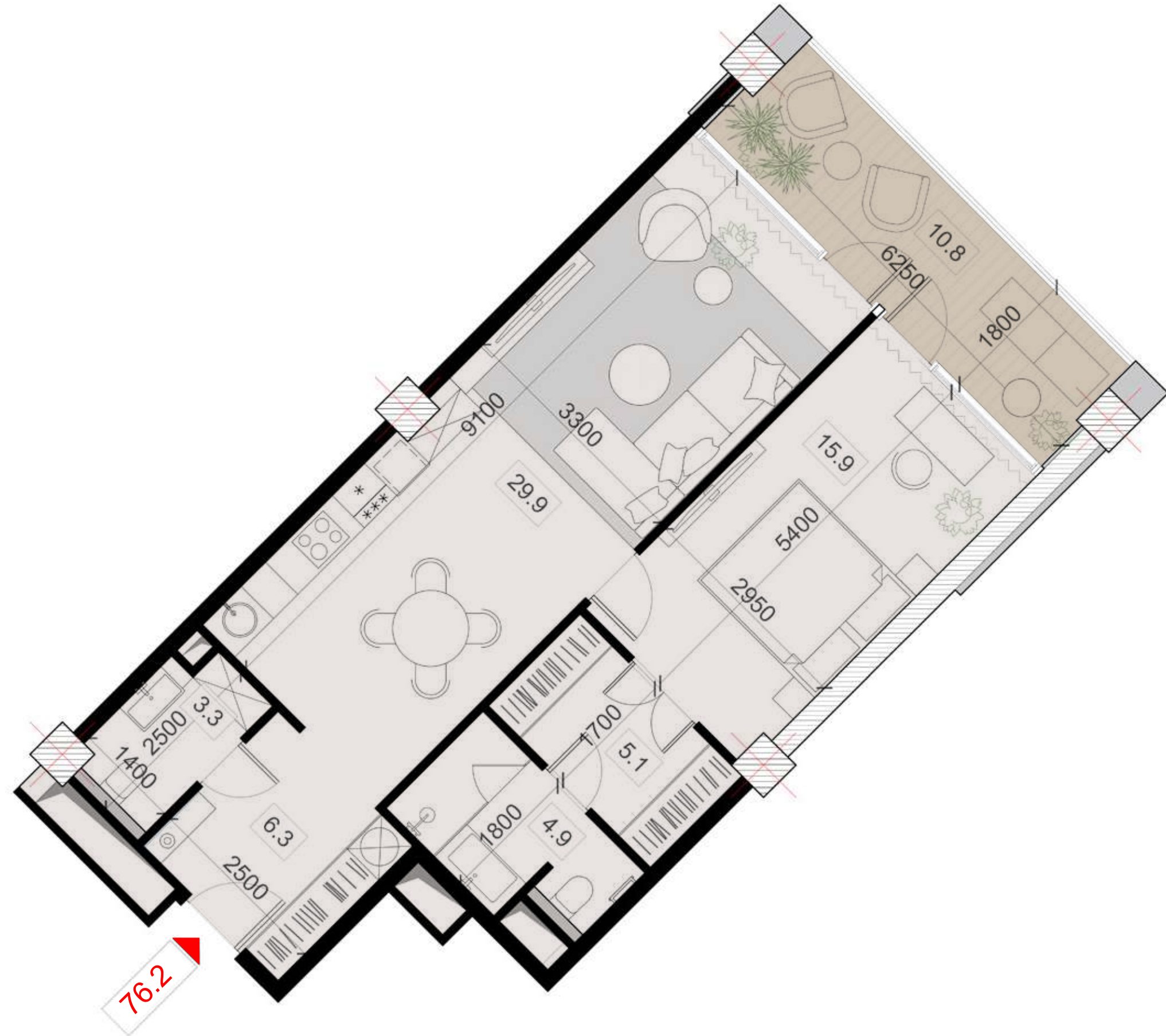
Floors 7-11

226.260.000 AMD

Floors 12-14

251.400.000 AMD





RESIDENCES

Type 3

Total sq. m.

76.2

Balcony

10.8

Height of ceiling

3

Number Of Bedrooms

1

Price Range

Floors	1-6	121.920.000 AMD
Floors	7-11	137.160.000 AMD
Floors	12-14	152.400.000 AMD

RESIDENCES

Type 4

Total sq. m.

63.9

Balcony

10.6

Height of ceiling

3

Number Of Bedrooms

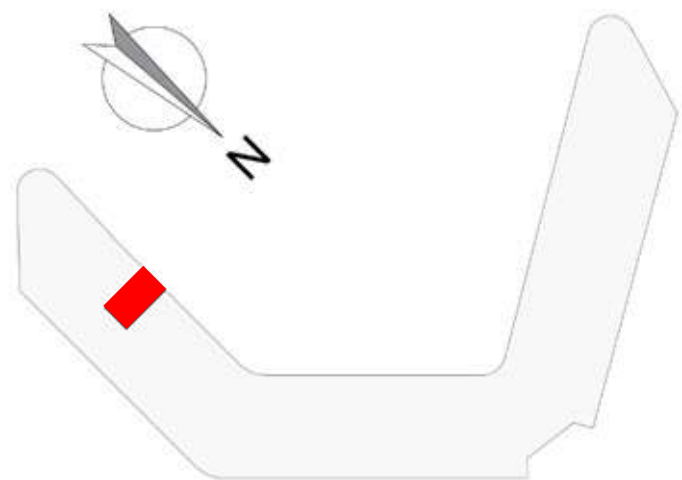
1

Price Range

Floors 1-6 102.240.000 AMD

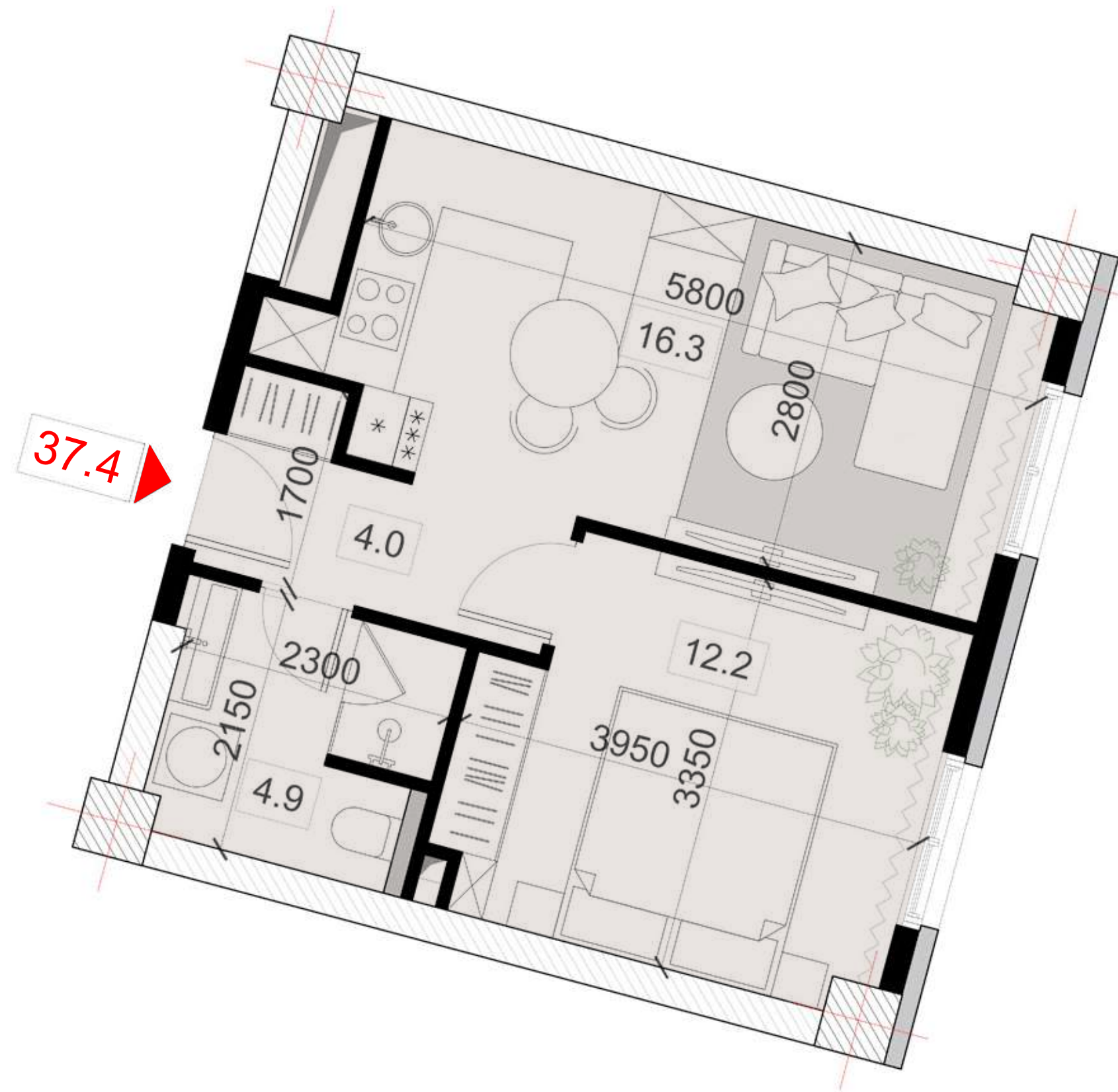
Floors 7-11 115.020.000 AMD

Floors 12-14 127.800.000 AMD



RESIDENCES

Type 5



Total sq. m.

37.4

Height of ceiling

3

Number Of Bedrooms

1

Price Range

Floors 1-6

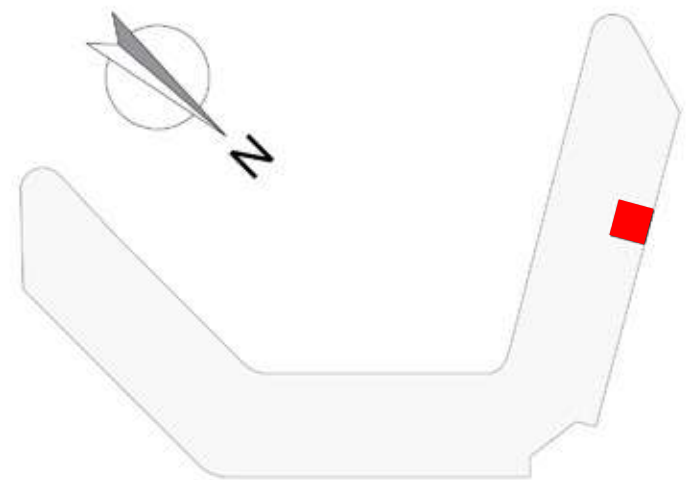
59.840.000 AMD

Floors 7-11

67.320.000 AMD

Floors 12-14

74.800.000 AMD



RESIDENCES

Type 6

Total sq. m.

180.8

Balcony

24.8

Height of ceiling

3

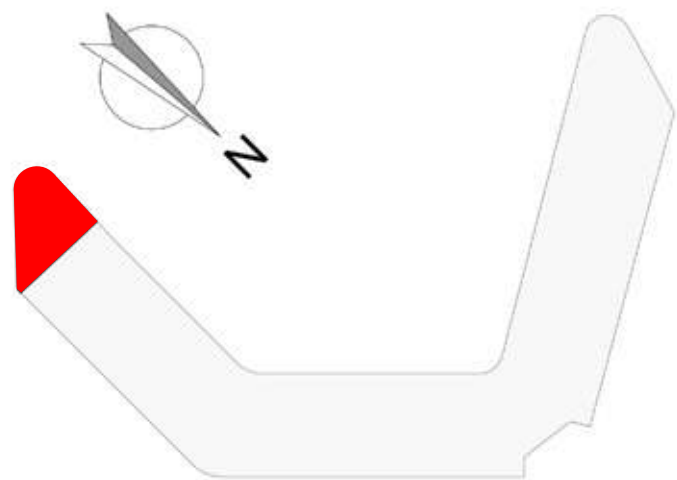
Number Of Bedrooms

3

Price Range

Floors 1-5

289.280.000 AMD





RESIDENCES

Type 7

Total sq. m.

151.3

Balcony

17.8

Height of ceiling

3

Number Of Bedrooms

3

Price Range

Floors 1-6

242.080.000 AMD

Floors 7-11

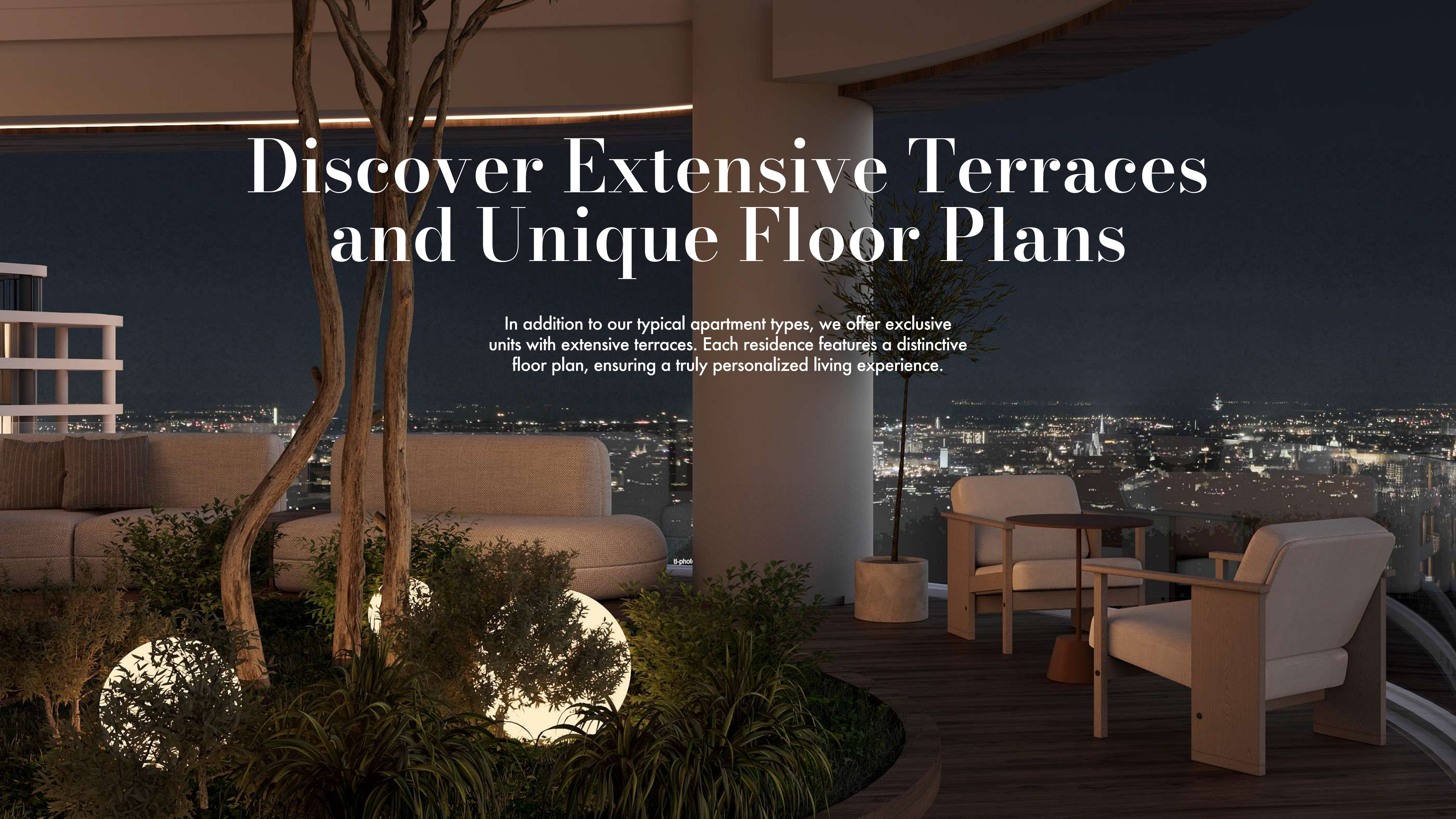
272.340.000 AMD

Floors 12-14

302.600.000 AMD

Discover Extensive Terraces and Unique Floor Plans

In addition to our typical apartment types, we offer exclusive units with extensive terraces. Each residence features a distinctive floor plan, ensuring a truly personalized living experience.



Special Gift

with the Purchase of Our Exclusive Apartment

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



Payment Plan

DOWN PAYMENT

20%

of the price,
due at the time of purchase.

MONTHLY INSTALMENTS

2%

of the remaining balance,
payable over 35 months.

FINAL PAYMENT

10%

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



No Matter Where You Go,
Home Is Where The Heart Is

Because coming home can be the best feeling.
Couple that with Pullman hospitality, and you
know you've found something special.

Welcome.

Project Team



Developer



Operator



Project Consultant



Market Research



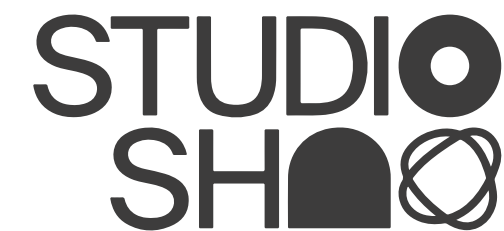
Financing



Construction &
Civil Engineering



Architecture



Interior Design



Engineering/
MEPT design



Furniture
Sourcing

Contacts



Sales Office
055 065 055



Address
Norki Ayginer 180



Email
sales@technotun.com



Website
www.technotun.com