



MOUNTAIN
VILLAGE

TERRACES

THE NATURE - MADE FUTURE OF THE CITY

MOUNTAIN VILLAGE

is an exclusive clubhouse residential complex located in the greenest city of Armenia, Dilijan.

Steadily unfolding developments of urban infrastructure, paralleled by ever-increasing inflow of tourists, professionals and expats from all over the world make a bold claim for living conditions that would meet the highest standards of personal and professional life.

Mountain Village

is the breakthrough answer to every single need of today's human.

The complex redefines architectural thinking and breaks new ground in concept design, seamlessly bridging the divide between humans and mother nature.

The highest standards of sustainable building (*BREEAM certification*), ergonomics of space, eco environment, diverse sports and recreation areas, bespoke co-living code and a broad specter of professional services make Mountain Village a special destination for people who value comfort and healthy lifestyle.

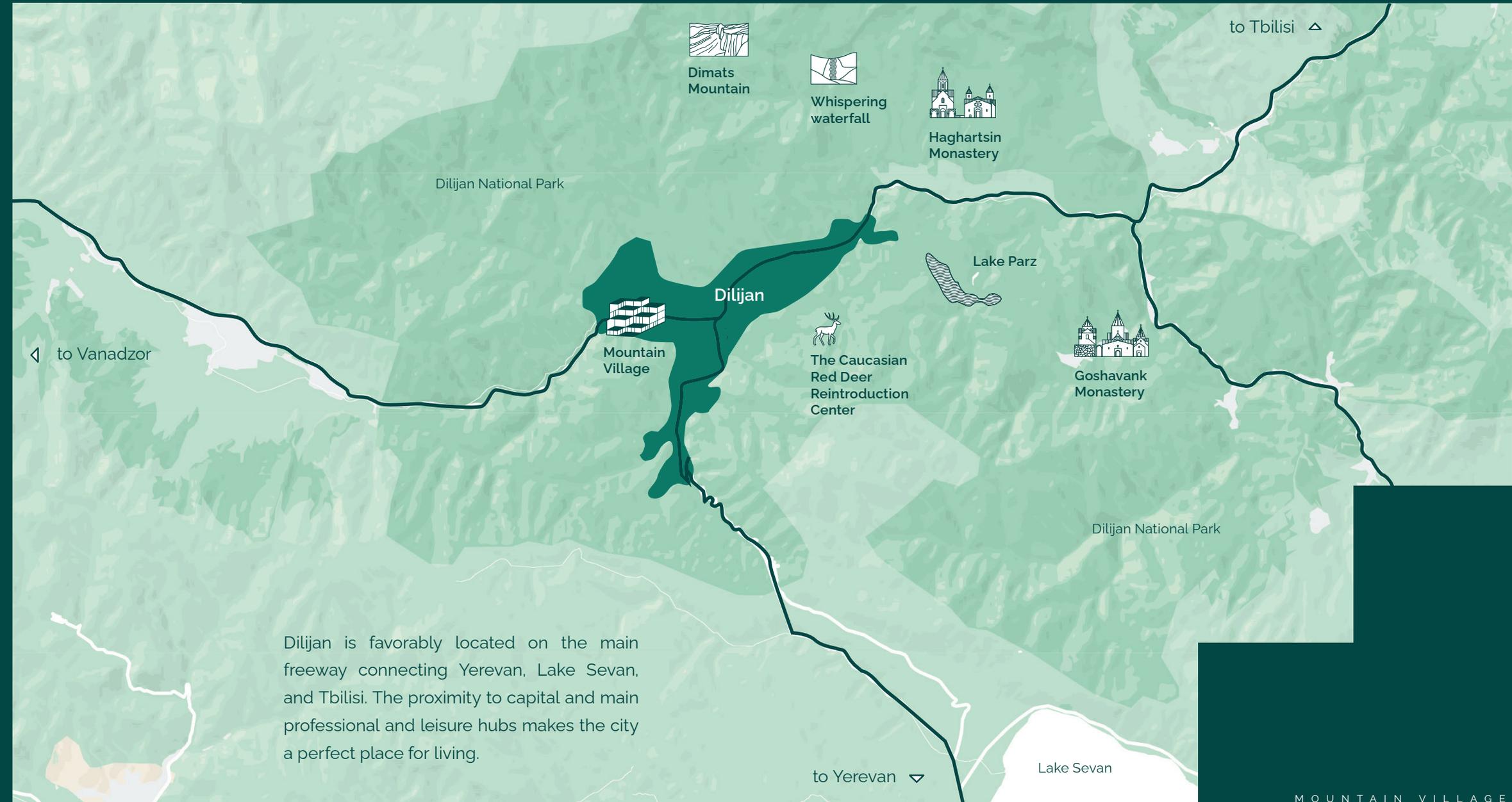


ELIMINATING BOUNDARIES BETWEEN NATURE AND URBAN LIFE

DILIJAN

is Armenia's green oasis. For ages it's been a cross-road for people pursuing comfort and creative energy, valuing lavish green environment, forward-looking education, as well as recreation and tourism. In fact, the city has always been a hotspot for culture and creativity

Dilijan is favorably located on the main freeway connecting Yerevan, Lake Sevan, and Tbilisi. The proximity to capital and main professional and leisure hubs makes the city a perfect place for living.



EMPOWERED BY NATURE

The city has officially been decreed as a National Park. For sure it's one of the greenish areas in Armenia, surrounded by high mountain ranges and dense forests.



The Park offers great variety of activities, including memorable walk through the vibrant world of flora and fauna, hiking up and rediscovering the forests and reaching the Lake Parz in the end. It is a unique opportunity to unlock the energy of mother nature and breath it freshly.

DILIJAN HAS A CENTURIES-OLD HISTORY

Dilijan is brimming with hundreds of historic monuments, temples, and statues that will take you back to the city's glorious past:

- **Goshavank Monastery** *(XII—XIII centuries)*
- **Haghartsin Monastery** *(XI—XIII centuries)*
- **Amphitheater**
- **Folk art museum**
- **Sharambeyan street**



Explore Dilijan and find unmatched examples of original Armenian carpets, decorative art exhibits, ceramic and wood art pieces, and rare musical instruments; these encounters will help you plunge into the city's history and get unequaled experience.

A CITY OF NEVER-ENDING ENERGY

Dilijan's energy is all about actions and the hunger for discovery.

Fans of an active lifestyle and extreme tourism are invited to unforgettable adventures: visit VereV Rope Park or Yell Extreme Park to ride a zipline on high-altitude mountains; light a bonfire atop a cliff and enjoy the magnificent landscapes; hike in ancient forests, or ride a horse through vast fields and ranges.



Only a few miles off Dilijan rests majestic Lake Sevan where lovers of extreme leisure can go kayaking, diving, and windsurfing. Another close destination is mountainous Tsaghkadzor; it offers winter sports fans one of the best tracks in the region and a cable car to take them to the top of Mount Teghenis (2819m).

And those who prefer more relaxed leisure can enjoy the uncharted nature of Dilijan National Park, and the sublime landscape of Lake Parz, as well as the evening walks through the historic alleyways of the Old city.

Gourmets will particularly love Dilijan; with the rich cuisine of countless restaurants, cafes, and bars, one can get a new taste of the city every single day.

A N I M P U L S E F O R D E V E L O P M E N T

Mountain Village
project is managed by

impulse
management
company

Impulse is an investment fund management company with strategic focus on complex urban development programs. The company undertakes infrastructure projects, urban environment improvement works, tourist initiatives, educational platforms, and other tailored projects.



01
Mountain
Village



02
Riverside
Residence



03
UWC Dilijan
International School



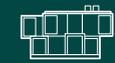
04
New Dilijan
Church



05
Rock
Cafe



06
Khanjan
Villa



07
Tourist Information
Center



08
Cafe #2



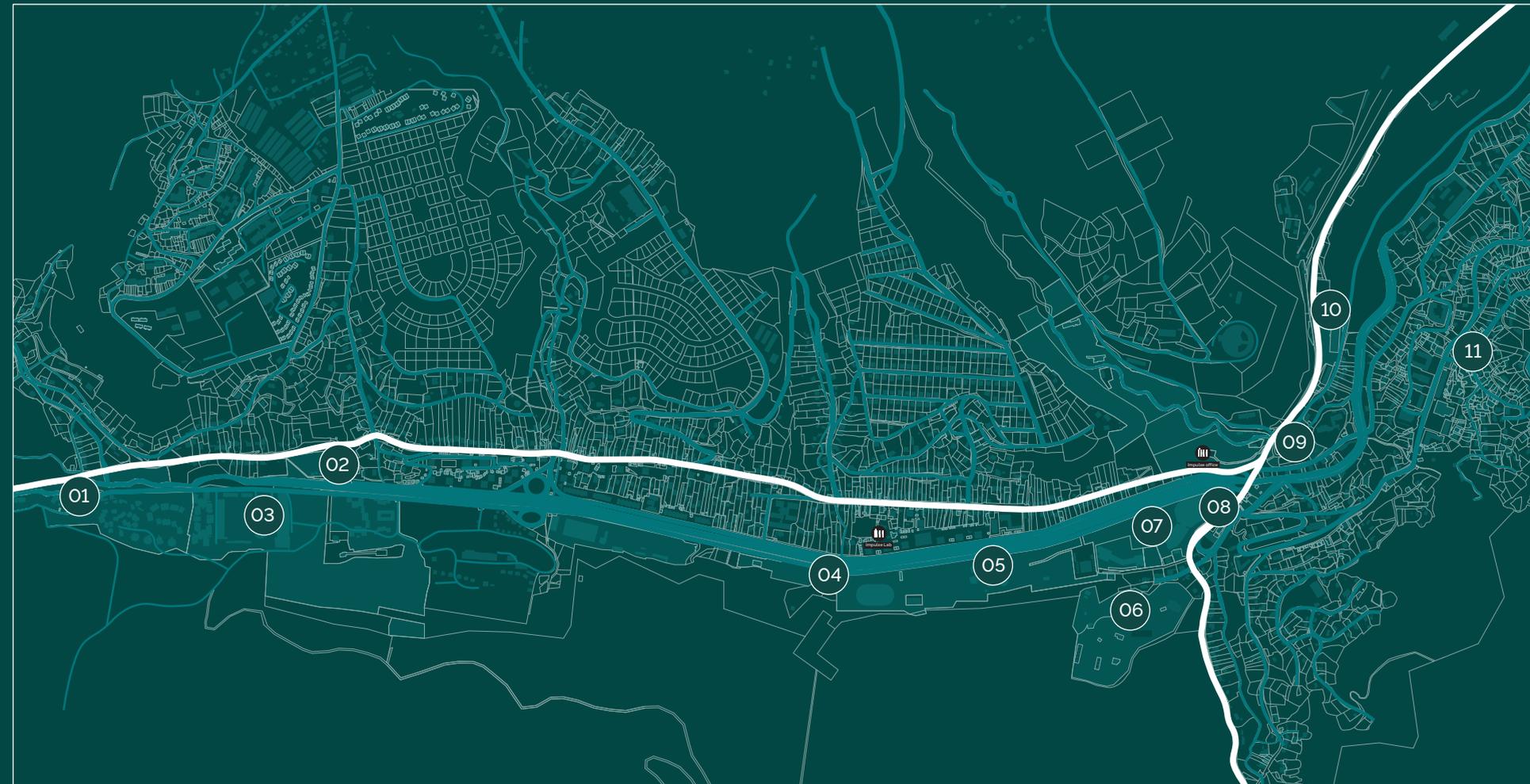
09
Monument
of the 50th anniversary
of Soviet Armenia



10
KariFabrika



11
Toon Armeni
Guest House



Impulse applies a 360° strategic approach to urban development in order to design and redesign areas not only for living but for work, recreation, treatment and education. Main projects include the setup and development of public spaces, recreational areas, park hotels, tourist facilities and leisure centers.

A BRIDGE BETWEEN HUMAN AND NATURE

Mountain Village is unrivaled residential complex where two contradicting energies flow into one – the urban and the natural.

Each and every dweller here finds personal comfort in harmony with the nature thanks to unmatched architecture, mesmerizing views, and a fresh approach to arranging urban life.

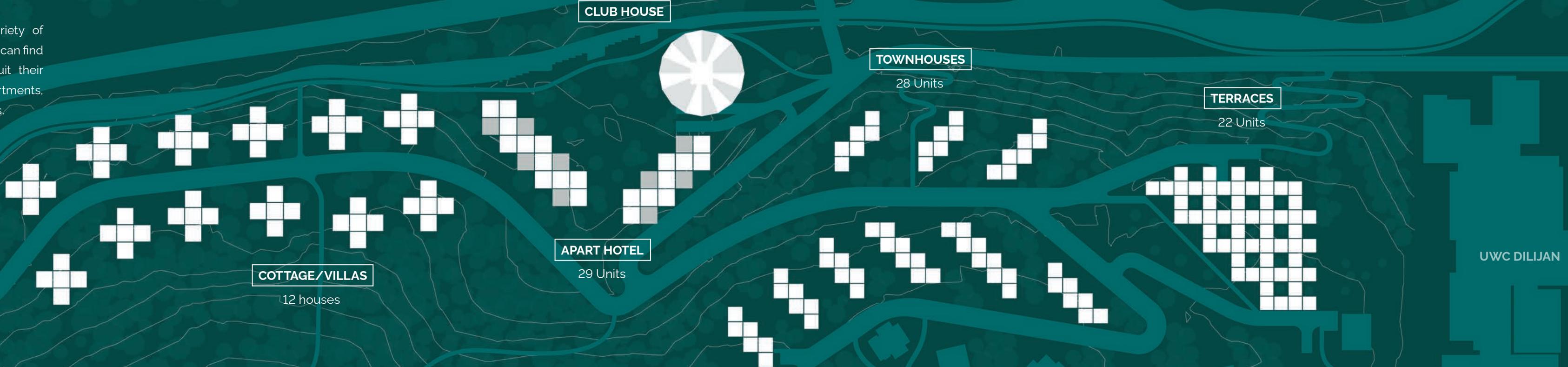
This innovative model allows every human to utterly focus on key values of life and share them with like-minded people.

There is advanced urban Infrastructure beyond the gates of Mountain Village, enabling complete self-sustained living without a need to visit the capital. Supermarkets, banks, restaurants and cafes, a medical center, and co-working spaces – any necessity is readily available for our residents.



MASTER PLAN

The village offers a great variety of housing types, where everyone can find an option that would best suit their lifestyle: small cozy apartments, townhouses, cottages and villas.



Park Club Mountain Village will be implemented in 3 phases

1 PHASE

Terraces - Premium Apartments Complex

2 PHASE

Townhouse Complex, Apart Hotel and Club House

3 PHASE

Premium Class Cottages

UWC DILIJAN

ARCHITECTURE INSPIRED BY NATURE

The only prospect to design a city in full harmony with nature is fusing into one and mimicking the very patterns and edges

PROFORMA

Proforma is a multinational company responsible for architectural and design solutions of Mountain Village project. The company operates in Armenia, France, and Italy. While undertaking different projects, the team endeavors to bring and realize big and bright ideas into this commodity world.



Inspired by the shapes of rocky cliffs and ancient caves, Mountain Village's cascading design provides a separate terrace for every resident and create individual space for living.

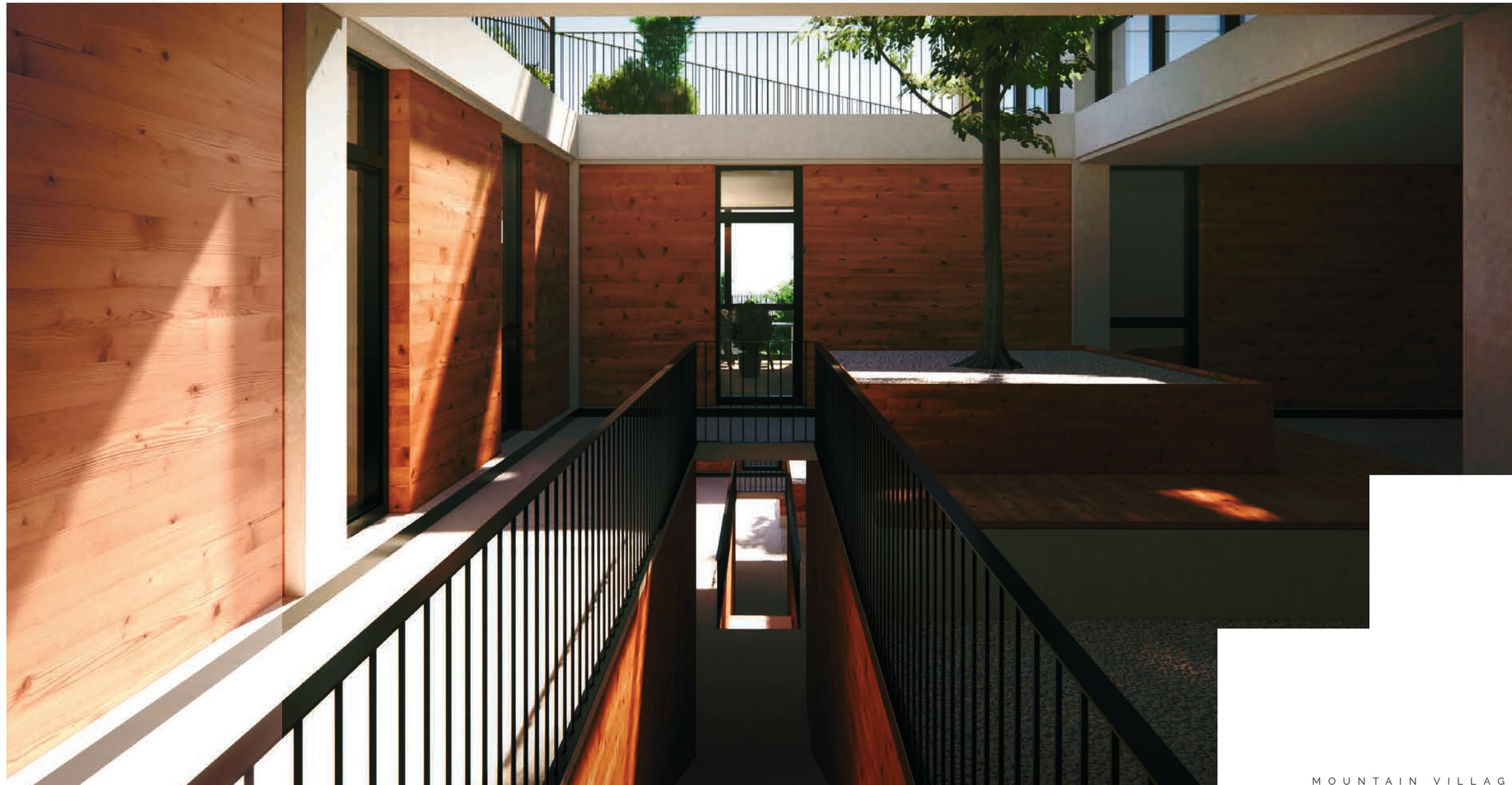
The apartments distinctively engraved in the waterfaling levels of building imitate the forms and contours of ancient caves.

The lavish green terraces are modeled after traditional Armenian balconies and blossoming gardens.

THE FIRST BREEAM - CERTIFIED COMPLEX IN ARMENIA

The residential complex will have a **BREEAM (Building Research Establishment Environmental Assessment Method)**, certification - one of the most reputable and recognized international standards applied in the construction industry.

BREEAM is a green method to appraise the environmental efficiency and performance of buildings. It takes into account numerous factors: safety and security standards, environmental impact, comfort and convenience, the materials used and innovation applied. BREEAM certification is a testimony of the highest standards of sustainable building.



S P O R T I N G F A C I L I T I E S

Building on its philosophy of an active and healthy lifestyle, Mountain Village provides residents with access to a wide range of fully-equipped sporting facilities, built in conformity with highest security and safety standards. To arrive in peaceful and noiseless environment, the facilities are located nearby the residential area, within a walking distance.

OUTDOOR

-  Basketball
-  Football
-  Volleyball
-  Tennis

INDOOR

-  Pool
-  Basketball
-  Football
-  Volleyball
-  Gym
-  Ping-Pong



PROPERTY SERVICES

The daily operations of Mountain Village is handled by a professional property management company, with key deliverables to maintaining positive environment, providing amenities for comfortable living and leisure, and overseeing building maintenance.

For the sake of dwellers' wellbeing the property manager deploys tailor-made co-living rules across the territory of residential complex. The code is designed to the highest standards and is set to protect the privacy and comfort of each resident, covering the following key aspects:

- Purposeful use of apartments
- Noise control and management
- Smoking and alcohol usage
- Use of common areas and facilities
- Garbage disposal and cleaning
- Preserving external appearance of building
- Interior modifications and renovation
- Pet care policy
- Security and access to premises



O U T A N D A B O U T

🕒 min ↔ km **Gastro**

8	3.7	Kchuch Restaurant
7	3.4	Tava Restaurant
8	4	Dilijan Old Winery
3	1.3	Papanino House
6	2.7	Carahunge Dilijan Restaurant
10	4.6	Toon Armeni

🕒 min ↔ km **Shopping**

11	4.6	Tsiran Supermarket
11	4.5	New City Supermarket

🕒 min ↔ km **Education**

8	2.9	Dilijan Central School (AIB)
1	0.26	UWC Dilijan International School
1	0.26	Kindergarten and Middle School by UWC
12	5	Bohboj Development Center (kindergarten)
11	4.8	Tumo Center for Creative Technologies

🕒 min ↔ km **Banks**

10	4.5	Ameriabank
6	2.4	Armbusinessbank
7	3.4	ACBA Bank

🕒 min ↔ km **Other**

7	3.8	Medical Center Dilijan
9	3.6	Bicycles for rent
9	3.6	Rental of tourist equipment
10	4.4	Charging station for electric vehicles
7	3.4	Coworking spaces



MOUNTAIN VILLAGE TERRACES

THE RESIDENTIAL COMPLEX
OFFERS:

22

spacious apartments
with terraces



Individual lockers booked
for each apartment



Quiet and cozy
co-working areas

42

private and guest
parking lots



3A

Three-bedroom apartment with one terrace

Total Area: **127.49 m²**



① Living Room	16.06	⑥ Bedroom	8.37	⑪ Entry	8.94
② Dining	15.37	⑦ Bedroom	11.64	⑫ Hallway	3.71
③ Kitchen	9.2	⑧ Bathroom	4.2	⑬ Hallway	4.14
④ Walk-in closet	4.95	⑨ Bathroom	4.04	⑭ Laundry/Pantry	4.5
⑤ Bedroom	12.52	⑩ WC	2.45	⑮ Terrace	17.4

all measurments in **m²**



3A V2

Two-bedroom apartment with one terrace

Total Area: **128.17 m²**



① Living Room	22.66	⑥ Bathroom	4.2	⑪ Laundry/Pantry	2.4
② Dining	15.37	⑦ Bathroom	3.87	⑫ Walk-in closet	4.95
③ Kitchen	10.66	⑧ Entry	9.13	⑬ WC	2.32
④ Bedroom	17.15	⑨ Hallway	3.15	⑭ Terrace	17.4
⑤ Bedroom	11.66	⑩ Hallway	3.25		

all measurments in m²



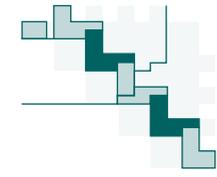
3B V1

Two-bedroom apartment with two terraces

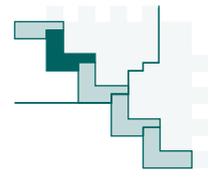
Total Area: **162.17 m²**



① Living Room	20.6	⑦ Bathroom	4.64	⑬ Laundry/Pantry	2.88
② Dining	15.4	⑧ Bathroom	4.67	⑭ Terrace	17.4
③ Kitchen	14	⑨ Entry	10.12	⑮ Terrace	17.4
④ Walk-in closet	5.49	⑩ Hallway	5.79	⑯ WC	2.77
⑤ Bedroom	21.66	⑪ Hallway	3.25		
⑥ Bedroom	13.34	⑫ Wardrobe	2.76		



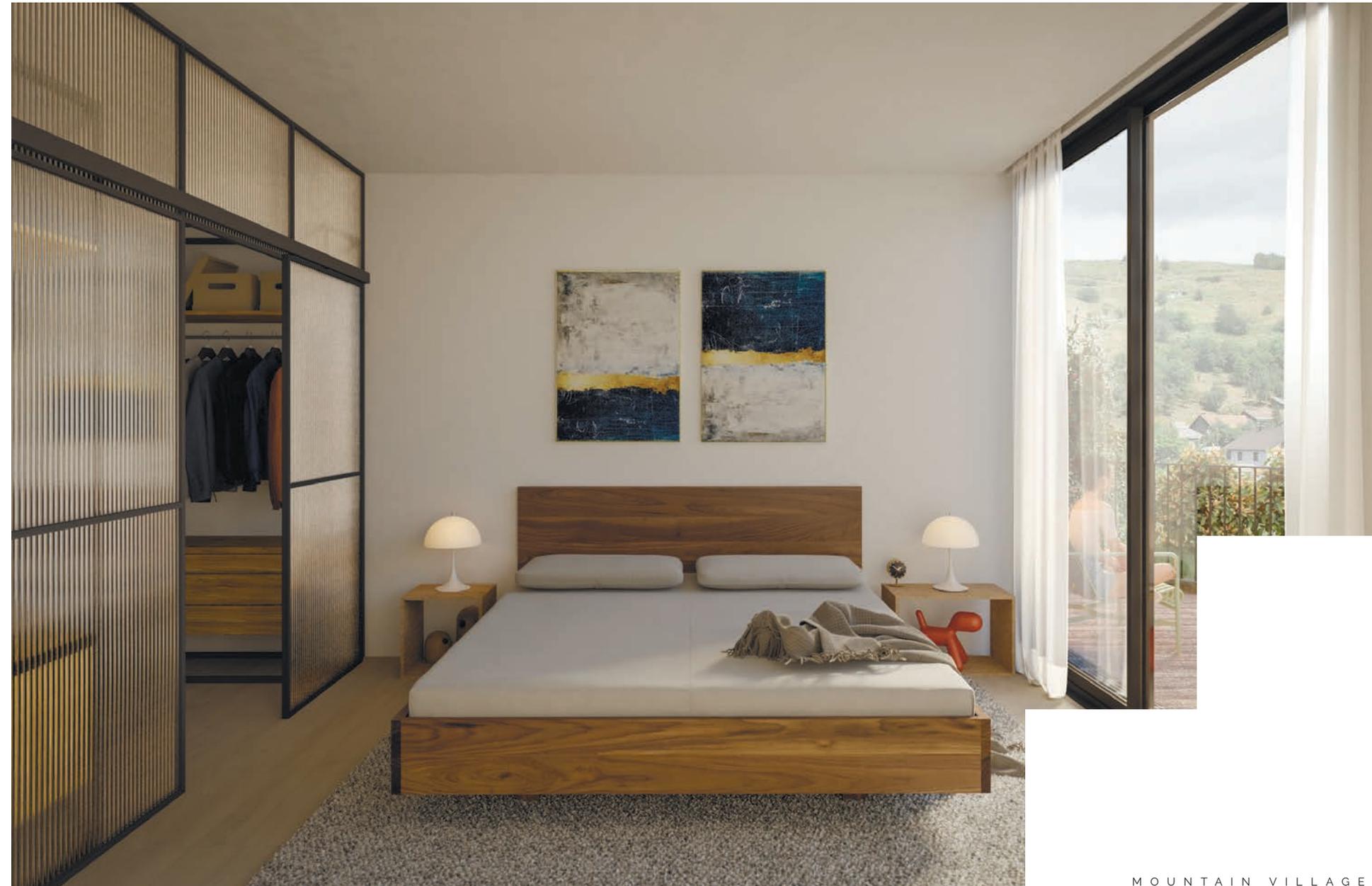
Level 03



Level 04



all measurments in m²



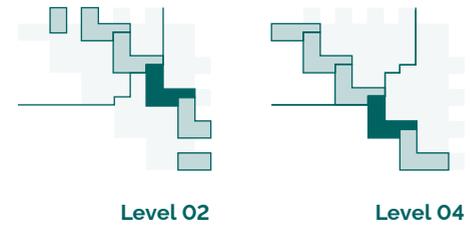
3B V2

Three-bedroom apartment with two terraces

Total Area: **163.35 m²**



① Living Room	20.09	⑦ Bedroom	11.04	⑬ Hallway	3.25
② Dining	17.01	⑧ Bathroom	4.64	⑭ WC	2.64
③ Kitchen	13.45	⑨ Bathroom	4.67	⑮ Pantry	2.74
④ Walk-in closet	5.46	⑩ Bathroom	2.44	⑯ Terrace	17.4
⑤ Bedroom	13.48	⑪ Entry	9.84	⑰ Terrace	17.4
⑥ Bedroom	12.01	⑫ Hallway	5.79		



all measurments in **m²**



3C V1

Two-bedroom apartment with one terrace

Total Area: **129.4 m²**



① Living	24.04	⑥ Bedroom	11.66	⑬ Laundry/Pantry	2.4
② Dining + Kitchen	25.82	⑦ Bathroom	4.2	⑪ Hallway	3.25
③ Terrace	17.4	⑧ Bathroom	3.87	⑫ Hallway	3.15
④ Walk-in closet	4.93	⑨ Bathroom	2.32		
⑤ Bedroom	17.15	⑩ Entry	9.21		



all measurements in m²



3C V2

Three-bedroom apartment with two terraces

Total Area: **145.95 m²**



① Living Room	16.44	⑥ Bedroom	8.47	⑪ Hallway	4.14
② Dining + Kitchen	25.06	⑦ Bedroom	11.74	⑫ Hallway	3.71
③ Entry	8.94	⑧ Bathroom	4.2	⑬ Terrace	17.4
④ Laundry/Pantry	4.5	⑨ Bathroom	4.04	⑭ Terrace	17.4
⑤ Bedroom	17.47	⑩ Bathroom	2.44		



Level 01



all measurements in m²



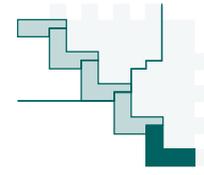
3D V1

Three-bedroom apartment with three terraces

Total Area: **191.18 m²**



① Living Room	32.37	⑦ Bathroom	4.64	⑬ Pantry	4.7
② Dining + Kitchen	23.75	⑧ Bathroom	4.67	⑭ Terrace	17.4
③ Bedroom	13.48	⑨ Entry	9.84	⑮ Terrace	17.4
④ Bedroom	12.01	⑩ Hallway	5.79	⑯ Terrace	17.4
⑤ Bedroom	10.9	⑪ Hallway	2.7	⑰ WC	3.01
⑥ Walk-in	5.46	⑫ Laundry	2.76	⑱ Wardrobe	2.9



Level 04



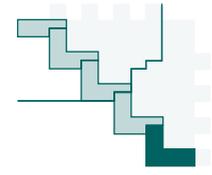
all measurements in m²



3D V2

Two-bedroom apartment with three terraces

Total Area: **192.08 m²**



Level 04



all measurments in m²

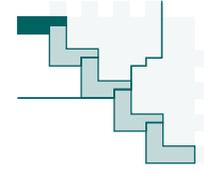
① Living Room	32.37	⑦ Walk-in closet	5.46	⑬ Pantry	4.7
② Dining + Kitchen	23.76	⑧ Wardrobe	2.9	⑭ Terrace	17.4
③ Bedroom	21.74	⑨ Entry	9.84	⑮ Terrace	17.4
④ Bedroom	13.34	⑩ Hallway	5.79	⑯ Terrace	17.4
⑤ Bathroom	4.64	⑪ Hallway	4.9	⑰ WC	3.01
⑥ Bathroom	4.67	⑫ Laundry	2.76		



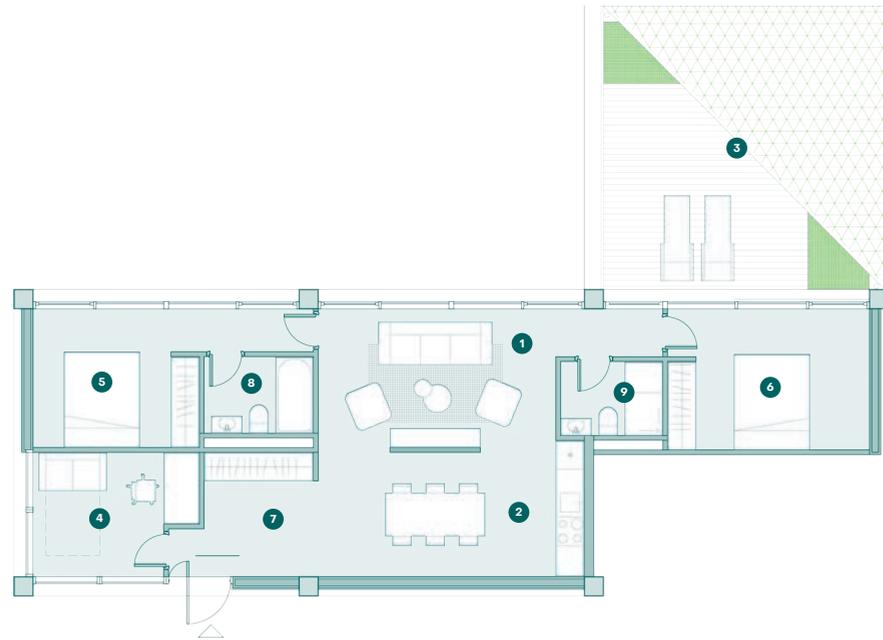
2A V1

Two-bedroom apartment with one terrace

Total Area: **96.78 m²**



Level 04



① Living Room	17.37	④ Guestroom	8.4	⑦ Entry	6.97
② Dining + Kitchen	14.71	⑤ Bedroom	12.33	⑧ Bathroom	3.72
③ Terrace	17.4	⑥ Bedroom	12.51	⑨ Bathroom	3.37

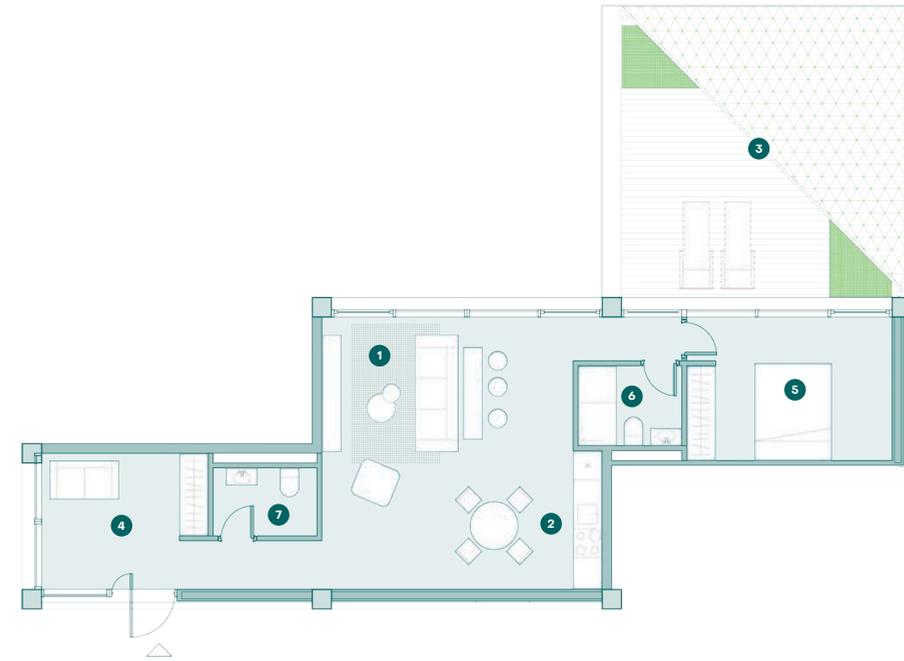
all measurments in **m²**



2A V2

One-bedroom apartment with one terrace

Total Area: **81.48 m²**



① Living Room	20.95	⑤ Bedroom	12.55
② Dining + Kitchen	12	⑥ Bathroom	3.55
③ Terrace	17.4	⑦ WC	3
④ Entry	12.03		



all measurments in m²



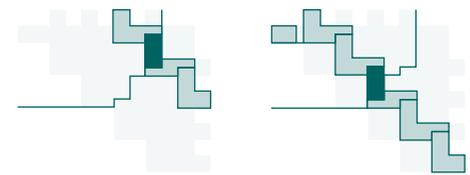
2B

One-bedroom apartment with one terrace

Total Area: **80.83 m²**



① Living Room	15.8	⑤ Bedroom	17.83
② Dining + Kitchen	16.55	⑥ Bathroom	3.51
③ Terrace	17.4	⑦ WC	2.22
④ Entry	7.52		

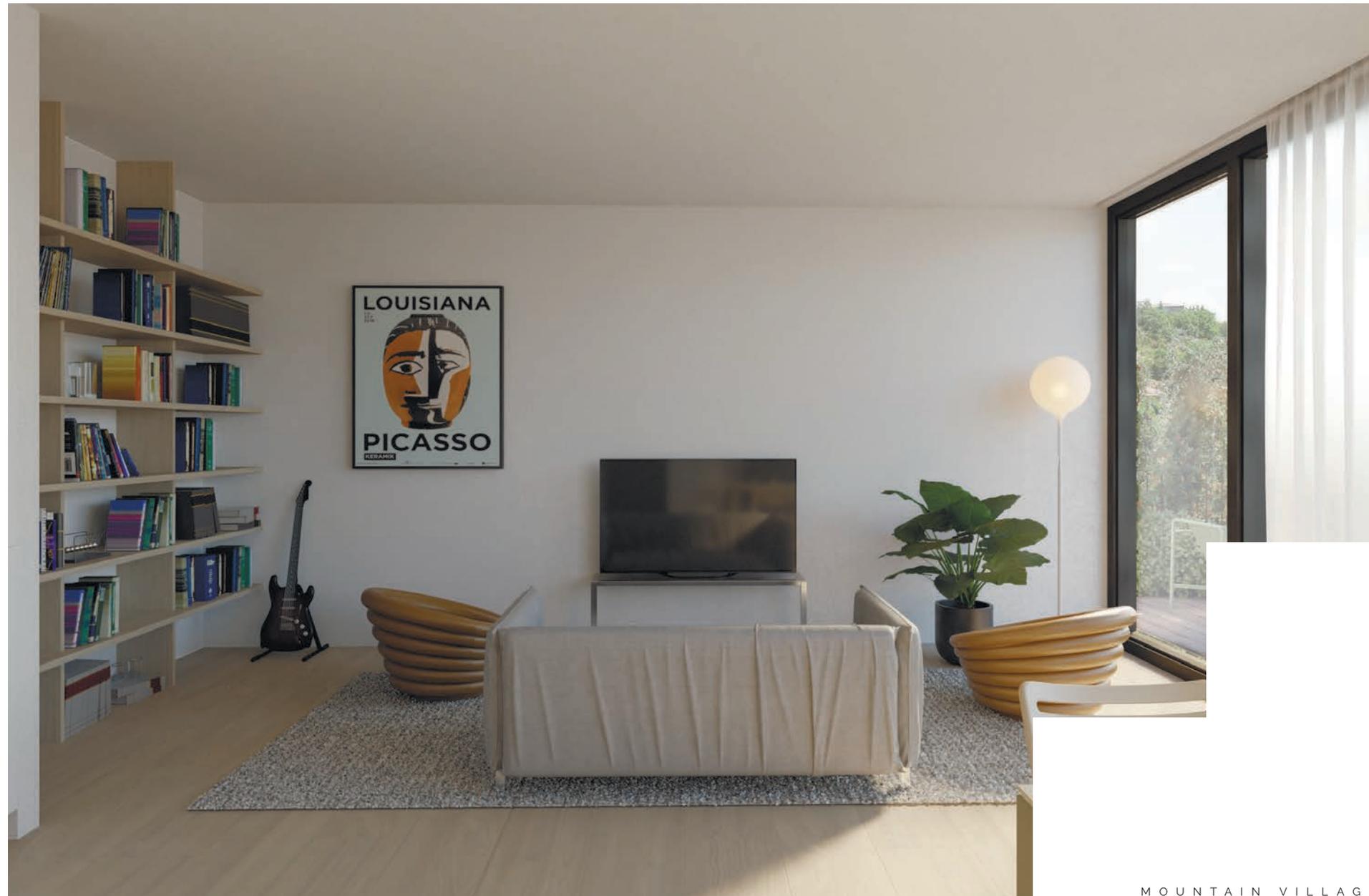


Level 01

Level 03



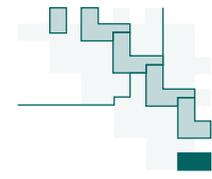
all measurments in **m²**



2C

One-bedroom apartment with one terrace

Total Area: **81.57 m²**



Level 02



all measurments in m²

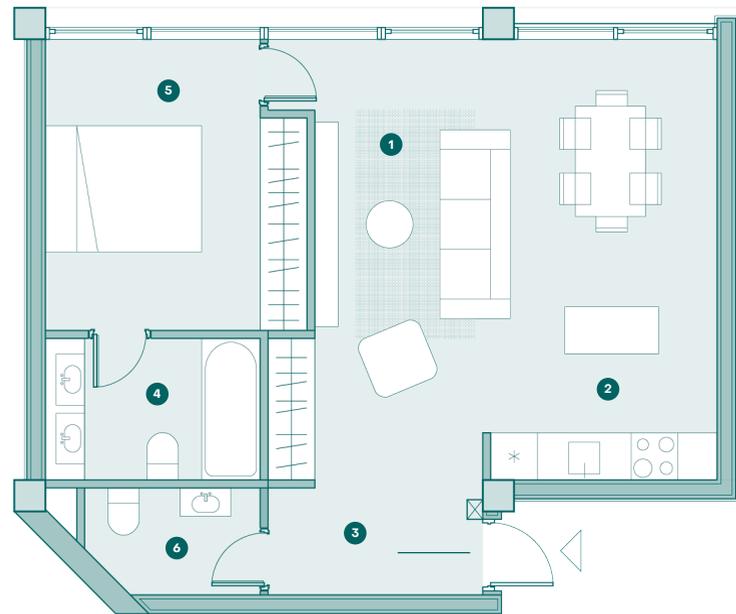
① Living Room	25.4	⑤ Entry	2.73
② Dining + Kitchen	12.24	⑥ Bathroom	3.94
③ Terrace	17.4	⑦ Bathroom	2.52
④ Bedroom	17.34		



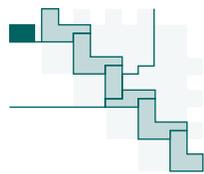
1A

One-bedroom apartment

Total Area: **54.29 m²**



① Living Room	14.37	④ Bathroom	4.9
② Dining + Kitchen	14.99	⑤ Bedroom	12
③ Entry	5.08	⑥ WC	2.95



Level 03



all measurements in **m²**

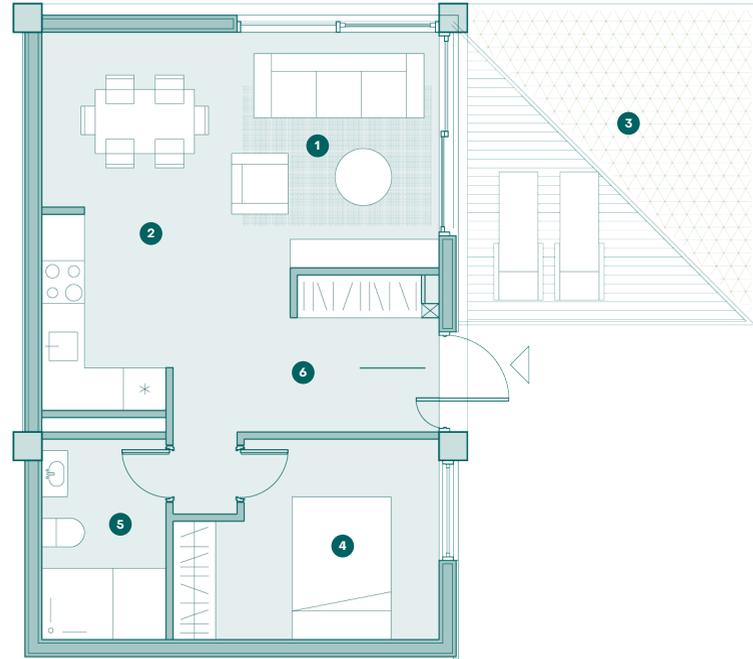


MOUNTAIN VILLAGE

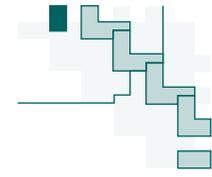
1B

One-bedroom apartment with one terrace

Total Area: **53.64 m²**



① Living Room	10.24	④ Bedroom	9.43
② Dining + Kitchen	13.55	⑤ Bathroom	4.96
③ Terrace	7.72	⑥ Entry	7.74



Level 02



all measurments in **m²**



INTERIOR DESIGN

The apartments will be handed over to residents in a White Box finish. All construction shells will be completed, including wiring, flooring, and plumbing. Residents will then have to select from the paid options of fine finishing according to presented designs or opt to complete renovation works on their own.

The residential complex offers an extra service to residents who would rather move into a fully-finished and furnished apartment; they may choose from three interior design options and let Mountain Village do the finishing.



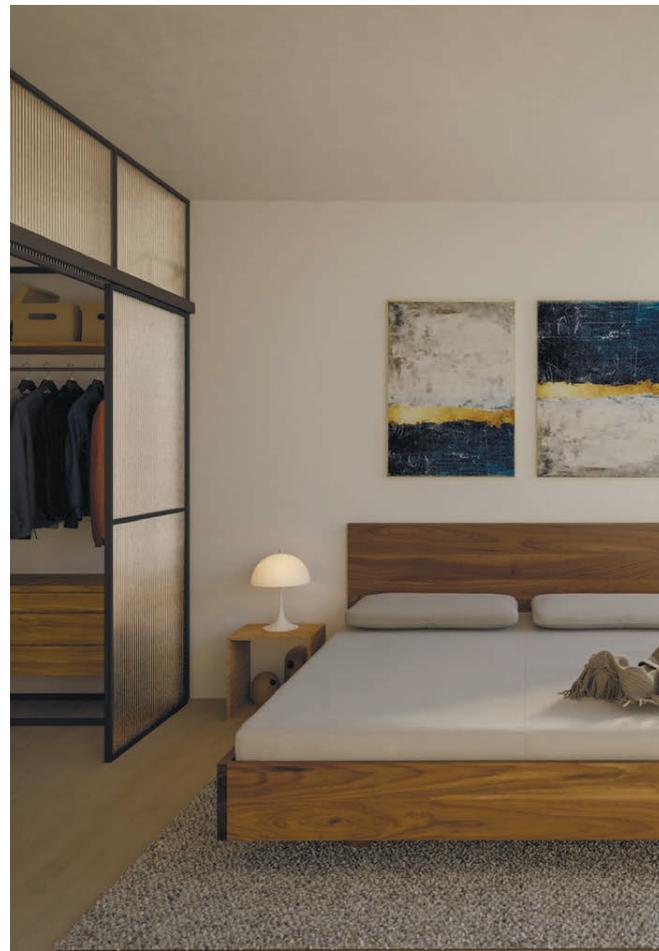
Option 1

**SCANDINAVIAN
CHIQUE**





INTERIOR DESIGN



Option 2

SCANDINAVIAN
BASIC





INTERIOR DESIGN



Option 3
**SCANDINAVIAN
BASIC +**



SALES AND HELP



CITY NEST SERVICES

The property is under sale by City Nest.

Company with fresh and professional touch in real estate markets.

The sales office is located at

74a Nairi Zaryan street, Yerevan.

Our sales managers will provide you with detailed information about residential complex, including photos, videos and the 3D model.

City Nest's sales managers will navigate you through the end-to-end credit processes and update you on the progress of your case regularly.

Client handling services are available in

- **Armenian**
- **Russian**
- **English**

PHONE NUMBER | WHATSAPP | VIBER

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www.mountainvillage.am

Property Selection

- Assessing customers' personal needs and providing advisory services in selecting full-match property.
- Comparative analysis of the short-listed properties against other available options.
- Providing detailed information on the infrastructure: leisure and entertainment areas, medical centers, restaurants and cafes, parks, and other essentials.

Mortgage Loans

- Loan servicing calculations (monthly fee, interest rates)
- Credit scoring before visiting the bank
- Information about mortgage loans
- Handling credit documentation
- Submitting mortgage loan application
- Follow up on the progress of the loan
- Assistance with notarization and legalization

Design and Furnishing

- Lay-out design and advisory
- Interior design services
- Furnishing services





MOUNTAIN
VILLAGE



impulse
management
company

PROFORM



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