

# Luxury Villas

Davtashen Dzor 2 District, in Yerevan City

*5 spacious rooms, closed and open-air terrace, garage, fenced yard*



Architectural Design:

*Y. H. Davtashen* ՄՊԸ

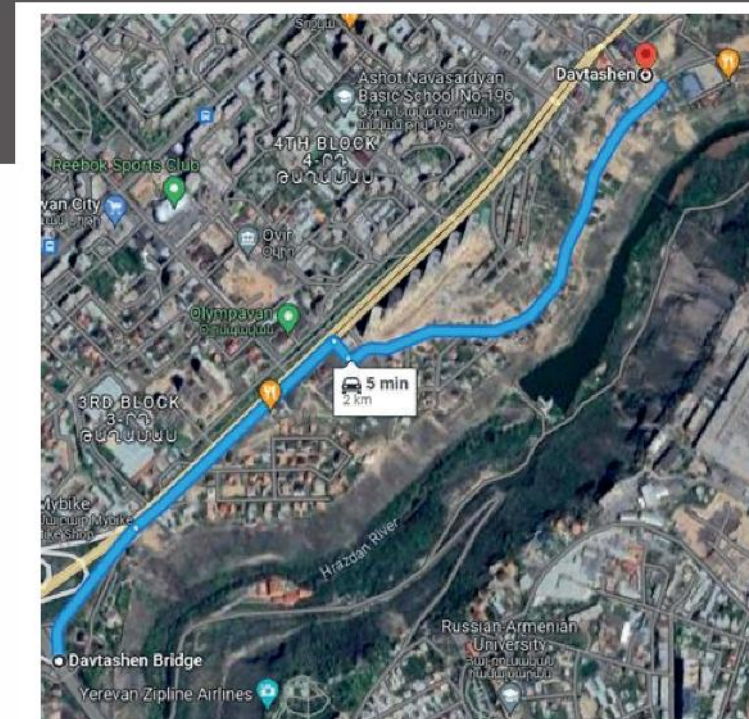
Developer:



**Spectrum**  
PROJECTS  
construction management  
+374 93 708 399  
[www.spectrumprojects.am](http://www.spectrumprojects.am)

- Ecologically clean environment
- In designated villa district, and in the city
- Views to Ararat mountain and Hrazdan Gorge
- Attractive investment opportunity !





- ✘ 5 spacious rooms, terrace, garage, **237.4 sq.m. of total area, own fully fenced backyard**
- ✘ Trendy design with efficient and comfortable solutions, **energy saving building**
- ✘ **Electricity, gas, water are connected, asphalt road will be implemented by the developer; All construction licenses and permits are available**
- ✘ The Villa would be commissioned with high-quality travertine, tuff and basalt cladding, aluminum thermal windows, iron entrance door, plastered walls, leveled floor, fully fenced.
- ✘ The construction is carried out by a licensed construction company, under the architectural and technical supervision,
- ✘ End of construction of the 4-Villa District: **September 2025**





## 3 Storey Villa

constructed; full commissioning by  
September 2024

✦ The Villa can be bought in installments, in cash payment, or with a mortgage loan;

✦ We can assist in obtaining a mortgage loan, we are working with the banks;

Possible terms of a mortgage loan:



- *Prepayment` 10-30% of the amount,*
- *monthly payment: 700,000- 900,000 Armenian drams*

	Total area, sq.m.
<b>TOTAL</b>	<b>237.4</b>
Living area	193.6
Open-air and closed terrace	43.8

Land plot area	202.5
Backyard area, fully fenced	125.3

### Price:

- **120,000,000 Armenian Drams**
- **307,700 US Dollars**

**505,000Drams (1,295 US Dollars) per sq.m. of total area, including value of the land**



## 3Storey Villa

under construction, to be fully commissioned  
by September 2025

- ✦ The Villa can be bought in installments, in cash payment, or with a mortgage loan;
- Income tax refund applies. We can assist in obtaining a mortgage loan, we are working with the banks;
- ✦ Possible terms of a mortgage loan:
  - *Prepayment` 10-30% of the amount,*
  - *monthly payment: 700,000- 900,000 Armenian drams*



	Total area, sq.m.
<b>TOTAL</b>	<b>237.4</b>
Living area	193.6
Open-air and closed terrace	43.8

Land plot area	192.9
Backyard area, fully fenced	115.7

### Price:

- **110,000,000 Armenian Drams**
- **282,000 US Dollars**

**463,000 Armenian Drams (1,188 US Dollars) per sq.m. of total area, including value of the land**





## 2 Storey Villa

- ✦ The Villa can be bought in installments, in cash payment, or with a mortgage loan,
  - Income tax refund applies. We can assist in obtaining a mortgage loan, we work with banks
- ✦ Possible terms of a mortgage loan:
  - *Prepayment` 10-30% of the amount,*
  - *monthly payment: 600,00- 800,000 Armenian drams, of which income tax refund can be returned*



<i>in sq.m..</i>	<b>Total area</b>
<b>TOTAL</b>	<b>237.4</b>
Living area	157.3
Open-air terrace	80.1
Land, fully fenced	192.9

### Price:

- **94,000,000 Armenian Drams**
- **241,000 US Dollars**

**395,000 Armenian Drams (1,015 US Dollars ) per 1 sq.m. of total area, including the value of land**





## Հողատարածք՝ բնակելի կառուցապատման համար

- ✳ 2 հարկանի տան կառուցապատման նախագիծ և շին թույլտվություն:
- ✳ Գազը, էլեկտրականությունը, ջուրը միացված են (աբոնեմտ), հիմքերը իրականացված են, հողը պարսպապատված է:
- ✳ Կարելի է գնել հիփոթեքով, գործում է եկամտային հարկի վերադարձը: Կանխավճար՝ 4 մլն. դրամից սկսած:
- ✳ Ընկերությունը կարող է կառուցել և մոտ 6 ամսվա ընթացքում ավարտել շինարարությունը և ավարտական ակտով հանձնել շենքը:



### Գինը, ներառյալ՝

- հողամասը, 192,6քմ.,
- նախագիծը, շին. թույլտվությունը,
- իրականացված հողային աշխատանքները, լողավազանի փորվածքը,
- իրականացված հիմքերը, սյուները, պարիսպները
- միացված գազը, էլեկտրականությունը, ջրամատակարարումը

**39,000,000 դրամ,**

- հողամասը՝ 25,000,000 դրամ,
- նախագիծ, շինթույլտվություն, ենթակառուցվածքներ, իրականացված շին.աշխատանքներ՝ 14,000,000 դրամ



























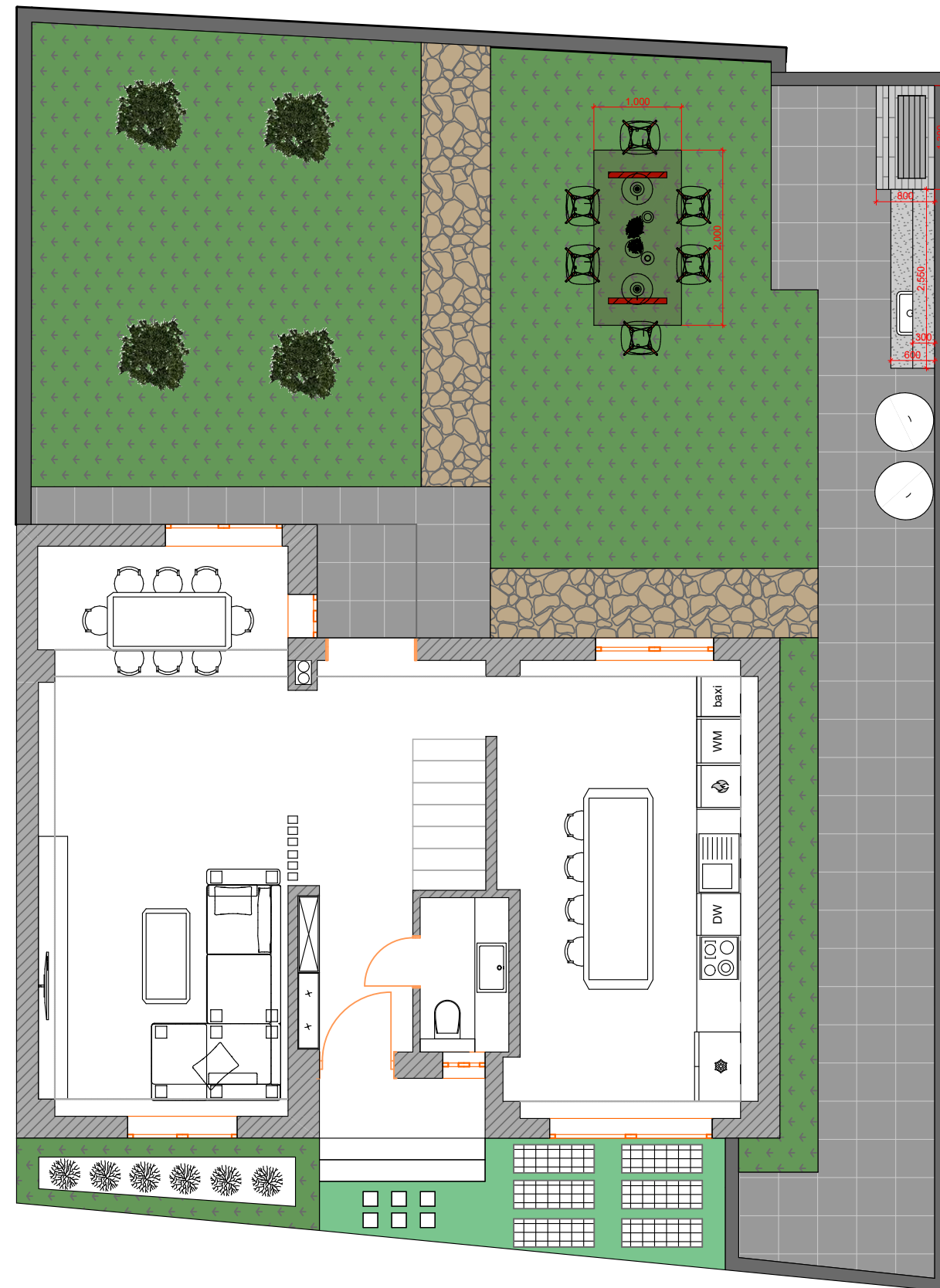




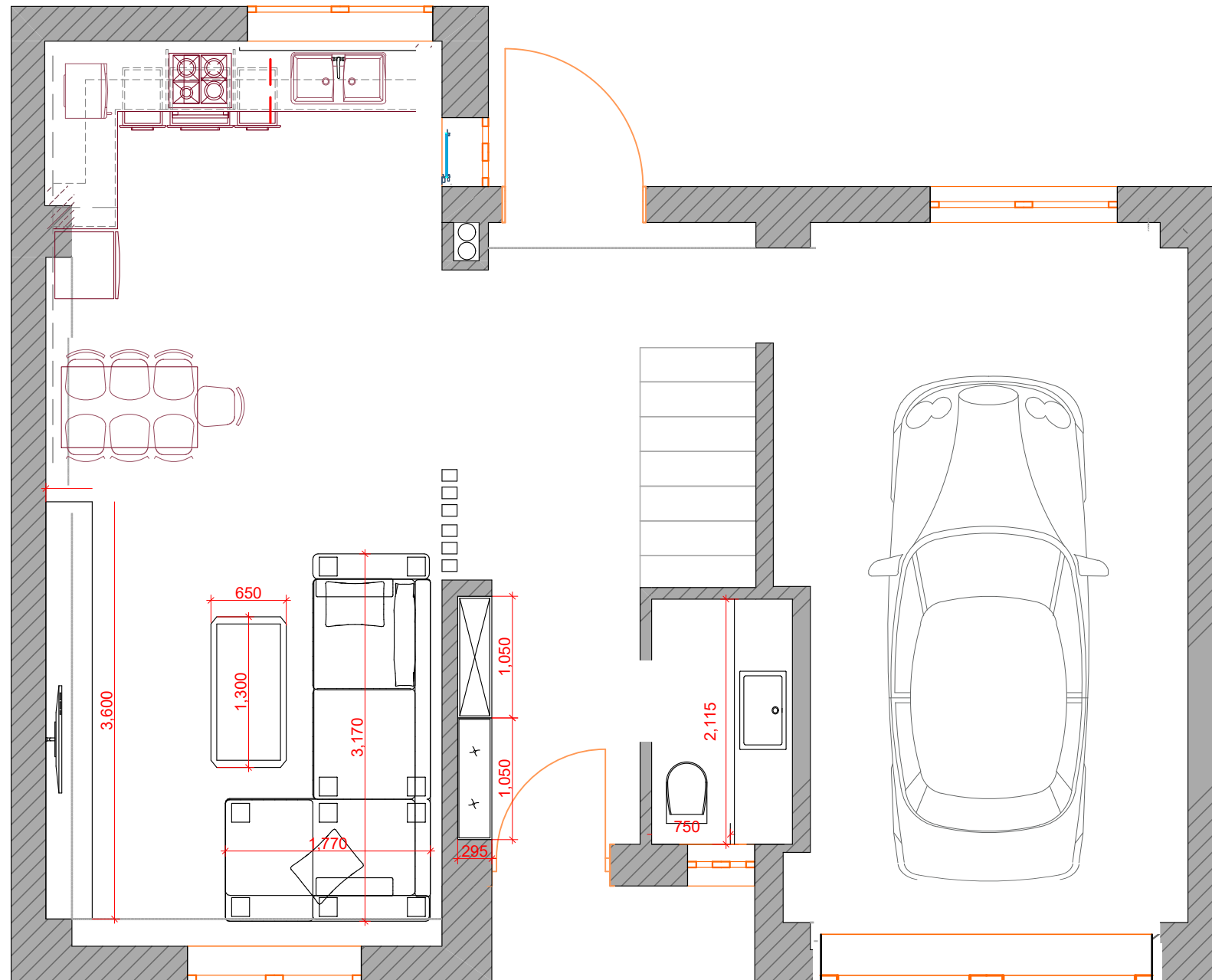




# Backyard and the 1st floor



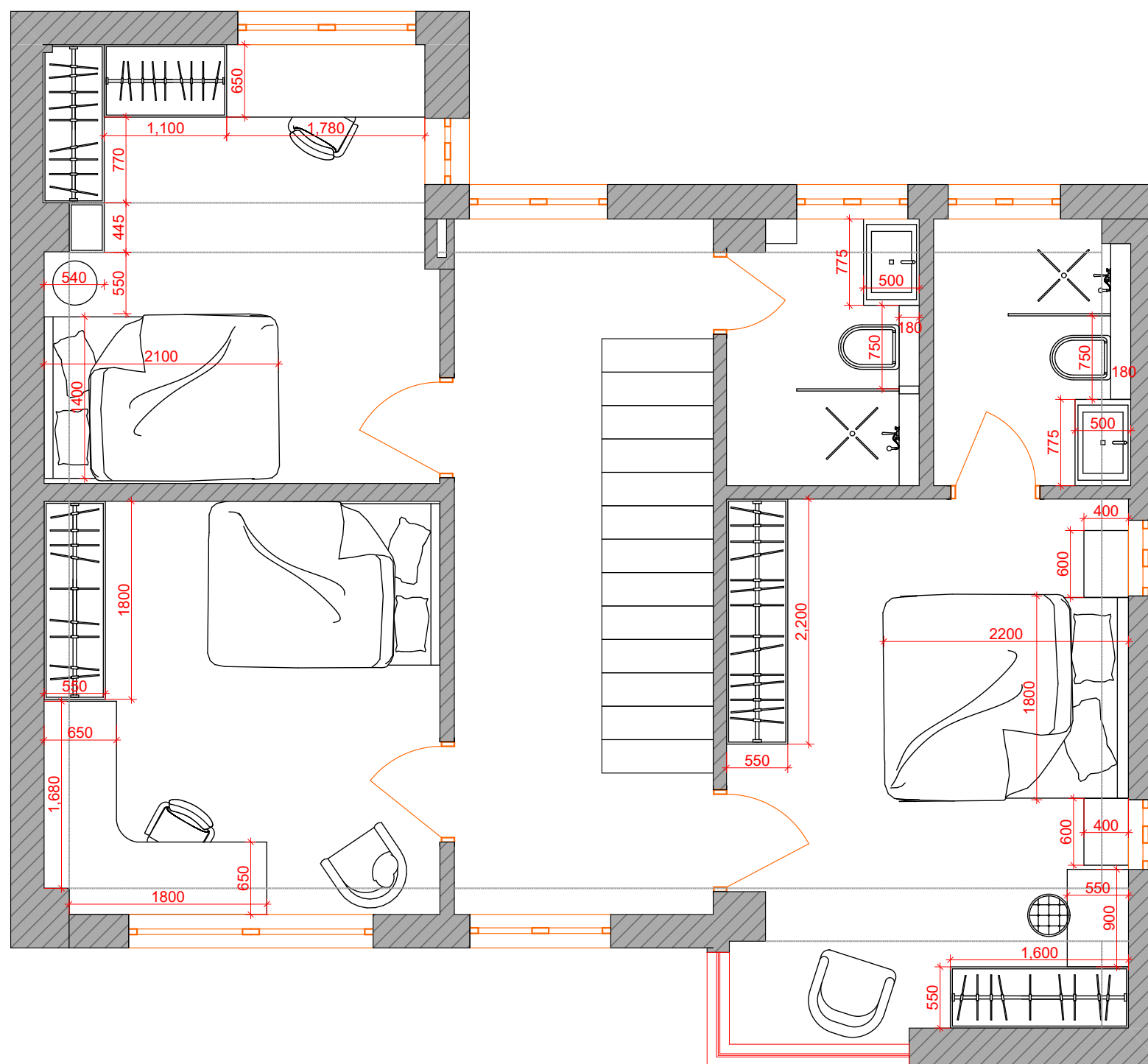
# 1st Floor



The floor plans are flexible and can be changed according to the customer's wishes.

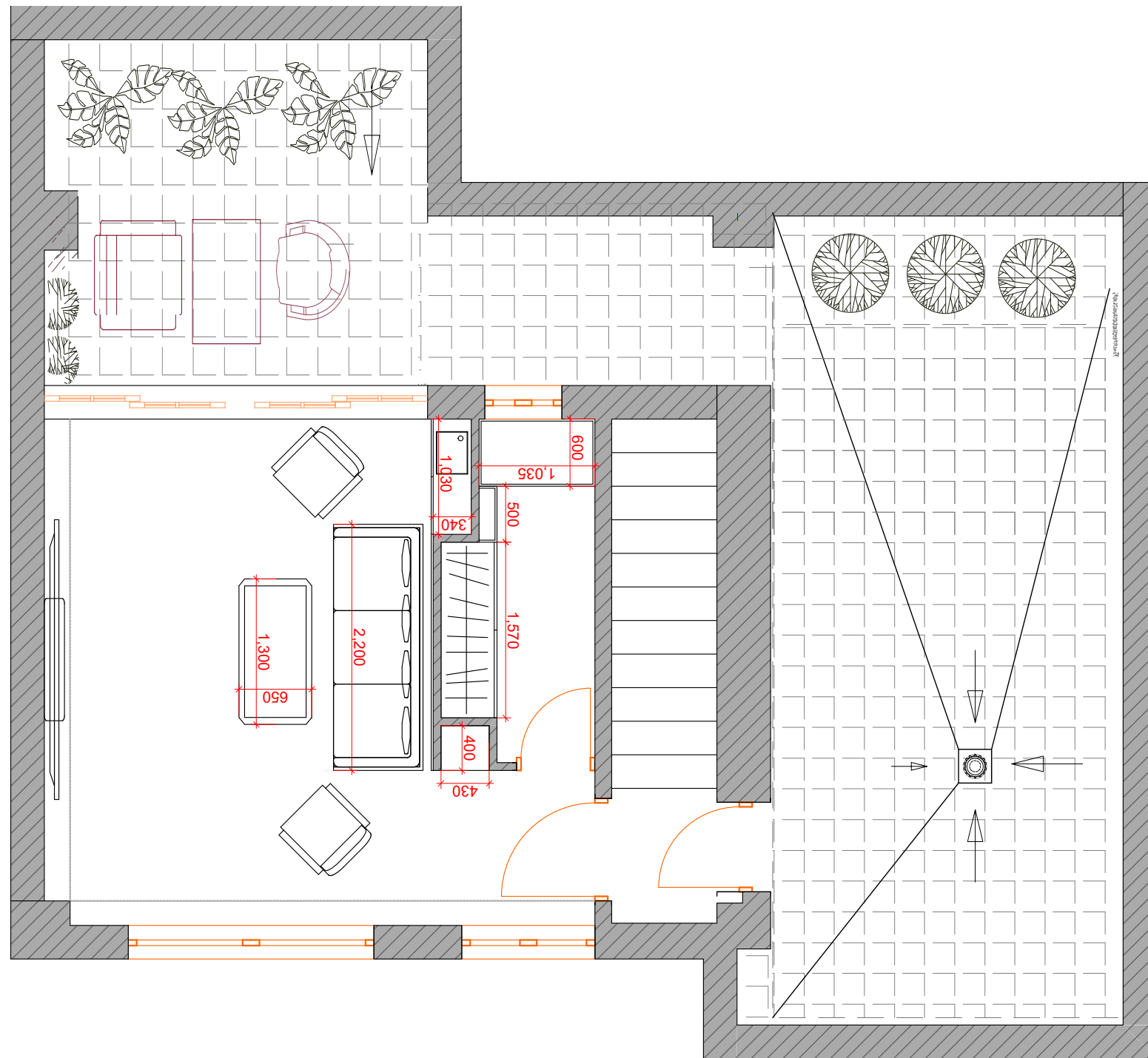


## 2-nd floor



The floor plans are flexible and can be changed according to the customer's wishes.

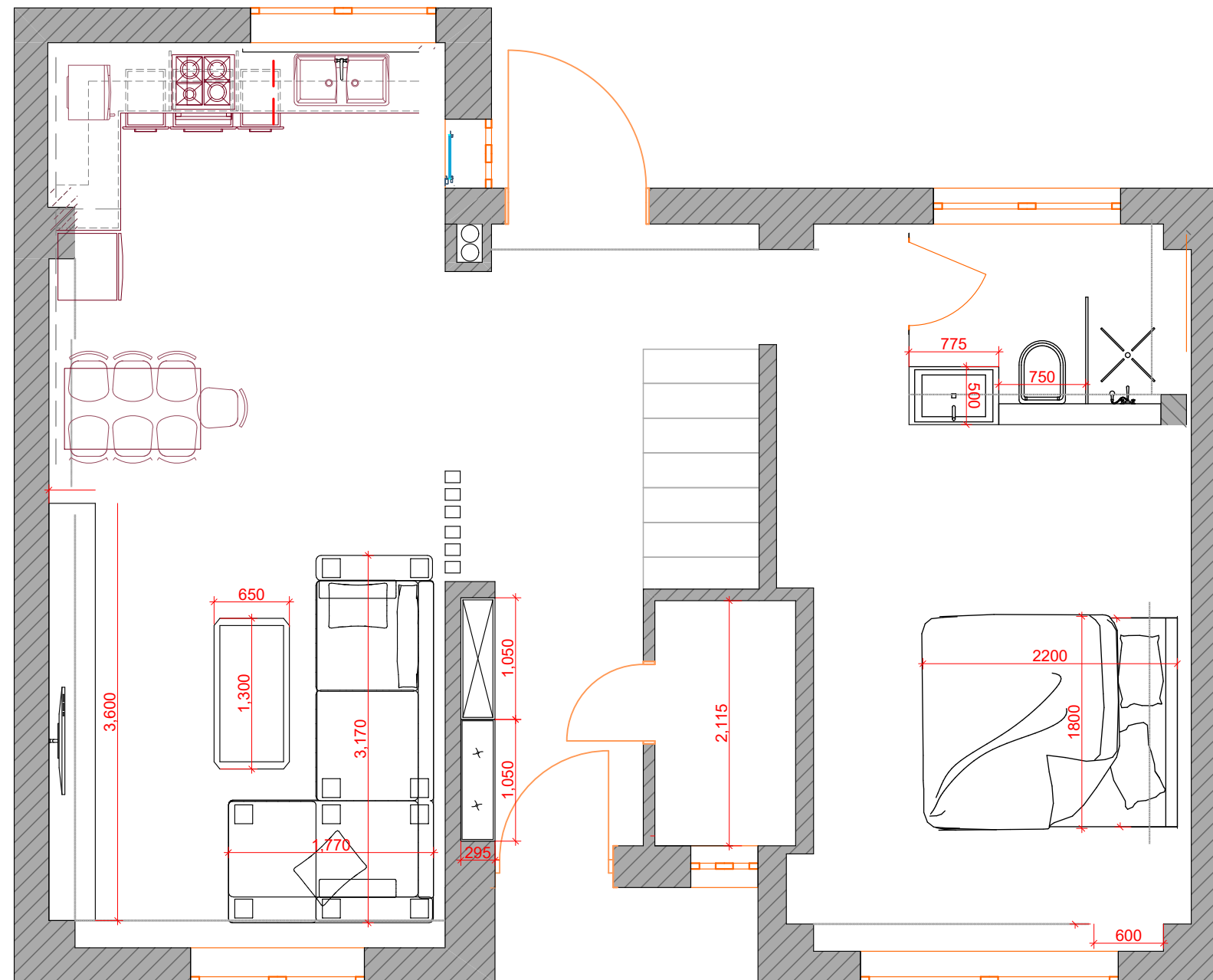
### 3rd floor



The floor plans are flexible and can be changed according to the customer's wishes.



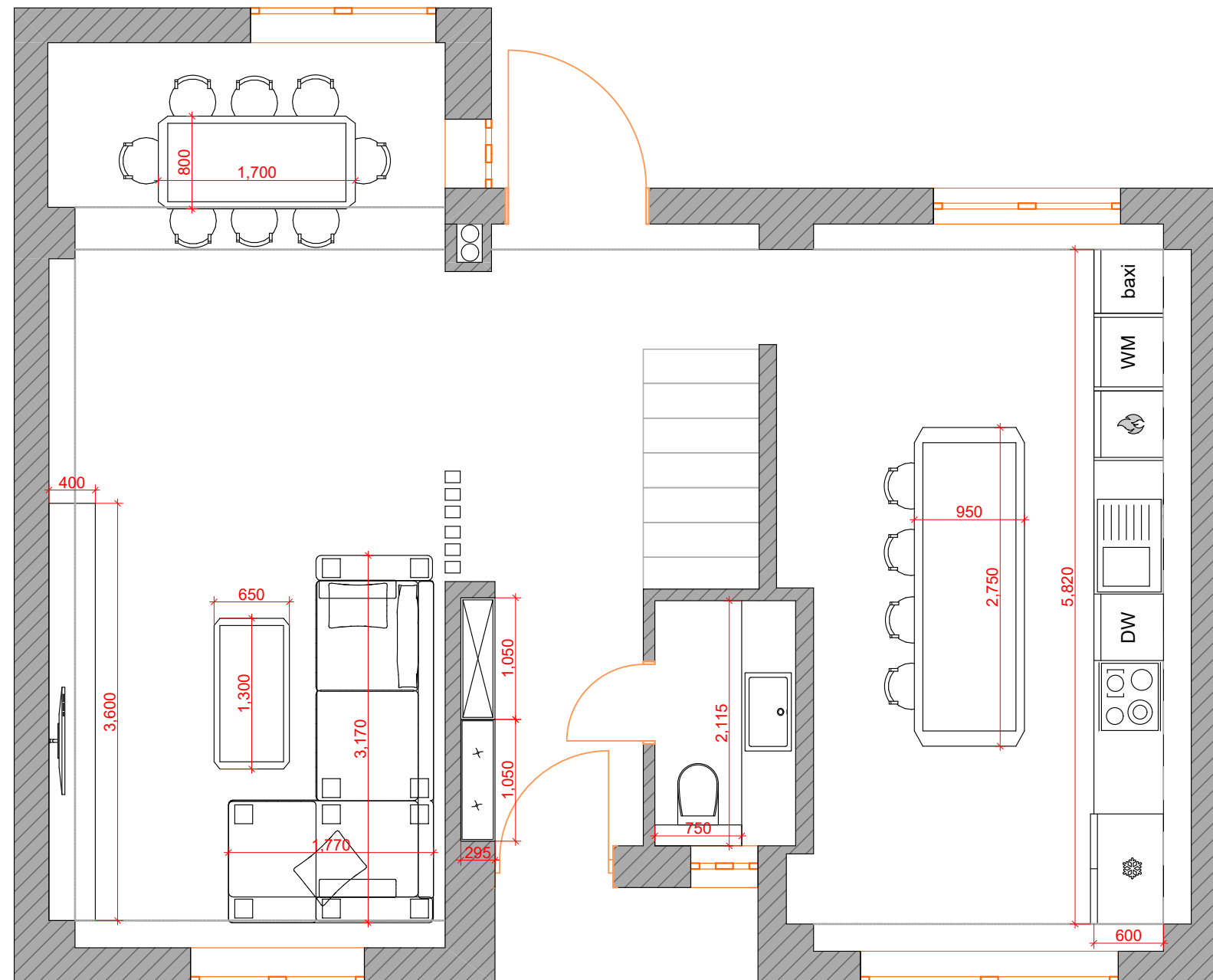
**1st Floor,**  
*version 2*



The floor plans are flexible and can be changed according to the customer's wishes.



1-1st Floor,  
version 3



The floor plans are flexible and can be changed according to the customer's wishes.

# Map of the Villa District









ՎԱՄԱՆԱԿՈՒՄ Է  
ՇԻՆՈՒԹՅՈՒՆ 237 ք/մ  
ՀՈՂԱՄԵՆՏԱԿ 190 ք/մ







Architectural design:



Developer:

