

# Parz Blour

Where Urban Comfort Meets Natural Harmony

STONE IMPACT  
DEVELOPMENT



# LOCATION

**Dilijan**, often called “**Little Switzerland**,” is one of Armenia’s most cherished **resort towns**. Its **central location** and **breathtaking natural beauty** make it the perfect escape from the vibrant city.

**10 mins**

to Dilijan National Park

**90 mins**

to Yerevan

**20 mins**





to Haghartsin Monastery

**1 10 mins**

to the Zvartnots (Yerevan) and Shirak (Gyumri) airports

**10 mins**

to lake Sevan

-  4 Medical Centers
-  6 Educational Centers
-  2 Supermarkets
-  3 Banks





# LOCATED IN DILIJAN

surrounded with over **24.2 k** hectares of the **forest**,  
**Parz Blour** offers

**Marriott  
International  
Experience**

**Luxury  
Apartments**

**All-Inclusive  
Urban Amenities**





# HOTEL OPERATOR

The background of the entire advertisement is a photograph of a modern hotel building at dusk. The building has a minimalist design with a light-colored, textured facade and large, rectangular windows. Some windows are illuminated from within, showing people inside. The building is situated on a hillside with greenery and small trees in the foreground. The sky is a pale, hazy blue.

AC Hotels combines exceptional **hospitality** with a **minimalist approach**, offering an **inspiring living experience**.

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**Each space** is elegantly designed, flexible, and **purposefully crafted** to create memorable moments for guests.





# WORLD-CLASS HOSPITALITY AT YOUR FINGERTIPS


AC Hotels by Marriott brings European **sophistication**  
**and modern** elegance to the heart of Parz Blour.

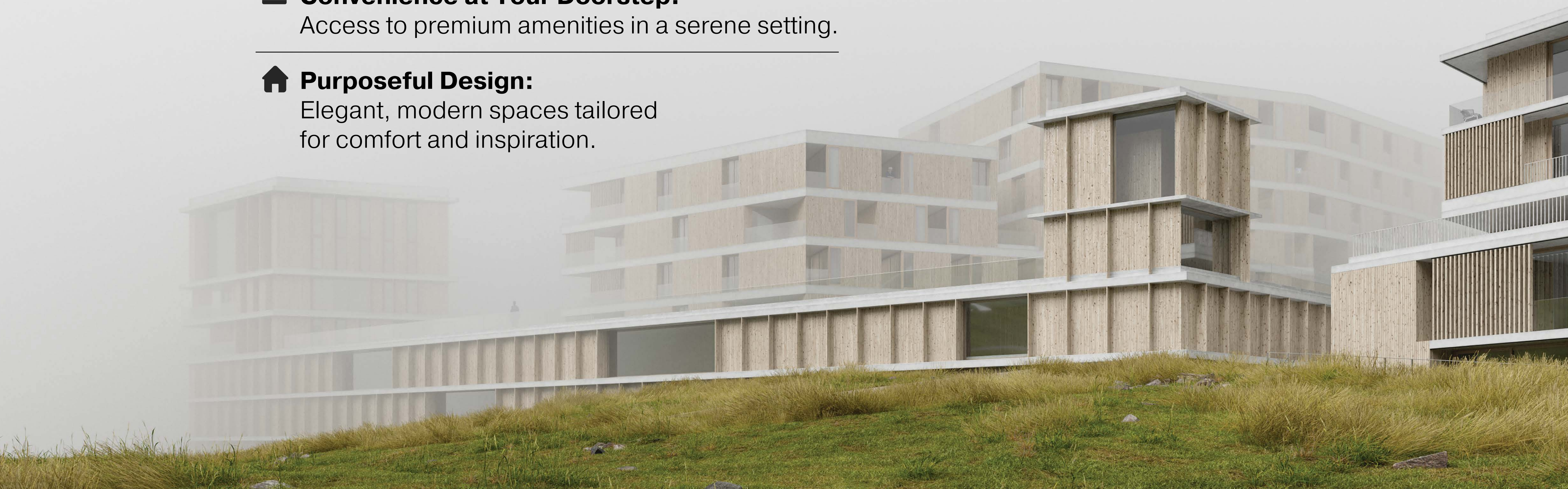
 **140+ Locations Worldwide:**  
A trusted brand with global expertise.

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 **Convenience at Your Doorstep:**  
Access to premium amenities in a serene setting.

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 **Purposeful Design:**  
Elegant, modern spaces tailored  
for comfort and inspiration.





# CERTIFICATION TO HIGH STANDARDS BY MARRIOTT INTERNATIONAL

Every detail at **AC Hotels** by Marriott in Parz Blour **meets** the rigorous **standards of Marriott International**, ensuring unmatched quality and service.





An aerial photograph of a modern architectural complex nestled within a dense forest. The building consists of several interconnected volumes with flat roofs covered in lush green vegetation. The facade features a rhythmic pattern of windows and balconies. The building is surrounded by tall evergreen trees, and a paved road with a car is visible in the lower-left corner. The overall scene emphasizes the integration of nature and urban development.

# WITH CARE FOR YOURSELF

**Green roofs to restore**  
natural balance in  
built-up areas


**Preservation of all**  
trees on the  
territory


**Architecture**  
integrated into the  
landscape



# HOTEL FACILITIES AND SERVICES

## Hospitality Services

 Concierge Service

 Housekeeping  
Laundry Service

## Wellness & Recreation

 SPA & GYM

 Pool

## Business & Connectivity

 Wi-Fi

 Coworking Hub

## Transportation

 Parking

 Car Rental





An aerial view of a modern apartment complex with multiple buildings featuring lush green roofs. The buildings are situated on a hillside, overlooking a vast, forested valley. In the distance, a small white church with a red roof is visible on a hill. The scene is captured during sunset, with warm orange and yellow light illuminating the sky and the forest. In the foreground, a balcony with a glass railing and modern outdoor furniture (a sofa and a small table) is visible, providing a view of the valley.

# APARTMENTS

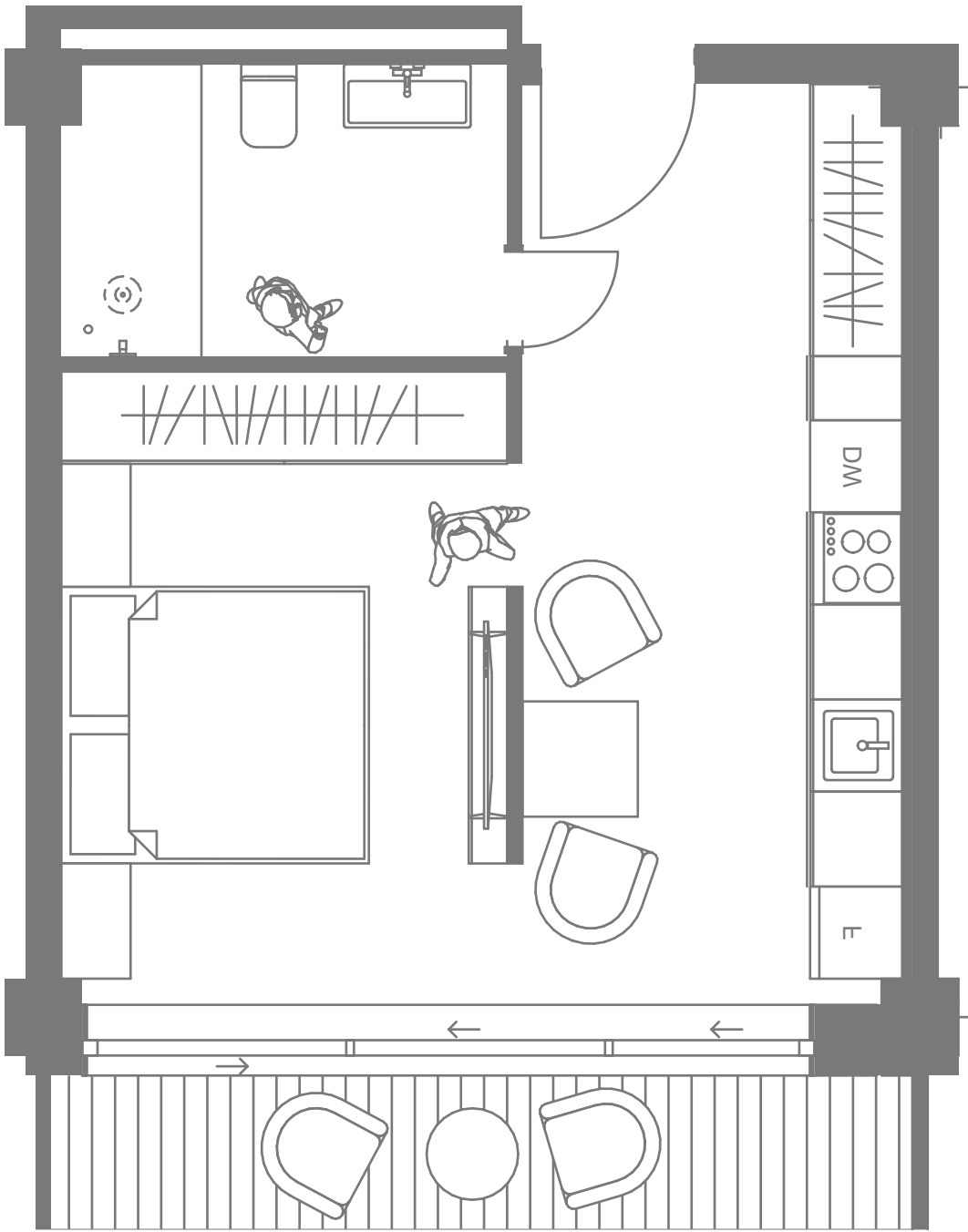
Effortless **Comfort in** Harmony with **Nature**, for **You**.



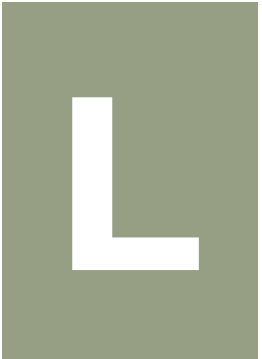
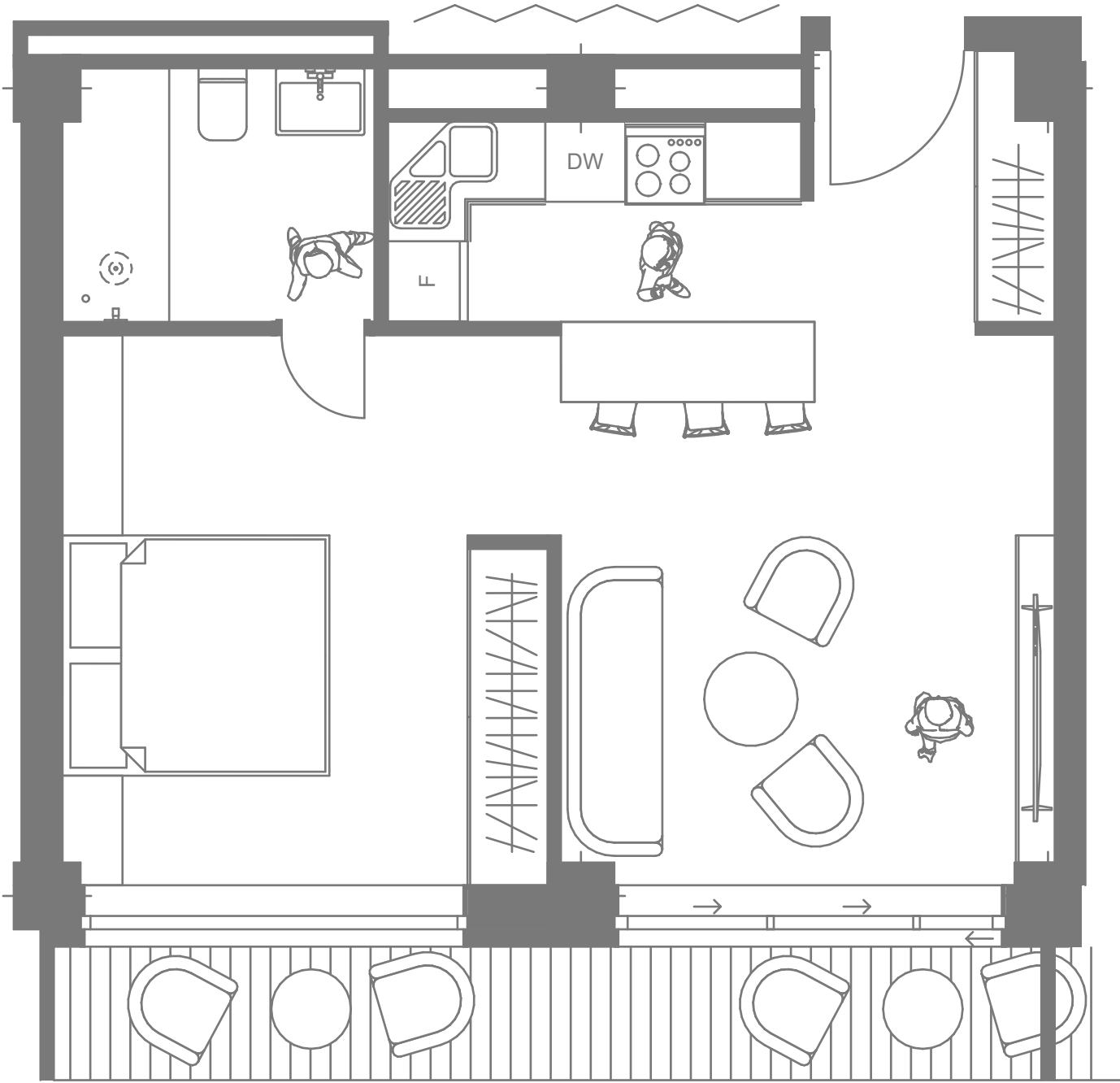
# APARTMENT PLANS



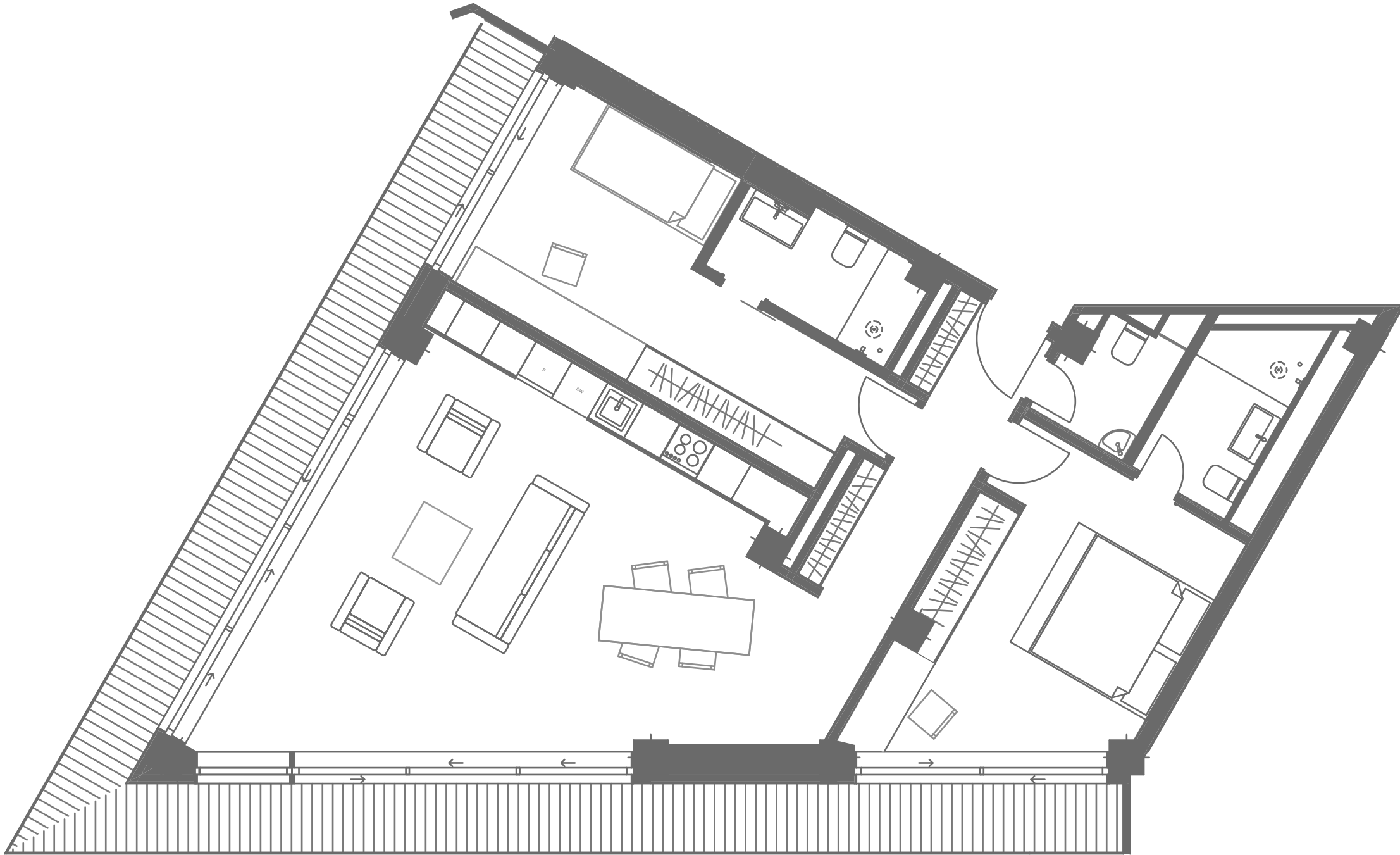
STUDIO



ONE BEDROOM  
APARTMENT



TWO BEDROOM APARTMENT  
WITH LIVING ROOM



Prices start at \$67,000



# Space, Light & Peaceful Views

Parz Blour's apartments provide a **relaxed living** experience with **2 unique design** options to choose from, each **thoughtfully crafted** to combine **modern comfort** with **natural surroundings**.









A wide-angle photograph of a modern architectural courtyard. The space is paved with light-colored gravel and features several black metal slatted benches and chairs. On the left, there is a raised garden bed with tall, feathery grasses. On the right, a person in a red coat and white bag stands near a large glass wall of a building. The background shows a misty, forested hill with a small white building with a red roof under a warm, golden sunset sky. The overall atmosphere is serene and well-planned.

# INFRASTRUCTURE

Well-Planned Spaces for Your Living



# CONVENIENCE MEETS SECURITY

Enjoy **secure** underground **parking** with video surveillance, EV charging stations, and dedicated spaces for motorcycles, bicycles, and limited mobility groups.



**101** parking spaces



**13** motorcycle spaces



**12** places for groups with limited mobility



**Bicycles** storage space



**Charge stations** for the electric vehicles





# FLAVORS TO SAVOR SPACES TO ENJOY

**Convenient access** to cafes, bars, and restaurants offering a **blend of local** and **international cuisine**, all **within the apartment complex** and **Marriott hotel**.



# WELLNESS AND RELAXATION FOR BODY AND MIND

Parz Blour offers a modern **fitness center** and **spa facilities**, including **indoor** and **outdoor pools**, to keep you active and relaxed.

Enjoy yoga, Pilates, and a **variety of wellness amenities** designed for both **body and mind**.





# TENNIS COURT

Perfect your skills on a premium outdoor tennis court,  
surrounded by breathtaking scenic views.





# A CULTURAL JOURNEY AWAITS

The lively heart of culture, **featuring artwork** by talented artists **from Armenia** and **around the world**, along with **special film screenings** and events like 'Arthouse Cinema Week' and 'Miyazaki Cartoon Nights.'





# SPACES TO CREATE, CONNECT, AND CELEBRATE

Residents and guests at Parz Blour enjoy access to a **well-equipped workspace**, including **co-working areas, meeting rooms**, and a **library** with all the essentials for productivity. The space is also ideal for **hosting conferences, lectures**, and **events** with invited speakers.





# CHILDREN ZONE

A space where **entertainment meets education**, designed just **for your little ones**. At our center, **playtime becomes a learning adventure** with a variety of courses that foster growth and development. **From language programs to creative arts**, every child can explore their interests while gaining new skills.





An aerial photograph showing a dense, green forest with a winding river or stream cutting through it. The river is light-colored, possibly due to sand or rocks, and curves from the top left towards the bottom right. The forest is thick and covers the majority of the frame.

# NATURE AT YOUR DOORSTEP

Surround yourself with **5 hectares of green forest**, inviting **walking paths**, and **hiking trails** of varying difficulty, all supported by accessible online maps—**perfect for relaxation, adventure, and connecting with the outdoors.**



A modern building with multiple levels and green roofs is situated on a hillside. A glass balcony in the foreground offers a view of the building and the surrounding forested mountains. The scene is captured during sunset, with warm light illuminating the landscape. In the distance, a small white building with a red roof is visible on a hill.

# **MILESTONES & TEAM**

**Progress, innovation, and the expertise behind every milestone.**



# OUR JOURNEY SO FAR

2022

## Planning

Project conceptualization completed with a focus on sustainable design and premium living.

2023

## Building Permit

Permits obtained to ensure compliance with local regulations and construction standards.

2026

## Apartment complex

Luxury apartments designed with modern aesthetics and functionality, ready for possession.

2027

## Hotel Complex

Exclusive hotel to elevate the Parz Blour community and attract tourism.



# PROJECT TEAM

**MULLER**

REAL ESTATE DEVELOPER

**STONE**

IMPACT  
DEVELOPMENT

MAIN DEVELOPER

**realist.**

BROKERAGE COMPANY



CONSTRUCTION COMPANY



HOTEL OPERATOR

**snkh.**

GENERAL DESIGNER

**.ket**

ARCHITECTURAL FIRM

**CUSHMAN &  
WAKEFIELD**

PROJECT CONSULTANT



# Parz Blour



**For more information** call +374 44 170 170

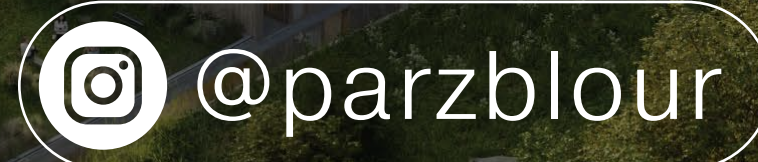
## Visit Us

**Office:** 1/2 Gevorg Kochar, Yerevan, Armenia

**Location:** 5 Aghbyur Serob street, Dilijan 3901

## Working Hours

Monday to Friday 10:00 AM to 19:00 PM



**STONE** IMPACT  
DEVELOPMENT