

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

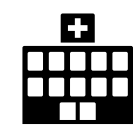
to Yerevan

20 mins

to Haghartsin Monastery

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**.

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




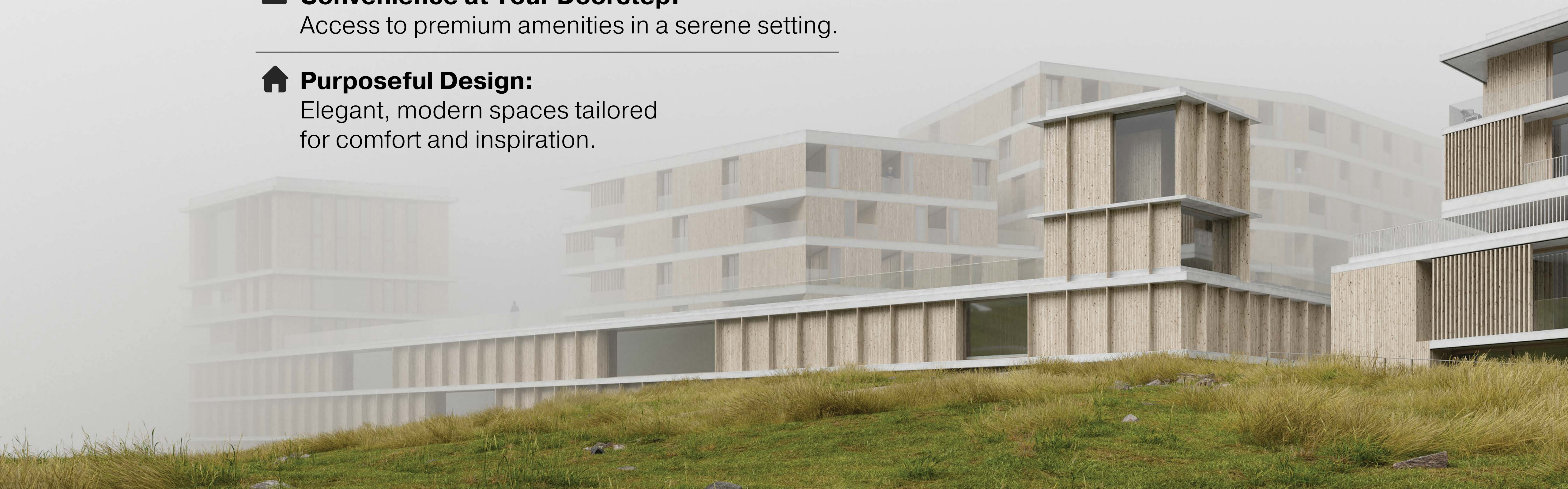
WORLD-CLASS HOSPITALITY AT YOUR FINGERTIPS

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.

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

 **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 grid 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 modern architecture.

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



The image is a promotional rendering for an apartment complex. It features a modern, multi-story building with a light-colored, vertically-slatted facade. The building's most distinctive feature is its green roofs, which are covered in low-lying vegetation. The building is situated on a hillside, and the view from a balcony in the foreground shows a dense forest of evergreen trees. In the distance, a small white church with a red roof is visible on a hill. The sky is a warm, hazy orange, suggesting a sunset or sunrise. The balcony in the foreground has a glass railing and a modern outdoor seating area with a light-colored sofa and a small round table. The overall atmosphere is peaceful and harmonious with nature.

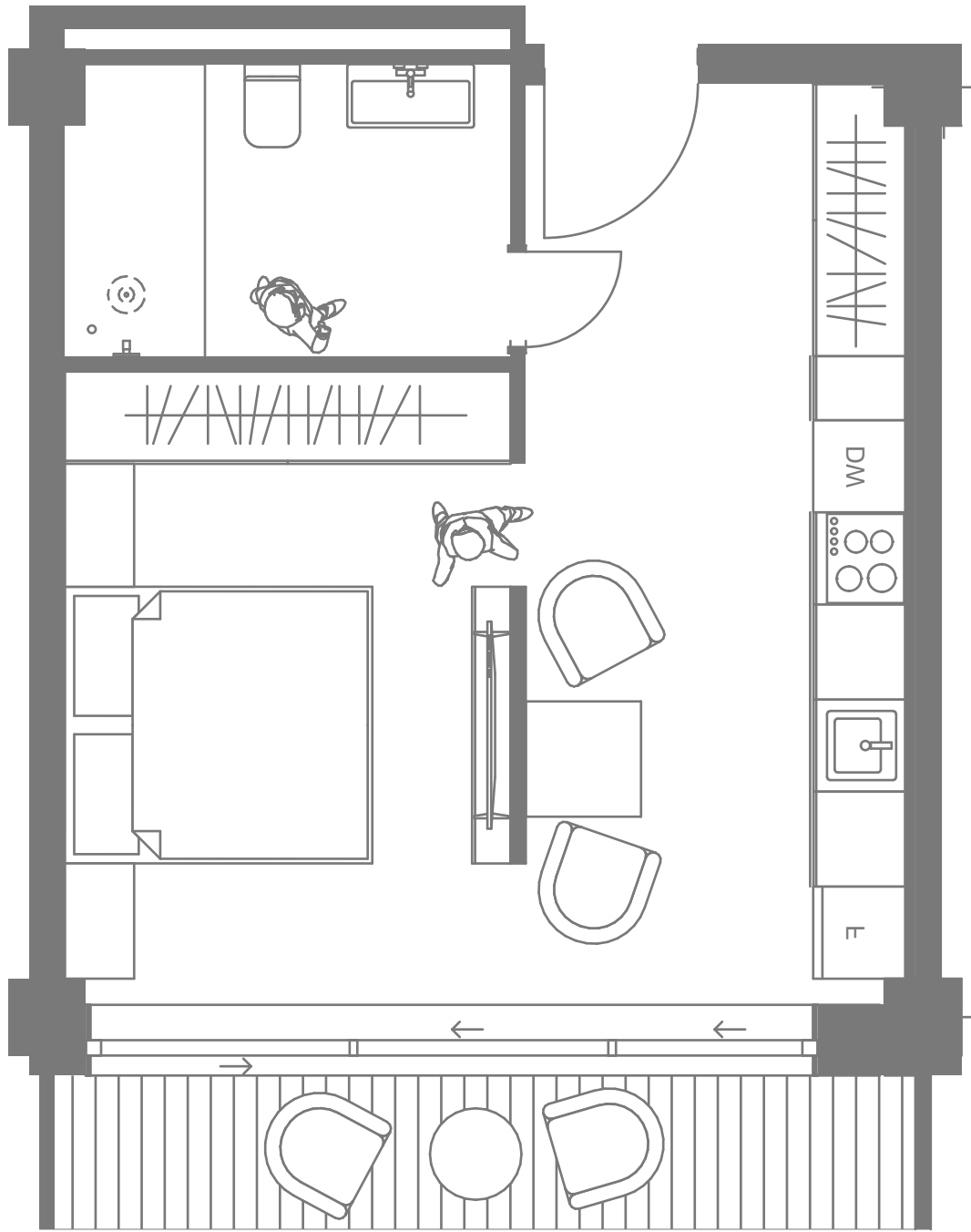
APARTMENTS

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

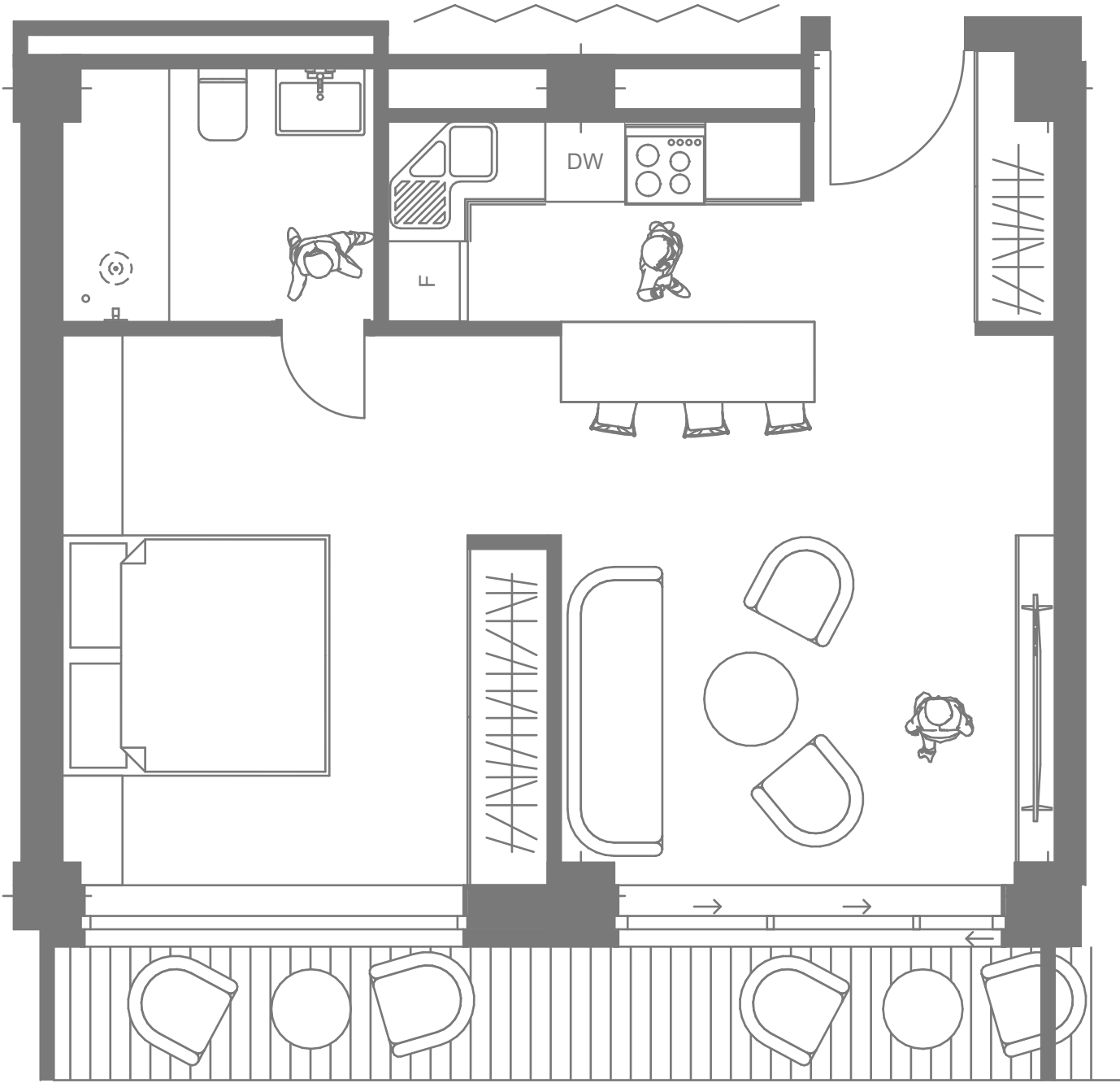
APARTMENT PLANS



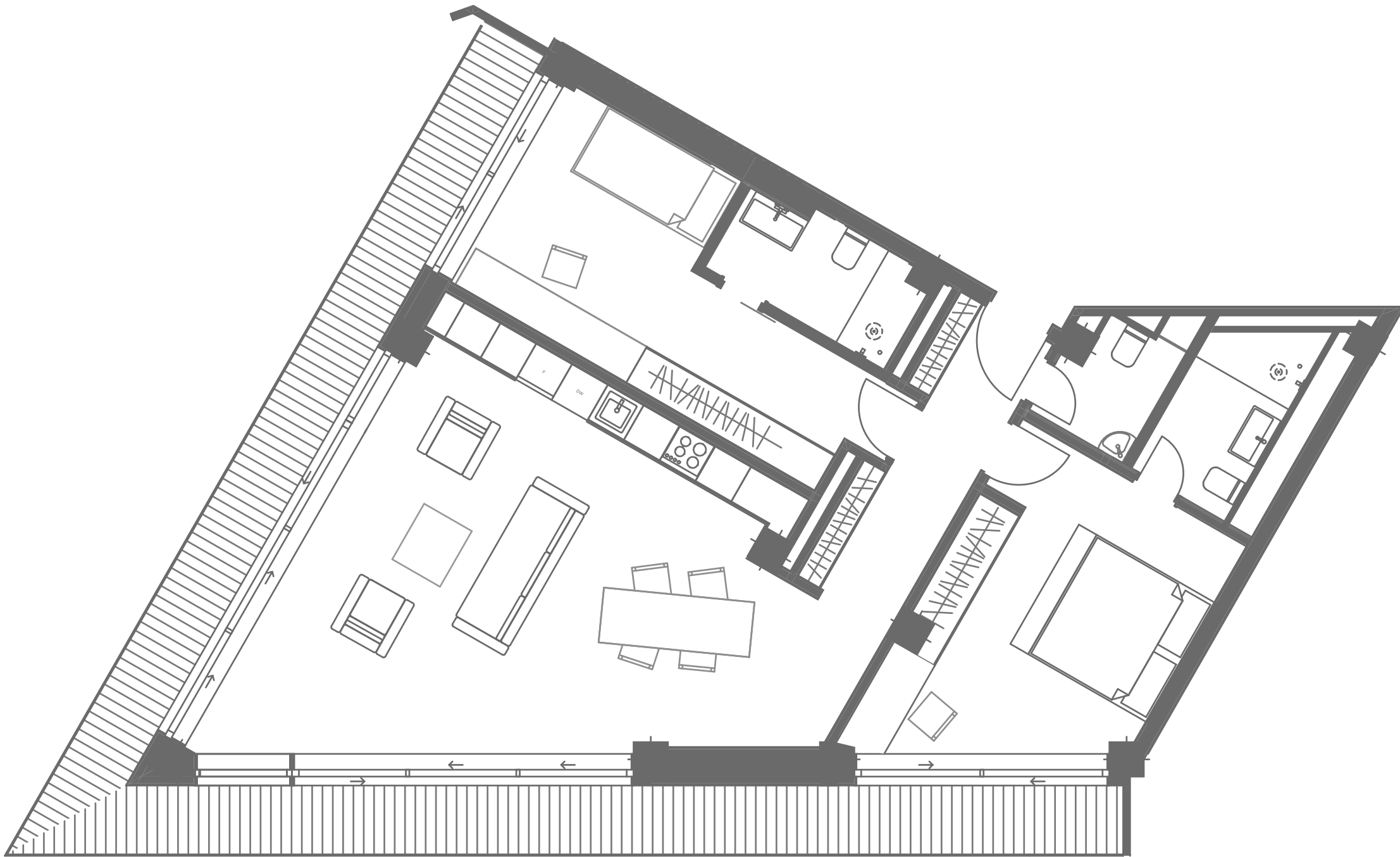
STUDIO



ONE BEDROOM
APARTMENT



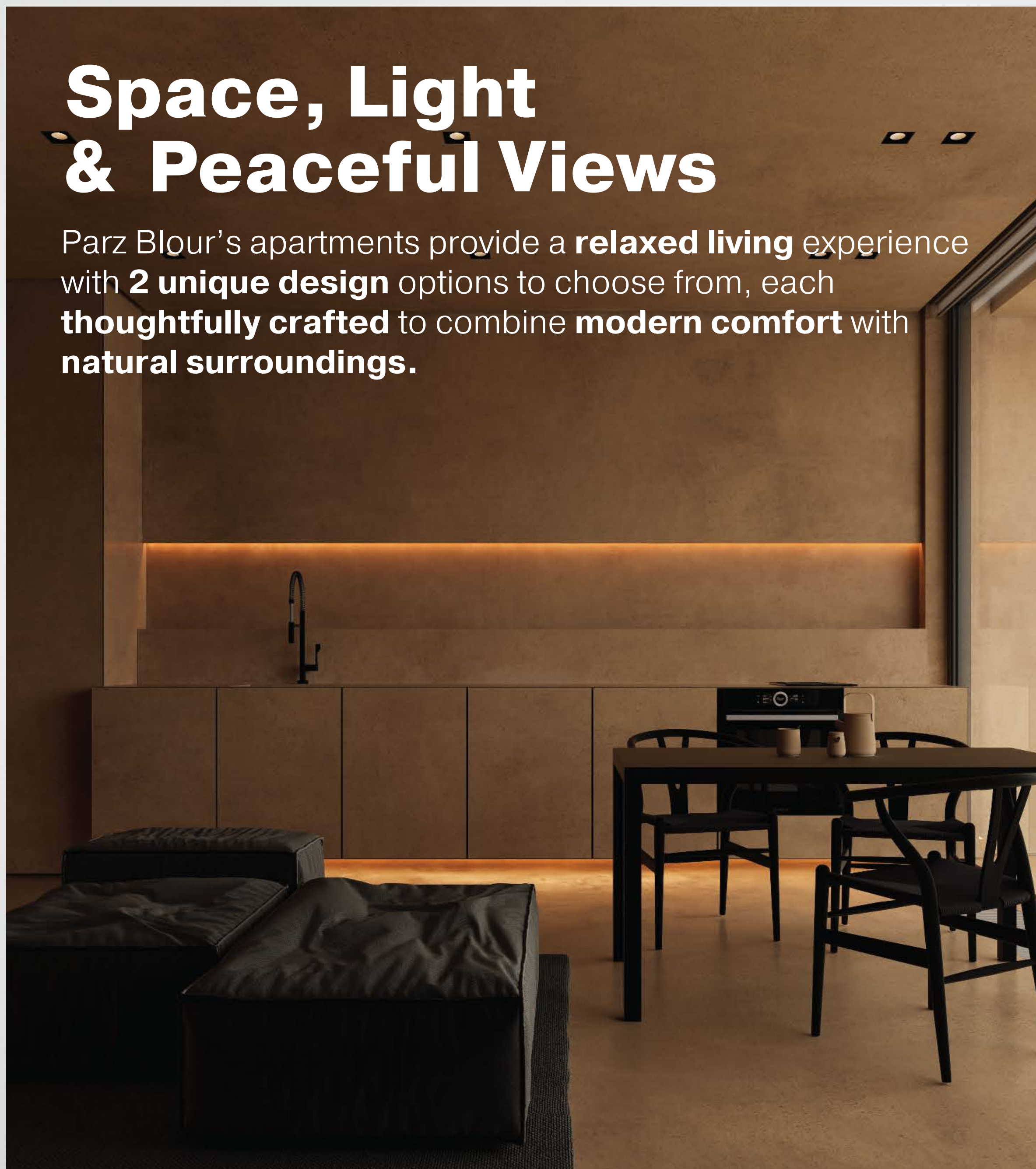
TWO BEDROOM APARTMENT
WITH LIVING ROOM



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. In the foreground, there are several black metal outdoor chairs and a long bench. To the left, there are large, white, feathery plants in a raised bed. To the right, a woman in a red coat and white bag is walking towards a large glass wall of a building. The building has a light-colored wooden slat facade. In the background, a forested hill is visible under a warm, golden sunset sky. A small white building with a red roof is visible on the hill.

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.**



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

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Working Hours

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



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