



SERAY

— DEVELOPMENTS —

— OTEVAN —

" WE WORK HARD TO HOUSE YOUR DREAMS "



ABOUT ARMENIA



- Armenia is situated at a cultural, historical and religious intersection and located at the crossroads between Europe and Asia.
- Armenia's mountainous terrain is centered on the Ararat Valley, the heart of the Armenian nation since biblical times.
- Armenia's landscapes offer boundless beauty.
- Armenia is likely to become the leading country of the South Caucasus in economic terms. It is expected that the economic growth will remain steady at around 4.5 % over the next four years thanks to the country's strengthening macroeconomic stability, low inflation, stable financial system and declining public debt.
- Armenia's new administration has staged a big crackdown on corruption, cronyism and economic monopolies.
- Armenia is increasingly viewed by the world business community as a technological and innovative hotspot.
- Armenia's real estate market has, since the Velvet Revolution of 2018, witnessed an astonishing leap forward. The increasing demand stems not only from Armenians of the Diaspora keen to buy their own slice of emerging Armenia, but also from locals taking advantage of the newly introduced tax incentive plan for new apartment buildings.

ABOUT CASCADE

- The Cascade is a complex of huge staircases gracefully connecting the downtown areas and the residential neighborhoods located on the surrounding hills in line with the vision of the famous architect Alexander Tamanyan.
- The Cascade is emerging as one of the focal points in Yerevan, similar to the Republic Square. It offers spectacular views of the City Center with Mount Ararat standing behind Yerevan's iconic pink buildings.



ONE NATION ONE CULTURE



CORPORATE PROFILE

Founded in Lebanon in 1994, SERAY DEVELOPMENTS & CONSTRUCTION LTD merged with SERAY CONSTRUCTION EST in 2005 to become one of the important players in the construction industry of Lebanon, dedicated to delivering the utmost in concept, design and quality.

To date SERAY CONSTRUCTION EST has designed, built and transferred hundreds of properties to satisfied homeowners, thus earning a competitive edge well recognized in the industry.

Using the same successful approach as in the home market and in line with its strategic vision, SERAY DEVELOPMENTS has, over the last few years, expanded its operations into Cyprus where it established SERAY LTD in 2017. Thanks to its alliance with A. Tofalli Ltd, a reputable general contractor in Cyprus, it has become a trusted player in the business, engaged in the development of several high quality residential buildings and villas in the most sought-after areas of the District of Larnaca. Some of its projects are underway or in the pipeline awaiting the town planning and building permits.

In its path of expansion and quest into new markets, SERAY DEVELOPMENTS spotted an opportunity for growth in emerging Armenia where it set up SERAY HOMES LTD in 2018. It is currently constructing a 20-unit residential project in the select Verin Antarayin area in the capital city of Yerevan.

SERAY DEVELOPMENTS views development as far more than laying bricks and mixing mortar. It considers each project as a new opportunity to build lasting relations with clients, associates, staff and the community at large.

GREAT LOCATIONS • INNOVATIVE DESIGN • QUALITY WORKMANSHIP • VALUE FOR MONEY

MISSION

SERAY DEVELOPMENTS aims at maintaining and strengthening its reputation through offering quality products, combined with timely and reliable service at competitive prices while contributing to the real estate sectors of Lebanon, Cyprus and Armenia.



VISION

SERAY DEVELOPMENTS relentlessly endeavors to be known as a client service-oriented enterprise not only in Lebanon, but also in Cyprus and Armenia.



VALUES

SERAY DEVELOPMENTS continuously strives for excellence in quality and service. SERAY DEVELOPMENTS operates with reliability, transparency and fairness. SERAY DEVELOPMENTS always remains committed to adhering to its contractual obligations.

GREAT LOCATIONS



LOCATION & SURROUNDINGS

Set just above the Cascade complex which is in the vicinity of cafes, pubs, restaurants, hotels, cultural and historic landmarks, in addition to plethora of amenities, and nestled on an exclusive and tranquil residential hill in the heart of Armenia's capital city known as Verin Antarayin, OTEVAN lies in one of the most sought-after and prestigious neighborhoods of Yerevan City. Given its ideal location away from noise and pollution, commuting from OTEVAN to different areas of Greater Yerevan and even walking to the City Center is very convenient, capturing the best of both worlds. The apartments to the South enjoy the view of Yerevan City and mythical Mount Ararat, while the units facing north overlook the Saralantchi Highway.

INNOVATIVE DESIGN



QUALITY OF LIFE

Purchasing an apartment in OTEVAN is literally stepping into a new home ownership concept. Unlike other projects, our aim with this new upscale development has been to offer class and style, providing elegant, expensively finished homes in a luxurious setting.

Designed and built in a way to fulfill the demands of its exclusive clientele, OTEVAN offers the lifestyle they deserve through a combination of quality design and a green area around it where its occupants can relax, play with their children or just enjoy the serenity and fresh air.

Comfortable and generous in terms of space, OTEVAN delivers to its sophisticated residents the qualities they value. All the apartments are bathed in natural light and well-ventilated, enhancing the feeling of warmth and vitality.

QUALITY WORKMANSHIP



ARCHITECTURE IN TUNE WITH MODERN LIFESTYLE

OEVAN is designed in contemporary yet traditional style, using state-of-the-art architectural and engineering details. The totality of the external facades is clad with premium quality sedimentary travertine and volcanic basalt stones, while the balcony balustrades are made of powder-coated wrought iron. The luxurious and spacious marble-clad lobby welcomes OEVAN's residents where a deluxe elevator with automatic doors connects each floor to the ground level and the two parking basements. An outdoor visitors' parking area is provided for the comfort of guests.

VALUE FOR MONEY



URBAN LIVING REDEFINED

This distinctive keyturn building houses twenty apartments spread over four floors ranging from 50 sqm to 170 sqm and an office of 20 sqm. The concept of the building provides efficient and functional floor plans as well as flexible layouts that could be tailored to suit the various requirements, offering the opportunity to personalize space according to its residents' lifestyles.

FIRST FLOOR PLAN



AREAS

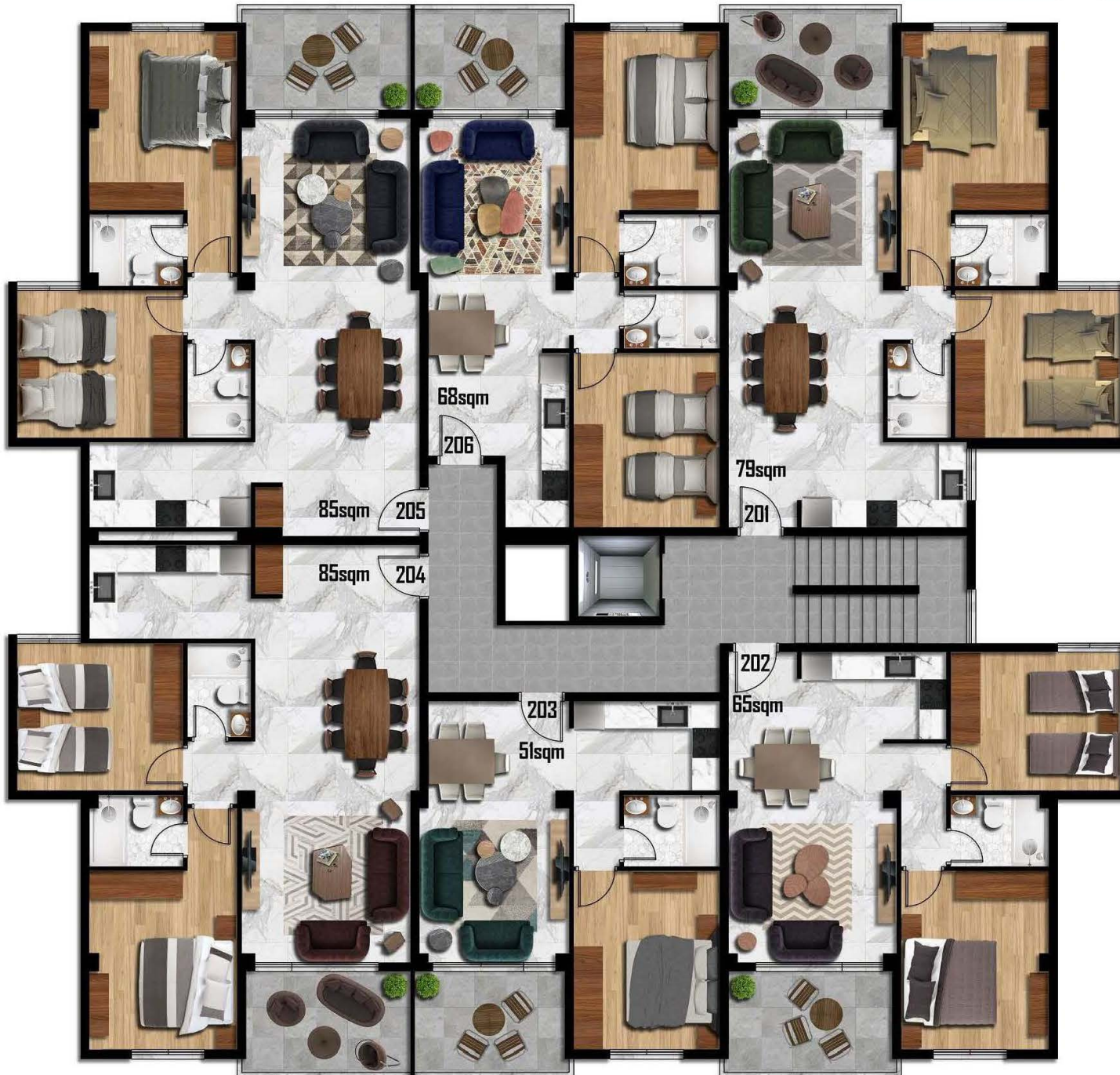
- 101 --- 65 sqm
- 102 --- 47 sqm
- 103 --- 20 sqm
- 104 --- 54 sqm
- 105 --- 65 sqm
- 106 --- 55 sqm

SECOND FLOOR PLAN



AREAS

- 201 --- 79 sqm
- 202 --- 65 sqm
- 203 --- 51 sqm
- 204 --- 85 sqm
- 205 --- 85 sqm
- 206 --- 68 sqm



THIRD FLOOR PLAN



AREAS

- 301 --- 151 sqm
- 302 --- 116 sqm
- 303 --- 170 sqm

FOURTH FLOOR PLAN

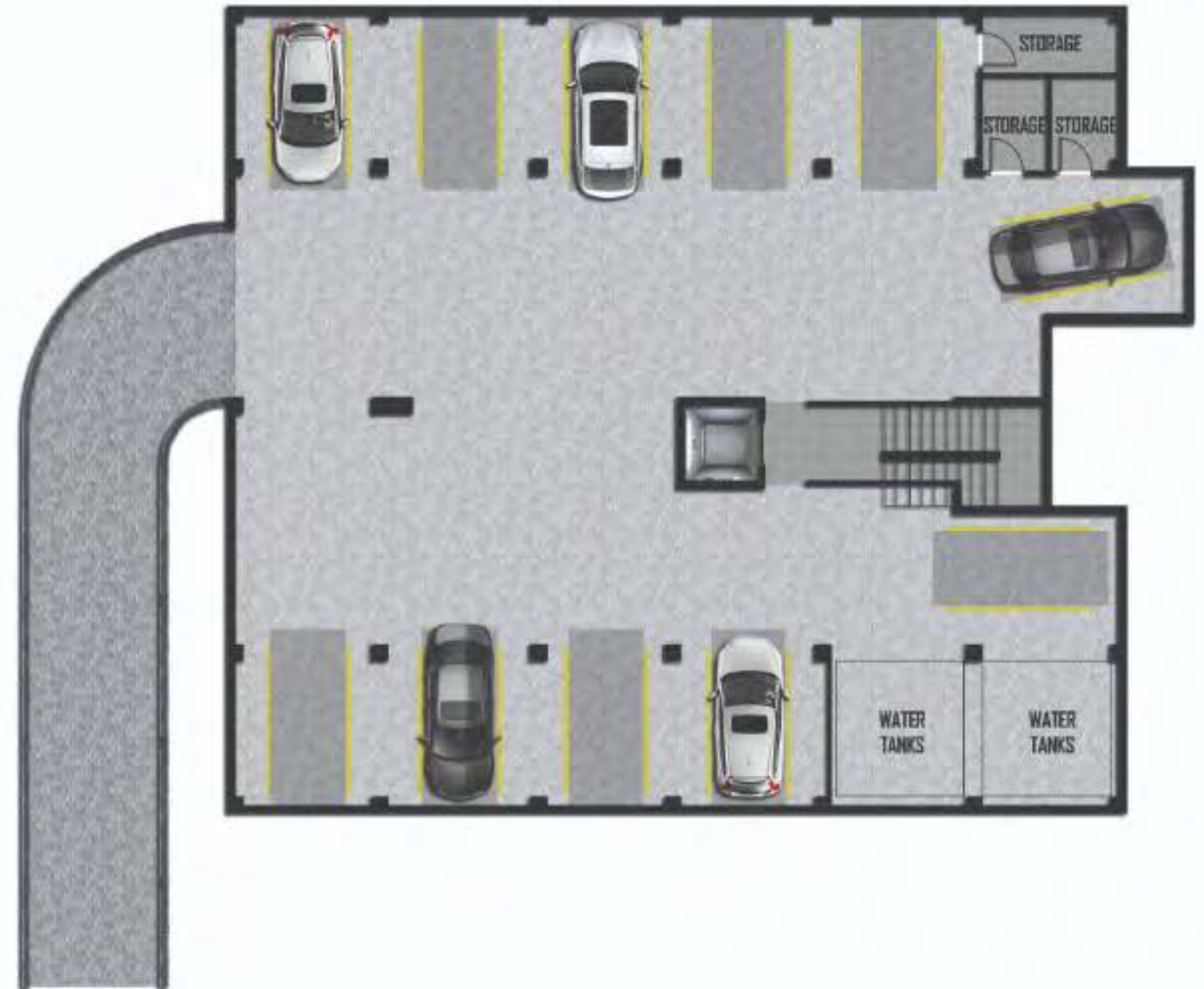


AREAS

- 401 --- 151 sqm
- 402 --- 116 sqm
- 403 --- 170 sqm

FIRST BASEMENT PLAN

SECOND BASEMENT PLAN



GENERAL SPECIFICATIONS

- **Structure:** Reinforced monolithic concrete in conformity with the Russian Code and seismic regulations.
- **Masonry:** Concrete hollow-blocks of 20 cm width for external walls and 10 cm width for internal walls.
- **Exterior Finishings:** Travertine and Basalt natural stone cladding on all four façades.
High quality natural stone of 2 cm around the windows.
Inside Balconies: Rubber – based paint.
For insulation purposes, polystyrene panels (Penoplex) of 3 cm thickness to be installed on external walls.
- **Interior Finishings:**
Three (3) layers of gypsum plastering, two (2) coats of finishing putty and three (3) coats of superplast interior paint.
- **Floor Coverings:** Living, dining, kitchen and corridor: High quality European ceramic tiles 120 cm x 60 cm.
Bedrooms: High quality European laminated parquet.
Bathrooms: High quality European ceramic tiles. Walls to be tiled up to the ceiling.
Balconies: High quality European ceramic anti-slip tiles.
Staircase and Lobby: Imported high quality marble or granite.
Exterior Common Areas: Stamped concrete.
- **External Doors & Windows:** PVC profiles of 70mm thickness (five thermal bridge chambers) as per European standards.
Double-glazed glass according to Armenian energy efficiency regulations.



- **Steel Works:** Powder-coated wrought iron balustrades on balconies.
- **Woodworks:** Entrance Doors: Steel framed doors covered by solid wood.
Interior Doors: Laminated MDF doors.
- **Kitchens:** Upper & lower cabinets of laminated wood with soft-close accessories for doors and drawers.
Countertop: Imported high-quality granite.
- **Sanitary Ware:** Grohe or equivalent sanitary fittings and accessories of European standards.
Built-in, Grohe, Viega or equivalent WC mechanism.
Washing basins with underneath cabinets or drawers.
- **Plumbing:** High quality polypropylene (PPR) piping for hot / cold water and heating.
- **Heating:** Italian-made BAXI or equivalent, 24 KW wall-hung boiler. European die-cast aluminum radiators.
- **Electrical Works:** All wirings and power supply points as per electrical drawings.
Switches, receptacles and other electrical accessories of European standards.
Motion sensors for lighting in all common areas.
CCTV cameras in parking and common areas of the building.
Night lighting of the main façade of the building.
- **Air Conditioning:** Gree or equivalent A/C split or multi-split units for cooling and heating in bedrooms & living/dining rooms.
- **Entrance Lobby:** Meticulously designed and decorated with gypsum ceiling, indirect and spot lightings, in addition to mirrors.
Floor covering and wall cladding with imported high-quality marble or granite.
- **Videophone:** South Korean Commax coloured videophone unit for each apartment.
- **Elevator:** Star Elevator Group Limited (Fuji) (6doors/6persons/500kgs) with automatic doors, UPS and iDrive systems, in accordance with European standards.
- **Gypsum Works:** Gypsum false ceiling in bathrooms and provision for decorative elements in living/dining area.
- **Insulation:** Roof: 4 mm thick bitumen membrane and extruded polystyrene of 8 cm thick on roof covered with screed concrete and corrugated metal sheets.
Balconies: Elastomeric polymer bitumen water-proofing under tiles.
Foundation: Bituminous water proofing material to be applied on external surfaces.
Basement Walls: 4 mm thick bitumen membrane to be installed on all external surfaces.
- **Sewage Works:** All provisions for connection to the main sewage system of Yerevan City.
- **Parking & Storage:** One or two covered/uncovered parking spot(s) and a storage area according to the individual unit.
Parking doors operated by remote control.
Visitors' outdoor parking.
- **Energy:** Building according to Armenian energy efficiency regulations.

DISCLAIMER

The information contained herein is solely for guidance purposes and does not constitute an offer or contract. All illustrations appearing herein are artist's impressions and only architectural plans annexed with the Sales Agreement are deemed to be legally binding. The figures do not include the square meters of the communal areas and parking, nor do they include the thickness of walls. They are rounded off and are therefore an approximation. The exact figures will be those included in the separate title deed of each unit.



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