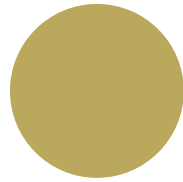




TERYAN

RESIDENTIAL BUILDING



**WELCOME TO TERYAN 5 RESIDENTIAL
BUILDING WHERE ARCHITECTURAL
SOPHISTICATION MEETS VERSATILE
FUNCTIONALITY TO DELIVER YOU
QUALITY LIFESTYLE IN THE BEATING
HEART OF YEREVAN.**

UNFOLD





COURTYARD[®]
BY MARRIOTT

TERYAN 5

Welcome to the Teryan 5 Project! This is more than a project - it is a lifestyle, an experience.

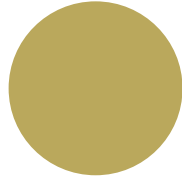
The unbeatable location of the building located on Teryan, provides residents with entertainment, dining, and shopping opportunities all in close proximity. It is just minutes walking distance from Northern Avenue, Opera House and the Republic Square - the home of lively streets, cafes and restaurants.

Teryan 5 is designed for those that value their time, but do not want to compromise on quality. Instead of making your coffee at home, you can enjoy the most delicious coffee located on the 1st floor, without having to leave the building.

You'll be reminded of the ultimate benefit of living in one of the 65 exclusive residences every time you look out your window. The stunning view of the city, as well as an undistorted view of Mountain Ararat is the supreme of luxuries.

Large common spaces are designed with texture - built with premium materials like marble and wood. Your experience and lifestyle will not only be comfortable, but also secure. Security is a top priority for Teryan 5 Project, and provides tight security to residents 24/7. Because not only the comfort but secure living is a high-level priority, 24/7 security is run.

To provide ideal comfort, the exceptional building offers, there ten elevators for the residents and hotel staff as well as four floors of secure parking.




BEST OF HOTEL AMENITIES

- 113 parking spots in 4 underground floors
- Exquisite architecture and exclusive interior design by Broadway Malyan
- SPA/Fitness Center equipped by Klafs and TechnoGYM and operated by Courtyard by Marriott Hotel
- Fire protection centralized system in all common areas
- Heat proof windows with UV protection glass

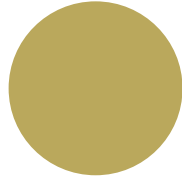
- Filtered fresh air ventilation system to each room
- 2 high speed for elevators residents and a separate service elevator designated for service staff
- Room service by Courtyard by Marriott Hotel
- Concierge service for residents
- Multifunctional building that includes the hotel, coffee shop, restaurant, meeting rooms, gym and spa





View from Teryan 5

**THIS IS WHERE WE
MEET OUR GLORIOUS
MORNINGS
#EVN**



BUILDING AMENITIES

- 23 story high-rise building in downtown Yerevan
- 31,000 m² gross buildable area
- 75 premium private residence
- 173 rooms of Courtyard by Marriott Hotel operating in the building
- 10 elevators within the entire building
- Perfect city center location
- Excellent view of the city and Ararat mountain
- Within walking proximity of Opera House, Northern Avenue and Republic Square

- Coffee shop operating within the building
- 24/7 security system
- New generation ventilation facade by Halfen system with night external illumination
- Backup electricity line for emergencies
- Private lumber rooms available for residences

PRIVATE RESIDENTIAL





75

exclusive residences

DELIVERING COMFORT

Teryan





ERYAN
CENTRAL BUILDING







MAXIMUM CONVENIENCES







UNDERGROUND PARKING



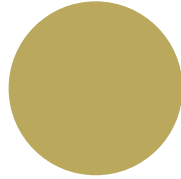
4

Underground floor



SECURE PARKING SPACE





RESIDENCE AMENITIES

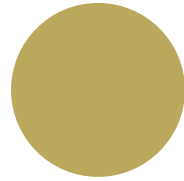
- Centralized Heating and Cooling systems
- Bathrooms per each bedroom
- Ceiling height 3.2 m
- 2.5 m height and 1m width apartment entry doors included
- French balconies in all apartments
- SPA/Fitness Center equipped by Klafs and TechnoGYM and operated by Courtyard by Marriott Hotel
- 24/7 lobby reception service for residents



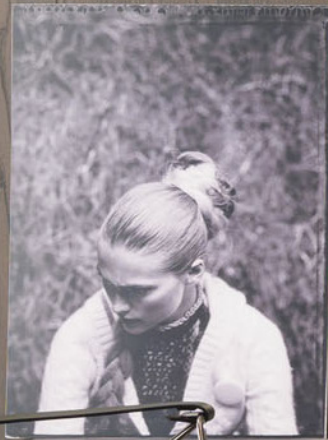








**ROOM SERVICE BY COURTYARD BY
MARRIOTT HOTEL WILL KEEP YOUR
HOME NEAT AND YOUR COMFORT
LEVEL UP.**



KANTOR
CONDON

*Suggested conceptual design for interior and furnishing of the apartment






*Interior design and furnishing of the apartments are suggested conceptual designs.





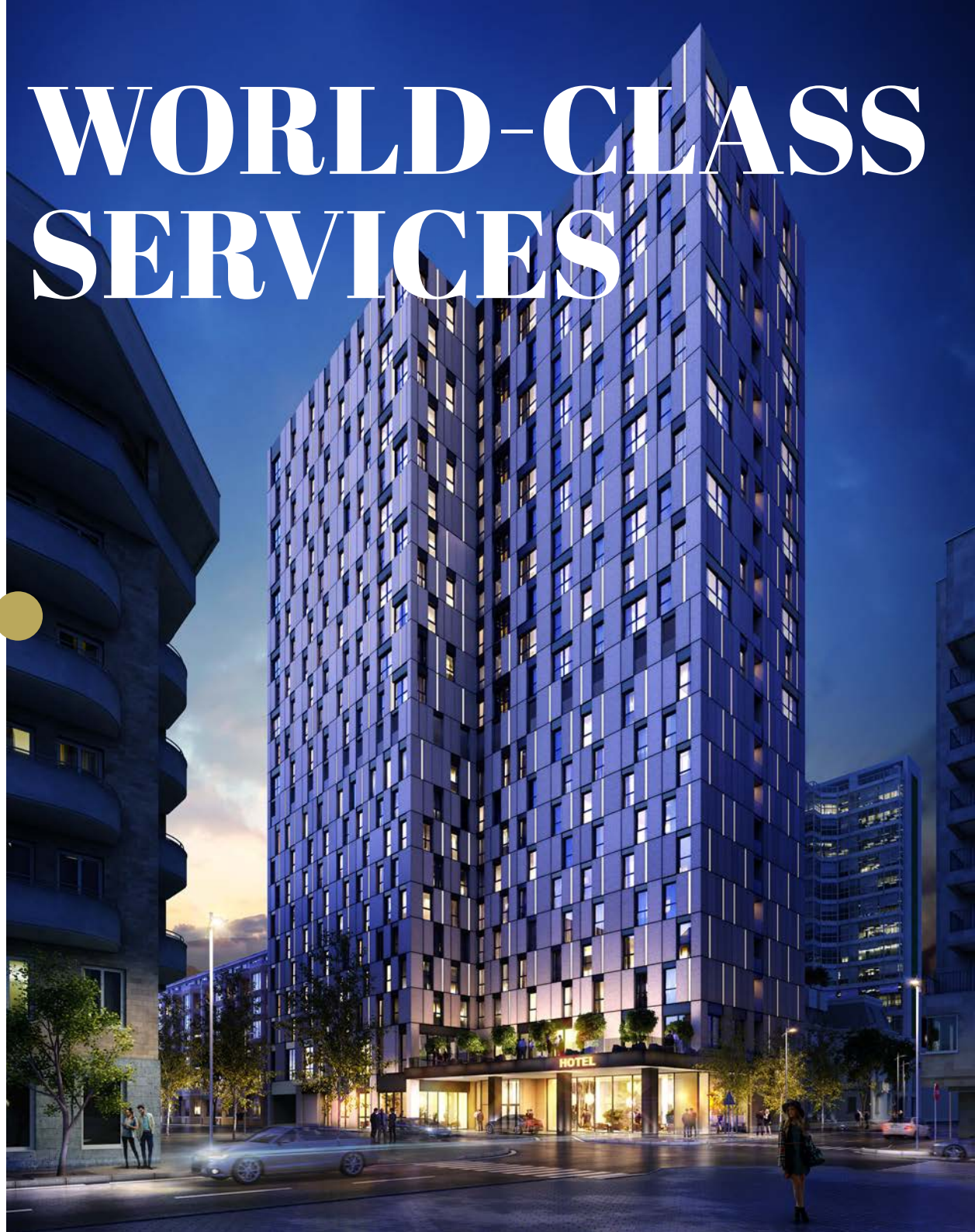


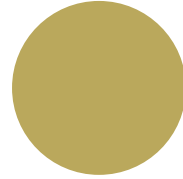
View from Teryan 5

**THIS IS WHERE WE
SPEND OUR COSY
EVENINGS**
#EVN

EVN

WORLD-CLASS SERVICES



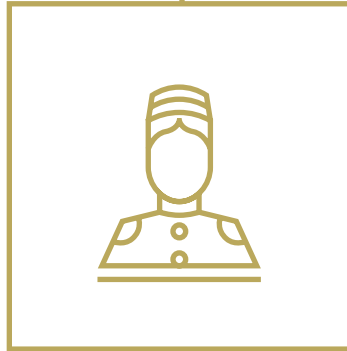


Serving for Excellence

In addition to world-class round-the-clock services available for each homeowner Teryan 5 encompasses privileged access to the Spa and Fitness Center equipped by Klafs and TechnoGym operated by Courtyard by Marriott Hotel.

HOTEL ROOMS





173
Rooms

COURTYARD[®]

BY MARRIOTT

Courtyard by Marriott Hotel will occupy the first 11 floors of Teryan 5 building.

Marriott's International's brand Courtyard pioneered the service category, has recently announced that it expects to further grow its European footprint. With nearly 30 hotels anticipated to open in Europe by 2020, including Yerevan.

"Courtyard will offer business travellers a continually elevated experience that meets the generational shift in how our guests work and travel today."

This is where the mission and interests of Teryan 5 residential building and Courtyard by Marriott Hotel intersect.



YOUR HOTEL SPACE





RECEPTION

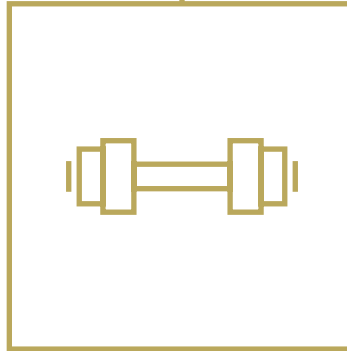
FOYER







SPA & FITNESS



Equipped by Klafs and TechnoGYM

SPA

This area, furnished by Klafs, lives by the philosophy of leisure and quality lifestyle. This is where residents can connect their body and soul in the most relaxing and harmonic atmosphere.



YOUR SPA SPACE



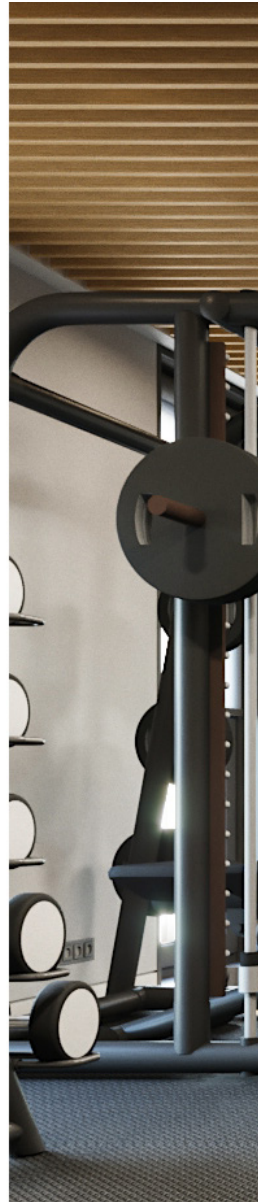






FITNESS

The residents will be equipped by TechnoGYM exercise machines that include but are not limited to cardiovascular equipment, free weights, treadmills, upright bike, elliptical & multi-workout station to stay in harmony for body and soul.





YOUR FITNESS SPACE

SPA & FITNESS

18 FLOOR
319.3 SQM



SPA & FITNESS









COFFEE SHOP



Coffee Shop

COFFEE SHOP

Located on the ground floor, the Coffee Shop will be the place for residents to get a dose of caffeine and baked goods. Here, residents can also take business as well as casual meetings, work from their laptops in a comfortable atmosphere, or opt for a lazy breakfast that lasts longer than planned.



COFFEE SHOP IN THE BUILDING





View from Teryan 5

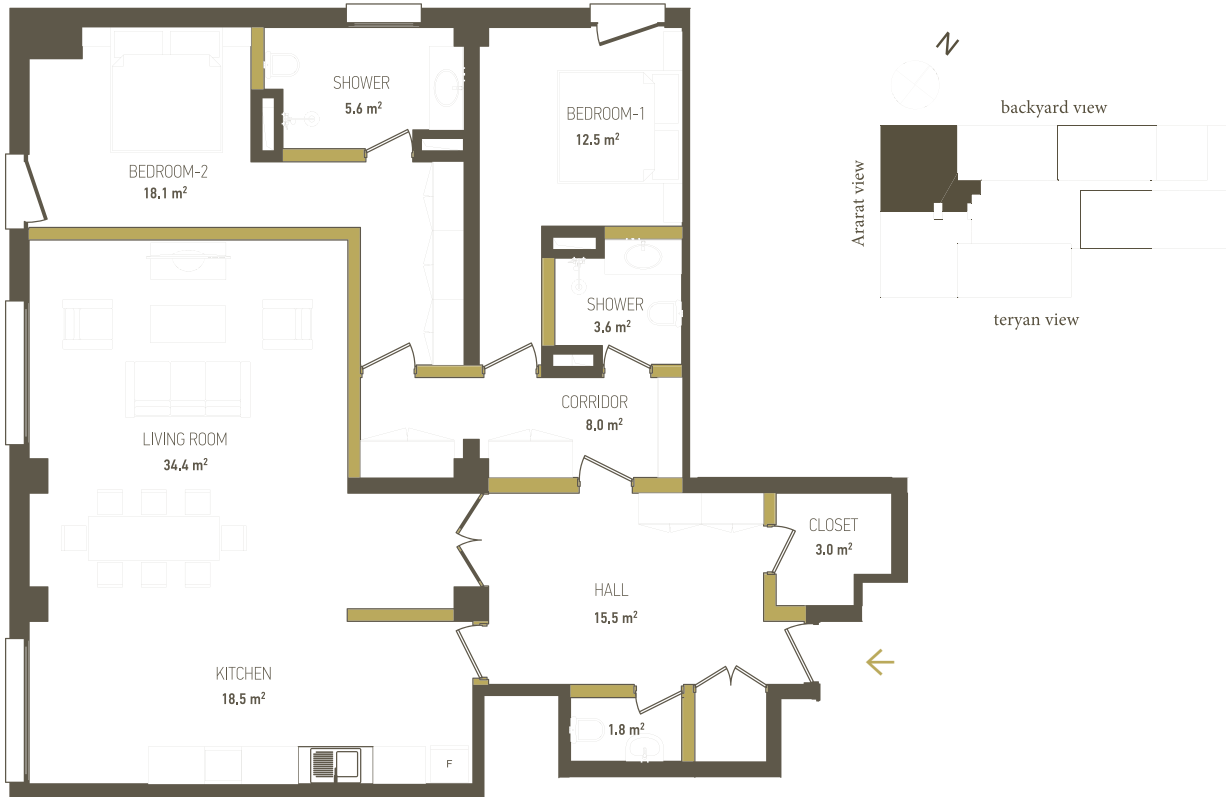
**THIS IS WHERE WE
GO TO SLEEP FOR A
NEW START
#EVN**

EVN



UNIT

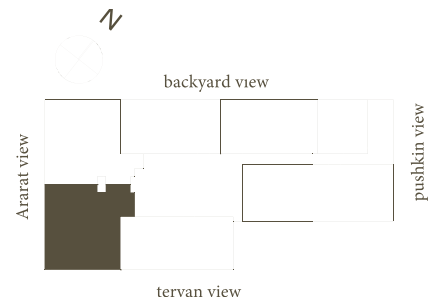
11 - 16 FLOORS
2 bedrooms+living room
129.2 SQ M



B

UNIT

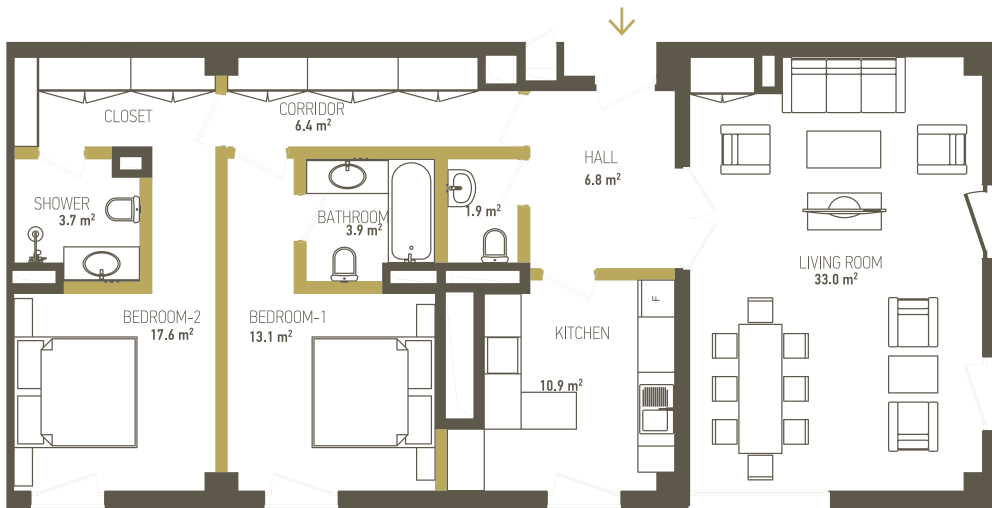
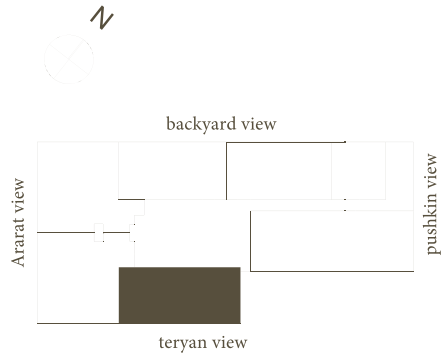
11 - 16 FLOORS
2 bedrooms+living room
123.3 SQ M



C

UNIT

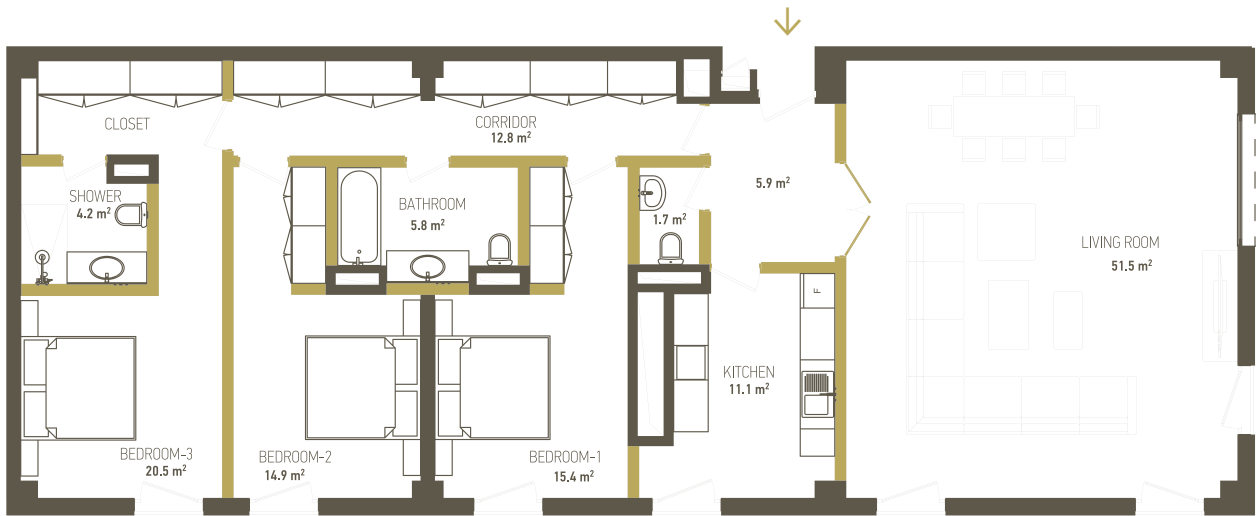
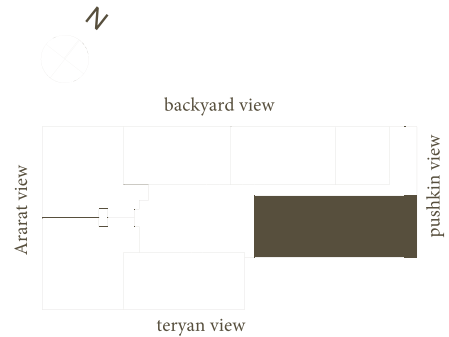
11 - 16 FLOORS
2 bedrooms+living room
107.5 SQ M



D

UNIT

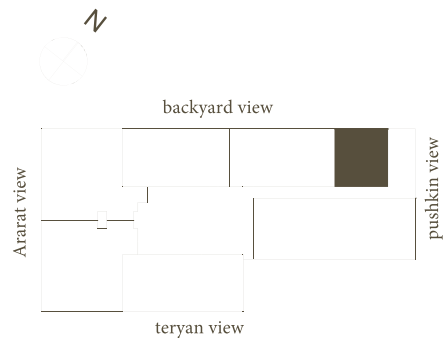
11 - 21 FLOORS
3 bedrooms+living room
157.3 SQ M



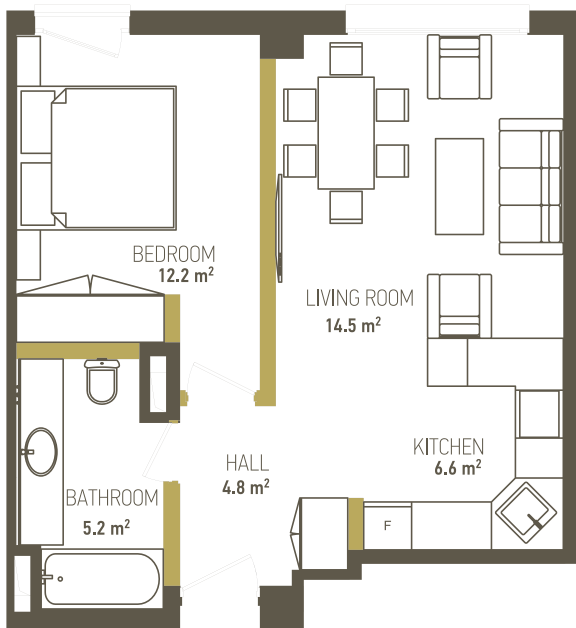
E

UNIT

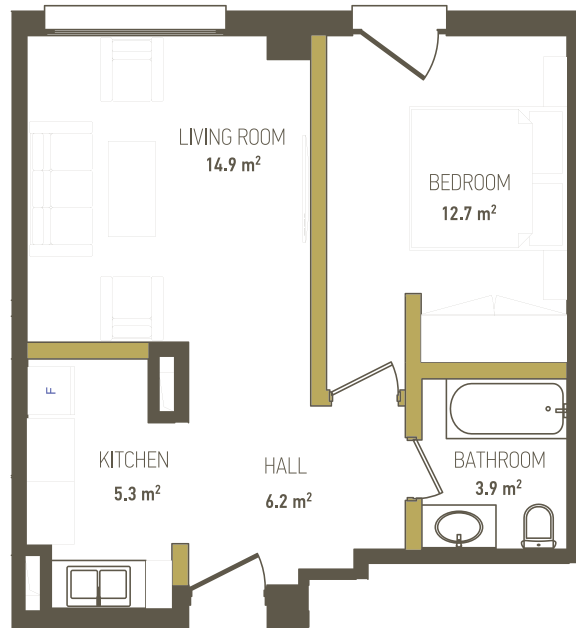
11 - 21 FLOORS
1 bedroom + living room
48.6 SQ M



E-1

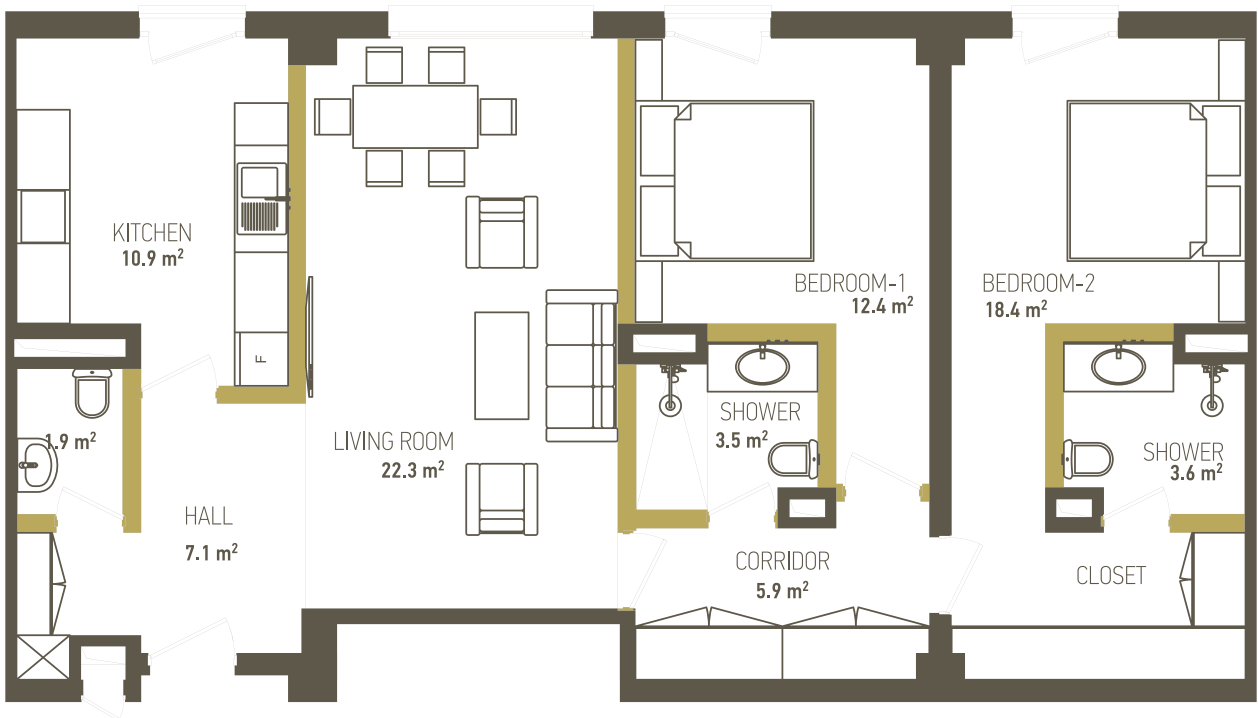
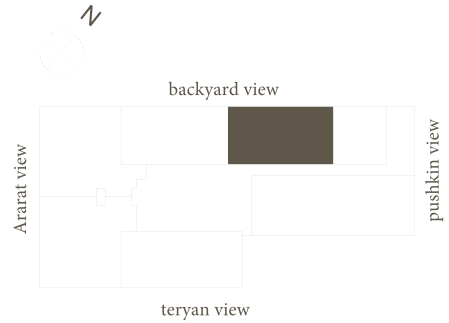


E-2



UNIT

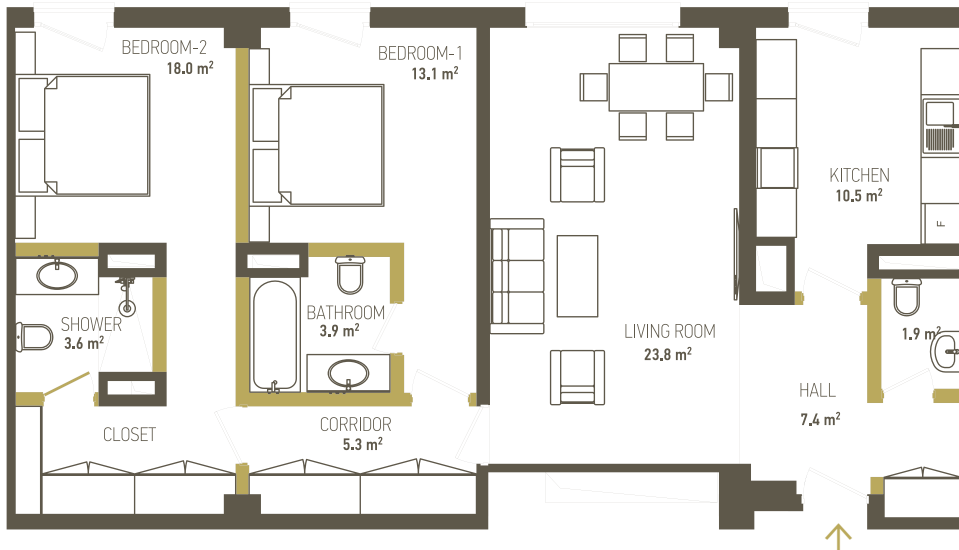
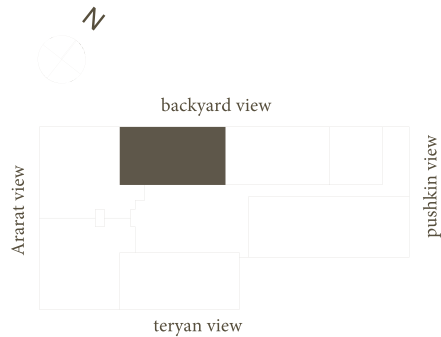
11 - 21 FLOORS
2 bedrooms+living room
96.7 SQ M



G

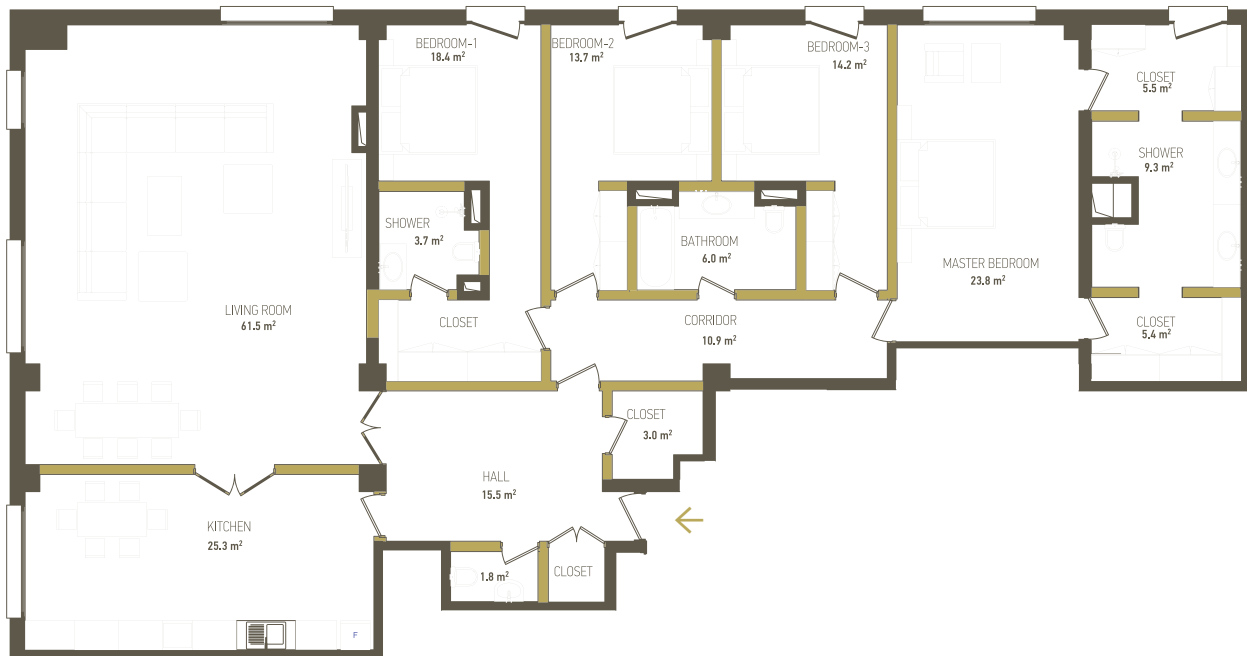
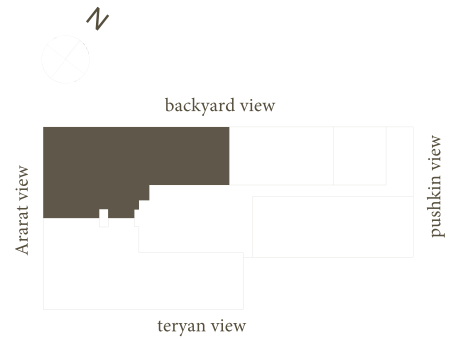
UNIT

11 - 16 FLOORS
2 bedrooms+living room
98.8 SQ M



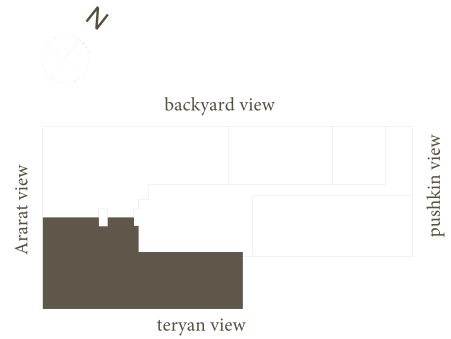
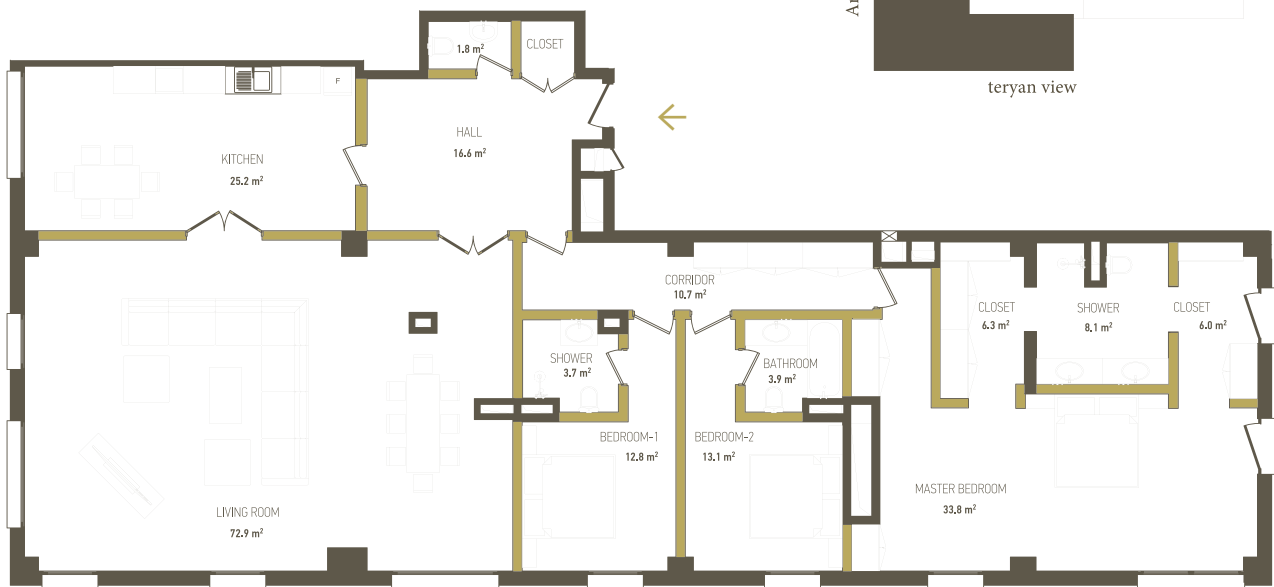
UNIT

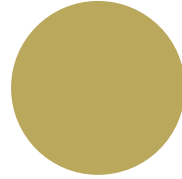
17 - 21 FLOORS
4 bedrooms+living room
235.8 SQM



UNIT

17 - 21 FLOORS
3 bedrooms+living room
234.1 SQM

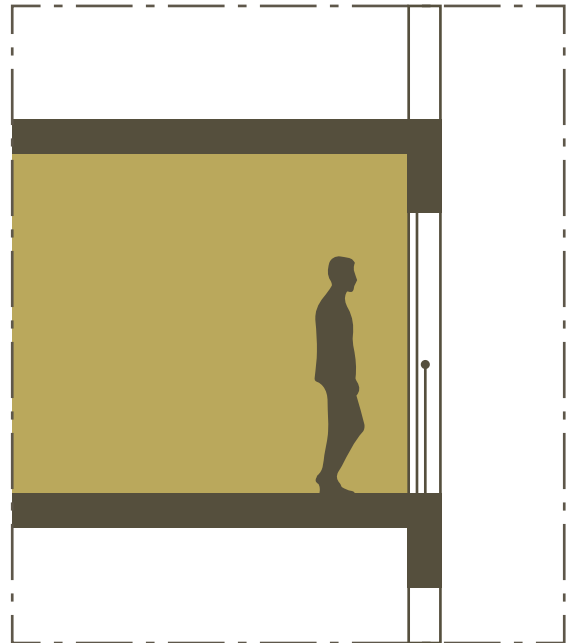
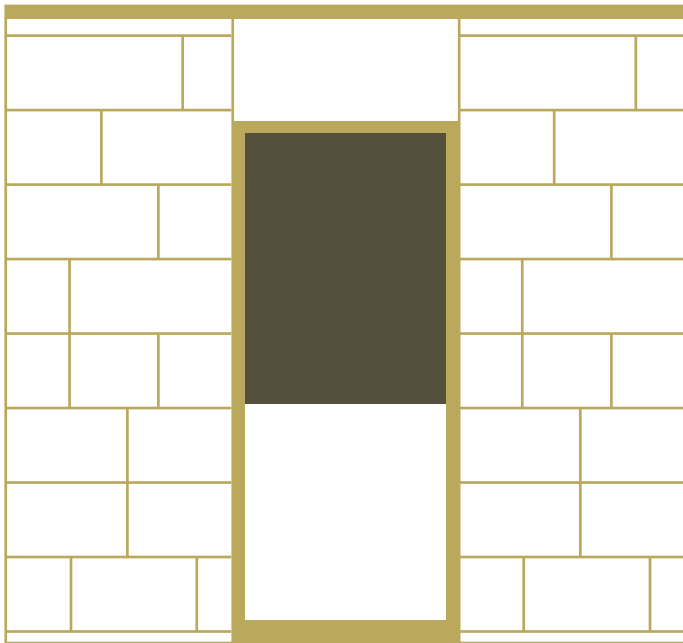


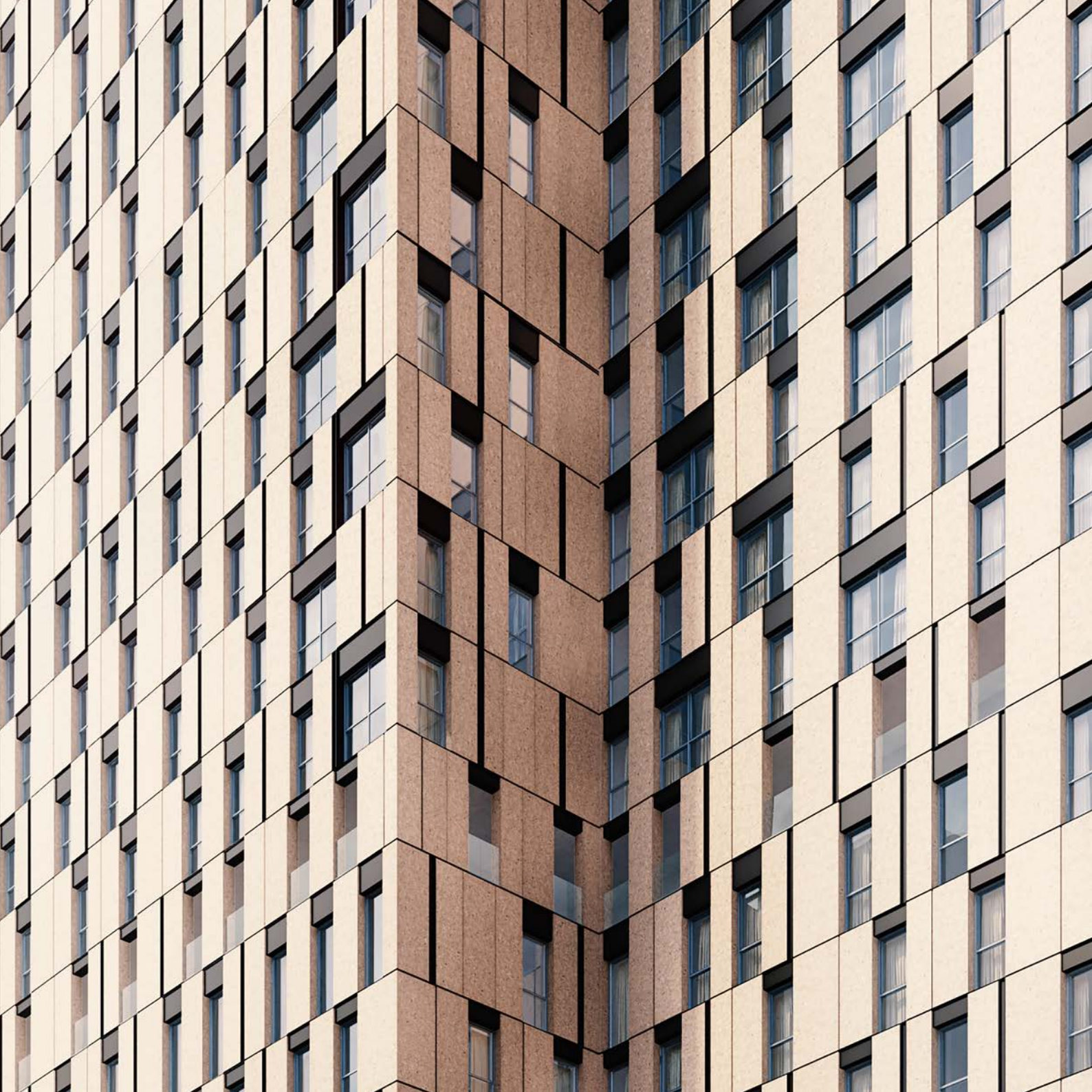


**EACH OF THESE EXCLUSIVE APARTMENTS
WILL BE PERSONALISED BUT LIVING
WITH STYLE AND COMFORTS IS A
COMMON CONCEPT FOR THE WHOLE
RESIDENTIAL BUILDING.**

FRENCH BALCONY

No matter the type and size of apartment, each residence has French balcony that seamlessly merges the interior with the exterior adding to the immense sense of space.





World Class Architects & Design Team



Stuart Rough, Broadway Malyan Group Chairman and Design Lead

Stuart is an award-winning designer who has more than 30 years of experience creating inspirational projects around the world.

Stuart joined Broadway Malyan in 1985, was invited to the board in 1999 and made Group Chairman in 2011 and over three decades he has played a key role in the practice's growth to become one of the 50 largest architectural practices in the world.

A specialist across a range of sectors, Stuart led the practice's international expansion by opening the practice's first overseas studio in Lisbon and was also responsible for launching new studios in Madrid, Singapore and Shanghai.

As well as his responsibilities as Chairman, Stuart remains a key designer at the practice, from concept through to completion, and has been responsible for a number of award-winning projects, most notably across Europe but he has also worked extensively in Asia, the Middle East and Brazil. Some of his most notable projects include Bhartiya City in Bangalore, a 460,000sqm mixed use project that includes a major shopping centre, three hotels with branded residential components and Lisbon's historic Rossio Station, which saw the railway station integrated with new office, retail and exhibition space.



Filipa Vitória, Broadway Malyan Group Architect

Filipa is an Architect who has worked on a range of exciting global schemes since joining Broadway Malyan in 2014.

With a special interest in project development from feasibility studies through to detailed design, Filipa combines almost 20 years of experience to bring a creative approach in understanding a building's opportunities through every stage of its life.

Over the last four years Filipa has been involved with a range of high profile and complex mixed use projects across a number of stages.

These include the Liwa Hotel in the United Arab Emirates, the Sarit Centre in Nairobi and both the Barra Shopping and Shopping Madureira projects in Rio de Janeiro.

Most recently she has worked on EXEO Office, one of two buildings being designed and delivered by Broadway Malyan as part of a major office campus development on the former EXPO site in Lisbon.



Artur Correia, Broadway Malyan Group Architect and Interior Designer

Artur joined Broadway Malyan as an intern and has gone on to become an interior design specialist who is now bringing his extensive hospitality and residential experience to a range of different sectors. With his creative approach and a keen understanding of trends and expectations, Artur has delivered concept and detailed design schemes for a wide variety of hotels in Europe, the Middle East and Africa.

These have included the sensitive reimagining of two of Portugal's best known hotels – the Tivoli Avenida Liberdade in Lisbon and the Quinta das Lagrimas in Coimbra – through to the boutique Al Qasr Desert Hotel in Abu Dhabi and the Millennial-inspired Moxy Hotel, also in Lisbon.

With other sectors increasingly demanding interior designs of hotel quality, Artur has also been involved in a number of key workplace and mixed use projects that include breathing new life into Lisbon's iconic Edificio Monumental office building in central Lisbon and designing the office space for a new headquarters building in the Angolan capital of Luanda.



Barbara Meyer-Kosfeld, Contura Owner andanager

When rooms become an experience for all senses, it is the direct result of excellent interior design planning and performance. Contura, owned and managed by Barbara Meyer-Kosfeld, is an internationally renowned interior design office based in the Rhine-Main-area in Germany. Contura creates a one-of-a-kind ambiance understanding style and ambition of hotels as well as extended stay concepts and apartment-hotels. It is the designer's defined goal to use the synergy of creative passion, economic reliability and professional expertise to create an individual cue validity.

Over 25 years in the hotel industry Barbara Meyer-Kosfeld and team convince Investors, Franchises, international Hotel brands as well as up scaled private Hotels with attractive design, high quality and adherence to budget and deadlines.

Our ethos is to make guests happy.



Artak Knyazyan, Co-Founder CEO at Archangel Architectural Studio

With over 20 years experience in architectural field Artak Knyazyan leads Archangel Architectural studio for over 6 years. The studio was founded in 2013 as an outcome of successful 5 year long creative collaboration between its co-founders and leading architects, Artak Knyazyan and Arsen Davtyan.

Creating such unique pieces as Yerevan Mall in collaboration with Broadway Malyan Archangel became one of the leading architectural companies of Armenia in the field. Concentrated on creativity and quality Archangel Architectural studio surround himself with experienced architects and designers, taking responsibility for more than 30 associates. With more than 300 projects built, yet more to come.



Teryan 5 Project is powered by Galaxy Group of Companies.

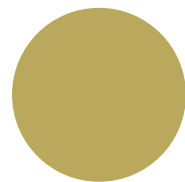
Galaxy Group of Companies was founded in 1999, and its portfolio includes industries such as, consumer goods, retail, real estate, hospitality, telecommunications, and IT industries.

As of today, Galaxy Group of companies has 3,000+ employees and is represented in 3 countries with over 10 diverse fields of operations.

Galaxy Group of Companies hopes to ensure a higher quality of life for people by increasing efficiency, delivering simpler solutions, and constantly pushing the boundaries of innovation.



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