



High-class townhouses in Avan-Arinj



[www.townhouse.am](http://www.townhouse.am)



CONSTRUCTION COMPANY

We offer

## High-class townhouses

located in the greenest, most environmentally friendly district of Yerevan 

 **Avan-Arinj, Khachatur Abovyan District**



Strong and reliable construction materials



Timely innovative solutions



Great responsibility and love



# Our projects



**RED NUT**



Avan-Arinj, Khachatur Abovyan District,  
10th Street, Plot 5



## 4X Triple

- Design Project
- Attic, Balconies
- Comfortable Terrace
- Great Panorama



**WHITE NUT**



Avan-Arinj, Khachatur Abovyan District,  
2nd Street, Plot 29



## 6X Triple

- Modern design
- Unique balconies
- Engineering solutions
- District's origin



**NUT HOUSE**



Avan-Arinj, Khachatur Abovyan District,  
7th Street, Plot 12



## 4X Duplex

- Design Project
- Featuring a Comfortable Terrace
- Large Facades and Windows
- Ofering a Great Panorama



# Why choose NUT Townhouse?

## Advantages/ Location



**NUT HOUSE**



**WHITE NUT**



**RED NUT**



### AVAILABILITY, CONVENIENCE

Close to schools, shops, and convenient transportation.

	Park	Stop	Kindergarten	School	Supermarket	Gym	Republic Square
	450m	450m	500m	800m	650m	800m	104m
	7m	5m	8m	15m	10m	15m	
	3m	2m	4m	6m	5m	6m	18m

**Avan-Arinj, Khachatur Abovyan district**





# Why choose NUT Townhouse?

Advantages / Air purity



## In the city, yet apart from it

Avan-Arinj: the starting point of Khachatur Abovyan district.



## DISTRICT WITH DEMAND

Real estate prices in this area continue to rise.

Your investment can provide a steady income stream.



## THE GREENEST COMMUNITY OF YEREVAN

The air quality index in Avan-Arinj, according to data from Plume Labs, is 40.

Conservation of ecological information determines the value of the investment portfolio.





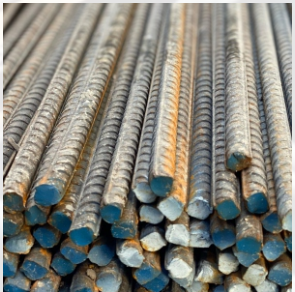
# Why choose NUT Townhouse?

## Advantages / Quality



### STRENGTH AND DURABILITY

- Monolithic structure made of reinforced concrete
- Anti-seismic construction
- Highly strengthened construction

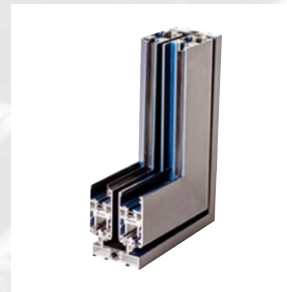


### COMFORT

Doors and windows:

Featuring three-layer thermo-aluminum profiles

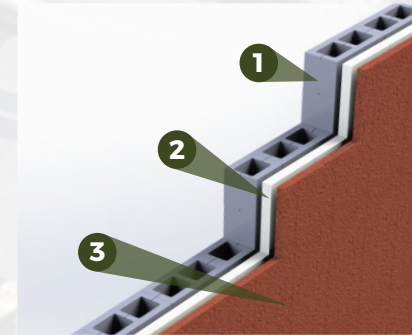
- Offering perfect heat and sound insulation
- Emphasizing aesthetics and neatness



### RELIABILITY

The exterior walls consist of three layers

- 1 Concrete block
- 2 Technoplex
- 3 And tufa and/or travertine



- We employ a two-layered approach for the inner walls that are made of blocks

We prioritize uncompromised construction standards.

The safety and well-being of our future residents, along with upholding our esteemed reputation, remain paramount to us.

\* The houses are delivered to the buyer fully plastered, with doors and windows installed, and equipped with water, electricity, gas, sewerage, and fencing.

# Why choose NUT Townhouse?

## Advantages / Architecture



### EXCLUSIVE DESIGN

The outer "string" of NUT townhouses is adorned with Armenian white travertine and red and black tufa. The combination of these materials on the building facades creates a stunning visual effect.

#### RED NUT

##### 4 townhouses

Distantly Scandinavian,  
Stylish, inviting homes,  
Up close, Armenian,  
With reddishtufa  
Warming.



Black and red tufa

#### WHITE NUT

##### 6 townhouses

Elegant homes that express  
life with new quality, practical  
solutions.



White travertine  
Black and red tufa



### Lighting

Our designers have not only taken care of aesthetics but also the proper lighting of buildings. Stylish LED lamps, harmonized with the architecture, provide an aesthetic and practical lighting solution for residents.





# Why choose NUT Townhouse?

## Advantages / Comfort

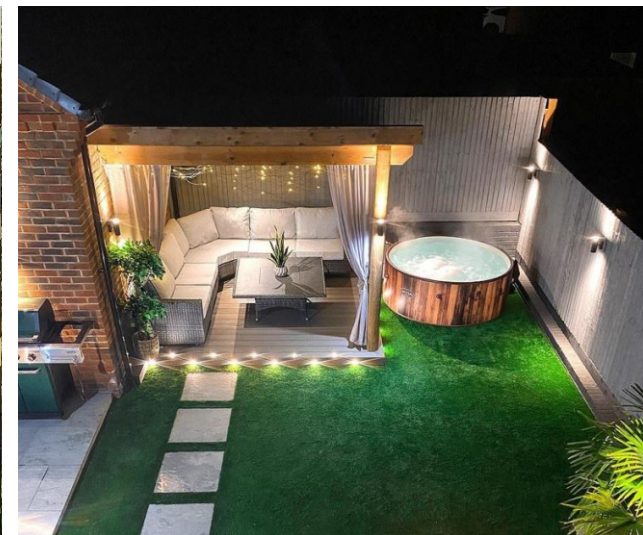


### A townhouse is more than just a house; it's a whole lifestyle

- It offers more personal space
- The opportunity to spend time outdoors
- Neighbors who share your lifestyle
- A chance to be with family away from the hustle and bustle of the city
- And a green yard that our city lacks so much

### YARD AREAS

Outdoor spaces attached to townhouses are perfect for recreation and entertainment. Fenced yard areas provide a safe place for children to play and ensure worry-free entertainment, creating happy family memories every day.





## Avan-Arinj

Khachatur Abovyan district, 10th Street, Plot 5

- Land area: 154-226 square meters
- Living space: 213 square meters
- Yard sections: 88-160 square meters
- Amenities: Balconies, terrace, and mansard floor
- Parking: Indoor and outdoor spaces available for up to 3 cars

## DISTINCTIVE TOWNHOUSES IN AN ELITE AREA

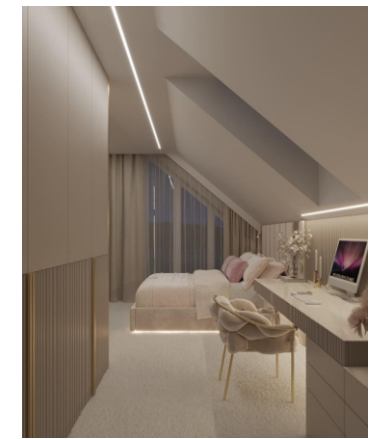
We design upscale apartment buildings that fit the needs of the contemporary lifestyle. The best outcome of that strategy is the Red Nut initiative.

## IDEAL LOCATION WITH A BEAUTIFUL PANORAMA

Atop the district's highest point, offering an amazing 360-degree panorama. A unique view from Ararat and Aragats. Accessible to every facility, including the bank, gym, school, and kindergarten.

## FIRST FLOOR ATTIC

The attic levels of Red Nut townhouses are around 58 square meters in size. There is one attic-free zone that leads to a balcony and patio. Adaptable enough to serve as a bedroom, workplace, or other space.

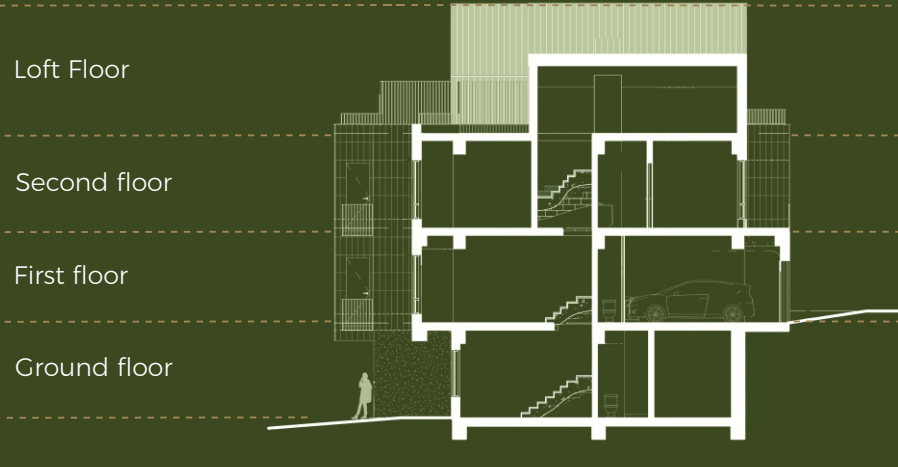




Yard



Facade



Ground floor

First floor

Second floor

Loft Floor



Home 3 Home 4

Home 1 Home 2



Home 3 Home 4

Home 1 Home 2



Home 3 Home 4

Home 1 Home 2



Home 3 Home 4

Home 1 Home 2



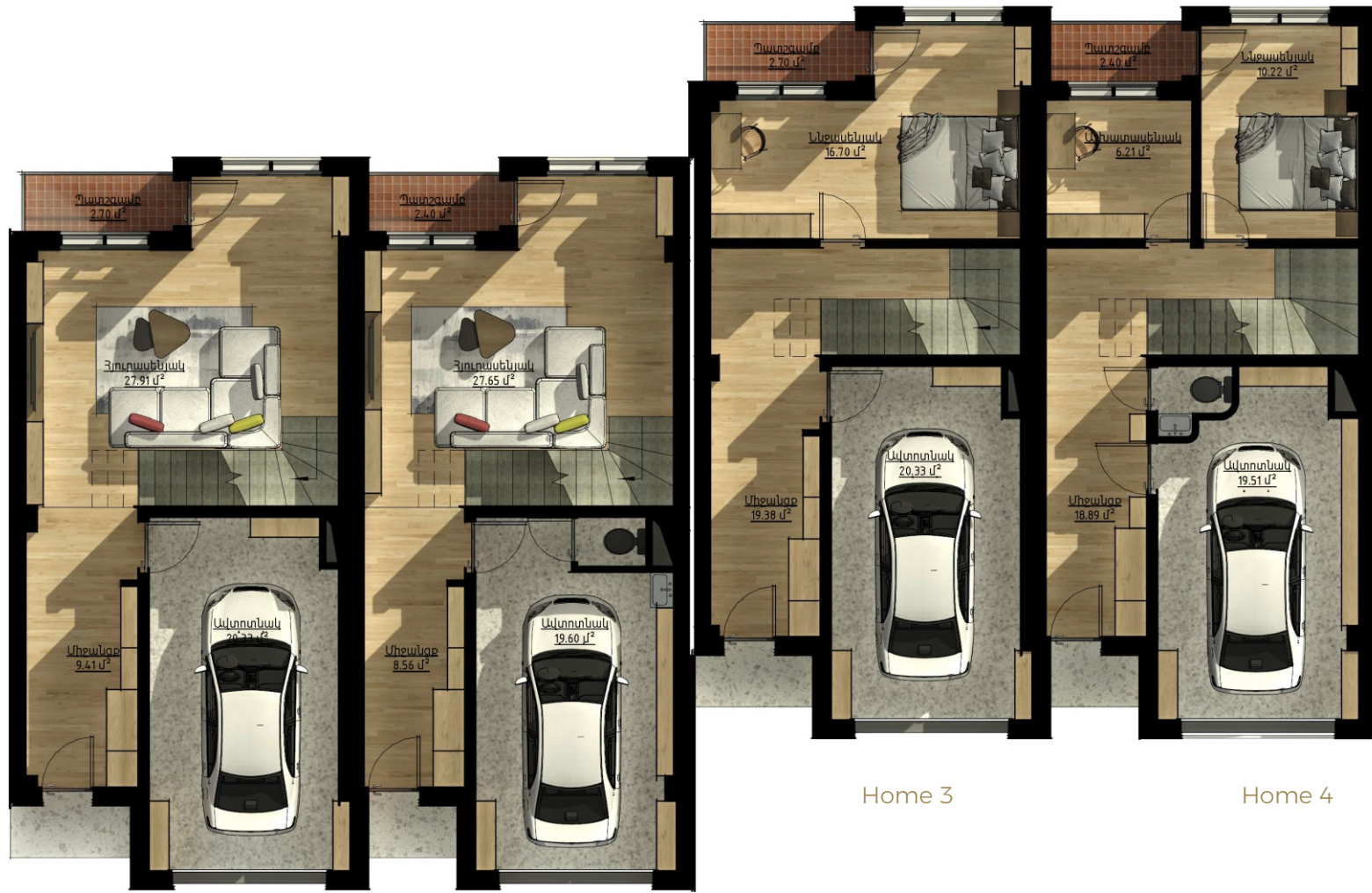


Home 1

Home 2

Home 3

Home 4



Home 1

Home 2

Home 3

Home 4



Second floor



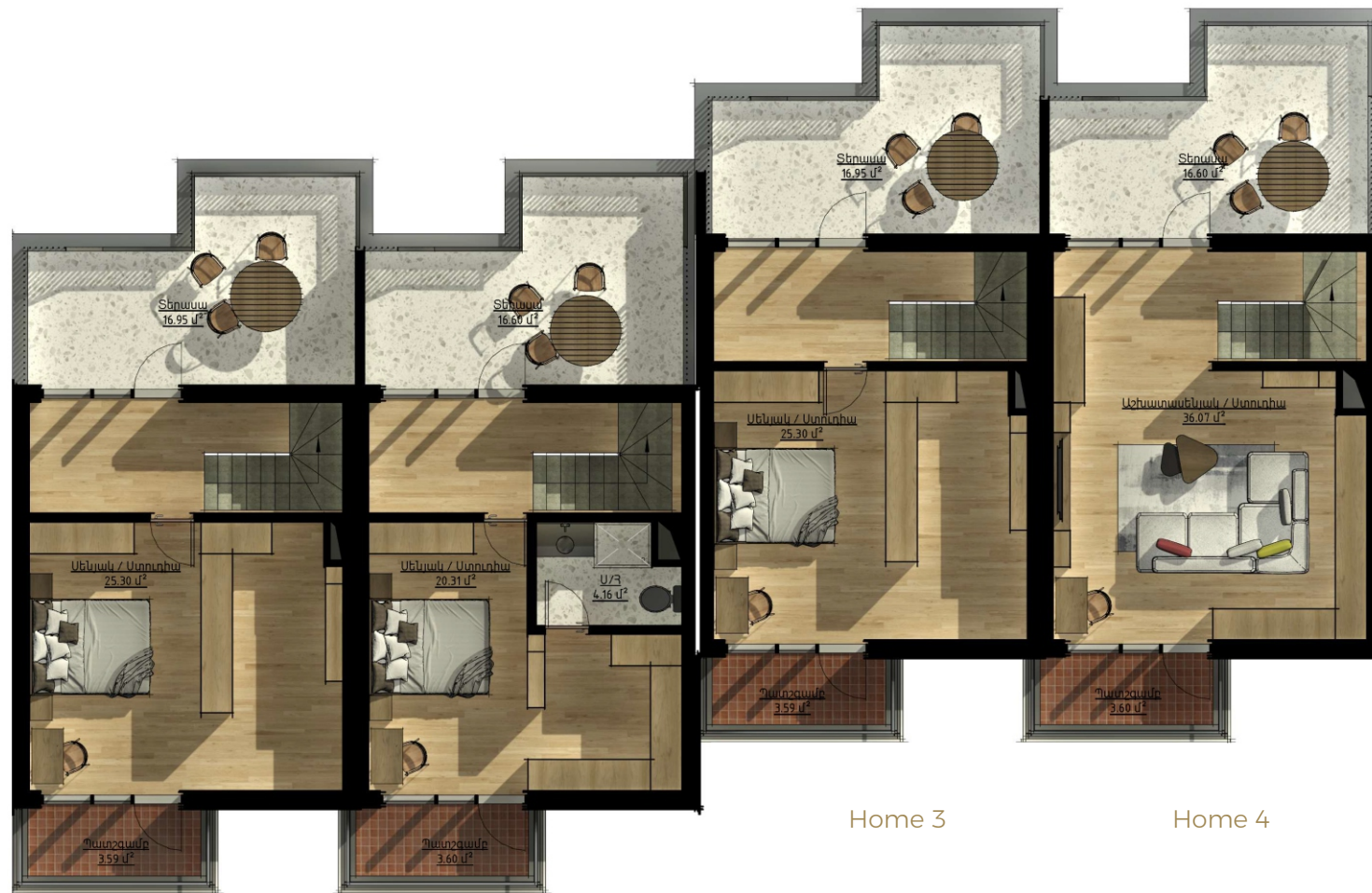
Home 1

Home 2

Home 3

Home 4





Home 1

Home 2

Home 3

Home 4



**Every house has:**

- **Ground floor:**  
Backyard with a full floor, kitchen, dining room, and bathroom/storage room segment.
- **1st floor:**  
Garage, entrance hall, living room with artistic outdoor balcony to the backyard.
- **2nd floor:**  
2 bedrooms with their balconies, 2 bathrooms.
- **Loft floor**  
Spacious studio room with a bathroom, perfect for relaxation, seclusion, or as an office. The floor facade features a beautiful outdoor bar, a balcony overlooking the yard, and a terrace with a wonderful city panorama.







### Avan-Arinj

Khachatur Abovyan district, 2nd Street, 29 plot

- With 117-239 square meters of land
- 149 square meters of living space
- 68-187 square meter yard sections, outdoor terraces
- Outdoor terraces
- And parking for up to 2 cars

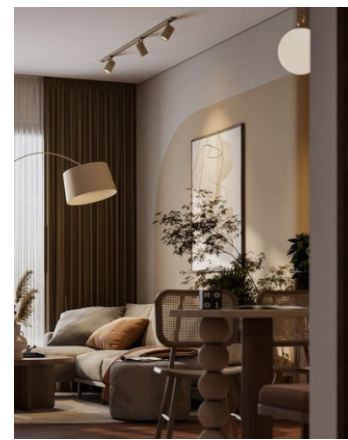
### Modern Practical Project

Is based on modern architecture, trends, and innovative smart solutions. The houses are designed for people of the 21st century who value harmony in their fast-paced lives and are seeking a peaceful environment.

### Comfort

The outdoor balconies and convenient location on Khachatur Abovyan, at the beginning of the central street of the district, make all infrastructure easily accessible.

The townhouses are designed to provide maximum comfort and a relaxed environment for the future residents. The room layout is carefully planned to cater to the residents' preferences.

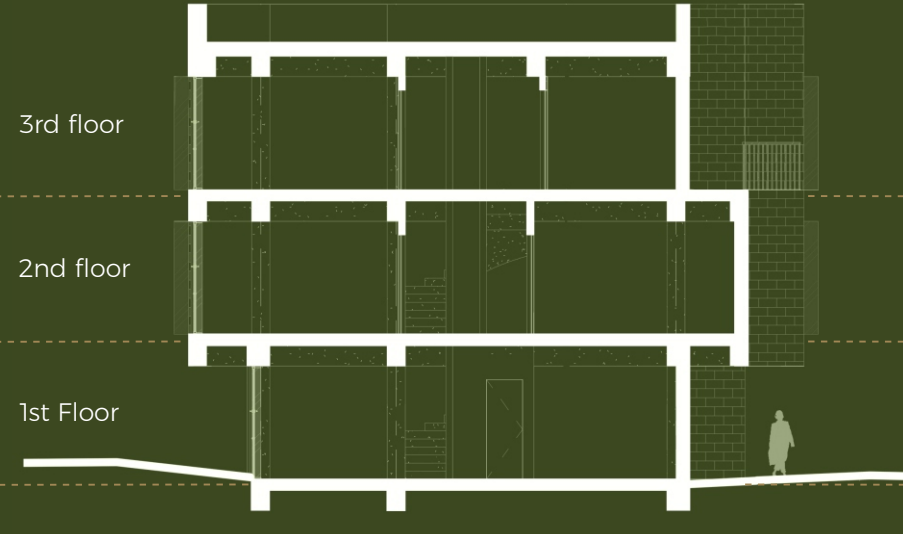




facade

WHITEOUT

Yard



1st Floor

2nd Floor

3rd floor



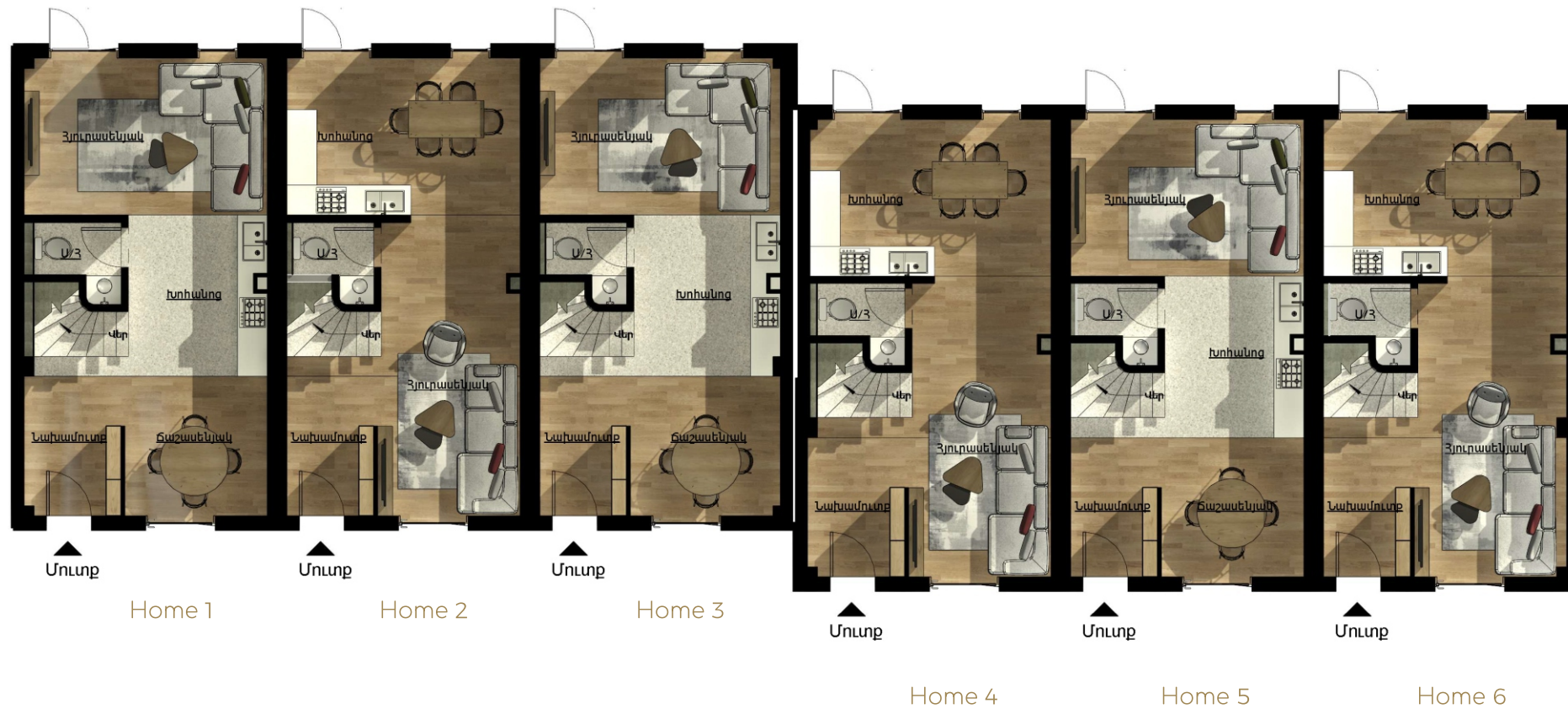
Home 1 Home 2 Home 3  
Home 4 Home 5 Home 6



Home 1 Home 2 Home 3  
Home 4 Home 5 Home 6



Home 1 Home 2 Home 3  
Home 4 Home 5 Home 6







Home 1

Home 2

Home 3

Home 4

Home 4

Home 6





Home 1

Home 2

Home 3

Home 4

Home 5

Home 6



**Every house has:**

- **1st Floor**

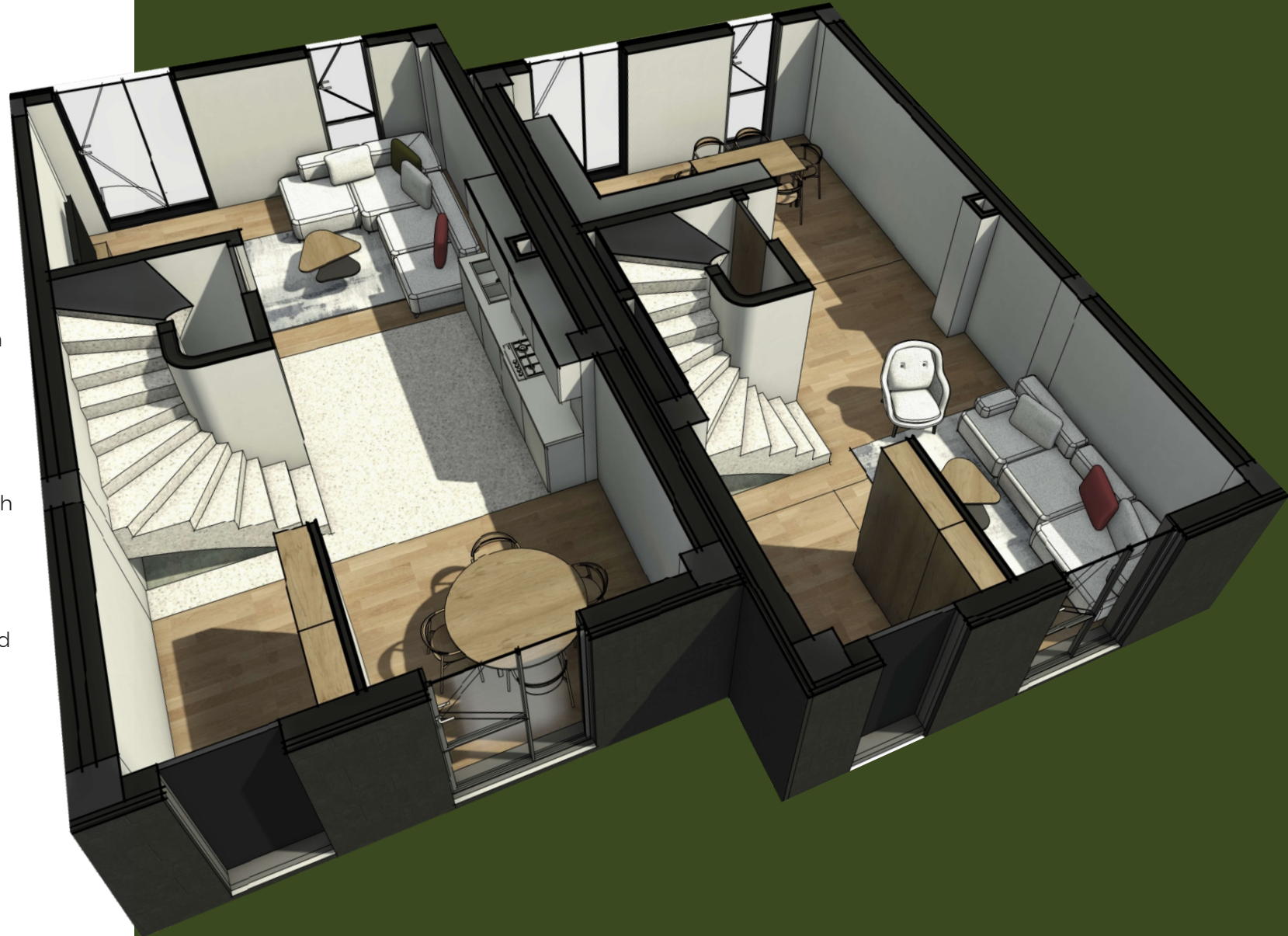
The entrance hall, kitchen, and dining room are stylish and have a family-friendly warm studio version. The living room is perfect for friendly gatherings and relaxing evenings.

- **2nd Floor**

There are two large bedrooms separated by stairs, each with unique hanging balconies. The bedrooms comfortably accommodate 1-2 bathrooms.

- **3rd Floor**

The third floor features 2 bedrooms, 1-2 bathrooms, and an open balcony to enjoy coffee and breathe fresh air.







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