

skuline

Baghramyan-Orbeli
crossroad

New project by



RENSHIN
urban: investments

Project overview



Prime location

Baghramyan-Orbeli
crossroad

15%
Annual rental income
Profitable investment



1508 London

Global leader in
interior design



WorldClass
Quality



Laguarda.Low

New York Architecture



Arup

World top construction
and engineering team

20,000
sq.m

Green
area

Ready-to-wear

High-quality interior
finishing and built-in furniture



Green area

20,000 sq.m

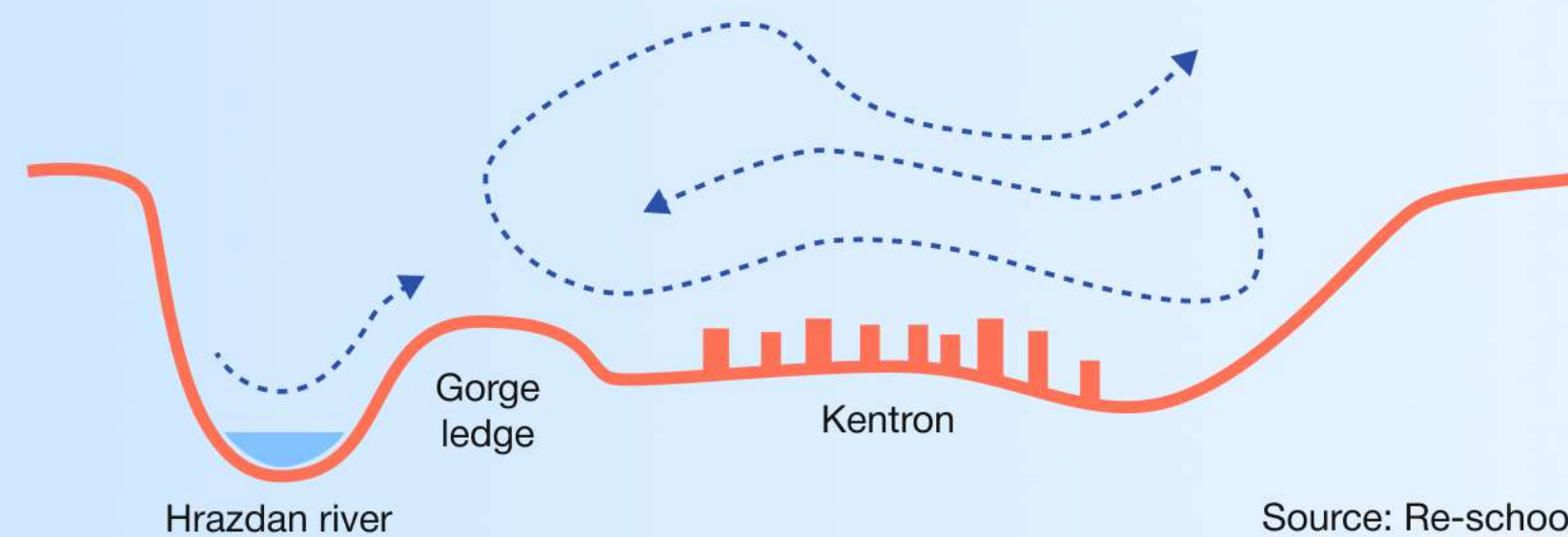
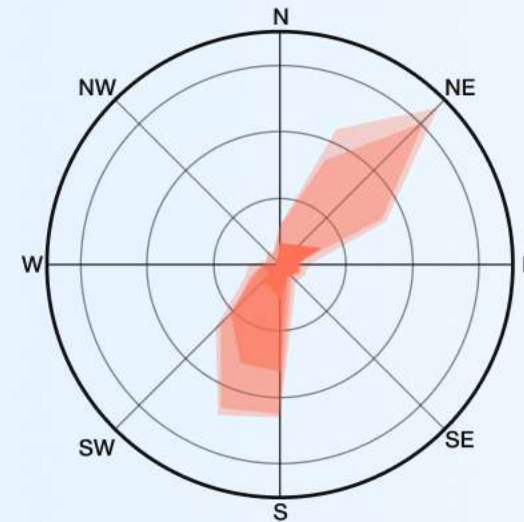
Green area



Green spaces
and recreation

Airflow pattern

The flow of the Hrazdan River through the gorge channels fresh, clean air into Yerevan. Due to pressure differences, this refreshing air rises from the gorge into the city's central areas. Positioned on a ledge and directly in the path of these air currents, Skyline enjoys exceptional air quality, providing residents with a fresh and comfortable environment to live and relax.

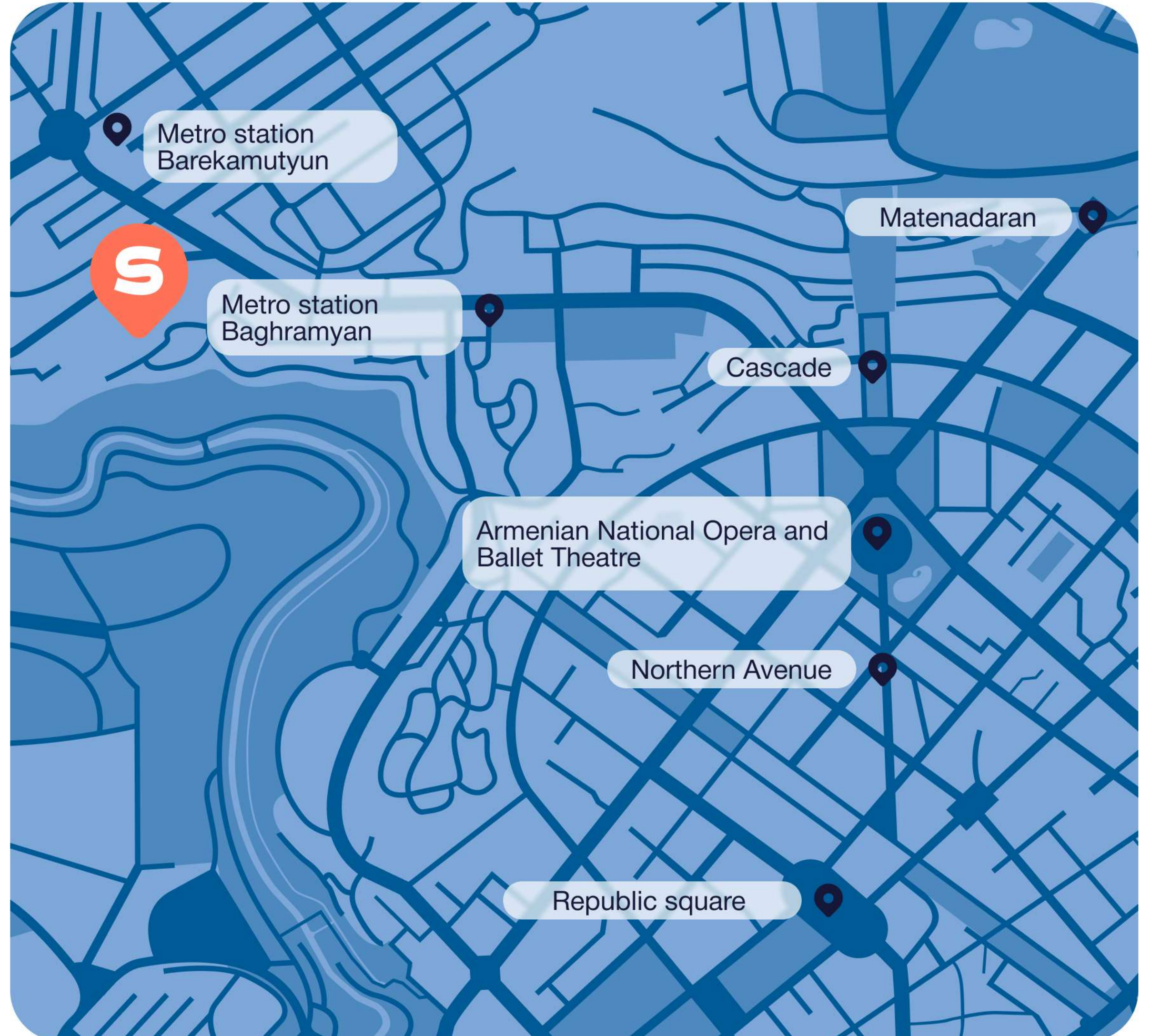


Source: Re-school



Location

Armenian National Opera and Ballet Theatre	1.9 km
Cascade	2.2 km
Northern Avenue	2.7 km
Matenadaran	2.8 km
Republic square	3.1 km
“Zvartnots” international airport	 24 min
Metro station Barekamutyun	 10 min  7 min
Metro station Baghramyan	 15 min  5 min



Concept-brief

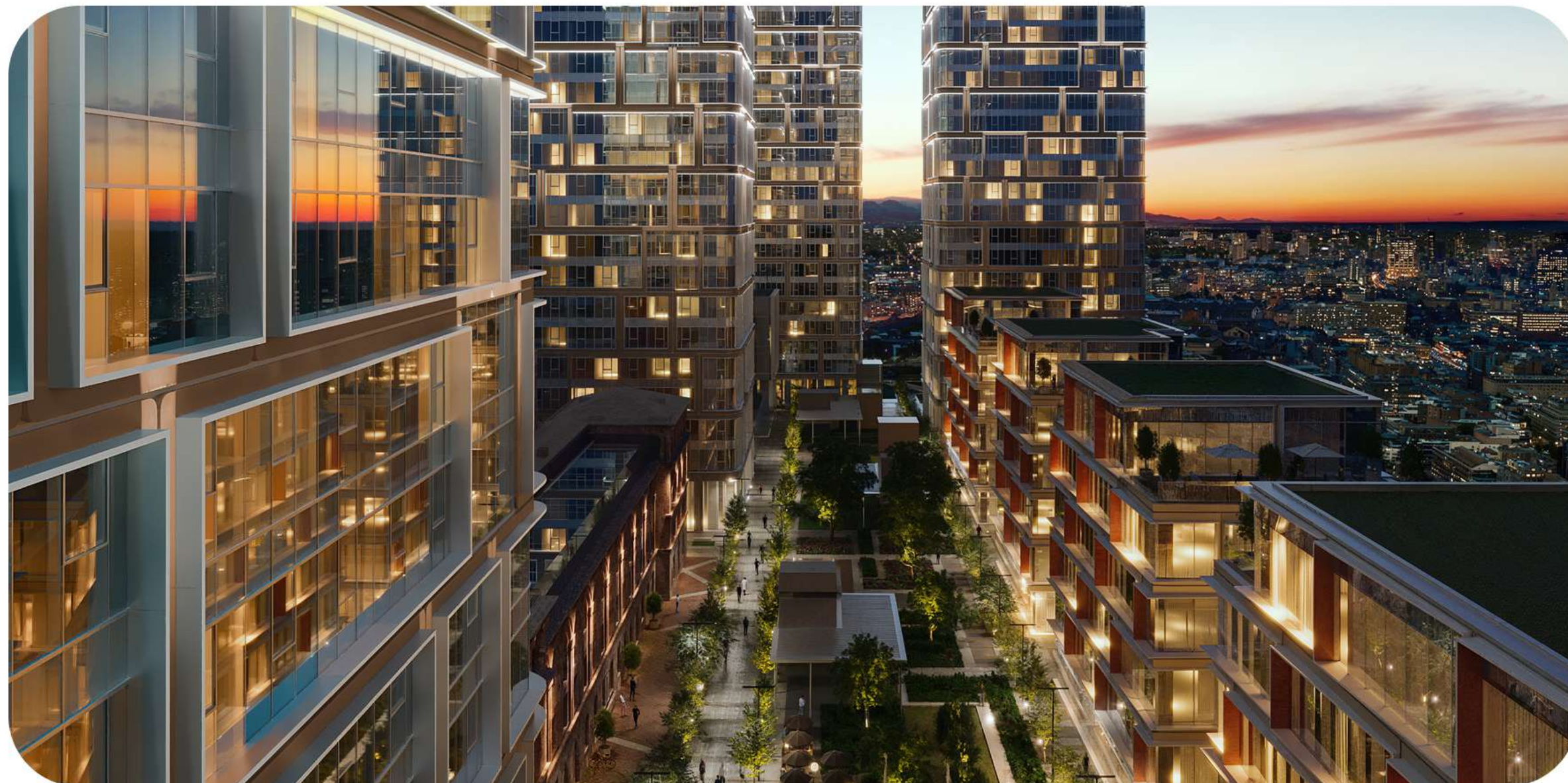
Modern Lifestyle

in a “City-in-a-City”

A groundbreaking new project by Renshin, designed with a revolutionary approach to quality and lifestyle. This is a place crafted specifically for the progressive class, offering a fundamentally different experience.

This project reimagines the lifestyle of both residents and visitors, providing them with an ideal environment to thrive. Here, there’s no need to find time to relax — every moment of life is meant to be enjoyed.

This district is a breath of fresh air for Yerevan, serving as a hub for those who value the importance of cutting-edge technology and are eager to break free from routine. It's an opportunity to become part of a vibrant center that brings the city to life.





Infrastructure

Work environment

We bring your workplace closer to home

Our district offers the best conditions and resources for organizing work, saving residents their most valuable asset — time.

100-300 sq.m

Small to large office spaces for leading companies



Modern coworking areas equipped with the latest technology



Multifunctional conference halls and meeting rooms



Thematic events, courses, and networking opportunities



Sport and health



Indoor and outdoor swimming pools



Gyms



Medical Center



Cosmetic medical clinic



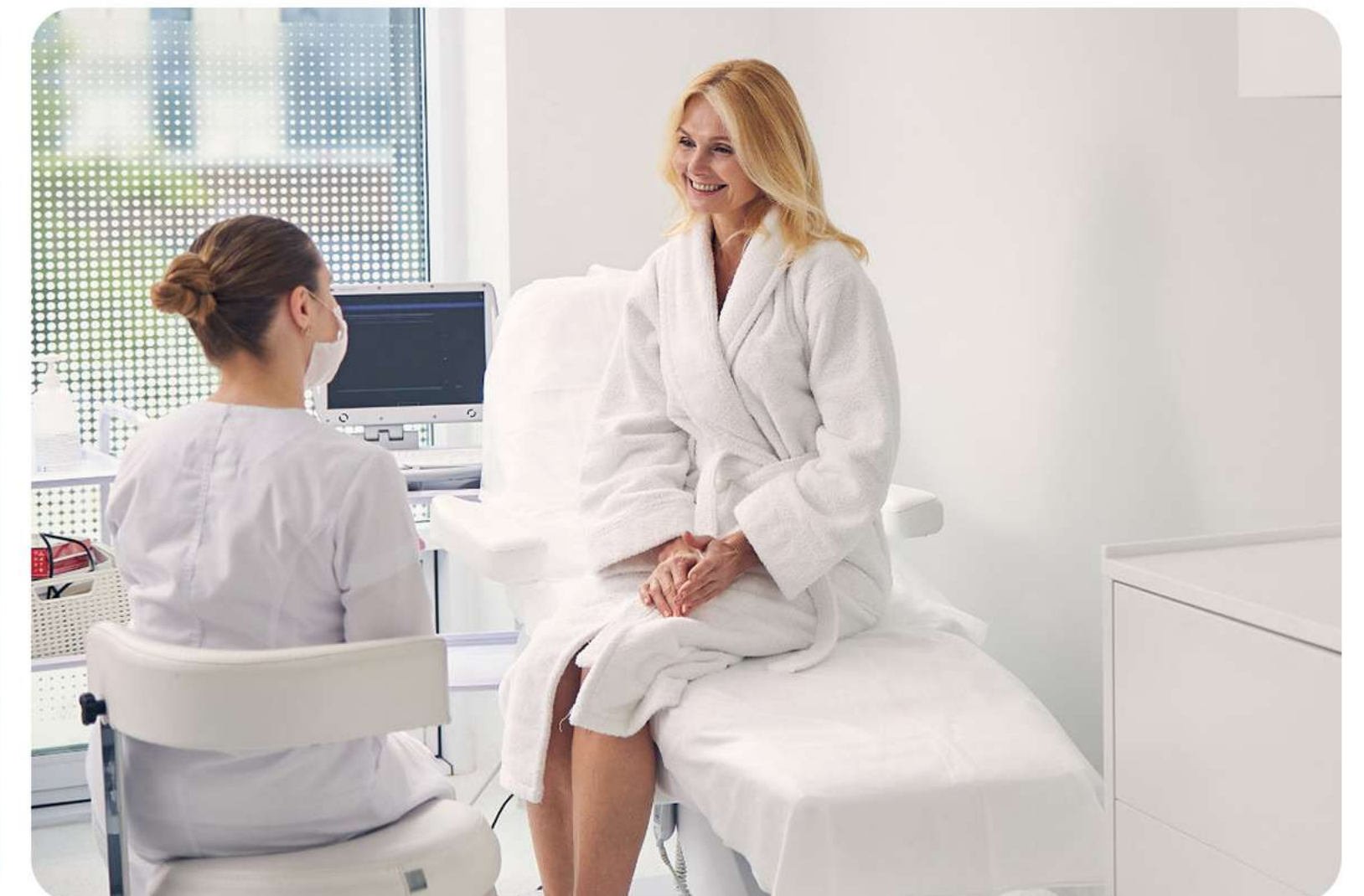
Multy-purpose field for: football, basketball, squash, tennis, padel



Yoga Center



Dance hall



Entertainment, food and beverage



Gaming zone



Cinema



Multifunctional
amphitheater



Bowling



Bars and
restaurants



Cafés and
bakeries



Food Court



Beerhouse and
winery



Coffee shops



Modern Clubs



Education for all ages



Children's development center
with full-day kindergarten and
tutors



International School



Center for learning and development to enhance knowledge and
skills (dance and music classes, foreign languages, sports, and
more)



Creative center for technology and programming



The future

is already

here

What was years ago imagined only in science fiction movies is now becoming a reality in our neighborhood, enhancing life in extraordinary ways



Host

Robots will assist all visitors in navigating the area



Cleaning

Robots will ensure the neighborhood remains pristine



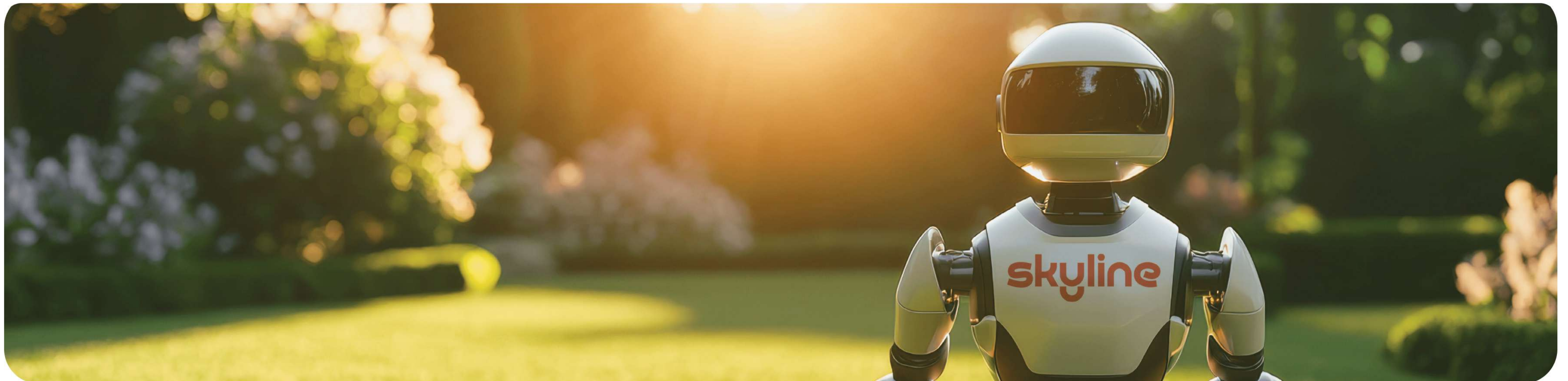
Expert

Robots will provide answers to all inquiries



Coach




Robots will design personalized workout plans for everyone

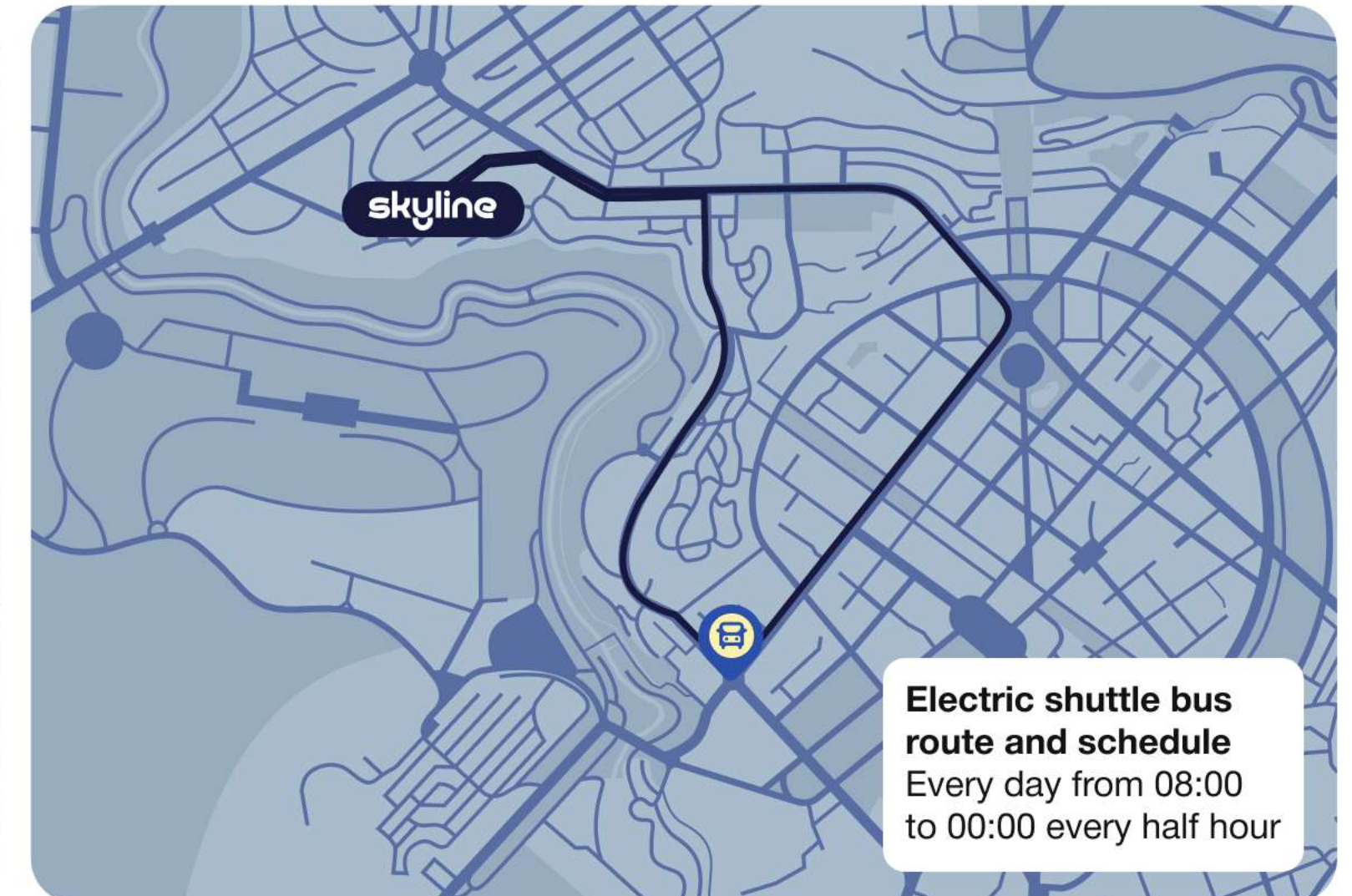


Transportation

The world is concerned: widespread use of cars today poses significant challenges including environmental damage, public health risks, and high social and economic costs

To address these issues, particularly the traffic congestion in the city and the inconveniences of car ownership, our district offers several innovative solutions:

-  Electric Shuttle Buses: connections between the district and the city center
-  Carsharing: Access to a fleet of next-generation electric cars in the district's parking area, available at the touch of a button
-  Alternative Vehicle Rentals: Options for renting various eco-friendly vehicles



Other amenities



Pet care center and hotel



Entire district in a single app



Food and goods delivery within the complex



Laundry and dry-cleaning services



Cleaning services



Wi-Fi throughout the entire area



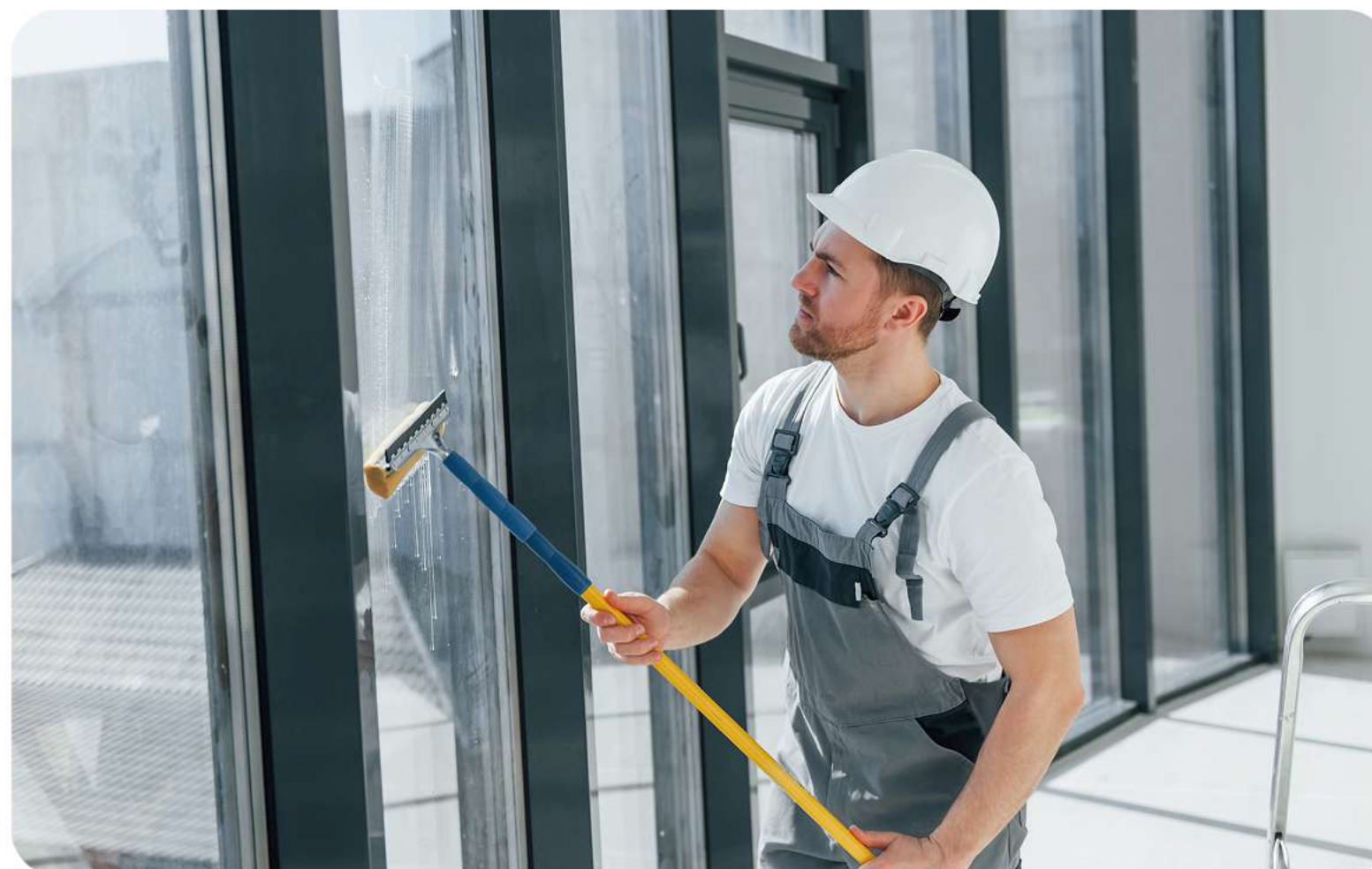
Farmers' market



Lockers for package services like Globbing and Onex



Retail zone featuring everything from clothing to electronics



LAGUARDA.LOW

New architectural style by
global architecture studio



Beijing Yintai Centre, China



Chengdu Co-Innovation and Cooperation Center, China



OCT Bao'an OH BAY, China



Yaesu 1 North Riverfront, Japan

ARUP

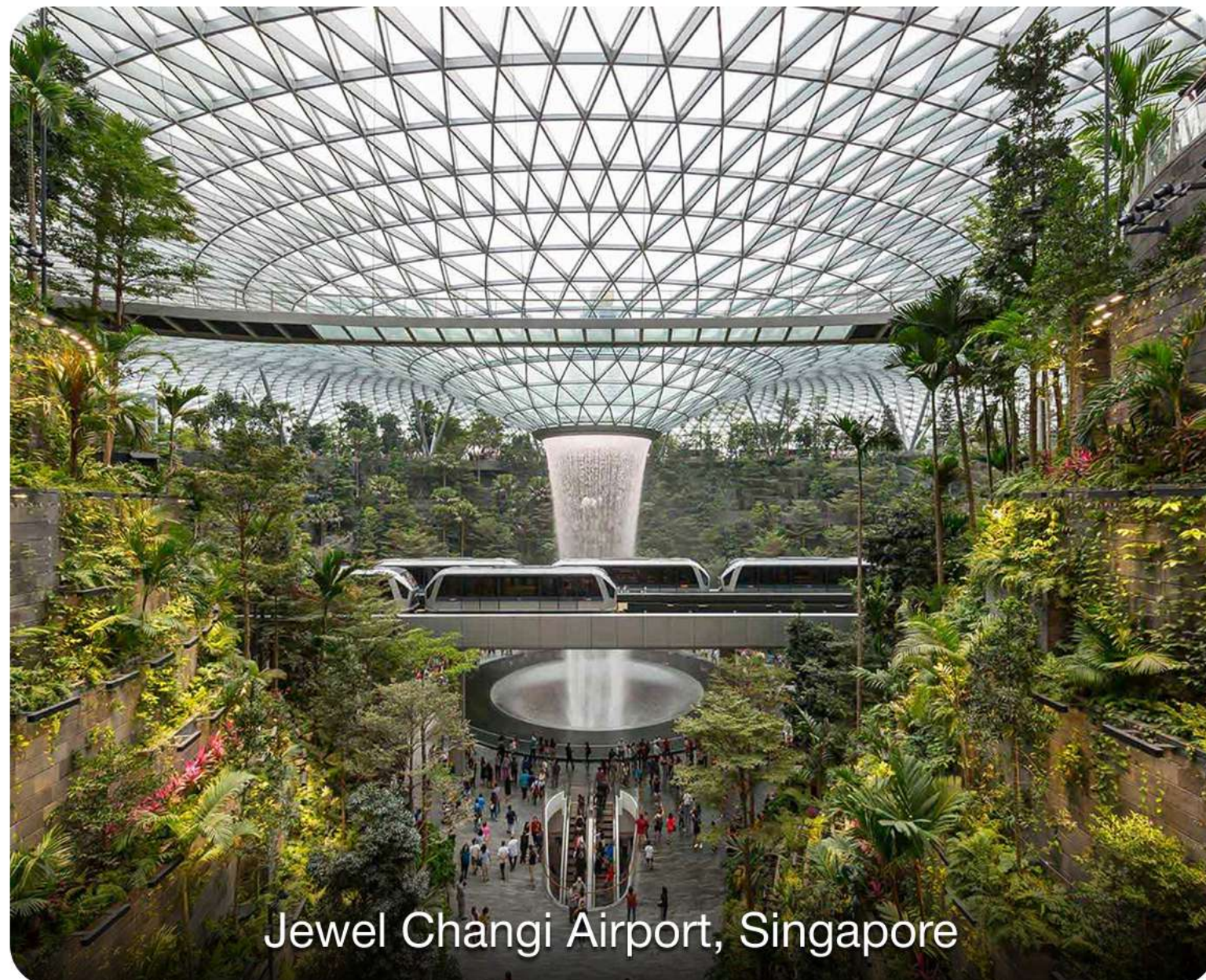
Seismically stable and safe solutions: construction and engineering are managed by Arup, a global leader in seismic stability and safety



China Central Television
Beijing, China



Guangzhou International Finance Centre
Guangdong, China



Jewel Changi Airport, Singapore

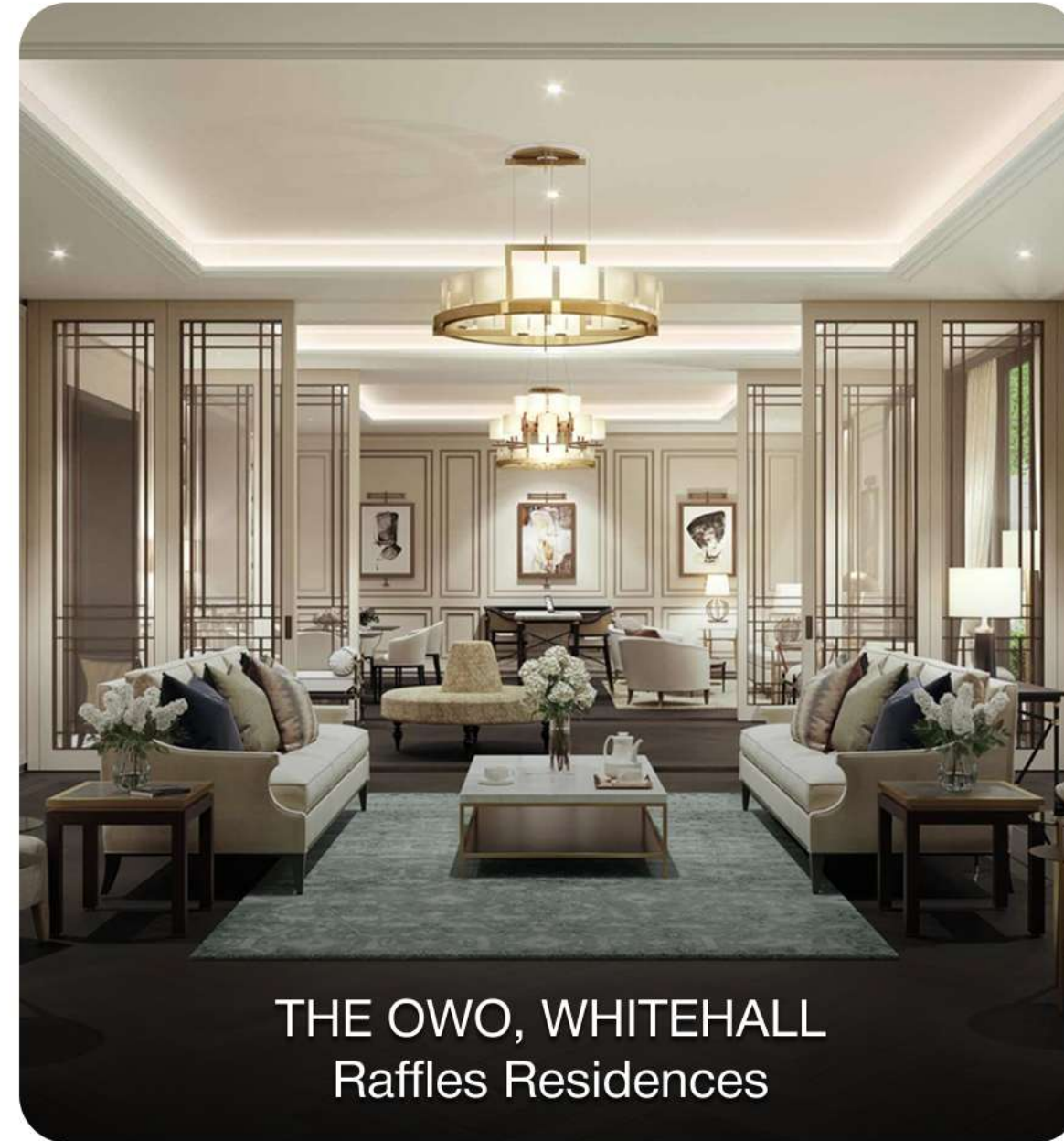


MODE GAKUEN Cocoon Tower, Tokyo, Japan

HO8

LONDON

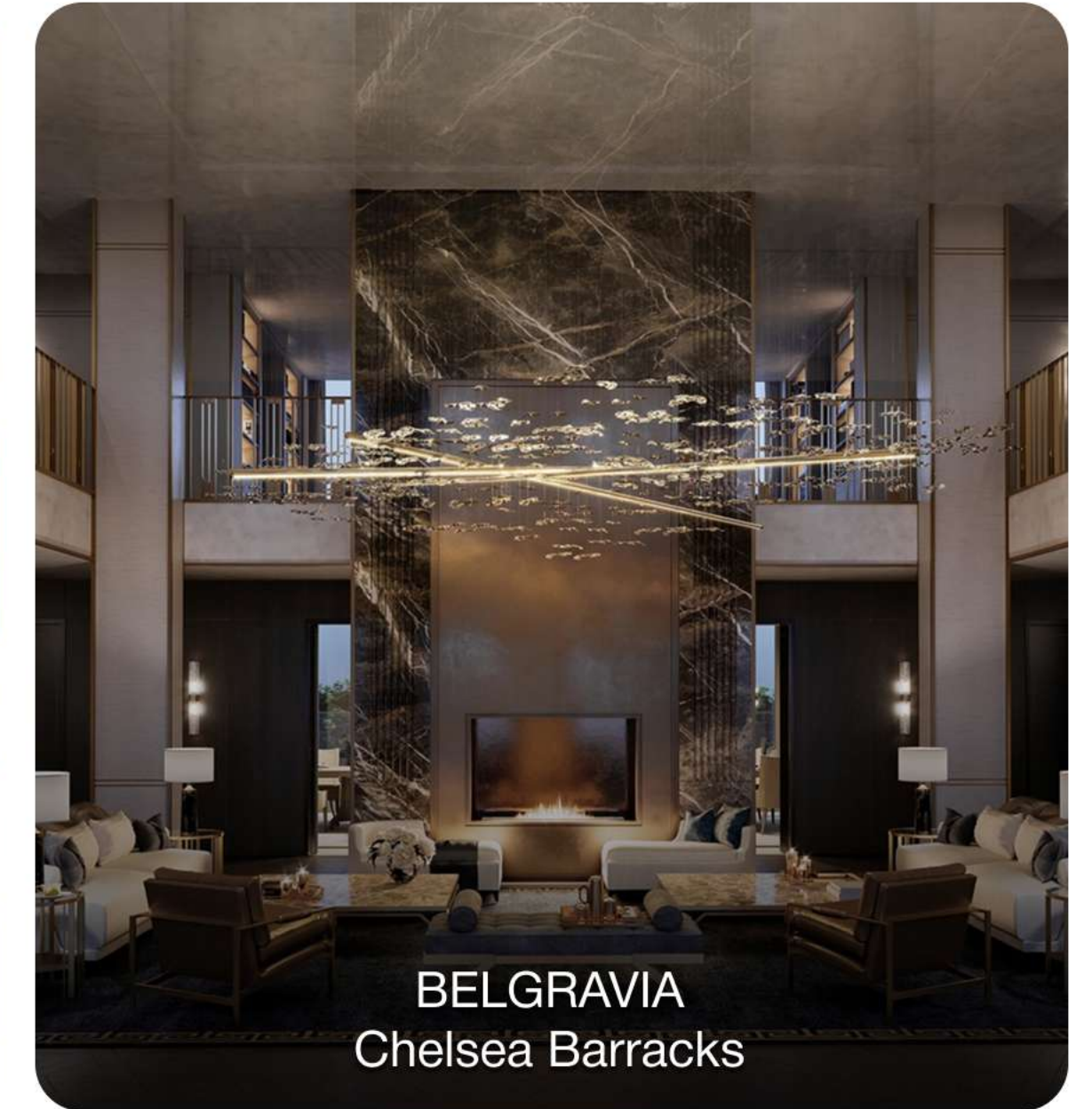
Luxury interior and architecture design firm that creates exceptional spaces worldwide. The designs we produce are not formulaic or style driven but derived from measured principles, inspired by history, geography and the architectural vernacular, creating designs of incomparable value.



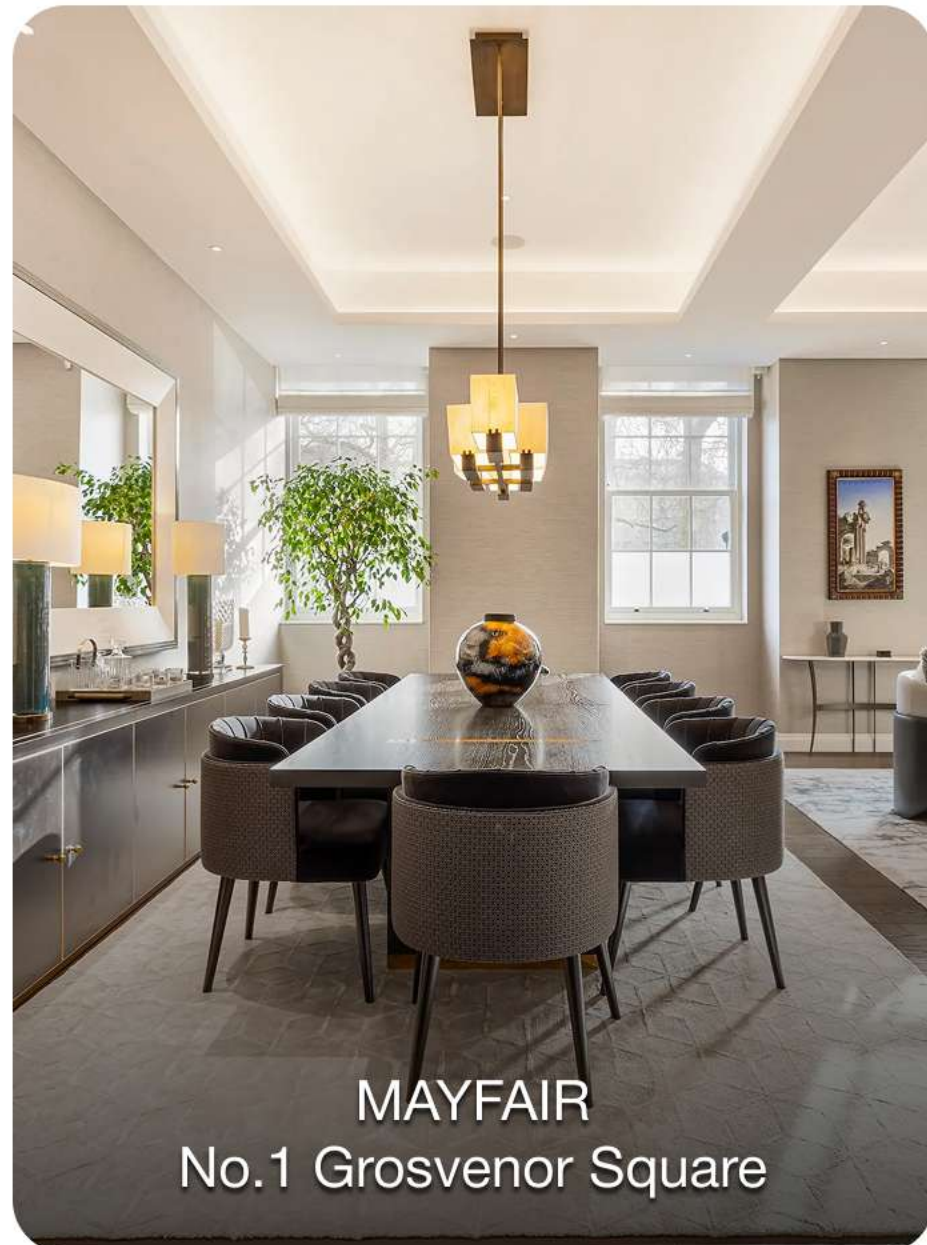
THE OWO, WHITEHALL
Raffles Residences



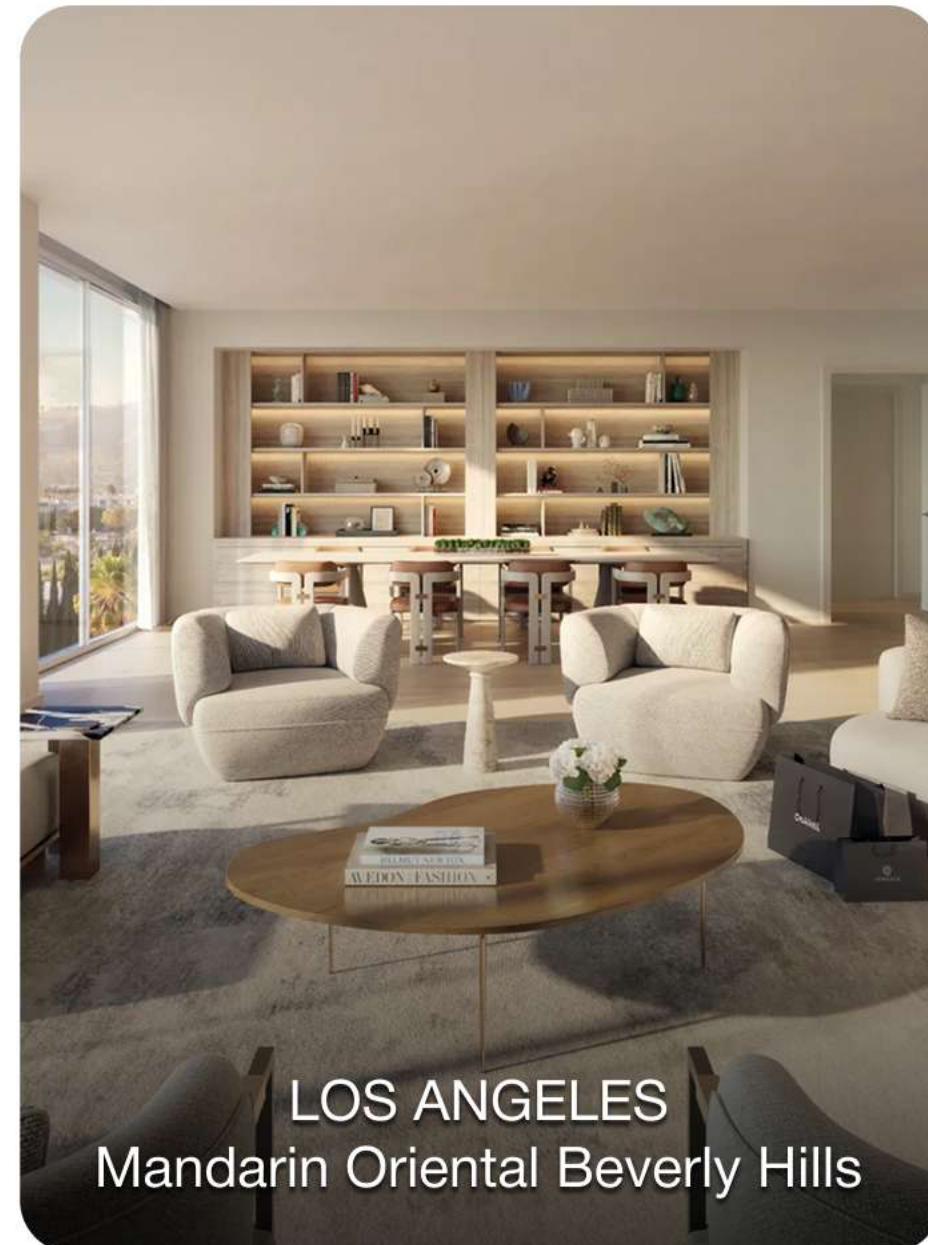
GUANGZHOU
One Pengrui Residences



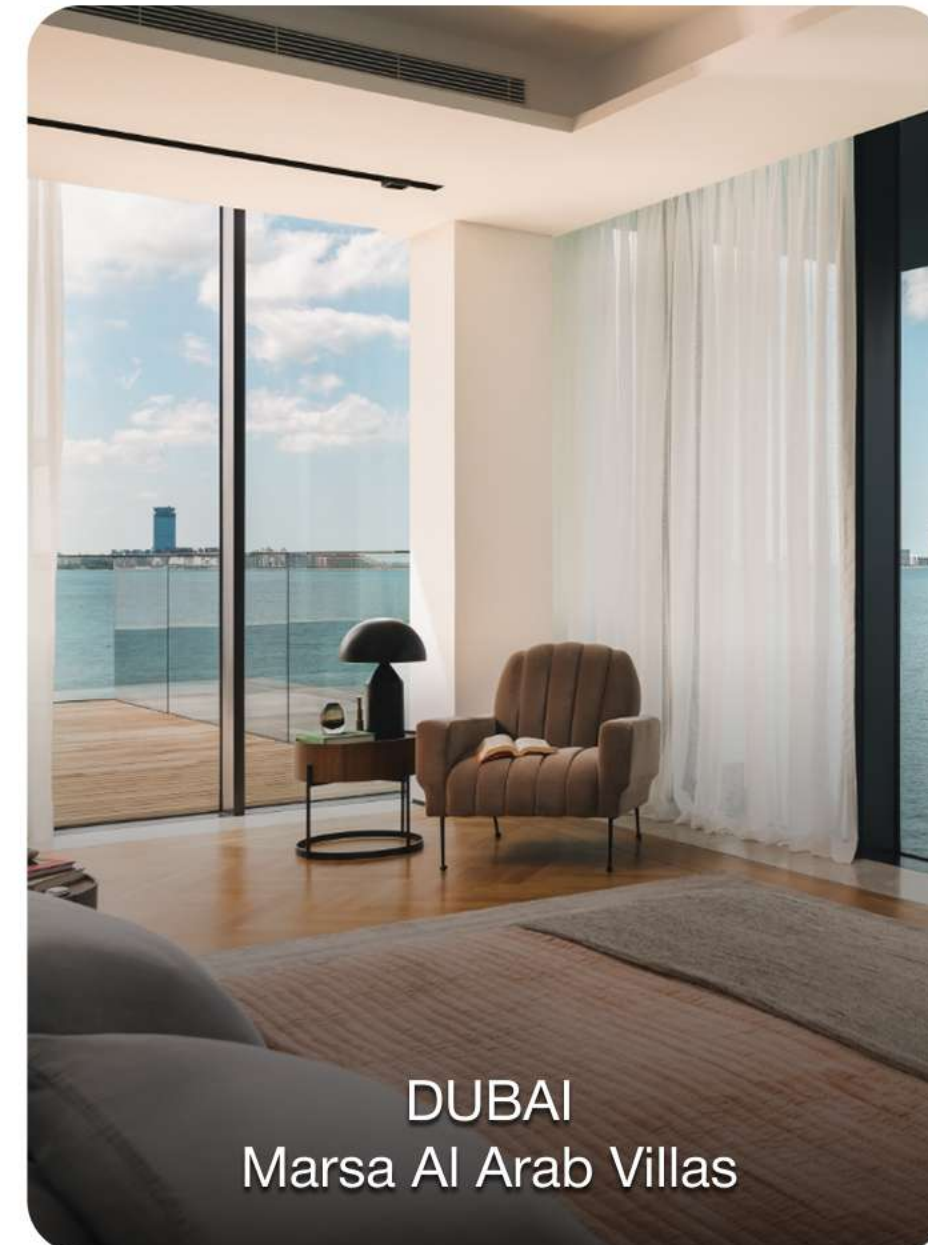
BELGRAVIA
Chelsea Barracks



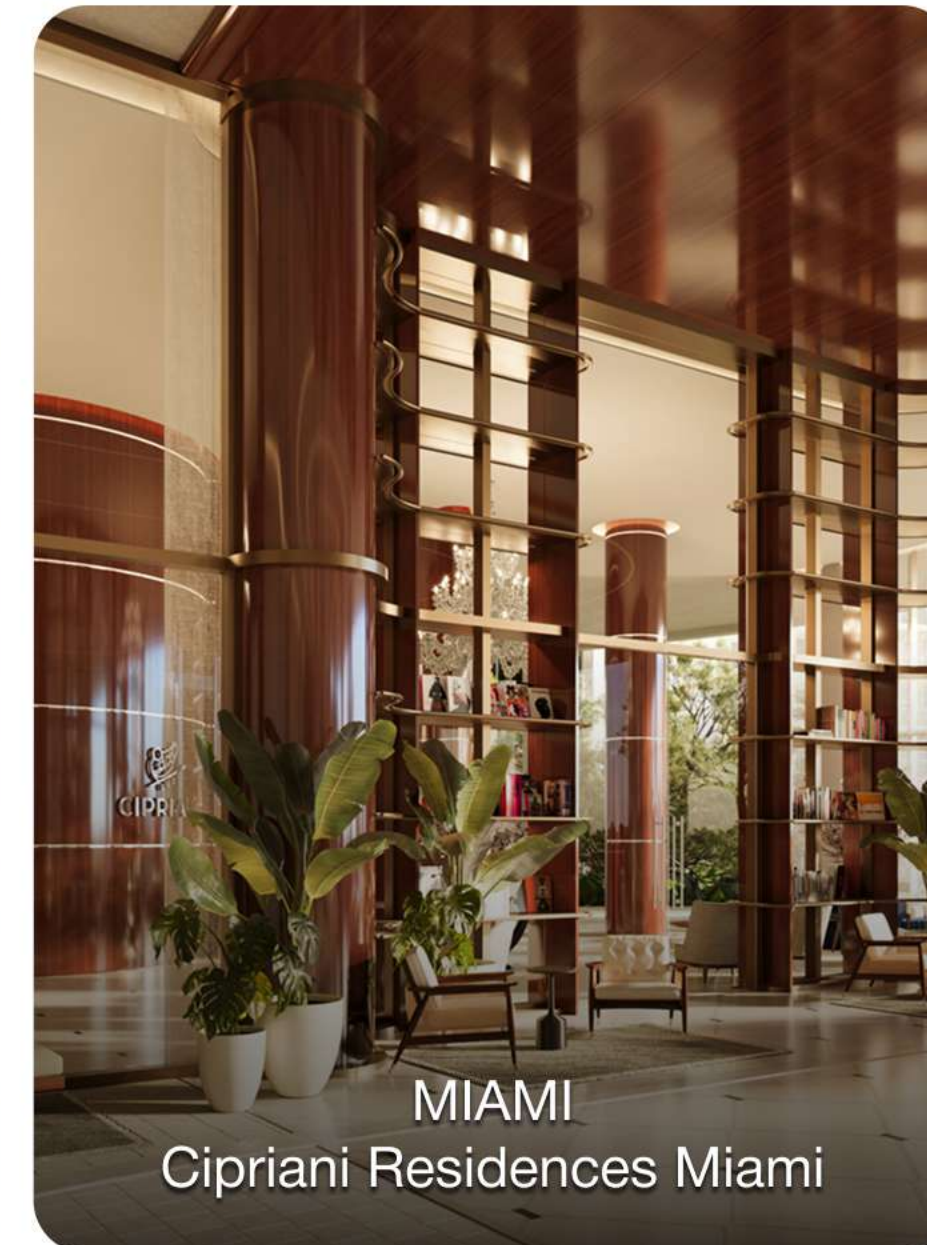
MAYFAIR
No.1 Grosvenor Square



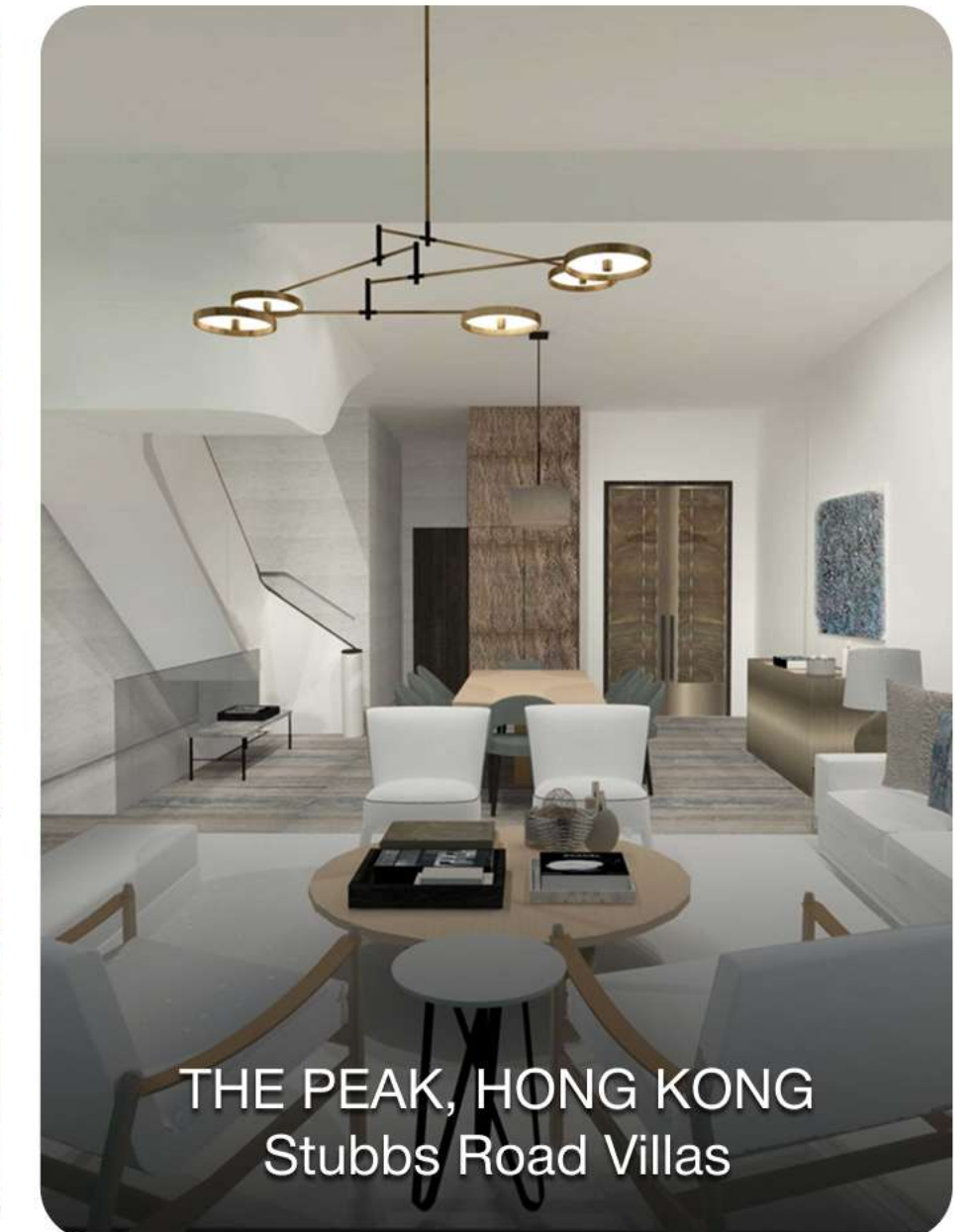
LOS ANGELES
Mandarin Oriental Beverly Hills



DUBAI
Marsa Al Arab Villas



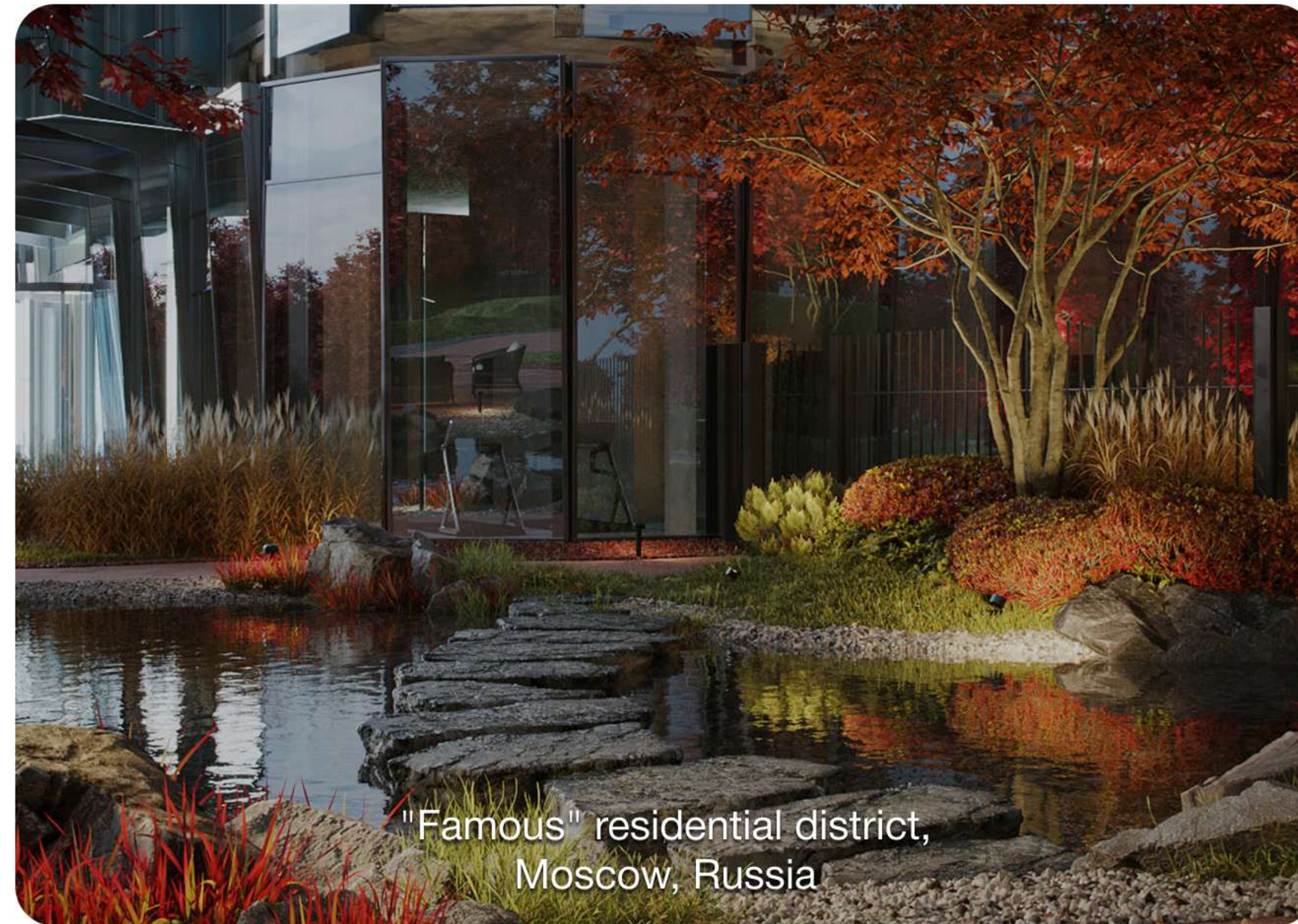
MIAMI
Cipriani Residences Miami



THE PEAK, HONG KONG
Stubbs Road Villas



MADMA is an international, interdisciplinary practice based in Rotterdam, the Netherlands, specialising in urban and landscape design.



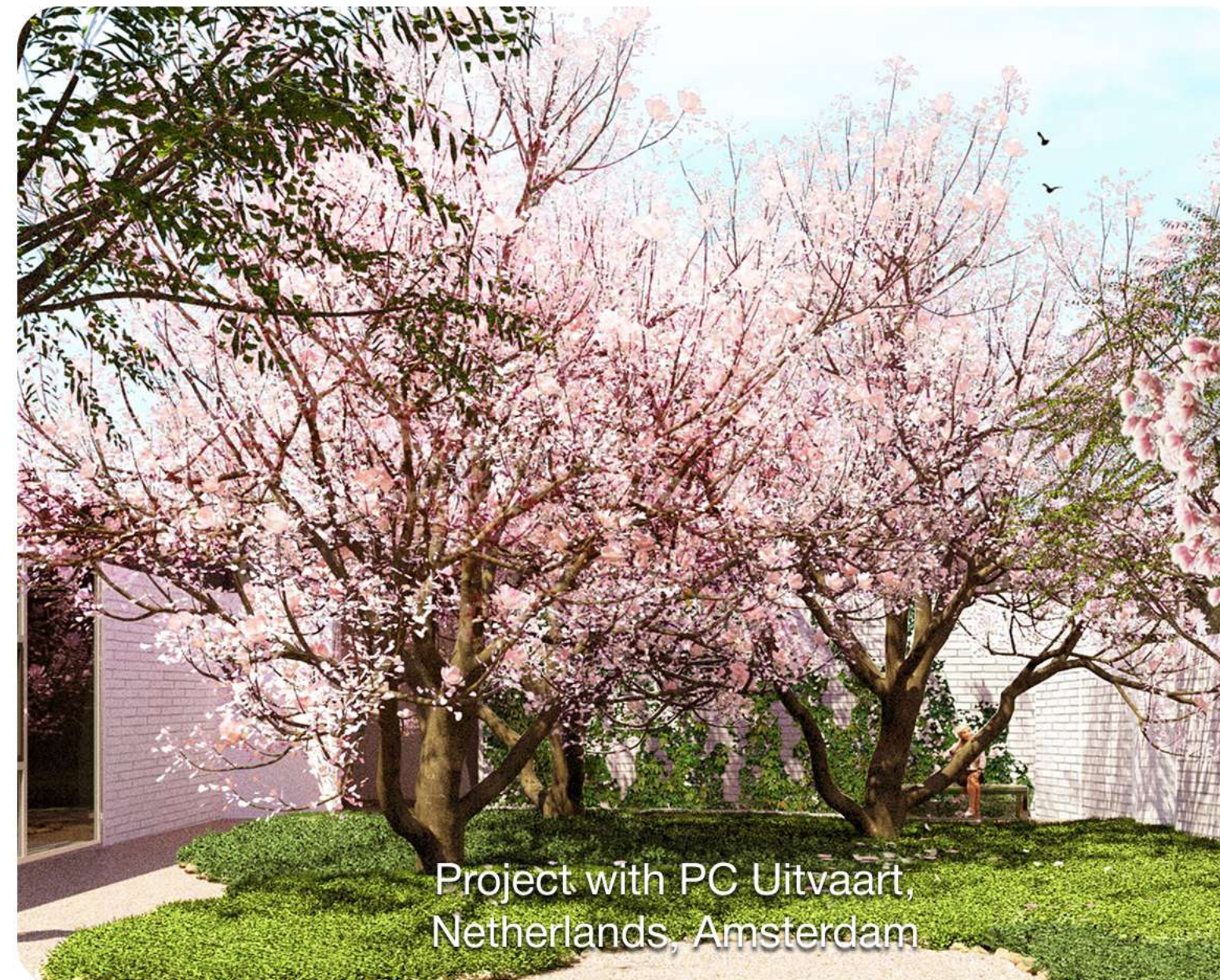
"Famous" residential district,
Moscow, Russia



Skolkovo garden,
Moscow, Russia



Unit.City Business Park,
Kyiv, Ukraine



Project with PC Uitvaart,
Netherlands, Amsterdam



"Istc Russky", Vladivostok, Russia

Orbeli Street



Baghramyan Avenue

-  Residential buildings
-  Offices, restaurants
-  International school and kindergarten
-  Hotel, coworking, entertainment
-  Sport, retail, offices

Apartments



Buying and repairing an apartment with 1 tap

On the district's official website, you can easily choose an apartment that fits your criteria, select the type of renovation you prefer, and choose your payment option — whether with your own funds or through a mortgage. Once you finalize and confirm the purchase, all that's left is to move in and enjoy your new home.



Banali.am, one of the top Armenian platforms for finding apartments, will guide you to your dream home.

An apartment is the ultimate incentive for employees. Large companies have the opportunity to purchase apartments for their employees, positioning themselves as the most competitive employers in the market.



Apartments

The residential area is designed for more than just living, it's crafted for a comfortable and modern lifestyle



Apartments starting at 26 sq.m



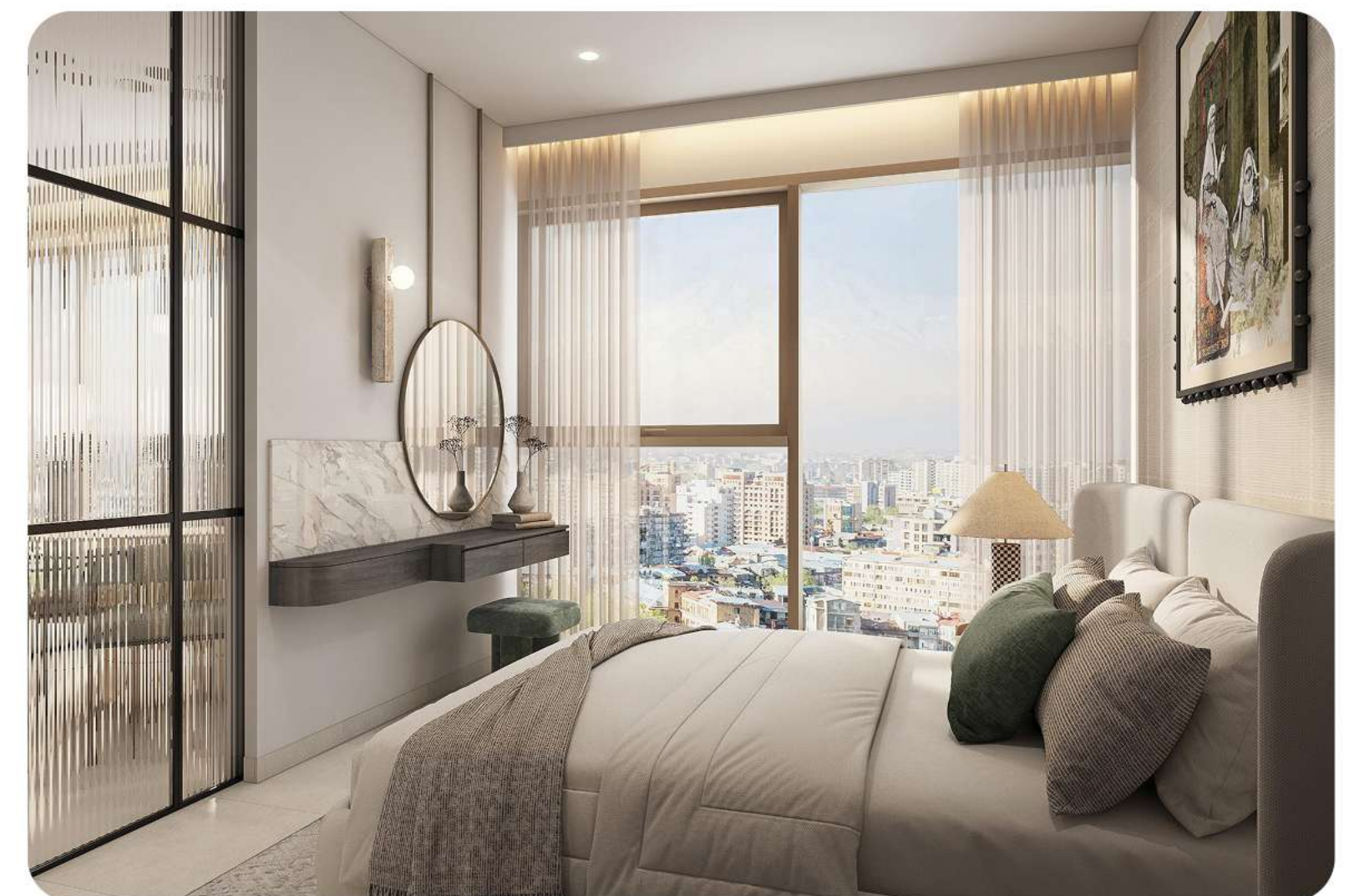
High-quality interior finishes in every apartment



Kitchens equipped with quality built-in-furniture



Fully furnished and tiled bathrooms





Apartment building



1 78 sq.m

2 120 sq.m

3 48 sq.m

4 70 sq.m

5 47 sq.m

6 47 sq.m

7 70 sq.m

8 48 sq.m

9 140 sq.m

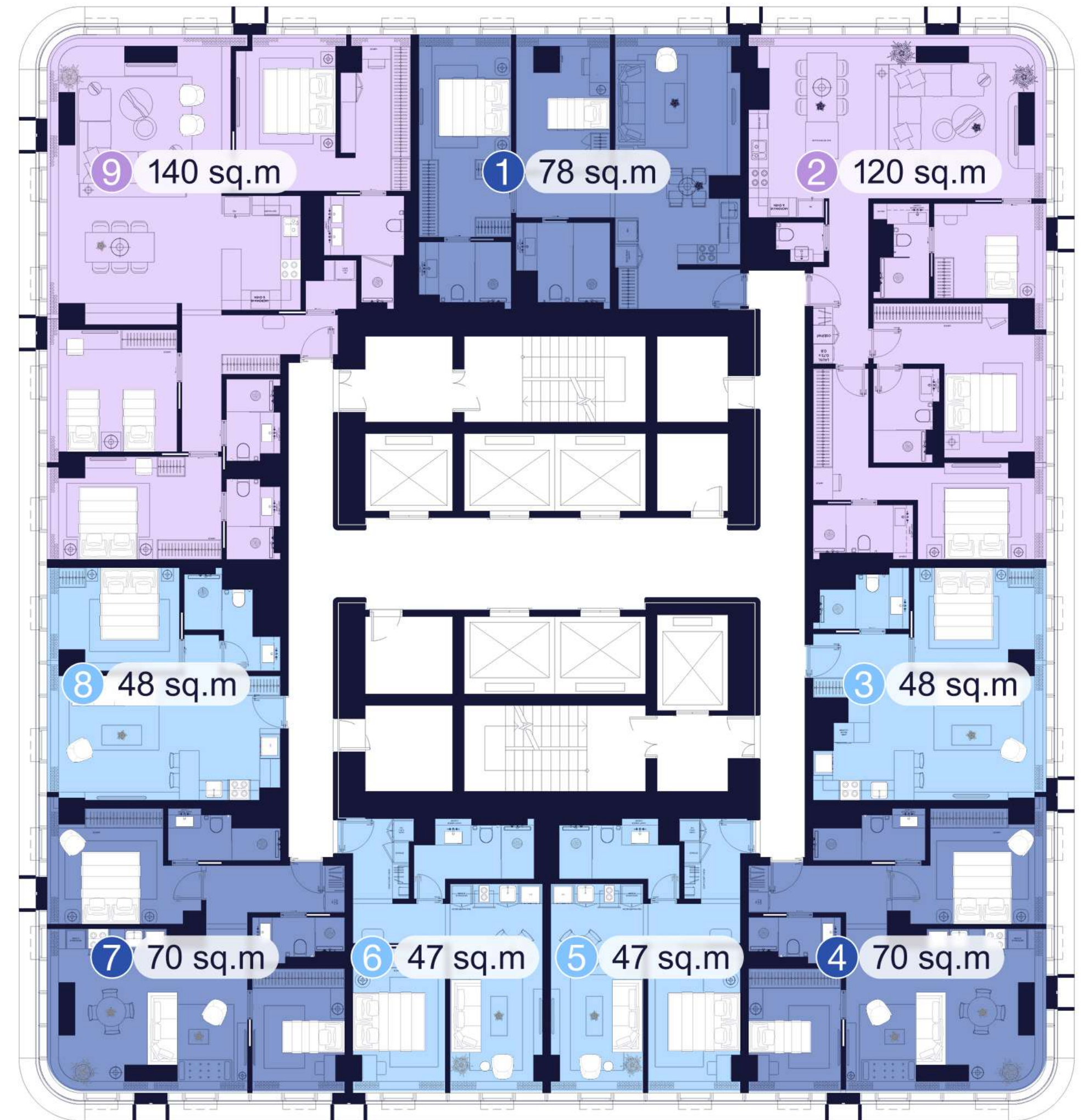
1 bedroom

2 bedroom

3 bedroom



Marshal Baghramyan Avenue



Orbeli Brothers St.

Apartment building

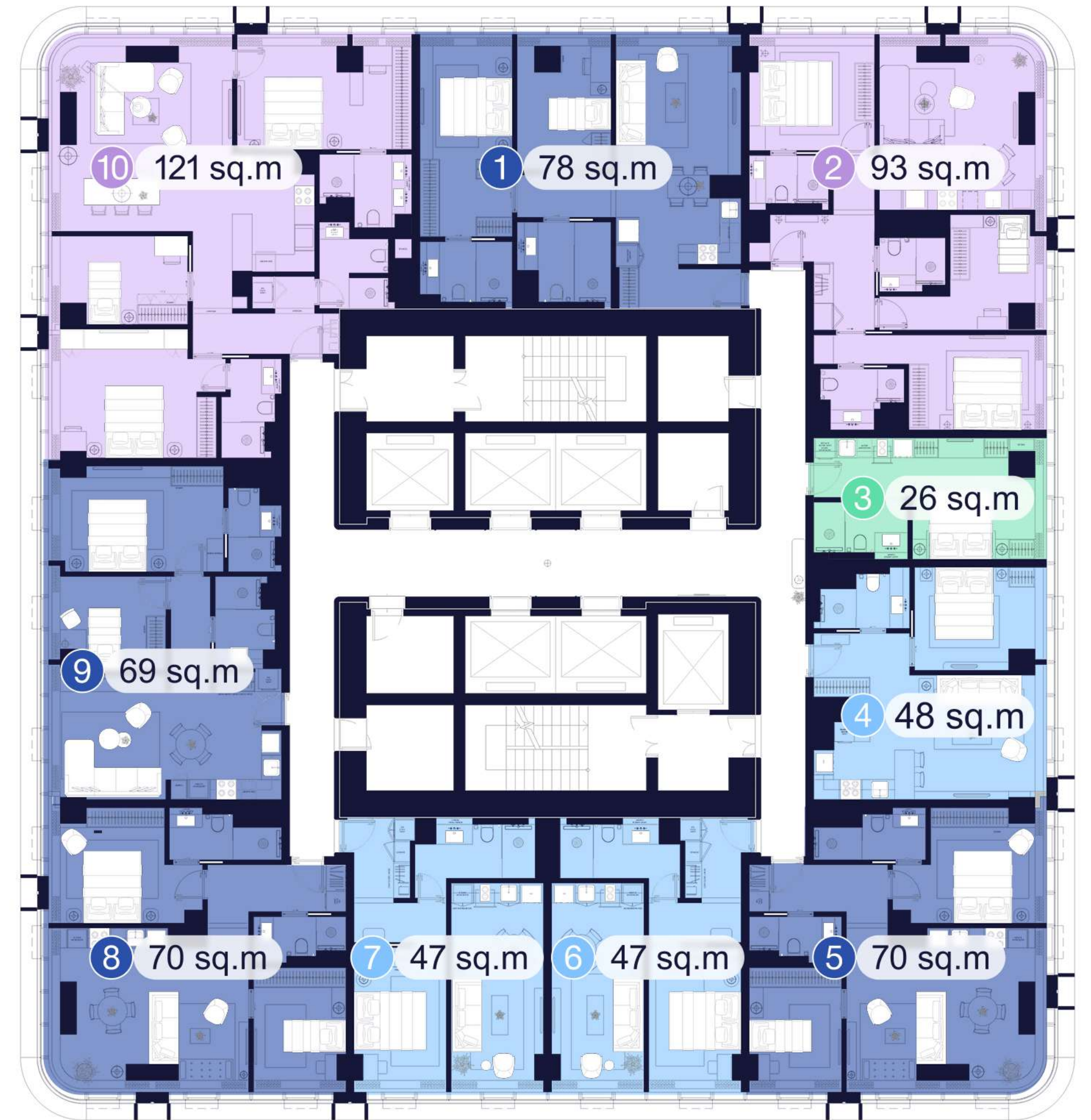


- | | |
|-----------|-------------|
| 1 78 sq.m | 6 47 sq.m |
| 2 93 sq.m | 7 47 sq.m |
| 3 26 sq.m | 8 70 sq.m |
| 4 48 sq.m | 9 69 sq.m |
| 5 70 sq.m | 10 121 sq.m |

- Studio
- 1 bedroom
- 2 bedroom
- 3 bedroom



Marshal Baghramyan Avenue



Orbeli Brothers St.



**Towers
B, D**

140 sq.m

**3
bedroom**

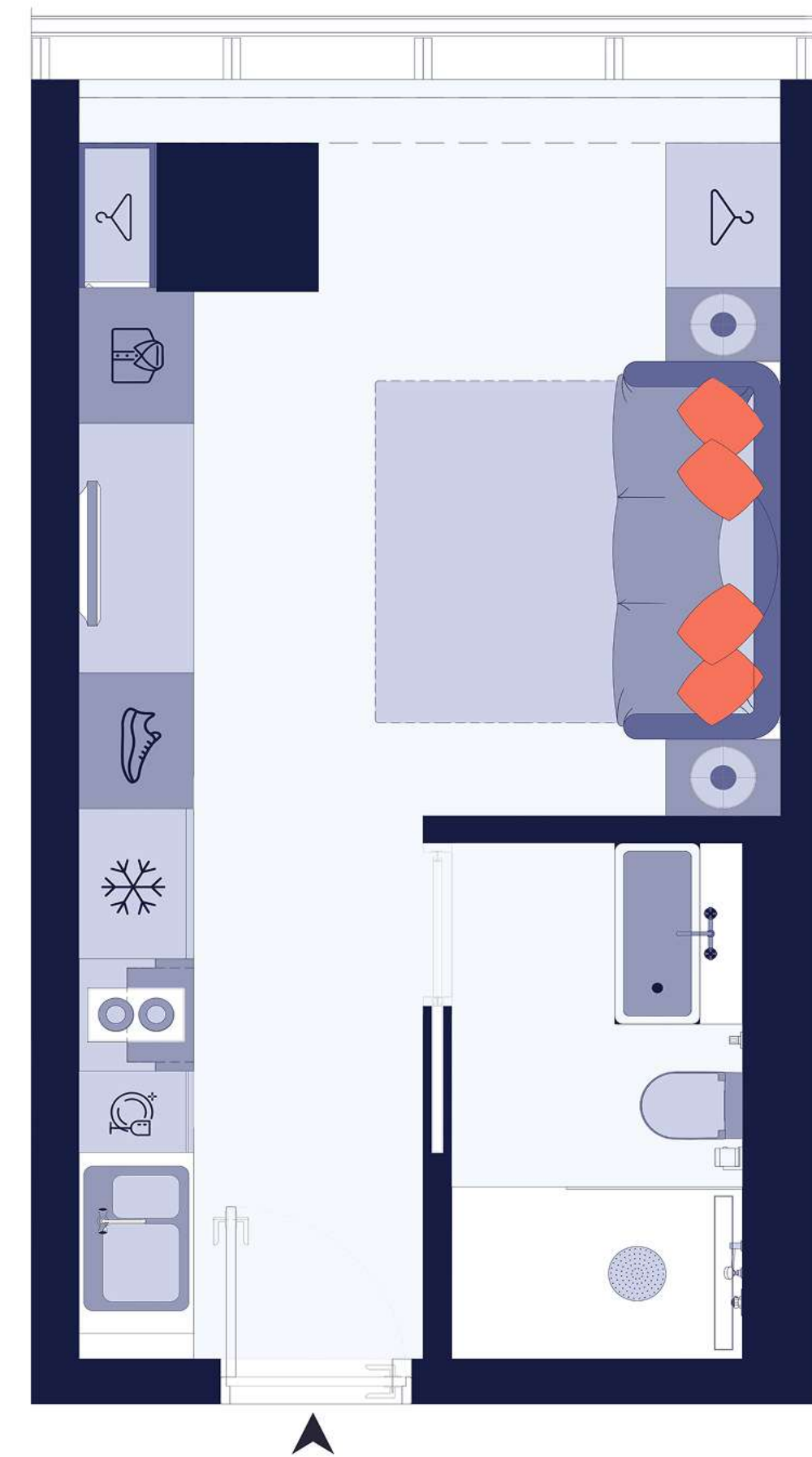


Towers
A, C, E, B, D

70 sq.m

2
bedroom





Towers
A, C, E

26 sq.m

Studio



Towers
A, C, E, B, D

78 sq.m

2
bedroom



Towers
A, C, E, B, D

48 sq.m

1
bedroom



Towers
B, D

120 sq.m

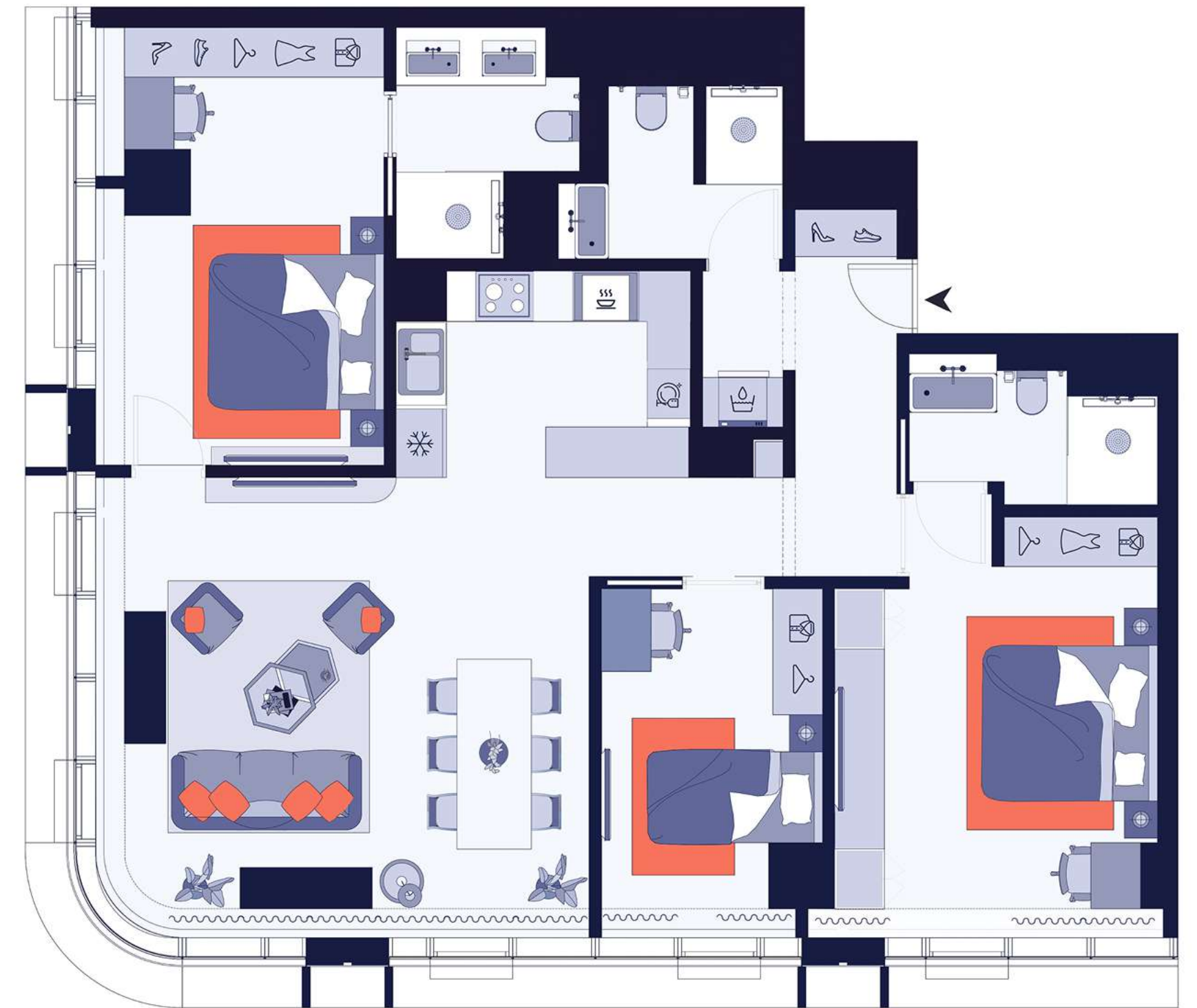
3
bedroom



Towers
A, C, E

93 sq.m

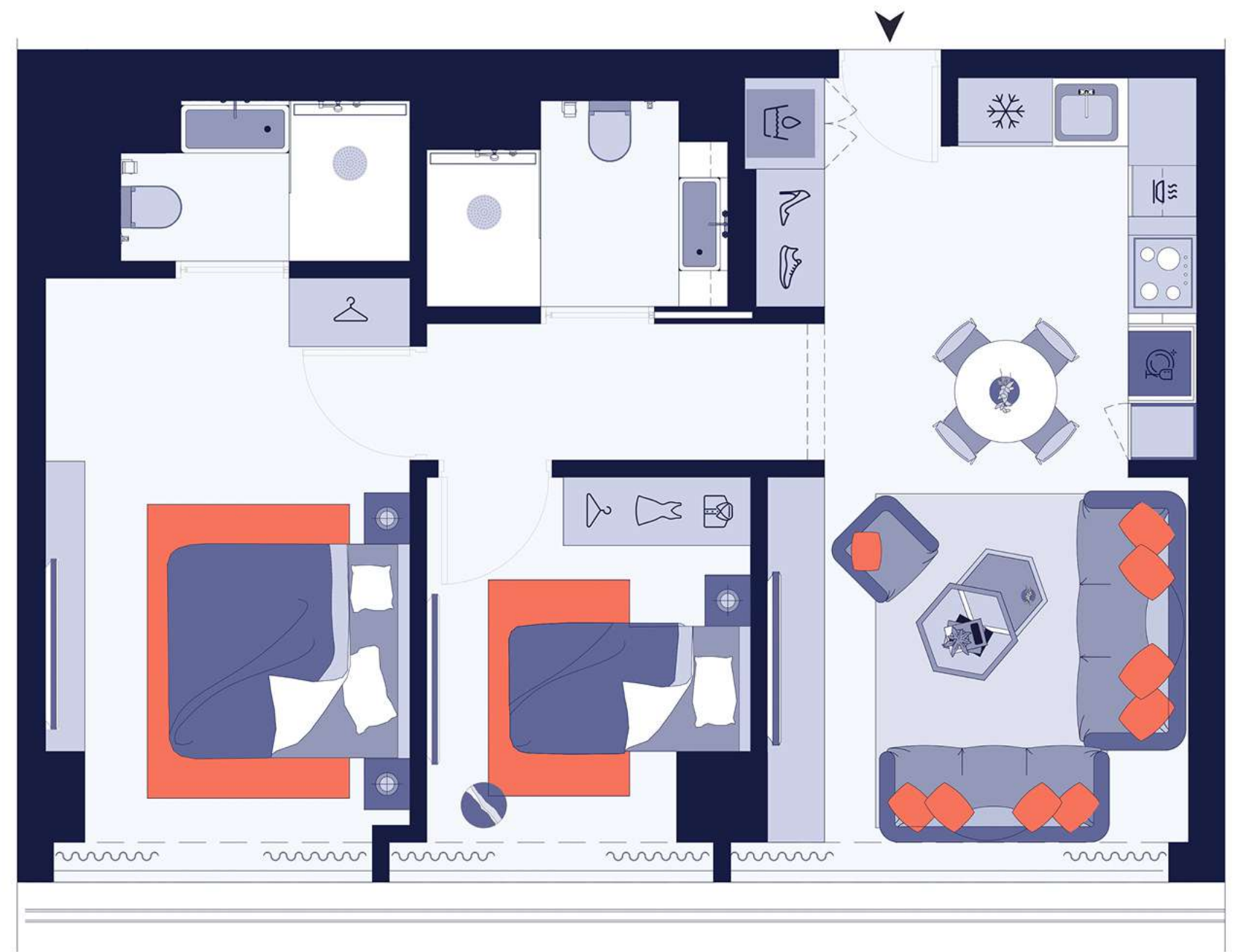
2
bedroom



Towers
A, C, E

121 sq.m

3
bedroom



Towers
A, C, E

69 sq.m

2
bedroom

An architectural rendering of a modern urban development at night. The scene features a mix of old and new architecture. On the left, a historic stone building with arched windows stands next to a new, curved glass skyscraper. In the center and right, more modern glass buildings with balconies and terraces are illuminated from within. The foreground shows a pedestrian plaza with trees, streetlights, and people walking and sitting at outdoor tables. The overall atmosphere is vibrant and contemporary.

For investors

Best time to invest is yesterday

40%+

Valuation increase

15%

Rental income

8 year

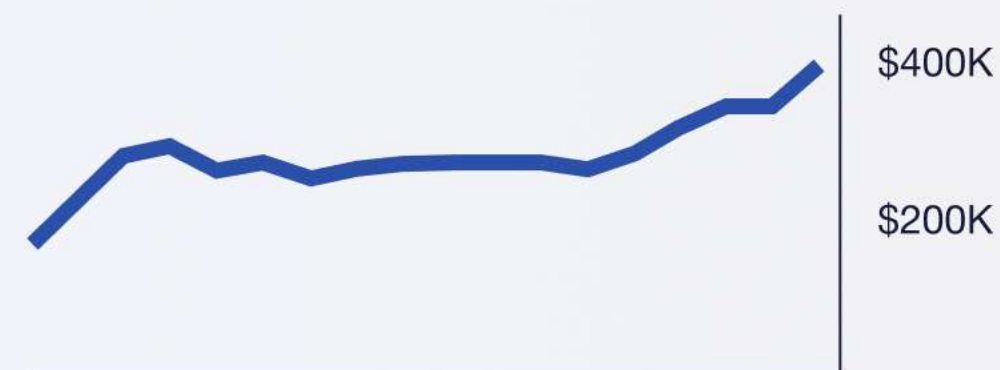
Payback period

300+

Presale agreements

2028

Project commissioning



Average apartment pricing in Yerevan 2006–2022

Rental Services

You can rent out your property on your own or use our service to save time while we handle the entire process.

Rental property management services

You make the investment we do the rest



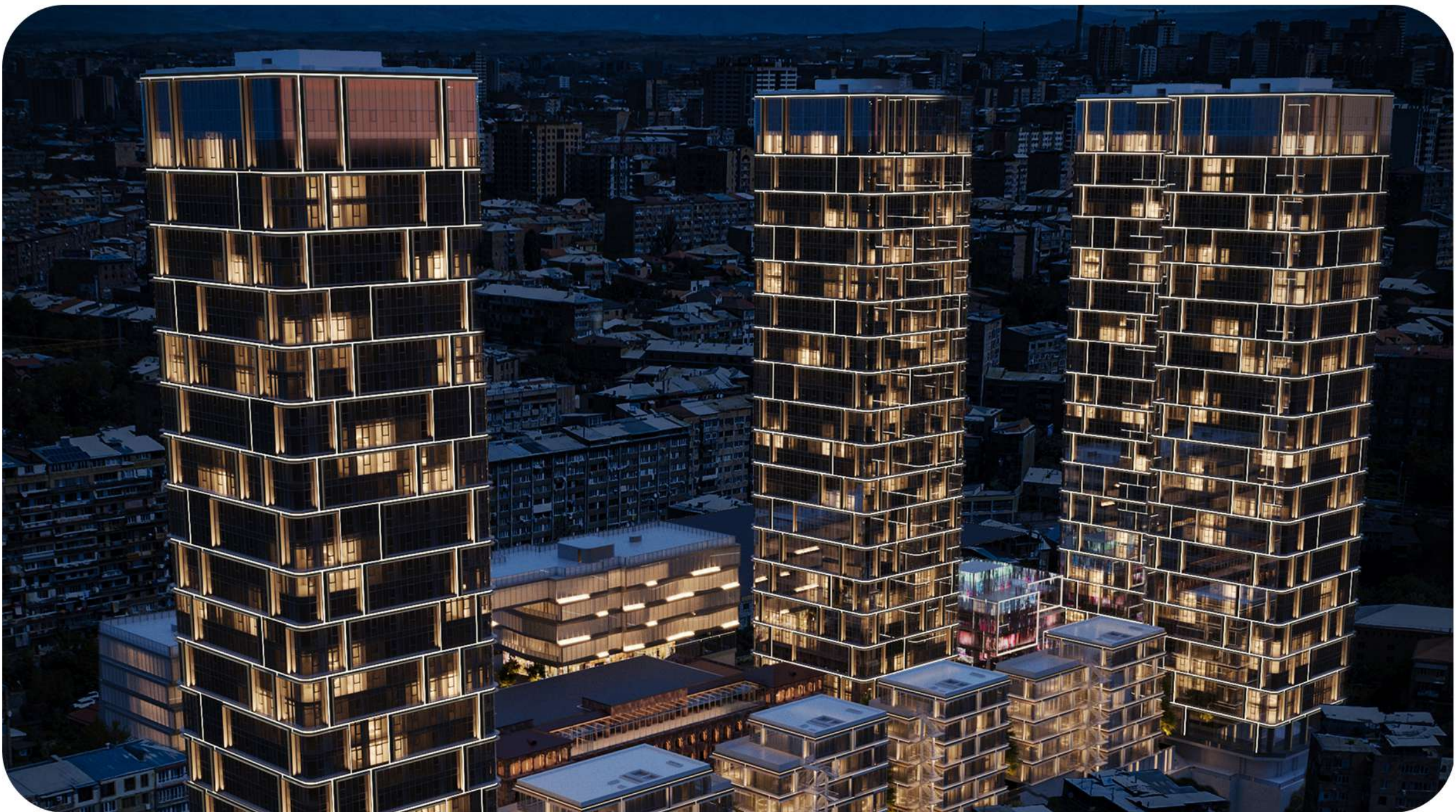
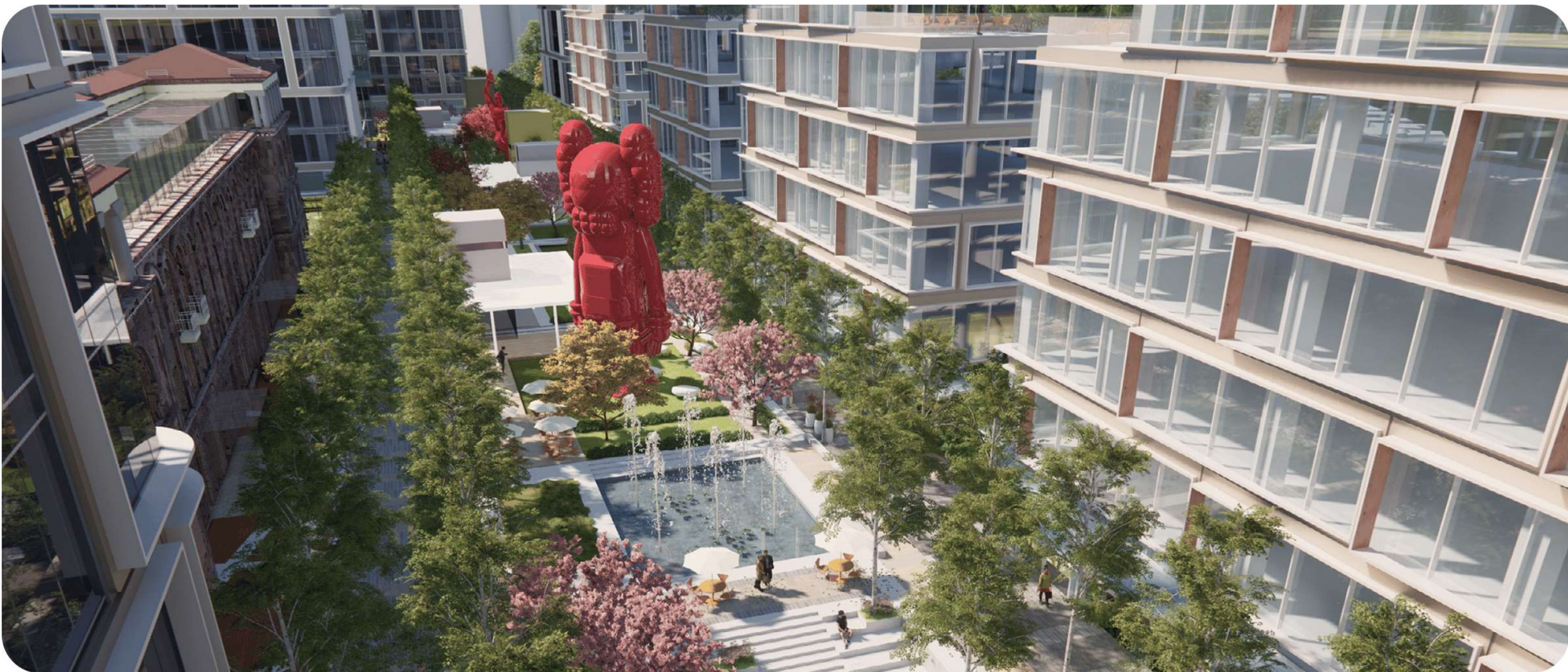
24/7 contact with tenant

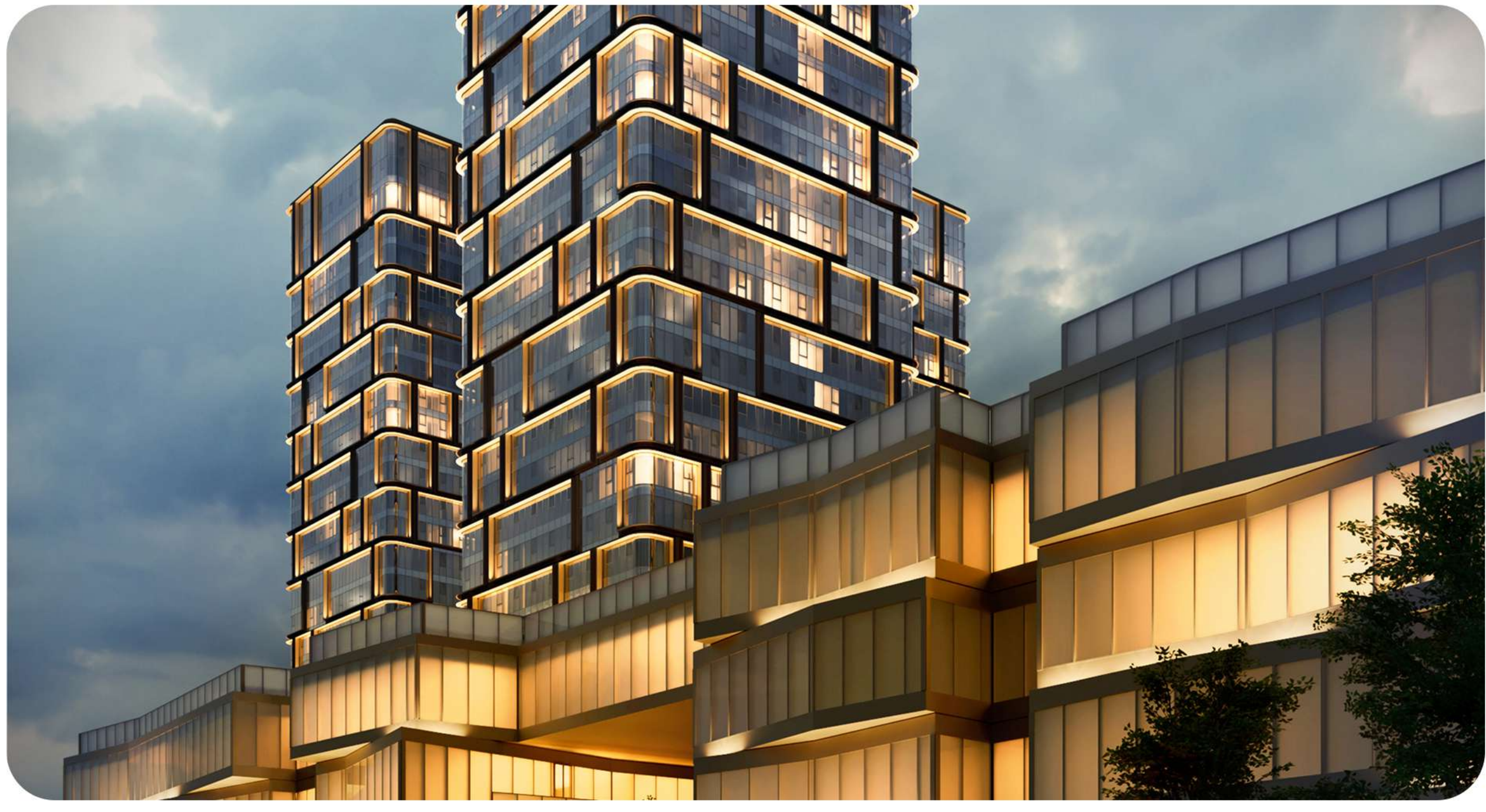


Listing on appropriate platforms



Cleaning









The exclusive sales partner

skyline

Tomorrow is already today



Facebook



Instagram

 8823

info@skyline-evn.am