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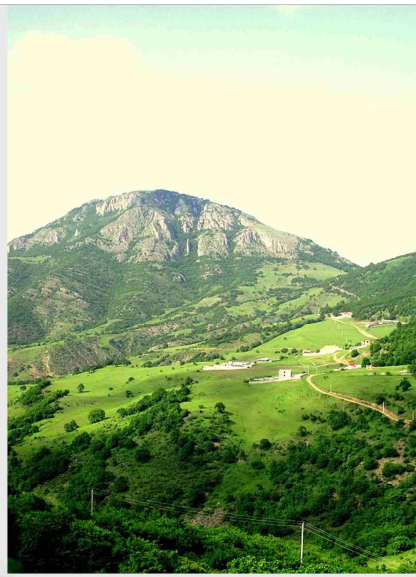
The Grand Discovery

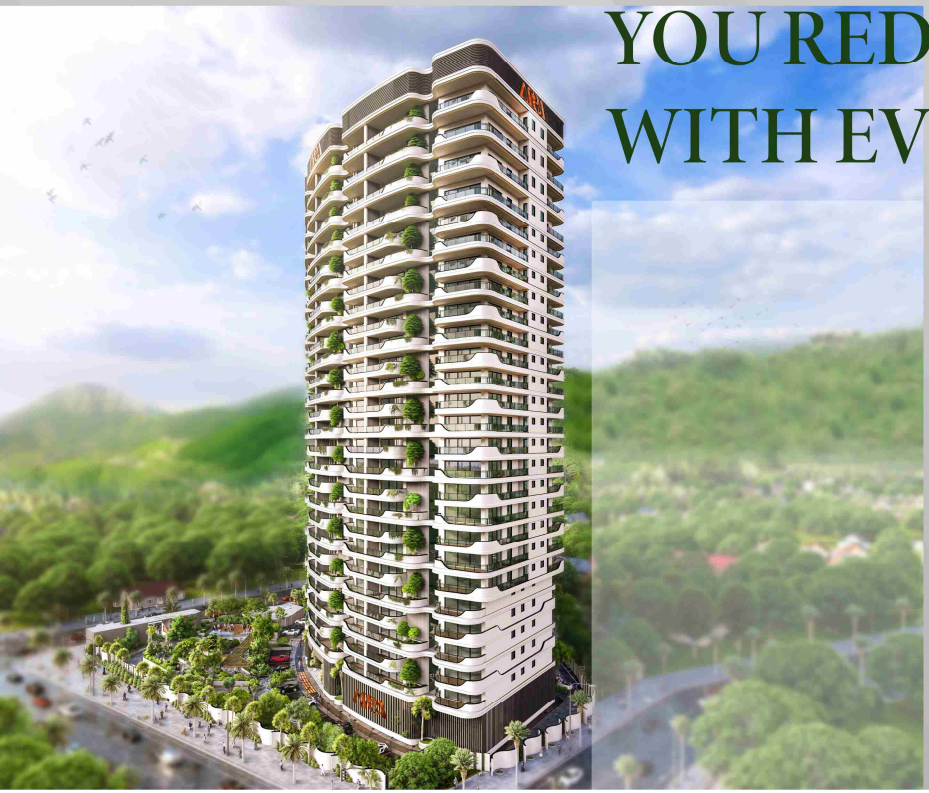
LUXURY TOWER

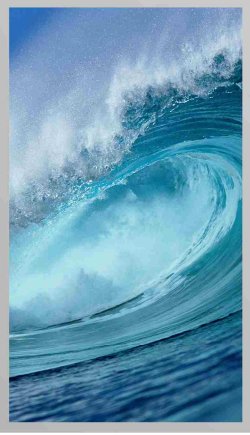
ARTA
CHALOUS

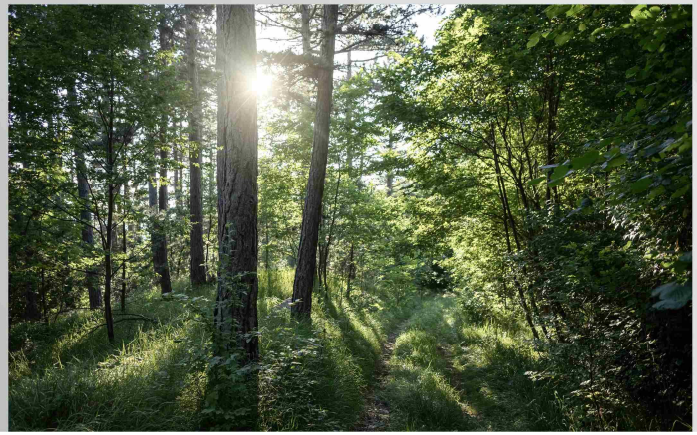
The Grand Discovery

A PLACE WHERE YOU REDEFINE BOUNDARIES WITH EVERY STEP.





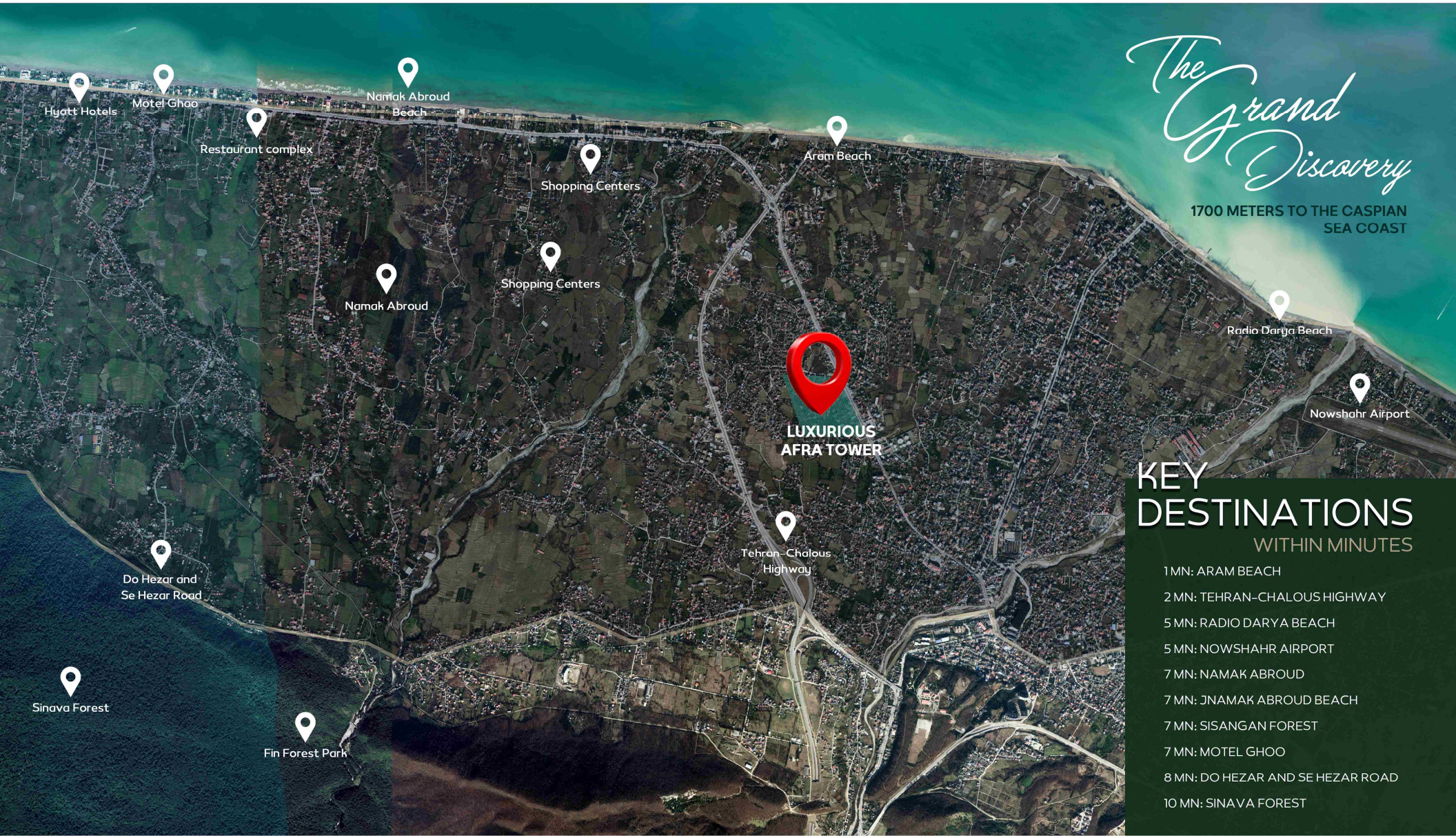






A LIFE TIME OF LIVING IN AFRA
WILL MAKE YOU UNNESSARY
FROM THE WORLD.


OUTDOOR TENNIS COURT
The Grand Discovery
A PLACE WHERE
YOU REDEFINE BOUNDARIES
WITH EVERY STEP.
the green path of investment



The Grand Discovery

1700 METERS TO THE CASPIAN SEA COAST

KEY DESTINATIONS

WITHIN MINUTES

- 1 MN: ARAM BEACH
- 2 MN: TEHRAN-CHALOUS HIGHWAY
- 5 MN: RADIO DARYA BEACH
- 5 MN: NOWSHAHR AIRPORT
- 7 MN: NAMAK ABROUD
- 7 MN: JNAMAK ABROUD BEACH
- 7 MN: SISANGAN FOREST
- 7 MN: MOTEL GHOO
- 8 MN: DO HEZAR AND SE HEZAR ROAD
- 10 MN: SINAVA FOREST





BORJSAZAN
PARSIAN

30-METER BALCONIES
24-HOUR SECURITY

AFRA

THE CENTER OF GRAVITY
OF ALL GOODNESS

WORLD-CLASS
AMENITIES

- 6 BLOCKS IN 2 SEPARATE TOWERS
- GAME ROOM
- HEALTH ROAD
- THREE FLOORS OF PARKING
- HELIPAD
- LIBRARY
- CO-WORK
- GARBAGE SHOOTING
- FURNISHED LOBBY
- SPA
- YOGA HALL
- MULTIPURPOSE PLAYGROUND
- MEETING HALL
- MUSIC ROOM
- SWIMMING POOLS
- FIRE EXTINGUISHING SYSTEM
- COFFEE SHOP
- RESTAURANT
- TABLE TENNIS
- OUTDOOR TENNIS COURT
- FAMILY CINEMA
- GUEST SUITE
- BILLIARDS
- 24/7 MEDICAL CENTER
- PET ROOM
- FITNESS CENTER
- PRIVATE CHILDREN'S POOL
- WELLNESS CENTER
- SECURITY 24/7



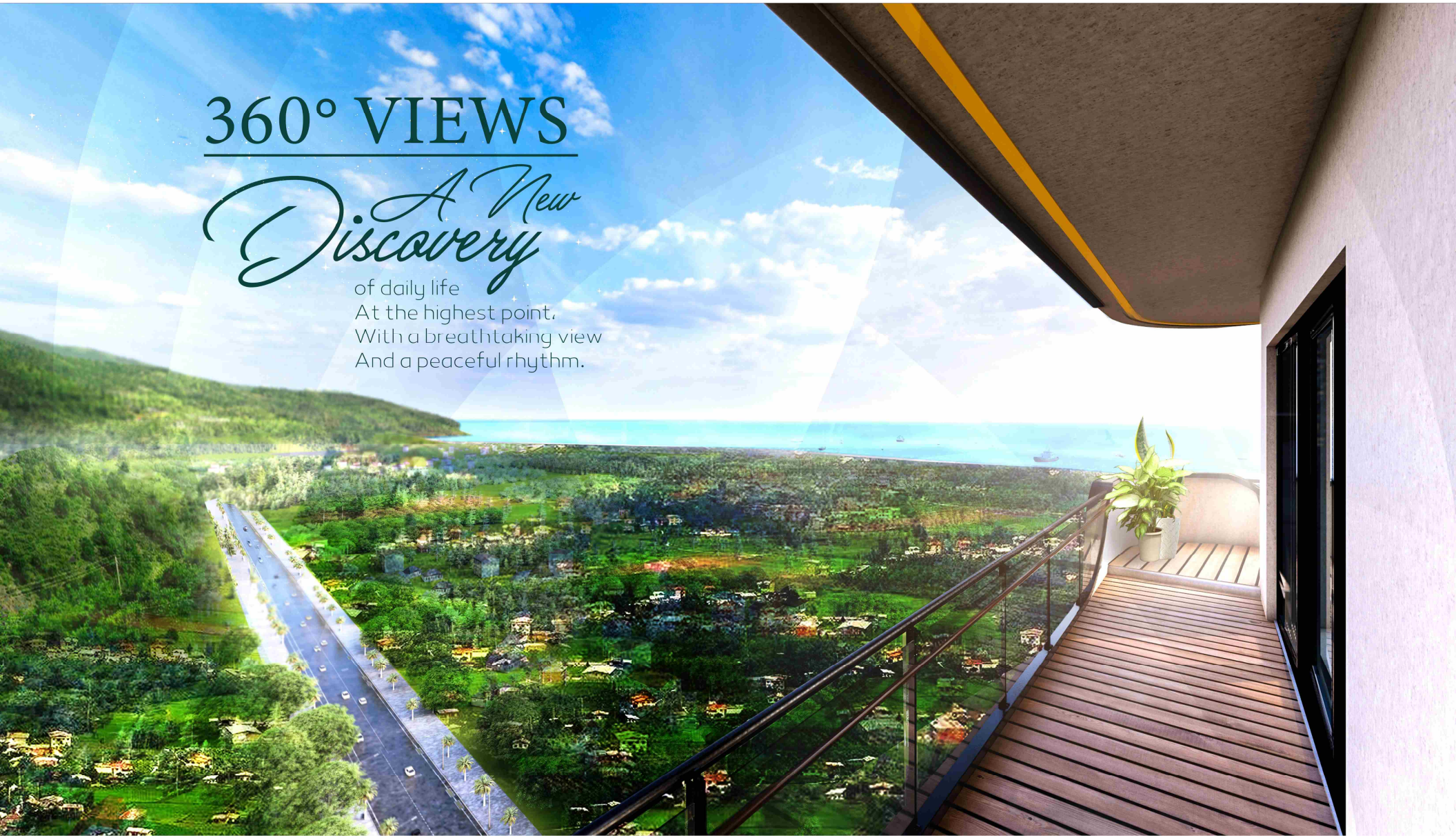




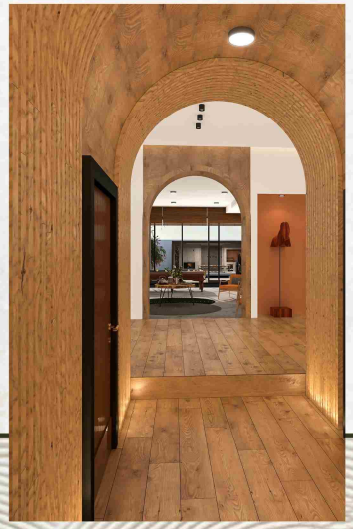
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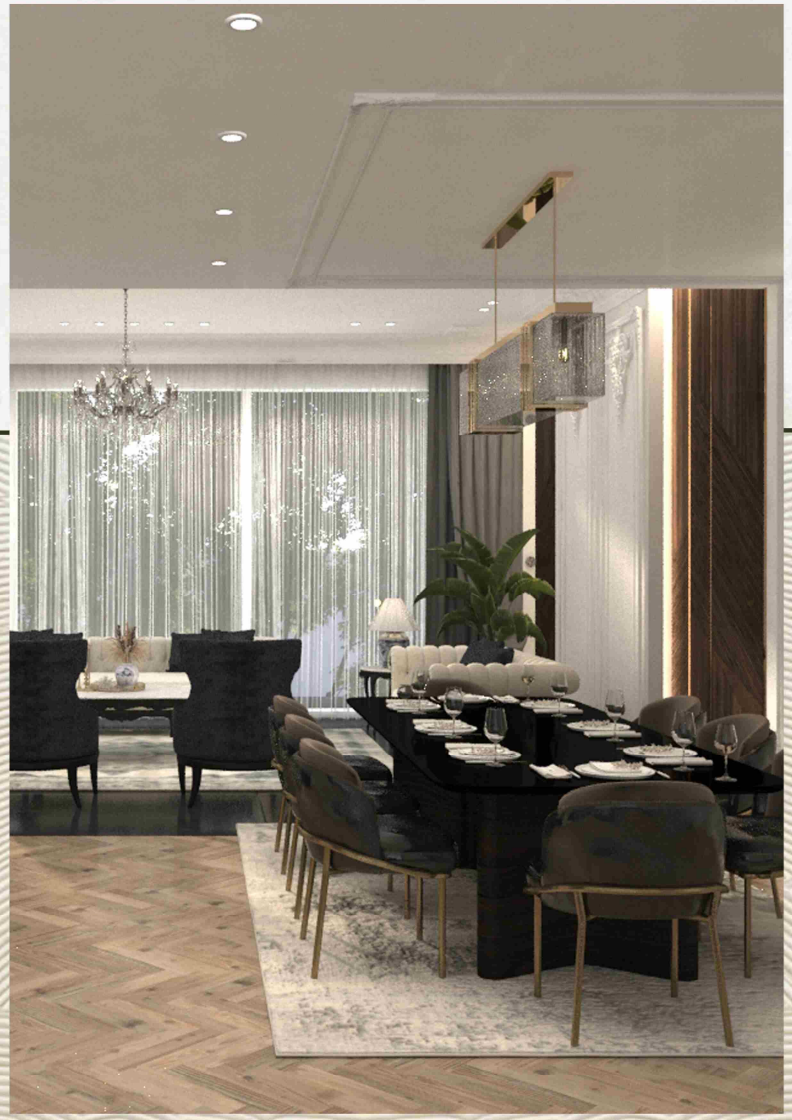
IS NOT JUST
A PLACE TO LIVE.
BUT A UNIQUE EXPERIENCE.

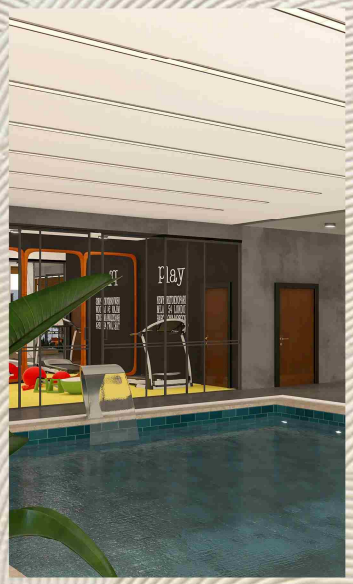
Easy and quick access to welfare and recreational facilities (such as the Namak Abrood complex, the Do Hezar and Se Hezar roads, the city of Chalous, including shopping centers like Iran Katan, Laiko, Iran Tafteh, LC Waikiki, medical centers, coastal resorts, the airport, and more) has made this complex stand out in the region.


360° VIEWS
A New
Discovery
of daily life
At the highest point,
With a breathtaking view
And a peaceful rhythm.


Discover
THE ART OF LIVING
HAPPILY AT AFRA.
BORJSAZAN
PARSIAN





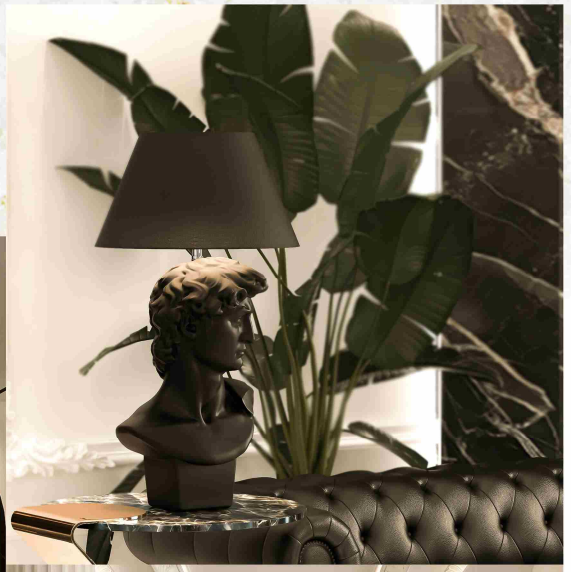


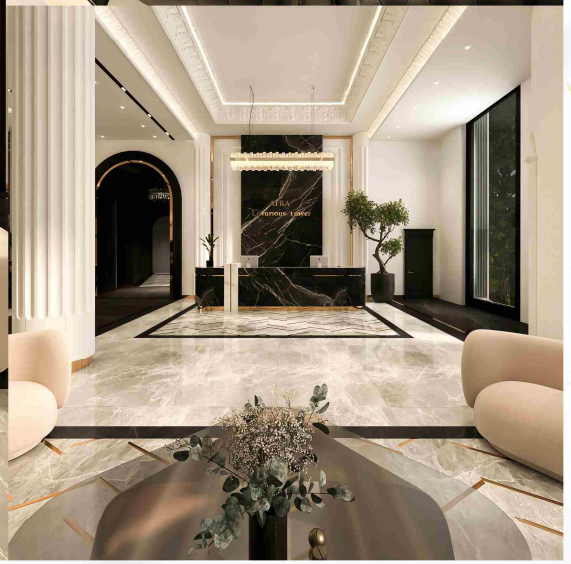
A LIFE TIME OF LIVING IN
AFRA WILL MAKE YOU
UNNECESSARY
FROM THE WORLD.

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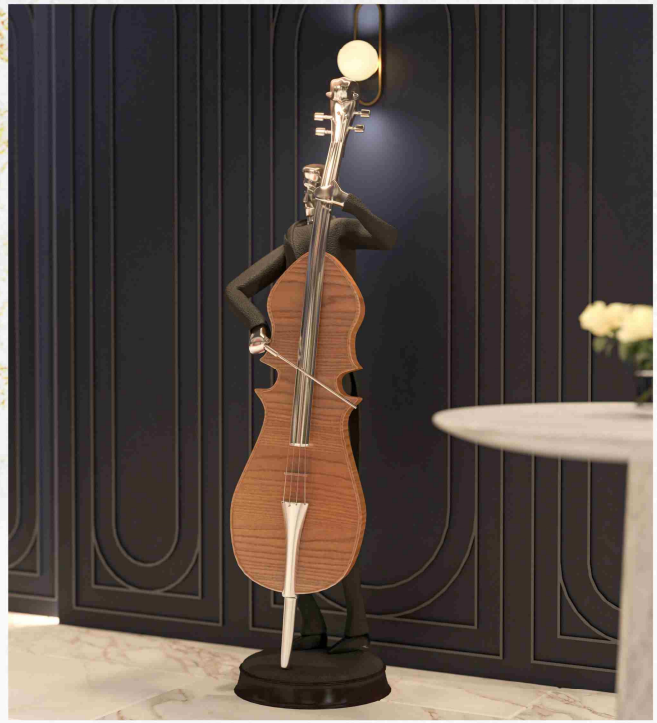
Signature residences where abundant natural light fills stylish interiors.
Every detail,from the grand double-height entrance lobby to high-quality finishes,is carefully and elegantly selected. Enjoy a wealth of indoor and outdoor amenities,designed for residents to live,indulge,and thrive.


Imagine waking up every day to breathtaking scenery
Step outside and be greeted by the stunning view of the
pristine forests of Mazandaran

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Discover

afra's exclusive lifestyle





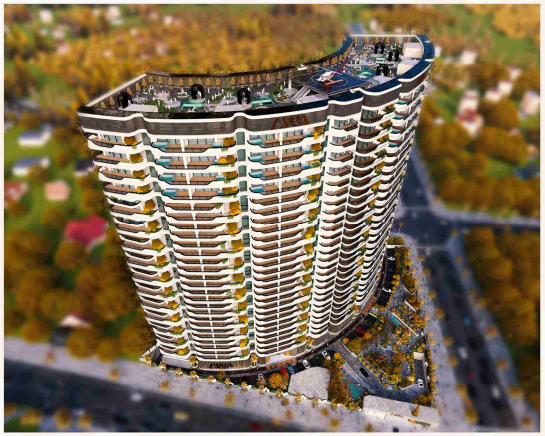


MODERNITY TWISTED IN THE TIDES

FLOOR-TO-CEILING WINDOWS FRAME THE ENDLESS EXPANSE OF THE OCEAN AND THE LUSH GREEN FOREST, CREATING A CONSTANTLY CHANGING MASTERPIECE THAT GRACES EVERY ROOM.


The Grand Discovery
OF THE FOUR SEASONS OF CREATION

BORJSAZAN
PARSIAN





THIS IS WHERE RESIDENTS CAN RELISH IN THE BEAUTY OF THEIR SURROUNDINGS WHILE EMBRACING THE THRILL OF THEIR ELEGANTLY DESIGNED HOME.

ARA

ENJOY THE BEAUTY OF
THE SEASONS.

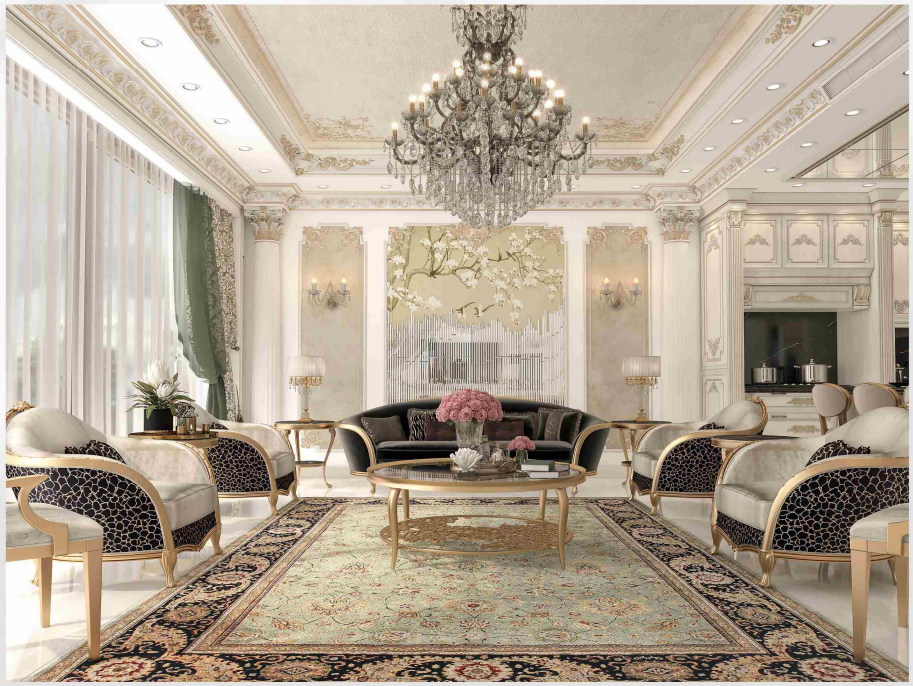
Discover
Endless
Possibilities



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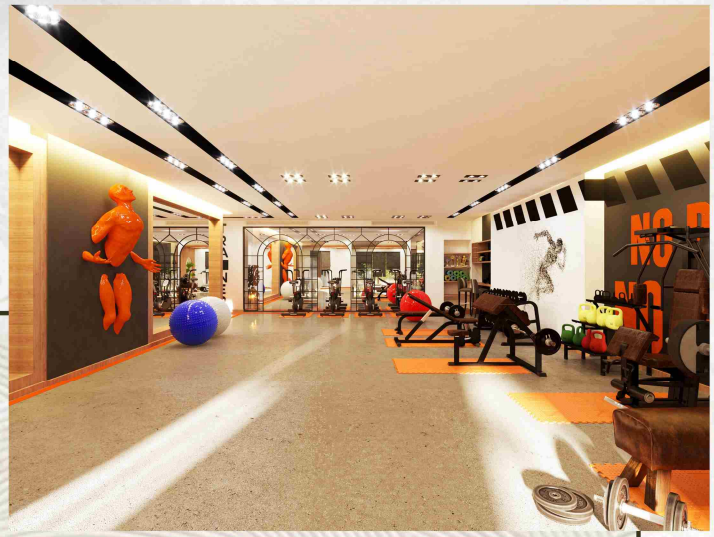

C L A S S I C
Journey to the grandeur of the classical world





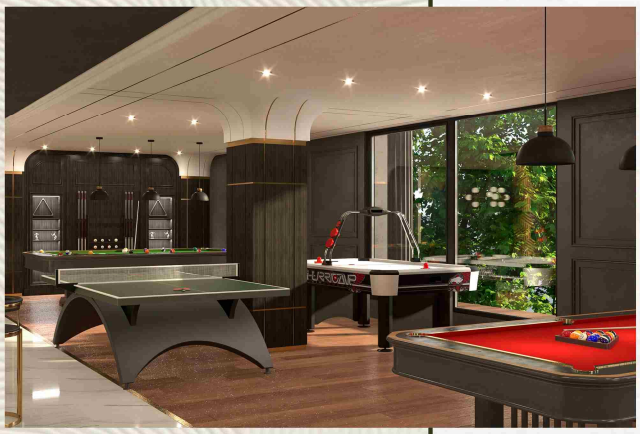
Classic interior design is the art of blending grandeur and elegance with timeless design principles. In this style, the harmonious combination of luxurious elements such as intricate patterns, high-quality wood, and delicate embellishments with soothing and warm colors creates a magnificent and attractive atmosphere. Classic columns, beautiful arches, and high ceilings, along with splendid chandeliers and precise lighting, are integral parts of this style.


The Grand Discovery
IN LIFESTYLE





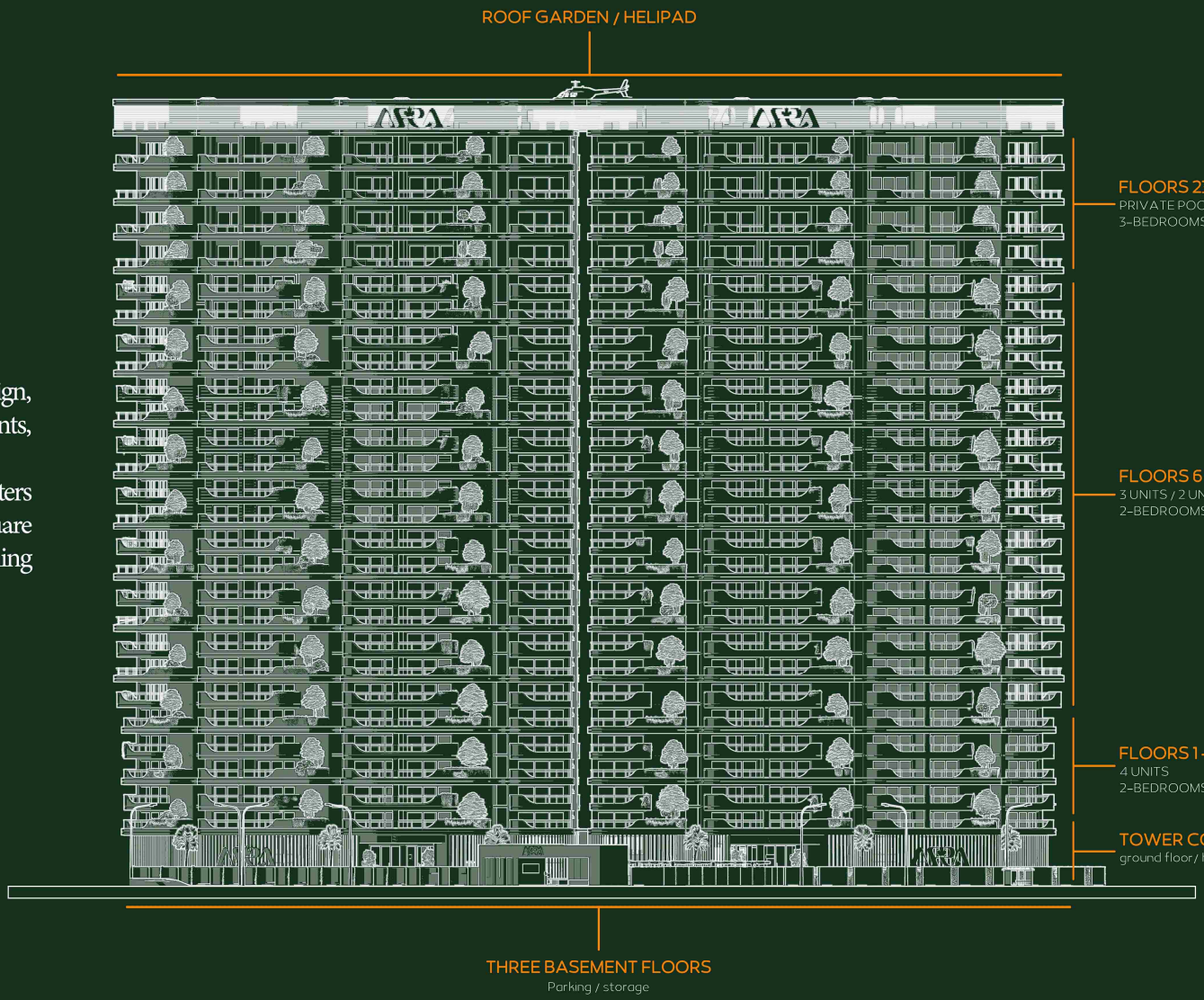
An Exhilarating Escape At Every Corner

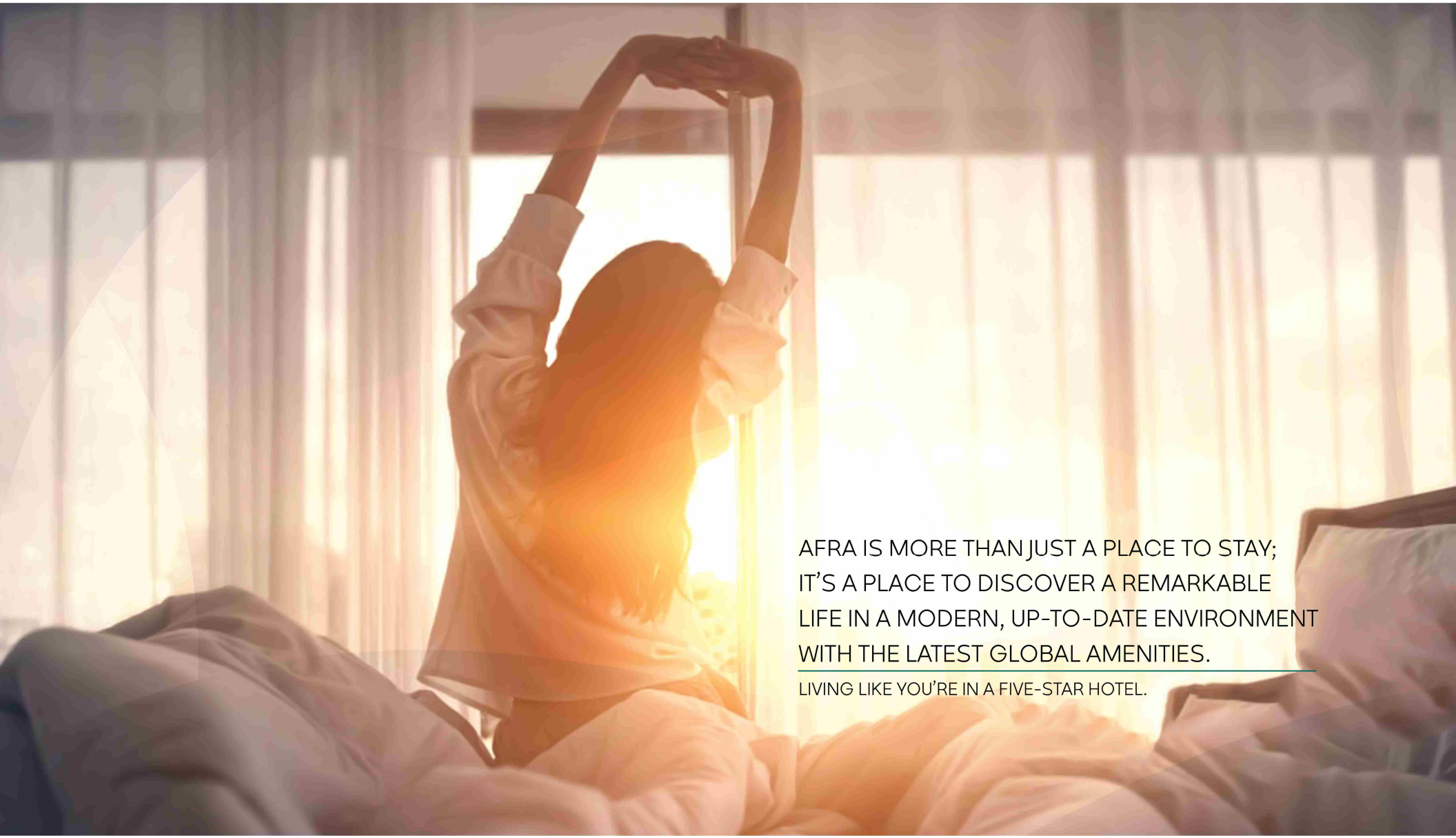


Whether you are seeking relaxation, socializing, or hosting guests, the offerings of the luxurious Afra Tower are designed to embody and elevate the comforts of home. From the grand lobby to the modern fitness center, state-of-the-art swimming pools equipped with the latest technologies, and landscaped gardens, every experience is guaranteed to go beyond the ordinary.

Elevated Design/
Elevated Living.

Afra Tower features a modern and elegant design, offering stylish one- to three-bedroom apartments, all designed for a life of luxury and relaxation.
With an occupancy area of over 4,000 square meters and a total built-up area exceeding 100,000 square meters, it includes three basement floors containing 600 parking units and 400 storage units.




AFRA IS MORE THAN JUST A PLACE TO STAY;
IT'S A PLACE TO DISCOVER A REMARKABLE
LIFE IN A MODERN, UP-TO-DATE ENVIRONMENT
WITH THE LATEST GLOBAL AMENITIES.
LIVING LIKE YOU'RE IN A FIVE-STAR HOTEL.



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IN THE AFRA COMPLEX، ALL AMENITIES FOR A HEALTHY AND DYNAMIC LIFESTYLE ARE AVAILABLE.
THERE IS NO NEED TO LEAVE THE COMPLEX—FROM THE WELLNESS TRACK FOR WALKING AND CYCLING TO THE GYM، SWIMMING POOL، AND CINEMA، EVERYTHING IS WITHIN REACH.



AMENITIES

- CHILDREN SWIMMING POOL
- CHILDREN PLAY AREA
- CO-WORK
- PREMIUM FITNESS CENTRE
- 24/7 SECURITY

The Grand Discovery

The sound of ocean waves,
the freshness of lush forests,
and the grandeur of mountains all come
together to create an awe-inspiring atmosphere.



The Grand Discovery

FROM AN EXTRAORDINARY PERSPECTIVE

EXPERIENCE A UNIQUE LIFESTYLE IN THE ELEGANT AFRATOWER RESIDENTIAL COMPLEX. STYLISH INTERIORS BATHED IN NATURAL LIGHT CREATE A WELCOMING ATMOSPHERE. FROM THE GRAND DOUBLE-HEIGHT ENTRANCE LOBBY TO PREMIUM FINISHES, EVERY DETAIL IS METICULOUSLY CRAFTED. A COMPREHENSIVE ARRAY OF INDOOR AND OUTDOOR AMENITIES ARE DESIGNED TO ENHANCE THE COMFORT AND WELL-BEING OF RESIDENTS.







INVESTORS AND BUYERS CAN ACCESS ONLINE CAMERAS TO VIEW PROJECT PROGRESS 24/7.


The Grand Discovery
ARA
CHALOUS

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15 REASONS TO INVEST IN (AFRA).

The Grand Discovery

1 OWNERSHIP AND REGISTRATION OF AN IRANIAN COMPANY WITH 100% FOREIGN INVESTMENT.
For special economic zone/ free zone

2 0% PERSONAL INCOME TAX
For special economic zone/ free zone

3 LIFETIME RESIDENCY VISA

4 HASSLE-FREE BANK ACCOUNT SETUP

5 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX
For special economic zone/ free zone

6 5-STAR RECREATIONAL AND DINING OPTIONS

7 A GATED COMMUNITY

8 CREATING ADDED VALUE FOR BUYERS' INVESTMENT.

9 ONE OF THE SAFEST COUNTRIES IN THE WORLD

10 ONE OF THE MOST AFFORDABLE COUNTRIES IN THE REGION FOR ENERGY, UTILITIES, HEALTHCARE, AND COSMETIC SERVICES

11 THE CONVERGENCE OF FOREST, SEA, AND MOUNTAIN

12 ONE-HOUR DISTANCE TO THE CAPITAL OF IRAN

13 UNIQUE GEOGRAPHIC LOCATION AT THE CROSSROADS OF THE MIDDLE EAST, ASIA, AND EUROPE

14 ONE OF THE TALLEST TOWERS IN MAZANDARAN

15 POSSESSING PRISTINE NATURE

BORJSAZAN
PARSIAN

The Grand Discovery



PROJECT DETAILS+ SPECIFICATIONS/

PROJECT
- LOCATION: AFRA, NAZANDARAN, IRAN
- DEVELOPER: BORJSAZAN PARSIAN
- CONFIGURATION: THREE NEGATIVE FLOORS +G+HALF FLOOR+26
- UNIT TYPE: UNFURNISHED
- 2-BED UNITS: 1 PARKING SPACE
- 3-BED UNITS: 2 PARKING SPACES
- 4-BED UNITS: 3 PARKING SPACES

SERVICES
- POOL AND COMMUNAL AREA MAINTENANCE
- 24/7 SECURITY
- GATED COMMUNITY

AMENITIES
- POOL COMPLEX
- STATE-OF-THE-ART GYM
- CHILDREN SWIMMING POOL
- CHILDREN PLAY AREA
- CHANGING FACILITIES
- **RESTAURANT AND COFFEE SHOP**

FOYER / LIVING / DINING
- PORCELAIN FLOORING TILES
- PORCELAIN SKIRTING
- INTERNAL PLASTERED WALLS WITH EMULSION PAINT
- SUSPENDED CEILING WITH EMULSION PAINT

KITCHEN
- PORCELAIN FLOORING TILES
- PORCELAIN SKIRTING TILES
- PAINT AND PORCELAIN WALLS
- SOLID SURFACE COUNTERTOPS
- JOINERY WITH LACQUERED OR LAMINATE FINISH FOR CABINETS
- APPLIANCES: BUILT IN FRIDGE, DISH WASHER, COOKER, EXHAUST HOOD, STAINLESS STEEL SINK

BEDROOMS
- PORCELAIN TILES
- PORCELAIN SKIRTING TILES
- PLASTERED WALLS WITH EMULSION PAINT
- PAINT FINISH CEILING
- BUILT-IN JOINERY WITH LACQUERED OR LAMINATE FINISH

BATHROOMS / POWDER ROOM
- PORCELAIN FLOORING TILES - MARBLE LOOK
- PORCELAIN WALL TILES - MARBLE LOOK
- MOISTURE RESISTANT GYPSUM CEILING FINISHED WITH PAINT
- SOLID SURFACE COUNTERTOPS OR EQUIVALENT
- JOINERY WITH LACQUERED OR LAMINATE FINISH
- STANDARD SANITARY FIXTURES AND ACCESSORIES
- STANDARD SANITARY WARE AND ACCESSORIES
- MIRROR INCLUDED IN BATHROOMS


IRAN
MAZANDARAN
CHALOUS

BORJSAZAN
PARSIAN

The Grand Discovery

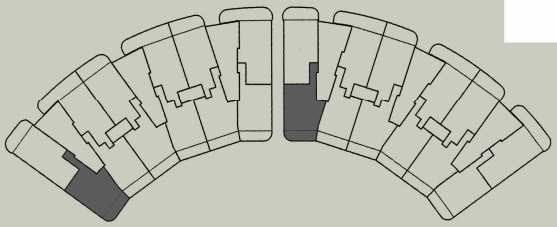


SPECIFICATIONS & FLOOR PLANS

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FLOORS 1-5



2-BED

TYPE 1

The Grand Discovery



FOREST VIEW

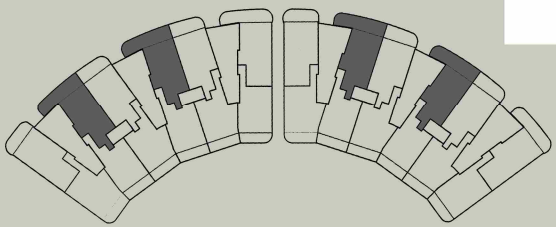
UNIT AREA	132 m^2
BALCONY AREA	19 m^2
PARKING SPACE	1
STORAGE SPACE	1

■ FIBER OPTIC ■ FIRE SUPPRESSION SYSTEM
■ VENTILATION SYSTEM ■ SMART SYSTEM

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BORJSAZAN
PARSIAN

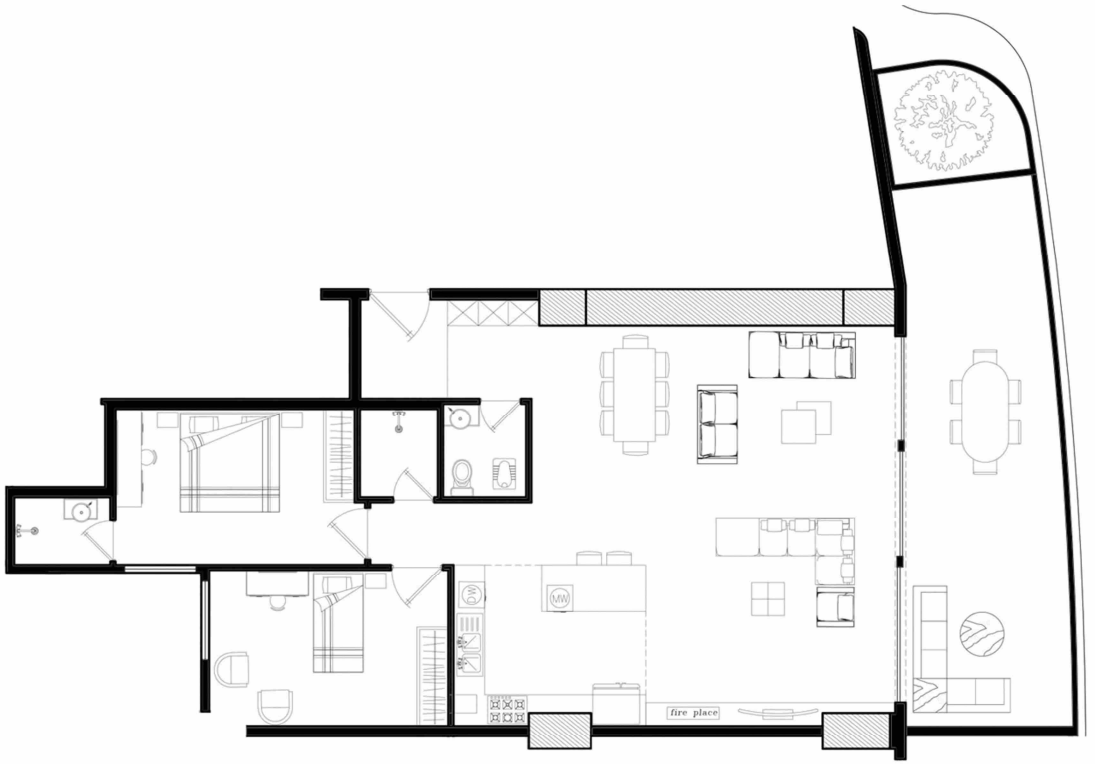
FLOORS 1-5



2-BED

TYPE 2

The Grand Discovery



SEA VIEW

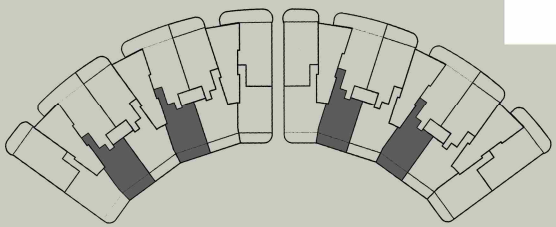
UNIT AREA	137 m²
BALCONY AREA	42 m²
PARKING SPACE	1
STORAGE SPACE	1
MASTER BEDROOM	1
BALCONY GARDEN	1

■ FIBER OPTIC ■ FIRE SUPPRESSION SYSTEM
■ VENTILATION SYSTEM ■ SMART SYSTEM

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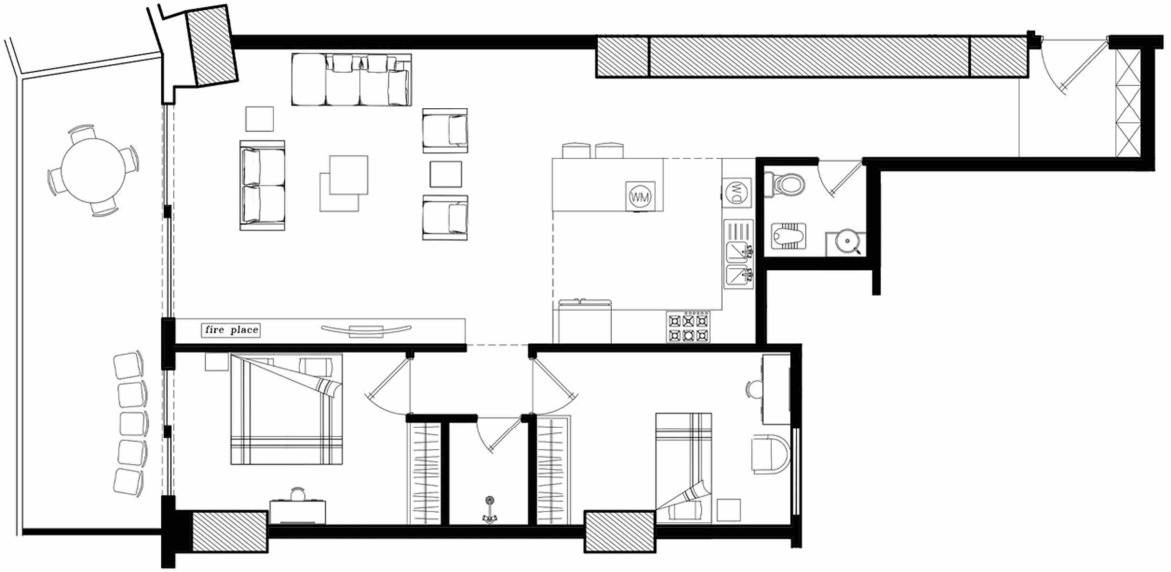
FLOORS 1-5



2-BED

TYPE 3

The Grand Discovery



FOREST VIEW

UNIT AREA	122 m²
BALCONY AREA	19 m²
PARKING SPACE	1
STORAGE SPACE	1

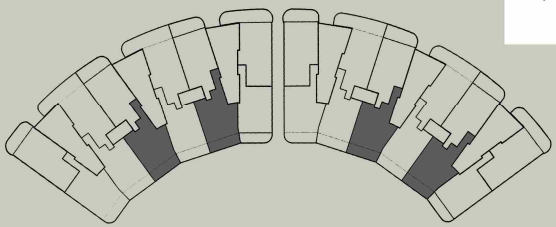
■ FIBER OPTIC ■ FIRE SUPPRESSION SYSTEM
■ VENTILATION SYSTEM ■ SMART SYSTEM

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PARSIAN

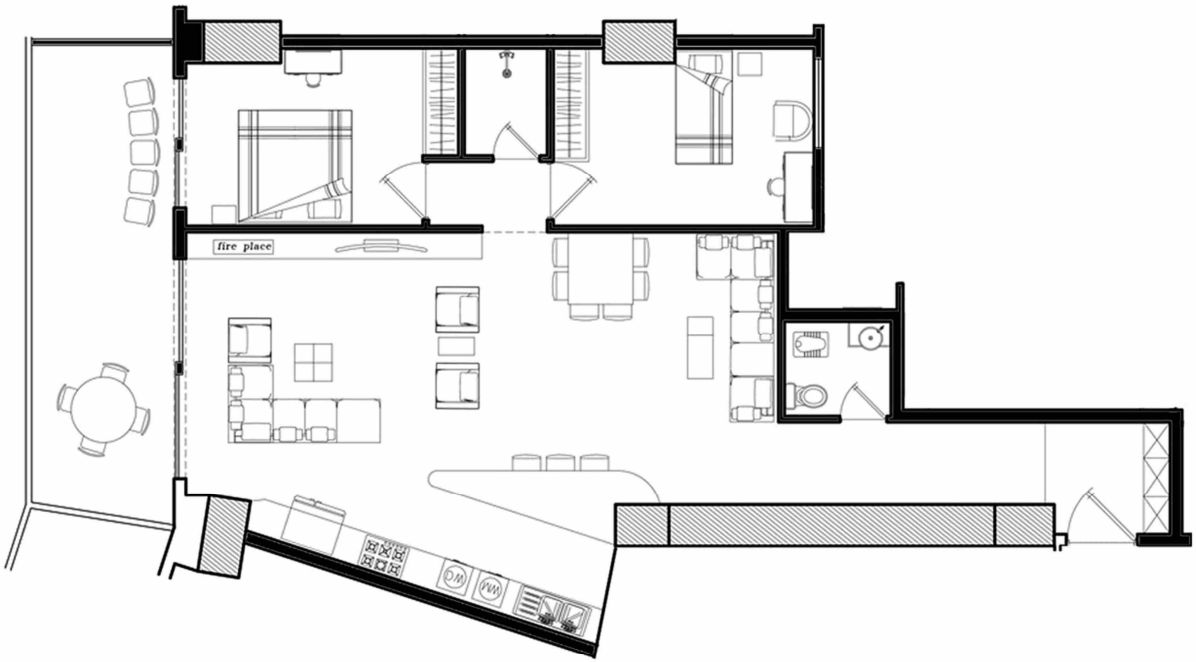
The Grand Discovery

FLOORS 1-5



2-BED

TYPE 4



FOREST VIEW

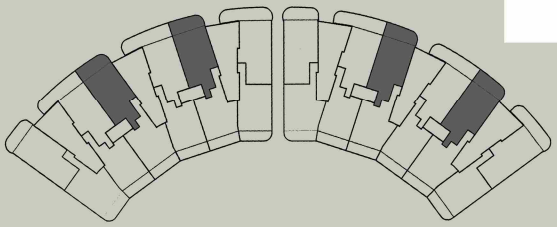
UNIT AREA	128 m²
BALCONY AREA	19 m²
PARKING SPACE	1
STORAGE SPACE	1

■ FIBER OPTIC ■ FIRE SUPPRESSION SYSTEM
■ VENTILATION SYSTEM ■ SMART SYSTEM

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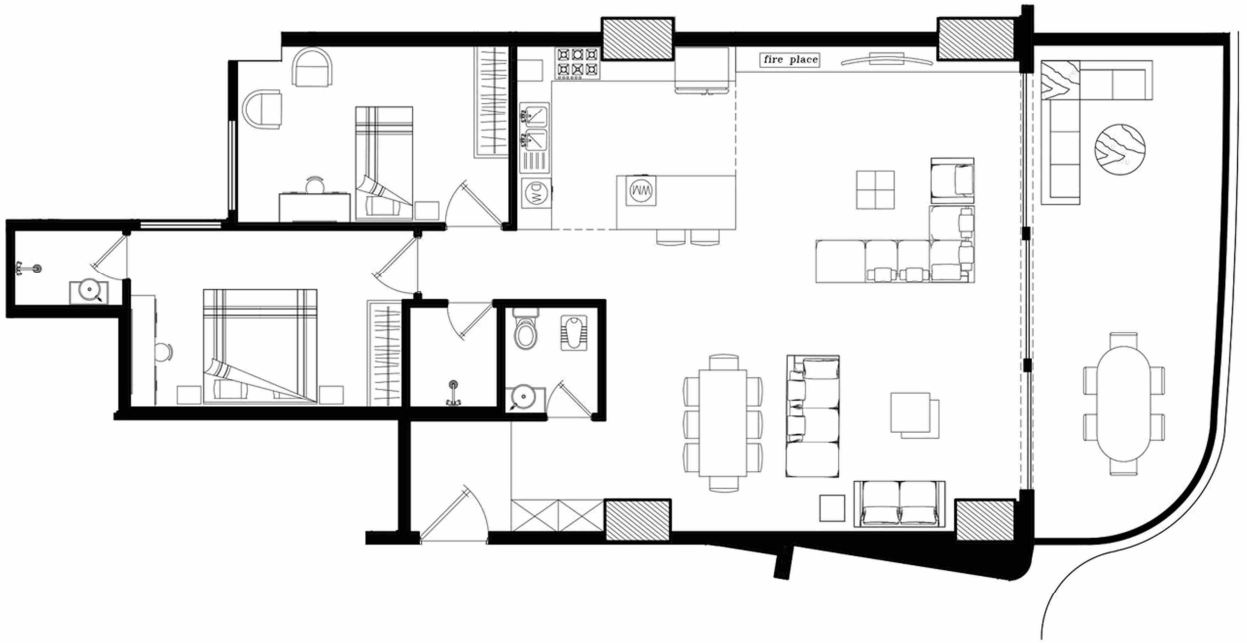
BORJSAZAN
PARSIAN

FLOORS 1-5



2-BED

TYPE 5



SEA VIEW

UNIT AREA	140 - 142 m^2
BALCONY AREA	42 m^2
PARKING SPACE	1
STORAGE SPACE	1
MASTER BEDROOM	1

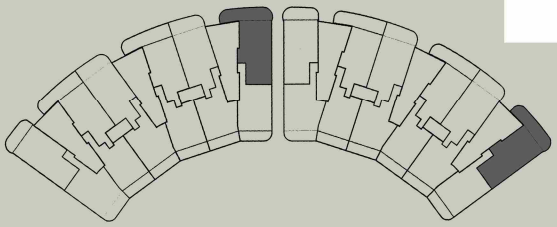
■ FIBER OPTIC ■ FIRE SUPPRESSION SYSTEM
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The Grand Discovery

BORJSAZAN
PARSIAN

FLOORS 1-5



2-BED

TYPE 6

The Grand Discovery



SEA VIEW

UNIT AREA	147 m²
BALCONY AREA	42 m²
PARKING SPACE	1
STORAGE SPACE	1
MASTER BEDROOM	1
BALCONY GARDEN	1

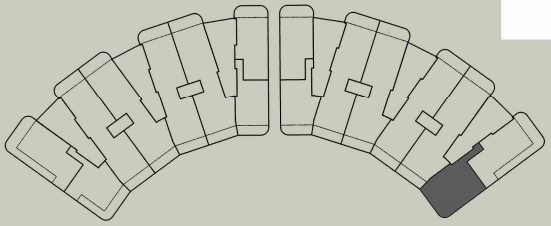
■ FIBER OPTIC ■ FIRE SUPPRESSION SYSTEM
■ VENTILATION SYSTEM ■ SMART SYSTEM

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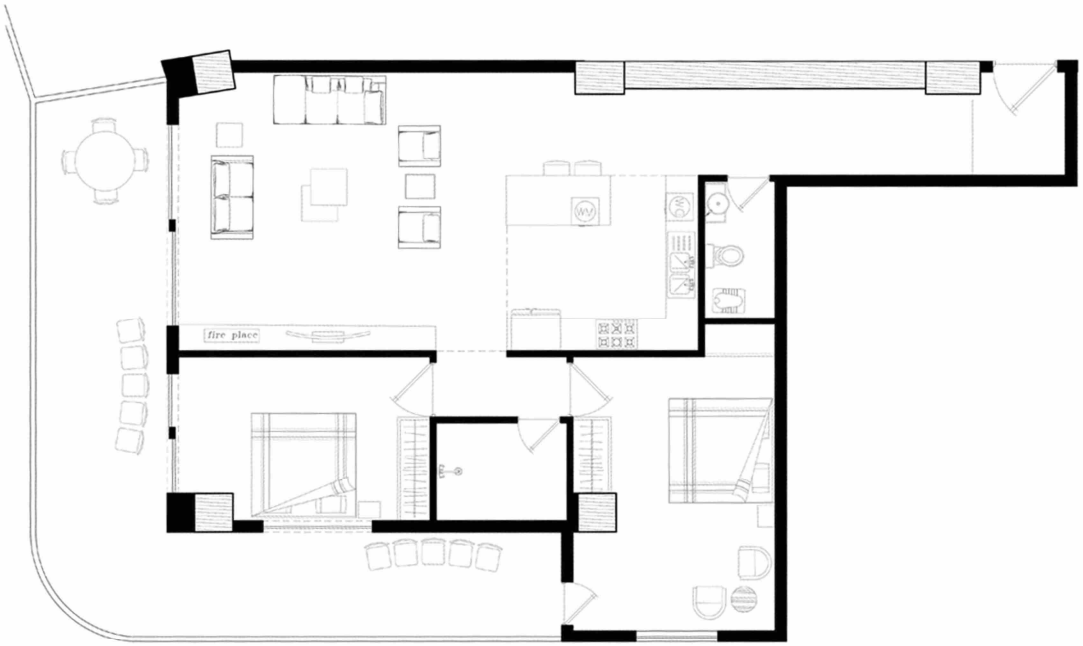
The Grand Discovery

FLOORS 6-26



2-BED

TYPE 7



FOREST VIEW

UNIT AREA	188 m^2
BALCONY AREA	38 m^2
PARKING SPACE	1
STORAGE SPACE	1
MASTER BEDROOM	1

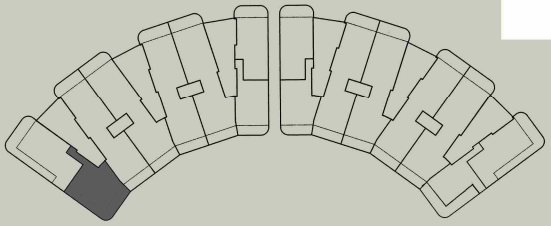
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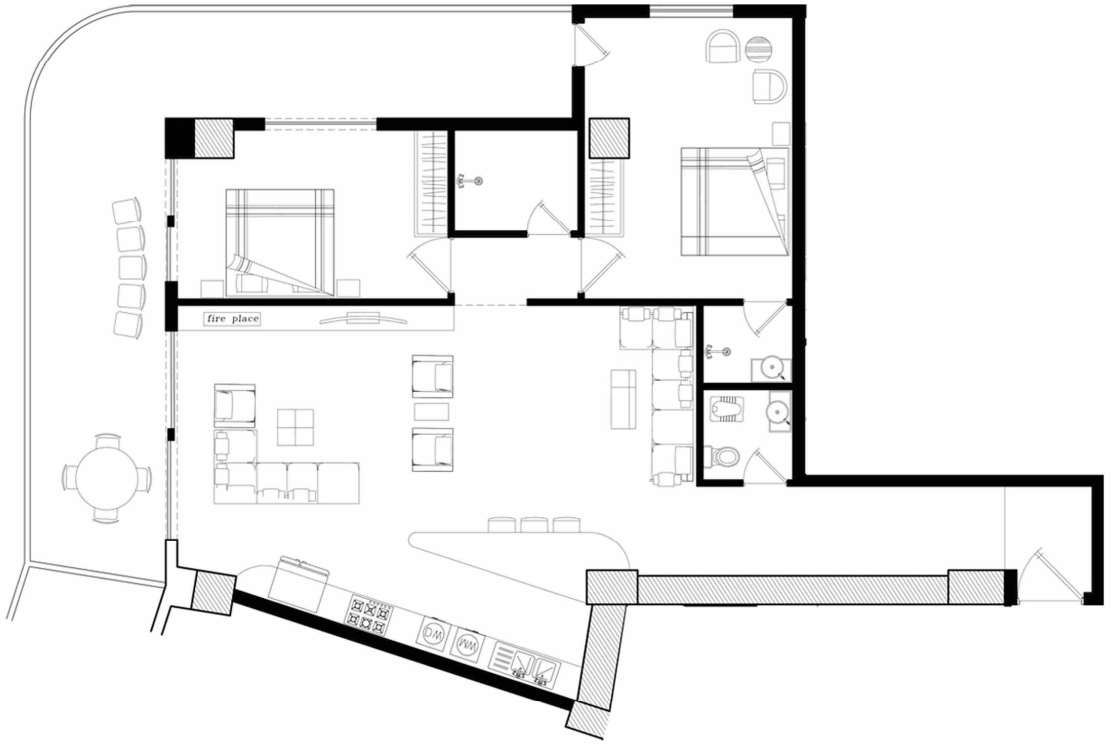
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FLOORS 6-26



2-BED

TYPE 8



SEA AND FOREST VIEW

UNIT AREA	202 m²
BALCONY AREA	38 m²
PARKING SPACE	1
STORAGE SPACE	1
MASTER BEDROOM	1

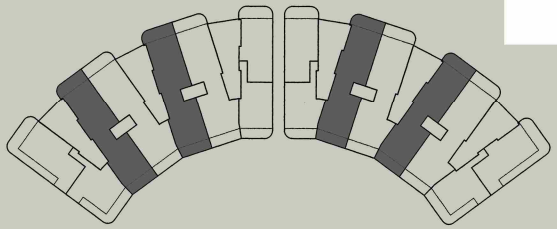
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FLOORS 6-26



3-BED

TYPE 9



SEA AND FOREST VIEW

UNIT AREA	260 m²
BALCONY AREA	24 - 19 m²
PARKING SPACE	3
STORAGE SPACE	1
MASTER BEDROOM	2

LAUNDRY/WALK-IN CLOSET/MAKEUP ROOM
HAVING TWO KITCHENS/PRIVATE LOUNGE

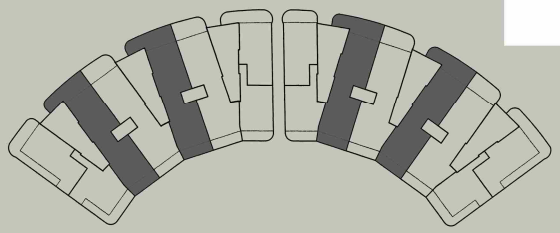
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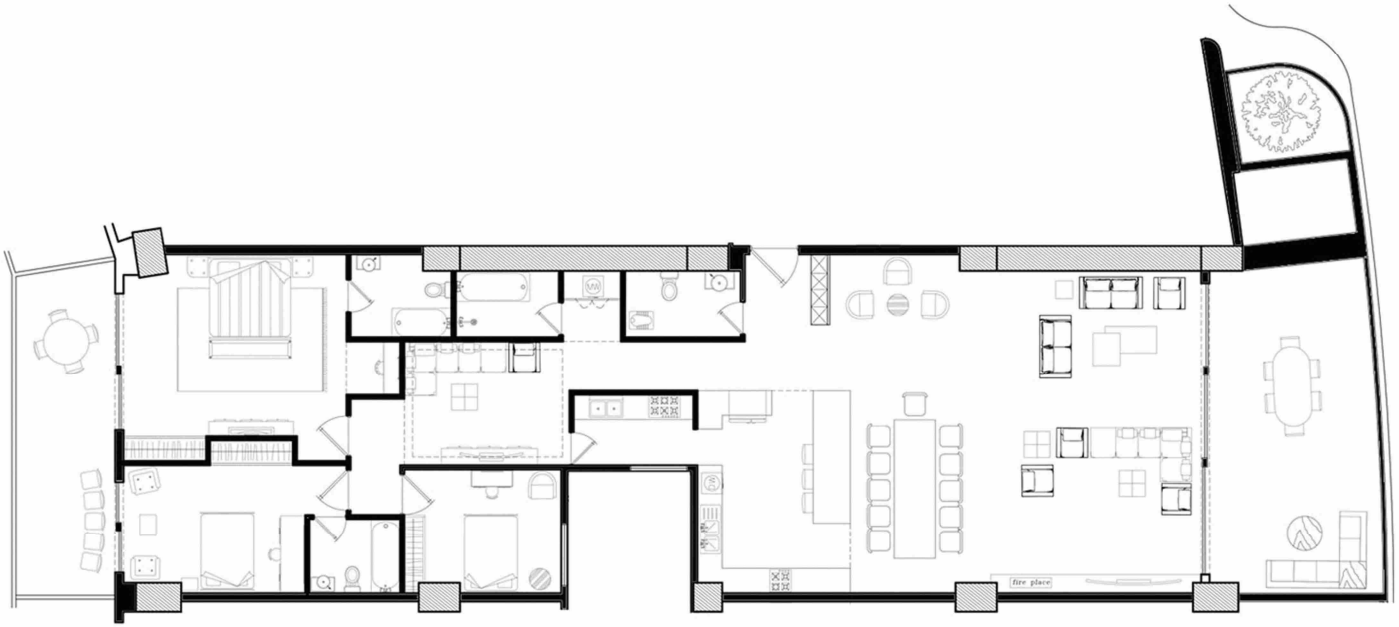
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FLOORS 23-26



3-BED

TYPE 10



SEA AND FOREST VIEW

UNIT AREA	274 m²
BALCONY AREA	50 – 19 m²
PARKING SPACE	3
STORAGE SPACE	1
MASTER BEDROOM	2
BALCONY GARDEN	1
PRIVATE JACUZZI	1
LAUNDRY/WALK-IN CLOSET/MAKEUP ROOM HAVING TWO KITCHENS/PRIVATE LOUNGE	

■ FIBER OPTIC ■ FIRE SUPPRESSION SYSTEM
■ VENTILATION SYSTEM ■ SMART SYSTEM

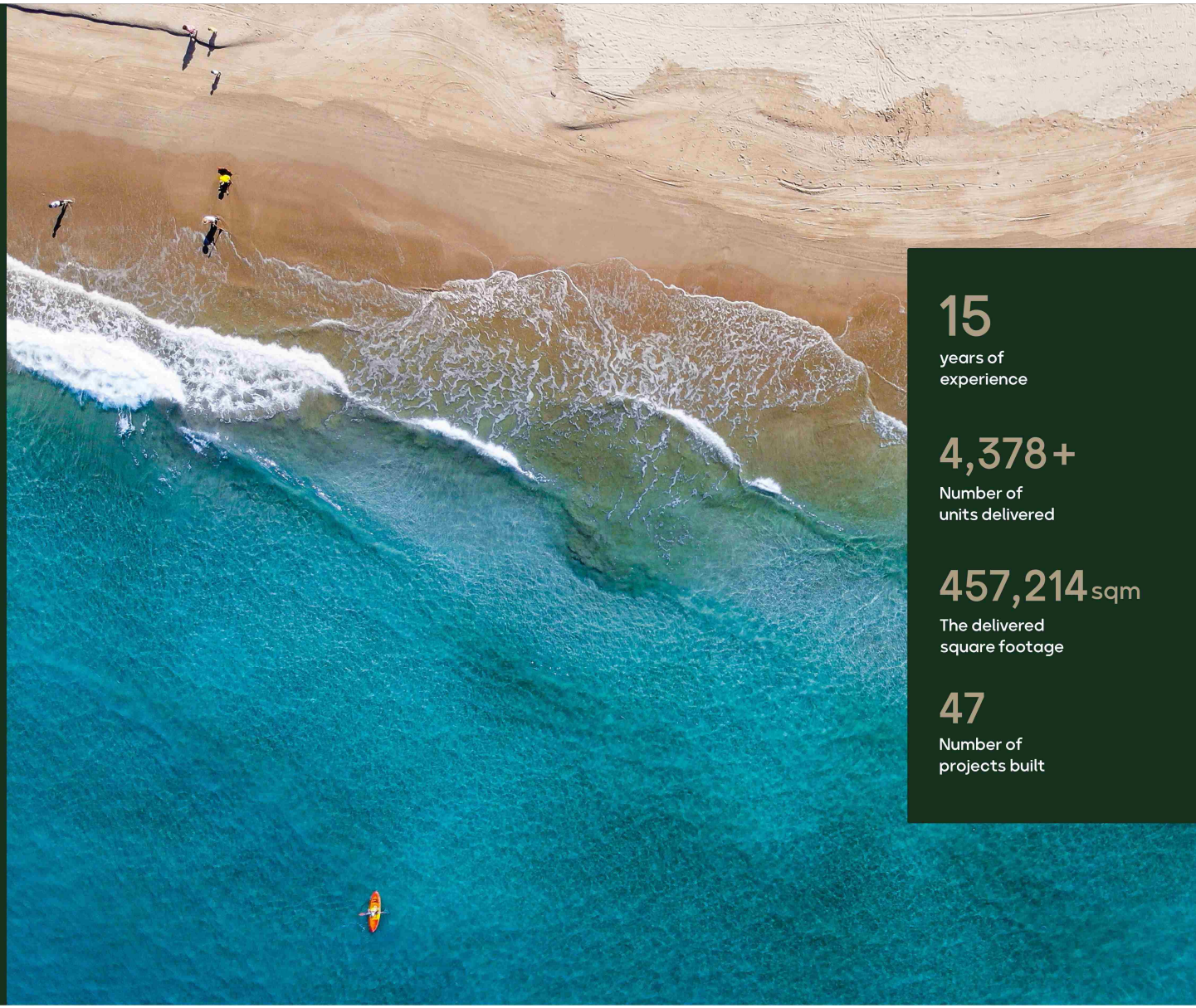
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BORJSAZAN PARSIAN

Creating space for human spiritual growth and enhancing vitality and well-being.

Borjsazan Parsian, established in 2010 to disrupt the global real estate market, combines experience and innovation to deliver the highest quality properties. Renowned architects design Borjsazan Parsian' homes, inspired by iconic design figures; each home is constructed with the finest materials and maintained by expert professionals.

Borjsazan Parsian takes pride in selecting the best locations and properties to offer lucrative investment opportunities to discerning clientele.



15
years of experience

4,378+
Number of units delivered

457,214 sqm
The delivered square footage

47
Number of projects built

OUR OFFICES

BORJSAZAN
PARSIAN

TEHRAN.IRAN
Tehran, Dr. Ali Shariati Street,
Baran Tower, Floor 18, Unit 13
T +982126378695

YAZD.IRAN
Yazd, Timsar Fallahi Street,
Nirang Street, Sonbol Street
T +983535306767

MAZANDARAN.IRAN
Chalus, Boulevard Shahid Pour Moradi,
Shahid Rezapoor Street, Yas Alley
T +981152253412

For more information on
THE GRAND DISCOVERY
please call +989121306262

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