

EXCLUSIVE LUXURY RESIDENCE FOR SALE

Former consulate general of Switzerland

**Almaty
'Gorny Gigant'**

January 2012

PART OF THE CBRE AFFILIATE NETWORK

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Item	Details
• Location	Gorny Gigant DT
• Total Area	604 sq m
• Usable Area	199.7 sq m
• Land Area	0.195 hectare
• Number of Floors	3
• Sale price	1.8 million US dollars
• Built	1998

This elegant home has been built to a very high specification and is considered to be seismically safe in the event of an earthquake. Situated in 'Gorny Gigant' – a very sought after residential area in Almaty, it is rare that properties of this caliber come on the open market for sale.

- **Good quality wooden flooring**
- **Full central heating**
- **3 bedrooms, 2 bathrooms and 2 guest toilets**
- **2 covered parking lots**
- **Security system**
- **Mature garden ideal for entertaining**
- **Gym and sauna facilities**

The house is extremely bright and enjoys a southern aspect. This property has been maintained to a high standard, well decorated an ideal family home.

The house has a truly spectacular garden which boasts a variety of mature plants, trees and shrubs and is ideal for corporate entertainment. The uninterrupted views of the mountains are breathtaking.

There is a large dining kitchen with fully fitted units; white goods are also included. Spacious lounge with real log fire leads to a large dining room. Also located on the ground floor is a study, a guest toilet and a large cloakroom area with built-in wardrobes.

The first floor has 3 good sized bedrooms, all of which enjoy panoramic views. There is a large family bathroom which has both a shower and a bath plus a vanity unit with two wash basins and a bidet. In addition, there is a good sized shower room. A large open-plan sitting room is also located on this floor.

The second floor offers two multi-functional rooms and a shower room. One room in particular is very large and incorporates a well-designed bar. A fantastic area for entertaining, which could alternatively be used as guest quarters/staff quarters, living area or good sized double bedroom.

The basement has ample storage with 3 large rooms, which could be used as game rooms/play rooms/gymnasium or staff quarters, as there is also a good sized shower area. The utility area is situated next to the shower room.



View of drive & car port

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Rear view with nice terrace

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Living room

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Dining room

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Walled garden with shrubs & trees

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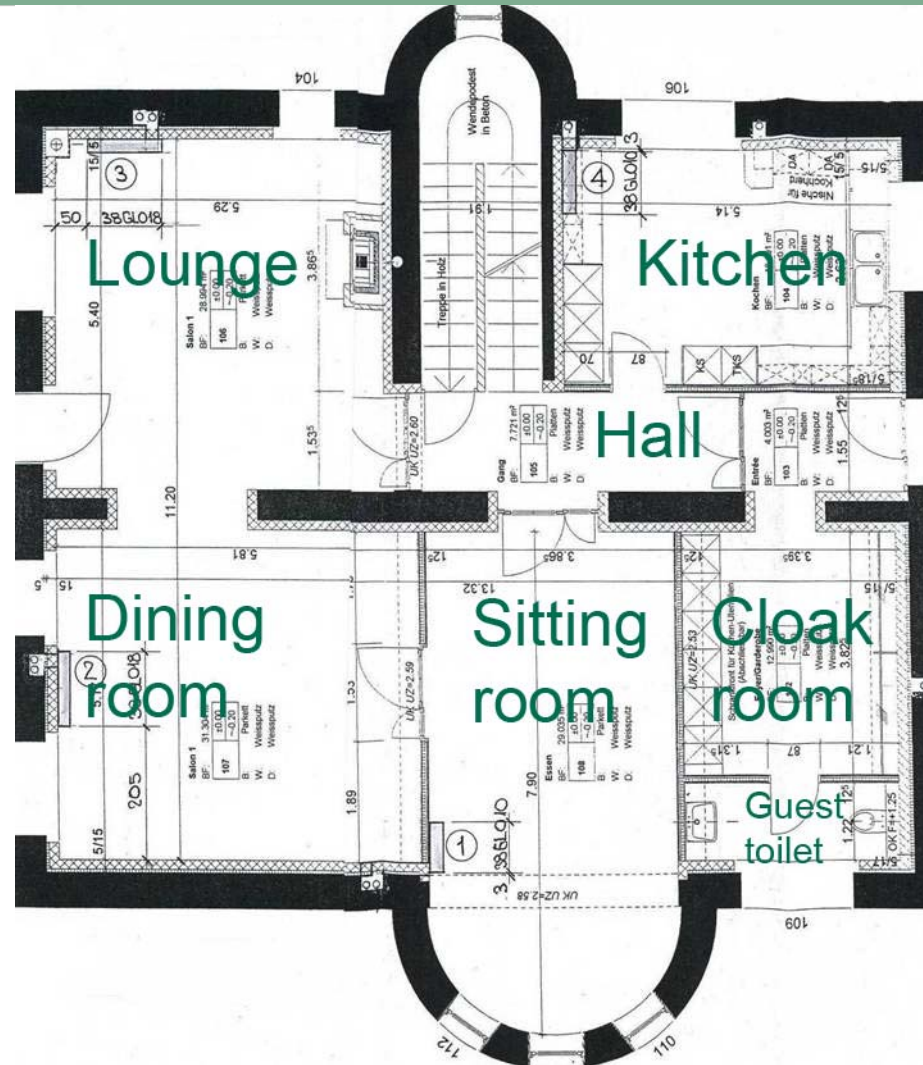
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Rear view with steps

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The image features a solid teal background. On the right side, there are two overlapping white circles. The word "Contacts" is written in white, bold, sans-serif font, positioned between the two circles.

Contacts

For further details or to arrange a viewing please contact:

Natalya Likyorova | Rental and Sales Manager

Tel: +7 (727) 258 17 60

Mob: + 7 (701) 768 57 76

E-mail: Natalya.Likyorova@cbre.kz

Scot Holland | CBRE | Kazakhstan

Premier Alatau Business Center | 3rd floor | 105 Dostyk Ave.

Almaty 050051 | Kazakhstan

