DIAMOND

PREMIUM LIFE

BY Kusto HOME



DIAMOND

A project in which the premium is laid in the foundation







PREMIUM LIFE

A philosophy embedded into every aspect of the project — from architecture to atmosphere.

Premium is not what it says, it is what you feel.
When comfort comes naturally, desires are anticipated, and every space reflects your vision of a higher standard of living.







HOME DESIGNED TO YOUR SCALE

Ceilings - 3.15 meters, panoramic windows opening onto the city and the mountains.
Layouts up to 180 m², two-level apartments, double-height living rooms, where freedom is felt in every detail.

Diamond does not seek to impress — it simply meets your expectations, your taste, your way of life.



INTIMACY AMONG THE SURROUNDING DENSITY

In a district surrounded by high-rise towers and constant noise, Diamond chooses a different scale — just nine stories of thoughtful, quiet luxury.

There are no accidental encounters. Only a private atmosphere and a sense of comfort that belongs exclusively to you.





YOUR SPACE OF STRENGTH

Energy. Inspiration. Choice.

Thoughtful layouts designed not as a compromise, but as a reflection of your priorities — for those who know what they want from life.

From master suites to penthouses, from dynamic city views to double-height living rooms opening to the mountains.

A space that energizes, inspires, and highlights your individuality.









LIFE ON THE FRONTLINE

The location of the Diamond residential complex is not just convenience — it is part of your lifestyle.
The proximity to Mega Alma-Ata turns the city's largest shopping mall into an extension of your personal infrastructure: a gallery of restaurants, boutiques you are accustomed to, Galmart, a cinema - everything is nearby, always accessible and without traffic jams.

A location that cannot be replicated.



WHEN THE MOST IMPORTANT THINGS HAVE ALREADY BEEN TAKEN CARE OF

In a metropolis where air quality is often far from ideal, we have taken care of your comfort and safety in advance.
An air filtration system is part of the standard equipment of every apartment.
Invisible, but daily care for you and your loved ones.





RELIABILITY TAKEN TO THE ABSOLUTE

At Diamond, strength is not just a feature — it is a part of philosophy.

Thicker floor slabs, reinforced load-bearing structures, seismic resistance of 9+ points — everything is included with a large reserve.

It matters for us and for you.

You don’t just feel the walls — you feel the confidence of being truly safe at home.





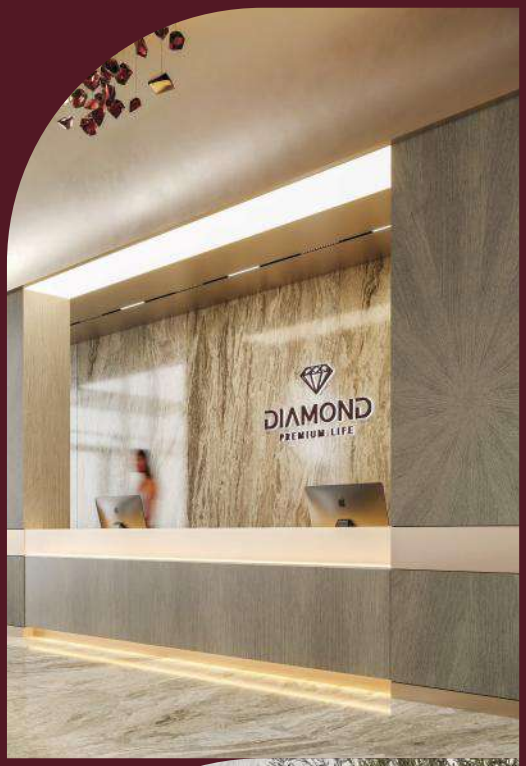


SERVICE
IS CARE FOR YOU

High level of service as a given. The concierge welcomes your guests, couriers, takes care of the routine, ensures privacy and order.



GRAND LOBBY







AN ARCHITECTURAL GESTURE THAT SETS THE TONE

Just as the first act is essential in theatre, every encounter with Diamond begins with an architectural scene where everything speaks of comfort and security.

A dedicated block is reserved for the Grand Lobby: filled with light, designer finishing, and the atmosphere of a private club.
For Almaty, it is a unique solution. This is how Diamond welcomes you.


South Park
Serkebayeva
Rozybakieva
Tamos Education School
AlmaU
Radostovets
Magnum
Almagul
The Botanical Garden
Zharokova
Gymnasium №38
Levitan
Gymnasium
Mega Alma-Ata
50 m
A. Kekilbayuly
Cinema Galmart Shoping Mall
Braun
Radostovets
Joo High School
Serkebayeva
Essentai Mall
Kozhabekova
«Altyn Uya» Kindergarten
Champ1on
Malakhova
Villa dei Fiori
Haileybury Almaty British School
«Sabi» Kindergarten
Navoi
Bolshaya Almatinka river
Rozybakieva
Orbita
Al-Farabi
Miras School
Park of the First The President
Golf Club Zhailjau
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THE HEART OF THE BOSTANDYK DISTRICT

Diamond is located in one of the city's most sought-after areas — just steps away from MEGA Alma-Ata.

Everything is designed for a comfortable and inspiring life: prestigious schools, kindergartens, medical centers, green parks, boutiques, and restaurants are all nearby.

This location is like a diamond set in the crown of the city — radiant, valuable, and impeccably balanced.



SPACES FOR PLAY. ENVIRONMENT FOR GROWTH

At Diamond, playgrounds are not just about playing. They are a safe, aesthetic and developmental environment for children of different ages. Thoughtful zoning, modern materials and play scenarios - so that every day brings joy to the child, and you peace for those who are dear to you. Safe. Interesting. Truly thought out.

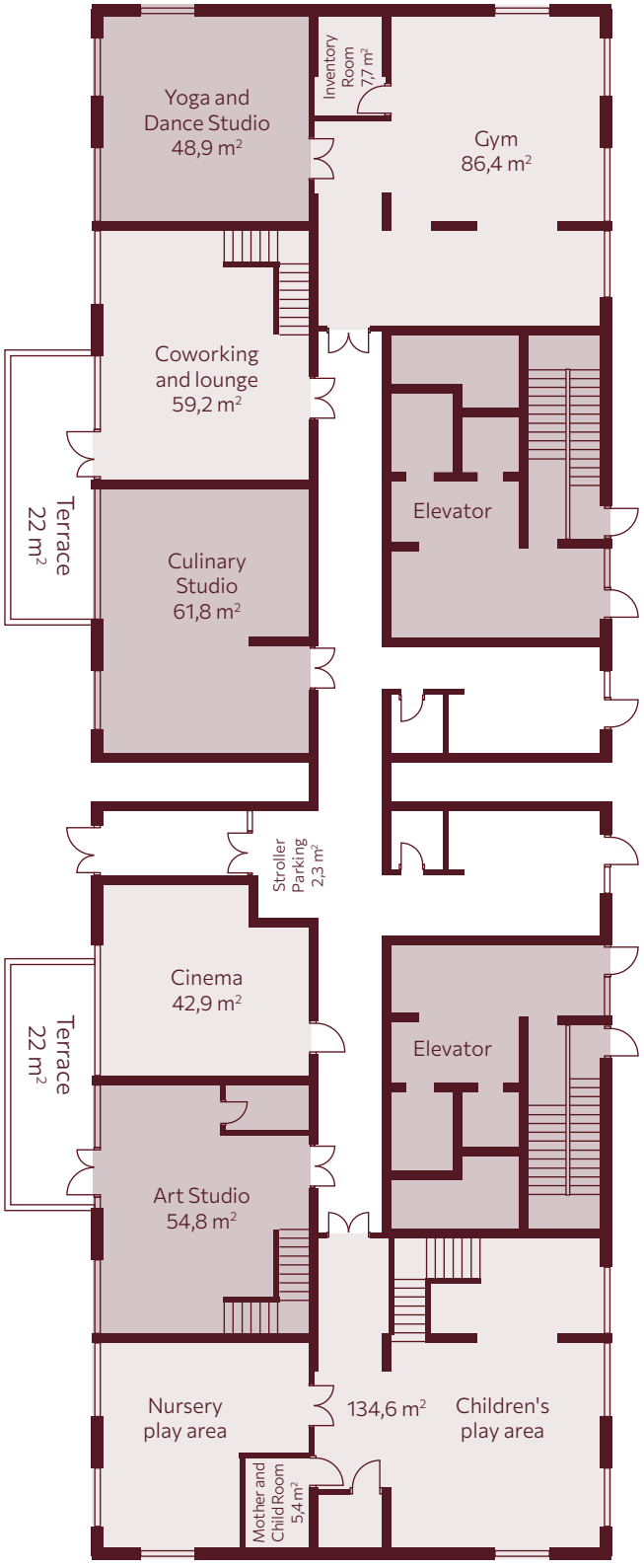






SPACES CREATED TO EXTEND THE BOUNDARIES OF YOUR APARTMENT

Everything in Diamond is arranged so that you do not have to adjust to the city rhythm. Only you decide how your day goes - your own infrastructure allows it. A fitness room, an art studio, a children's room, meeting rooms - it is not just infrastructure, but an extension of your personal space, only outside the apartment. Quiet, stylish, thoughtful. And only for your own. Your rules. In your rhythm. On your territory.



Mega Alma-Ata

BLOCKS 14, 15 | FLOOR 1

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GUEST ROOM

A guest suite with its own kitchen – a solution that preserves your privacy. Your guests can be comfortable and at ease without disturbing the intimacy or rhythm of your daily life.

It is a premium approach to hospitality where everyone feels at home.

KIDS ROOM



STROLLER PARKING



CO – WORKING



A space for business decisions – right within your home. When you need silence, focus, or a confidential meeting, a dedicated work area is at your disposal, accessible exclusively to Diamond residents.

No commuting. No distractions. Complete comfort.



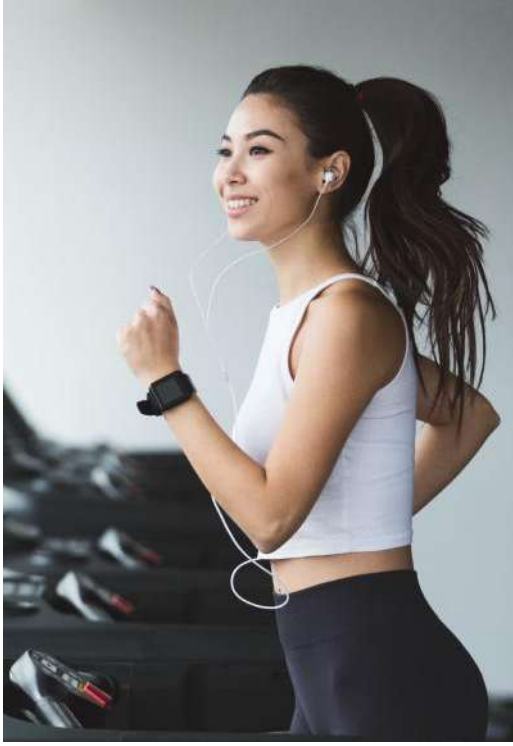


CINEMA ROOM

For you and your children

A private cinema room is a privilege that does not need to be shared with strangers. At Diamond, the screening room is part of your personal environment. Without strangers. Without noise. Without compromise.
Technically equipped. Aesthetically impeccable.





FITNESS & YOGA ROOMS

For those who listen to themselves. Spaces for yoga and fitness, created not for records, but for inner harmony. Here, you practice whenever you choose.
The freedom to follow your own rhythm — above all else.









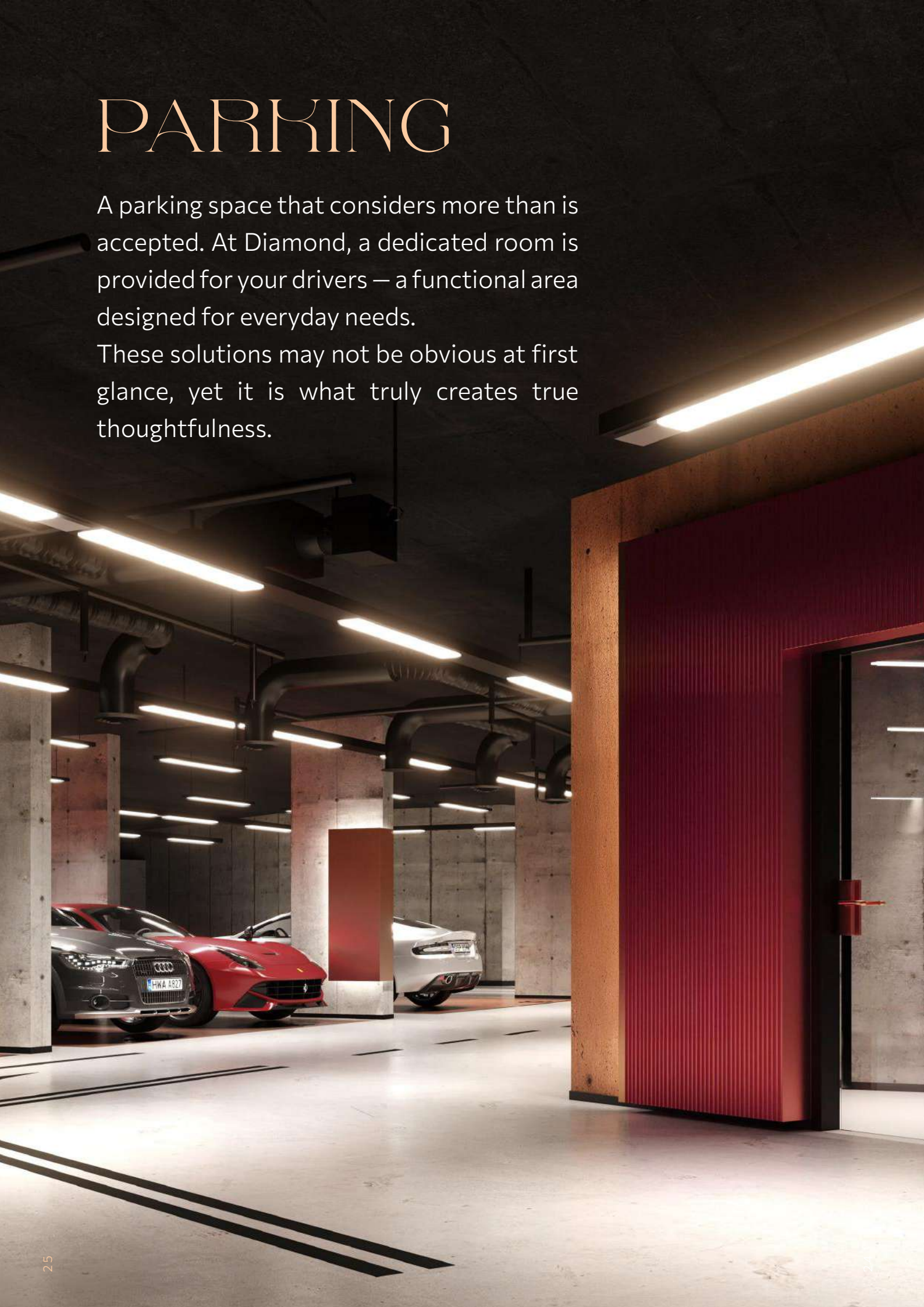
LOBBIES THAT REFLECT YOUR STYLE

Architecturally expressive spaces crafted with premium materials and an atmosphere of privacy.

A sense of comfort, status, and refined aesthetics from the very first step.

PARKING

A parking space that considers more than is accepted. At Diamond, a dedicated room is provided for your drivers — a functional area designed for everyday needs.
These solutions may not be obvious at first glance, yet it is what truly creates true thoughtfulness.







DIAMOND COLLECTION–

Architecture
Inspired by Legends

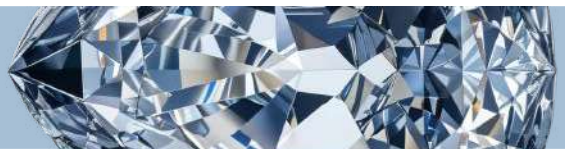


The concept of the project was born from admiration for the flawless form and timeless value. At its heart are legendary gems — each with its own story, color, and character. Only those recognized as symbols of beauty and rarity were chosen. Their image is reinterpreted in the architecture: in the silhouettes of facades, the palette of materials, and the rhythm of space.

Alongside the aesthetics of jewelry heritage, inspiration also came from the philosophy of Feng Shui — the art of harmony between space and energy. Its principles are subtly woven into the orientation of the blocks and the structure of the residential complex, enhancing the sense of comfort, well-being, and balance.

Diamond Collection is an aesthetic where precision, vision, and respect for those who choose the exceptional come together.

WHITE DIAMOND



BLUE MOON



GARNET



SANCY



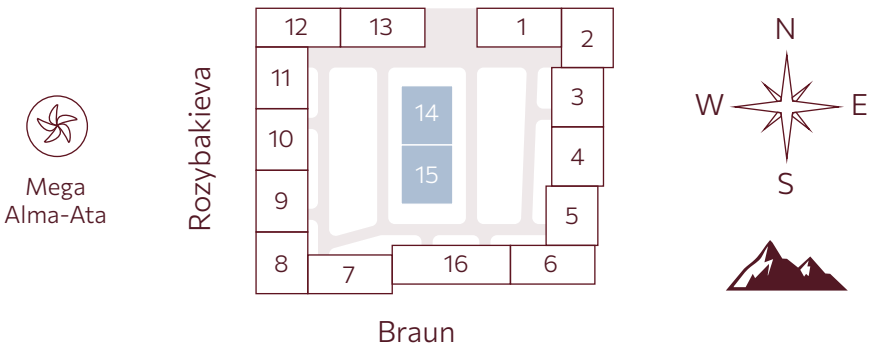
AURORA GREEN



WHITE DIAMOND

The Cullinan — 530.2 carats. The largest colorless diamond in history. Adorning the British Royal Scepter, it symbolizes grandeur and classic beauty.

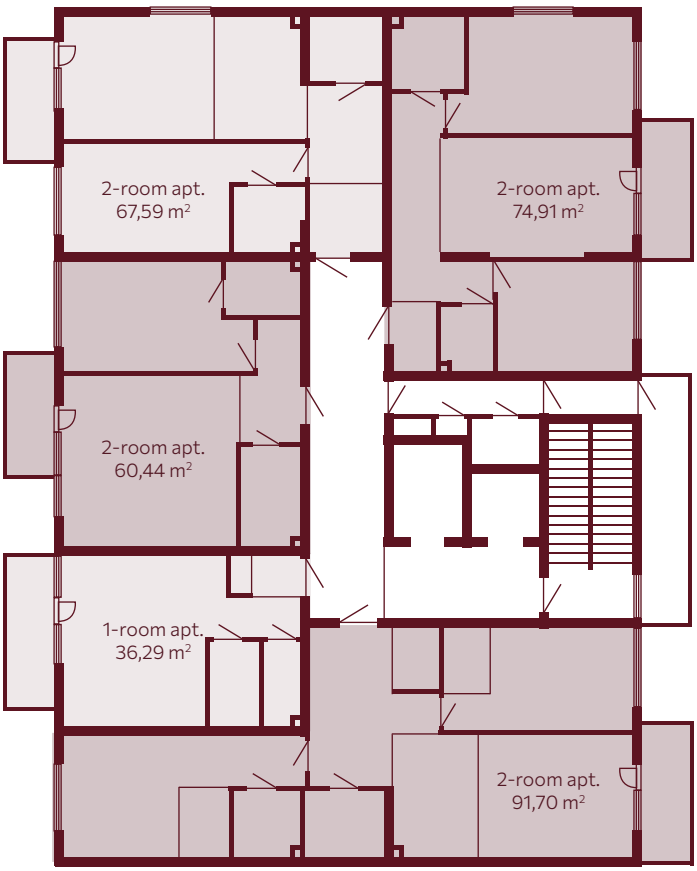
A point of tranquility and refined luxury — White Diamond is the choice for those who value serenity.







The blocks are hidden from noisy streets and located at the heart of the complex - away from the hustle. This is where all the internal infrastructure is placed - for those who value a well-thought-out rhythm of life. It is very convenient when everything you need is close by, just one elevator ride away.



Mega
Alma-Ata

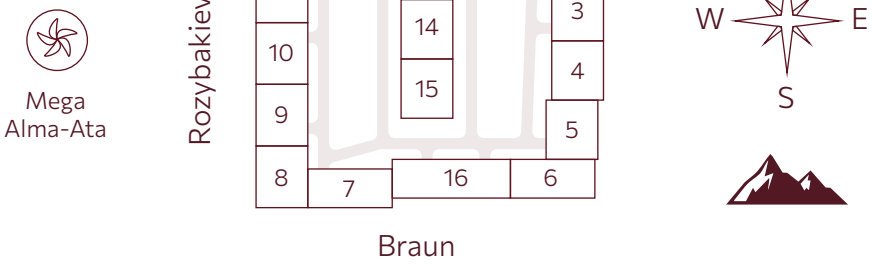
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BLOCK 14 | FLOOR 2



BLUE MOON

Blue Moon of Josephine — 12,03 carats. Sold for a record-breaking USD 48.4 million, this diamond became the benchmark of the rarest blue saturation and exclusivity.
Space and energy. Blue Moon opens up panoramic views of Almaty, reflecting the city's vibrant rhythm — for those who live to the rhythm of the city.

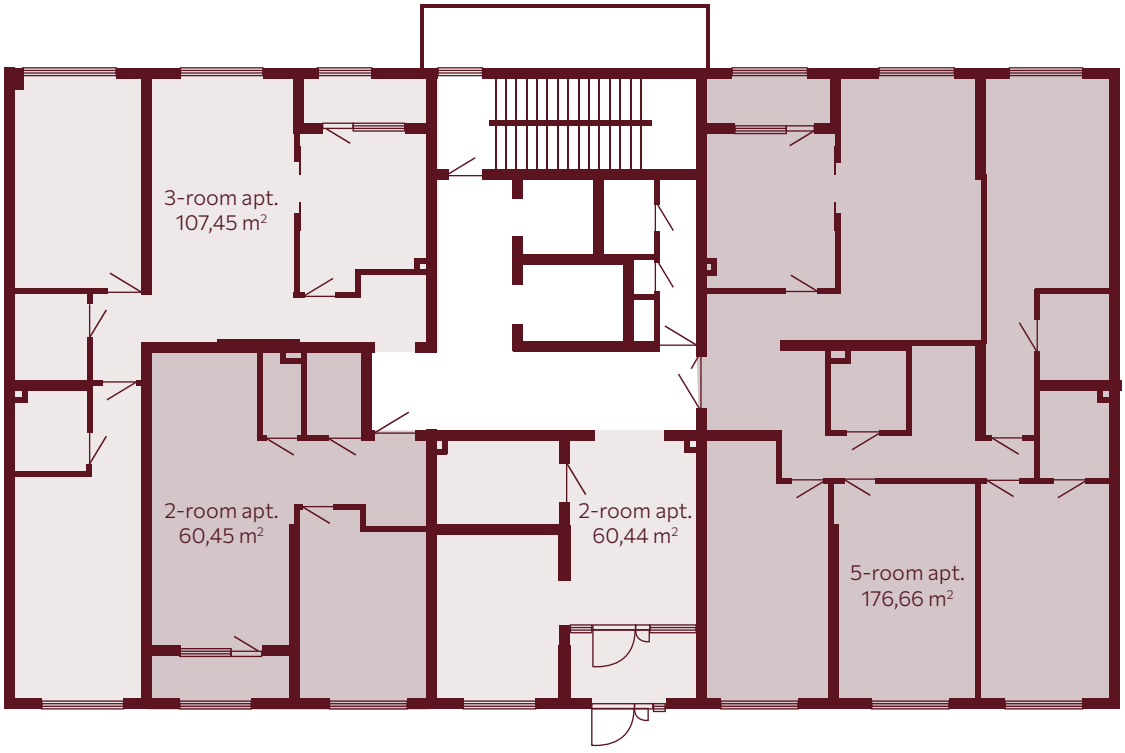






The sky feels higher. The city more expansive.
North-facing the city: scale, perspective, and architecture of metropolis.
South-facing — the courtyard: tranquility, order, and privacy.

Mega
Alma-Ata





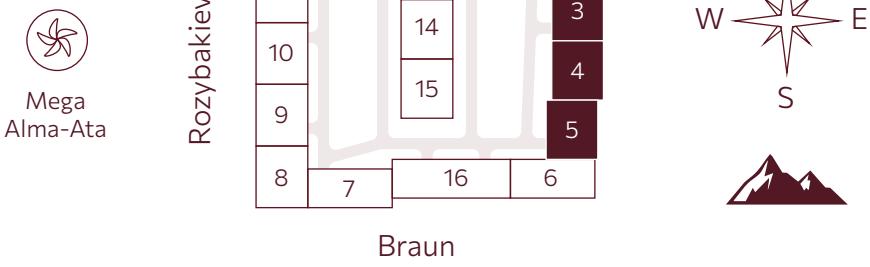
BLOCK 1 | FLOOR 2



GARNET

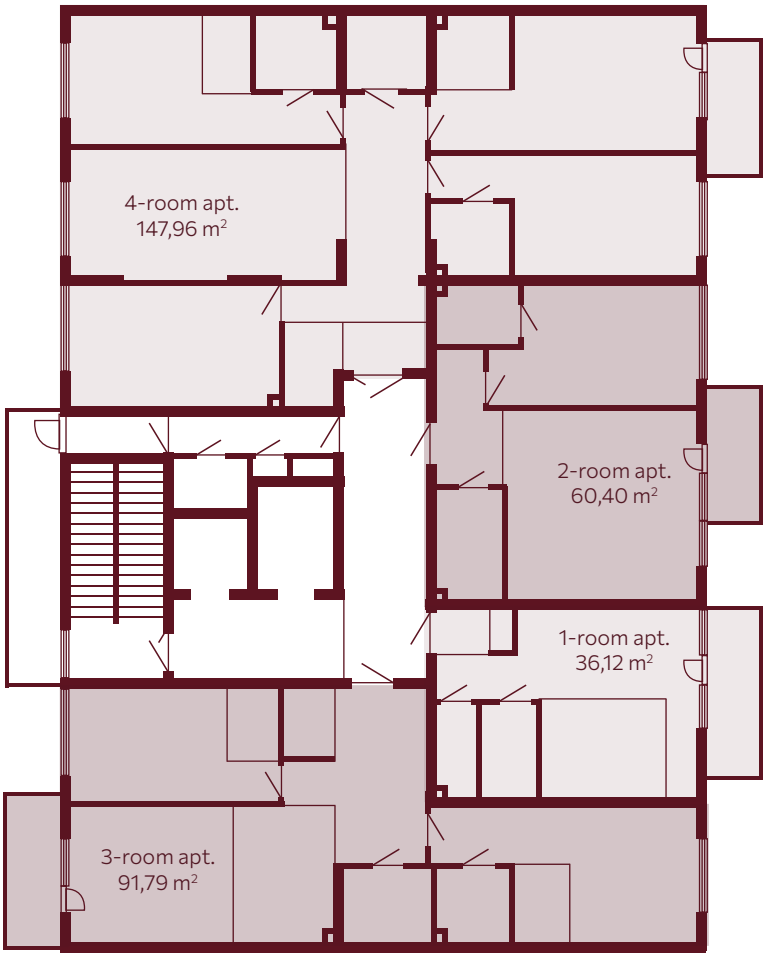
Moussaieff Red Diamond — 5,11 carats. The largest natural red diamond, valued at USD 20 million, renowned for its rarity and expressive character.

Warmth and energy. Garnet greets the first rays of the sun, setting the rhythm of the day. The choice for those who value their time.





East-facing windows open onto the future alley on Radostovets street — a space for morning walks and fresh thoughts.



Mega
Alma-Ata

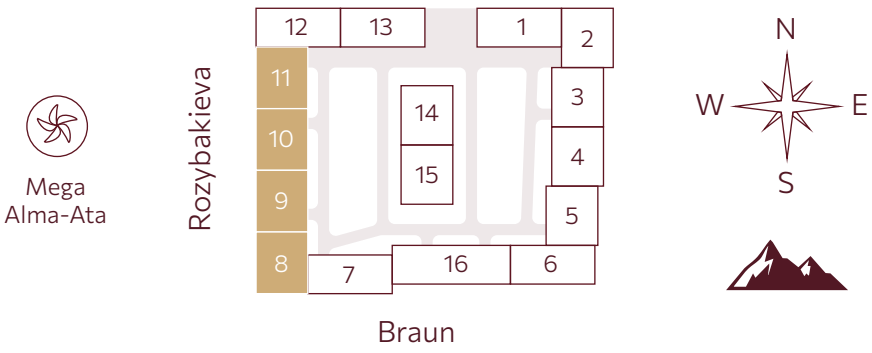
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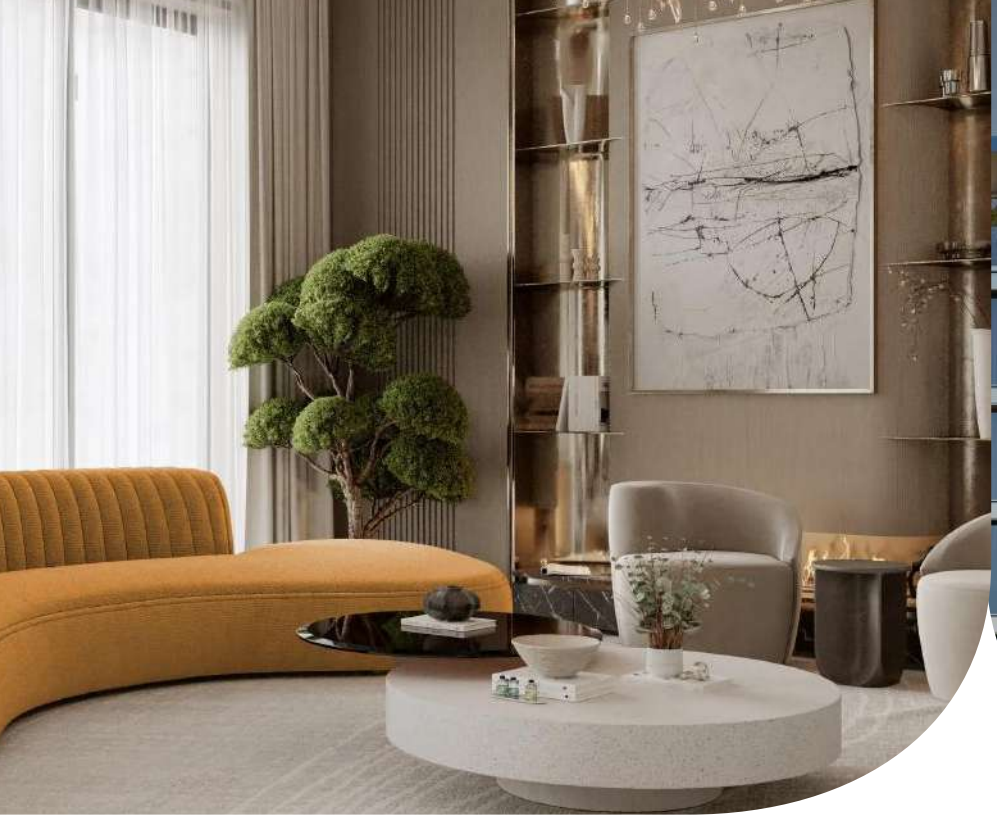
BLOCK 5 | FLOOR 2



SANCY

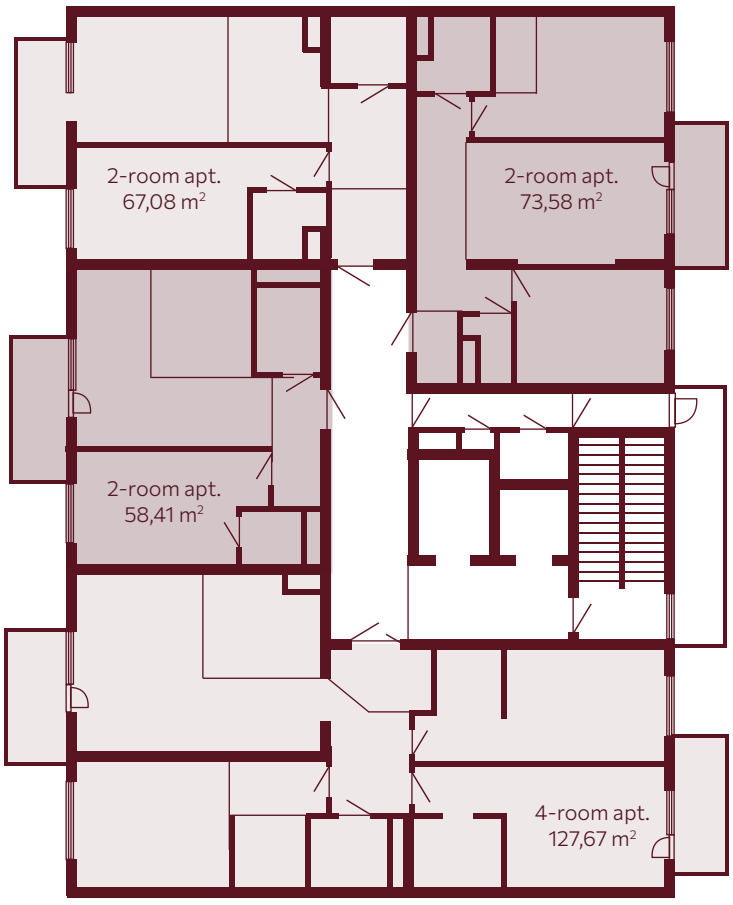
The Golden Jubilee — 545,67 carats. The largest cut diamond in the world presented to King Rama IX of Thailand on the anniversary of his reign, symbolizing light and prestige.
Movement and lights. Sancy is the place where the city reveals its brightest side in the evening. For those who value the atmosphere of life and the inspiration of city lights.







The blocks along Rozybakiev Street connect you directly to MEGA Alma-Ata, a gallery of restaurants, and shopping.
And in the evenings, as the sun sets, windows are filled with golden light and breathtaking mountain views.



Mega
Alma-Ata

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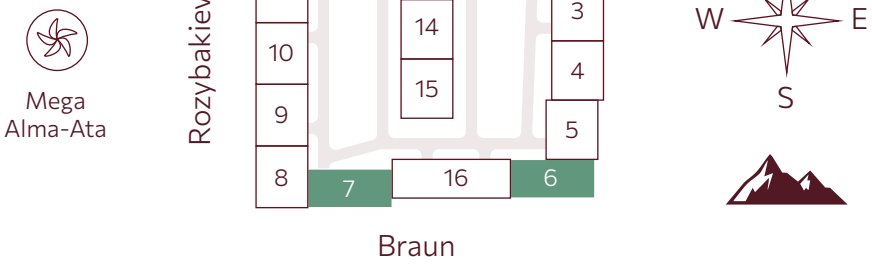
BLOCK 9 | FLOOR 2



AURORA GREEN

Aurora Green — 5,03 carats. The largest vivid green diamond ever sold for USD 17 million, symbolizing rarity and the inspiration of nature.

Landscape and inspiration. Aurora Green faces the Almaty mountains, encouraging great achievements and personal growth.



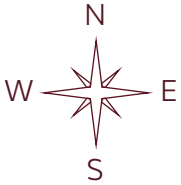




The southern blocks of Aurora Green look out onto the Ile Alatau mountains— a view that speaks for itself.

Mega
Alma-Ata





BLOCK 6 | FLOOR 2

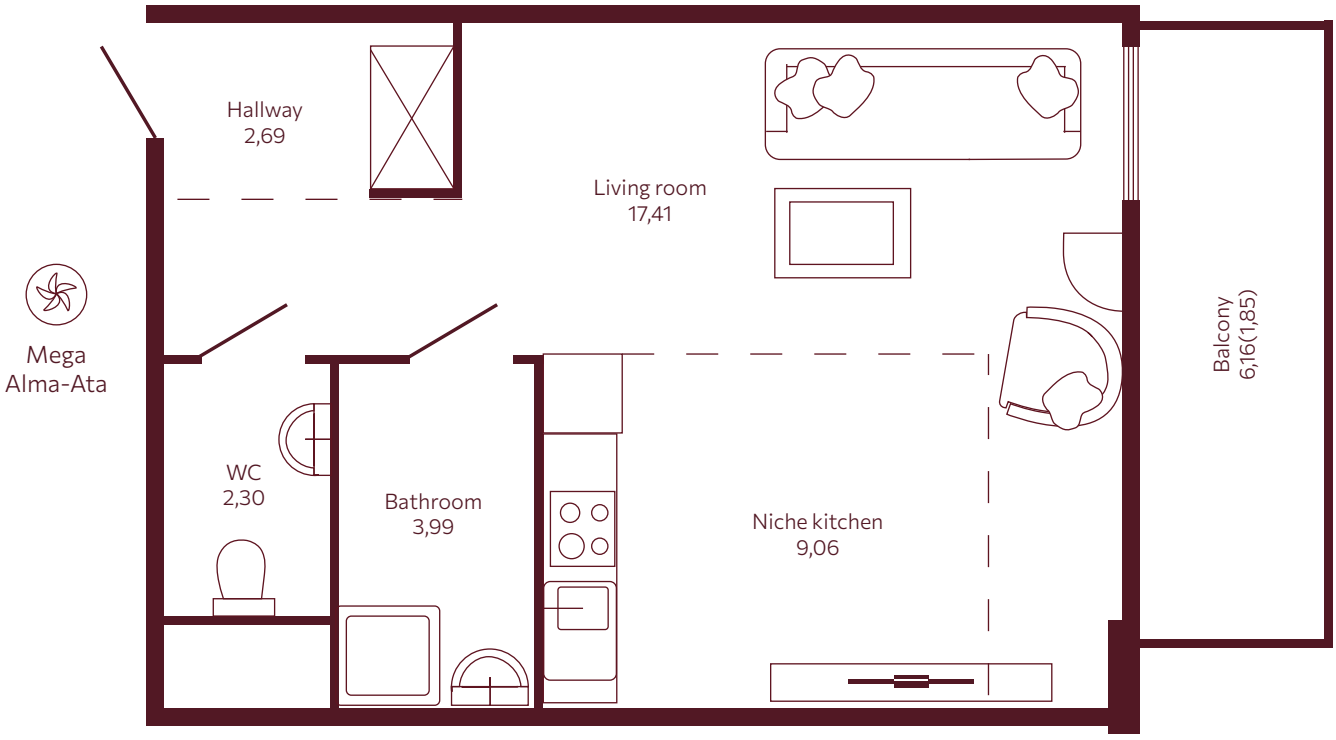


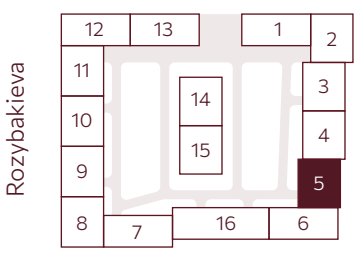


STANDARD LAYOUTS

1-ROOM APARTMENT

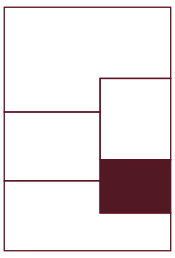
37,3 M²





Braun



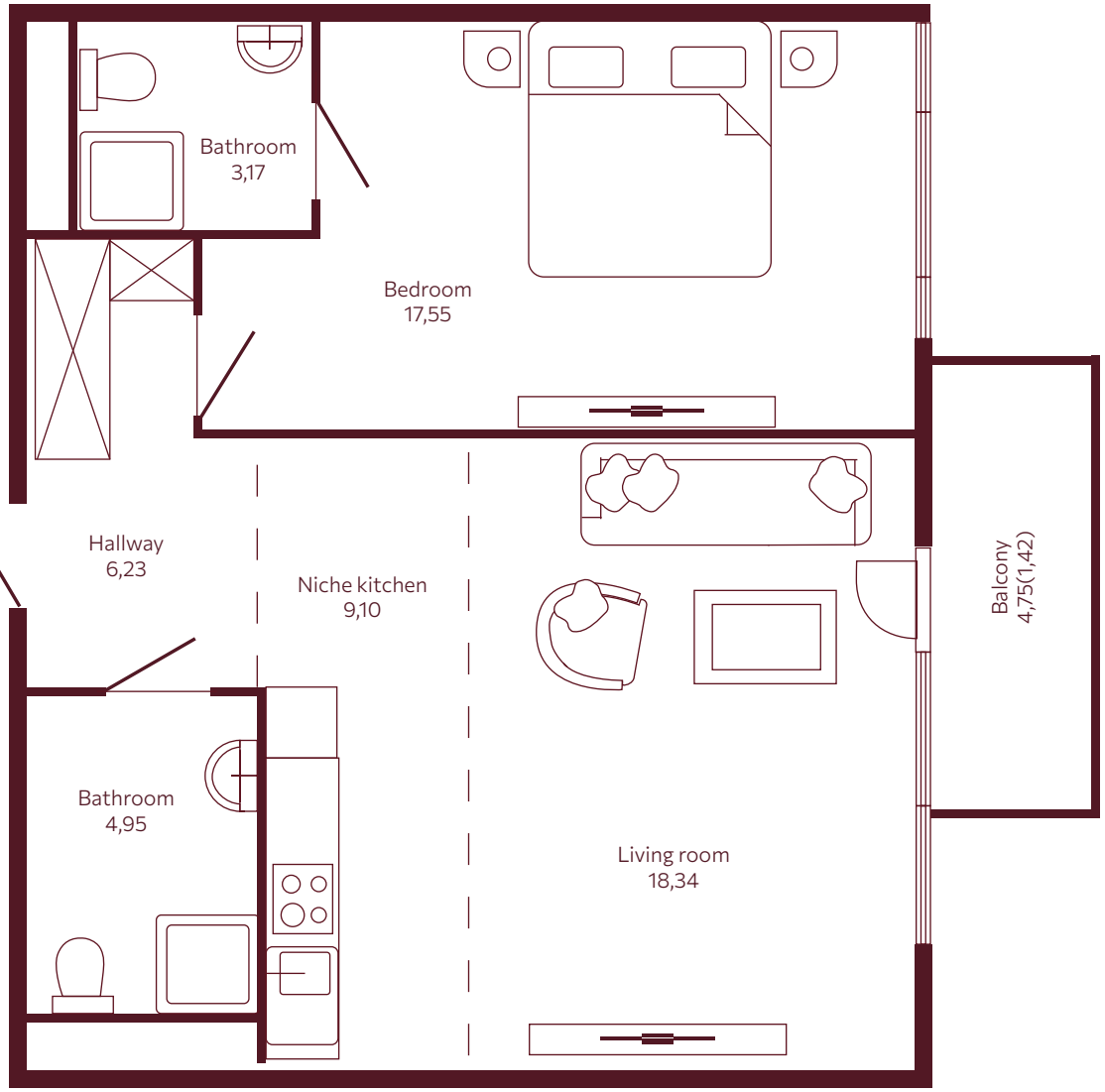


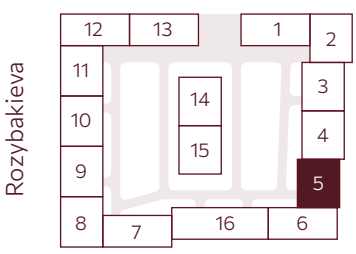
BLOCK 5

The layout may change during the implementation of the project. The data is provided for the purpose of studying demand and is for informational purposes only.

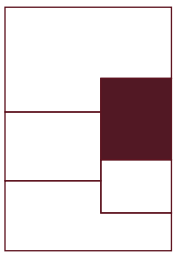
2-ROOM APARTMENT

60,77 M²





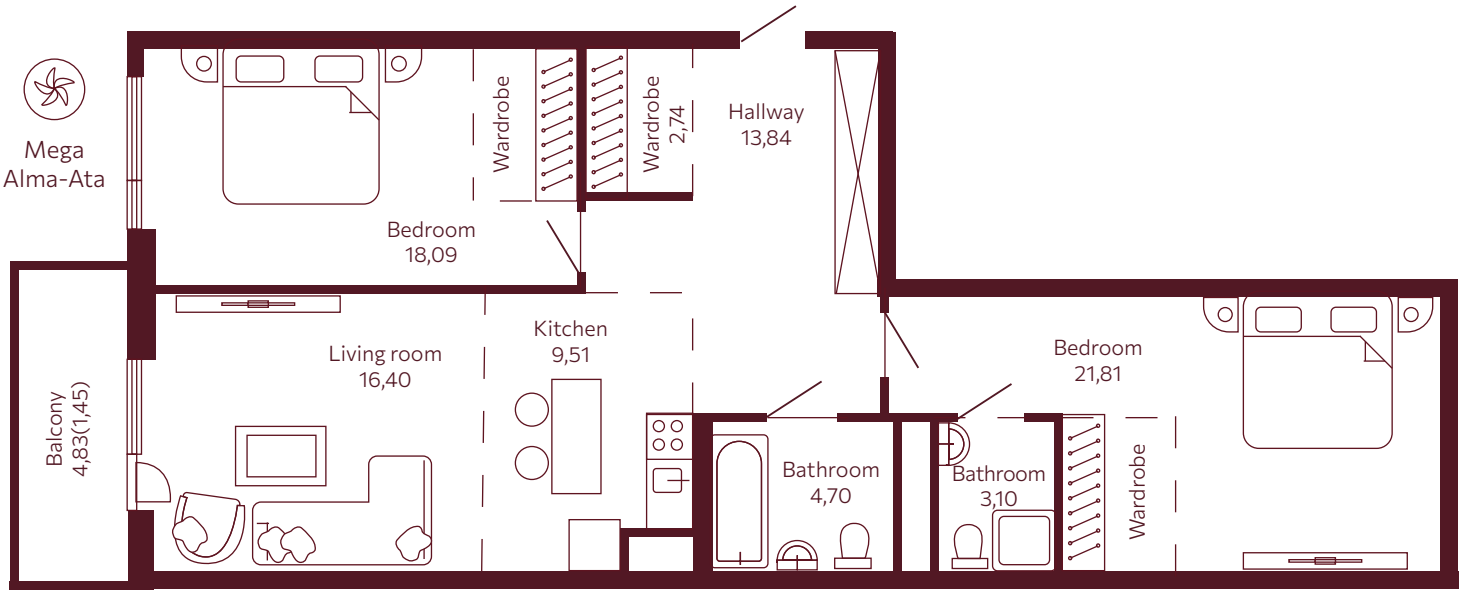


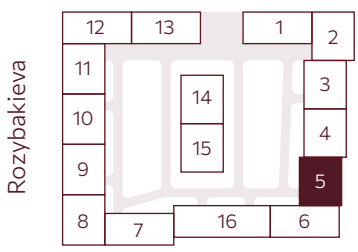

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3-ROOM APARTMENT

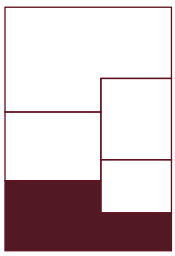
91,77 M²





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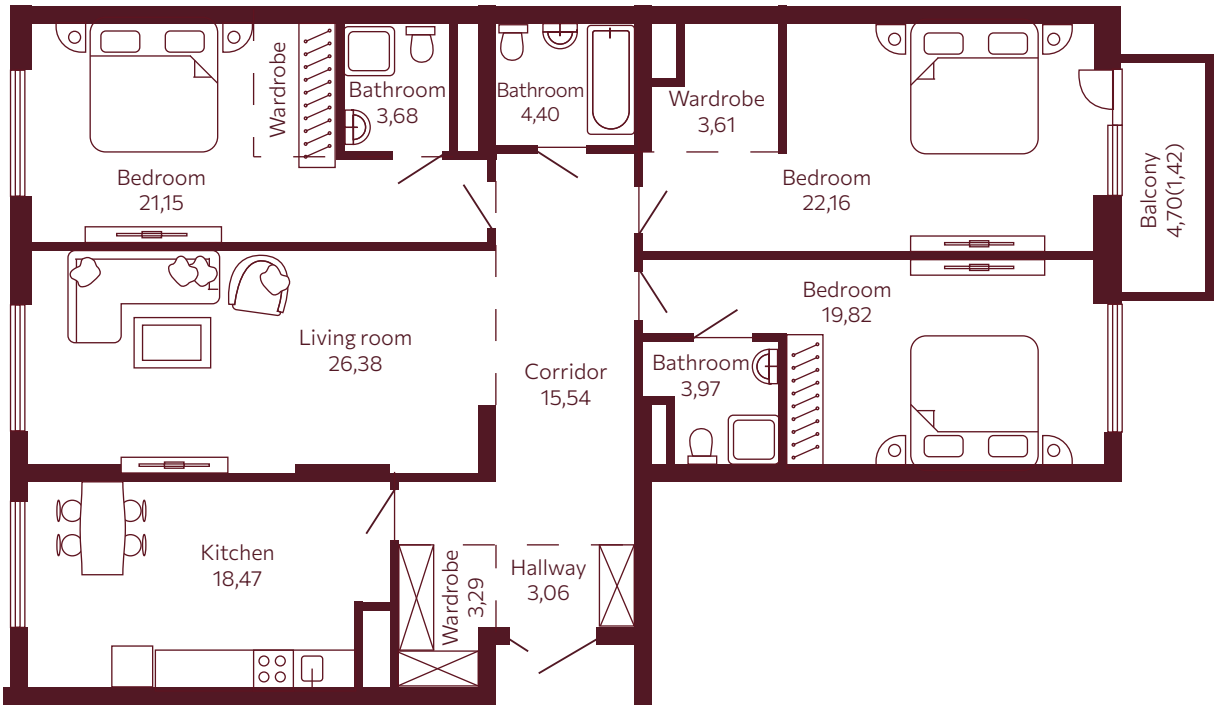


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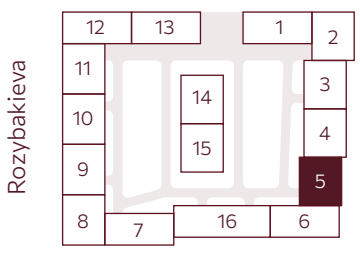
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4-ROOM APARTMENT

146,9 M²

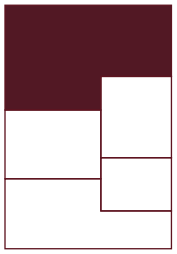


Mega
Alma-Ata



Braun





BLOCK 5

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TECHNICAL SPECIFICATIONS

15 residential blocks of 9 floors

+ 2 underground levels

• The apartments are presented in white box finishing in open layout

• From studios to 7-room apartments

Unique solutions in the project

• **Floor slab - 250 mm** (the market standard is 200 mm)

• **Thickness of monolithic walls – 300 mm** (the market standard is 250 mm)

• **Supply of clean air into apartments - for the first time on the Almaty market: a filtration system with the possibility of installing HEPA filters.**

• **Connecting rebars: coupling system instead of welding**

The building structures use mechanical connection of reinforcement using couplings, which can withstand loads of up to 410 kN. **This is 64% stronger** than traditional welding (250 kN).

Constructive solutions

• Foundation – monolithic reinforced concrete
• Ceilings and roofs - monolithic reinforced concrete slab
• The supporting frame is monolithic reinforced concrete
• The cladding is a curtain-sided ventilated facade with an air gap, as well as a stained glass system with the inclusion of enameled glass zones located at the junction of the building's structural elements.
• Flat, roll, guided roofing with internal drainage.

TECHNICAL SPECIFICATIONS

Ceiling height

Standard apartments - **3,15 m**
Commercial premises - **4.5 m.**

Windows

Double-glazed window

Doors

External doors are metal, insulated, with an improved design. Doors in the entrances are aluminum, insulated, factory-made with single-chamber glass and a door closer.

Internal infrastructure

- Concierge service 24/7
- Grand Lobby
- Co-working zone
- Children's playroom
- Cinema room
- Fitness room
- Yoga room
- Art studio
- Stroller room
- Underground parking
- Storage rooms

Access to the premises is only available to residents of the complex and service personnel.
Reservations for premises for residents' personal events can be made at the reception.
A security video surveillance system is provided.

Elevators

Elevators - with reduced noise level, smooth movement and high speed, brand OTIS







ABOUT THE DEVELOPER

We create real estate where architecture, technology, and environment serve the quality of life. Every project is a thoughtful balance of functionality, aesthetics, and respect for people. Kusto Home is a part of the international company Kusto Group, uniting companies in development, manufacture, and energy across Europe and Asia. We build more than homes — we shape environments where values matter more than trends, and decisions are made with a long-term vision of the future.

PROJECTS IN KAZAKHSTAN

Koktobe City

Low-rise residences in the European style — with underground parking and car-free courtyards. The concept is inspired by the classic look of Almaty and the new districts of Munich and Berlin, where it is not the density that is important, but the quality of life.

Koktobe City is one of the largest low-rise residential projects in Almaty. Fully completed and commissioned, it includes more than 900 apartments and has become a true “city within the city” — with its own logic, environment, and rhythm of life.





High Tech Academy

The school project was designed by Finnish architect Jani Ristimäki (Parviainen), a Scandinavian expert in architecture in education industry.

Here, generations are growing up ready for the future – in thoughtful and safe environment.

PROJECTS IN VIETNAM



Diamond Island

A premium-class residential complex built on a natural island in the heart of Ho Chi Minh City.
The project includes over 1,300 apartments and 40 infrastructure facilities — from pools and gardens to a private school and a waterfront promenade.
Recognized as Vietnam's Best Completed Residential Development by the Vietnam Property Awards 2022.

Urban Green

A modern residential district focused on an eco-friendly lifestyle and mindful architecture.
There are more than 60 infrastructure facilities — including a private pool, children's playgrounds, sports zones, and a network of green pathways.
The project combines international standards of quality with a deep understanding of the local rhythm of life.



PROJECTS IN VIETNAM

Kosmo Tây Hồ , Hanoi

A multifunctional residential complex in the prestigious Tay Ho district — one of the new centers of attraction in Vietnam's northern capital.

The project offers a variety of layouts, panoramic views, a convenient location, and well-developed infrastructure.





The Reflection West Lake,
Hanoi

A boutique development near Lake Tai, focusing on high living standards and exceptional views.

Its architecture, quality of finishing, and engineering solutions have been recognized with two prizes in the Vietnam Property Awards 2023.

The project has become a benchmark for a new generation of business- and premium-class housing in Hanoi.

YOUR HOME IS YOUR TREASURE

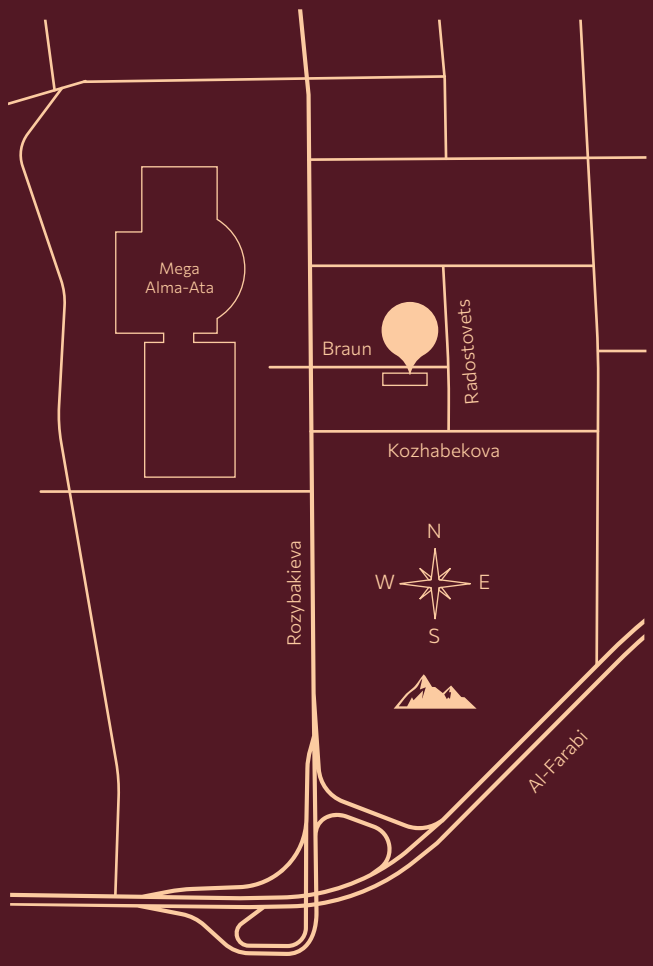








SALES DEPARTMENT



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kusto_home
kusto-diamond.kz



DIAMOND

PREMIUM LIFE

The photographs and 3D illustrations provided, the description of the project and the materials used, the planning solutions of the residences, the infrastructure and landscaping of the complex are a conditional example of the organization of living space and can be changed during construction and operation.