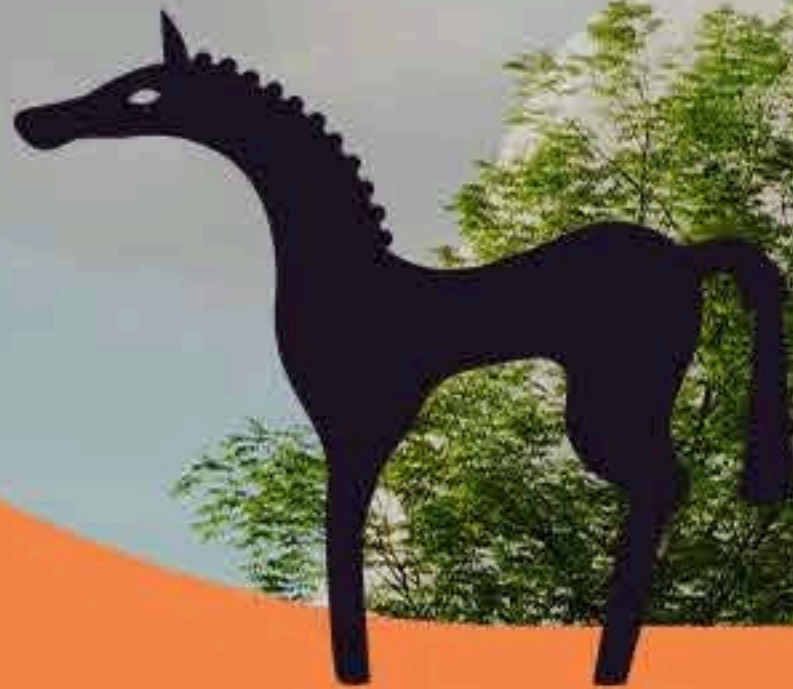




A 31-story, multifunctional residential complex. It offers a combination of residential, office, and commercial spaces.

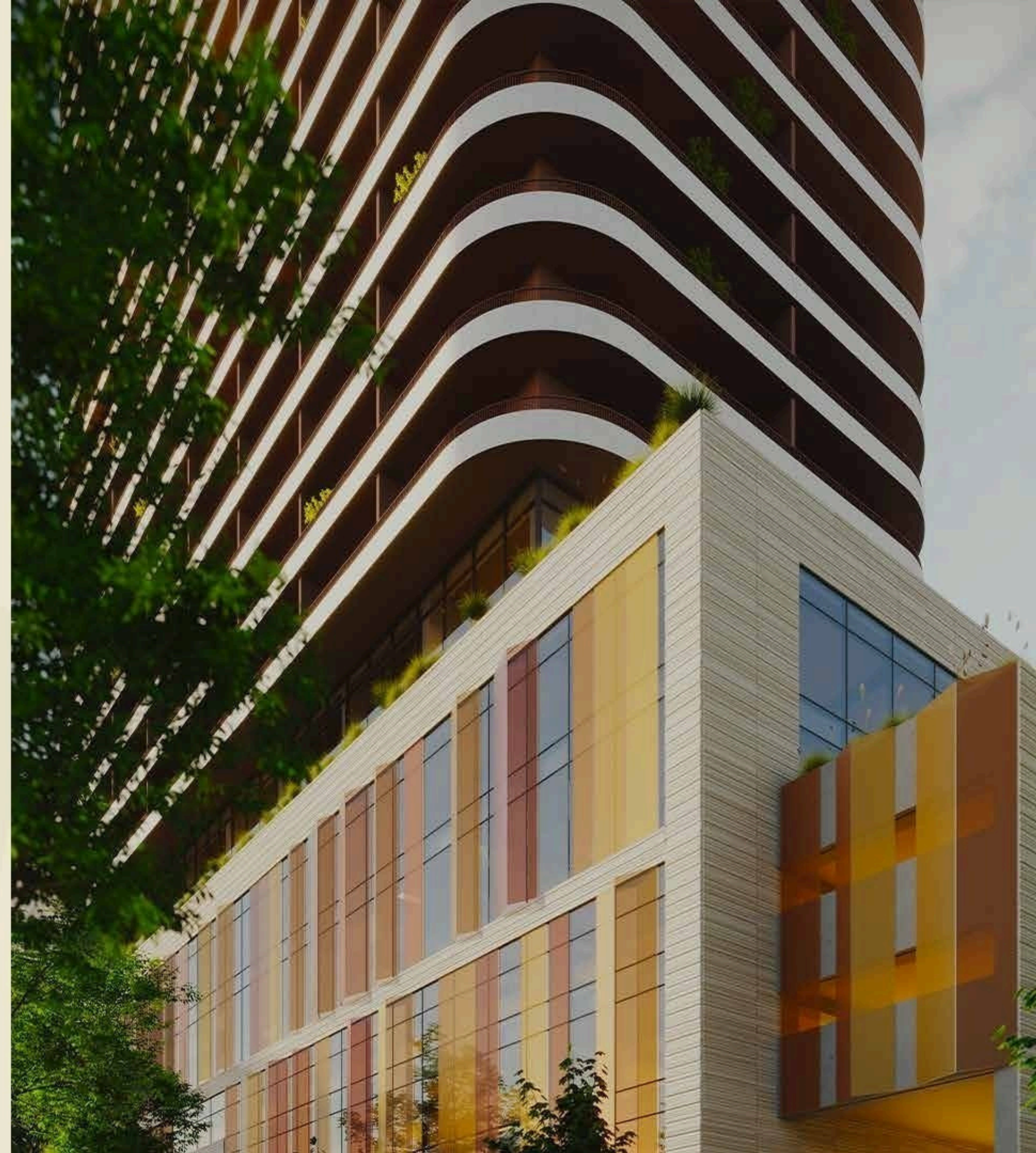
- **1-6 FLOORS** COMMERCIAL AND OFFICE AREAS
- **7-31 FLOORS** RESIDENTIAL LIVING SPACES
- **360** APARTMENTS
- PENTHOUSES
- PROJECT HEIGHT - **115** METERS
- APARTMENT CEILING - **3** METERS
- **4** LEVELS OF PARKING FOR **270** CARS
- **8** PREMIUM QUALITY, HIGH-CAPACITY ELEVATORS
- **15** APARTMENTS ON EACH FLOOR



A unique and sophisticated project, where the facade material plays a crucial role in creating its special appearance.

The commercial part's facade is covered with exquisite Italian terracotta, while the balconies in the upper living space are made of aluminum composite material, which adds a unique touch to the project.

The combination of these two materials is harmonious and produces a distinct visual effect. Both cladding materials are of the highest quality. Terracotta is highly resistant to temperature and ultraviolet radiation and it retains its original appearance for many years. Similarly, the aluminum composite material is characterized by its exceptional resistance to external factors, absorbs vibrations and like terracotta, maintains its appearance for a long time.





GREEN TERRACE



FITNESS CENTER



PADDLE COURT



PHARMACY



CO-WORKING SPACE



SUPERMARKET



BANK



120 SQ,M LOBBY
WITH CONCIERGE SERVICE



AESTHETIC CENTER



25-METER POOL



CAFE-RESTAURANTS



VARIOUS TYPES
OF SHOPS

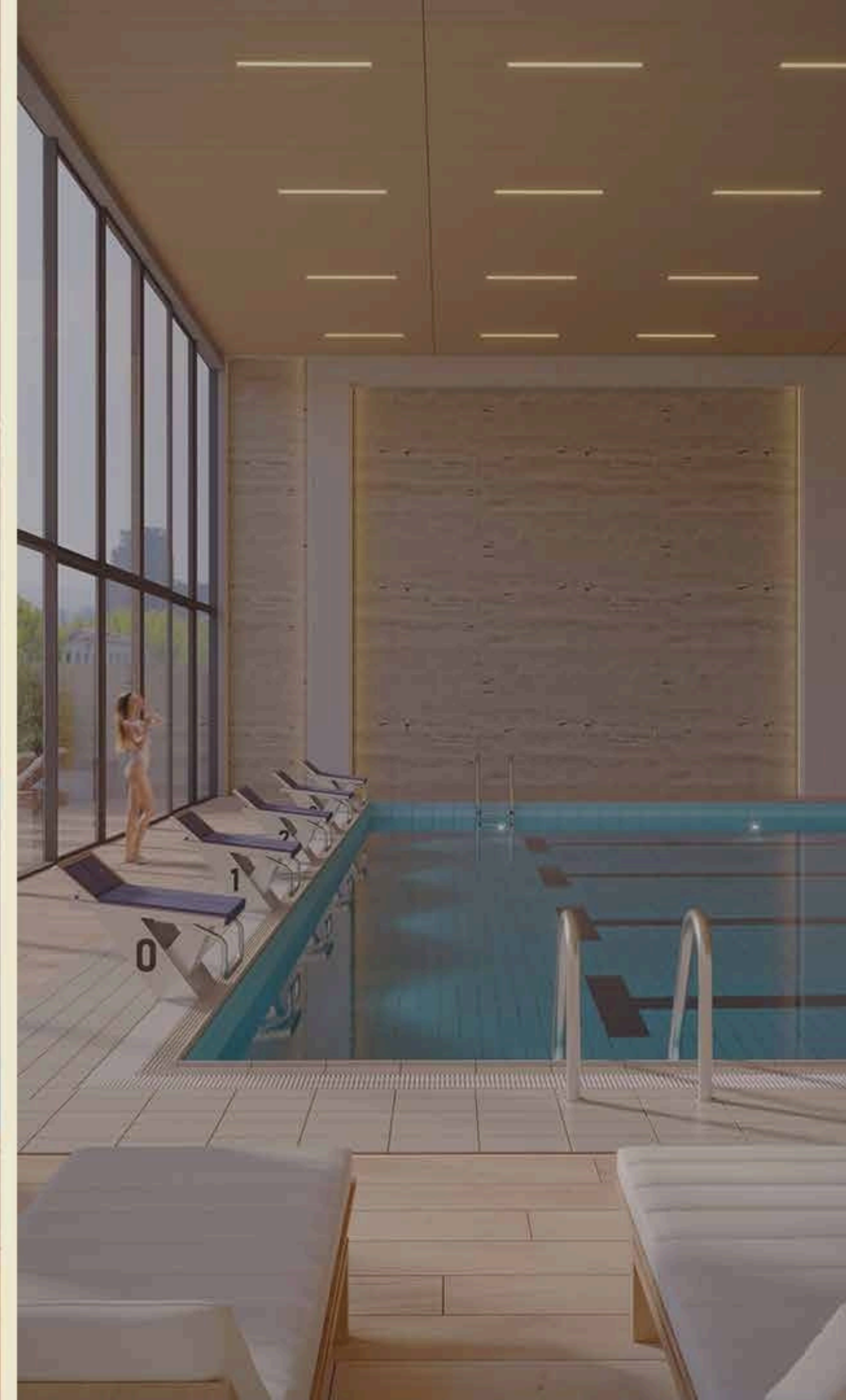
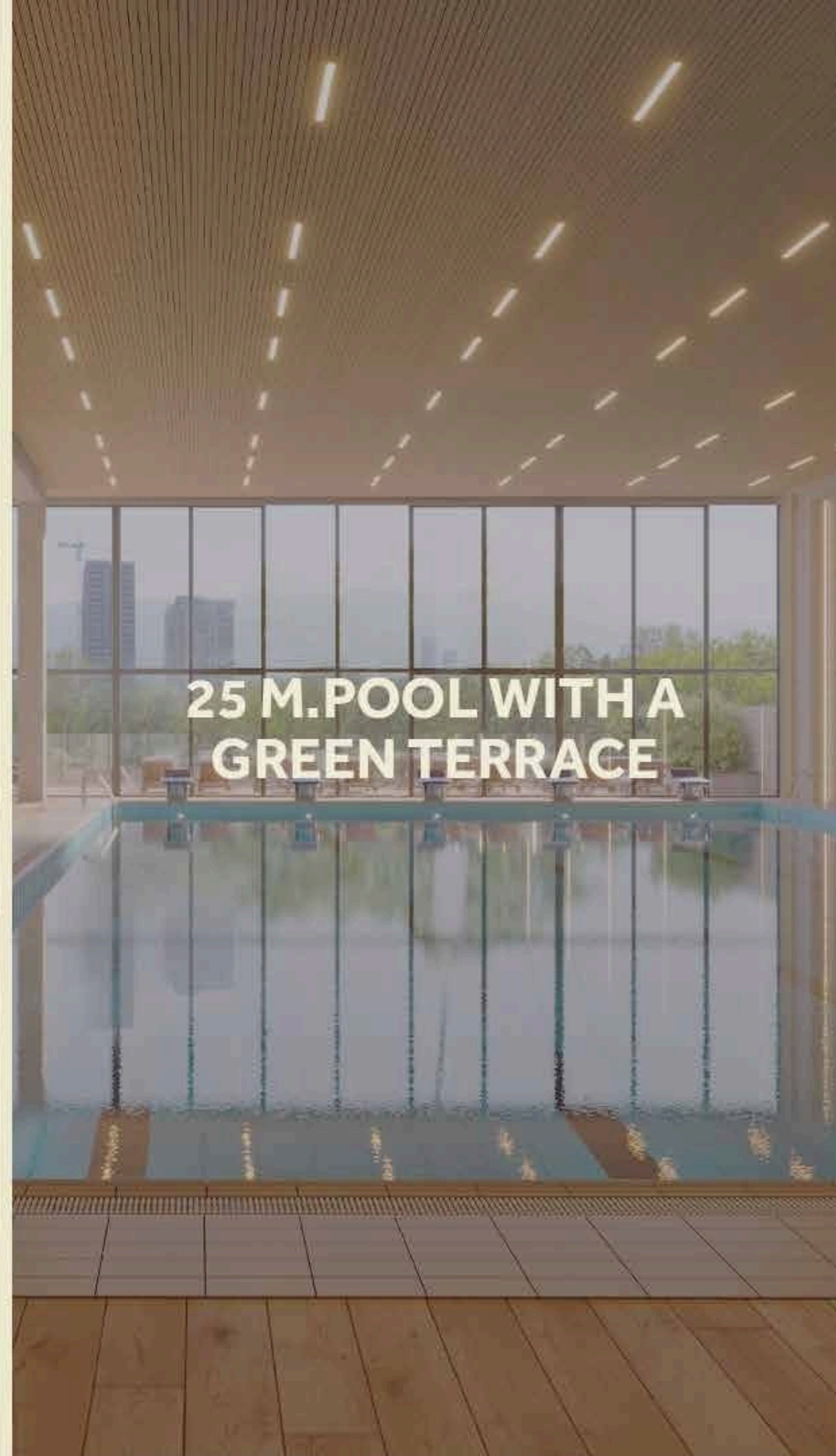


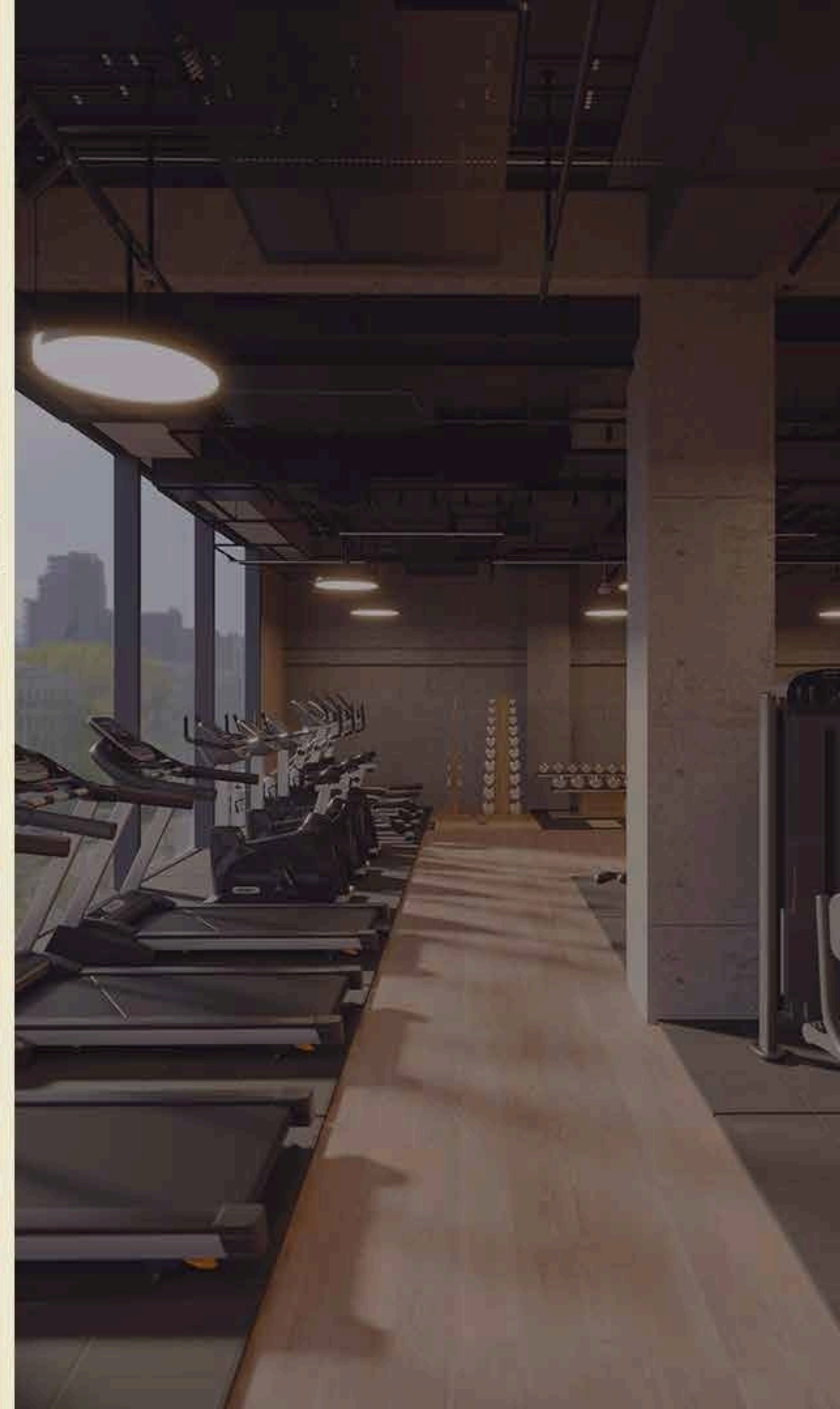
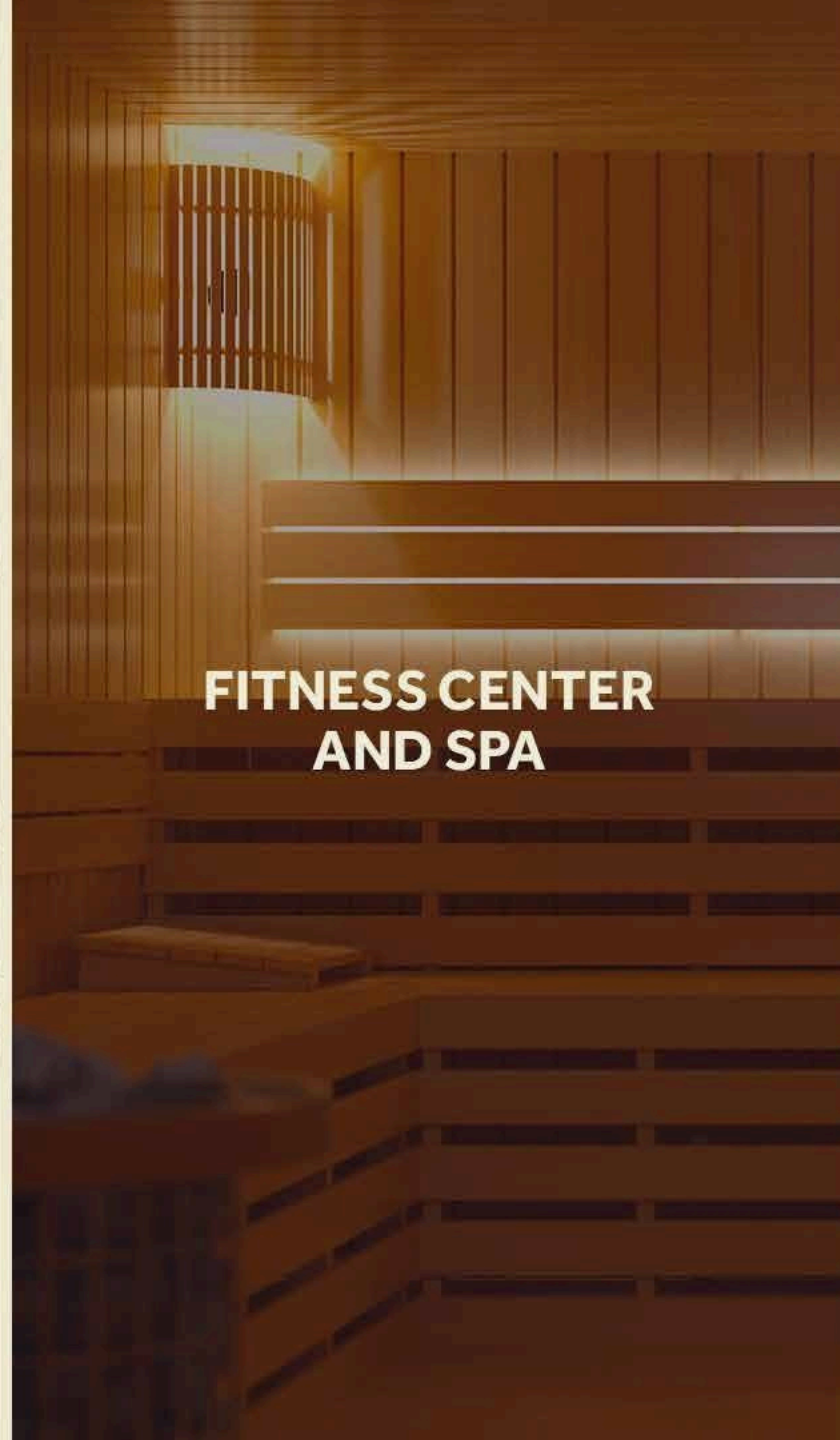














SHOPPING CENTER

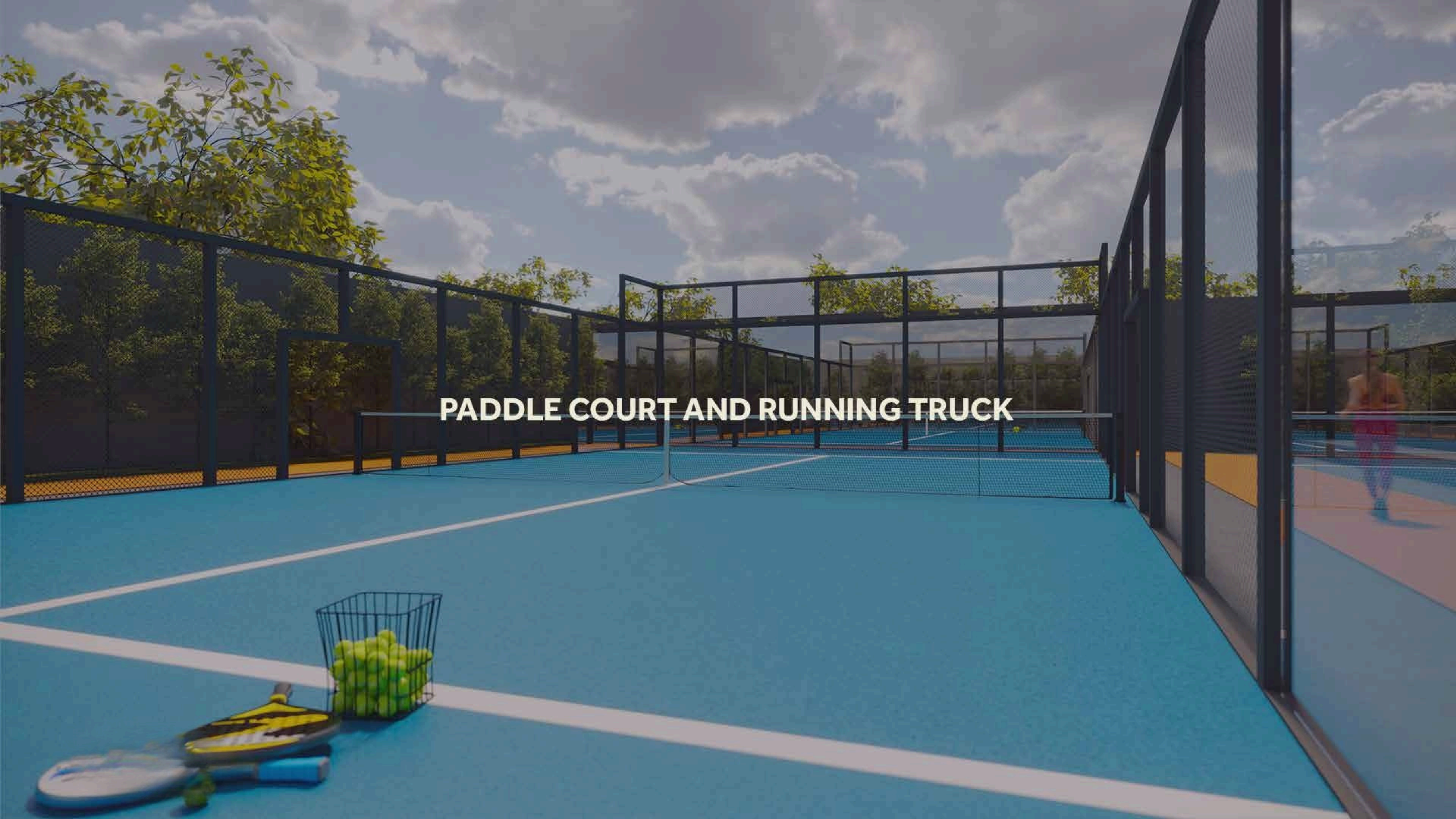


CO-WORKING SPACE



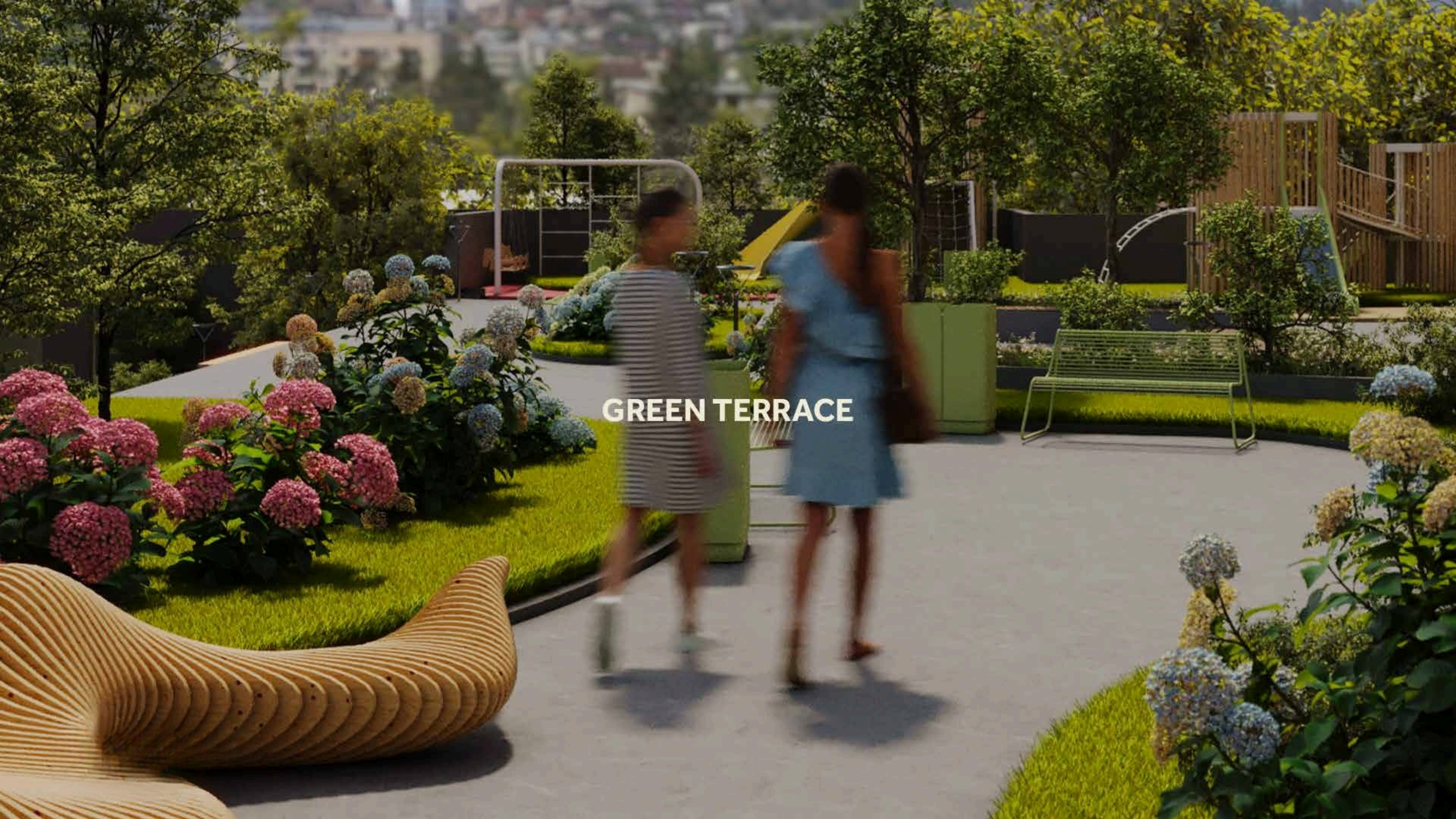
PARKING

PADDLE COURT AND RUNNING TRUCK



A photograph of a modern outdoor cafe-restaurant terrace. The scene is set on a paved area with large, light-colored tiles. In the foreground, there are several round tables with wicker chairs, some of which are occupied by people. A large, dark-colored planter box filled with green shrubs is positioned in the center. In the background, more people are walking and sitting, and a modern building with large glass windows is visible. The overall atmosphere is bright and sunny, with long shadows cast across the ground.

CAFE-RESTAURANTS



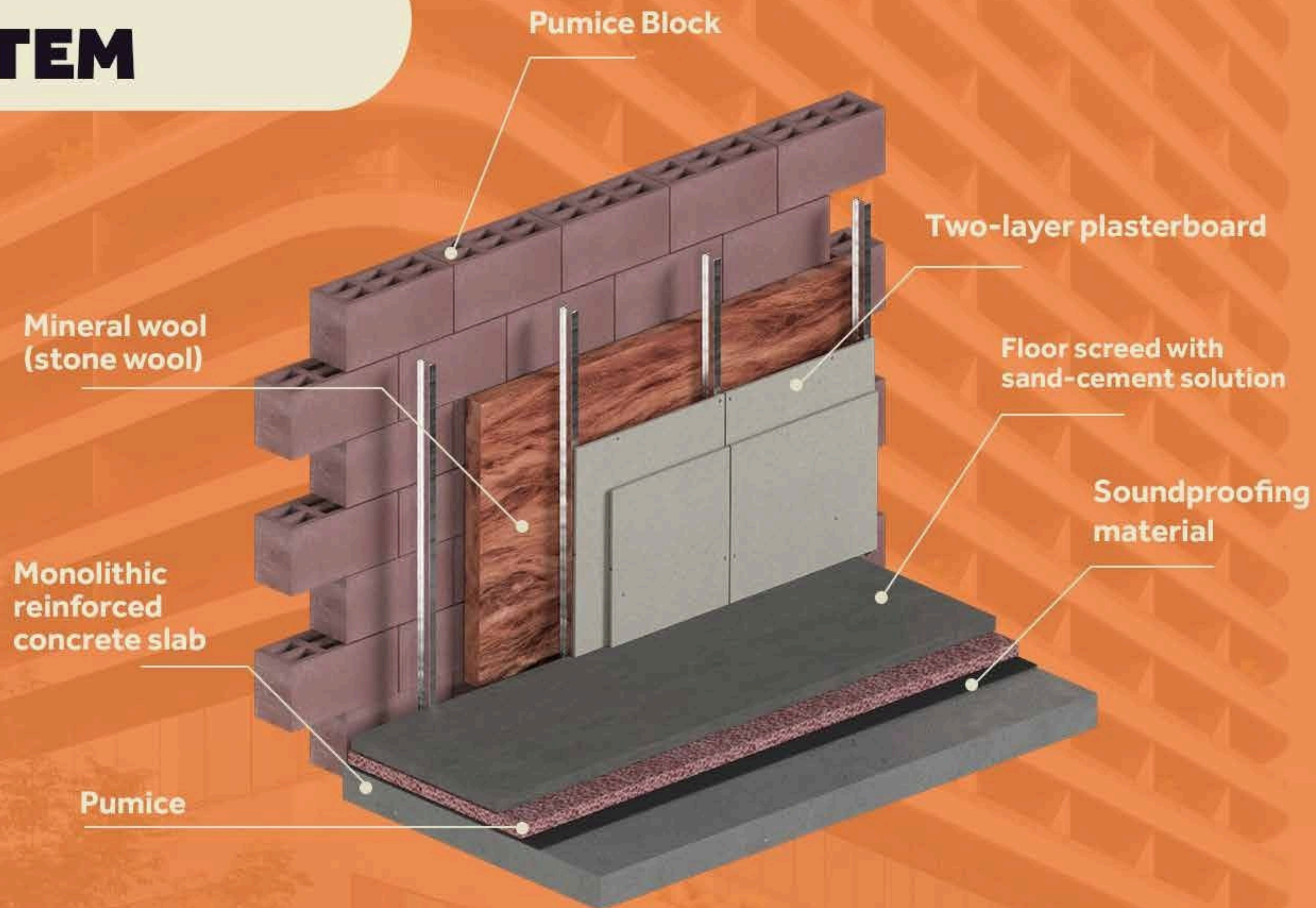
A detailed architectural rendering of a rooftop garden. In the foreground, a wide, light-colored paved path curves through the space. Two women are walking along this path, their figures slightly blurred to suggest movement. To the left of the path, there is a lush garden bed with vibrant pink and blue hydrangeas. In the bottom left corner, a large, sculptural, curved wooden bench with a ribbed texture is partially visible. To the right of the path, there is a green metal bench and a large green planter box. In the background, a modern playground structure with wooden frames and slides is visible, surrounded by more greenery and trees. The overall atmosphere is bright and sunny, with a clear view of a city skyline in the distance.

GREEN TERRACE

FACADE SYSTEM



WALL AND FLOOR SYSTEM



GREEN FRAME



Fireproof iron door at the entrance



Ceiling height of at least 3 meters



Aluminum doors and windows with opening-hanging function and low-emission energy-efficient double glass package



Partition block walls between apartments, wrapped with double gypsum cardboard and vibration and sound insulation



Plastered internal partitions



Screed floor with vibration and sound insulation



Electricity, television, and internet wires connected to each room and brought to convenient points



Central heating pipes laid for the collector system



Main vertical stands for water-sewerage and ventilation Gas and fire detectors installed in each apartment



Natural gas pipe to the kitchen and heating boiler



Balcony covered with frost-resistant ceramic granite tiles



Balcony lighting



Spaces on the balconies for placing the heating boiler and air conditioner unit, with appropriate electrical wiring points and drainage system



Gas and fire detectors installed in each apartment



Four high-speed, load-carrying elevators with UPS systems for passenger, freight, and fire service purposes



Fire protection systems with smoke extraction shafts in floor corridors and entrances



APARTMENT TYPE

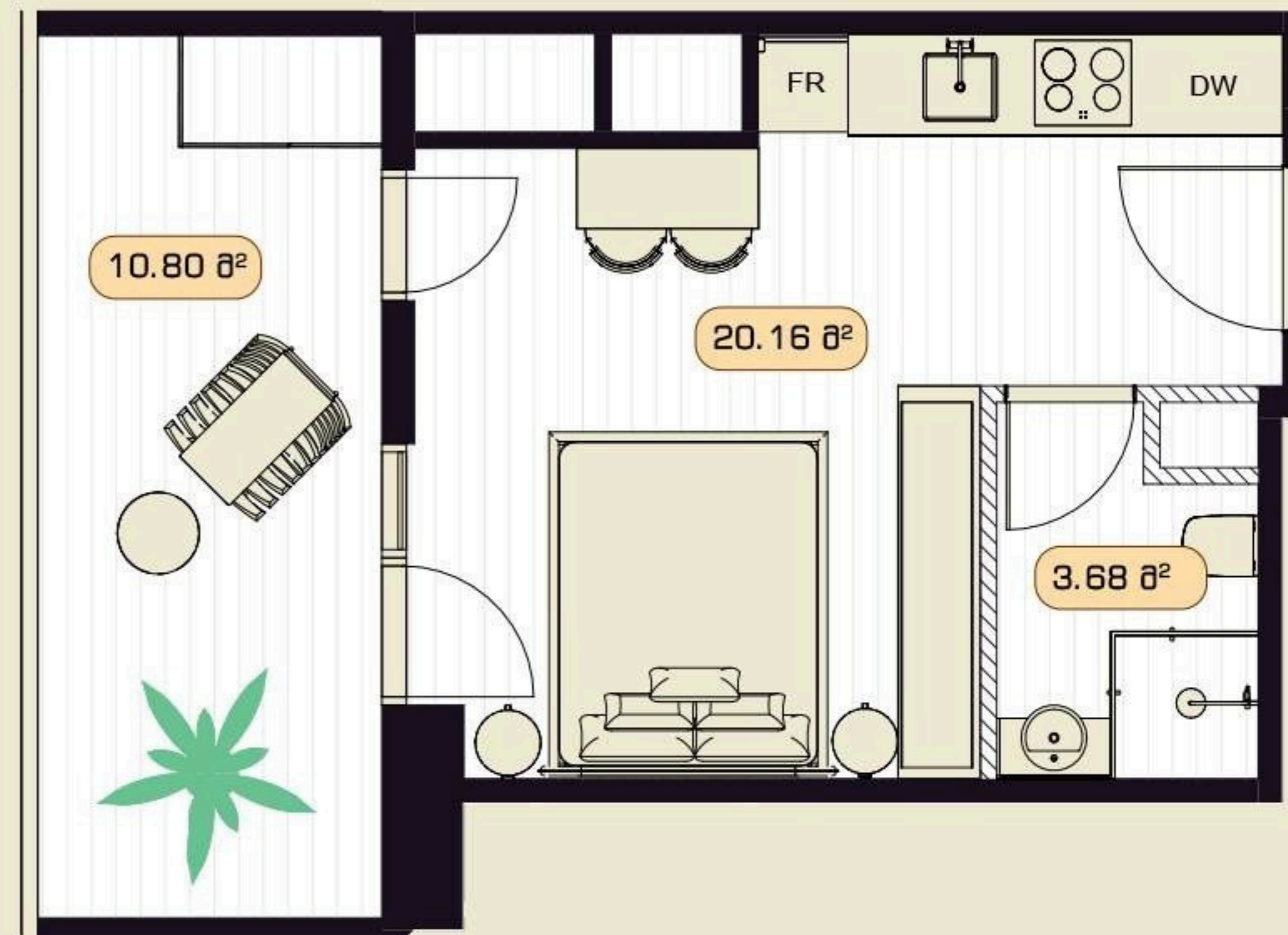
STUDIO

Total Area : **35.04 sq.m**

Common Space: **20.16 sq.m**

WC: **3.68 sq.m**

Terrace: **10.80 sq.m**



APARTMENT TYPE

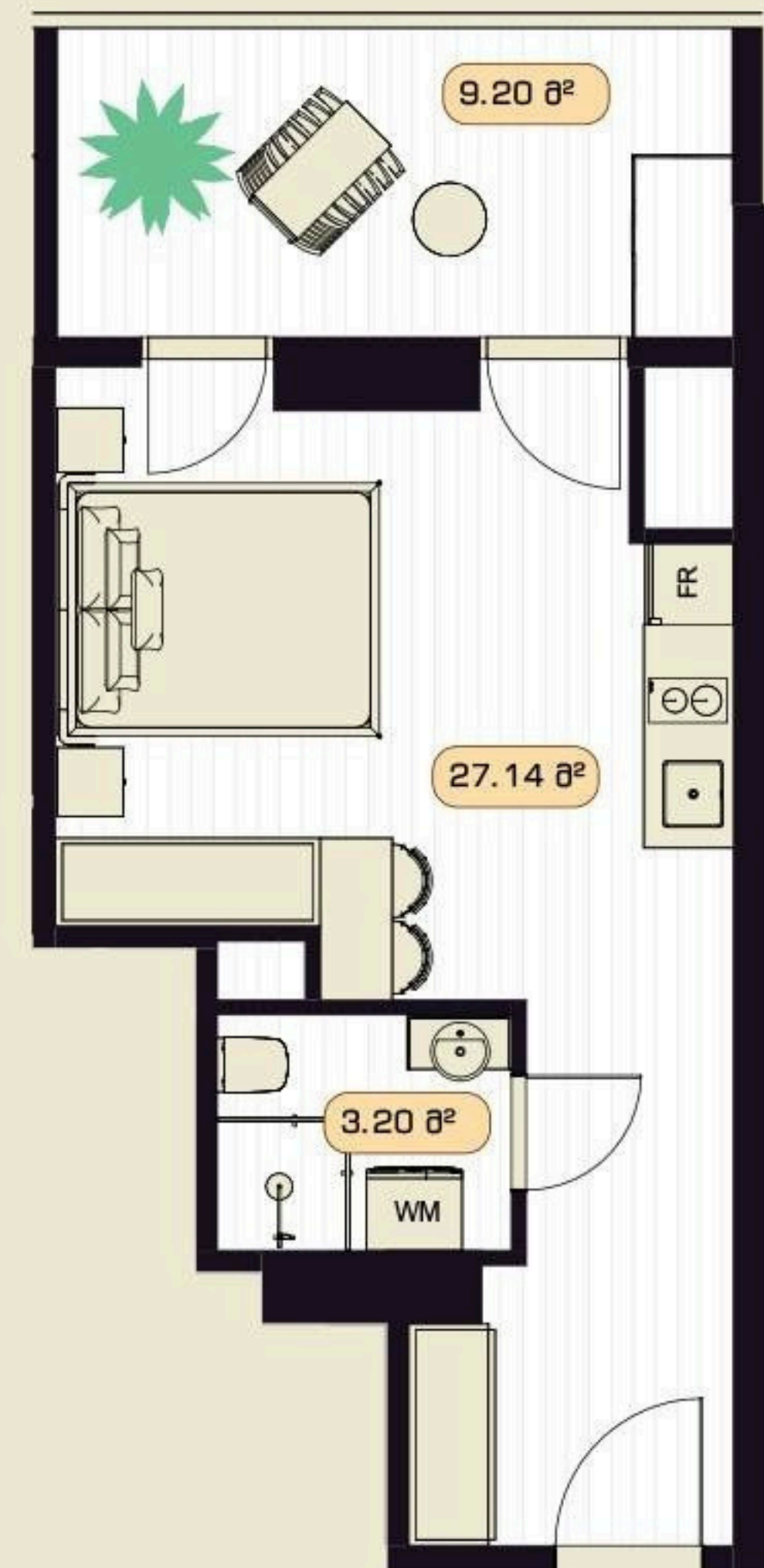
STUDIO

Total Area : **39.99 sq.m**

Common Space: **27.14 sq.m**

WC: **3.20 sq.m**

Terrace: **9.20 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Areaa : **63.02 sq.m**

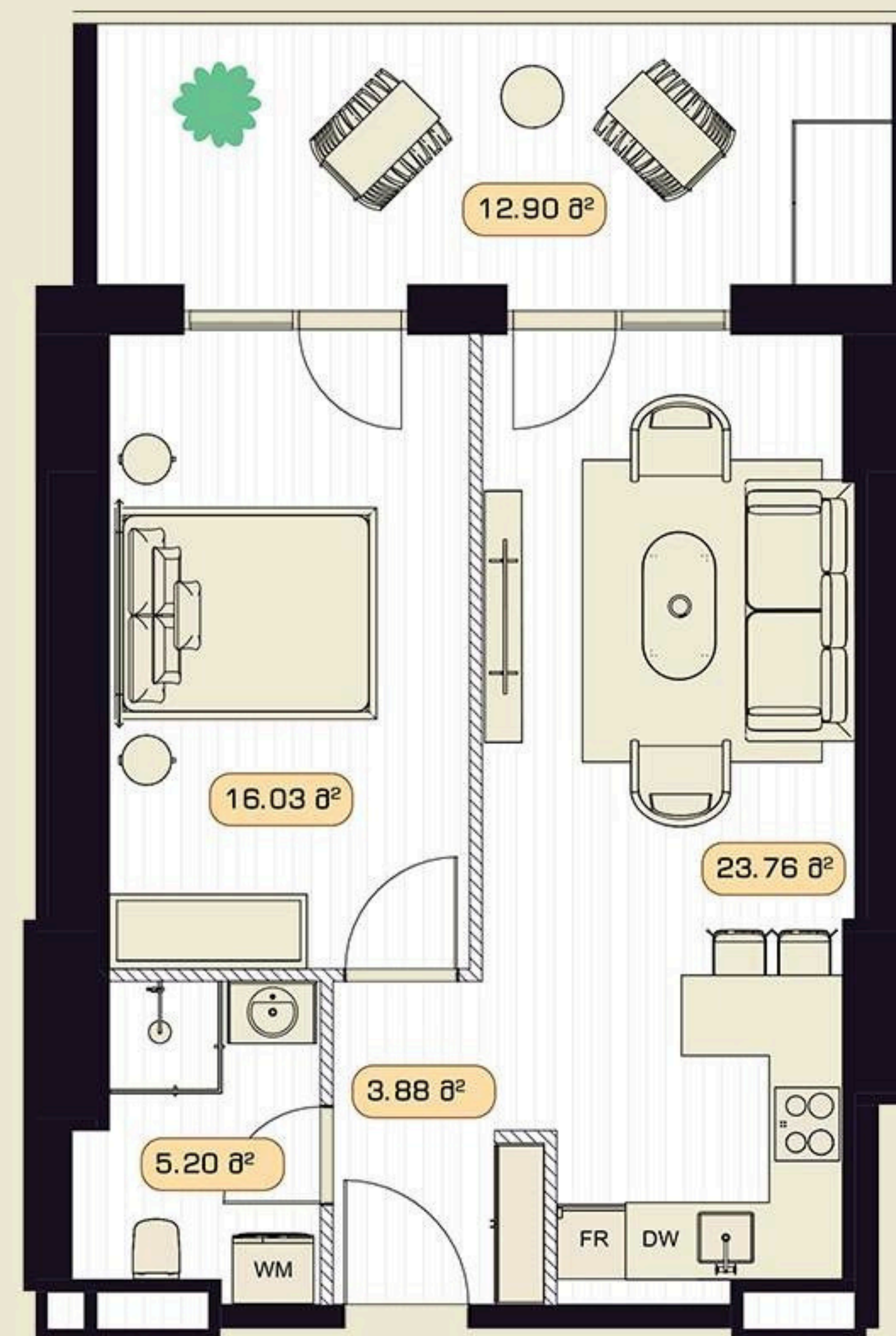
Hall: **3.88 sq.m**

Living Room / Kitchen: **23.76 sq.m**

Bedroom: **16.03 sq.m**

WC: **5.20 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **63.70 sq.m**

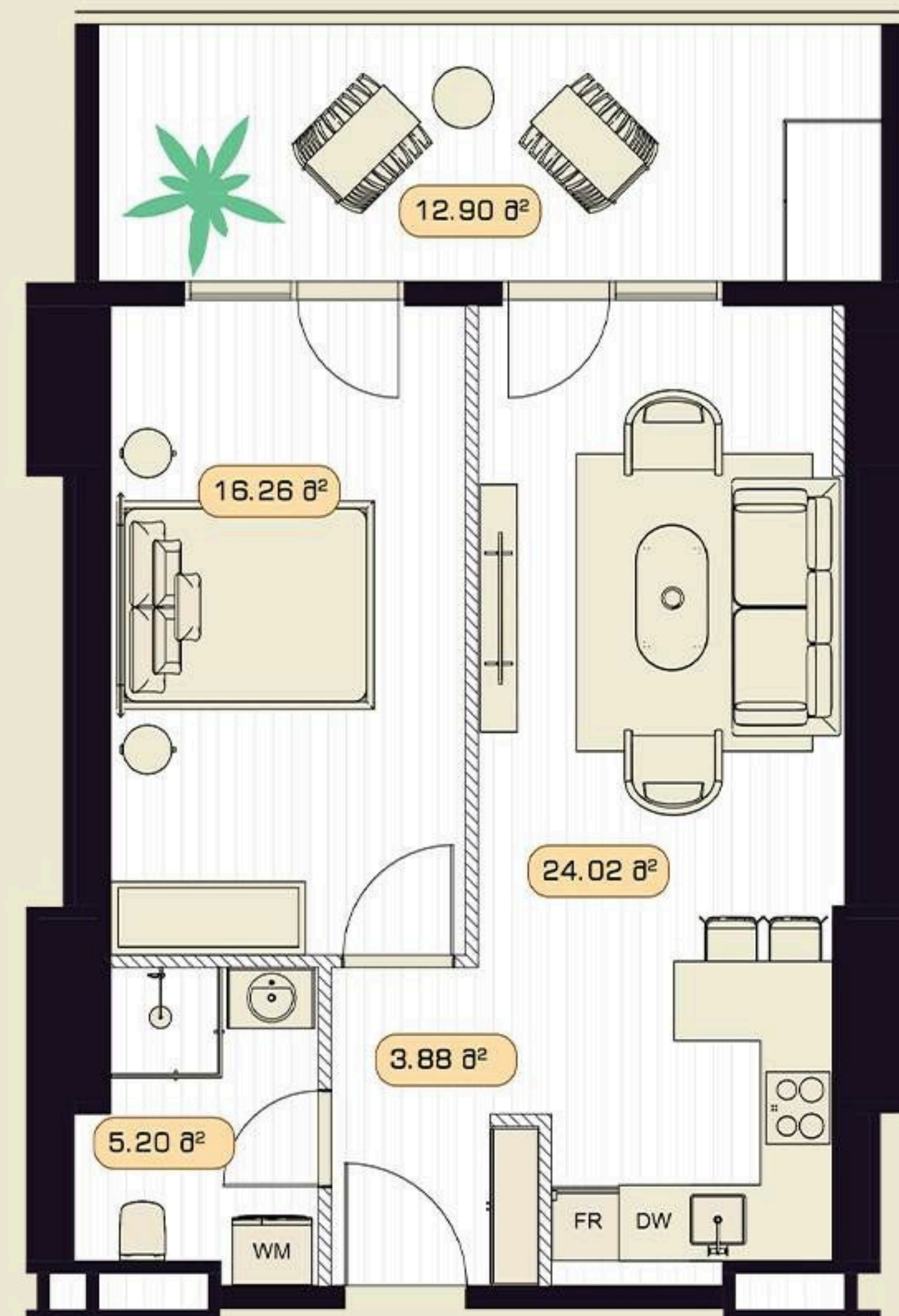
Hall: **3.88 sq.m**

Living Room / Kitchen: **24.02 sq.m**

Bedroom: **16.26 sq.m**

WC: **5.20 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **64.12 sq.m**

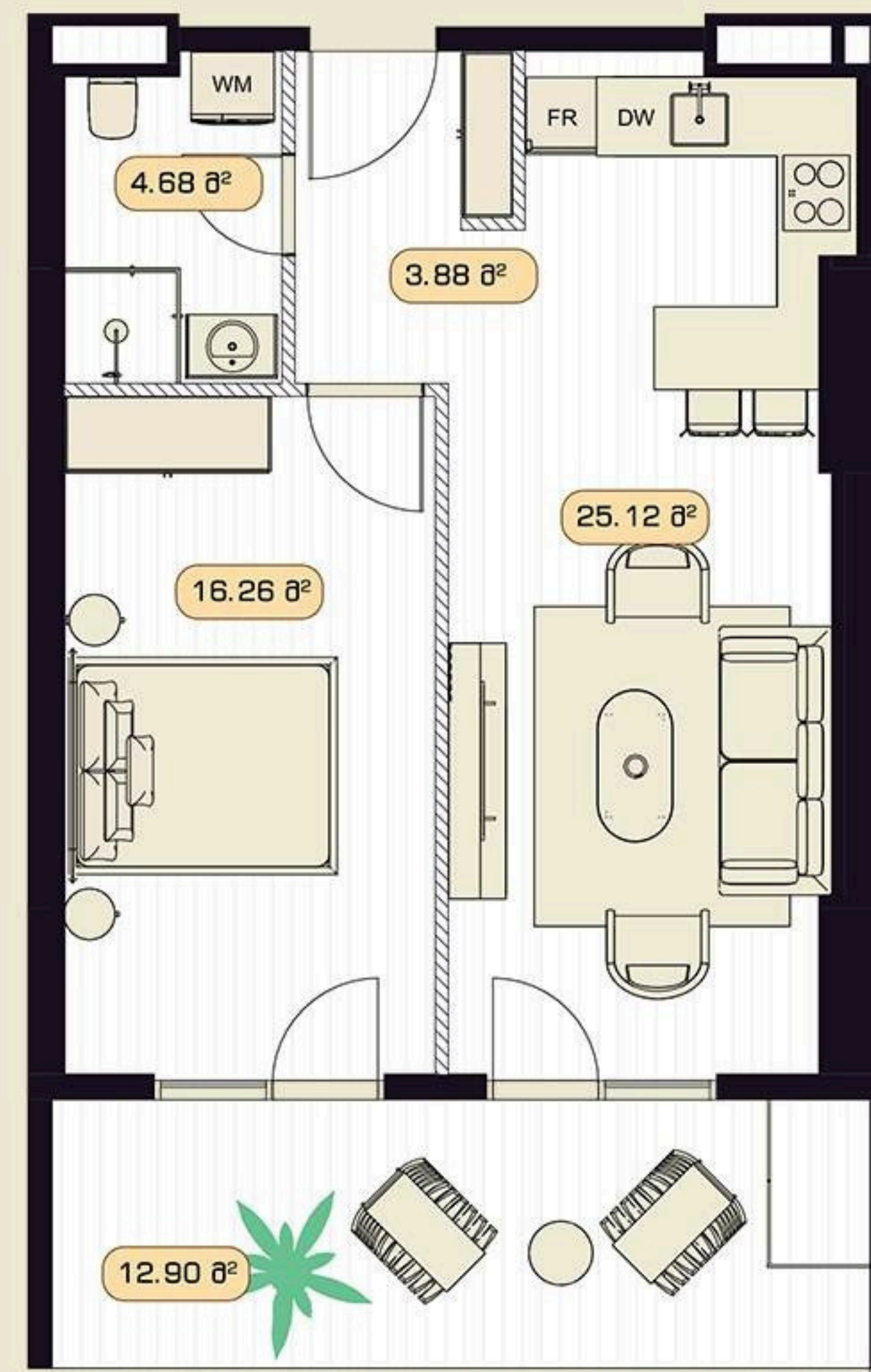
Hall: **3.88 sq.m**

Living Room / Kitchen: **25.12 sq.m**

Bedroom: **16.26 sq.m**

WC: **4.68 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **64.12 sq.m**

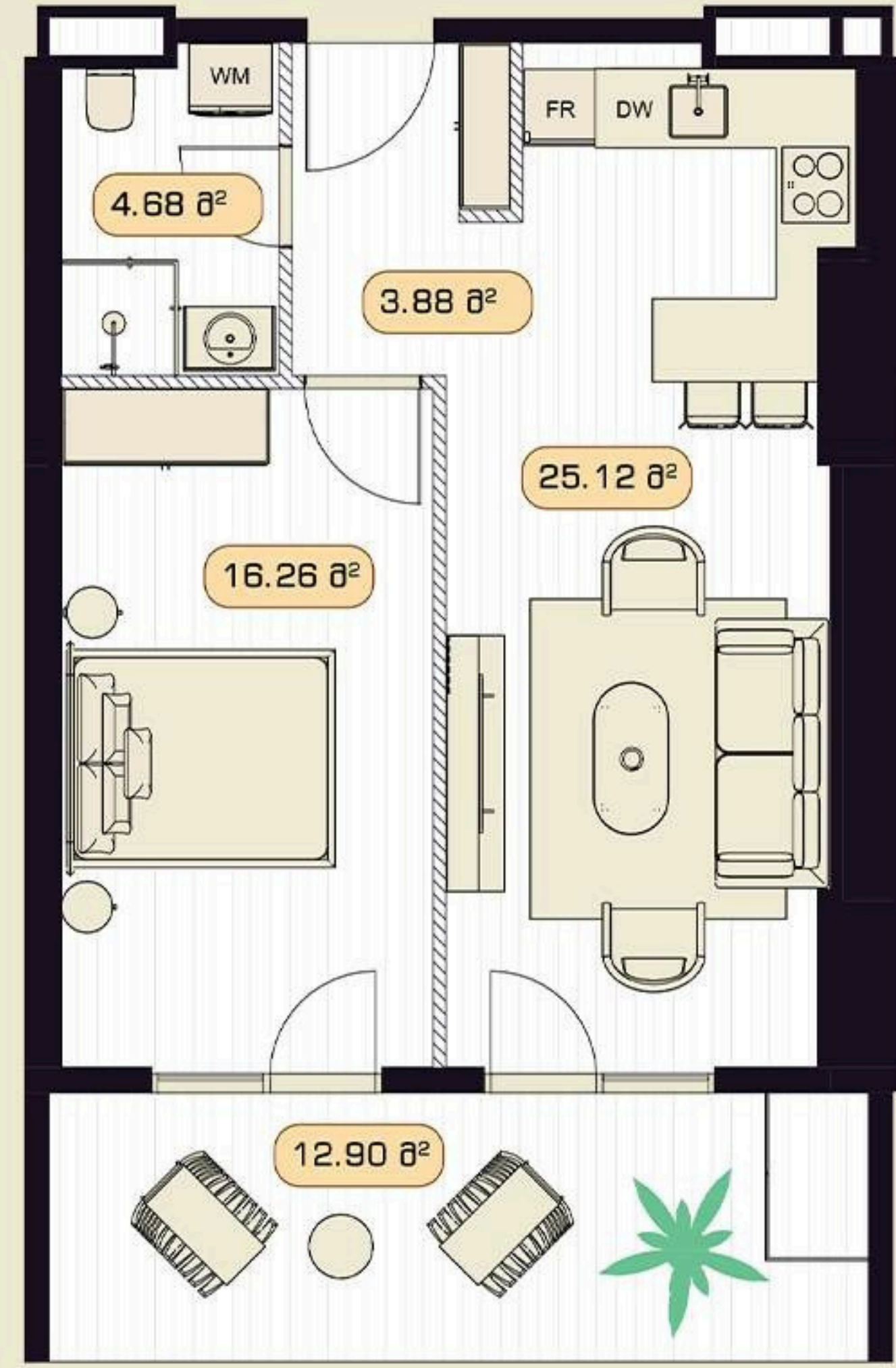
Hall: **3.88 sq.m**

Living Room / Kitchen: **25.12 sq.m**

Bedroom: **16.26 sq.m**

WC: **4.68 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Areaa : **64.12 sq.m**

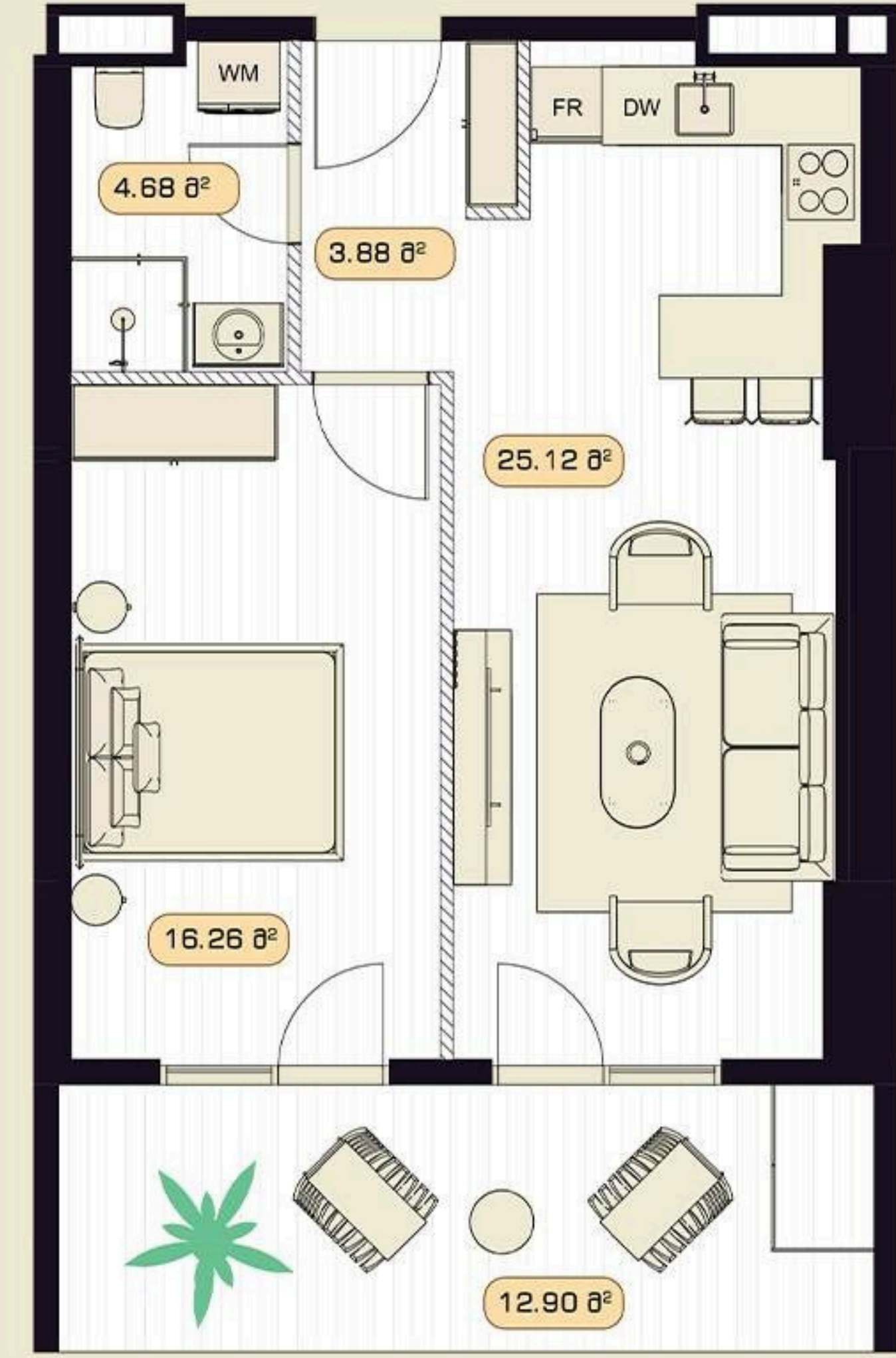
Hall: **3.88 sq.m**

Living Room / Kitchen: **25.12 sq.m**

Bedroom: **16.26 sq.m**

WC: **4.68 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **64.27 sq.m**

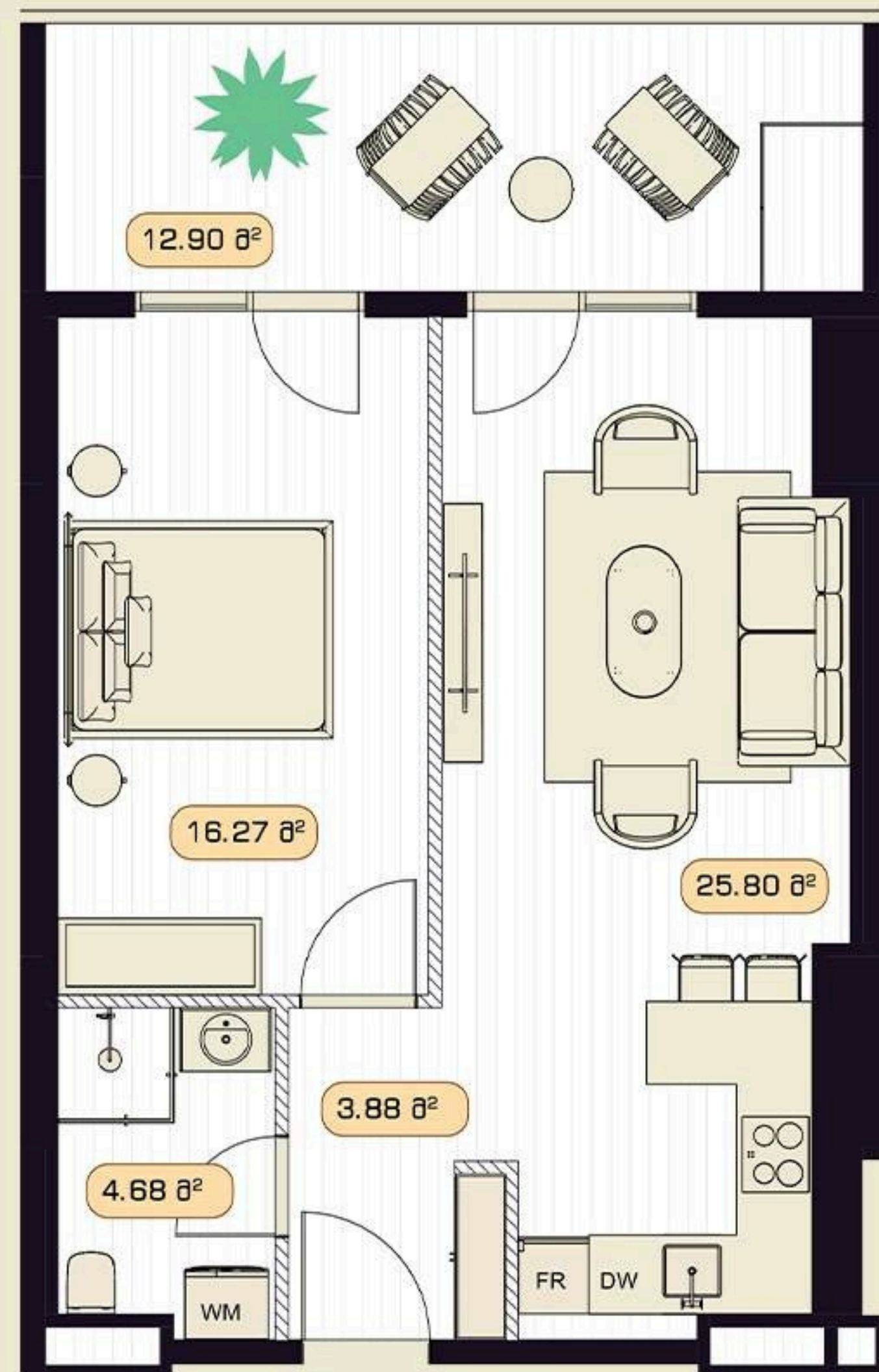
Hall: **3.88 sq.m**

Living Room / Kitchen: **25.80 sq.m**

Bedroom: **16.27 sq.m**

WC: **4.68 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **65.32 sq.m**

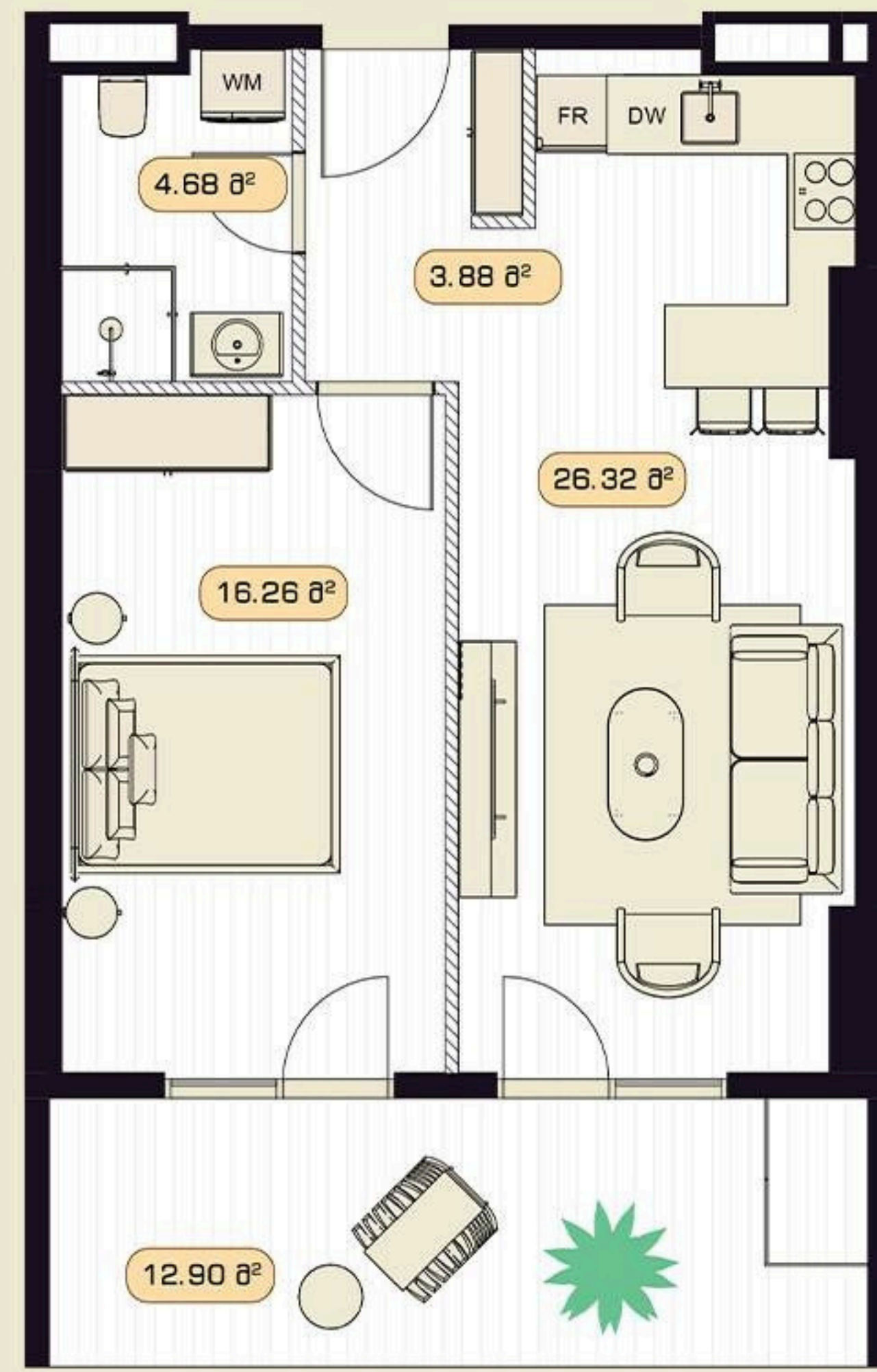
Hall: **3.88 sq.m**

Living Room / Kitchen: **26.32 sq.m**

Bedroom: **16.26 sq.m**

WC: **4.68 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **65.32 sq.m**

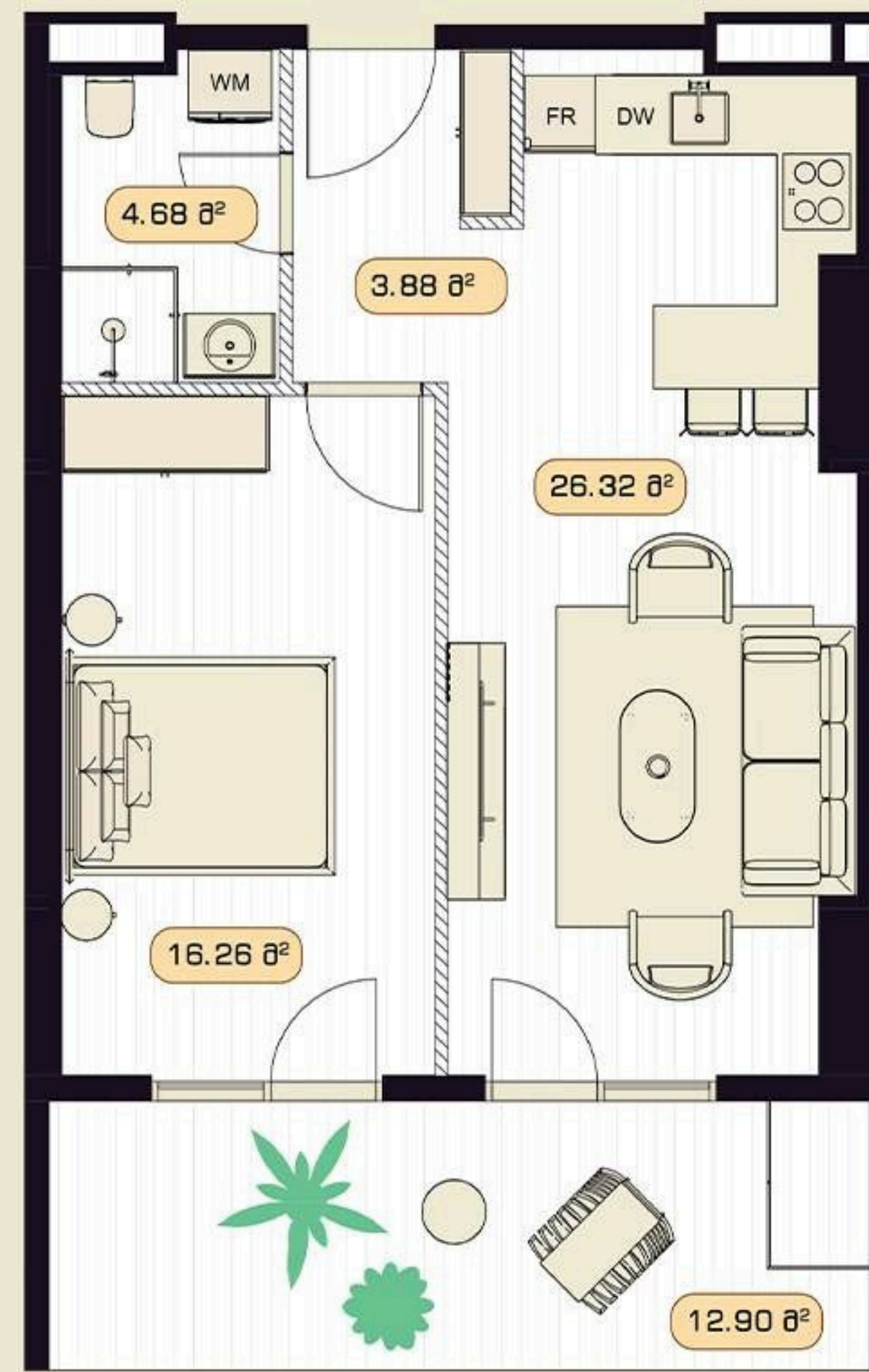
Hall: **3.88 sq.m**

Living Room / Kitchen: **26.32 sq.m**

Bedroom: **16.26 sq.m**

WC: **4.68 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **65.32 sq.m**

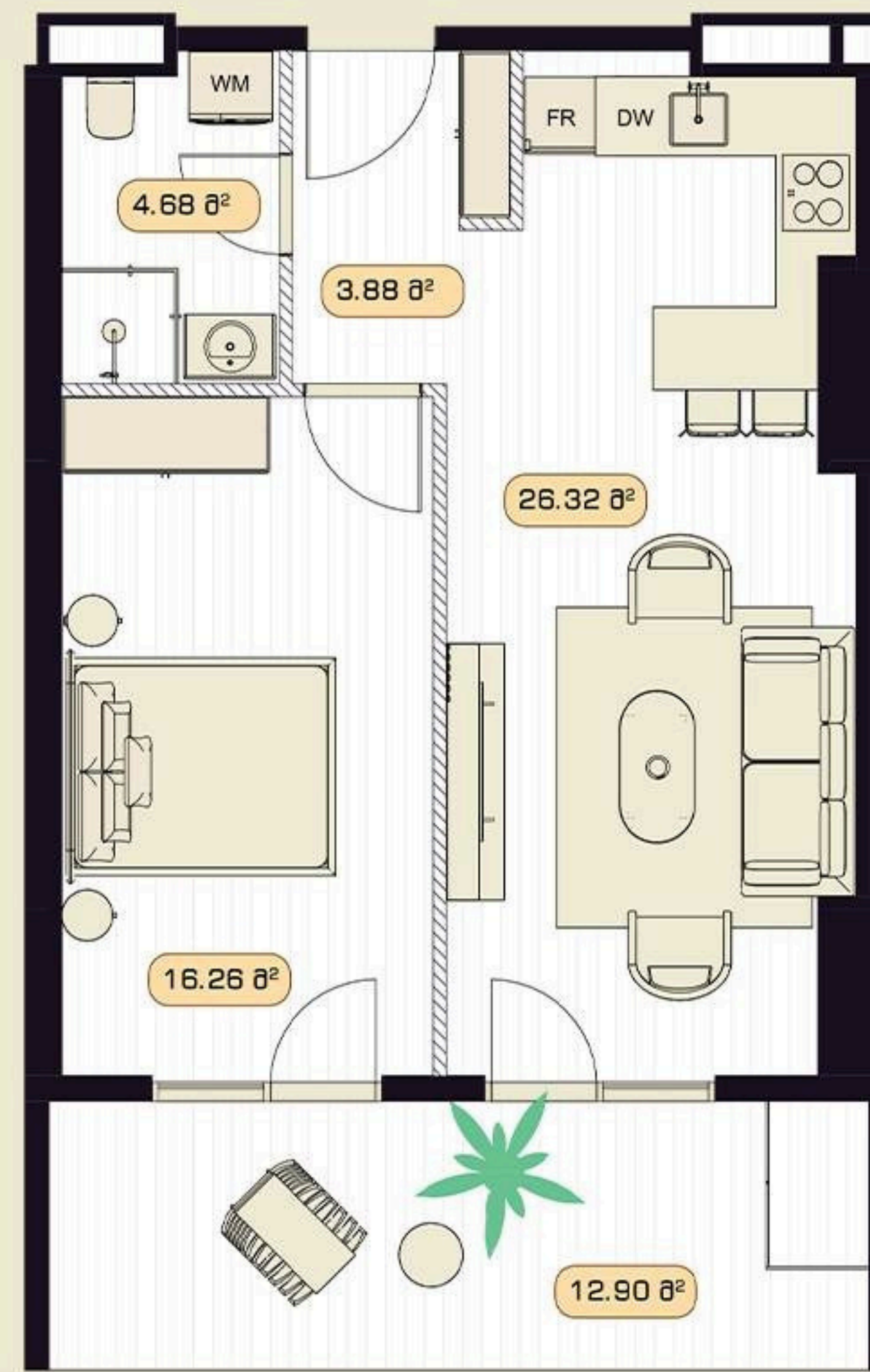
Hall: **3.88 sq.m**

Living Room / Kitchen: **26.32 sq.m**

Bedroom: **16.26 sq.m**

WC: **4.68 sq.m**

Terrace: **12.90 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **67.77 sq.m**

Hall: **3.82 sq.m**

Living Room / Kitchen: **22.37 sq.m**

Bedroom: **12.63 sq.m**

WC: **3.68 sq.m**

Terrace: **24.33 sq.m**



APARTMENT TYPE

1 BEDROOM

Total Area : **70.12 sq.m**

Hall: **5.07 sq.m**

Living Room / Kitchen: **21.05 sq.m**

Bedroom: **14.26 sq.m**

WC: **3.47 sq.m**

Terrace: **25.35 sq.m**



APARTMENT TYPE

2 BEDROOM

Total Area : **99.26 sq.m**

Hall: **10.15 sq.m**

Living Room / Kitchen: **22.36 sq.m**

Bedroom#1: **14.62 sq.m**

Bedroom#2: **12.73 sq.m**

WC: **4.42 sq.m**

Terrace: **32.83 sq.m**



APARTMENT TYPE

3 BEDROOM

Total Area : **117.63 sq.m**

Hall: **4.04 sq.m**

Living Room / Kitchen: **30.16 sq.m**

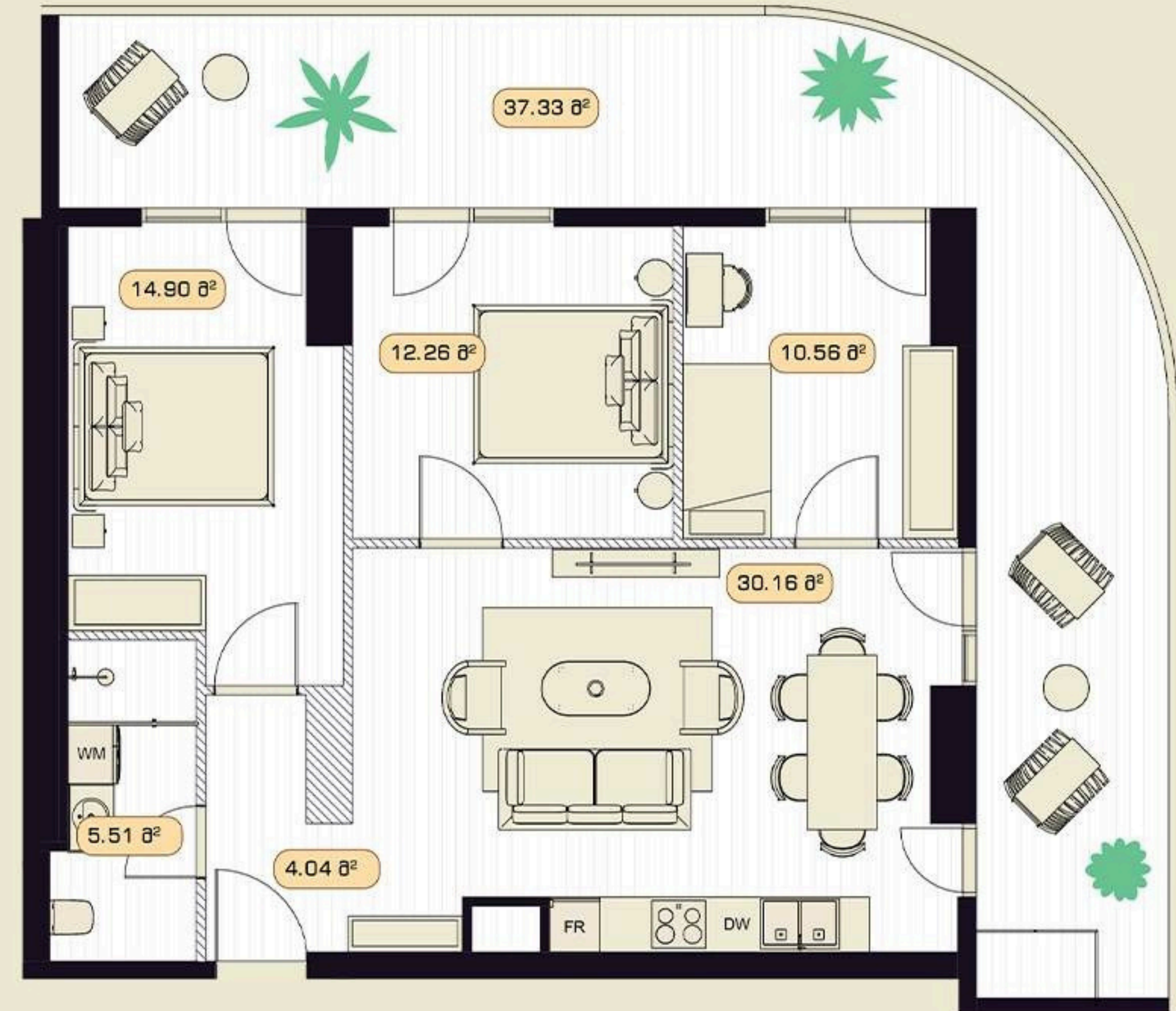
Bedroom#1: **14.90 sq.m**

Bedroom#2: **12.26 sq.m**

Bedroom#3: **10.56 sq.m**

WC: **5.51 sq.m**

Terrace: **37.33 sq.m**



INTERIOR



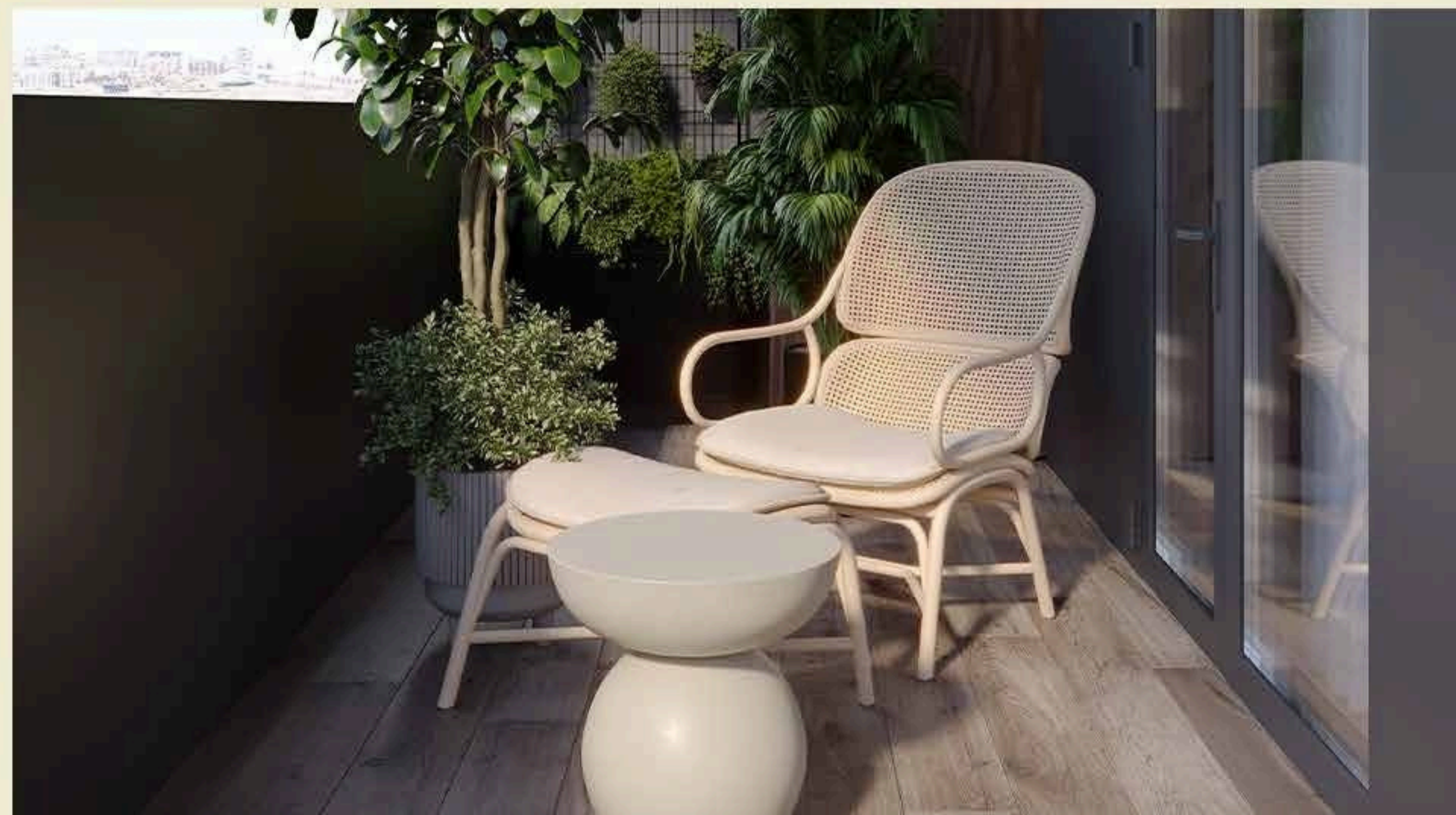
INTERIOR



INTERIOR



INTERIOR







REAL ESTATE MARKET DYNAMICS



High demand for rentals and rising prices: Georgia's real estate market is experiencing strong demand for rental properties, with rental prices showing steady growth.

Growing demand for modern, newly built apartments: There is an increasing demand for residential properties built to modern standards, creating a dynamic market for various types of properties.

ROI 12-15% 7-8 Years

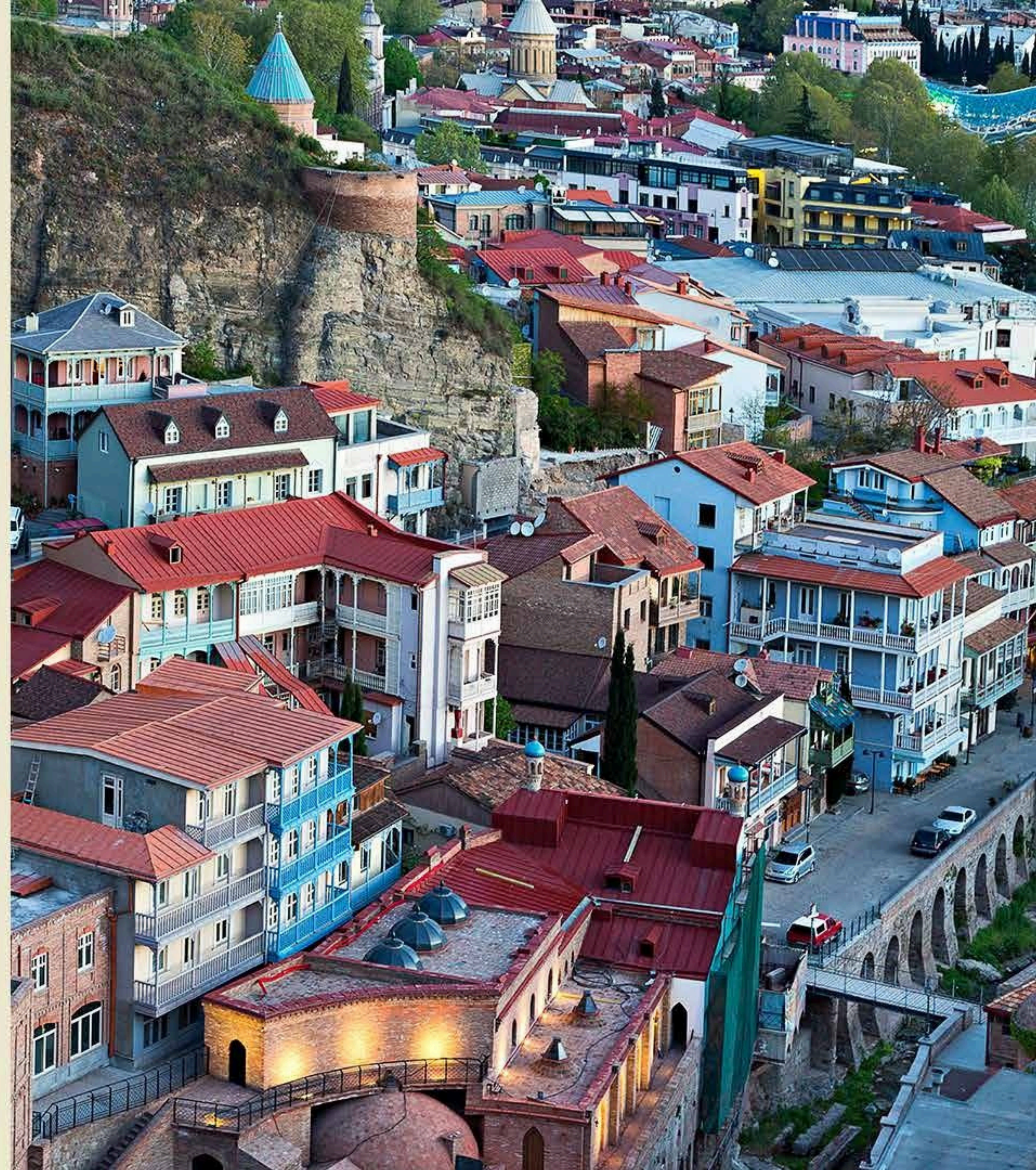


FLEXIBLE TAX SYSTEM

Exemption from income tax on the sale of long-term owned residential property: If you have owned residential property for more than two years, the income (profit) generated from its sale is exempt from income tax.

Low tax rate on income from the sale of residential property: Individuals selling a residential property are subject to a 5% income tax on the profit made from the sale.

Low tax rate on rental income: Income generated from renting out a property is subject to a 5% tax rate.





As one of Georgia's most prolific and innovative business conglomerates, we offer consulting services to ensure excellence and the highest standards in all our projects. We recognize that people's quality of life is deeply connected to their environment. This drives us to passionately develop projects that harmoniously blend history and culture with the dynamic energy of modernity and urban progress.



Our team's cutting-edge architectural designs are not only visually appealing but also incorporate intelligent features and technology to enhance comfort and convenience in everyday living.



We believe that projects are much more than simply residential structures. They encompass the people and relationships that constitute an ecosystem, reflecting the diversity of lifestyles that passion fosters. Each project contributes to the collective evolution of contemporary urban vitality.