



GLDANI TBILISI

P R O J E C T



Real Estate Investment in

TBILISI

Tbilisi is one of the most beautiful cities in **Georgia**. It is the place where you can find wonderful tourist places, amazing archaeological areas, mountain views with picturesque nature and warm climate all year round. Unsurprisingly, **Tbilisi** has caught the eye of many travellers and investors.



Some facts you should know before investing in real estate in **Tbilisi:**



Tbilisi is the capital city of Georgia and the most visited area.



The average rental yield in Tbilisi is 12 % but can reach 15% gross or even much more



Tbilisi is one of the safest cities in Europe.



The price of housing in a new building in Tbilisi is lower than in many other European capitals.



It is very easy to start a business in Tbilisi or conclude a treaty on real estate because of minimal formalities and the absence of corruption.



Tbilisi has got all objects of social infrastructure including hospitals, kindergartens, schools and universities.









WHY GLDANI ?

The "**Gldani**" area in which the project is located is famous for being one of the most vibrant places in the Georgian capital, **Tbilisi**, where there are all means of transportation, many famous restaurants and hotels, and also many international schools and universities and key locations.



THE LOFT GLDANI PROJECT

Location

-  | Gldani project is located in (Nosadze St.) near:
-  | "Akhmeteli" metro station
-  | Tbilisi Mall
-  | Tbilisi Sea
-  | The International Airport
-  | The US Embassy
-  | Carrefour Gldani (City Mall)
-  | Many other important locations

(Limited Units Left)



Facts



The project will be built in a modern European style



There will be **83** hotel apartments, **2** commercial areas on the first floor **and 31** Parking spaces.



The project consists of **7 Floors including** (2 Commercial Spaces + 13 Office Units + 70 Residential Units + Parking Spots).



Apartment Delivery Condition: Fully renovated with Furniture "Hotel Model"
Office Unit Delivery Condition: White Frame



Down Payment: 30%
Installment: 30 Months starting from January 2022




Starting Date: January 2022
Delivery Date: June 2024

Near From

 **1 min from**
Akhetili metro station

 **3 min from**
The international highway
leading to Turkey, Azerbaijan,
Russia, and Armenia

 **15 min from**
The city center

 **2 min from**
Carrefour hypermarket

 **4 min from**
The US Embassy

 **25 min from**
Tbilisi International Airport

 **2 min from**
City Mall Gldani

 **5 min from**
Tbilisi Mall

 **1 min from**
Tbilisi Sea

 **5 min from**
European University

Facilities:

Security cameras
on every floor



24-hour reception

Fire system



Kids play area

UPS system
(for elevator safety)



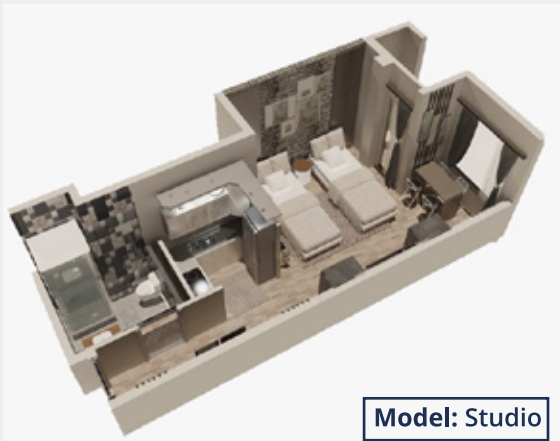
24-hour security



Periodic maintenance
and cleaning services

The following figures show 3D renders of the available spaces in the project

Apartment: 49.4 m²



Apartment: 52.5 m²



Apartment: 73.4 m²



(3D Render Figure)

SEE YOU IN GEORGIA

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