

TBILISI HILLS



HIGH STANDARD OF LIVING



TBILISI HILLS IS THE LARGEST, INNOVATIVE, AND UNIQUE PROJECT IN THE REAL ESTATE MARKET OF GEORGIA. THIS MULTIFUNCTIONAL RESIDENTIAL COMPLEX AIMS TO ESTABLISH A HIGH STANDARD OF LIVING FOR EACH OF ITS RESIDENTS EVERY DAY.

COVERING 331 HECTARES OF LAND, THE ENTIRE AREA FEATURES REAL ESTATE DEVELOPED IN ACCORDANCE WITH EUROPEAN STANDARDS, ALONG WITH GOLF COURSES THAT SPREAD OVER 60 HECTARES.

THE TOTAL INVESTMENT OF THE PROJECT EXCEEDS 300 MILLION DOLLARS, A PORTION OF WHICH HAS ALREADY BEEN USED TO MAINTAIN HIGH-CLASS INFRASTRUCTURE AND GOLF COURSES WITHIN THE COMPLEX..



FIABCI winner for the greenest and most energy-efficient project



A unique location



Proximity to nature and an ecologically healthy environment



Panoramic views of the entire city of Tbilisi



Entertainment and recreation spaces



Security and patrols with up to 200 cameras



KNOWLEDGE AND EXPERIENCE

The complex has been in existence for over **6 years**, during which a significant portion of the infrastructure was developed, 3 sectors were established, and golf courses were arranged. Many projects were successfully completed during this time, establishing Tbilisi Hills as one of the **leaders** in the Georgian real estate market. The precondition for this success is undoubtedly:

EXPERIENCED AND PROFESSIONAL TEAM

Tbilisi Hills collaborates with experienced and successful **professionals** in the field, both in Georgia and abroad. Engineers, architects, builders, and other specialists employed in the complex possess extensive experience working on **international projects**. The Tbilisi Hills team, in conjunction with the **development** team, has a wealth of experience in the construction industry and has successfully executed **numerous projects** within the complex's territory.

FAST DEVELOPMENT AND WORKING TIMELINES

Over the last 6 years, numerous projects in Tbilisi Hills have been **successfully** completed, thanks to the responsible attitude of the complex's team and partners towards their work. Adherence to **established deadlines**.



QUALITY STANDARDS IN TBILISI HILLS RESIDENCES

Construction

Tbilisi Hills construction team ensures the highest quality performance and practices, adhering to internationally recognized standards. We cooperate with international brands such as Reynears, FunderMax, Laminam, Caparol, Otis, and others.

Design and architecture

A significant focus is placed on architectural design and aesthetics throughout the area. Our company collaborates with internationally renowned and successful architects to create visually appealing and functional spaces that harmonize with their surroundings.

Infrastructure

The complex prioritizes the creation of strong and high-quality infrastructure, which entails well-maintained roads, a well-functioning communication network, and other necessary facilities for residents and visitors.



THE GREENEST AND MOST ENERGY-EFFICIENT PROJECT IN GEORGIA

Ecologically healthy environment

Greenery and a healthy environment are among the main priorities of the complex. To maintain a harmonious balance with nature and promote ecological well-being, only 10 percent of the total area will be allocated for construction, with the rest dedicated to greenery.

Unique Location

Tbilisi Hills boasts a unique location, just a 15-minute drive from the historical center of Tbilisi, offering stunning views of the entire city, Shavnabada Monastery, and Mount Kazbek.

Outstanding Flora and Fauna

On the territory of the complex, there are abundant plants, mushrooms, birds, and animals that are uncommon for the city.



750 Meters Above Sea Level

The complex, situated at an elevation of 750 meters above sea level, offers advantages such as clean air, a climate 6 degrees cooler, and an ecologically healthy environment.

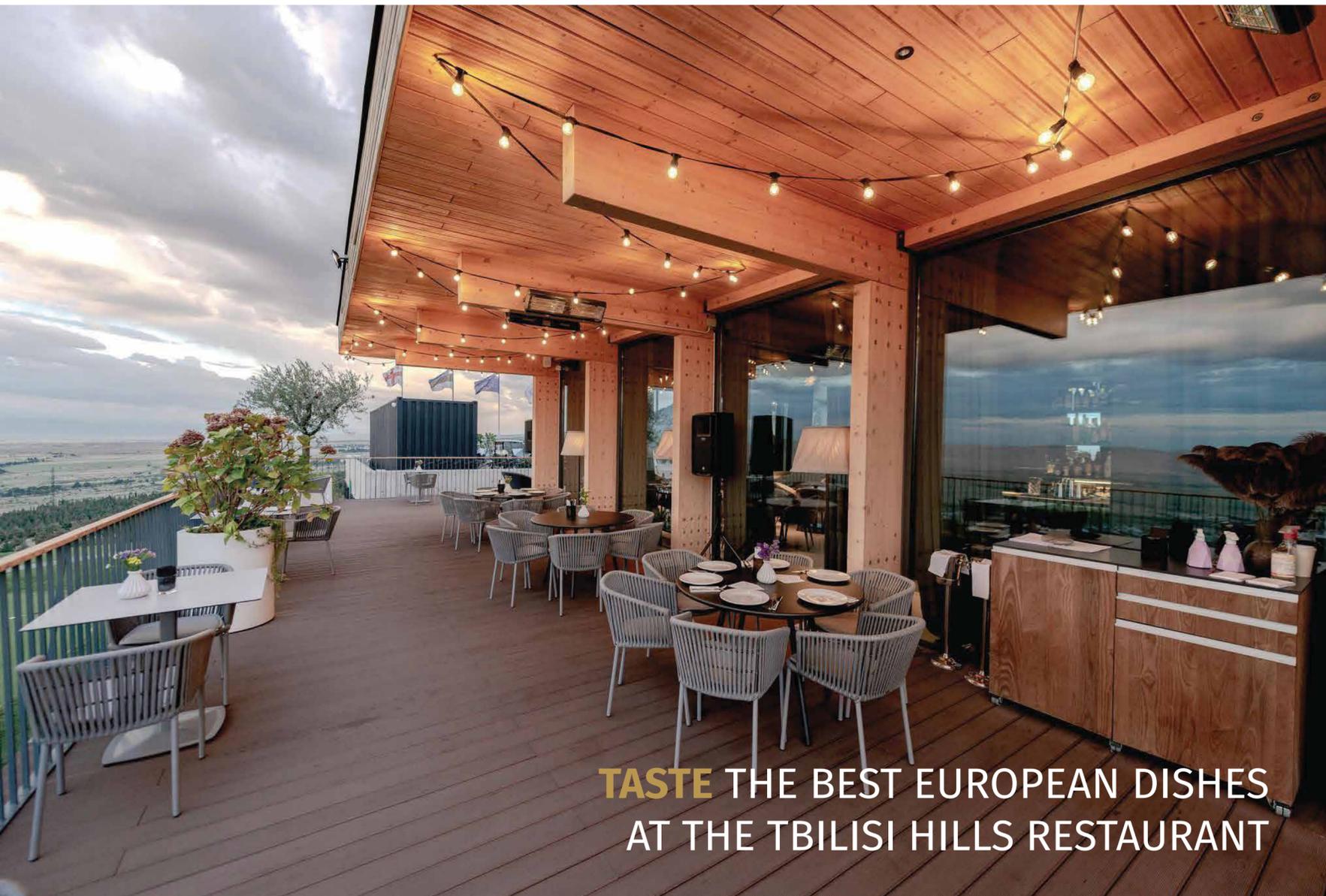
Pet-Friendly Environment

The complex provides walking areas, lounge areas, and facilities tailored to the well-being of pets and their owners.

Woodspark

Woodspark is a park located in the heart of Tbilisi Hills, offering an ideal space to enjoy the fresh air and relax.



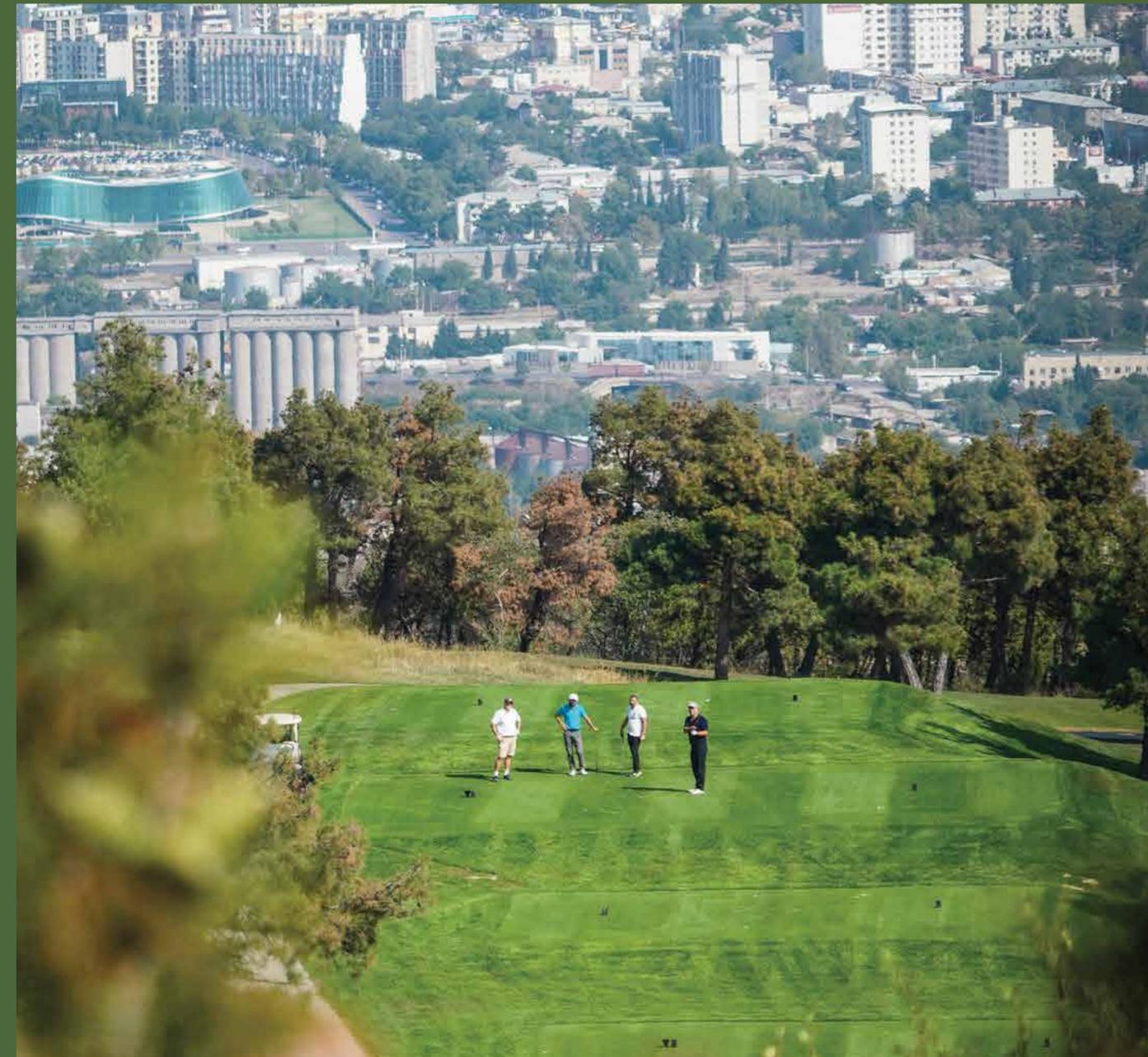


TASTE THE BEST EUROPEAN DISHES
AT THE TBILISI HILLS RESTAURANT

Beautiful panoramic landscapes, exquisite cuisine, and premium quality service - it is the unity of these three elements that creates the unforgettable experience of dining at "Tbilisi Hills" restaurant. Our diverse menu complements **a variety of events, including yoga and breakfast sessions, golf and brunch gatherings, as well as jazz, wine, and dinner nights**, which have become beloved occasions for visitors to the Hills.

PLAY GOLF ON WORLD-CLASS COURSES

The "Tbilisi Hills" golf course ranks among the top hundred European golf courses. It stands as the only professional **18-hole** golf course in Georgia. Over the past five years, the Hills Club has hosted numerous international and local tournaments.



TBILISI HILLS REAL ESTATE DIRECTIONS



 For Sale (C, C2 & I Sectors)

 Townhouses

 Tbilisi Hills Office

 Woods Park

 Apartments

 Restaurant

 Golf Academy

W



 Main Avenue

 Krtsanisi gates

 Kvemo Teleti gates

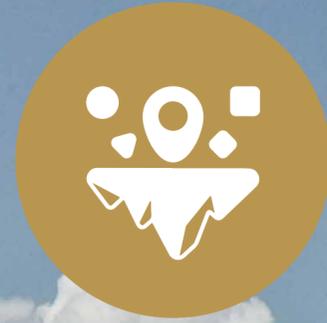
 Wellness center

 Shopping area

 Tennis court



from 1100 square meters



Tailored to your desired size and relief

LAND PLOTS



Asphalted roads equipped with street lighting, sidewalks, and parking facilities



Enjoy panoramic views of the **entire Tbilisi, Shavnabada Monastery, and Mount Kazbek**



All essential utilities provided - water, electricity, gas, sewage system, and internet communication lines



The private villa SB1, designed with modern aesthetics, is located in the central part of Tbilisi Hills, offering a harmonious blend of contemporary architecture and natural surroundings. The high ceilings and stained glass windows enhance the villa's sense of spaciousness and brightness, inspiring unique interior designs.

- ✦ High ceilings: up to 4.5 meters
- ✦ Glass stained vitrages: 3 meters
- ✦ Bright and spacious rooms
- ✦ Panoramic views of the whole Tbilisi
- ✦ Large green yard
- ✦ Parking for 2 cars



TOWNHOUSES

The townhouses' design project was crafted by the esteemed Georgian architectural firm, IM Architecture. The distinctive glass facade imparts a unique aesthetic, blurring the boundaries between the interior and exterior spaces.

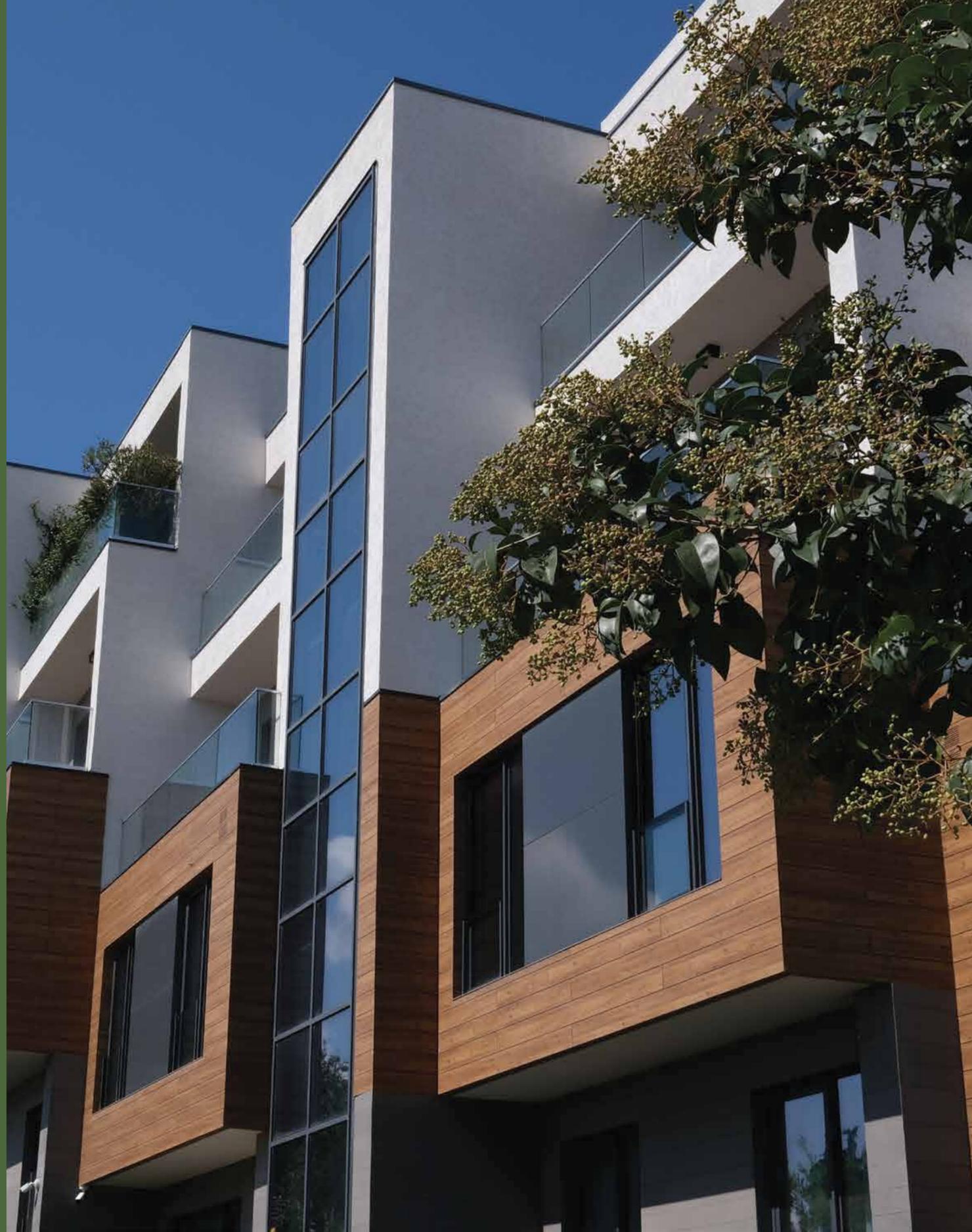
LAND PLOT: 725-742 m²
LIVING AREA: 180-183 m²
TERRACE: 75-107 m²

APARTMENTS

Tbilisi Hills apartments are designed for those who value high-quality infrastructure, comfortable living, and a healthy environment.

In front of the apartments, there is a yard with various plants and a children's entertainment corner, while the balconies offer an unforgettable view of Tbilisi and Shavnabada Monastery.

The apartments are fully sold.



CURRENT PROJECTS





NEW APARTMENTS

The new apartments at Tbilisi Hills represent living spaces created according to **modern and international standards**, which aim to fulfill every minimal desire and need of the residents as much as possible. It is a place where high quality and well-equipped **infrastructure** are combined equally with greenery and recreational spaces.

Three four-story buildings of new apartments will be constructed in the area, with each building containing **44 apartments**.



SLIDING STAINED GLASS WINDOWS

**CEILING HEIGHT:
APARTMENTS - 3.4 M,
PENTHOUSES - 3.6 M**

**PROPER INFRASTRUCTURE
AND FIRE SAFETY**

**ACCESSIBILITY FOR DISABLED
INDIVIDUALS**

**UNDERGROUND PARKING
AND STORAGE**

**ATRIUM AND COMMUNAL
RESTING SPACE**

SEVERAL AMENITIES WILL BE LOCATED NEAR THE APARTMENTS:

A PARK SITUATED IN NATURE

COMMERCIAL SPACE - CAFE, PHARMACY, SUPERMARKET

SPORTS AND WELLNESS CENTER

The territory will soon be complemented with a sports and wellness center intended for relaxation and refreshment, which will combine facilities such as:

- ✦ Swimming pools
- ✦ Tennis courts
- ✦ Pickleball court
- ✦ Gym
- ✦ Yoga room
- ✦ Spa and Sauna
- ✦ Resting and working spaces



CLUBHOUSE

Experienced and beginner golfers will soon be welcomed by the **clubhouse**. It will be a space that combines different types of facilities, creating an ideal environment for golf lovers.

- ✦ Golf accessories store
- ✦ Restaurant and bar
- ✦ Sauna
- ✦ Multipurpose event area
- ✦ Offices



FUTURE PLANS



The Tbilisi Hills multifunctional residential complex embodies the concept of "city within a city" and aims to create a space where everything is conveniently located. Here are the planned projects to be implemented within the complex:

5-Star Hotel: A space dedicated to the rest and relaxation of local and foreign guests in the area.

An international standard school and kindergarten catering to the residents of Tbilisi Hills and the Krtsanisi district

A recreational area for residents, equipped with functional spaces such as a stadium, dog park, children's entertainment corner, and more.



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TbilisiHillsGolfResidences



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