



*INVEST IN GEORGIA
WITH*



METROPOL SCALE



COMPLETED

1 BAGEBI

CURRENT

2 KAVTARADZE 4 CUBE 6 PARALLEL 8 SHINDISI
3 ORTACHALA 5 OVAL 7 LISI

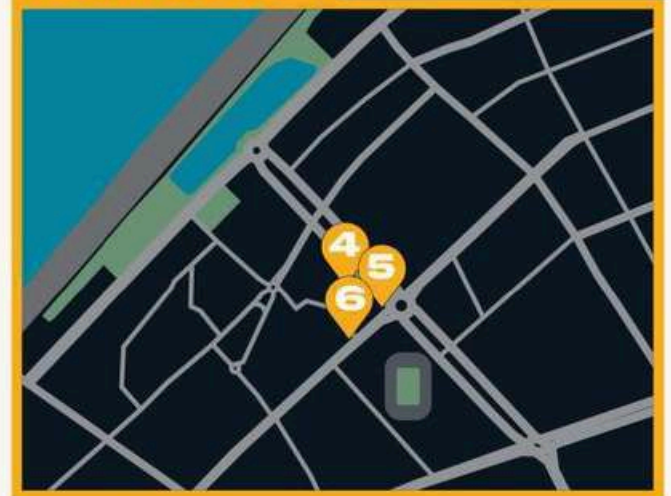
PLANNED

9 ABASHIDZE 11 CHOVELIDZE (BELINSKI)
10 CHAVCHAVADZE 12 DADIANI

TBILISI



BATUMI



SAGURAMO HILLS

A COMPLETED SUBURBAN PROJECT IN MAIN
PARTNERSHIP WITH **METROPOL**



WHY INVEST IN GEORGIA

GEORGIA-STRATEGICALLY SITUATED AT THE CROSSROADS OF EUROPE AND ASIA, BOASTS A THRIVING REAL ESTATE MARKET WITH ROBUST GROWTH IN TBILISI. THE CAPITAL OF GEORGIA, TBILISI, IS A CULTURAL AND BUSINESS HUB, ATTRACTING INVESTORS WITH ITS RAPID URBAN DEVELOPMENT AND INCREASING PROPERTY VALUES.



LAND PLOTS NEAR THE CITY CENTER

TBILISI'S PEACEFUL OUTSKIRTS GIVE YOU A RARE OPPORTUNITY TO CREATE YOUR DREAM HOME IN A HEALTHY, RELAXING ENVIRONMENT —PERFECT FOR MODERN LIVING.

THE BEST INVESTMENT OPPORTUNITY FOR FOREIGN BUYERS:

- ! LAND OWNERSHIP
- ! A CHANCE TO OBTAIN A RESIDENCE PERMIT
- ! NO PROPERTY TAX
- ! SIMPLE TRANSACTION PROCEDURES



MTATSMINDA PARK

LIBERTY SQUARE

NEW HOSPITAL

VIEW LOCATION

SCHOOL

HOME YOU HAVE
DREAMT OF

NOW IN SHINDISI

15
MIN

MTATSMINDA
PARK

4 MIN

SCHOOL

23
MIN

LIBERTY
SQUARE

20
MIN

NEW HOSPITAL



**FIRST
SECTOR**

270

LAND DIVISION



COMMUNICATIONS

!WELL-ORGANISED
COMMUNICATION NETWORK

!WATER SUPPLY

!ELECTRICITY

!NATURAL GAS

!SEWER SYSTEM

!INTERNET

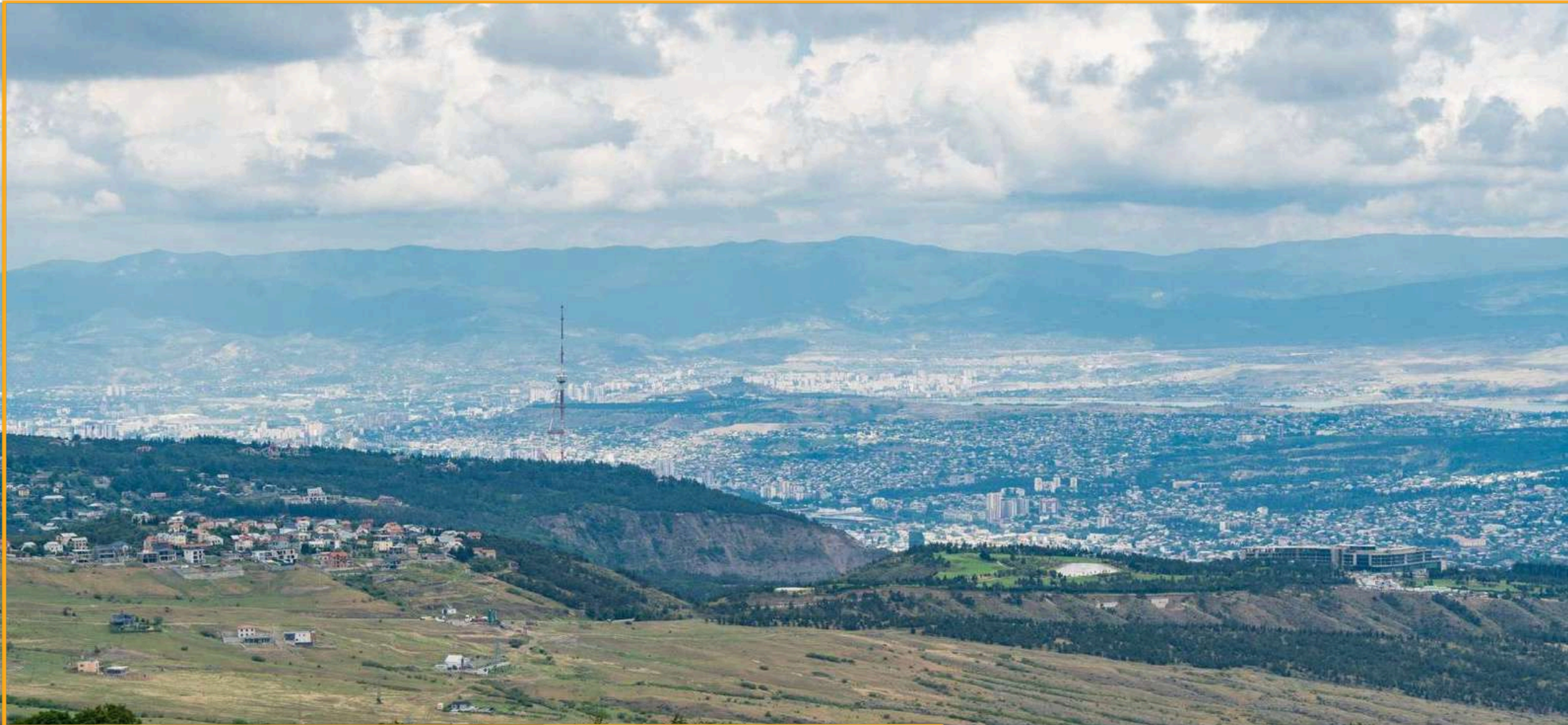
!PAVED WAY

!SIDEWALKS

CHOOSE THE LAND PLOT THAT SUITS YOU
GET THE PROJECT FOR FREE







**IF YOU HAVE DREAMT OF A HOME
WITH A REMARKEBLE VIEW**

BUY A LAND PLOT AND LIVE IN A HEALTHY ENVIRONMENT

A SMART COMMUNITY
FAR FROM THE CITY
NOISE

PROJECT COMPLETION DATE:
DECEMBER 2026





HOME YOU HAVE DREAMT OF

NOW AT LISI

10 MIN

LISI LAKE

6 MIN

HIPPODROME

12 MIN

**AMERICAN ACADEMY
ZALDASTANISHVILI**

12 MIN

GREEN SCHOOL



66 LAND PLOTS
600 – 1500 SQ.M

LAND DIVISION



INFRASTRUCTURE

- ! PADEL COURT
- ! OUTDOOR CINEMA
- ! CHILDREN'S PLAYGROUND
- ! FOOTBALL AND BASKETBALL COURT
- ! RELAXATION PAVILION

- ! FITNESS AREA
- ! DECORATIVE LANDSCAPING
- ! BICYCLE PATHS
- ! DRINKING WATER FOUNTAIN

INFRASTRUCTURE



SMART SYSTEMS

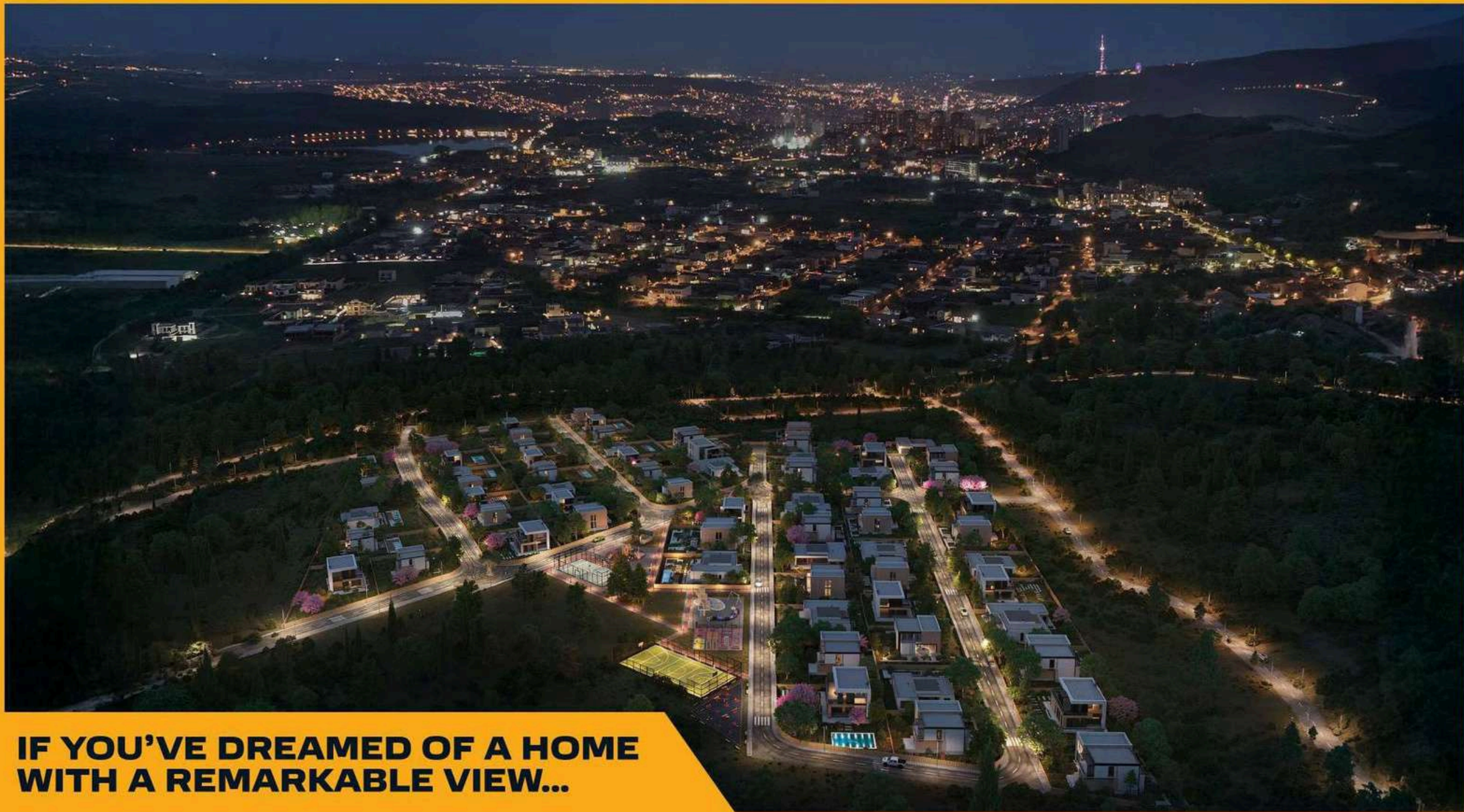
- ! SMART PARKING BARRIER
- ! LICENSE PLATE RECOGNITION SYSTEM
- ! ACCESS CONTROL SYSTEM
- ! INTERCOM SYSTEM
- ! EV CHARGING STATION

COMMUNICATIONS

- ! WELL-ORGANISED COMMUNICATION NETWORK
- ! WATER SUPPLY
- ! ELECTRICITY
- ! NATURAL GAS
- ! SEWER SYSTEM
- ! INTERNET
- ! PAVED WAY

CHOOSE THE LAND PLOT THAT SUITS YOU
GET THE PROJECT FOR FREE





**IF YOU'VE DREAMED OF A HOME
WITH A REMARKABLE VIEW...**

KEY INVESTMENT PROJECTS IN

5

Sakinii by
Biograpi Living

Central Park

Tbilisi Zoo

Kura River

Kura River

Mtatsminda Park

Holy Trinity
Cathedral

Europa
Square

Kura River

4

Hisni by
Biograpi Living

2

Ortachala by
Metropol

3

Astoria

1

VR Krtsanisi Resort
Residence

Kura River

TBILSI PROJECT PORTFOLIO



1.VR Krtsanisi Resort

ROI: 12%

Completion: Q1 2027



2.Ortachala Metropol

ROI: 10%

Completion: Q2 2028



3.Astoria

Starting Price:\$96,000

ROI: 10%

Completion: Oct 2026



4.Hisni

Starting Price: \$82,000
Type: Studio,1& 2 BR

ROI: 12%

Completion: Q4 2028



5.Sakeni Biograpi Starting Price: \$125,000

ROI: 12%

Completion: Q4 2026