

HIGH STANDARD OF LIVING

TBILISI HILLS

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TBILISI HILLS IS THE LARGEST, MOST INNOVATIVE, AND UNIQUE DEVELOPER PROJECT IN 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 and
ecologically healthy environment



Panoramic views of the
entire city of Tbilisi



Entertainment and
recreation spaces



Internal patrolling
and security

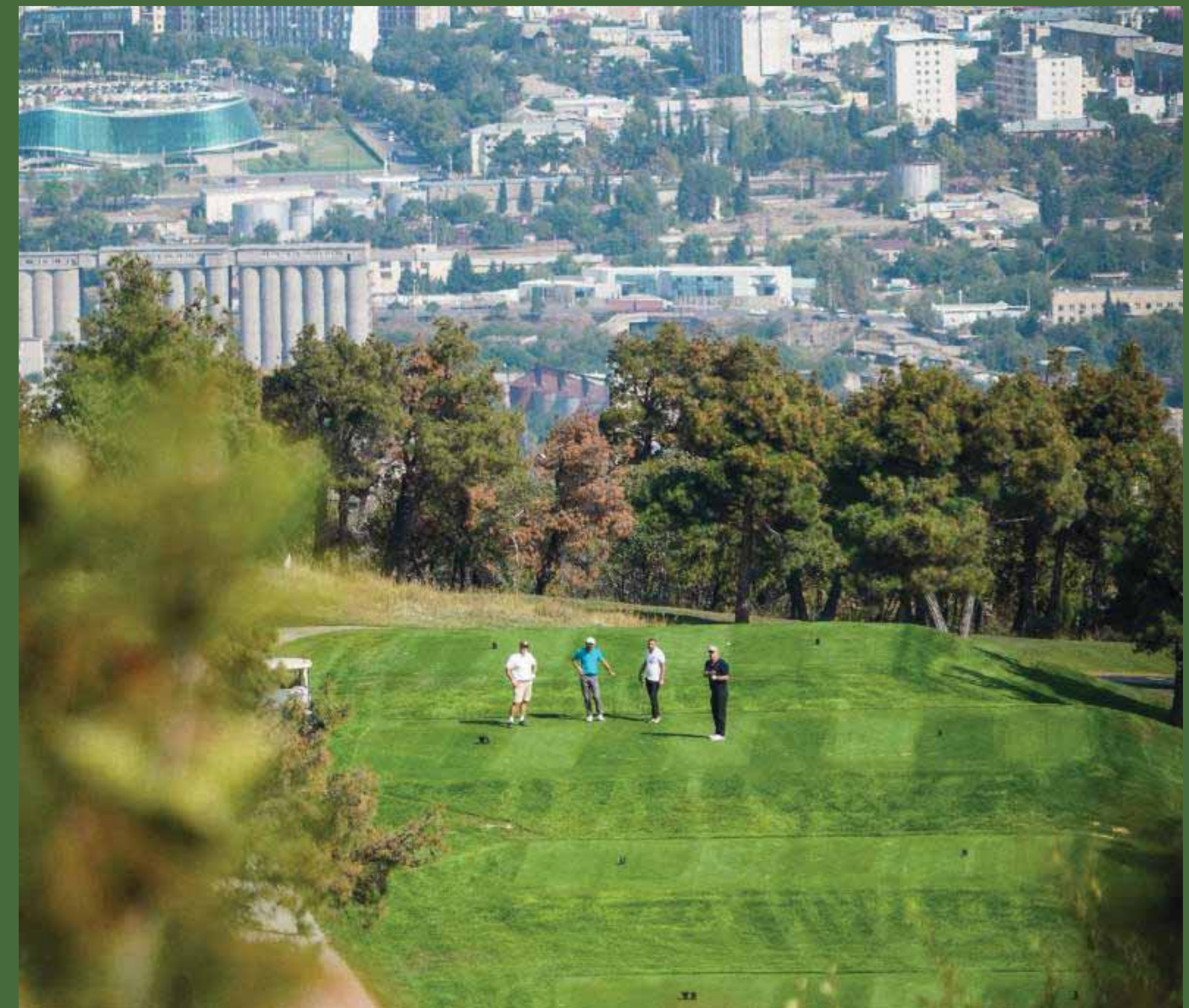



TASTE THE BEST EUROPEAN DISHES
AT THE TBILISI HILLS RESTAURANT

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, Tbilisi Hills Club has hosted dozens of international and local tournaments.



 For Sale (C, C2 & I Sectors)

 Townhouses

 Tbilisi Hills Office

 Woods Park

 Apartments


 Restaurant

 Golf Academy

W



 Main Avenue

 Krtsanisi gates

 Kvemo Teleti gates

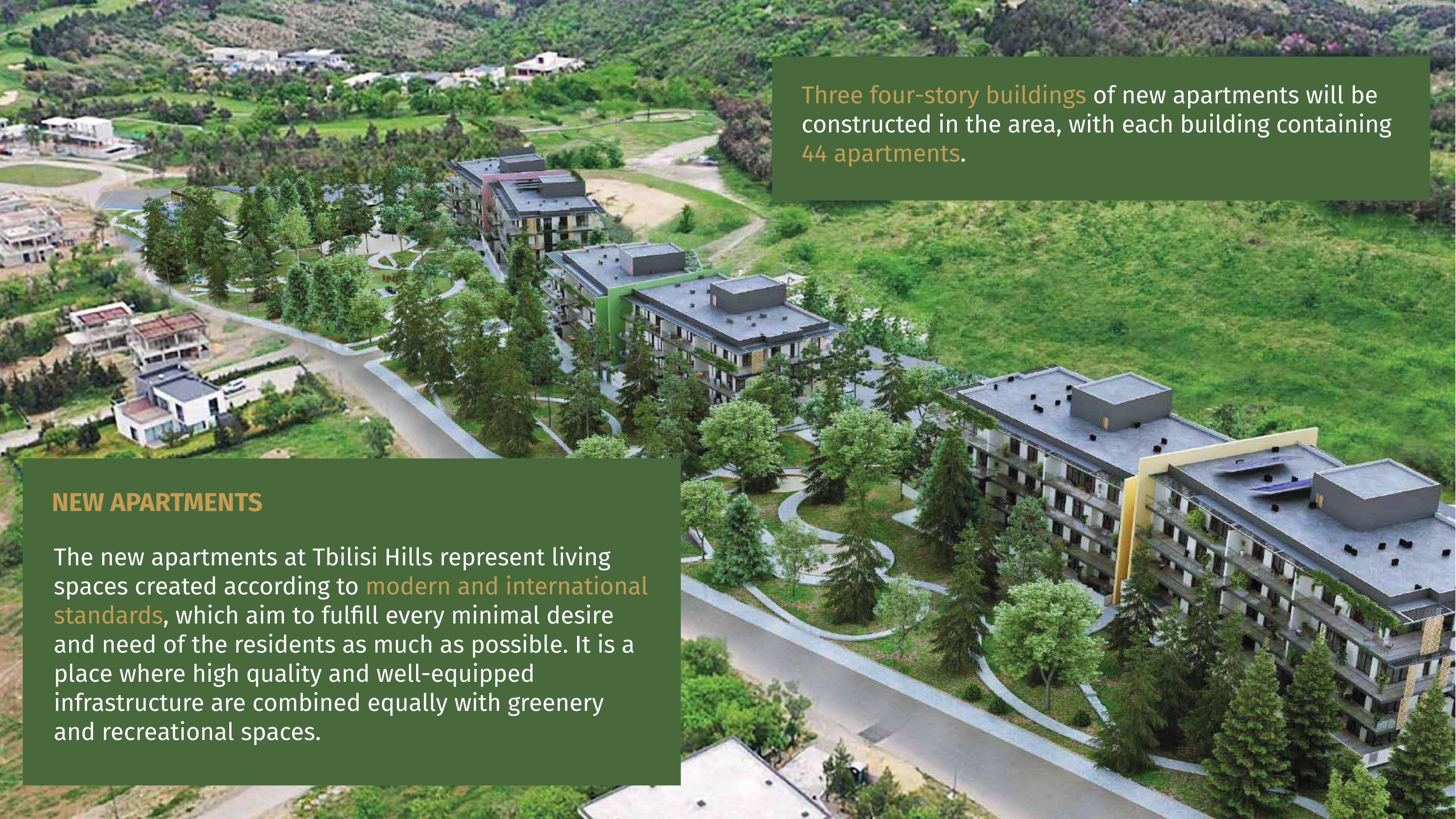
 Wellness center

 Shopping area

 Tennis court

APARTMENTS





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

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.



**LARGE TERRACE WITH
SHADING SYSTEM**

**SPACE FOR A POOL
ON THE TERRACE**

**SLIDING STAINED GLASS
WINDOWS AND CEILINGS
UP TO 3.5 METERS**

**SEPARATE BALCONIES AND
WALLS WITH SOUND ISOLATION**



Proper infrastructure
and fire safety

Accessibility for disabled
individuals

Underground parking
and storage

Atrium and communal
resting space

Sector
C

SITUATED NEAR TO THE:

- ✦ Restaurant
- ✦ Golf courses
- ✦ Central park

Sector
C2

Sector
I



NEW APARTMENTS WILL BE BUILT IN C SECTOR OF TBILISI HILLS



SEVERAL AMENITIES WILL BE LOCATED NEAR THE APARTMENTS:

- ✦ Tbilisi Hills Central Park, arranged on 20,000 square meters
- ✦ Commercial space - cafe, pharmacy, supermarket

NEW APARTMENTS

AB 4



Golf courses →



Tbilisi views ↗



Restaurant →



Shavnabada Monastery views ↘

TBILISI HILLS
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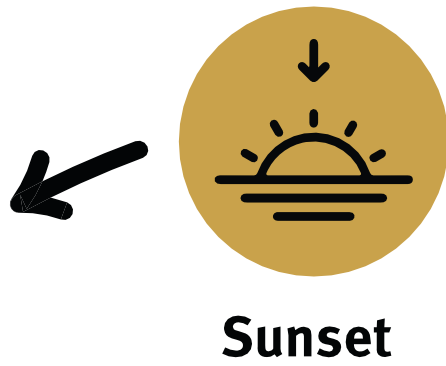


concept

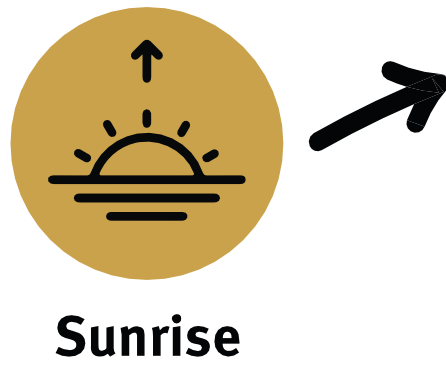
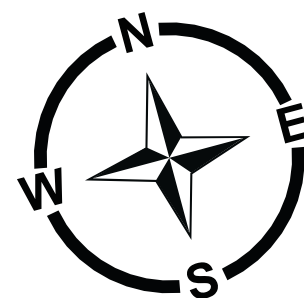
20% DISCOUNT ON EVERY APARTMENT
FOR TBC CONCEPT CARDHOLDERS

APARTMENT #1

Floor: 1
Bedrooms: 1
Bathrooms: 1
Total area: 60 0²
Living area: 47 0²
Terraces size: 13 0²



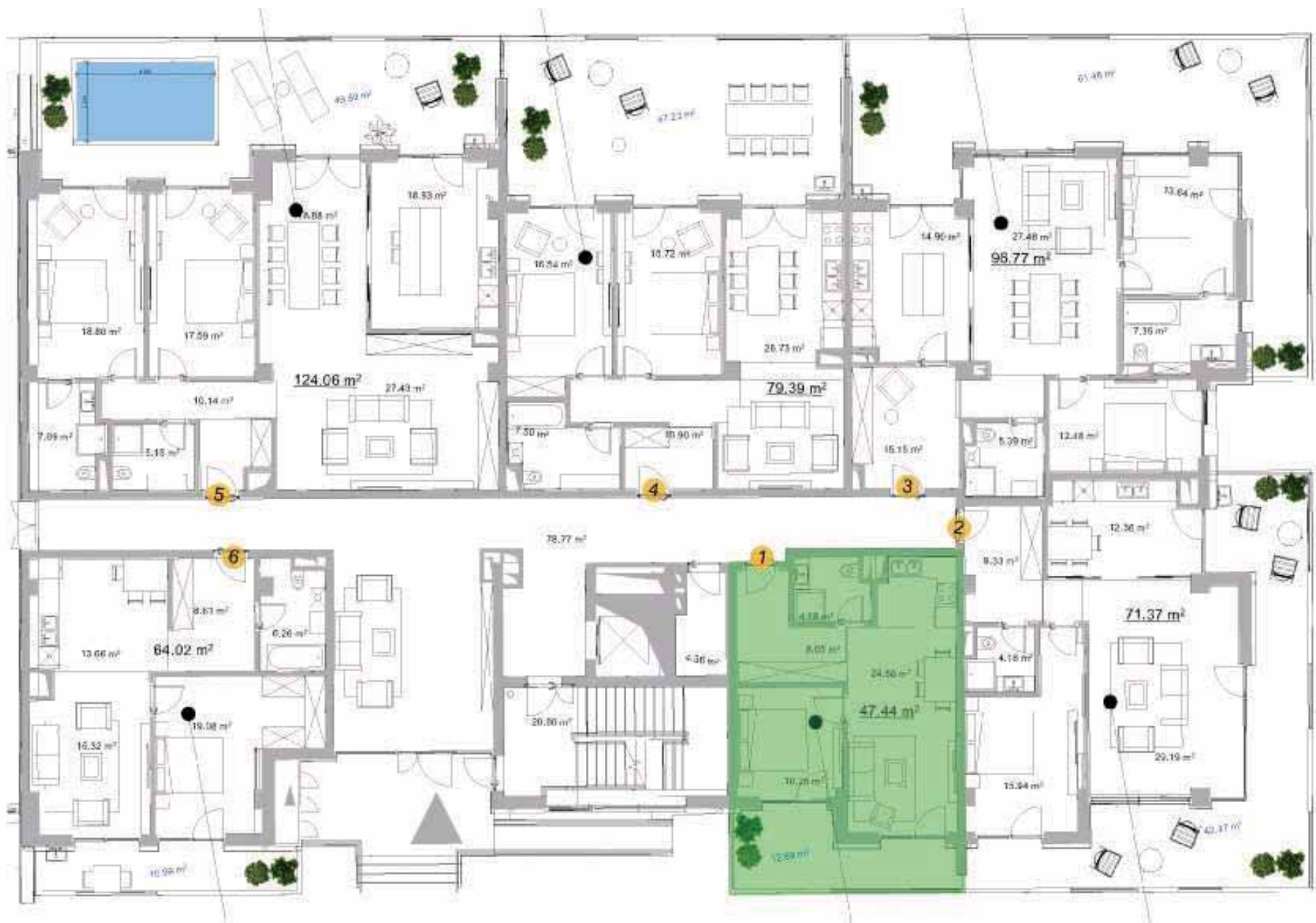
Sunset



Sunrise



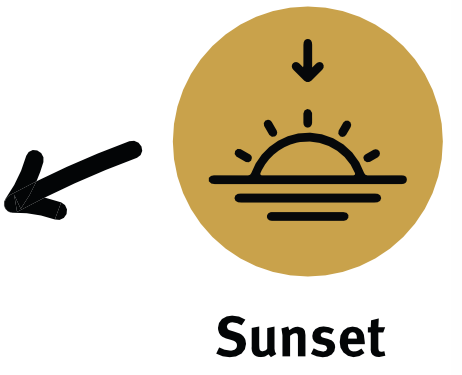
Shavnabada Monestery



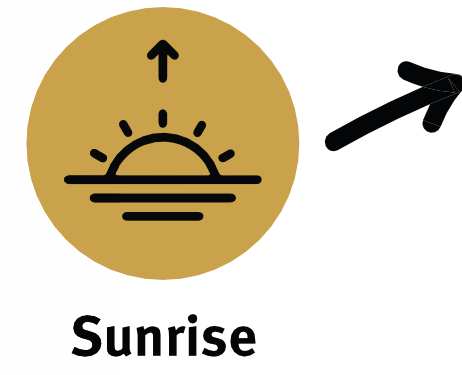
SOLD

APARTMENT #2

Floor: 1
Bedrooms: 1
Bathrooms: 1
Total area: 114 0²
Living area: 71 0²
Terraces size: 42 0²



Sunset



Sunrise



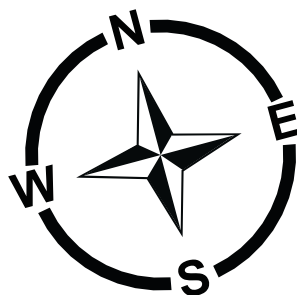
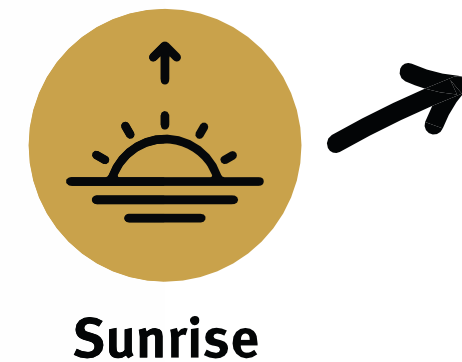
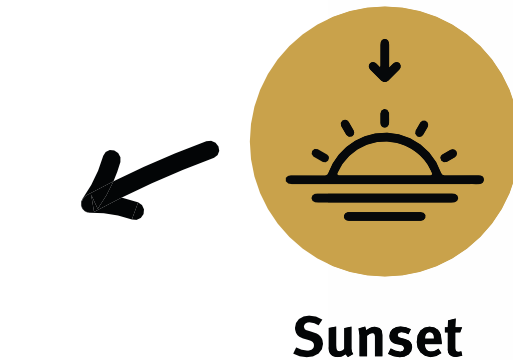
Shavnabada Monestery



Price: \$ 231.500

APARTMENT #3

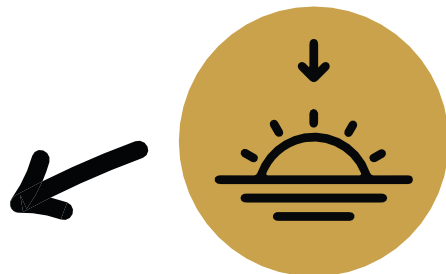
Floor: 1
Bedrooms: 2
Bathrooms: 2
Total area: 158 0²
Living area: 97 0²
Terraces size: 61 0²



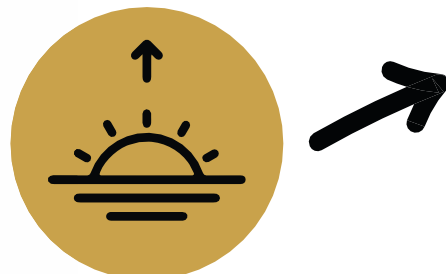
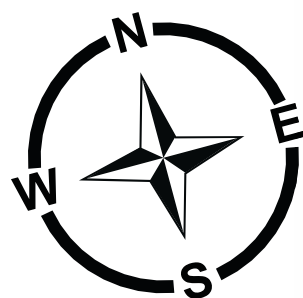
Price: \$ 318.775

APARTMENT #4

Floor: 1
Bedrooms: 2
Bathrooms: 1
Total area: 127 m^2
Living area: 79 m^2
Terraces size: 47 m^2



Sunset



Sunrise



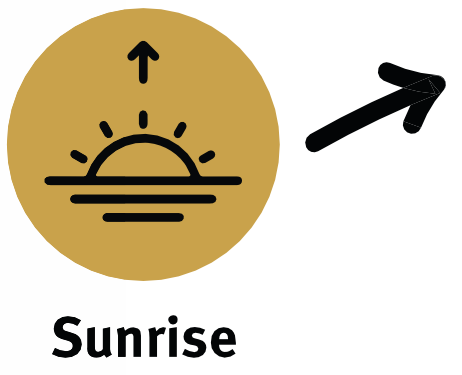
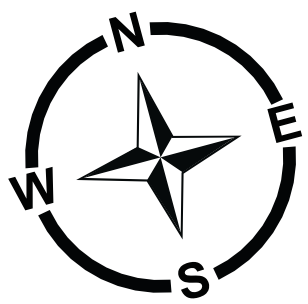
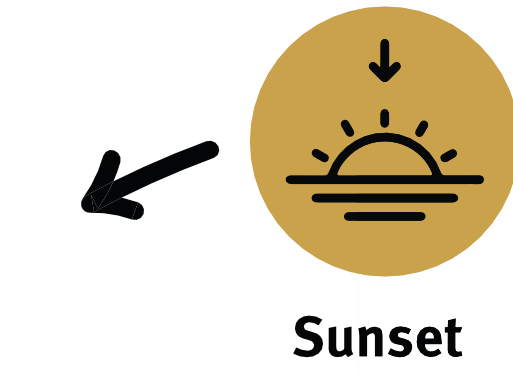
Shavnabada Monestery



Price: \$ 257.500

APARTMENT #5
WITH PRIVATE POOL

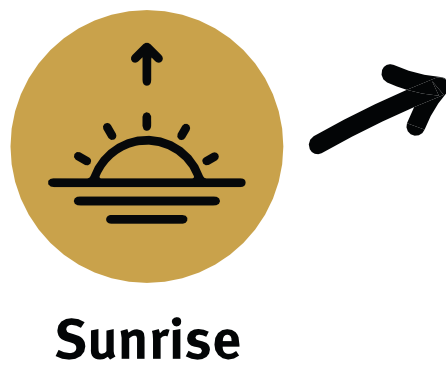
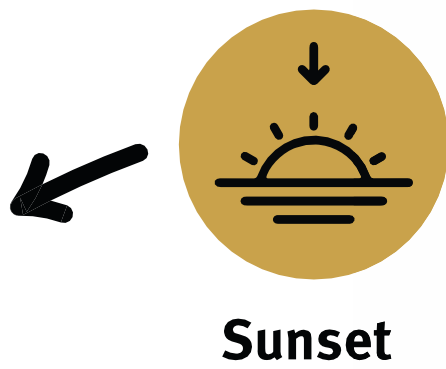
Floor: 1
Bedrooms: 2
Bathrooms: 2
Total area: 174 m^2
Living area: 124 m^2
Terraces size: 50 m^2



Price: \$ 382.825

APARTMENT #6

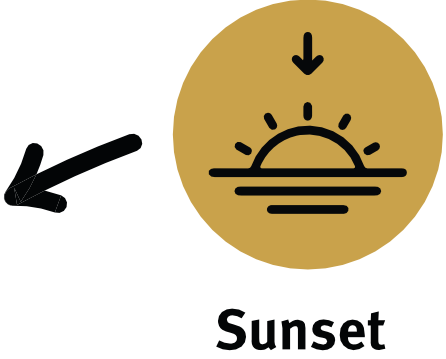
Floor: 1
Bedrooms: 1
Bathrooms: 1
Total area: 75 0²
Living area: 64 0²
Terraces size: 11 0²



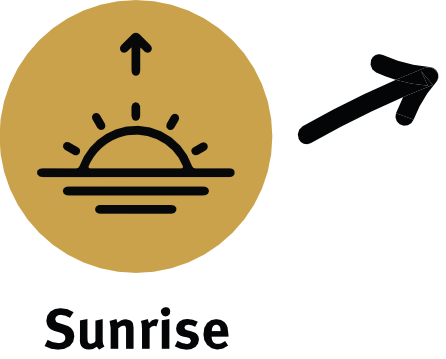
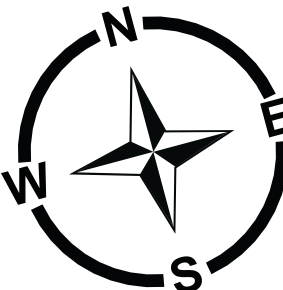
Price: \$ 173.788

APARTMENT #7

Floor: 1
Bedrooms: 1
Bathrooms: 1
Total area: 60 0²
Living area: 47 0²
Terraces size: 13 0²



Sunset



Sunrise



Shavnabada Monestery

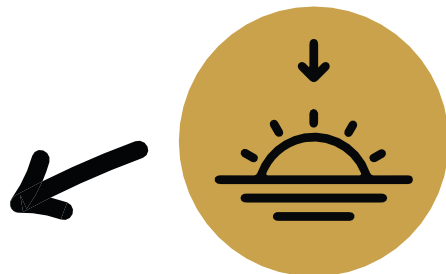


SOLD

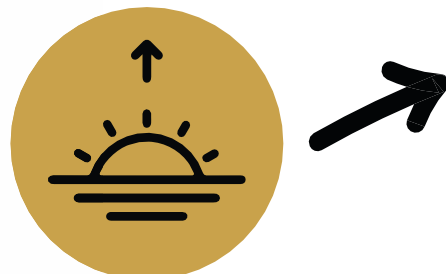


APARTMENT #8

Floor: 1
Bedrooms: 1
Bathrooms: 1
Total area: 114 0²
Living area: 71 0²
Terraces size: 43 0²



Sunset



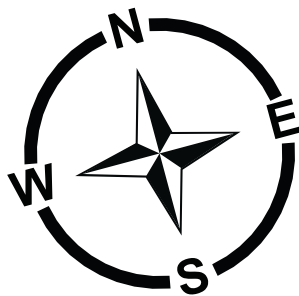
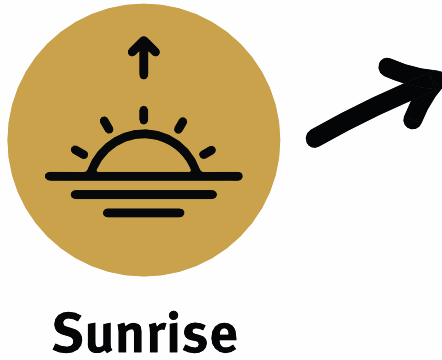
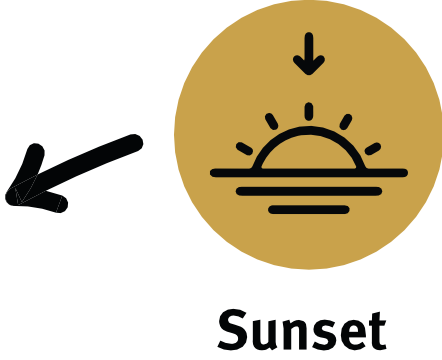
Sunrise



Price: \$ 232.100

APARTMENT #9

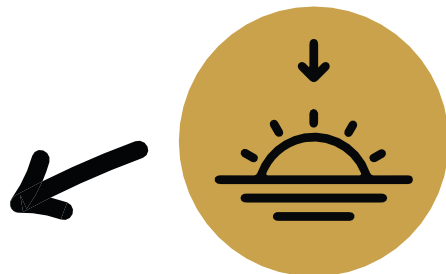
Floor: 1
Bedrooms: 2
Bathrooms: 2
Total area: 158 0²
Living area: 96 0²
Terraces size: 61 0²



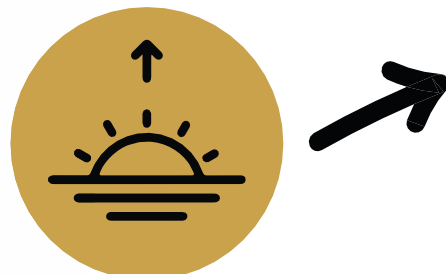
Price: \$ 317.625

APARTMENT #10

Floor: 1
Bedrooms: 2
Bathrooms: 1
Total area: 126 0²
Living area: 79 0²
Terraces size: 47 0²



Sunset



Sunrise



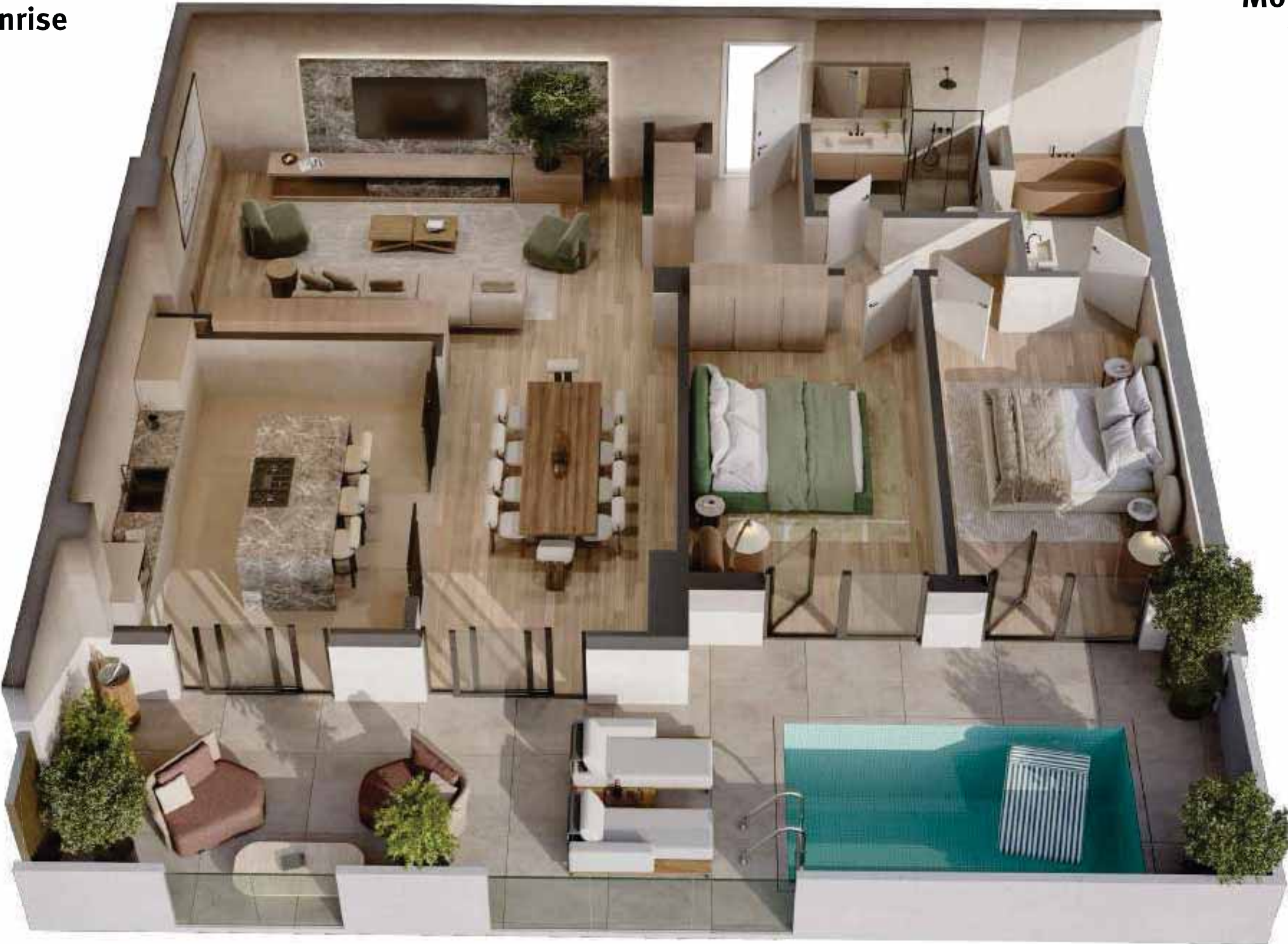
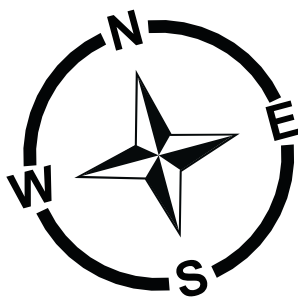
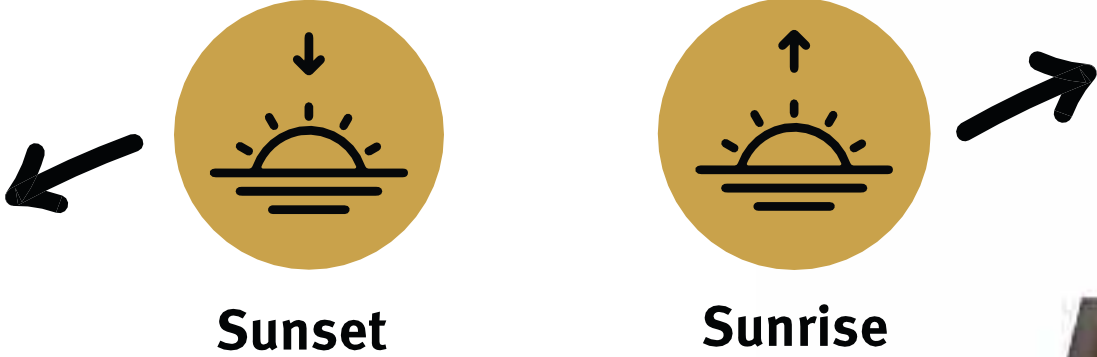
Shavnabada Monestery



Price: \$ 257.263

APARTMENT #11
WITH PRIVATE POOL

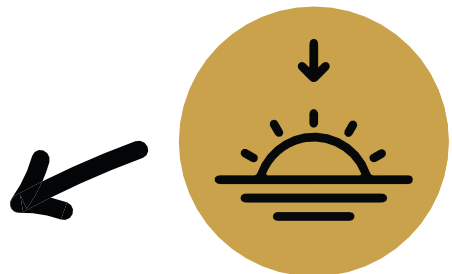
Floor: 1
Bedrooms: 2
Bathrooms: 2
Total area: 174 0²
Living area: 124 0²
Terraces size: 50 0²



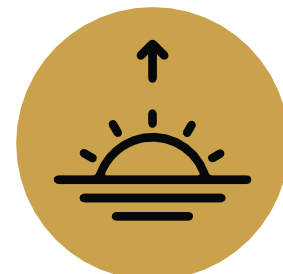
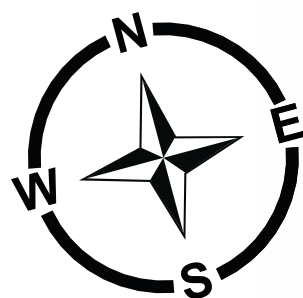
Price: \$ 382.110

APARTMENT #12

Floor: 1
Bedrooms: 1
Bathrooms: 1
Total area: 75 0²
Living area: 64 0²
Terraces size: 11 0²



Sunset



Sunrise



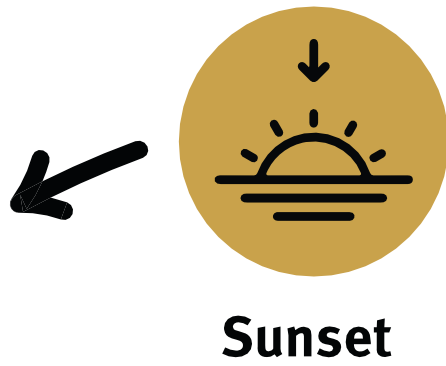
Shavnabada Monastery



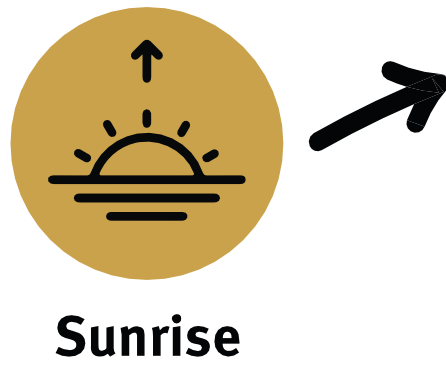
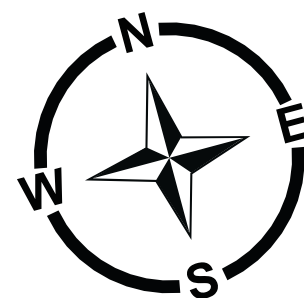
Price: \$ 174.050

APARTMENT #13

Floor: 2
Bedrooms: 1
Bathrooms: 1
Total area: 57 0²
Living area: 48 0²
Terraces size: 10 0²



Sunset



Sunrise



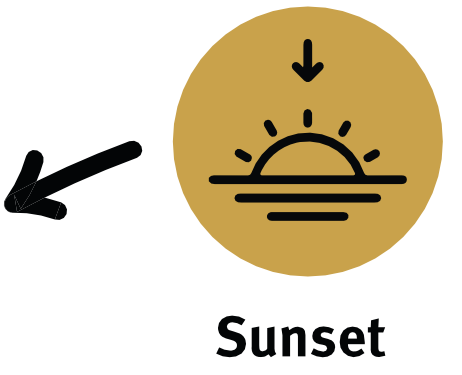
Shavnabada Monestery



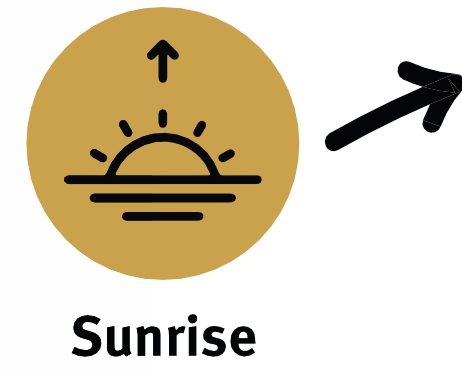
SOLD

APARTMENT #14

Floor: 2
Bedrooms: 1
Bathrooms: 1
Total area: 110 0²
Living area: 71 0²
Terraces size: 39 0²



Sunset



Sunrise



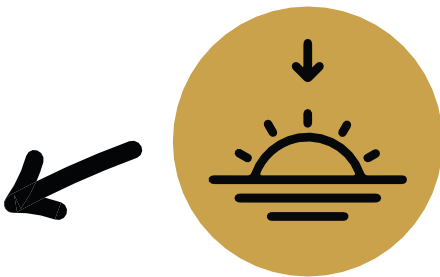
Shavnabada Monestery



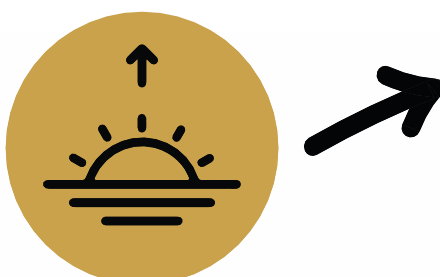
Price: \$ 253.190

APARTMENT #15

Floor: 2
Bedrooms: 2
Bathrooms: 2
Total area: 141 0²
Living area: 96 0²
Terraces size: 45 0²



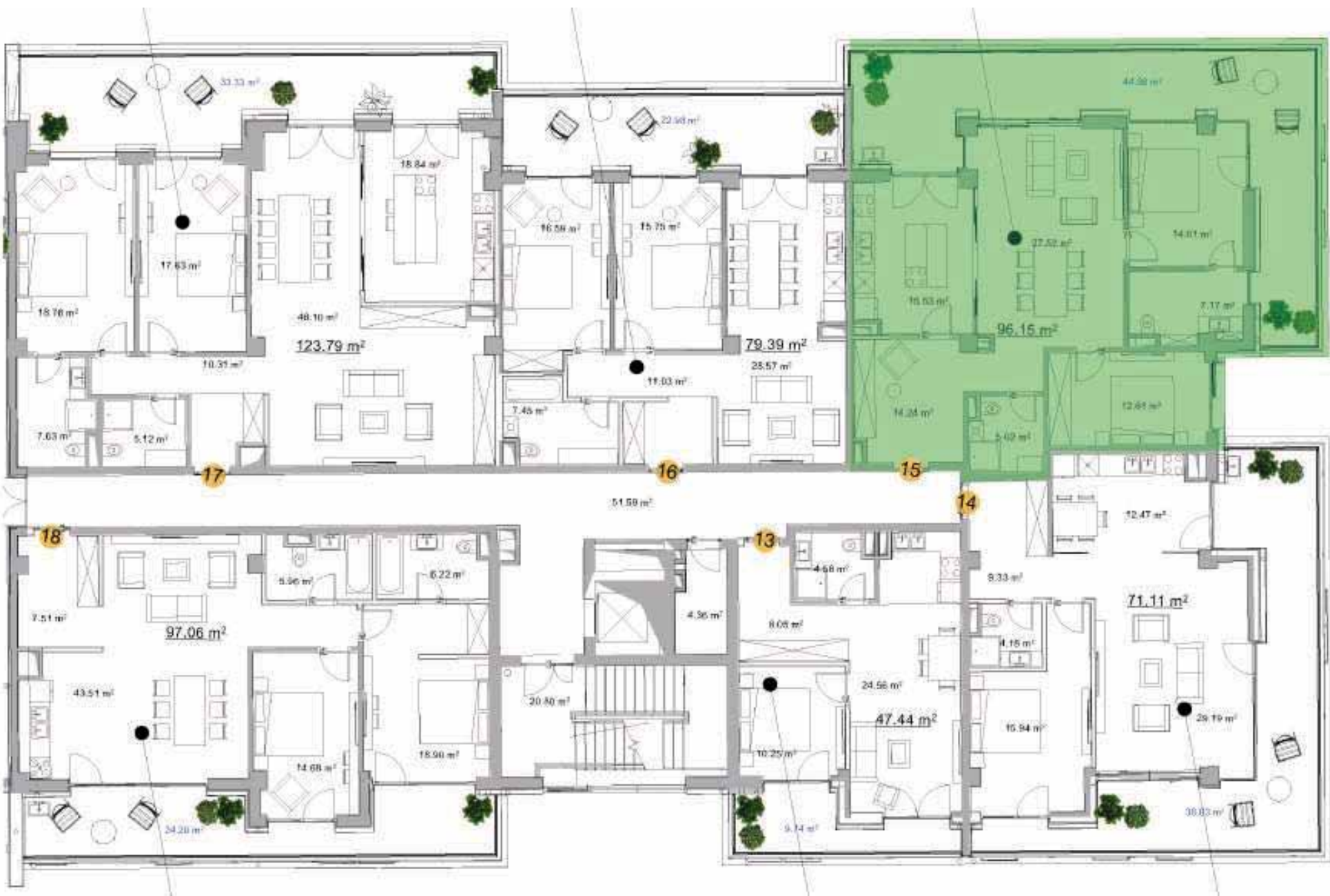
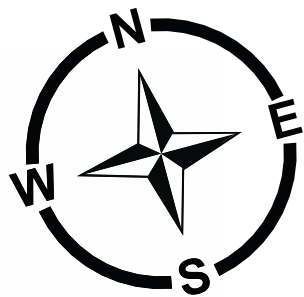
Sunset



Sunrise



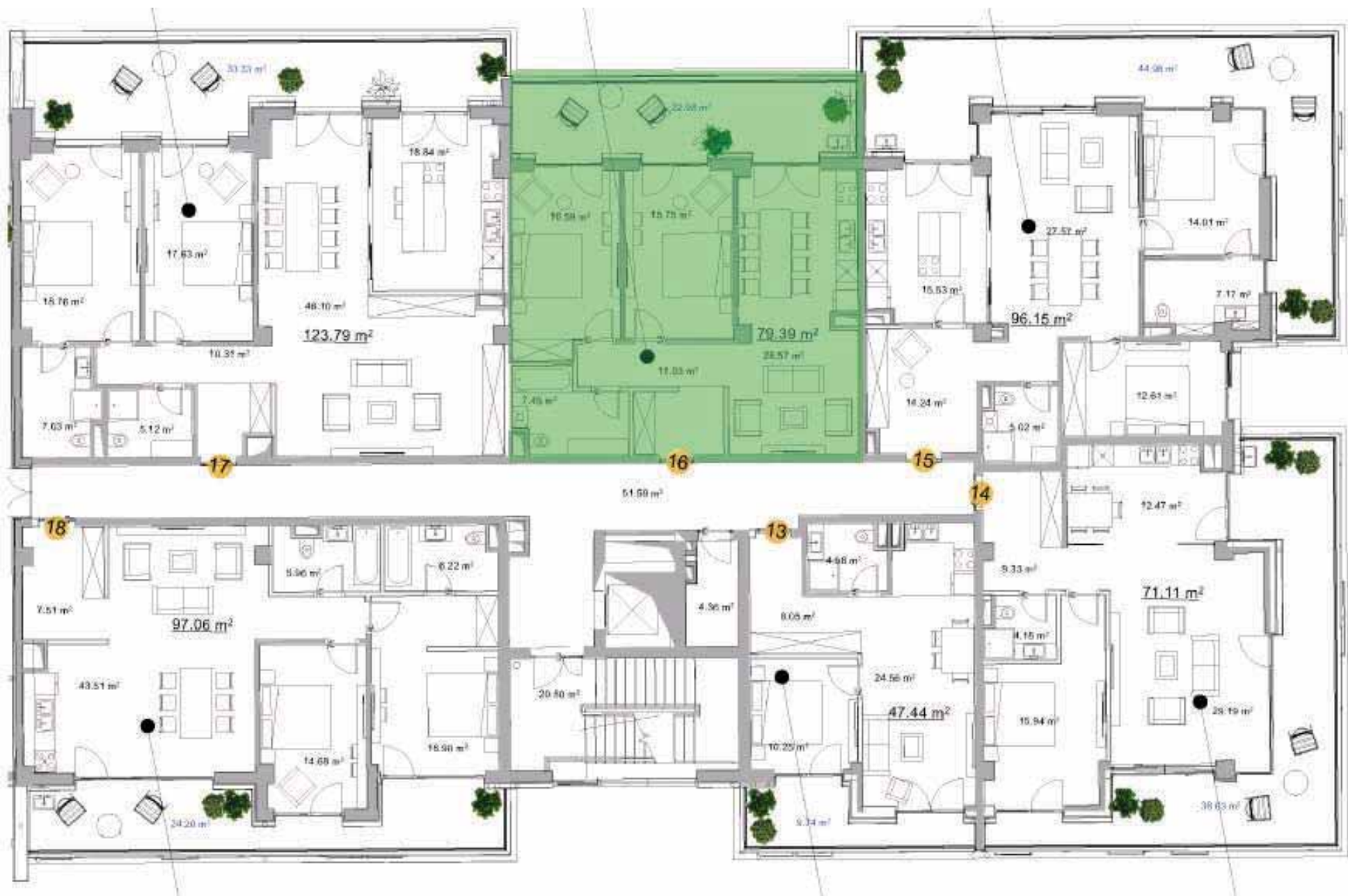
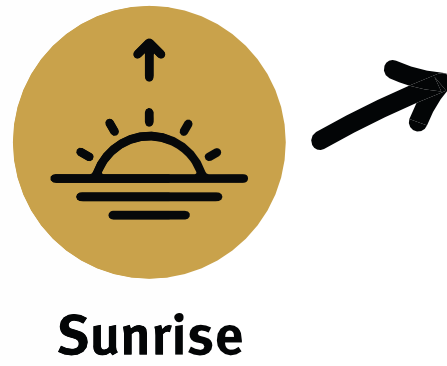
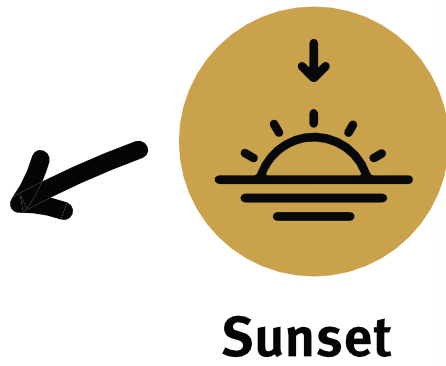
Shavnabada Monastery



Price: \$ 332.190

APARTMENT #16

Floor: 2
Bedrooms: 2
Bathrooms: 1
Total area: 102 0²
Living area: 79 0²
Terraces size: 23 0²



Price: \$ 254.465

APARTMENT #17

Floor: 2

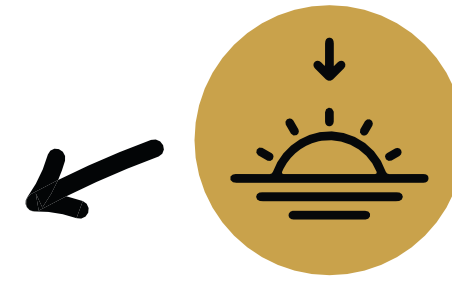
Bedrooms: 2

Bathrooms: 2

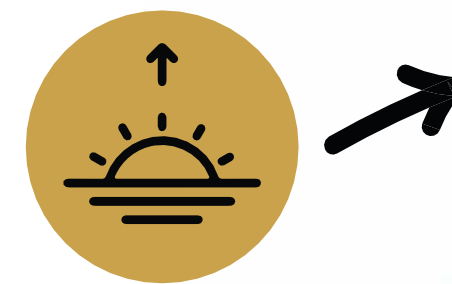
Total area: 157 m^2

Living area: 124 m^2

Terraces size: 33 m^2



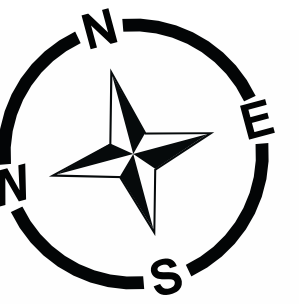
Sunset



Sunrise



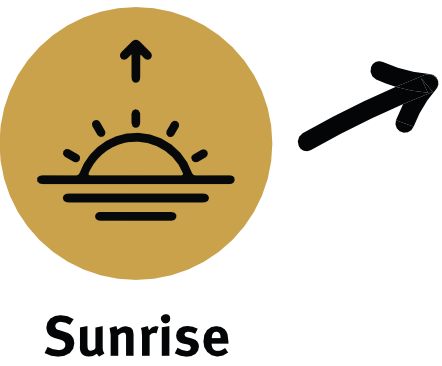
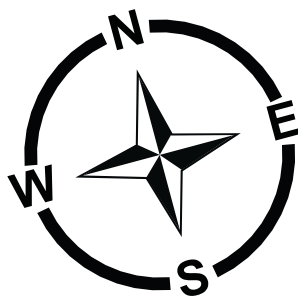
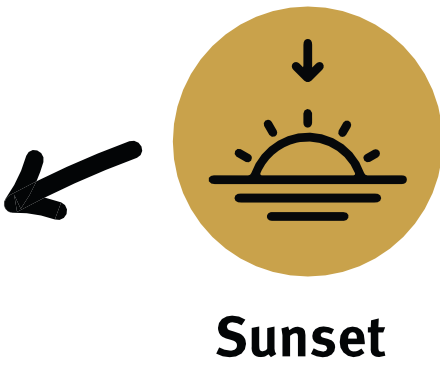
Shavnabada
Monastery



Price: \$ 393.275

APARTMENT #18

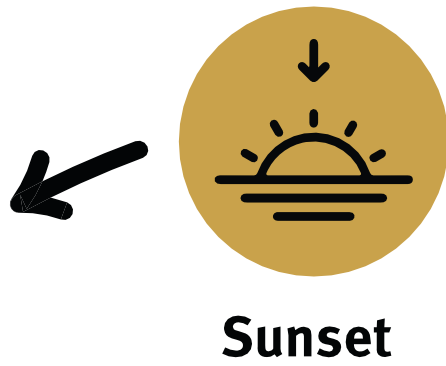
Floor: 2
Bedrooms: 2
Bathrooms: 2
Total area: 121 0²
Living area: 97 0²
Terraces size: 24 0²



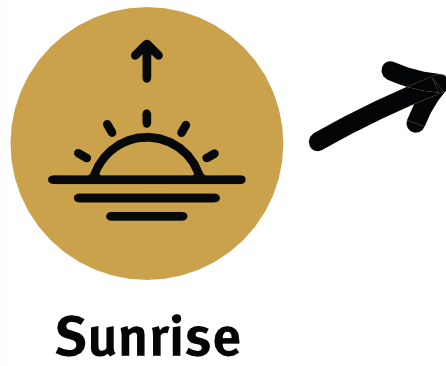
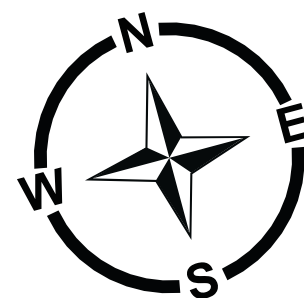
Price: \$ 305.650

APARTMENT #19

Floor: 2
Bedrooms: 1
Bathrooms: 1
Total area: 57 0²
Living area: 47 0²
Terraces size: 10 0²



Sunset



Sunrise



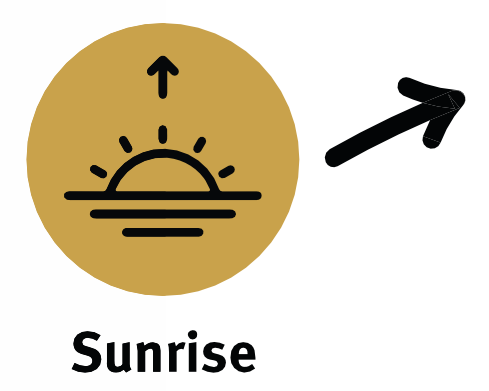
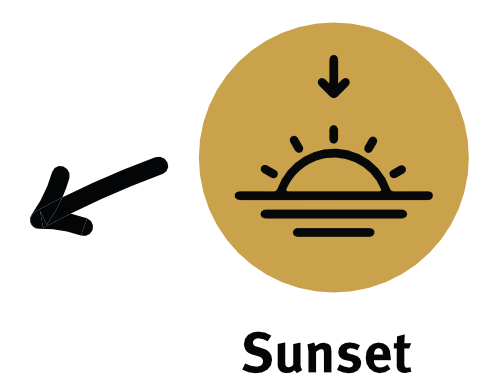
Shavnabada Monestery



SOLD

APARTMENT #20

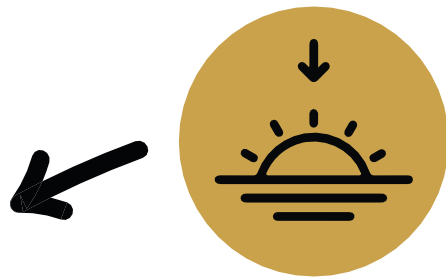
Floor: 2
Bedrooms: 1
Bathrooms: 1
Total area: 110 0²
Living area: 71 0²
Terraces size: 39 0²



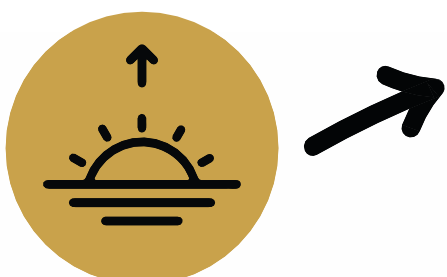
Price: \$ 253.920

APARTMENT #21

Floor: 2
Bedrooms: 2
Bathrooms: 2
Total area: 141 0²
Living area: 96 0²
Terraces size: 45 0²



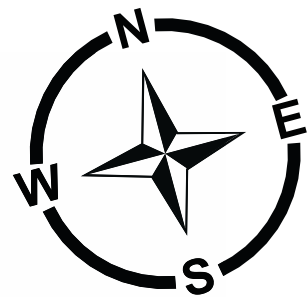
Sunset



Sunrise



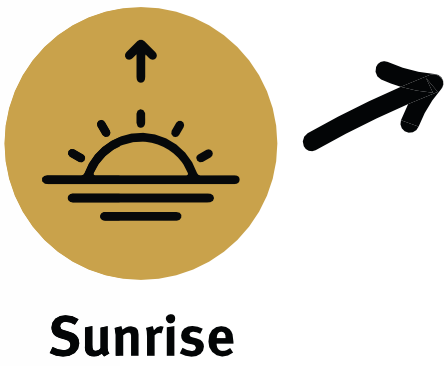
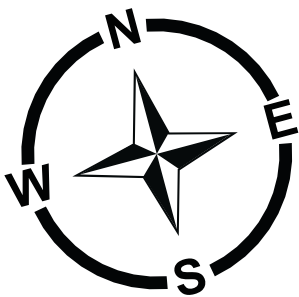
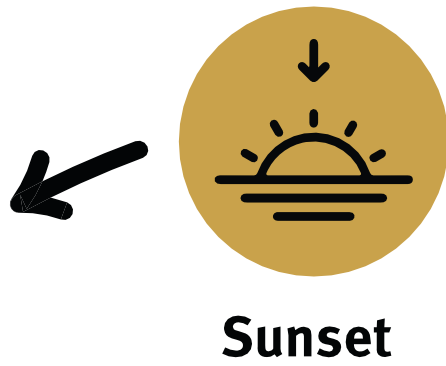
Shavnabada Monastery



Price: \$ 332.740

APARTMENT #22

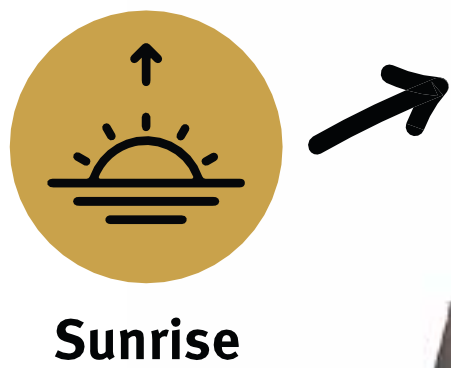
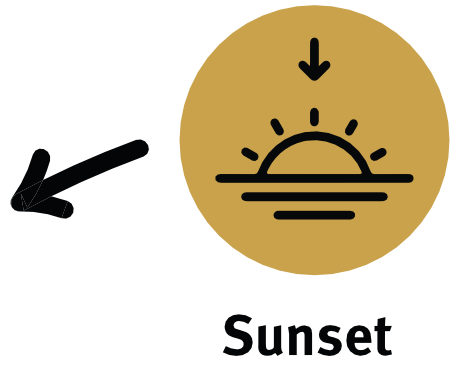
Floor: 2
Bedrooms: 2
Bathrooms: 1
Total area: 102 0²
Living area: 79 0²
Terraces size: 23 0²



Price: \$ 254.000

APARTMENT #23

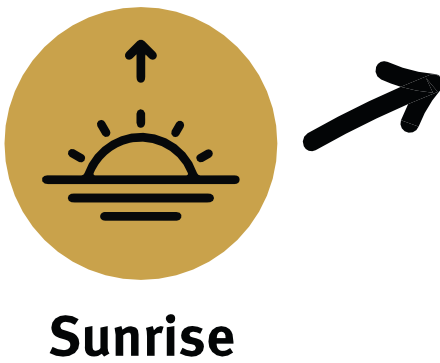
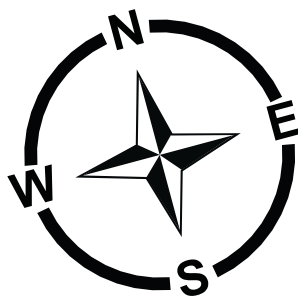
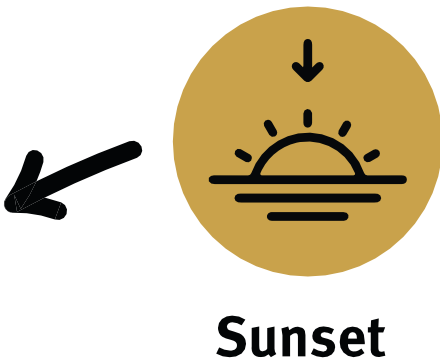
Floor: 2
Bedrooms: 2
Bathrooms: 2
Total area: 157 0²
Living area: 124 0²
Terraces size: 33 0²



Price: \$ 393.460

APARTMENT #24

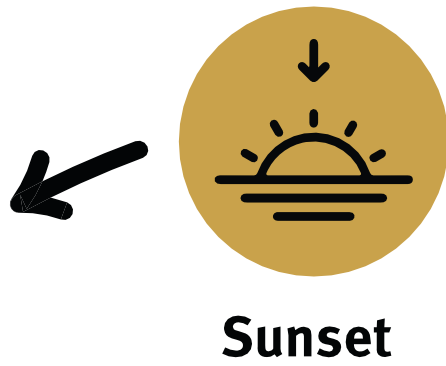
Floor: 2
Bedrooms: 2
Bathrooms: 2
Total area: 121 0²
Living area: 97 0²
Terraces size: 24 0²



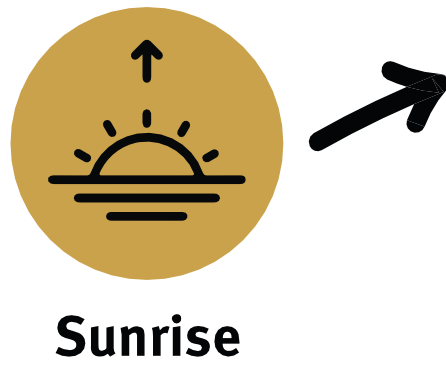
Price: \$ 305.915

APARTMENT #25

Floor: 3
Bedrooms: 1
Bathrooms: 1
Total area: 57 0²
Living area: 47 0²
Terraces size: 10 0²



Sunset



Sunrise



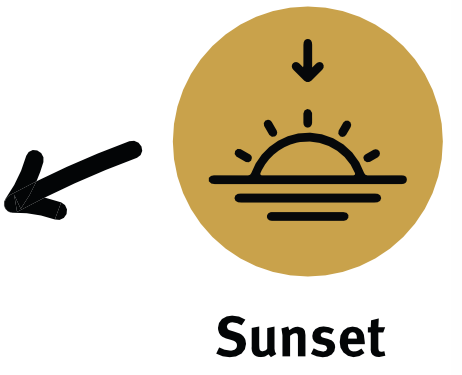
Shavnabada Monestery



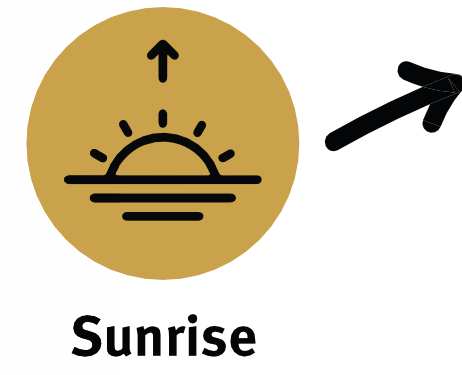
Price: \$ 172.623

APARTMENT #26

Floor: 3
Bedrooms: 1
Bathrooms: 1
Total area: 110 0²
Living area: 71 0²
Terraces size: 39 0²



Sunset



Sunrise



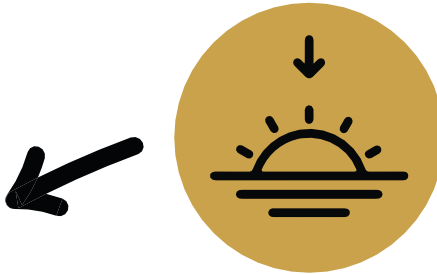
Shavnabada Monastery



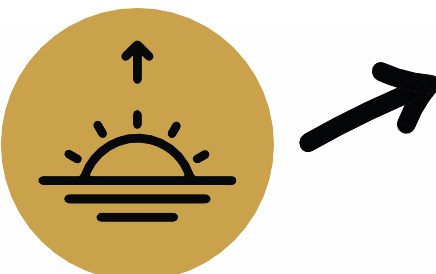
Price: \$ 298.300

APARTMENT #27

Floor: 3
Bedrooms: 2
Bathrooms: 2
Total area: 141 0²
Living area: 96 0²
Terraces size: 45 0²



Sunset



Sunrise



Shavnabada Monestery



Price: \$ 391.512

APARTMENT #28

Floor: 3

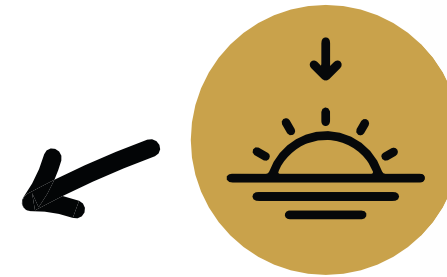
Bedrooms: 2

Bathrooms: 1

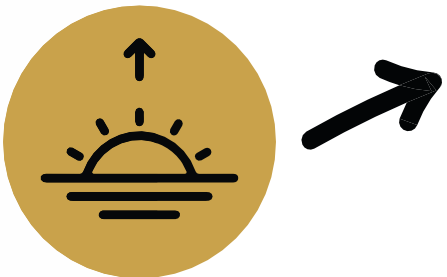
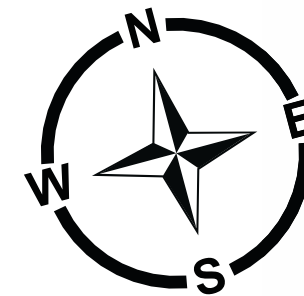
Total area: 102 0²

Living area: 79 0²

Terraces size: 23 0²



Sunset



Sunrise



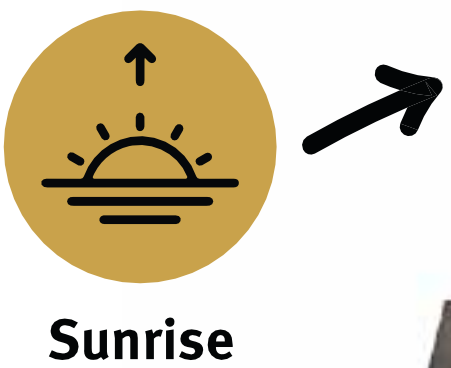
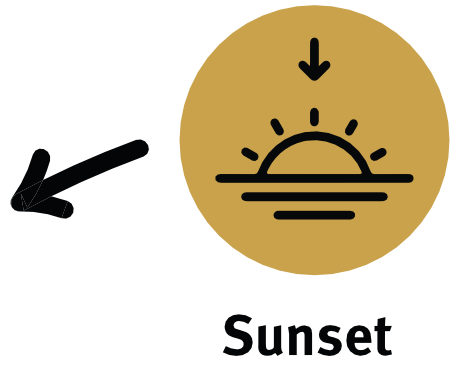
Shavnabada Monastery



Price: \$ 299.905

APARTMENT #29

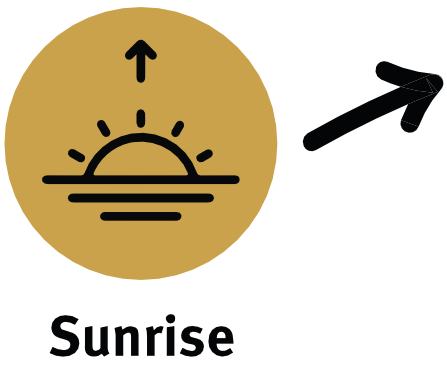
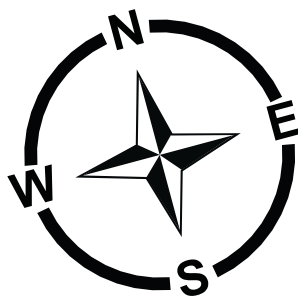
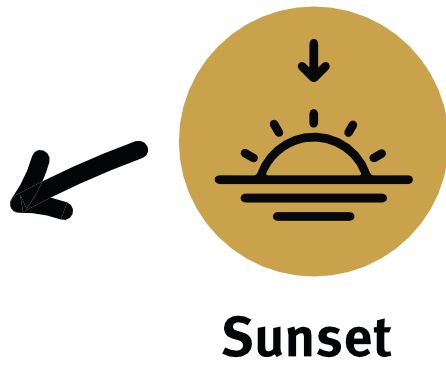
Floor: 3
Bedrooms: 2
Bathrooms: 2
Total area: 157 m^2
Living area: 124 m^2
Terraces size: 33 m^2



Price: \$ 463.500

APARTMENT #30

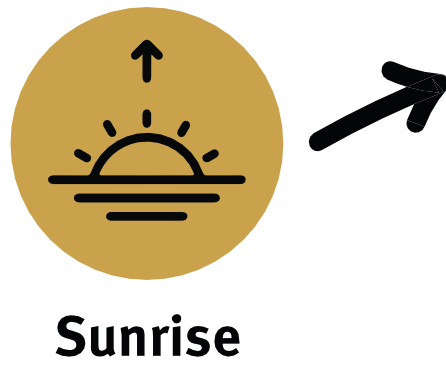
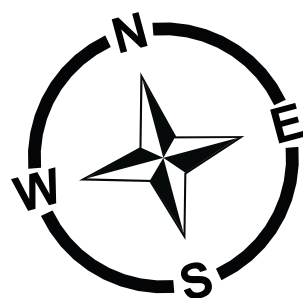
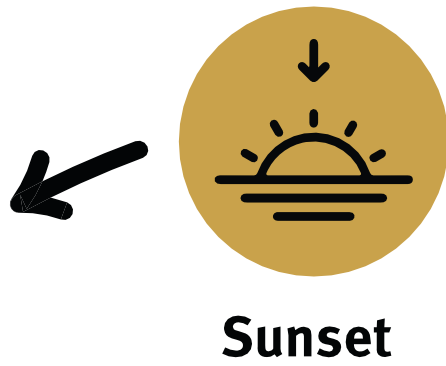
Floor: 3
Bedrooms: 2
Bathrooms: 2
Total area: 121 0²
Living area: 97 0²
Terraces size: 24 0²



Price: \$ 360.230

APARTMENT #31

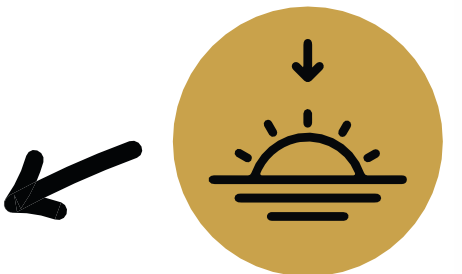
Floor: 3
Bedrooms: 1
Bathrooms: 1
Total area: 57 0²
Living area: 47 0²
Terraces size: 10 0²



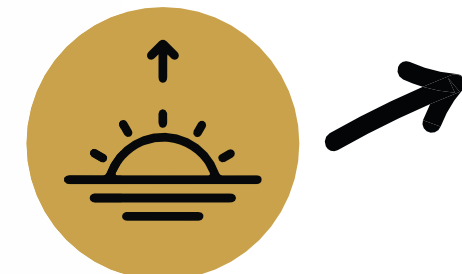
SOLD

APARTMENT #32

Floor: 3
Bedrooms: 1
Bathrooms: 1
Total area: 110 0²
Living area: 71 0²
Terraces size: 39 0²



Sunset



Sunrise



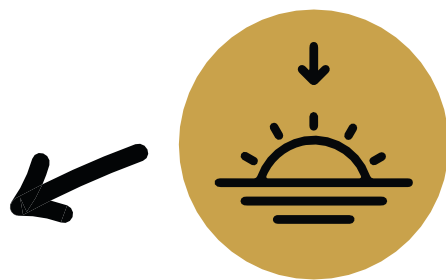
Shavnabada Monestery



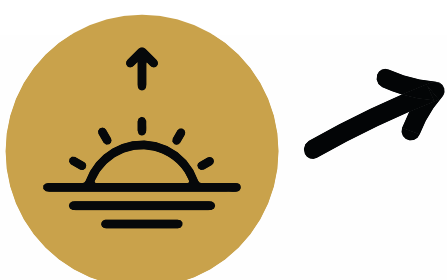
Price: \$ 298.900

APARTMENT #33

Floor: 3
Bedrooms: 2
Bathrooms: 2
Total area: 141 0²
Living area: 96 0²
Terraces size: 45 0²



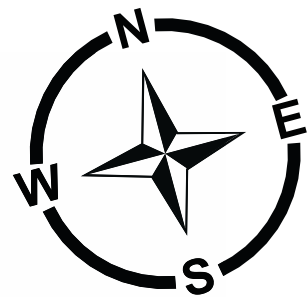
Sunset



Sunrise



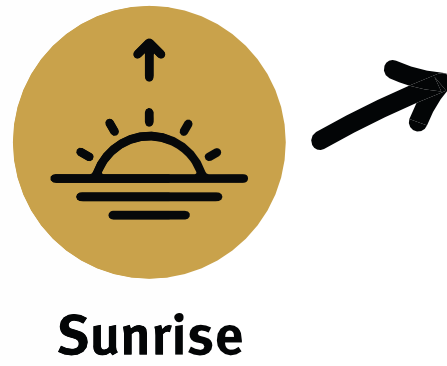
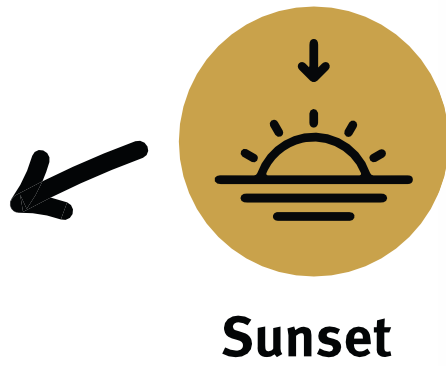
Shavnabada Monastery



Price: \$ 392.155

APARTMENT #34

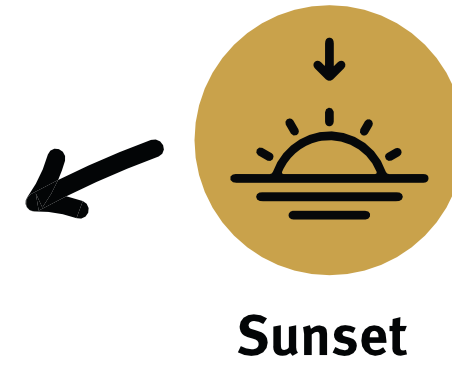
Floor: 3
Bedrooms: 2
Bathrooms: 1
Total area: 102 0²
Living area: 79 0²
Terraces size: 23 0²



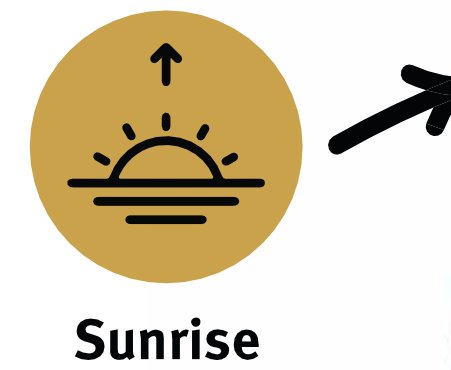
Price: \$ 299.410

APARTMENT #35

Floor: 3
Bedrooms: 2
Bathrooms: 2
Total area: 157 m^2
Living area: 124 m^2
Terraces size: 33 m^2



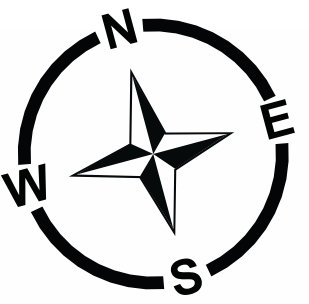
Sunset



Sunrise



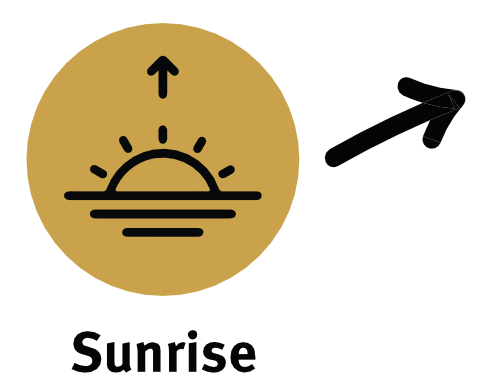
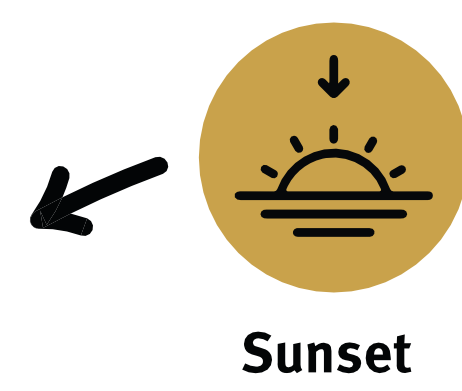
Shavnabada
Monastery



Price: \$ 463.950

APARTMENT #36

Floor: 3
Bedrooms: 2
Bathrooms: 2
Total area: 121 0²
Living area: 97 0²
Terraces size: 24 0²



Price: \$ 360.525

PENTHOUSE #37

Floor: 4

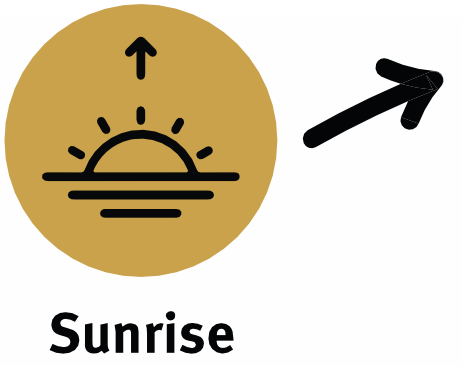
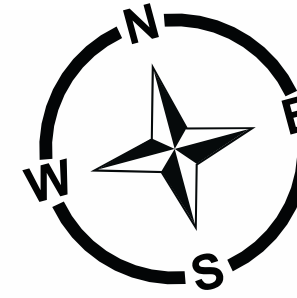
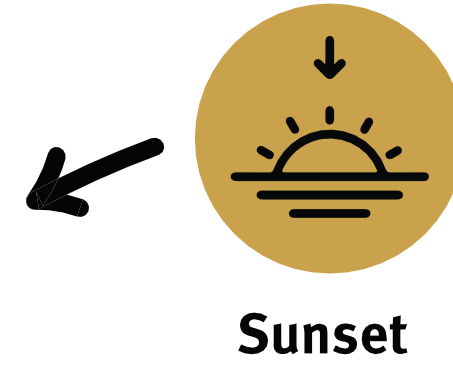
Bedrooms: 4

Bathrooms: 3

Total area: 293 m^2

Living area: 175 m^2

Terraces size: 117 m^2



Price: \$ 935.780

PENTHOUSE #38

Floor: 4

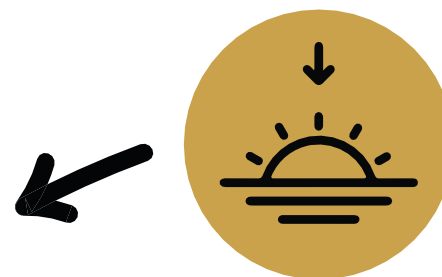
Bedrooms: 2

Bathrooms: 1

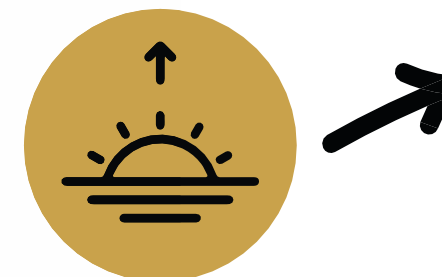
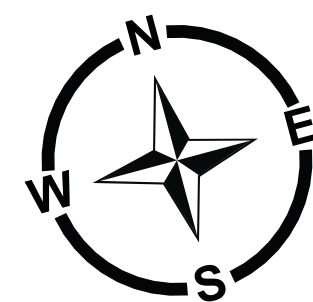
Total area: 104 m^2

Living area: 79 m^2

Terraces size: 25 m^2



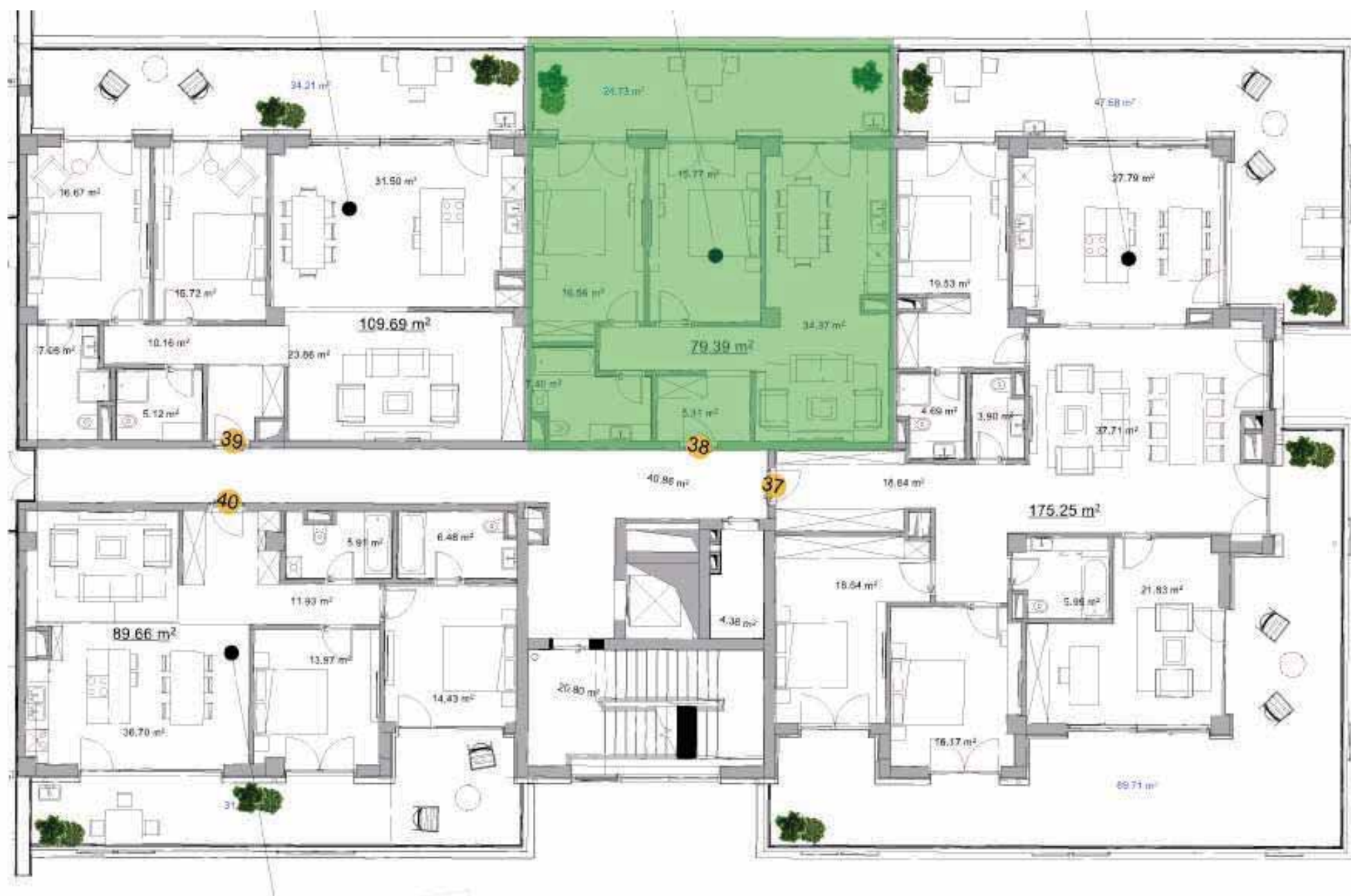
Sunset



Sunrise



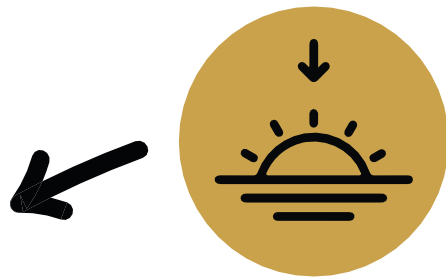
Shavnabada
Monestery



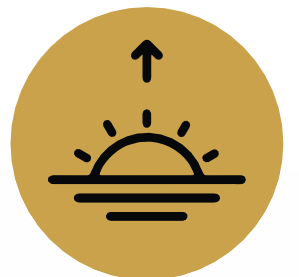
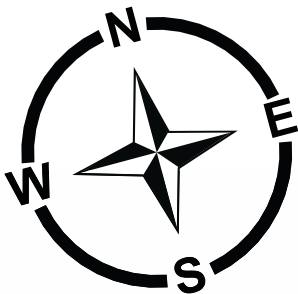
Price: \$ 367.020

PENTHOUSE #39

Floor: 4
Bedrooms: 2
Bathrooms: 2
Total area: 144 0²
Living area: 110 0²
Terraces size: 34 0²



Sunset



Sunrise



Shavnabada Monastery



Price: \$ 507.180

PENTHOUSE #40

Floor: 4

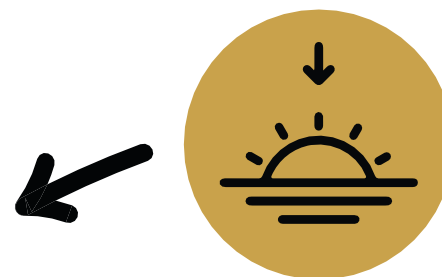
Bedrooms: 2

Bathrooms: 2

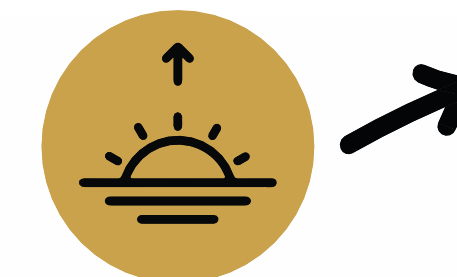
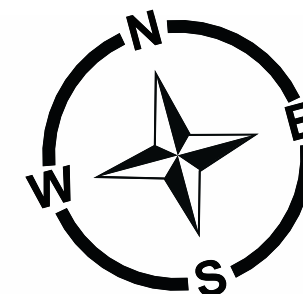
Total area: 122 m^2

Living area: 90 m^2

Terraces size: 32 m^2



Sunset



Sunrise



Shavnabada Monastery



Price: \$ 422.500

PENTHOUSE #41

Floor: 4

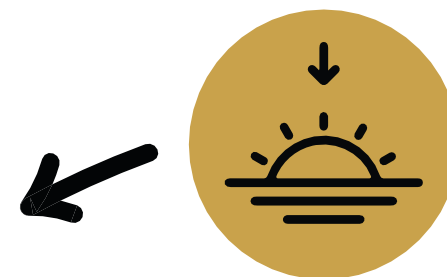
Bedrooms: 4

Bathrooms: 3

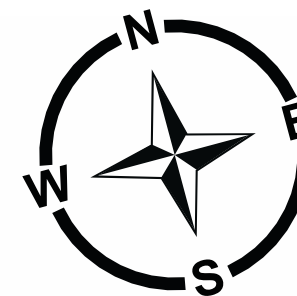
Total area: 293 m^2

Living area: 175 m^2

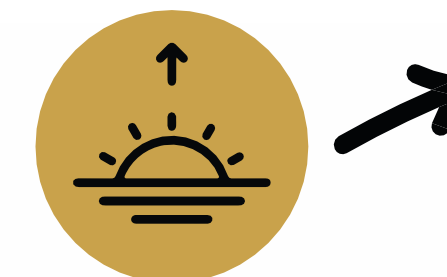
Terraces size: 117 m^2



Sunset



Shavnabada
Monastery



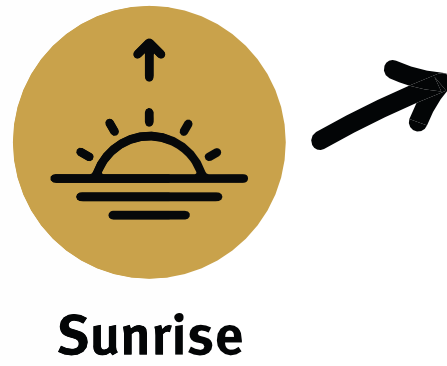
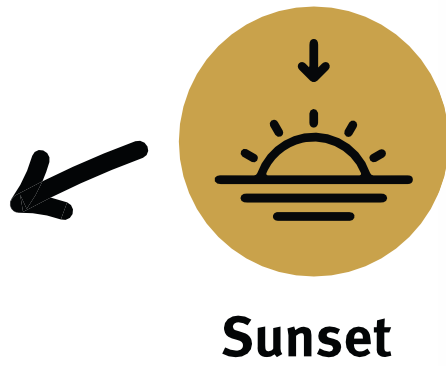
Sunrise



Price: \$ 935.780

PENTHOUSE #42

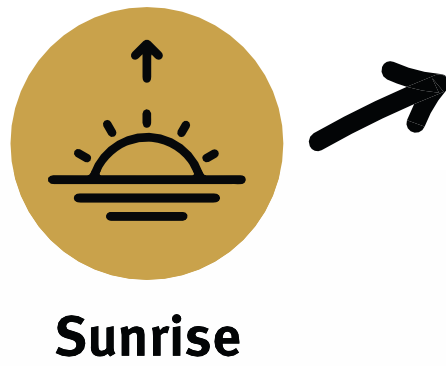
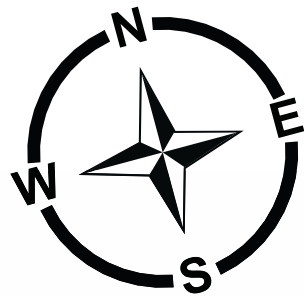
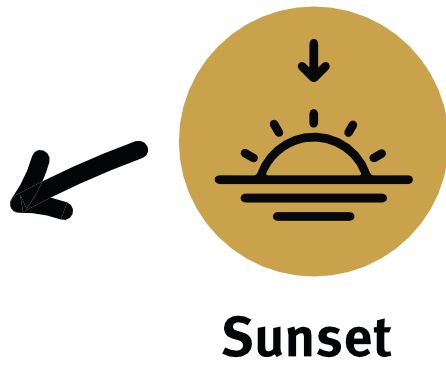
Floor: 4
Bedrooms: 2
Bathrooms: 1
Total area: 104 ♂²
Living area: 79 ♂²
Terraces size: 25 ♂²



Price: \$ 367.020

PENTHOUSE #43

Floor: 4
Bedrooms: 2
Bathrooms: 2
Total area: 144 ♂²
Living area: 110 ♂²
Terraces size: 34 ♂²



Price: \$ 507.180

PENTHOUSE #44

Floor: 4

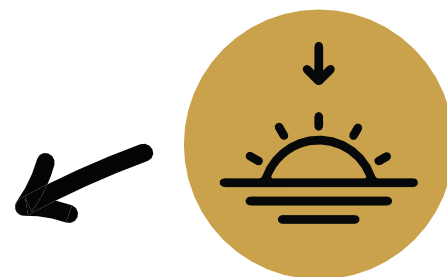
Bedrooms: 2

Bathrooms: 2

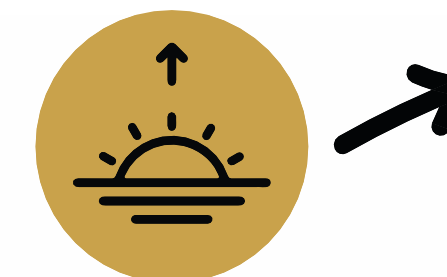
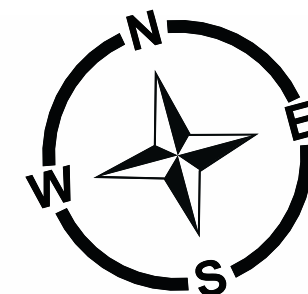
Total area: 122 0²

Living area: 90 0²

Terraces size: 32 0²



Sunset



Sunrise

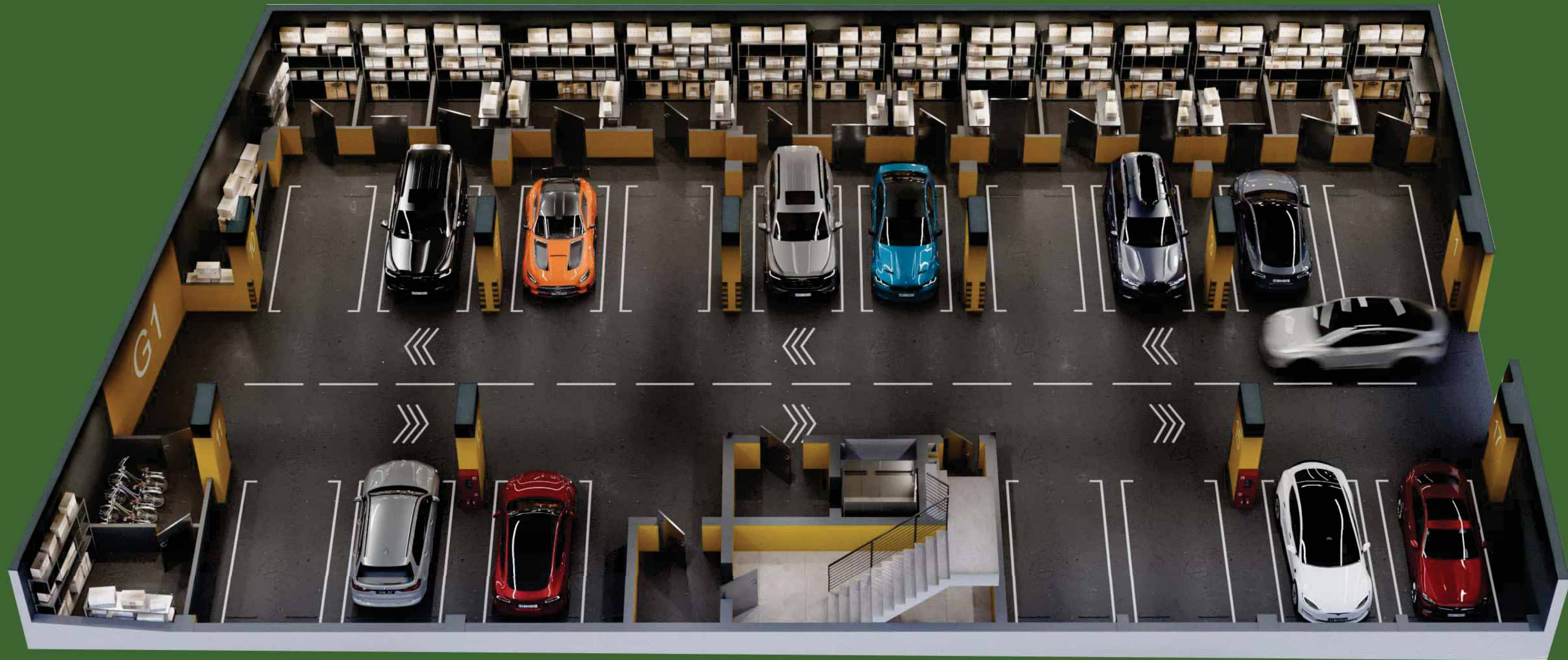


Shavnabada Monastery



Price: \$ 422.500

INDOOR PARKING



QUALITY STANDARDS IN TBILISI HILLS RESIDENCES

Construction

Tbilisi Hills construction team ensures the highest quality performance and practices, adhering to internationally recognized standards. We collaborate with renowned European brands of building materials such as Reynaers, FunderMax, Laminam, Caparol, and Ferroli.

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 puts at the forefront the creation of strong and durable infrastructure, which includes well-planned road networks, efficient utility and drainage systems and other essential facilities for residents and visitors.



MAINTENANCE AND SECURITY DEPARTMENTS

The **security department** consists of a team of professionals who monitor and patrol the entire complex:

7
days a week

24
hours a day

up to **200**
security cameras

Each member of the **maintenance department** is responsible for maintaining basic infrastructure, facilities, and common areas.

Monthly service fees for the area are:

2.20 GEL / m² for residential areas

1.1 GEL / m² for summer areas (terrace and balcony)





WHY INVEST IN TBILISI HILLS?

Investing in golf-related residential complexes is a global trend

According to Forbes, the popularity of residential complexes that center around golf has significantly increased in recent years. People tend to choose places to live where nature, recreation, and free space are of great importance.

Tbilisi Hills is a reliable business as part of the SKINEST group

SKINEST GROUP is an internationally recognized company that, for more than 20 years, has been involved in various businesses and projects in transportation and construction across 10 different countries. It is also a significant source of investment in green projects

Investing in Tbilisi, especially in the Krtsanisi district, is profitable

In recent years, the overall increase in real estate purchases in Tbilisi has reached 30%, resulting in approximately 15% long-term income for investors. Areas characterized by greenery and natural surroundings are particularly popular, further enhancing the desirability of the Krtsanisi district.

Correct investment of capital

Due to the complex landscape and tight city planning, the amount of land for private housing in Tbilisi is limited, which will make the investment even more valuable over time.

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 than that of the city, 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.



SPORTS AND WELLNESS CENTER

The complex carries the concept of "**city within a city**" and aims to create a space where everything is gathered together.

A sports and wellness complex will soon be added to the area, which will include such facilities 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





Exclusive Neighborhood



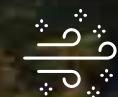
Comfort



Privacy



Security



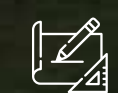
Fresh air



Green environment



Beautiful views



Unified architectural style



Low intensity development

YOUR DREAM HOUSE AWAITS YOU



tbilisi_hills



TbilisiHillsGolfResidences



TbilisiHillsGolfResidences



TbilisiHillsGolfResidences

Tbilisi Hills, Krtsanisi Region, Tbilisi, Georgia

www.tbilisihills.com | +995 577 402 402 +995 599 999 904