

TBILISI/
Boulevard

HOME  AT SEA

THE FIRST FULLY ESTABLISHED RESORT IN THE CITY

ABOUT “TBILISI BOULEVARD”

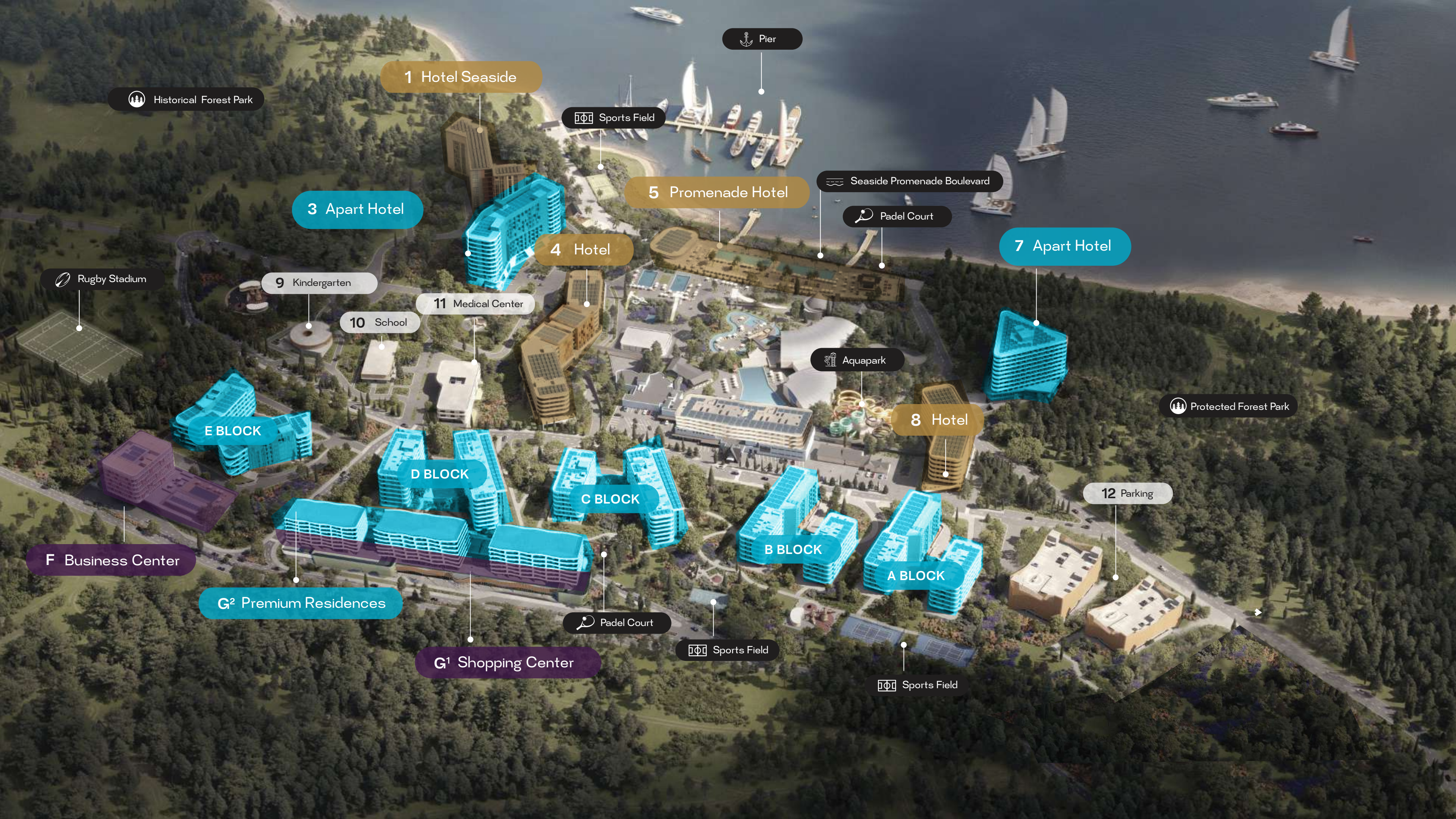
“Tbilisi Boulevard” is the first fully developed resort within the city, and the Tbilisi Sea development initiative represents one of the most large-scale and transformative urban projects for the city. It transforms the concept of seaside living from a short-term leisure experience into everyday comfort, significantly improving quality of life.

“Tbilisi Boulevard” is being developed across 30 hectares and will bring together in one space: residential, recreational, entertainment, educational, and commercial infrastructure.

Within “Tbilisi Boulevard,” **60%** of the area is dedicated to green spaces, **30%** to residential complexes, and **10%** to infrastructure.

All of this creates a high-quality and well-balanced living environment.





Historical Forest Park

1 Hotel Seaside

Sports Field

Pier

3 Apart Hotel

5 Promenade Hotel

Seaside Promenade Boulevard

4 Hotel

Padel Court

7 Apart Hotel

Rugby Stadium

9 Kindergarten

10 School

11 Medical Center

Aquapark

8 Hotel

Protected Forest Park

E BLOCK

D BLOCK

C BLOCK

B BLOCK

A BLOCK

12 Parking

F Business Center

G² Premium Residences

G¹ Shopping Center

Padel Court

Sports Field

Sports Field

WHY CHOOSE “TBILISI BOULEVARD”?

- The first resort-style residential complex in Tbilisi, ideal both for living and investment;
- A territory of over 30 hectares with a fully planned ecosystem, combining residential, hotel, commercial, educational, and recreational spaces;
- Easy and fast access to the city center;
- A wide selection of apartments from 37 m² to 150 m², tailored to different lifestyles;
- Flexible payment terms;
- Bank guarantee: our partners are Bank of Georgia and the Slovak EXIM Bank;
- Strong property value growth potential averaging 12% to 25% annually;
- A strong holding company with many years of experience, successfully completed projects, and a high reputation in the market.

All of this creates the most large-scale, innovative, and multifunctional project in the city, combining modern urban living with resort-style tranquility.





TBILISI
Boulevard

HOME  AT SEA

LOCATION

PRIME LOCATION:

Tbilisi Sea represents one of the most distinctive and unique locations in the capital, where nature and the urban environment are harmoniously integrated.

The Tbilisi Sea area is rich in green zones, which helps maintain an environmentally clean and healthy setting. The sea and natural landscape create a healthy microclimate, positively impacting both physical and mental well-being.

INVESTMENT ADVANTAGES:

- Strategic location just 20 minutes from the city center;
- A rapidly developing area with high potential;
- A new tourist-residential destination of the capital;
- Distinctive climate conditions and an environmentally clean setting;
- Growing infrastructure and high demand for real estate;
- An ideal balance of urban comfort and seaside tranquility in one place.

STRATEGIC LOCATION



TBILISI
Boulevard

HOME  AT SEA

60%
Greening



30%
Complex



10%
Infrastructure





EVERYTHING THAT CONNECTS YOU WITH THE SEA

- Sea
- Aquapark
- Swimming Pools
- Seaside Promenade
- Amphitheatre
- Water Scooters & Bicycles



EVERYTHING FOR CHILDREN

- School
- kindergarten

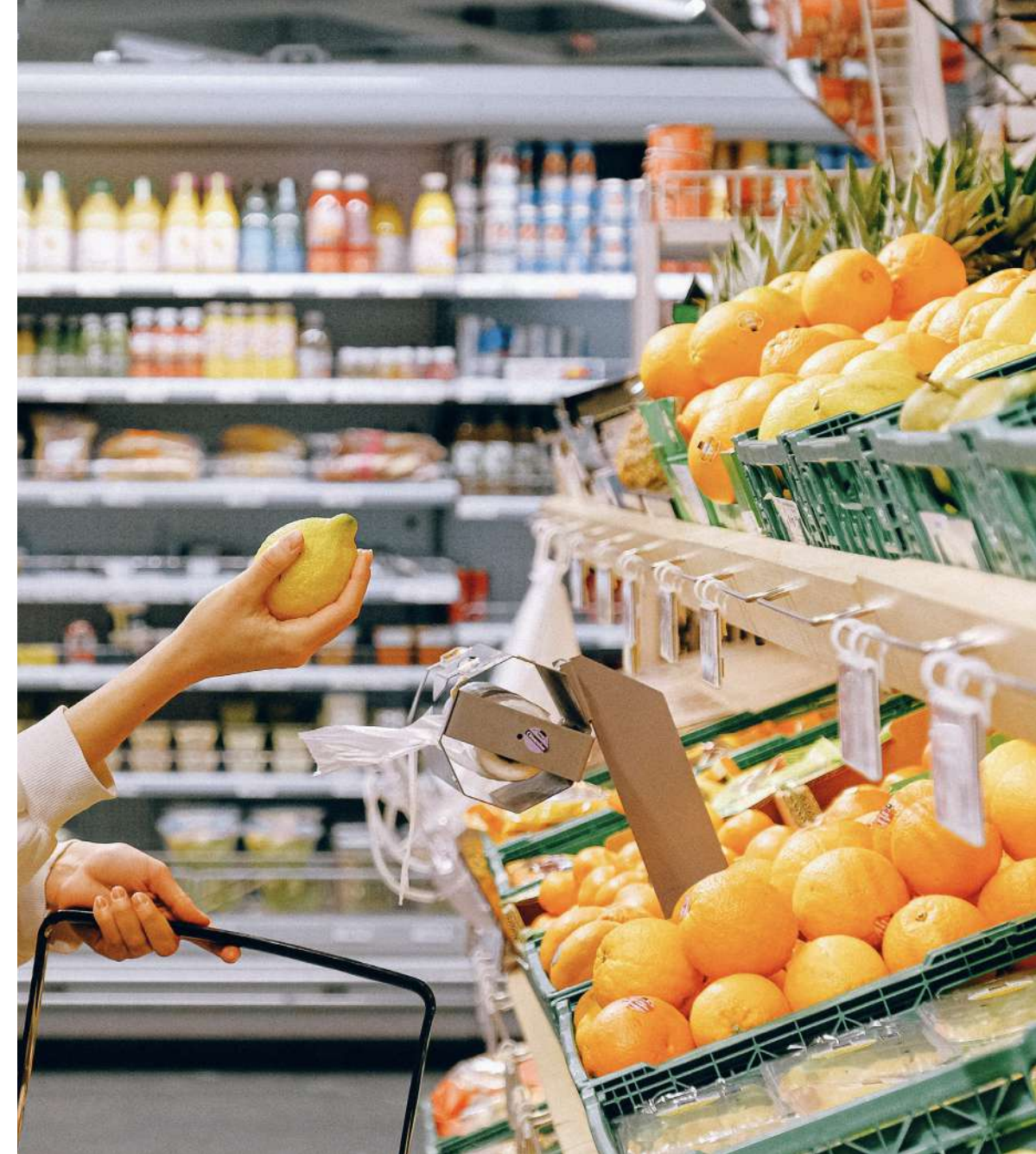
- Children's Playgrounds
- Parks and Green Squares



EVERYTHING FOR AN ACTIVE AND HEALTHY LIFESTYLE

- Football Field
- Basketball Court
- Rugby Stadium
- Tennis Courts

- Padel Court
- Bicycle Paths
- Spa & Wellness Center
- Gym



EVERYTHING FOR COMFORTABLE LIVING

- Cafes & Restaurants
- Business Center
- Medical Center
- Supermarket
- Pharmacy
- Additional Parking Facility for 1,000 Cars

GINO AQUAPARK

Gino Aquapark, the largest aquapark in the Transcaucasian region, offers visitors a wide variety of water attractions and entertainment areas.

- Relaxation pools;
- A children's water park with a waterfall;
- The region's tallest and fastest 31-meter water slide;
- Various slides and entertainment attractions;
- A wave pool;
- Saltwater and freshwater whirlpools;
- A fully equipped fitness center.

The area is designed for both children and adults, creating the perfect environment for family leisure and active entertainment.

At Gino Aquapark, every day becomes an unforgettable experience.





SEASIDE HOTEL “PROMENADE”

One of the most ambitious components of **Tbilisi Boulevard** is the **Seaside Hotel “Promenade”** – a project that will combine hotel infrastructure, recreational zones, and leisure spaces within a single seaside destination.

It will become Tbilisi’s first seaside hotel complex, offering guests both international-standard hospitality and a unique opportunity to enjoy a vibrant coastal lifestyle surrounded by diverse infrastructure and the beauty of the Tbilisi Sea.

APARTMENT HANDOVER CONDITION

Apartments at [Tbilisi Boulevard](#) are delivered in premium shell condition, which includes:

- Fire-resistant entrance door by a European manufacturer, Metal entrance door
- Energy-efficient aluminium double-glazed doors and windows
- Plastered walls
- Levelled (screeded) floors
- All utilities connected to the apartment
- Heating and water pipes installed within the floor screed
- TV and internet connection points
- Electrical wiring brought to the apartment entrance
- Finished balconies
- Finished facade
- Lighting points on the balcony
- Boiler cabinet



An aerial photograph of a modern residential development, overlaid with a semi-transparent blue filter. The scene shows a cluster of multi-story apartment buildings with balconies, interspersed with greenery and trees. In the upper portion of the image, a marina is visible with several sailboats docked at a pier and others on the water. The background features rolling hills covered in dense forest. The word "GALLERY" is centered in the image in a bold, white, sans-serif font.

GALLERY



























WWW.TB.GE TBILISIBOULEVARD
032 2 18 51 55 / +995 596 11 77 22