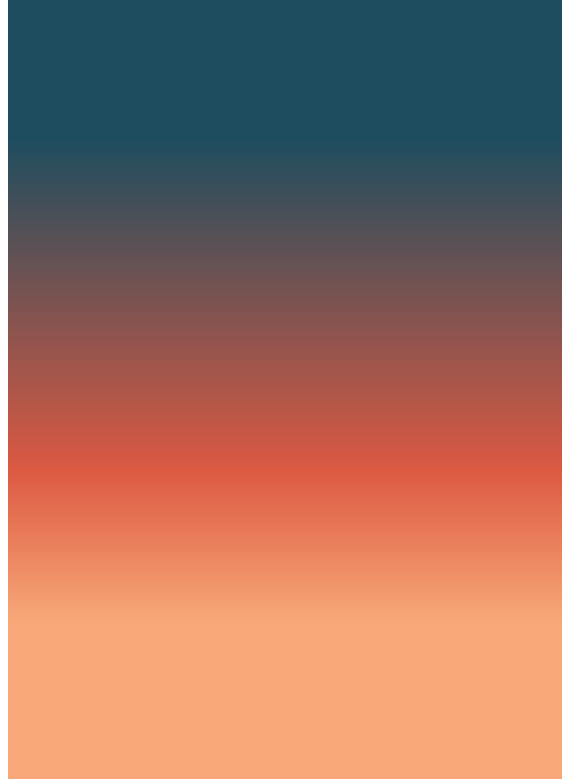




TBILISI
Boulevard

HOME  AT SEA

TBILISI BOULEVARD
A NEW WAY OF LIVING BY TBILISI SEA





**TBILISI IS CHANGING.
LIFE IS MOVING CLOSER TO THE WATER.**

Tbilisi Boulevard is creating a new way of living, where the energy of the city, the calm of the water and everyday comfort come together in one place.

This is more than a place for leisure. It is a new way of life.

MORE THAN A HOME.

Tbilisi Boulevard is a complete 30-hectare ecosystem bringing together residences, leisure, entertainment, sports, education, hospitality and commercial infrastructure.

- **30 ha – total area**
- **60% – landscaped green space**
- **30% – residential development**
- **10% – infrastructure**





GINO SEASIDE HOTEL

PREMIUM RESIDENCES

HOTEL

SEASIDE BOULEVARD

ПРЕМИАЛЬНЫЕ РЕЗИДЕНЦИИ

RUGBY STADIUM

KINDERGARTEN SCHOOL

MEDICAL CENTER

GINO AQUAPARK

BLOCK E

BLOCK D

BLOCK C

BLOCK B

BLOCK A

PARKING

BUSINESS CENTER F

PREMIUM RESIDENCES G2

SHOPPING CENTER G1

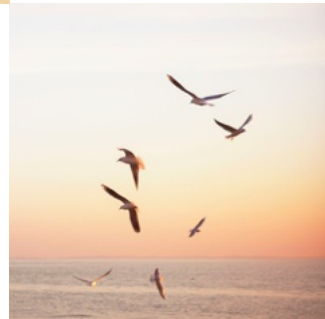
PADEL COURT

SPORTS COURT



EVERYTHING YOU NEED FOR LIFE – IN ONE PLACE.

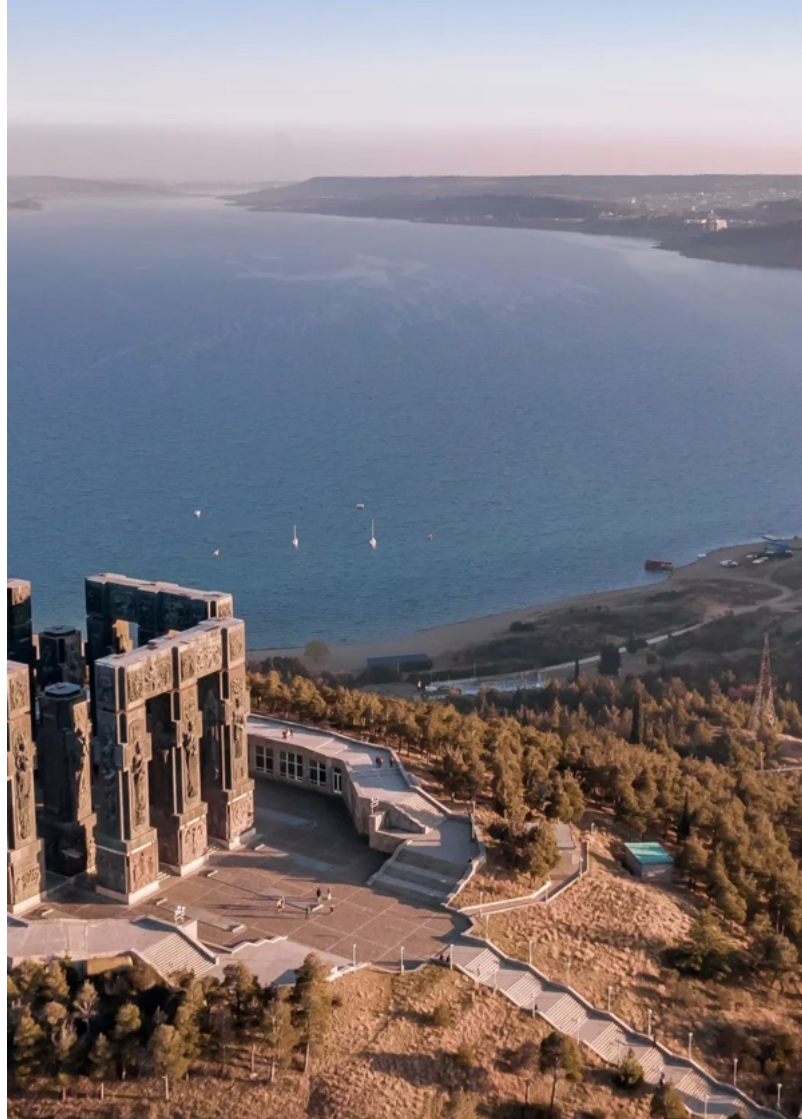
- Residences
- Hotels
- Aquapark
- Restaurants and cafés
- Sports
- Education
- Healthcare
- Entertainment
- Shopping
- Recreational spaces



IN THE CAPITAL. AWAY FROM THE CITY NOISE.

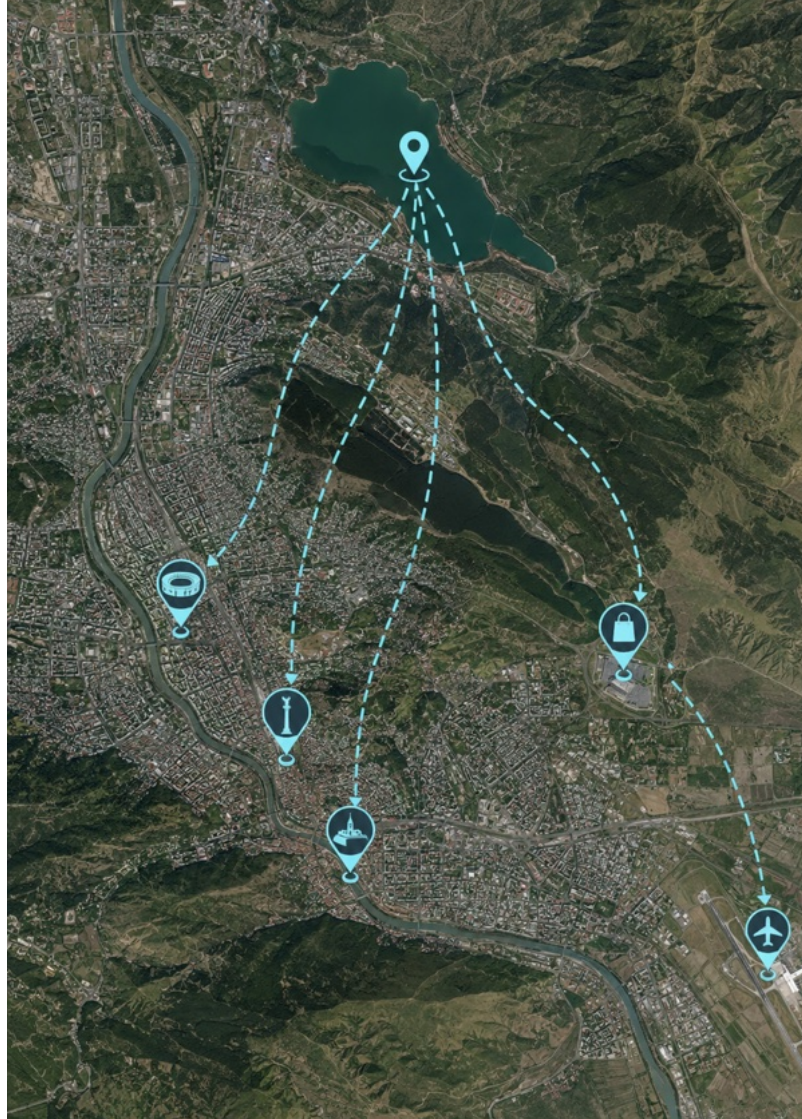
Tbilisi Sea is one of the capital's most distinctive natural settings, where water, open space and greenery meet the convenience of city living.

Here, Tbilisi Boulevard is creating an environment designed for comfortable, fulfilling everyday life.



THE WHOLE CITY – JUST MINUTES AWAY.

- **20 min** – Freedom Square
- **20–25 min** – Tbilisi International Airport
- **20–25 min** – Dinamo Arena
- **20–25 min** – East Point
- **25 min** – Narikala



THE BEST LOCATIONS ONLY BECOME MORE VALUABLE OVER TIME.

Tbilisi Boulevard is taking shape in an area with strong potential – an emerging residential and tourism destination by Tbilisi Sea.

This combination creates a location with significant long-term development potential.

Water + nature + city + developing infrastructure



HERE, NATURE IS MORE THAN A BACKDROP.

60% of the site is dedicated to
landscaped green space.

More room for walks, relaxation,
sports, children – and simply for living.



WATERFRONT LIVING, NOT JUST FOR THE HOLIDAYS.

At Tbilisi Boulevard, the waterfront becomes part of everyday life.

- Promenade
- Pier
- Swimming pools
- Aquapark
- Amphitheatre
- Water sports



FOR THOSE BUILDING THEIR FUTURE.

Tbilisi Boulevard is designed as a place where children have everything they need to grow, play, learn and discover.

- School
- Kindergarten
- Children's playgrounds
- Parks
- Sports facilities



SCHOOL



KINDERGARTEN



LIVE ACTIVELY. EVERY DAY.

Here, you do not have to make
time for sports.
It naturally becomes
part of your day.

- Football
- Basketball
- Rugby
- Tennis
- Padel
- Cycling paths
- SPA & Wellness
- Fitness centre



EVERYTHING WITHIN EASY REACH.

A home becomes truly comfortable when everything you need is close by.

- Cafés and restaurants
- Business centre
- Medical centre
- Supermarket
- Pharmacy
- Parking



ENTERTAINMENT STARTS RIGHT ON YOUR DOORSTEP.

The largest aquapark in the South Caucasus – Gino Aquapark – offers a wide range of water attractions and entertainment. The complex features thrill slides, swimming pools, relaxation areas and dedicated spaces for children.

- 31 m – water slide height
- Wave pool
- Children's aquapark
- Relaxation pools
- Whirlpools
- Water attractions



PROMENADE · 5★

Waterfront living.
A new standard.
In the capital.

Promenade is one of Tbilisi Boulevard's key destinations: a waterfront hotel complex combining five-star service, leisure and a wide range of amenities.



**STAY.
RELAX.
LIVE.**



HOTEL PROMENADE 5★



YOUR PLACE BY THE WATER.

Studios
From 31 m²

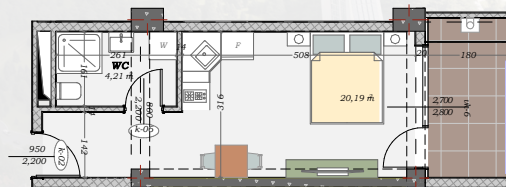
1-bedroom apartments
From 59 m²

2-bedroom apartments
From 94 m²

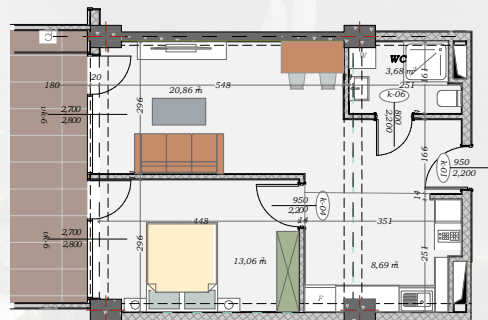
3-bedroom apartments
From 144 m²



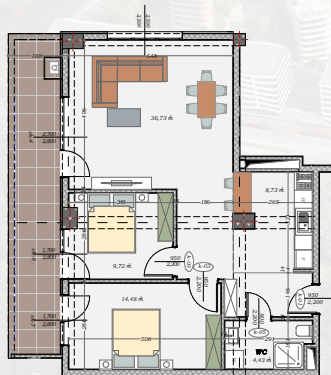
STUDIO 31 3²



1 - BEDROOM 59 3²



2 - BEDROOM 94 3²



3 - BEDROOM 144 3²





A SPACE THAT ADAPTS TO YOUR LIFE.

Natural light, thoughtful layouts and generous balconies create homes that feel comfortable, functional and contemporary.

STEP INSIDE. THE REST IS YOUR STORY.

Tbilisi Boulevard apartments come with a premium specification including:

- fire-resistant entrance door from a European manufacturer
- energy-efficient aluminium window and door systems
- plastered walls
- floor screed
- utility connections brought into the apartment
- heating and water supply systems
- TV and internet connection points
- fully finished balconies
- finished façade
- balcony lighting points
- designated space for a heating boiler



**YOU ARE BUYING
MORE THAN SQUARE METRES.**

**YOU ARE CHOOSING A PLACE
THAT IS EVOLVING.**

The investment value of Tbilisi Boulevard is shaped not only by the property itself, but also by the complete ecosystem taking shape around it:

- Tbilisi Sea
- Developed infrastructure
- Hotels
- Entertainment
- Sports
- Residences
- Commercial infrastructure



A GROWING DESTINATION. LONG-TERM POTENTIAL.

12-25% ROI

- Emerging destination
- Expanding infrastructure
- Waterfront location
- Multifunctional ecosystem

Potential for value appreciation based on the project's current investment assessment.



ONE CHOICE. MANY REASONS.

01 – Location

Tbilisi Sea with convenient connections to the city.

02 – Scale

A complete ecosystem designed across 30 hectares.

03 – Infrastructure

Homes, hotels, sports, entertainment, education and commercial spaces.

04 – Quality of Life

60% of the site is dedicated to landscaped green space.

05 – Investment Potential

An emerging destination with potential for growing demand.



LARGE-SCALE PROJECTS ARE BUILT ON TRUST.

The financial structure of the Tbilisi Boulevard project includes the participation of banking partners:



BANK OF GEORGIA
SLOVAK EXIMBANK



Stability.

Transparency.

Reliability.

YOUR HOME. YOUR VISION. YOUR CHOICE.

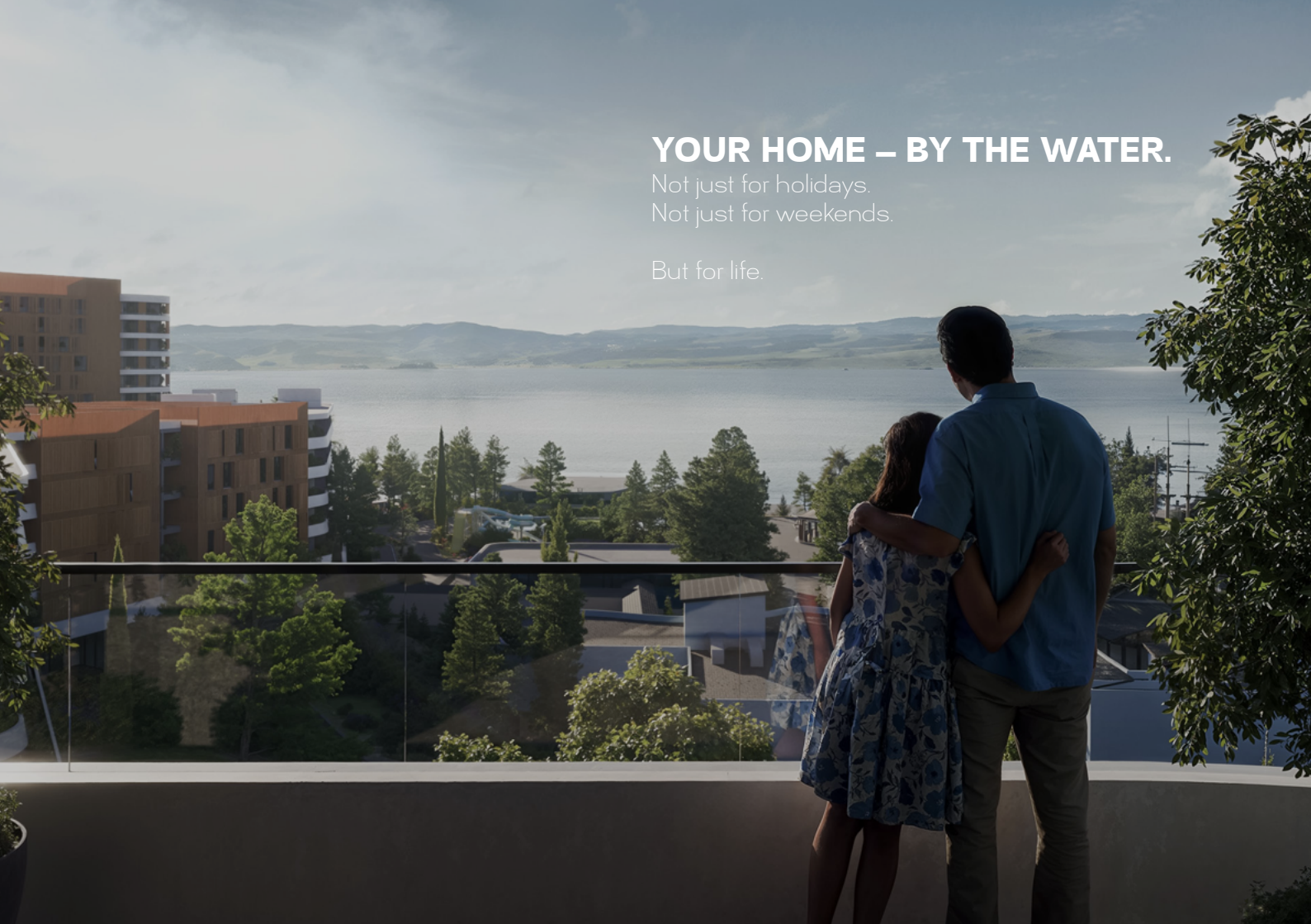
Tbilisi Boulevard is designed so that one address can suit different goals and different ways of living.

For living.

For leisure.

For rental.



A man and a woman are seen from behind, embracing on a balcony. They are looking out over a large body of water, likely a lake or bay, with rolling hills in the distance. To the left, there are modern buildings with a mix of wood and white siding. The balcony has a glass railing. The sky is blue with some light clouds. The overall mood is peaceful and romantic.

YOUR HOME – BY THE WATER.

Not just for holidays.
Not just for weekends.

But for life.

TBILISI BOULEVARD
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tb.ge

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