

Our Projects

- 1- Bina Residence
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- 3- Villa City
- 4- Fandator Project
- 5- Didveli inn - Bakuriani

Bina Residence

- A strategic location in the heart of Tbilisi, the capital of Georgia.
- The project is only 8 kilometers from the airport.
- The project is only 5.2 km away from the city center.
- The project is only 5.5 meters away from Tbilisi Aqua Park.
- The project is only one and a half kilometers from the main road.
- Modern and eco-friendly designs.
- Different spaces to suit all needs.



Bina Residence

- The project is built on an area of 7803 m2.
- The project consists of 12 floors.
- The project is divided into a residential area, a summer area, a service area, and an administrative area.
- The project has residential apartments, shops, and administrative offices.
- The unit's space starts at 48 square meters.
- The commercial area of the project is 1228 square meters.
- The area of the summer area in the project is 4466 square meters.
- The project contains a private garage for cars.
- The project was licensed in 2022 year- licensed number: 6253874

Cadastral Code 01.19.36.016.011



Bina Residence

Floor Plan



Villa Trio



Villa N1: 2-storey villa with terrace: kitchen, large living room, 4 bedrooms, (one bedroom with dressing room and private bathroom), 3 bathrooms, balconies.



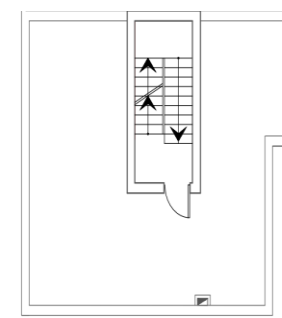
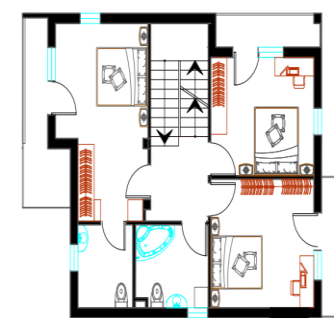
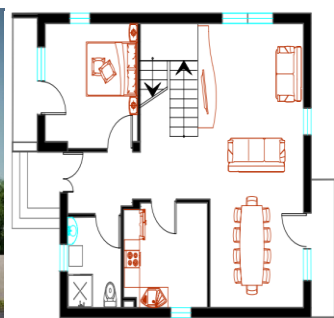
Villa N2: 2-storey villa with terrace: kitchen, large living room, 4 bedrooms, (one bedroom with dressing room and private bathroom), 3 bathrooms, balconies.



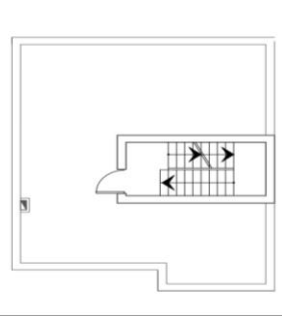
Villa N3: 2-storey villa with terrace: kitchen, large living room, 4 bedrooms, (one bedroom with dressing room and private bathroom), 3 bathrooms, balconies.



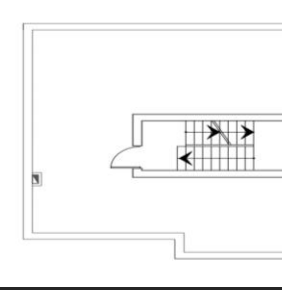
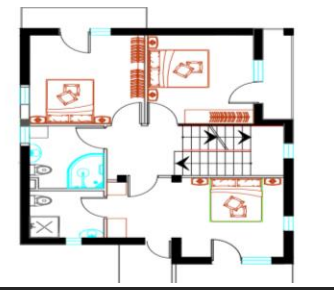
Villa Trio



Total living area-209.60 M2 + terrace 104.80 M2
Total area of the first floor 104.80 M2,



residential - 92.8 M2
Summer area-12.0 M2
Total area of the second floor 104.80 m2



living area - 92.8 M2
Summer area-12.0 M2

Villa City



Villa City



- Project has marvelous location between two cities –Tbilisi and Rustavi, close to International Airport and Tbilisi Gardabani Autobahn, also very close to largest river Mtkvari.
- Villas are located on the lands of 400m2, 450m2 and 600m2;
- Land is non-agricultural;
- Construction permits were issued;
- Villas construction period lasts 7-8 months;
- White frame will be delivered;
- Turn Key stage is possible to be provided upon request.

Villa City



- General Villa dimensions are 8000.0X8600.0 mm, also 9000.0X11740.0 mm exists. (Larger villa types)
- The foundation is ribbon-dotted.
- The load-bearing construction is represented by monolithic R/B column with a section of 300.0X300.0 mm
- The walls are made of blocks with a thickness of 300.0 mm.
- Floor is done by Monolithic r/b tile,
- Roofing is done with light construction.
- Facades are plastered (Munich) and painted with facade paint ,
- Metal-tile is used as roof material,
- Doors and windows are metal plastic material.
- The building belongs to the category of class II.
- All materials used on site are certified and high quality

Fandator Group – Investment Project

PROJECTED BUILDING



Fondator Group Project - Warehouse Terminal

details :

- 4120 m² plot
- Building 3000 m², 3 floors, total area 9000 m²
- Warehouse space 8640 m²,
*7350 pallet places in case of full racking
- Office space 160 m², 2-story office 320 m²
- Road - with high-quality concrete, from the central road to the entrance of the plot
- Yard 1120 m² - paved with high-quality concrete
- 4 trailer access ramps - for any size truck

Fandator Group – Investment Project

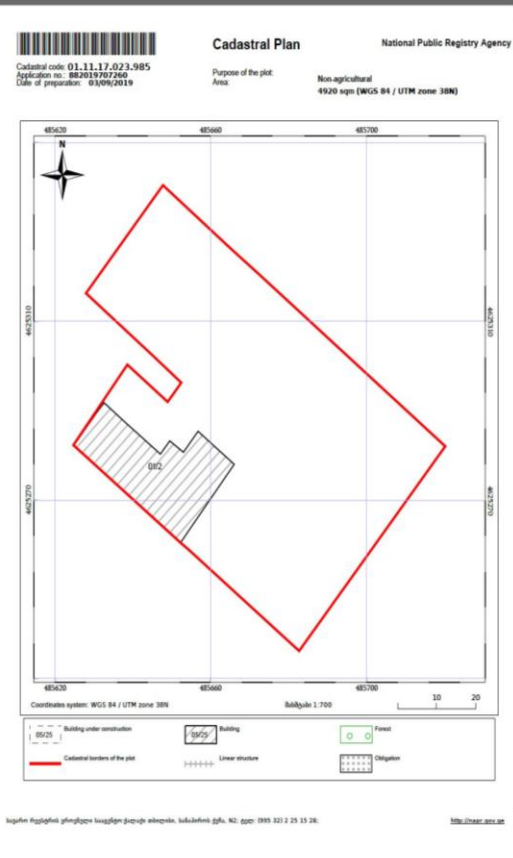
Total size of the land : 4920 m²

Satellite picture

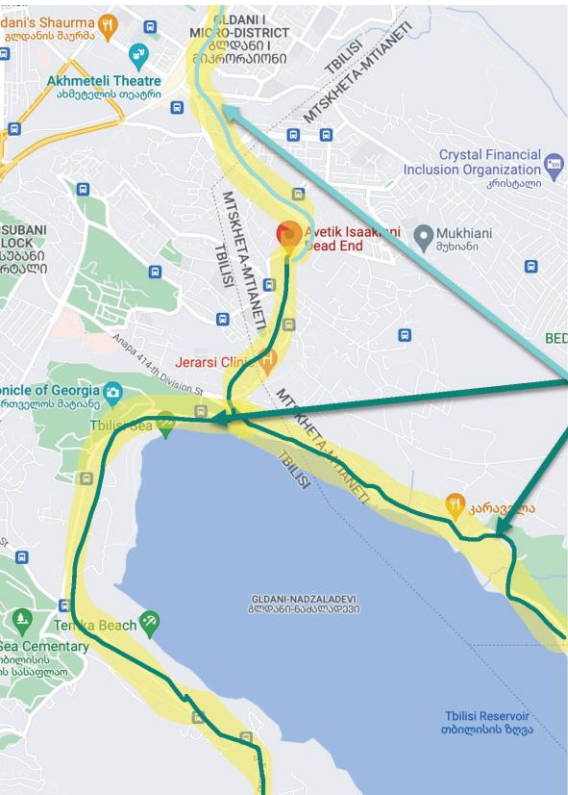
- 5 elevators - 4 big, lifting capacity of 5 tons. 1 passenger elevator for employees
 - Stretch floor - the warehouse industry standard
 - 2 ladder drawers - according to standards
 - Fire safety system - according to standards
 - Ventilation system - according to standards
 - The height of the 1st floor is 6 m.
 - 1 m2 load endurance of 6 tons
 - In the corners of the plot, where the land wall borders, there will be a 6 m protective monolithic concrete wall.
 - Walls in the open area of the plot - gas block
 - Thermal and sound insulation
 - The prospect of building on the upper floor or installing solar panels
 - The building will be adjusted according to the standards of the customs terminal
- *(license guarantee deposit provided by the client)

Price: All land & Project 9 M

Land & project (without existing building) 7.5 M



Fandator Group – Investment Project

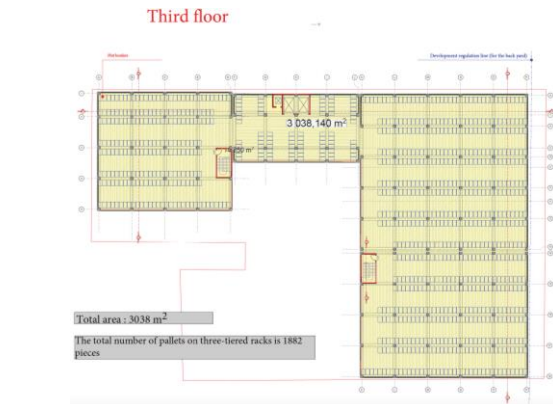
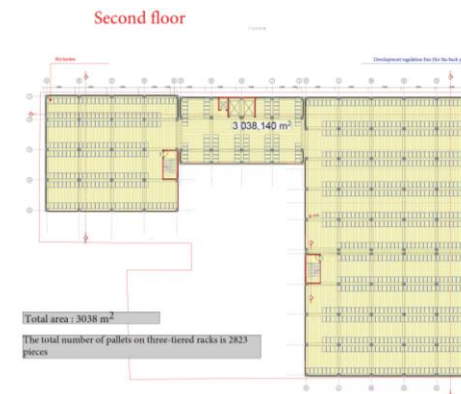
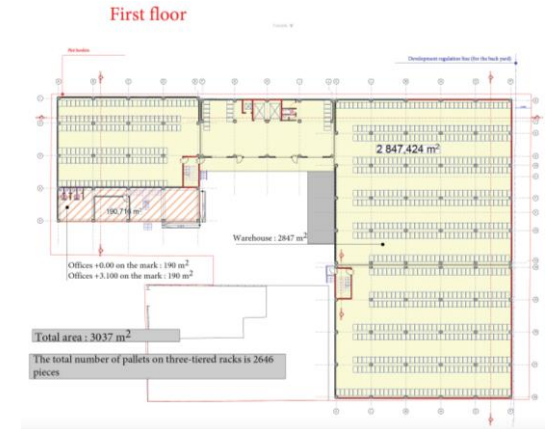
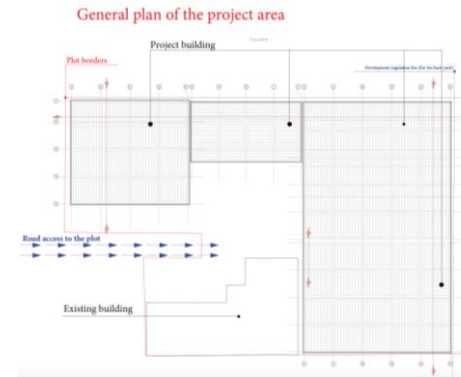


EXPOSITION TO ROADS

Our plot is exposed to many great development areas as well as all the road leading to strategic checkpoints:

- Tbilisi Airport – where the customs zone “Gezi Tbilisi” is
- Beltway around Tbilisi Reservoir
- Roadway to Batumi Port – which is a strategic point serving many countries of Caucasus

Moreover, after Radio City is built, all businesses will grow around increasing the value of the land as well as the price for rent. This will become a place of great traffic and value.



Didveli Inn – Investment Project



DIDVELI INN
A UNIQUE PROJECT FOR INVESTORS.
THE BEST PLACE TO RELAX
AT ANY TIME OF THE YEAR



- The assets of "Vertex" LLC consist of 18 cottages, the internal area of each cottage is -155.4 m², all of them are built on non-agricultural land. From here, 8 cottages have been repaired and furnished, and 10 cottages have been brought to "To the white frame".
- The land area of each cottage is 250 m².
- There is a well in the area, water is filtered and 18 cottages are continuously supplied with water, the water fee is much lower compared to the water supply tariff of Bakuriani.
- Also, near the cottages in the centre of Bakuriani, we have non-agricultural land - 7867 m², where a hotel-type complex can be built.
- * Obligation of company: long-term loan of "Tera Bank" JSC - 1300000 euros.

Didveli Inn – Investment Project



1. Purchase of all cottages

The renovated and furnished 8 cottage - is 1250 USD without VAT for 1 m2.

The so-called "white frame" type 10 cottage - 1050 USD without VAT. for 1 m2.

2. It is possible to divide into smaller lots:

*In this case, the price of 1 square meter will increase by about 15%.

- FIRST LOT : furnished with renovated furniture (8 units) - 1430 USD without VAT. for 1 m2.
- SECOND LOT : repair cottages (10 units) - 1200 USD without VAT. for 1 m2.
- In the case of the purchase of cottages and the above-mentioned land, the price of land will be 170 USD for 1 m2
- in case of purchase of only land, 1 m2 - 220 USD.

3. In case of buy 100% share of LLC,

The value of the share will be – 2 500 000 US dollars,

and the company will have only a loan obligation – 1 300 000 euros.