



**AKHALI TBILISI**

*The life you deserve*



## ABOUT THE PROJECT

Our company's history began in 2015, when we established comfortable and modern housing standards on the market.

Over the years, we've completed large-scale projects, creating a safe and environmentally friendly living environment where quality, aesthetics, and urban development are perfectly combined.



## ABOUT THE PROJECT



Today, Akhali Gldani is one of the largest residential complexes, comprising over 1,500 apartments, commercial and office space, landscaped recreational areas, and modern infrastructure. Construction of six buildings has already been completed, and two more are underway. Our core principle remains unchanged—to build high-quality, comfortable, and affordable living spaces that make life a pleasure.

**Construction of units 7 and 8 will consist of two phases. Construction of unit 7 began in September 2025 and is scheduled for completion in the fall of 2028.**



The residential complex is located 550 meters from the Akhmeteli metro station, on Kerch Street - in a quiet and safe area.

## LOCATION

Agrohub and Carrefour are located near the future project, making everyday life even easier and more convenient.



# INFRASTRUCTURE



Proper planning of office and commercial premises ensures the proper development of the complex's infrastructure and serves as the foundation for successful business management.

# RECREATIONAL AREA

The complex's landscaped and well-maintained grounds create an ideal environment for families.



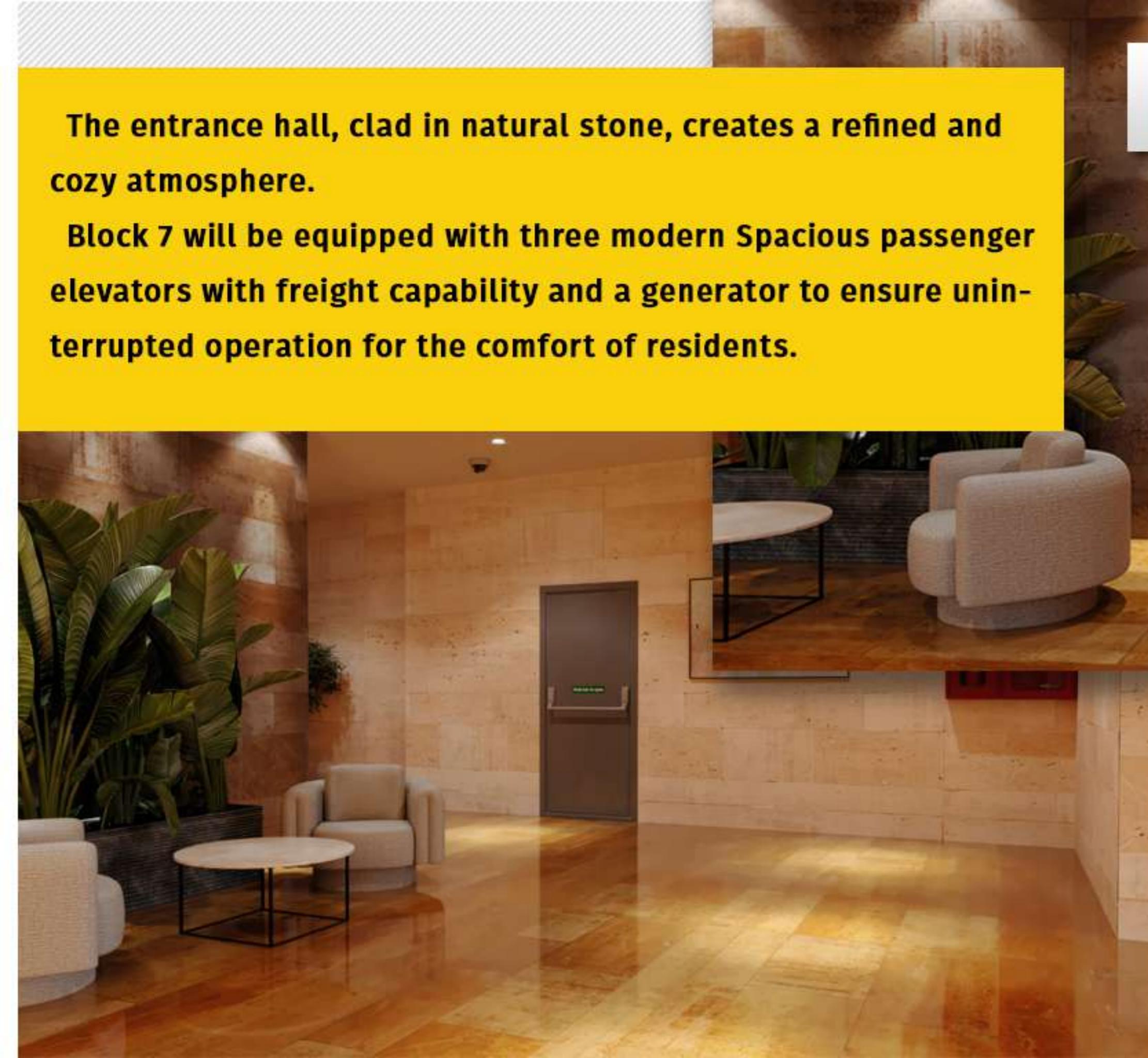
A children's playground, recreation areas, and a closed, guarded courtyard provide maximum comfort and safety.

# PARKING



The complex includes a two-level, enclosed underground parking garage, providing comfort and safety for every resident.





The entrance hall, clad in natural stone, creates a refined and cozy atmosphere.

Block 7 will be equipped with three modern Spacious passenger elevators with freight capability and a generator to ensure uninterrupted operation for the comfort of residents.

## ENTRANCE HALL





The surface of the apartment's entrance door is fire-resistant, which provides additional security.



## FIRE SAFETY

The building is equipped with a modern fire safety system. Fireproof materials will be used for both exterior and interior finishes, significantly increasing the building's safety level.

Fire alarms will be installed in each apartment.

# TYPICAL FLOOR

7th  
Block



# STANDARD APARTMENTS

*The most profitable investment apartment*



## STUDIO APARTMENT



LIVING ROOM	26.4 M <sup>2</sup>
BATHROOM	4.1 M <sup>2</sup>
BALCONY	4.1 M <sup>2</sup>

**34.8 M<sup>2</sup>**



## STUDIO APARTMENT



HALL	3.6 მ <sup>2</sup>
LIVING ROOM	25.9 მ <sup>2</sup>
BATHROOM	5.6 მ <sup>2</sup>
BALCONY	4.7 მ <sup>2</sup>

**40.3 M<sup>2</sup>**



# STANDARD APARTMENTS

*The most in-demand apartment*

## ONE-BEDROOM APARTMENT



LIVING ROOM	26.1 M <sup>2</sup>
BEDROOM	16.7 M <sup>2</sup>
BATHROOM	4.4 M <sup>2</sup>
BALCONY	8.5 M <sup>2</sup>

**57 M<sup>2</sup>**

## ONE-BEDROOM APARTMENT



HALL	3.8 M <sup>2</sup>
LIVING ROOM	19.2 M <sup>2</sup>
BEDROOM	17.4 M <sup>2</sup>
BATHROOM	4.4 M <sup>2</sup>
BALCONY	9.2 M <sup>2</sup>

**55 M<sup>2</sup>**



# STANDARD APARTMENTS

*A smart choice*



## TWO-BEDROOM APARTMENT



HALL	4 M <sup>2</sup>
LIVING ROOM	24.7 M <sup>2</sup>
BEDROOM	13.1 M <sup>2</sup> / 9.8 M <sup>2</sup>
BATHROOM	4.2 M <sup>2</sup>
BALCONY	11 M <sup>2</sup>

**68.5 M<sup>2</sup>**

## TWO-BEDROOM APARTMENT



HALL	4.8 M <sup>2</sup>
LIVING ROOM	23.1 M <sup>2</sup>
BEDROOM	13.7 M <sup>2</sup> / 16.5 M <sup>2</sup>
BATHROOM	4.7 M <sup>2</sup>
BALCONY	16.3 M <sup>2</sup>

**79.9 M<sup>2</sup>**



# STANDARD APARTMENTS

*A choice for large families*



## THREE-BEDROOM APARTMENT



HALL	4.4 M <sup>2</sup>
LIVING ROOM	23.3 M <sup>2</sup>
BEDROOM	12.5 M <sup>2</sup> / 13.7 M <sup>2</sup> / 14.1 M <sup>2</sup>
BATHROOM	4.6 M <sup>2</sup>
BALCONY	15.8 M <sup>2</sup>

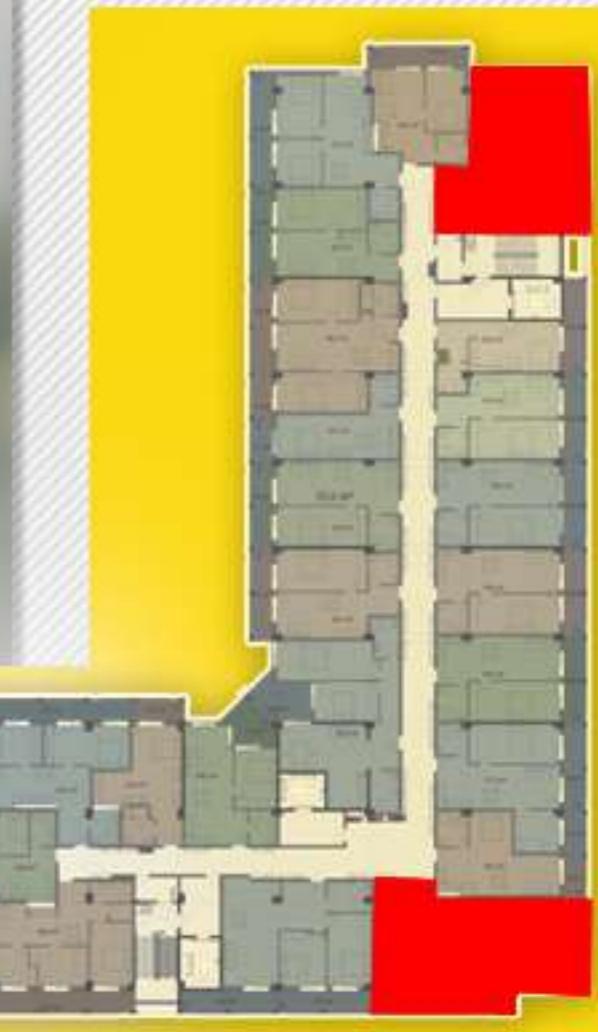
**91.1 M<sup>2</sup>**

## THREE-BEDROOM APARTMENT



HALL	6 M <sup>2</sup>
LIVING ROOM	27.5 M <sup>2</sup>
BEDROOM	13.3 M <sup>2</sup> / 12.6 M <sup>2</sup>
BATHROOM	5.6 M <sup>2</sup>
BALCONY	23.2 M <sup>2</sup>

**104 M<sup>2</sup>**



# TERMS OF APARTMENT DELIVERY



**The apartments are delivered  
in a white frame**

- ❖ Aluminum panoramic window-door
- ❖ Floor screed
- ❖ Entrance metal door
- ❖ Finished balcony
- ❖ Communications

## CONSTRUCTION SPECIFICATIONS

❖ Seven-layer roof

❖ Gypsum plastering

- ❖ Aluminum three-chamber window-door with double glazing
- ❖ Concrete grades B25 and B30
- ❖ 30 cm facade block
- ❖ Facade thermal insulation



2 10 30 00

**20 Kerchi str. Tbilisi**

ცხოველები სოფტურის გამსაზღვევი