



ARSENAL
RESIDENCE

OLD TBILISI ON THE PALM OF YOUR HAND





ABOUT PROJECT

Arsenal Residence - is an outstanding residential and investment project located in Avlabari, near the Holy Trinity Cathedral.

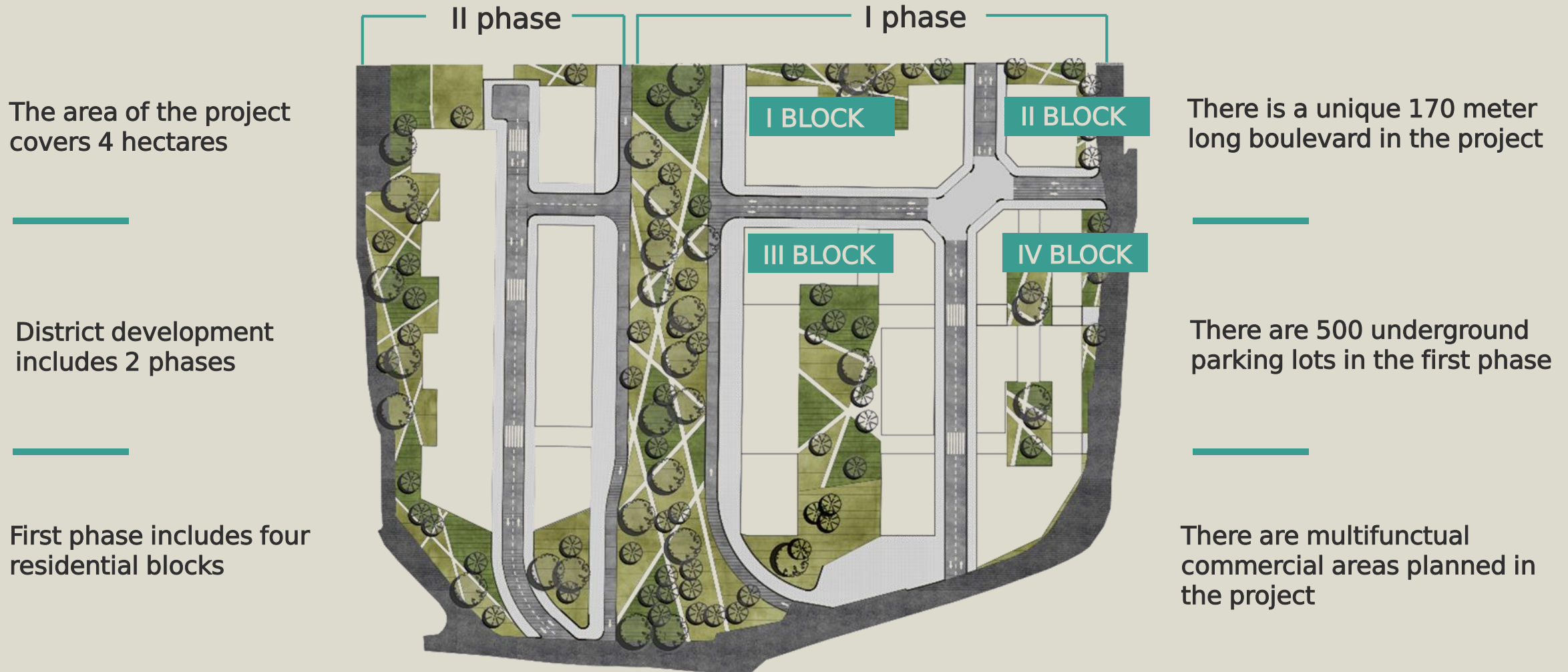
Architecture of the buildings and the authentic, quiet and at the same time dynamic environment, which is characteristic of old Tbilisi, will definitely attract those who do not choose the apartment only because of its physical features.

Arsenal Residence - is multifunctional project. People for whom emotions created by the living environment are important will choose to live in our project.

BEST OPTION TO LIVE AND INVEST



GENERAL INFORMATION





CONSTRUCTION OF THE
FIRST PHASE WILL BE
COMPLETE IN FALL 2026

CONSTRUCTION OF THE
FIRST BLOCK HAS STARTED
AND WILL BE COMPLETE IN
THE END OF 2024





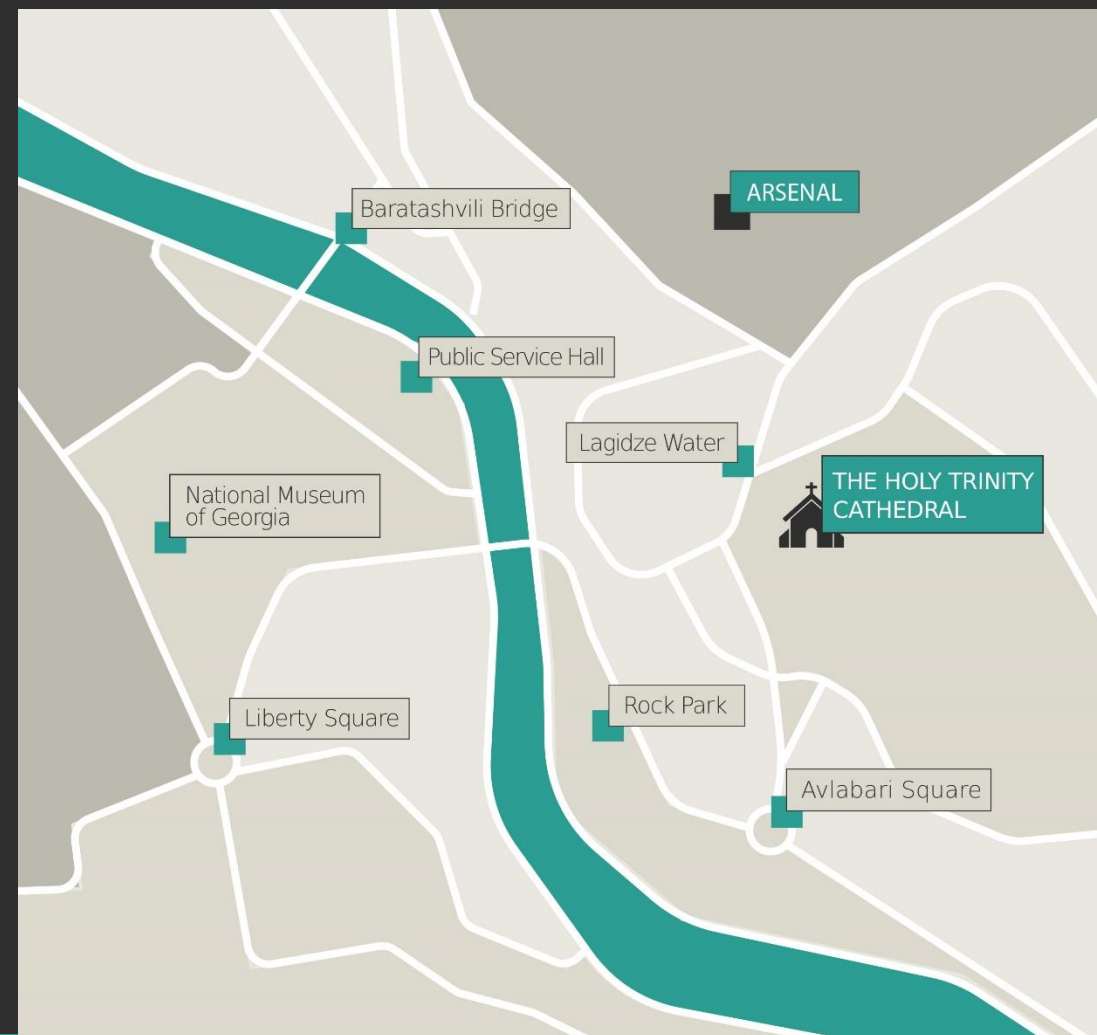
WHAT MAKES US SPECIAL

LOCATION

Arsenal Residence is located in Avlabari, one of the oldest and most picturesque districts of Tbilisi, near the Holy Trinity Cathedral.

The most touristic parts of Old Tbilisi are a few minutes away from the area.

		
▪ The Holy Trinity Cathedral	2 min	(650 m)
▪ The President's Palace	3 min	(900 m)
▪ Avlabari Square	5 min	(1.2 km)
▪ Baratashvili Bridge	6 min	(2 km)
▪ Sabtcho Square	6 min	(2.3 km)
▪ Justice House	6 min	(2.4 km)
▪ Liberty Square	7 min	(2.7 km)



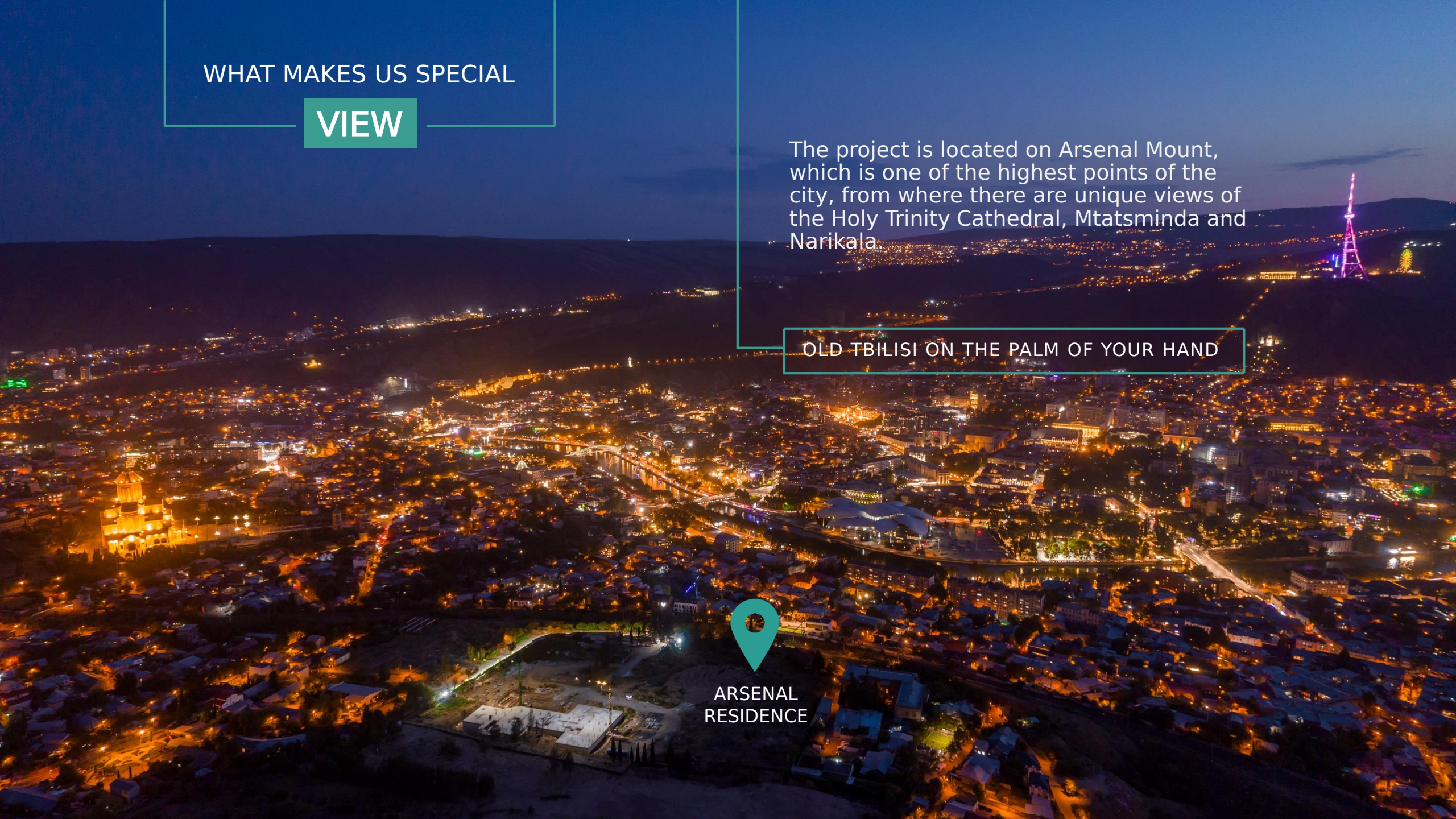
WHAT MAKES US SPECIAL

VIEW

The project is located on Arsenal Mount, which is one of the highest points of the city, from where there are unique views of the Holy Trinity Cathedral, Mtatsminda and Narikala.

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WHAT MAKES US SPECIAL

RECREATION

Arsenal Residence is distinguished by a unique 170 meter long boulevard, which occupies 5000 sq.m. In green zone you will find recreation areas, children's entertainment zones and wall tennis.

Indoor yards of residential houses also planned with recreation purposes.

Up to 500 trees will be planted in the area.

WHAT MAKES US SPECIAL

ECOLOGICAL ENVIRONMENT

Mount Arsenal is significantly different in temperature from other districts of Tbilisi.

This is ecologically the cleanest place - the lungs of the city.



WHAT MAKES US SPECIAL

MULTIFUNCTIONAL ENVIRONMENT

In addition to apartments, the area provides a variety of facilities created for the comfort of residents:

- Office and co-working spaces
- Pool, spa and fitness
- Cafe, restaurant and lounge space
- Pharmacy, supermarket, bank



WHAT MAKES US SPECIAL

CAR FREE SPACE

There are 500 parking lots underground on two levels, which are divided into parking zones for residents and guests.

Underground parking ensures maximum peace and comfort for the residents of the area.

Parking area is also provided with electric chargers and car wash.

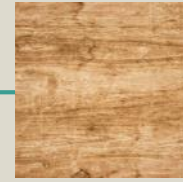


WHAT MAKES US SPECIAL

ARCHITECTURAL APPEARANCE



Brick



Wood



Metal

Arsenal Residence is a unique project with an architectural concept and solution. It perfectly combines both – modern architecture and characteristic identity of old Tbilisi.

The project is distinguished by its low-density construction (5-7 floors), with internal streets, yards and small public gardens.

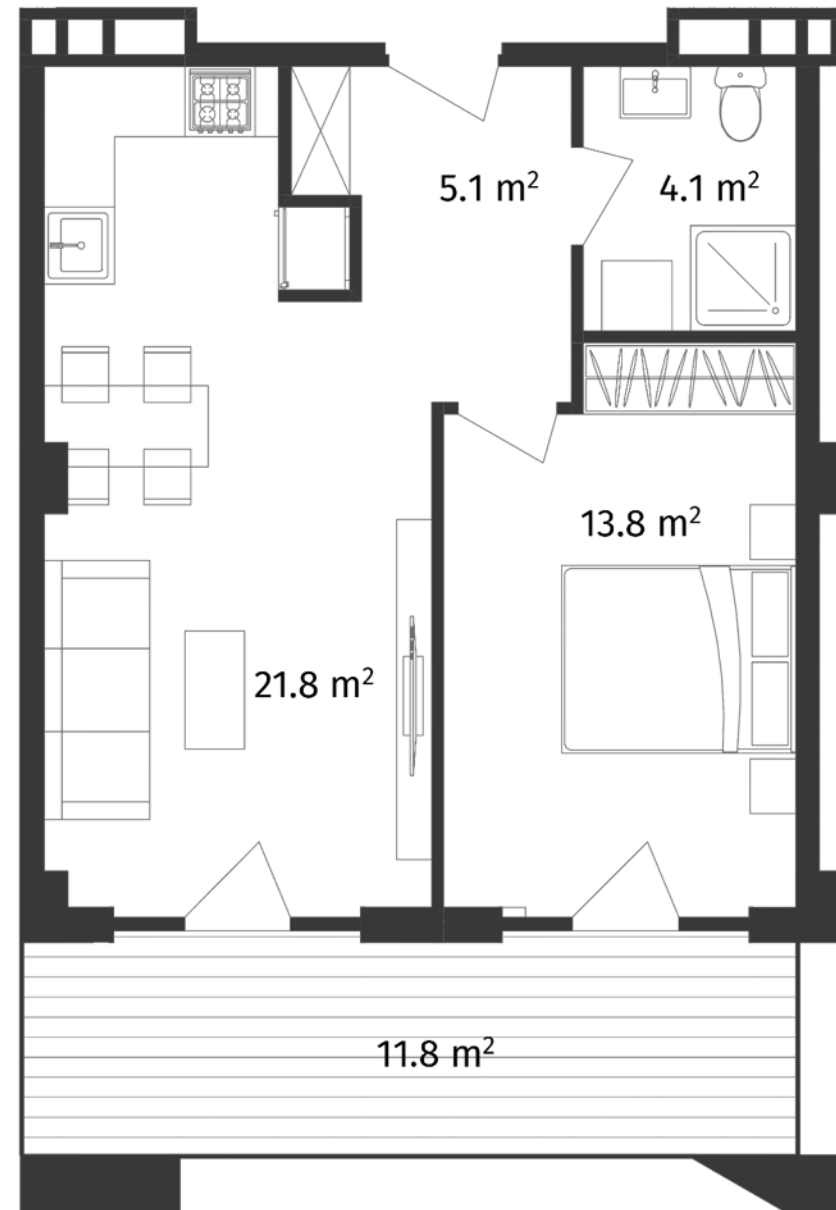
Natural materials like brick, wood and metal, are mainly used on the facades.



CHOOSE AN APARTMENT

FROM **57** M²

i Apartments are handed in premium green frame condition

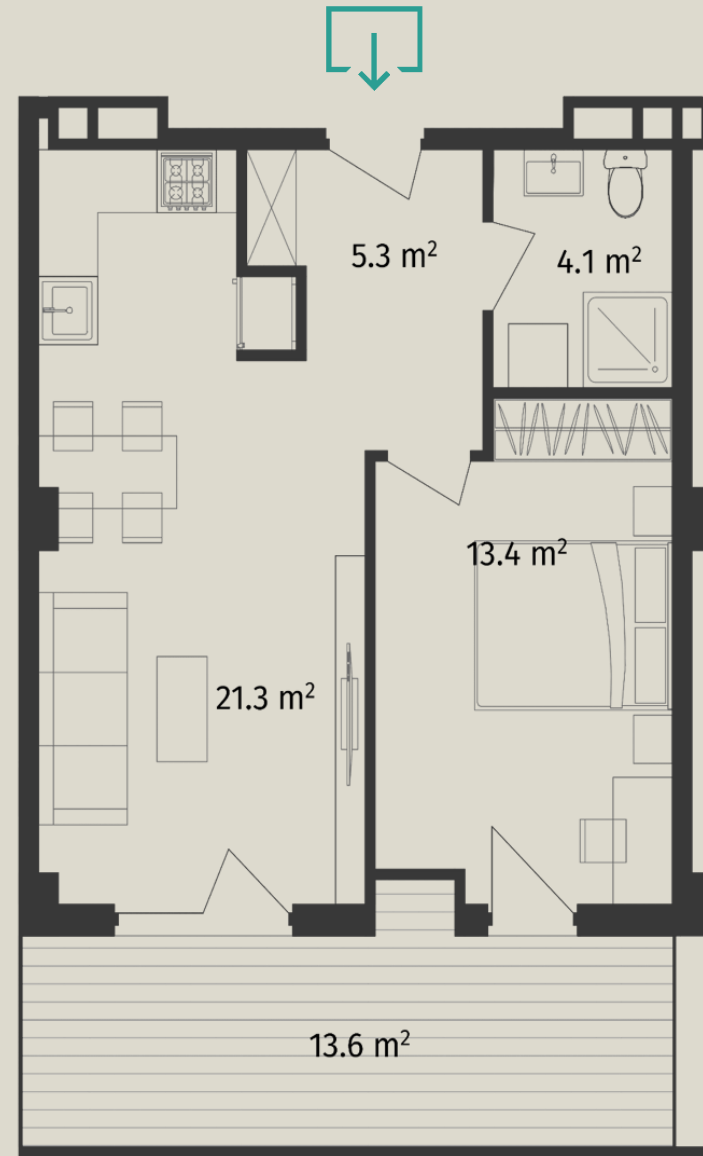


1 BEDROOM APARTMENT

- Hall - 5.3 m²
- Bedroom - 13.4 m²
- Studio - 21.3 m²
- Balcony - 13.6 m²
- WC - 4.1 m²



TOTAL AREA: 58.9m²





1 BEDROOM APARTMENT

- Hall - 6.7 m²
- Bedroom - 12.8 m²
- Studio - 20.8 m²
- Balcony - 11.6 m²
- WC - 5.6 m²



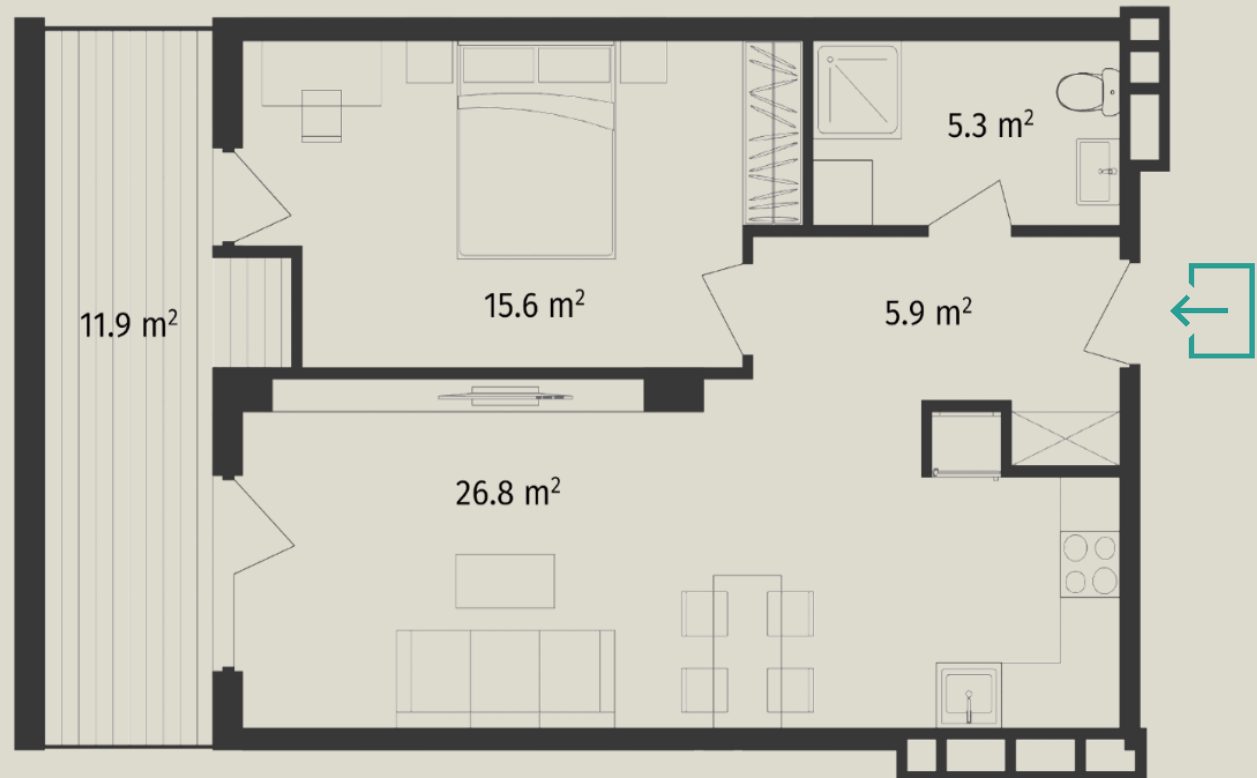
TOTAL AREA: 58.9m²

1 BEDROOM APARTMENT

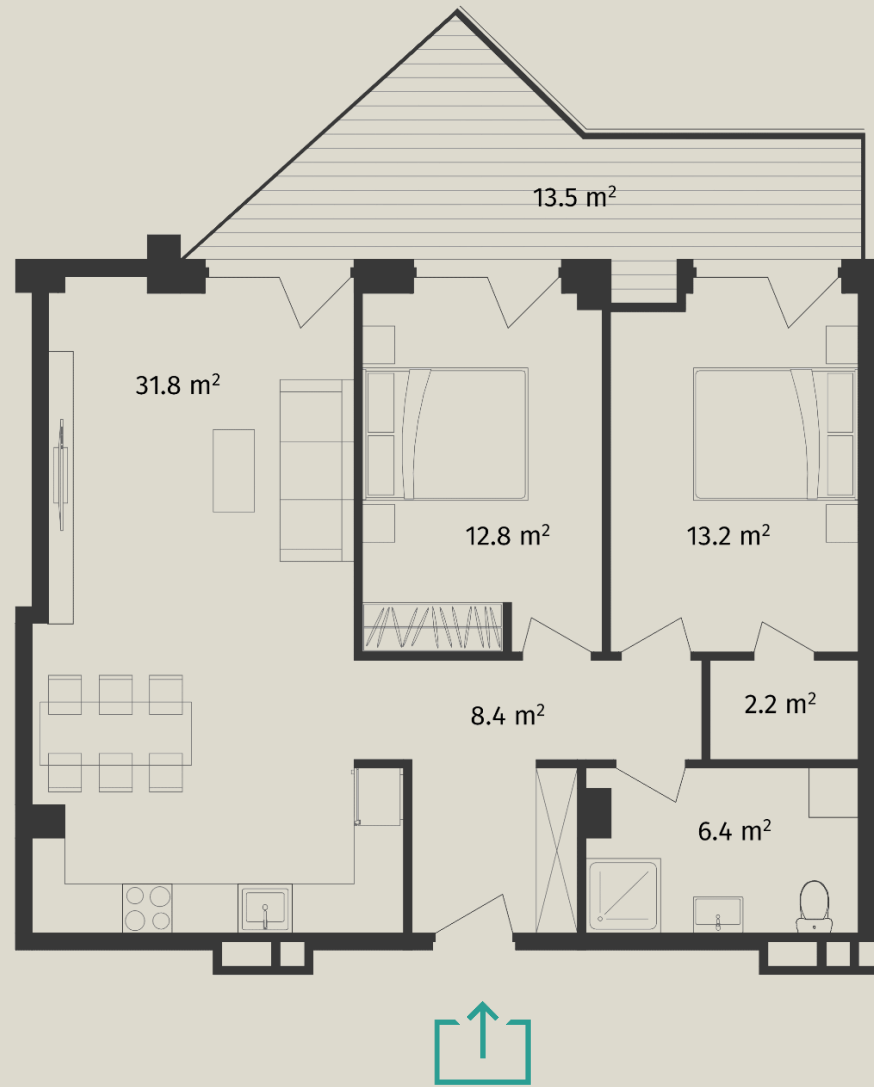
- Hall - 5.9 m²
- Bedroom - 15.6 m²
- Studio - 26.8 m²
- Balcony - 11.9 m²
- WC - 5.3 m²



TOTAL AREA: 66.2m²



2 BEDROOM APARTMENT



- Hall - 8.4 m²
- Bedroom - 12.8 m²
- Bedroom - 13.2 m²
- Studio - 31.8 m²
- Balcony - 13.5 m²
- Store room- 2.2 m²
- WC - 6.4 m²



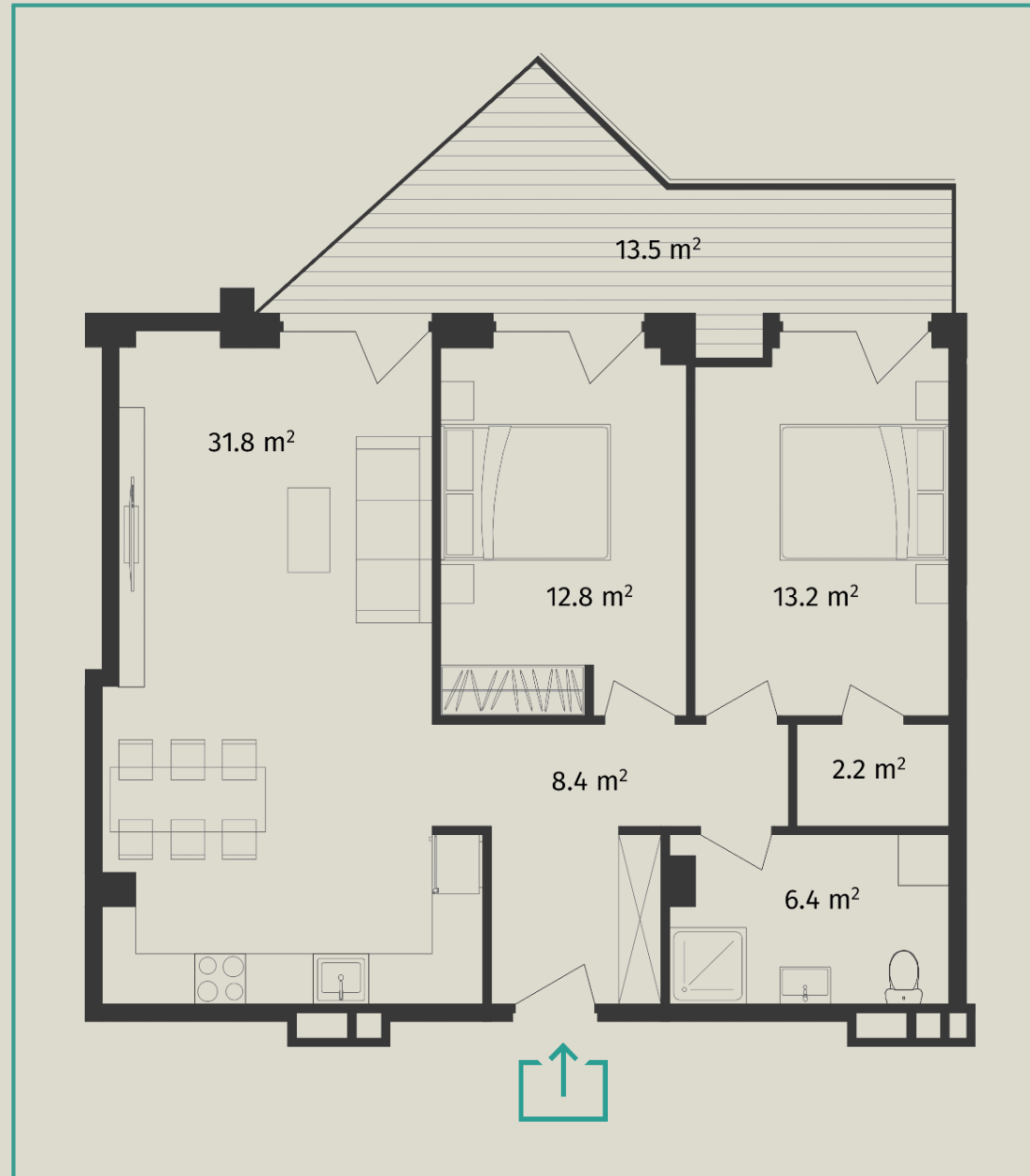
TOTAL AREA: 90m²

2 BEDROOM APARTMENT

- Hall - 8.4 m²
- Bedroom - 12.8 m²
- Bedroom - 13.2 m²
- Studio - 31.8 m²
- Balcony - 13.5 m²
- Store room - 2.2 m²
- WC - 6.4 m²



TOTAL AREA: 90m²

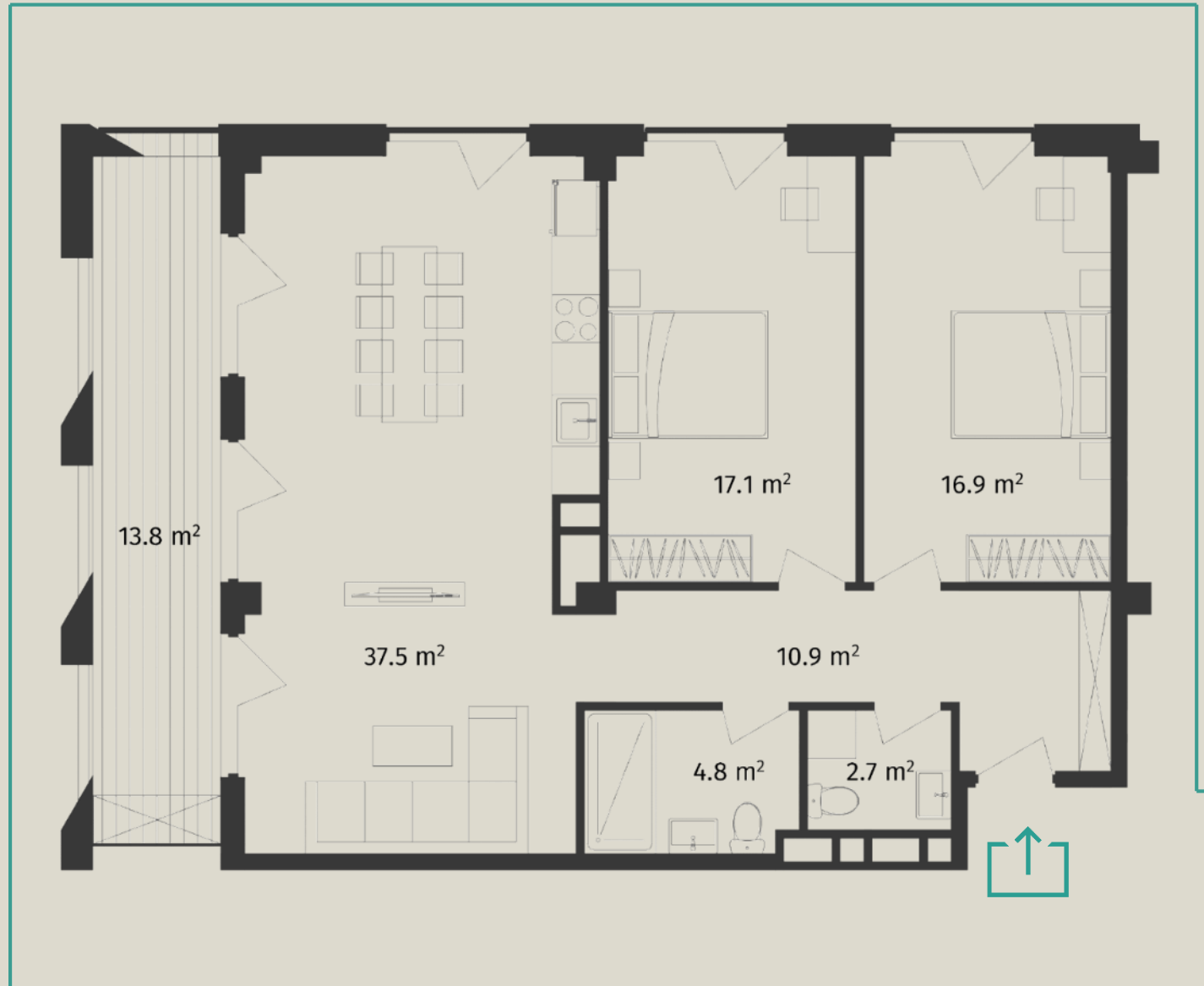


2 BEDROOM APARTMENT

- Hall - 10.9 m²
- Bedroom - 16.9 m²
- Bedroom - 17.1 m²
- Studio - 37.5 m²
- Balcony - 13.8 m²
- WC - 4.8 m²
- WC - 2.7 m²



TOTAL AREA: 103.3m²



2 BEDROOM APARTMENT

- Hall - 10.7 m²
- Bedroom - 12.7 m²
- Bedroom - 13.5 m²
- Studio - 33.7 m²
- Balcony - 11.2 m²
- Balcony - 19.8 m²
- WC - 4.2 m²
- WC - 2.0 m²



TOTAL AREA: 110.7m²



2 BEDROOM APARTMENT

- Hall - 14.3 m²
- Bedroom - 21.6 m²
- Bedroom - 20.4 m²
- Studio - 48.6 m²
- Balcony - 7.4 m²
- Balcony - 17.8 m²
- Balcony - 21.8 m²
- WC - 4.9 m²
- WC - 5.9 m²



TOTAL AREA: 164.3m²

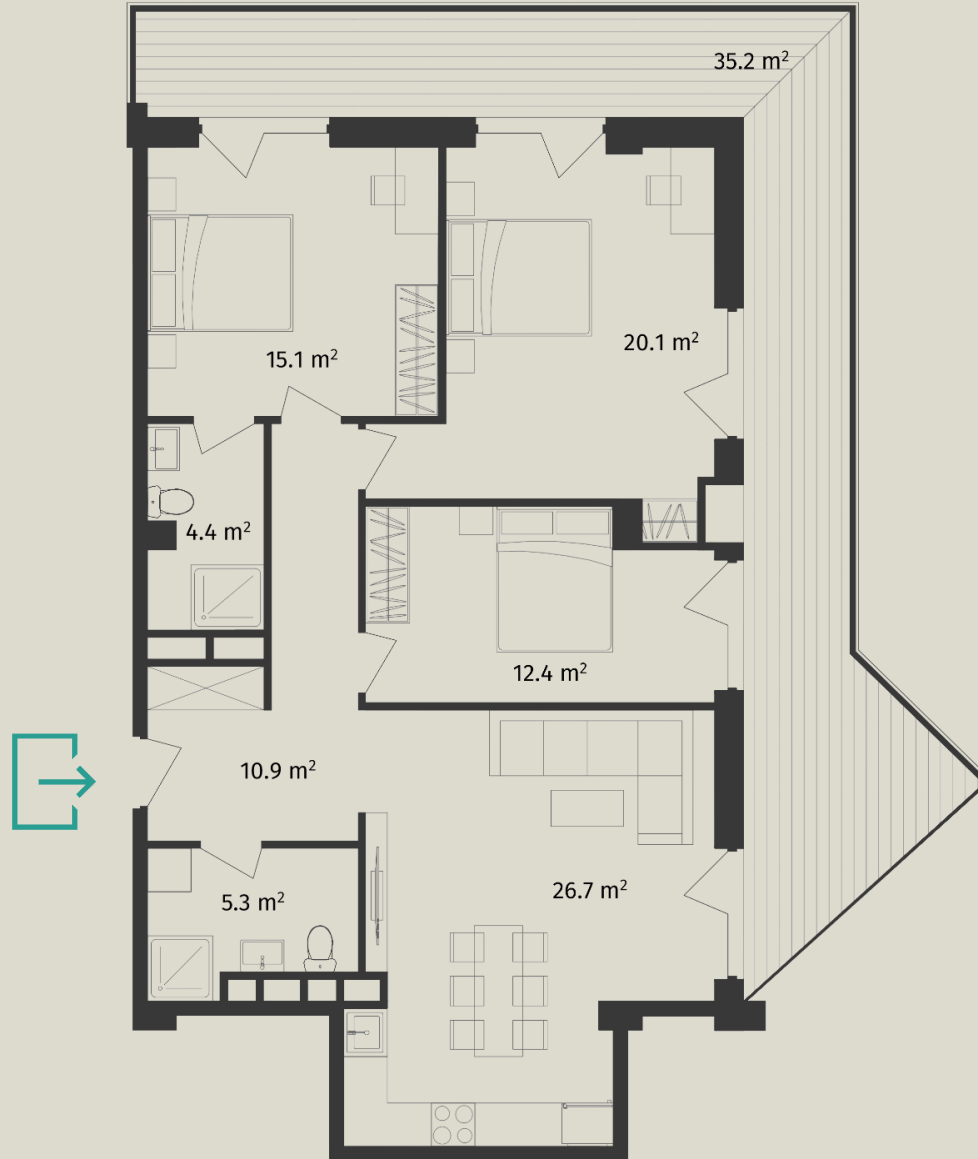


3 BEDROOM APARTMENT

- Hall - 10.9 m²
- Bedroom - 15.1 m²
- Bedroom - 20.1 m²
- Bedroom - 12.4 m²
- Studio - 26.7 m²
- Balcony - 35.2 m²
- WC - 5.3 m²
- WC - 4.4 m²



TOTAL AREA: 130.5m²

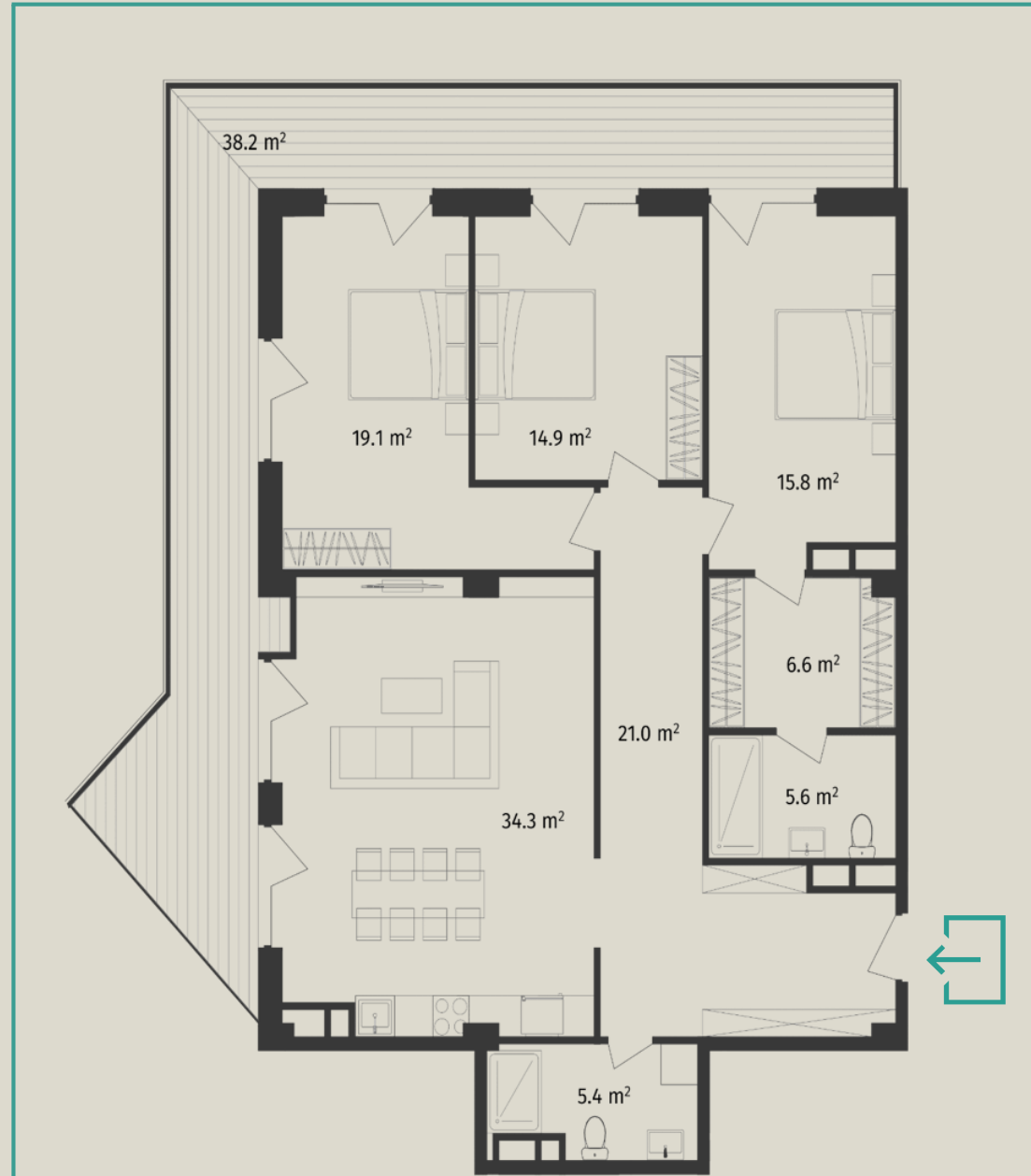


3 BEDROOM APARTMENT

- Hall - 21.0 m²
- Bedroom- 14.9 m²
- Bedroom - 19.1 m²
- Bedroom - 15.8 m²
- Closet- 6.6 m²
- Studio - 34.3 m²
- Balcony - 38.2 m²
- WC - 5.6 m²
- WC - 5.4 m²



TOTAL AREA: 162.2m²



APARTMENT SALES CONDITIONS

Apartments are handed in premium green frame condition:

- Installed aluminum doors and windows on the perimeter of the building;
- The entrance iron door to the apartment is installed;
- Partitions on the inner perimeter of the flat;
- Stretched floors;
- Partition walls and floor tiles between apartments provided with sound insulation;
- Electric inputs and electric points installed in the;
- Water and sewage pipes are brought to the points and connected;
- Plastered walls and stretched floors in the bathroom;
- Gas, water and electricity meters installed;
- Gas is supplied and pipes of the heating system laid in to the apartment;
- Tiles laid on the balconies.





PROPERTY MANAGEMENT OF THE PROJECT

For residents comfort and safety we provide:

- 24 hour security service;
- Cleaning of entrances, elevators and yards;
- Taking care of greenery;
- Concierge Service.



There are special rules clients should consider during renovation. Sales manager will inform you about in details.

PAYMENT TERMS

INSTALMENT

30% first payment
18 months instalment

PARTNER BANK





WWW.AR.GE

032 2 50 22 11

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