

MOMA LIV



AVANT
GROUP

REDA REALTY



AVANT GROUP

The construction company comes from Azerbaijan. This will be the developer's first project for Georgia.

Advantages of the developer: established contact with highly qualified specialists in the field of construction and design and compliance with international quality standards in the construction process.

since 2010

EXISTS ON THE MARKET

15+

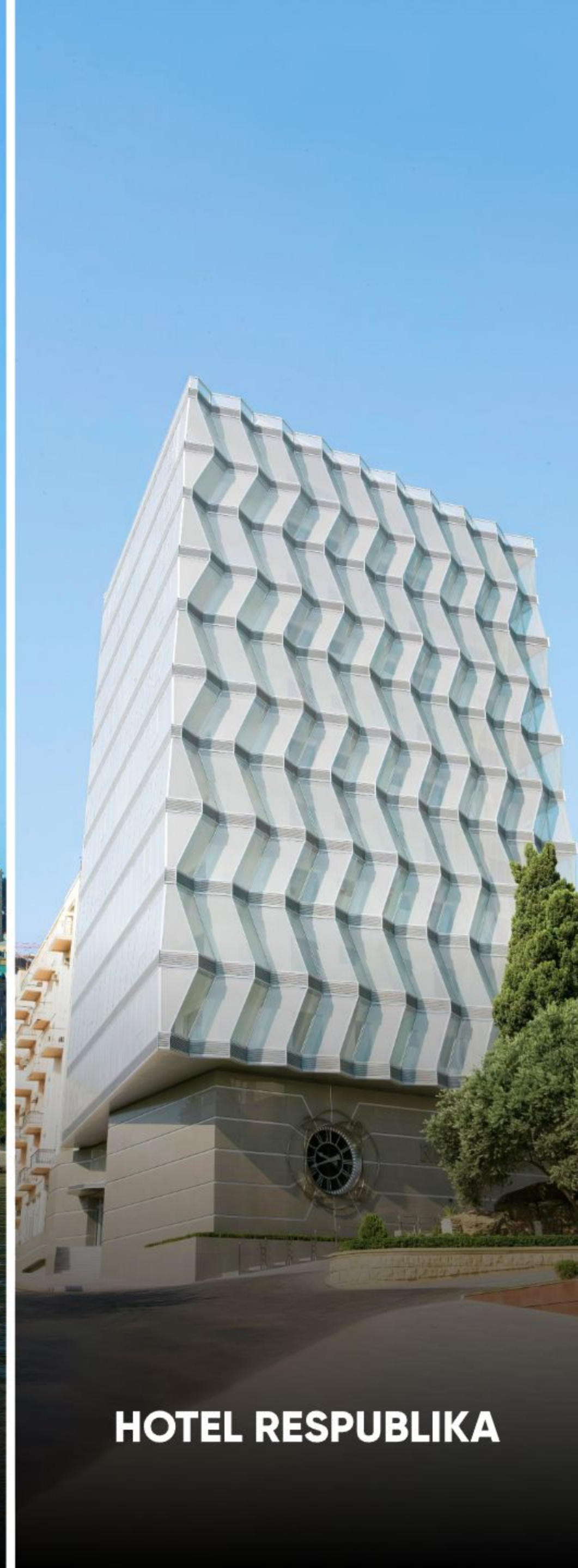
COMPLETED PROJECTS

> 670 000 m²

OF LIVING SPACE BUILT



FRAME TOWERS



HOTEL RESPUBLIKA



**THE SPA HOTEL
BASQAL**



MOMA LIV

A modern residential complex located in the historical district of Tbilisi. The key idea of the project: synthesis of modern art and comfortable urban life.

NUMBER OF
FLOORS

6 floors

NUMBER OF
APARTMENTS

64

AREA

from 45 m²

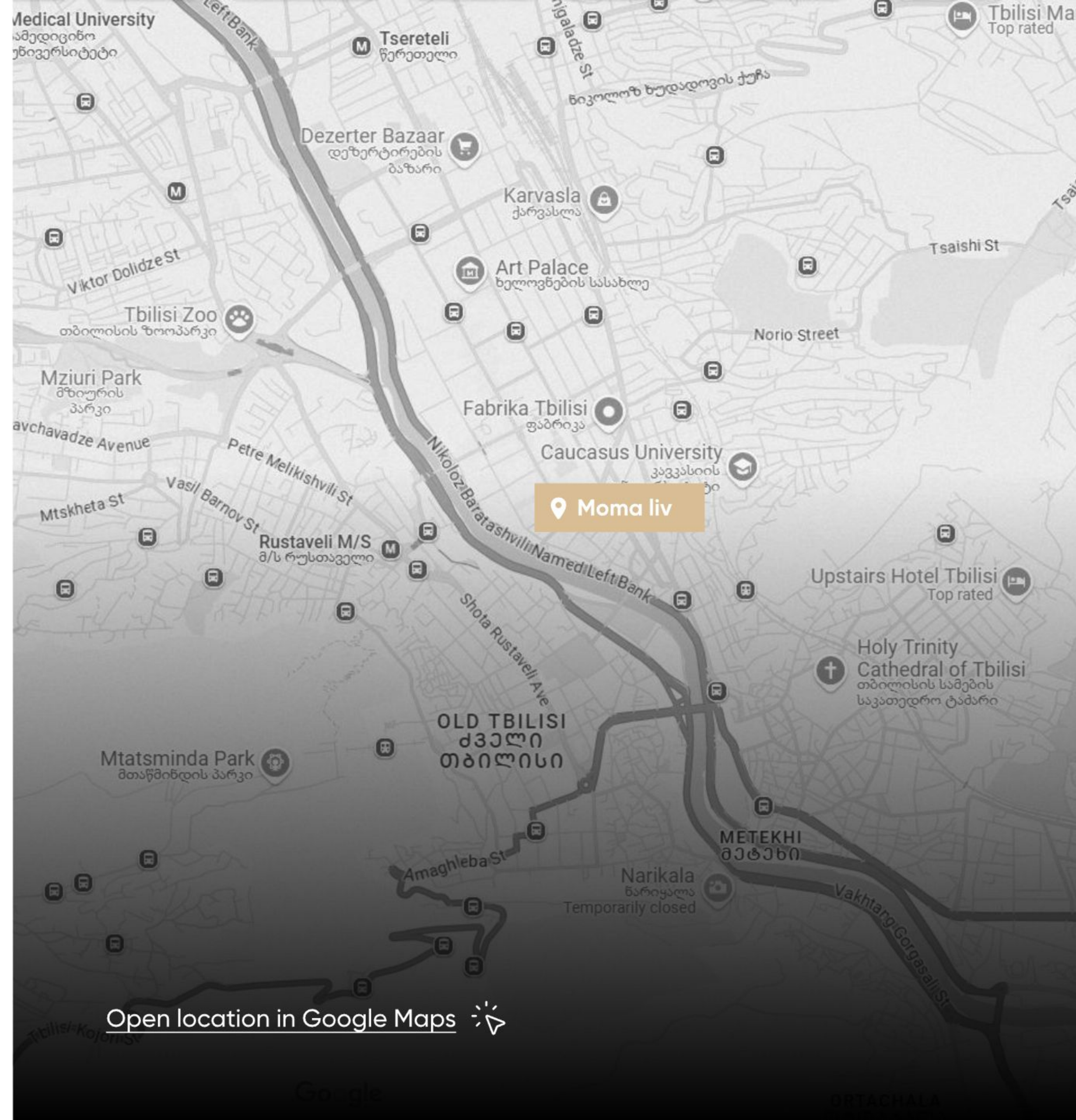
COMPLETION DATE

December 2025

LOCATION OF THE COMPLEX

The project is being built in the tourist centre of the city, **in the Chugureti district**. The popular tourist street Agmashenebeli with restaurants, cafes and souvenir shops is located on the street parallel to the complex.

There are social, entertainment and household infrastructure, several public transport stops and metro stations **within walking distance**.



INFRASTRUCTURE OF THE COMPLEX

The complex has everything you need
for a comfortable life and quality holiday:

Spa area

15x5 metre pool

Fitness room

Green courtyard of 1 000 m²

38 private cellar storage spaces

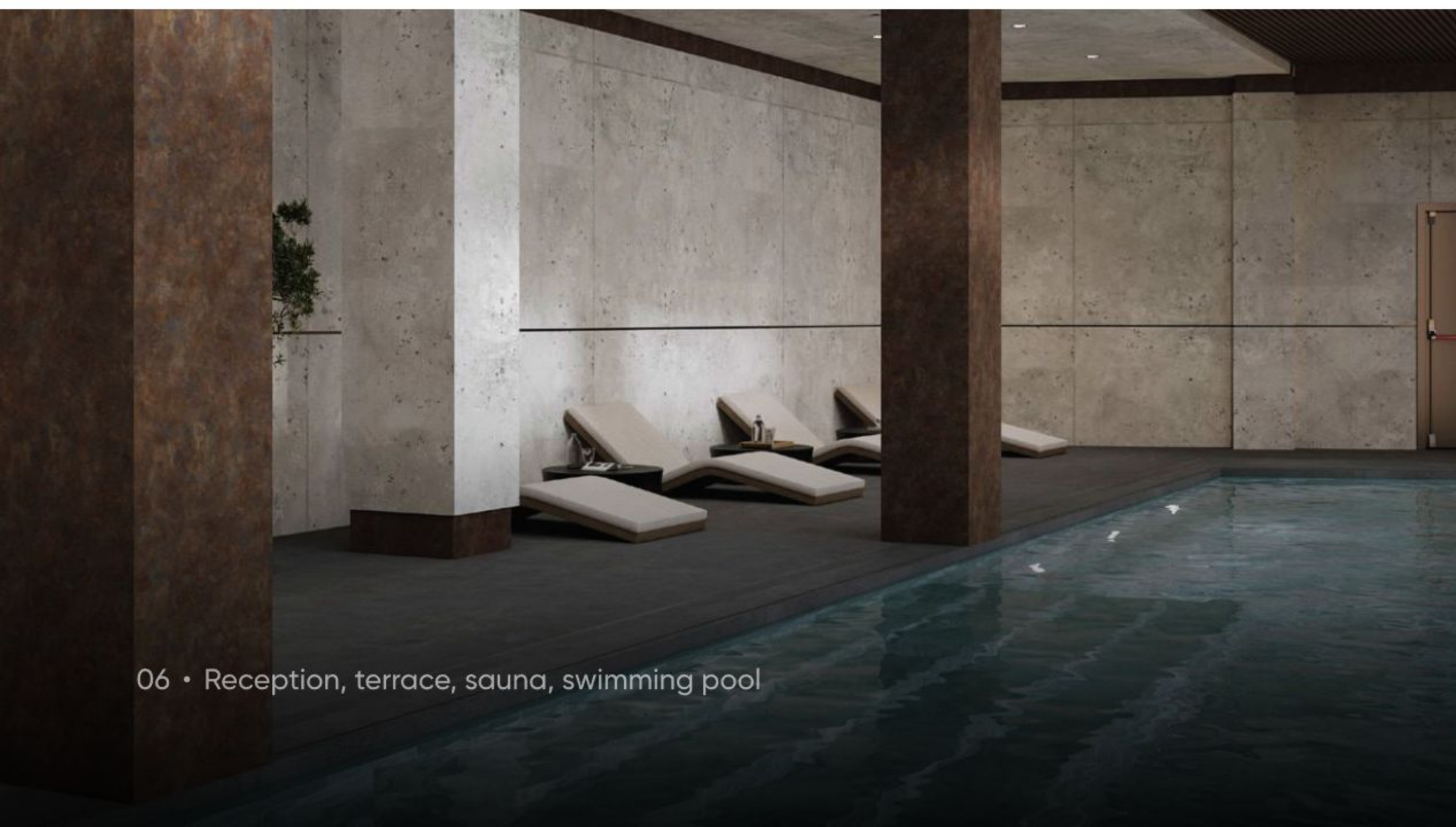
Co-working areas

Sauna

42 underground parking spaces

05 • Infrastructure of the complex





06 • Reception, terrace, sauna, swimming pool



SERVICE

The company offers a full service package, which includes **the following services:**

Concierge service

Round-the-clock video surveillance

Fire safety services

Maintenance of entrances and lifts

Landscaping and gardening

1 \$/m²

THE COST OF MAINTENANCE



METHODS OF PAYMENT

**One-time payment
in cash**

**Interest-free instalments
from the developer**

Installment terms:

- **20%** down payment
- **24-month** installment

INVESTMENT ATTRACTIVENESS

The investment attractiveness of the project lies in its uniqueness – **there are few new similar projects with developed infrastructure in this area.** Today it is one of the best projects for living in Chugureti.

The complex occupies **a favourable location.** Despite the fact that the project is being built in an active tourist location, the house is built in a quiet area, where the noise of roads and the hum of tourists do not reach.

The infrastructure of the project allows you to enjoy your holidays without leaving its boundaries.

The properties in the complex are suitable for both long and short term rentals.



FINANCIAL CALCULATION

Floor	1
Area	59,2 m ²
Price per m ²	2 850\$
Total cost	168 720\$
Down payment	33 744\$
Monthly instalments (24 months)	5 624\$
Renovation	29 600\$
Cost of rent	15 600\$
Payback, years	12,7
ROI	7,87%



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