


TBILISI DOWNTOWN

NEXT |  REALTY

NEXT

The developer of the project is **Next Group** construction and development holding, which has been engaged in construction of elite real estate for 8 years and during this time has implemented 10 exclusive construction projects.

8

OFFICES IN
4 COUNTRIES

5 700+

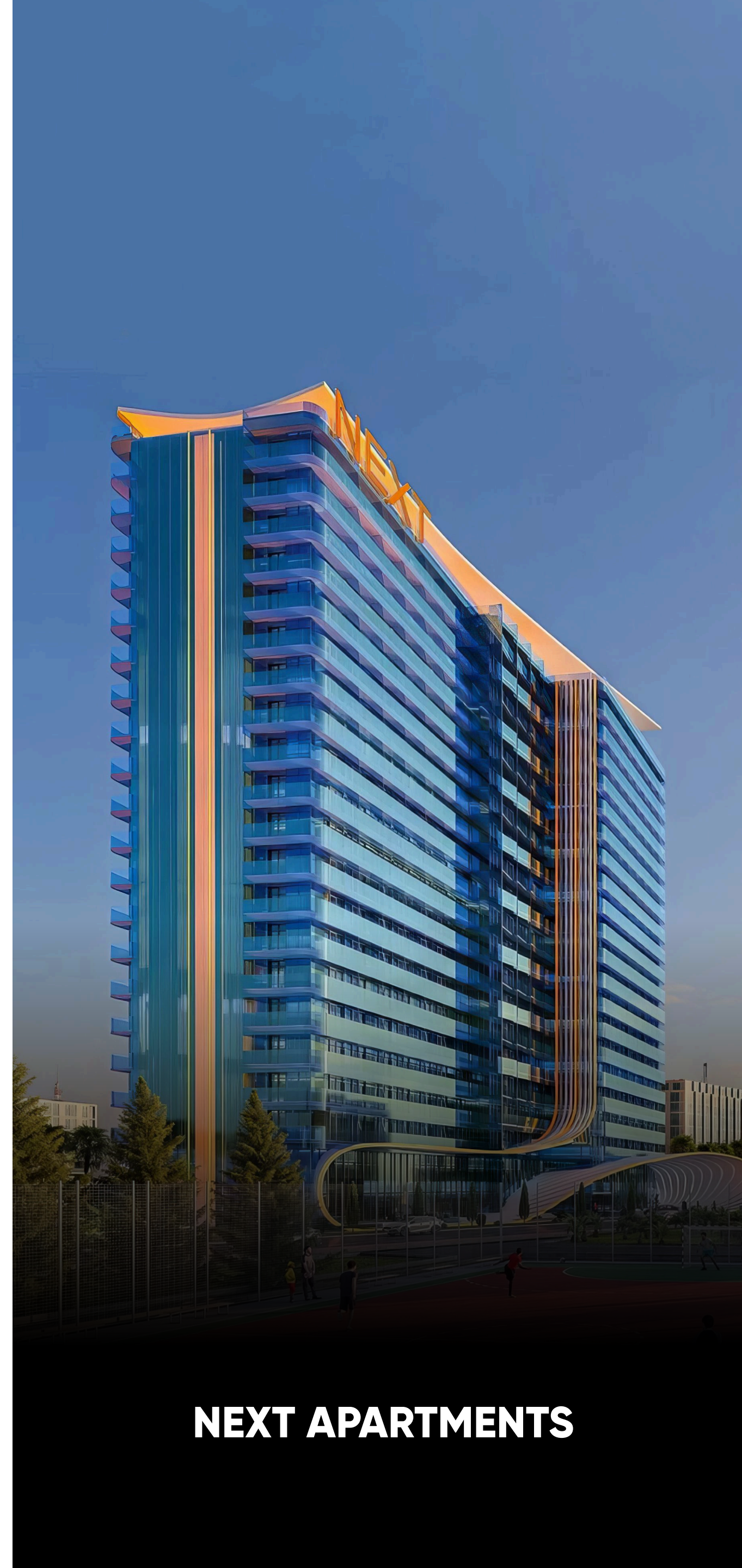
APARTMENTS

420 000 m²

OF RESIDENTIAL
AND COMMERCIAL
SPACE

Awards:

Winner of World Travel Awards 2023, European Property Awards and Luxury Property Awards in the category '**Best Developer of Georgia**' in the premium property sector.



NEXT APARTMENTS



NEXT ADDRESS



TBILISI DOWNTOWN

This is the first residential complex in Tbilisi under the NEXT brand. He combines the architectural and cultural features of the old city. Thanks to its location in the historical center and a thoughtful design, the residence offers excellent possibilities for investments.

The complex is low-rise buildings that retain the unique appearance of the historical region of Tbilisi.

THE NUMBER OF BLOCKS	THE DEADLINE FOR DELIVERY
3	2027
PARKING	RESIDENTIAL FLOORS
ground floor	1-5 floor
COMMERCIAL PREMISES / 0 FLOOR	
390.90 m ² / 594.20 m ² / 646.80 m ²	

ARCHITECTURE

Brand residences are of high quality construction. The use of premium materials and advanced technologies ensures the reliability and durability of structures.

The project combines the spirit of the old Tbilisi with modern life, creating a cozy house where comfort and elegance are combined.



LOCATION OF THE COMPLEX

The project is located in the historical center of Tbilisi, in an area rich in cultural heritage and a unique atmosphere. Avlabari, one of the oldest and most important districts of the city, continues to be an important cultural center, attracting many tourists.

Distances:

5 min

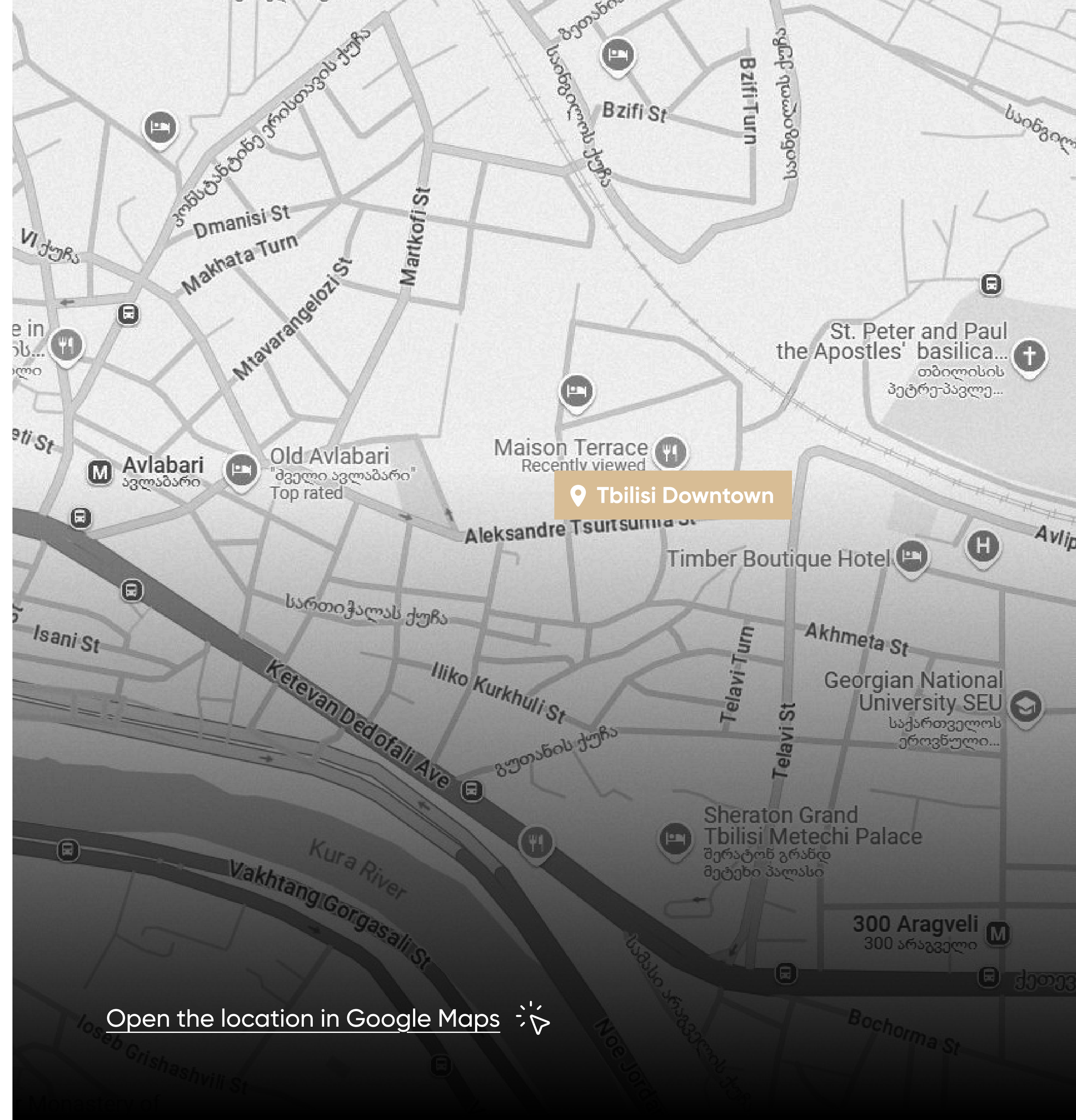
Europe Square, Holy Trinity Cathedral of Tbilisi, House of Justice, Wine Hill, Metekhi Bridge, State Palace of Ceremonies, Peace Bridge, Avlabari Metro Station

10 min

Freedom Square, Orbeliani Palace, sulfur baths, bazaar of Orbeliani

15 min

Tbilisi International Airport



INFRASTRUCTURE OF THE COMPLEX

In the infrastructure there is everything necessary
for life and rest in terms of 5 star hotels:

Gym, spa

Closed pool

Restaurant

Playgrounds

Business room

Library

Resting places, green garden

Lobby

06 • Infrastructure of the complex



SERVICE

Next provides convenient and complete management of your real estate using your own online program. The company takes on all aspects of service, including technical support, so that your apartments always remain in perfect condition.

Thus, you can enjoy calm and comfort without unnecessary trouble.

The service includes premium services:

Concierge services 24/7

Security

Laundry

Reception

Service of apartments

Car parking



PAYMENT METHODS

Cash

**Banking
transfer**

**Payment with
cryptocurrency**

**Installment
plan**

Installment terms:

- **20%** – the initial payment
- **80%** – installments **for 35 months**

INVESTMENT ATTRACTIVENESS

The complex has high investment attractiveness due to its successful location in the historical center of the city.

The project is in a popular tourist location, which additionally increases interest in the object.

In addition, a high increase in prices by 50% is expected. This makes the complex an excellent choice for investors striving for a stable capital growth.

50%

INCREASE IS POSSIBLE WITH
THE STANDARD 3-YEAR
GROWTH RATE





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