

SAKENI BY BIOGRAPI

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 REALTY

BIOGRAPI

A construction company existing on the market since 2022 and engaged in the realization of 3 projects in Tbilisi.

It is one of the largest city-forming enterprises in the city, which aims to create unique projects that meet modern market needs.



HISNI



MATIANI



CHANTAN



SAKENI

A 36-storey multifunctional residential complex for comfortable living in the city center.

COMMERCIAL PREMISES

1-7 floors

RESIDENTIAL PREMISES

8-36 floors

NUMBER OF APARTMENTS

364

NUMBER OF APARTMENTS ON EACH FLOOR

13

APARTMENT AREA

from 55,58 m²

HEIGHT OF THE PROJECT

145 meters

NUMBER OF PENTHOUSES

7

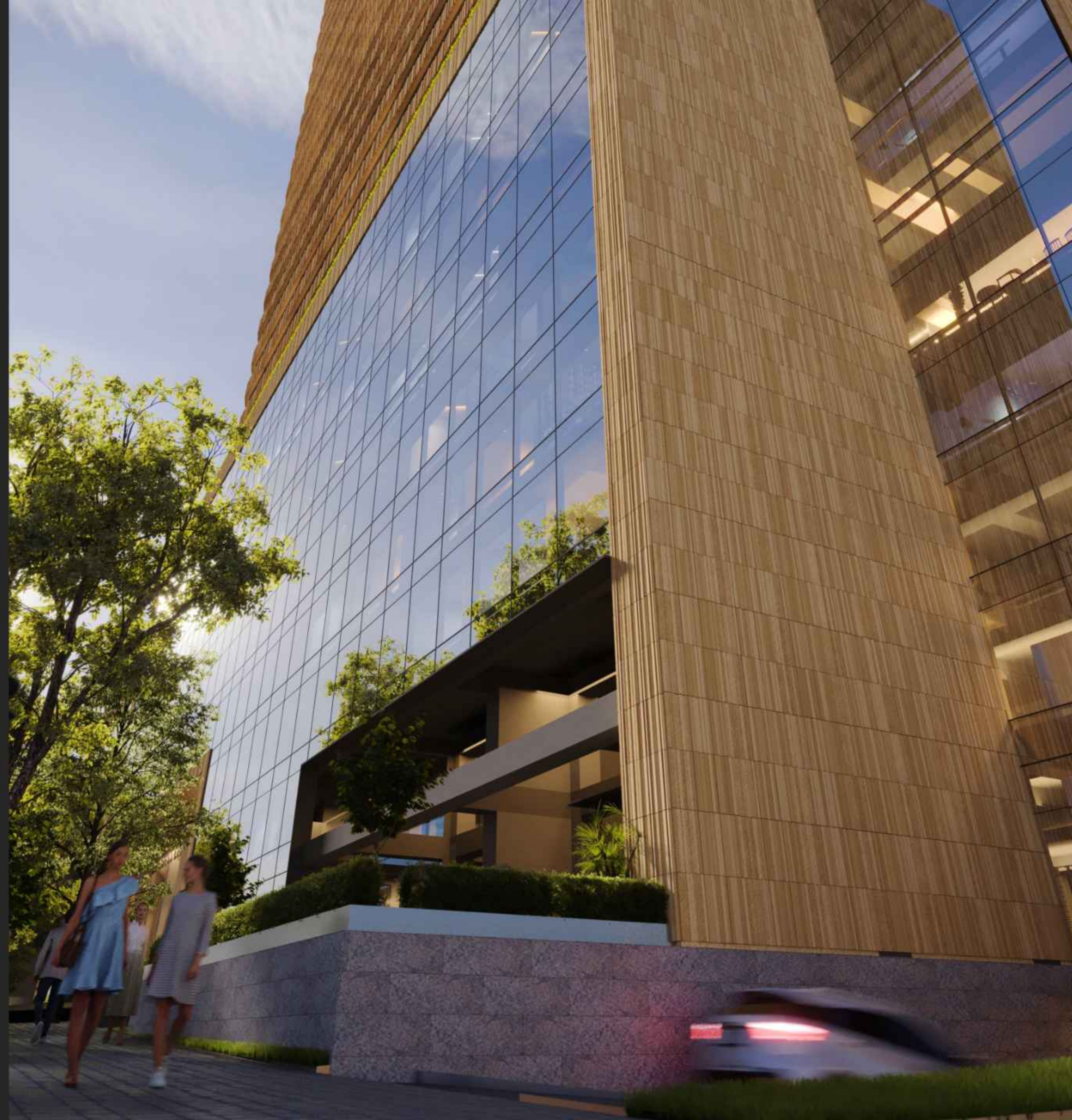
COMPLETION DATE

2027

ARCHITECTURE

Italian terracotta is used to clad the facade of the building. This material is characterized by its quality and durability, its main advantage is resistance to temperature and ultraviolet radiation, which allows to preserve the appearance of the building for many years.

Energy efficient materials are also used in the construction process, which allows to reduce utility bills.



LOCATION OF THE COMPLEX

The project is located in the architectural and tourist central part of Tbilisi in **Saburtalo district**.

This is the largest neighborhood of the city with a well-developed infrastructure, combining everything necessary for a comfortable life. Many schools with Russian-speaking segment are concentrated here.

150 m

subway station
Medical University

In walking distance:

stores

restaurants and cafes

bank

coffee shops

school

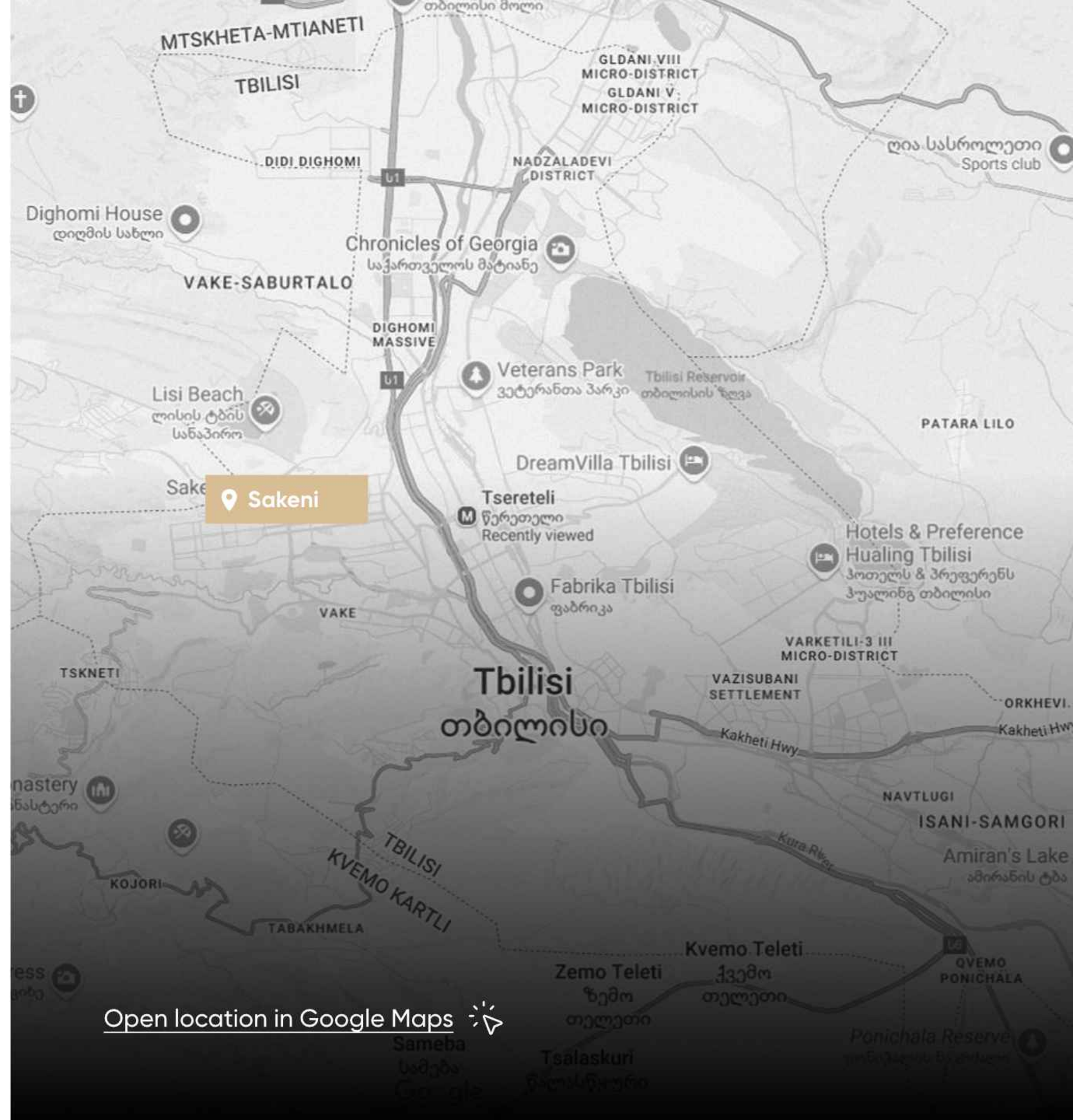
post office

hospital

medical university

shopping center City Mall

Red and Central Park



INFRASTRUCTURE OF THE COMPLEX

The infrastructure of the complex is thought out to the details,
there is everything you need for a comfortable life:

Supermarket

Bank

Pharmacy

Fitness center

5-level parking lot
for 500 cars

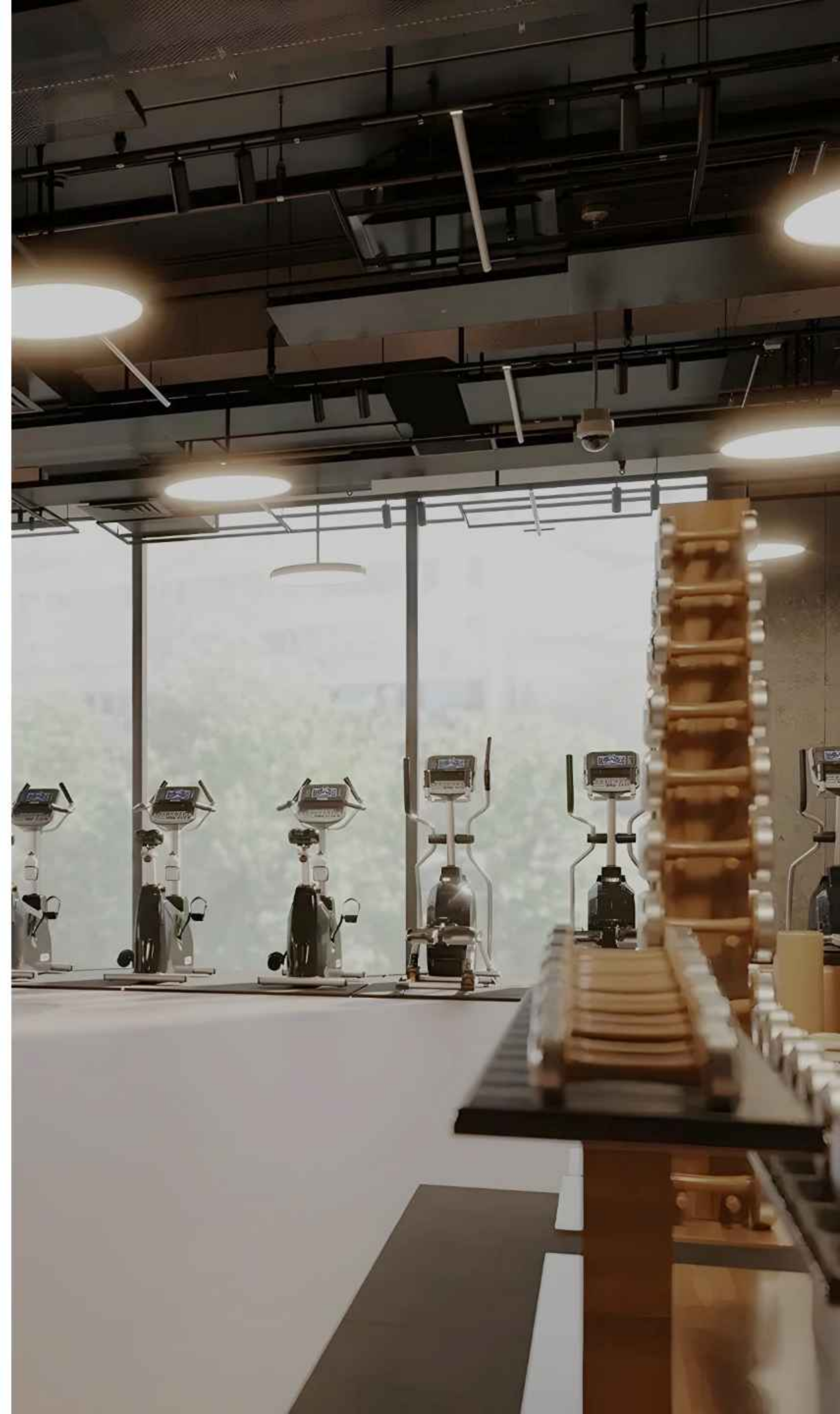
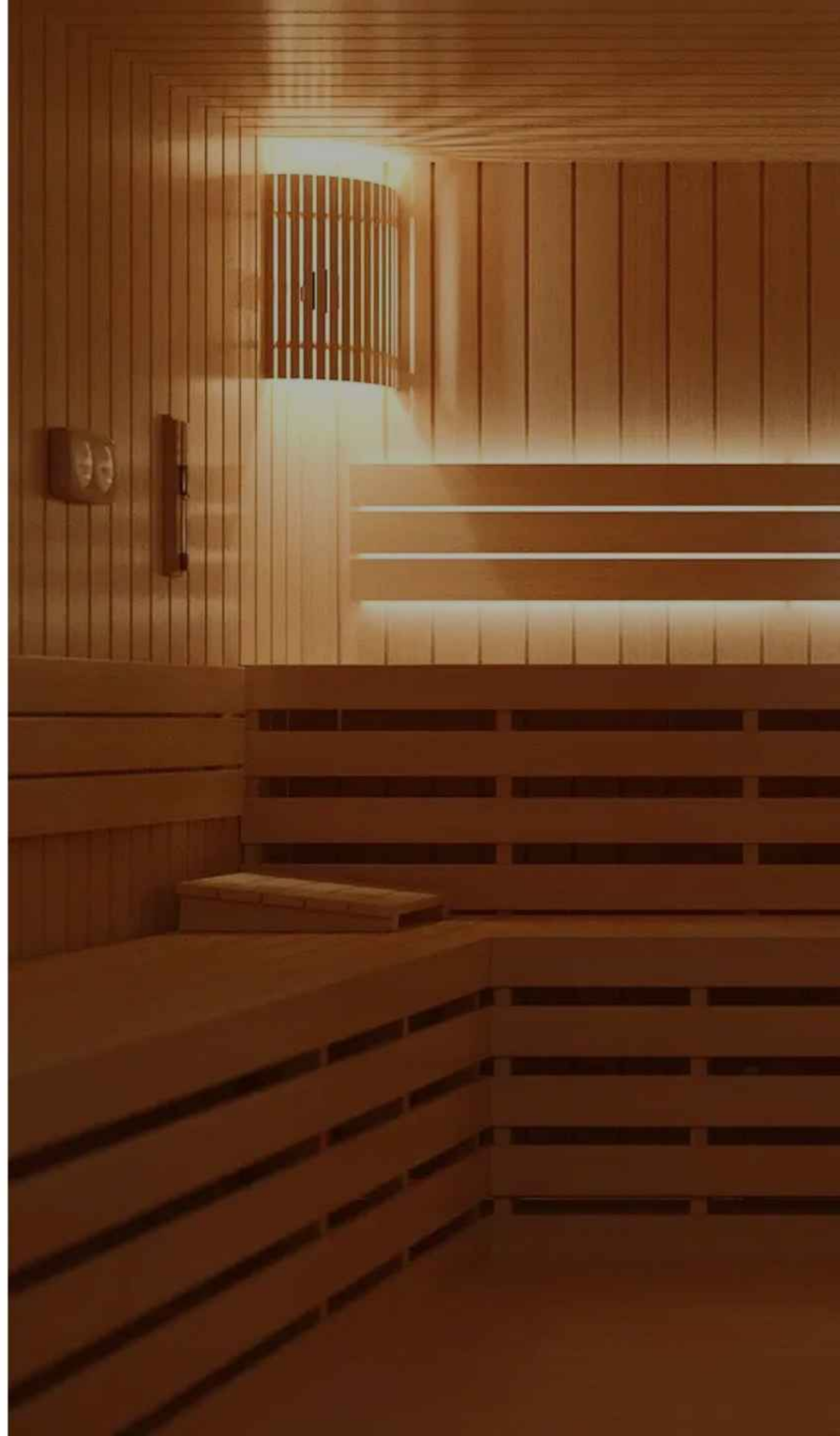
25-meter swimming pool

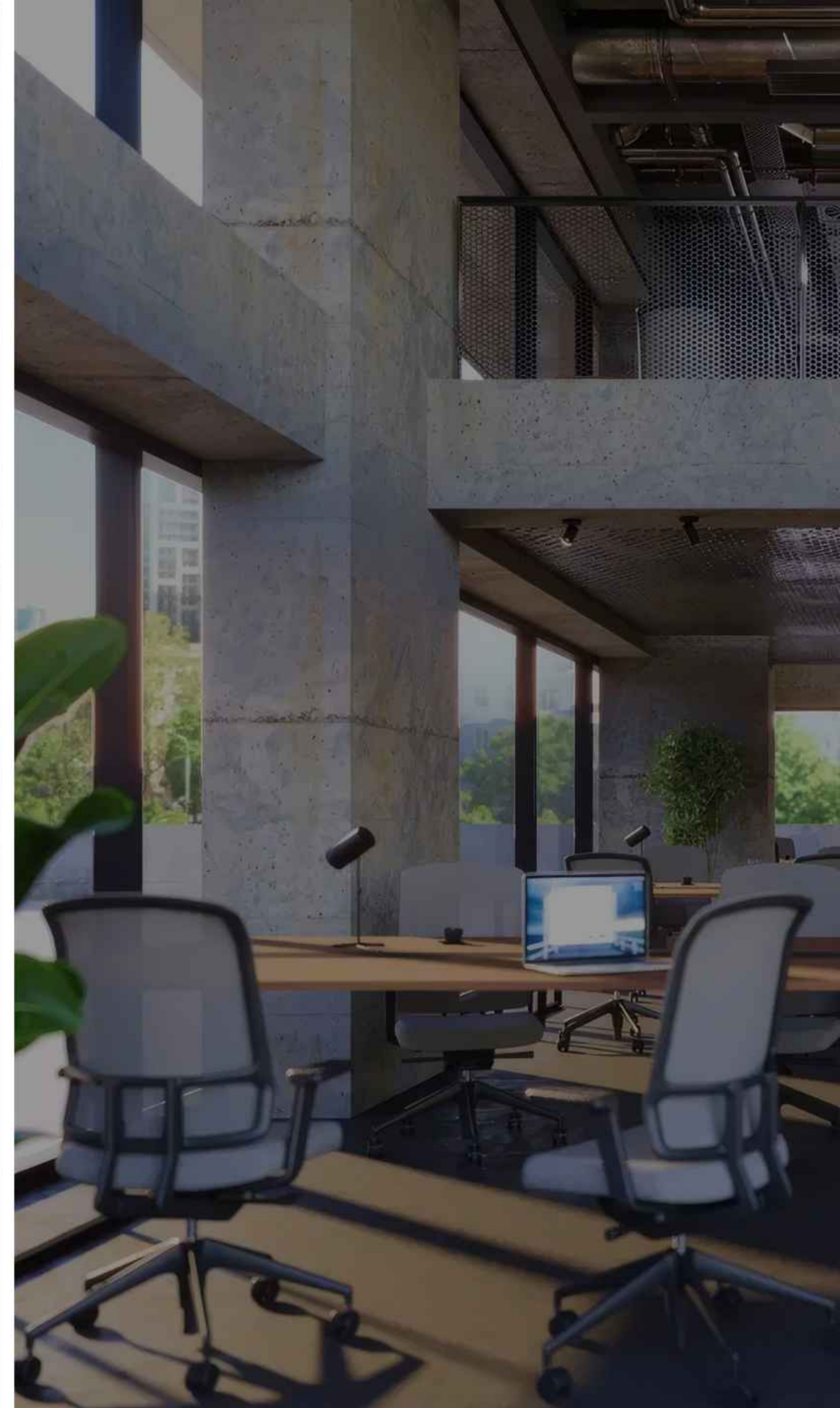
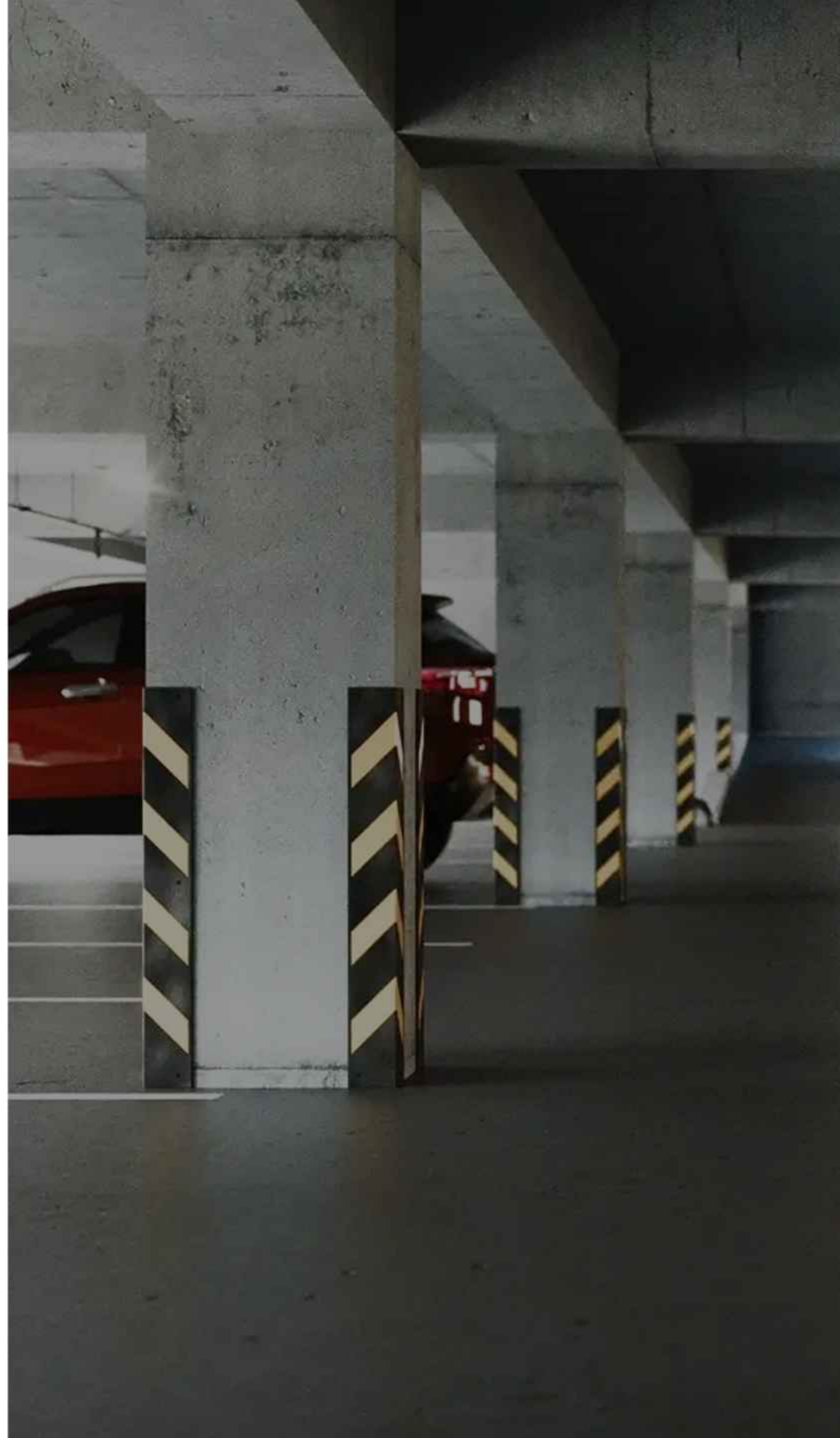
Cafes and restaurants

Green terrace of 2 000 m²

Co-working area







SERVICE

The service will be provided by the Biograpi development company, which will take over the maintenance of the complex after handover, **namely:**

Regular cleaning

Generator maintenance

Lobby with concierge service 24/7

Round-the-clock video surveillance and security

Fire safety services

Landscaping and gardening

Maintenance of entrances and elevators

Water reservoir maintenance (even in case of water shutdown, the complex will have water from reservoirs)

Management company within the complex



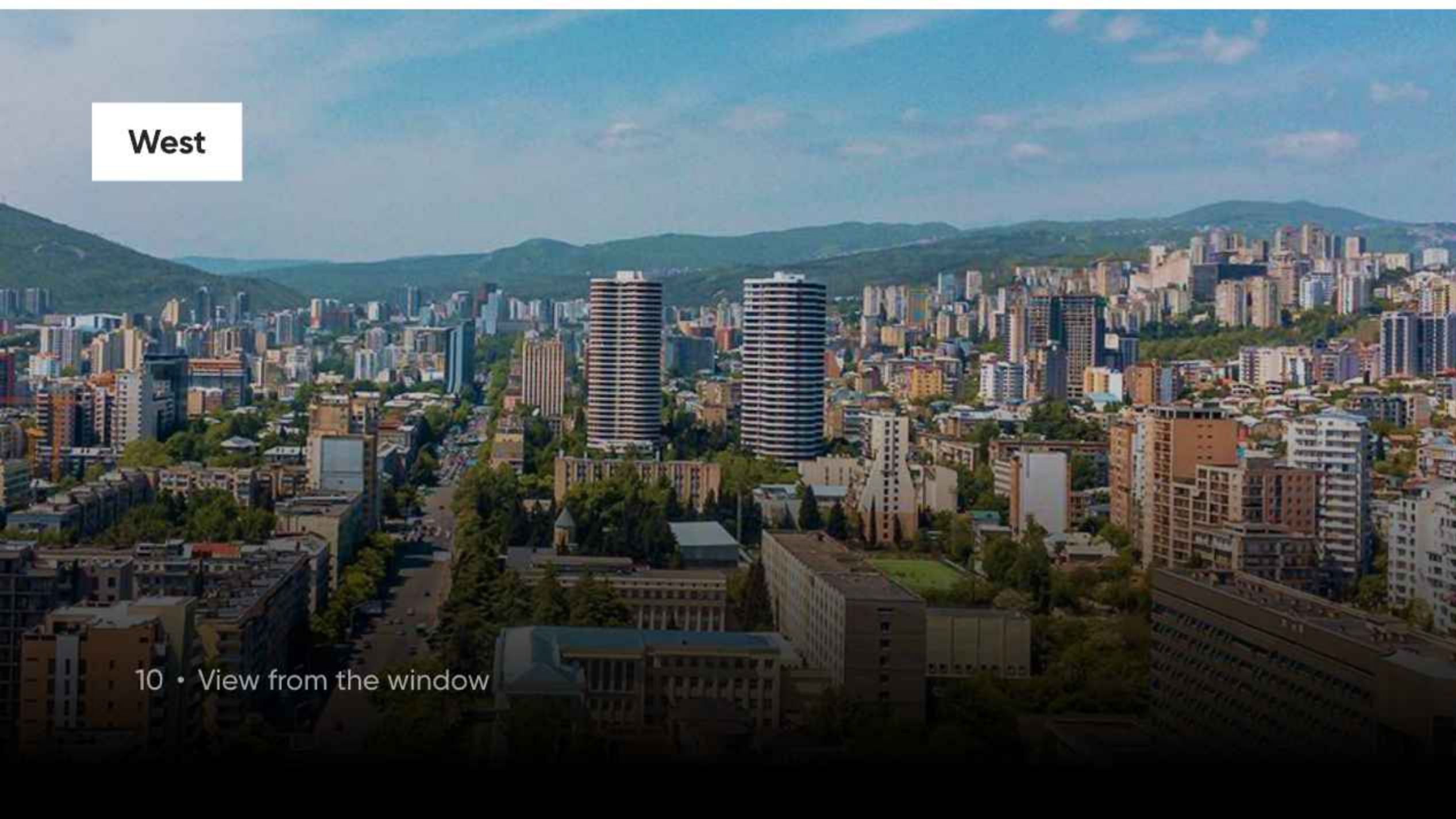
East



North



West



South



METHODS OF PAYMENT

Cash payment

Interest-free installments

Installment terms:

- 10% down payment
- 10% installment for 24 months
- 80% mortgage up to 10 years

FINANCIAL CALCULATION

Floor	21
Area	38,16 m ²
Cost per m ²	3 395\$
Total Cost	129 533\$
Down payment (20%)	25 911\$
Monthly payment (24 months)	1 080\$

38,16 m²





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