



EMERALD

T B I L I S I



A vision rising from the riverbanks



Emerald Tbilisi

Project Location












- The largest golf club in the capital, Tbilisi, is located 13 minutes away from the project
- A strategic location that lies between the calm of nature and the vitality of the city
- The project is 20 minutes away from Tbilisi International Airport
- The project area is considered one of the most strategic areas in Tbilisi, due to the government investment in the area to build Emaar project, which is only 4 minutes away from the Emerald project, on the same banks of the Kura River
- The project is located in Tbilisi on the banks of the Kura River, and is 14 minutes away from Liberty Square
- It is located directly in front of two universities: GIPA University and Georgian Business Academy, in addition to a school for children
- Within a 250-meter range from the project, there are a police station, two gas stations, three different commercial markets, and two pharmacies
- A bus station is 40 meters away



Emerald Tbilisi

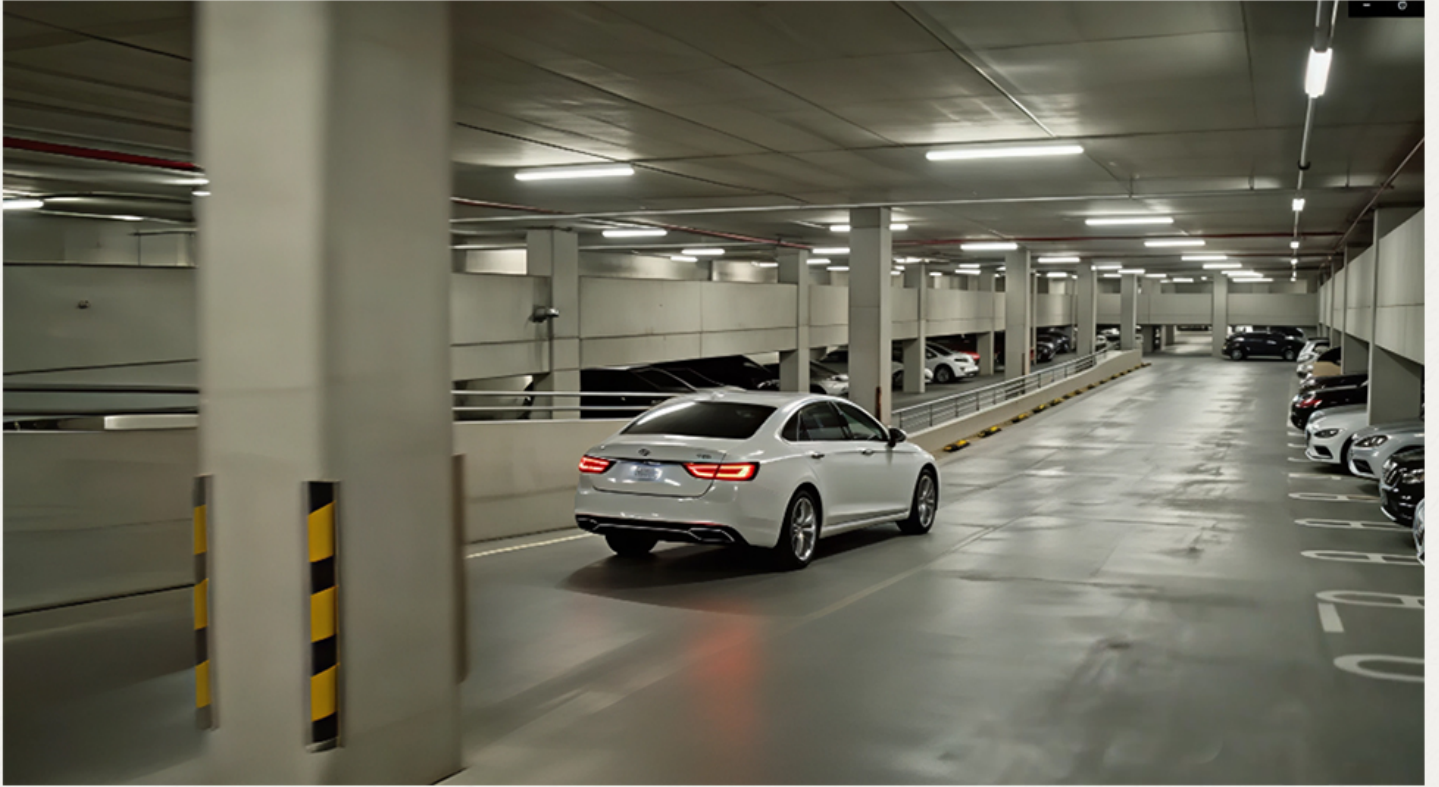
Project Details

Emerald project is a residential and commercial project on an area of 36,000 square meters, located directly on the Kura River in the city of Tbilisi – the first phase It consists of two towers, each consisting of 12 floors with direct views of the river The project combines ideal living and distinguished investment due to the following factors

-  Directly on the riverbank in a touristic and commercial area
-  A world-class swimming pool equipped for summer and winter
-  Two underground floors for car parking
-  A fully equipped sports center
-  A main gate with 24/7 security
-  Commercial shops with various spaces
-  Large green gardens and spaces
-  Designated places for children's games
-  A private path for bicycles
-  Integrated services for residents around the clock
-  Reception service and service desk available 24 hours



Two underground
floors for car parking



A world-class swimming pool
equipped for summer and winter





Commercial shops
with various spaces



A main gate
with 24/7 security





A fully equipped sports center



Designated places for children's games





Directly on the riverbank in a
touristic and commercial area



Integrated services for
residents around the clock





Emerald Tbilisi



Sales and delivery

Flexible payment plans that ensure the comfort of investors

Registration as a future owner with the down payment

Delivery of the first tower February 2028



The project is fully financed and insured by TBC BANK

About Emerald:

The Georgian Institute of Public Affairs (GIPA)

The Georgian Institute of Public Affairs (GIPA), established in 1994 in Tbilisi, is considered one of the leading universities that offers programs in public administration, law, journalism, international relations, and business administration. According to the latest statistics, it has 1,932 enrolled students, and it is distinguished by modern education that focuses on practical application and strong international partnerships, which qualify its students to become innovative leaders and professionals who contribute to the democratic and economic development of Georgia



The School of Business Administration (SBA)

It is a leading private institution in Tbilisi dedicated to lifelong learning and professional development. It offers more than 30 accredited programs in fields such as accounting, information technology, and occupational safety, combining academic excellence with practical training. Thanks to its partnerships with more than 300 institutions, the academy achieves a graduate employment rate exceeding 90% making it a trusted hub for building career paths and enhancing innovation in the Georgian business community





Emerald Tbilisi

Tbilisi Hills Golf

Tbilisi Hills Golf is considered the premier golf destination in Georgia, featuring an 18-hole championship golf course located just minutes from the city center. It offers comprehensive training facilities, a modern clubhouse, and stunning views of the Caucasus Mountains. More than just a golf course, Tbilisi Hills combines sport, leisure, and upscale living, forming a unique community that represents a distinguished lifestyle in the heart of the region



————— Emerald Tbilisi

Why Georgia... Tbilisi... Krtsanisi District?

Today, Georgia is considered one of the most prominent investment destinations in the region. It combines a strategic location connecting Europe with Asia with breathtaking nature that has made it a global tourism hub. This blend of geography and economy has attracted the attention of many Arab countries, particularly from the Gulf, where billions of dollars have been invested in major tourism and real estate projects. This reflects the confidence of Arab investors in the Georgian market and indicates that investing here is not merely about numbers but an investment in a promising future

The capital, Tbilisi, is the beating heart of Georgia — a city that blends rich history with rapid modernization, making it a major center for real estate and tourism investments. Major Arab companies such as Emaar and others have strongly entered the market through modern development projects, adding a global character to the city and opening new horizons for economic growth. Tbilisi is also a globally favored tourist destination, which increases the demand for hotels and tourism facilities and makes investment there a long-term opportunity

The Krtsanisi district reveals the upscale side of Tbilisi, where green nature, tranquility, and proximity to the city center come together. This area hosts luxury residential complexes, embassies, universities, schools, and services for residents, making it an ideal environment for high-end real estate investment. Existing Arab projects in Krtsanisi confirm that the area has become a key hub for luxury investment, as it combines a high quality of life with economic feasibility, making it an exceptional choice for investors seeking added value



EMERALD

T B I L I S I



Joining the Emerald community guarantees you an ideal investment in one of the most important strategic areas of Tbilisi, and a life of high-level luxury close to the capital's center and on the banks of the river

