



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.

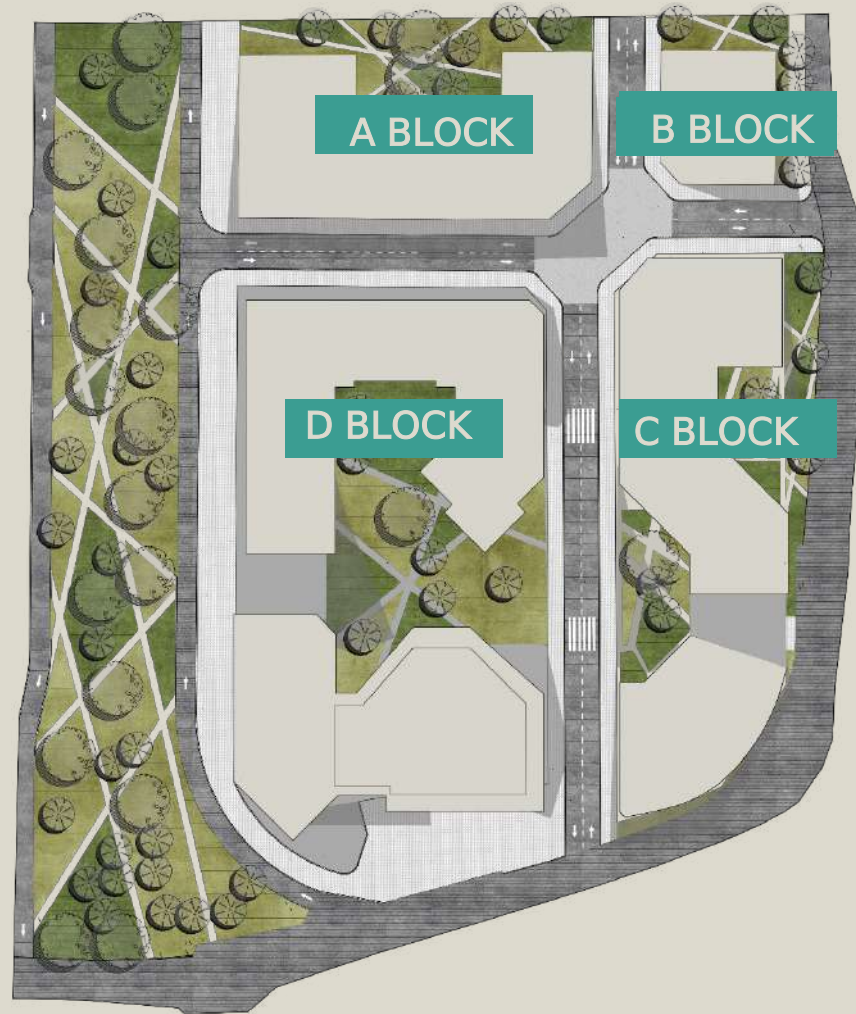
Arsenal Residence - is multifunctional project. People for whom emotions created by the living environment are important will choose to live in our project.

GENERAL INFORMATION

The area of the project covers 2.5 hectares

There are 4 residential blocks in project

There is a unique 170 meter long boulevard in the project



There are children's playground and recreation areas in the project

There are 500 underground parking lots in the project

There are multifunctional commercial areas planned in the project

A BLOCK CONSTRUCTION IS
COMPLETED

B BLOCK CONSTRUCT WILL BE
COMPLETED IN JULY

C BLOCK CONSTRUCTION
WILL BE COMPLETED BY THE
END OF 2026





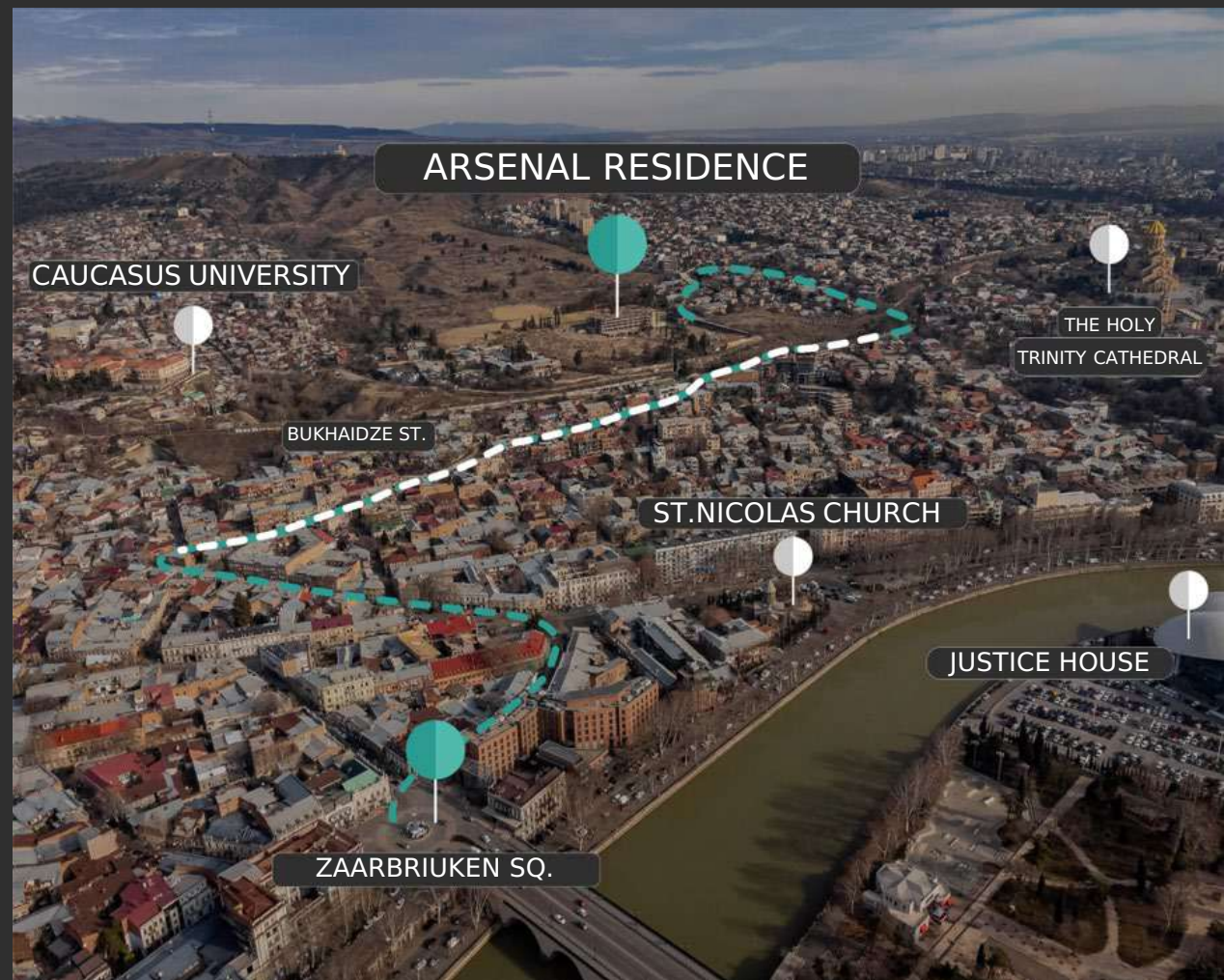
WHAT MAKES US SPECIAL

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)
▪Zaarbriuken Square	6 min	(2.3 km)
▪Justice House	6 min	(2.4 km)
▪Liberty Square	7 min	(2.7 km)

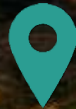


WHAT MAKES US SPECIAL

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.

OLD TBILISI ON THE PALM OF YOUR HAND



ARSENAL
RESIDENCE



WHAT MAKES US SPECIAL

RECREATION

Arsenal Residence is distinguished by a unique 170 meter long boulevard, which occupies 6800 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.

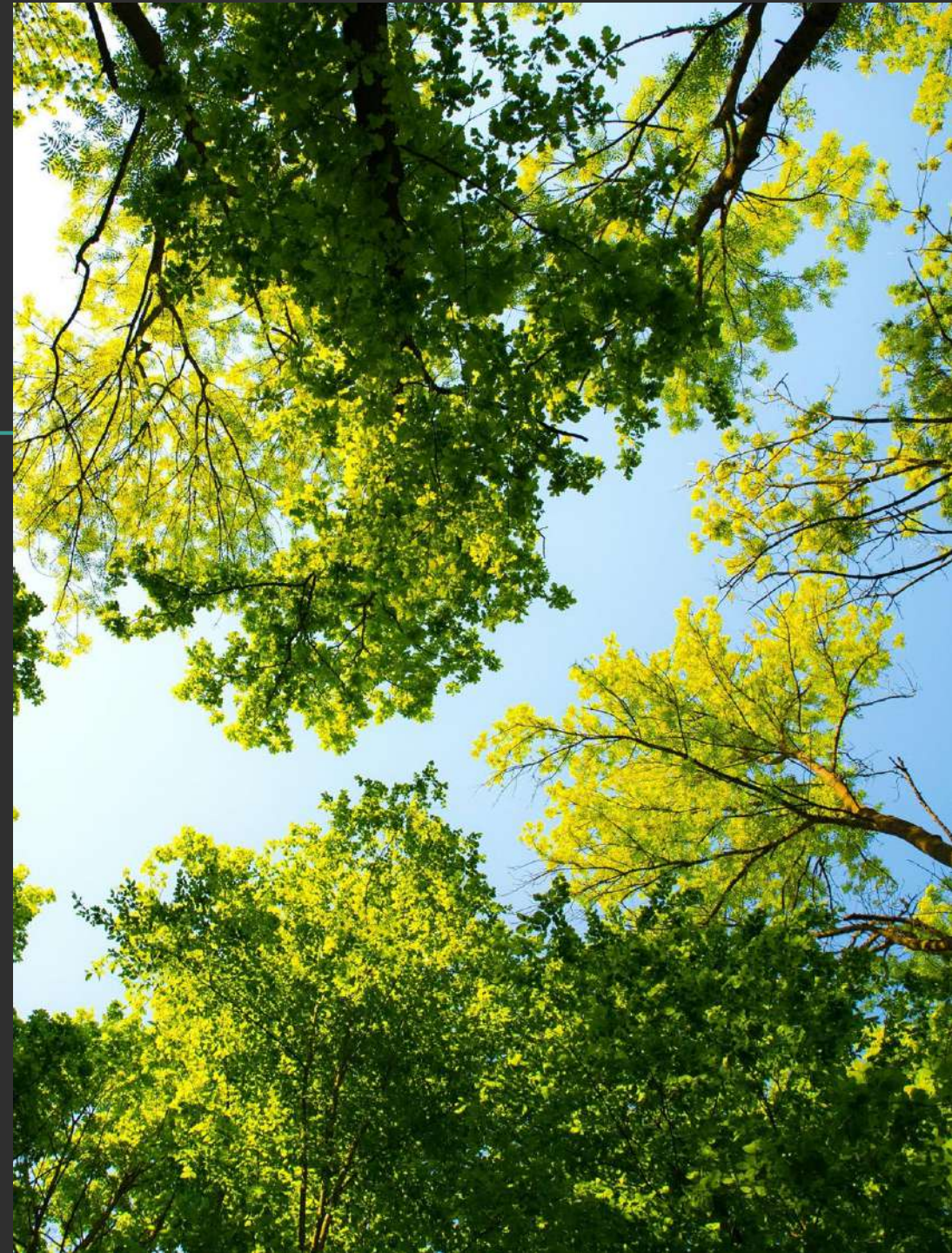
Up to 500 trees will be planted in the area.

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



Commercial spaces are for sale



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.

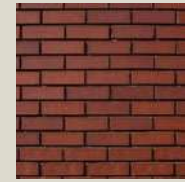
Access to the parking lot will be controlled by a smart barrier that recognizes license plates and protects the parking spaces from unauthorized cars.

The parking lot also has electric chargers and a car wash.

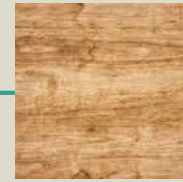


WHAT MAKES US SPECIAL

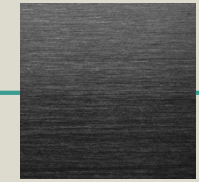
ARCHITECTURAL APPEARANCE



Brick



Wood



Metal

Arsenal Residence is a unique project with an architectural concept and solution. It perfectly combines modern architecture with the 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
IN BLOCK A

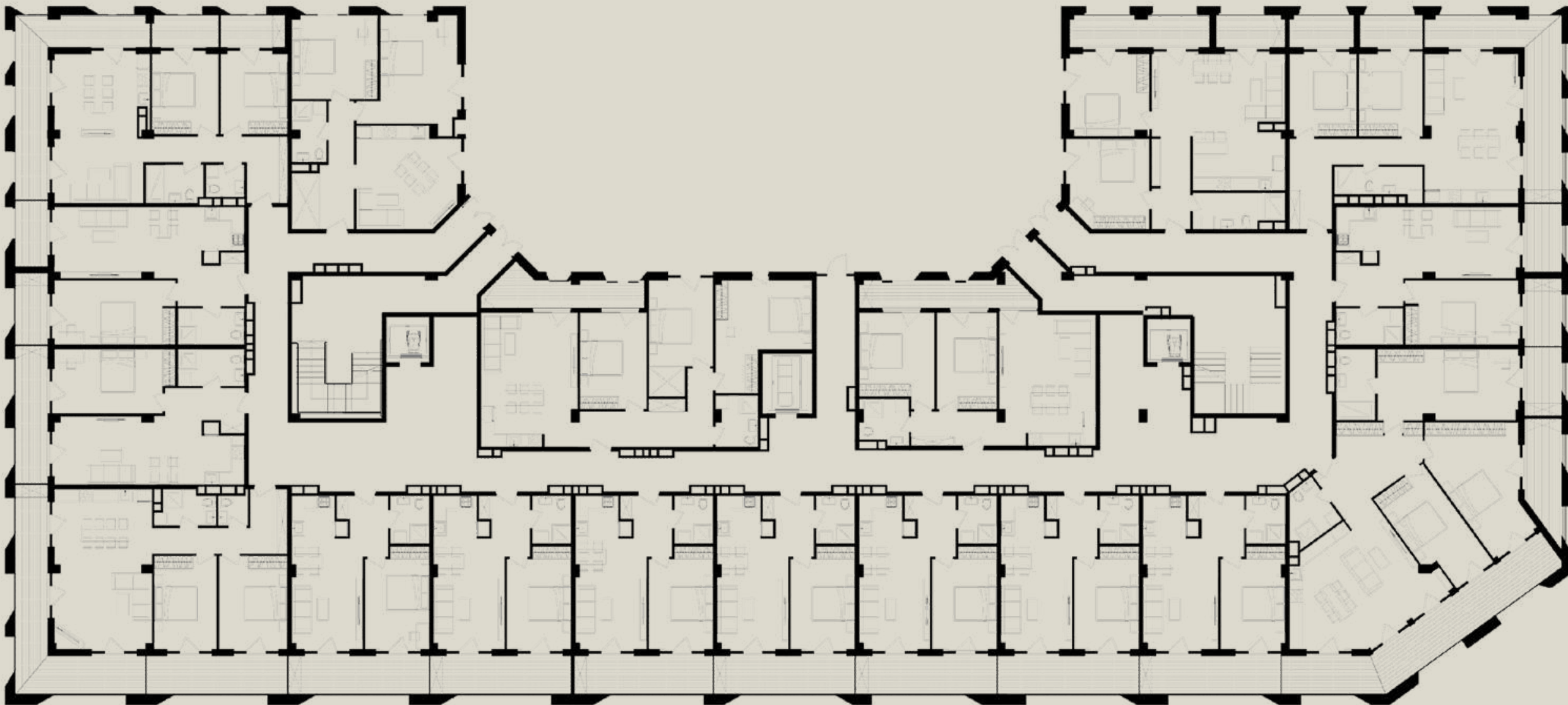
FROM 57^{M²}



Apartments are handed in
premium green frame
condition



FLOOR PLAN BLOCK A

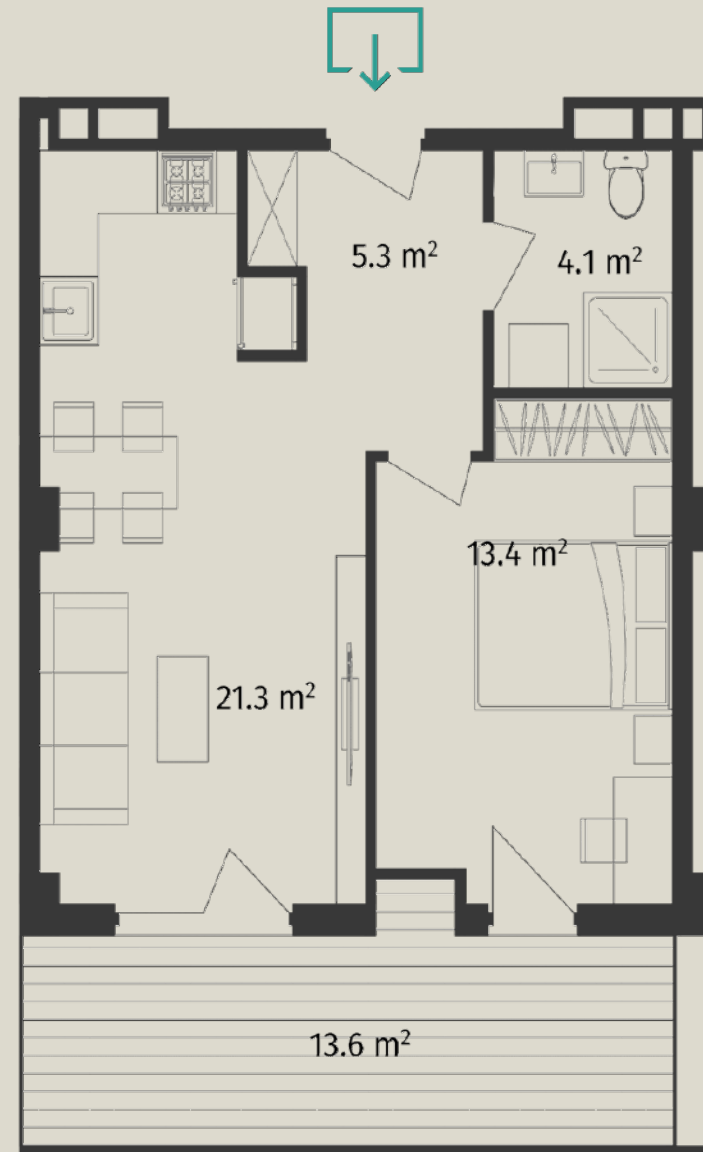


1 BEDROOM APARTMENT

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



TOTAL AREA: 58.9m²

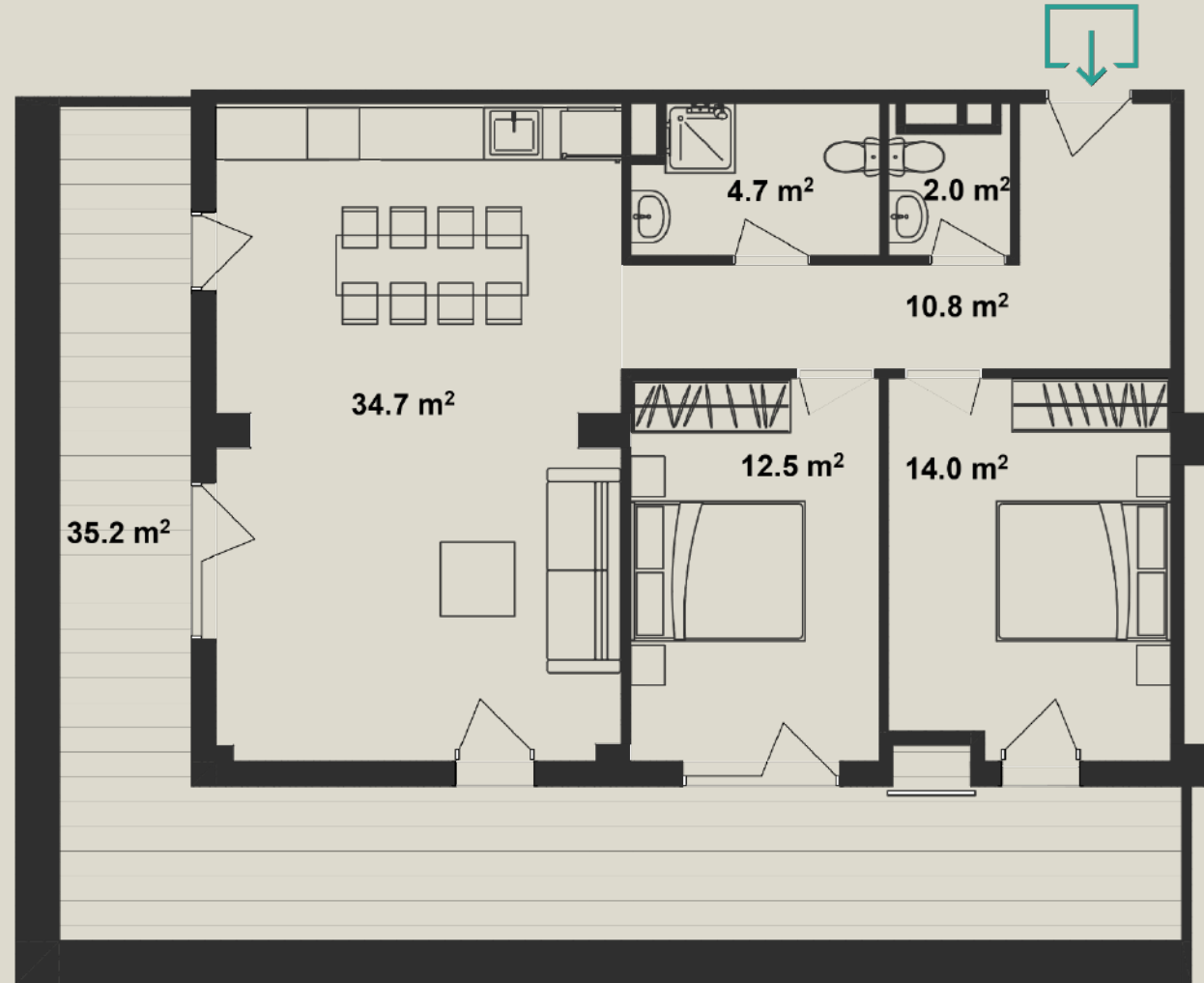


2 BEDROOM APARTMENT

- Hall - 10.8 m²
- Bedroom - 14.0 m²
- Bedroom - 12.5 m²
- Studio - 34.7 m²
- Balcony - 35.2 m²
- WC - 4.7 m²
- WC - 2.0 m²



TOTAL AREA: 113.9m²

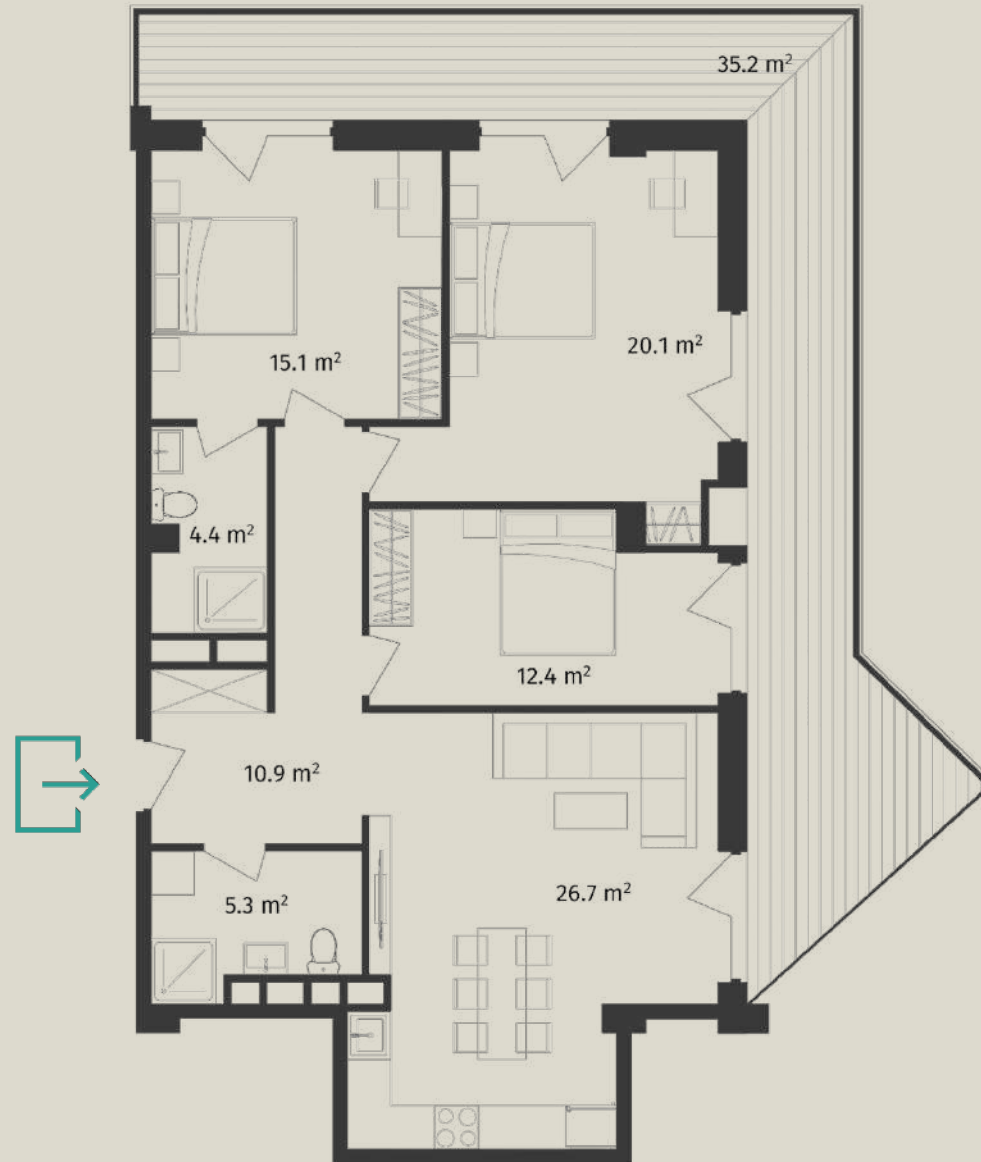


3 BEDROOM APARTMENT

- 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 - 14.3 m²
- Bedroom - 21.0 m²
- Bedroom - 21.2 m²
- Bedroom - 14.5 m²
- Studio - 33.3 m²
- Balcony - 13.7 m²
- Balcony - 21.7 m²
- WC - 4.9 m²
- WC - 5.9 m²



TOTAL AREA: 153.4 m²

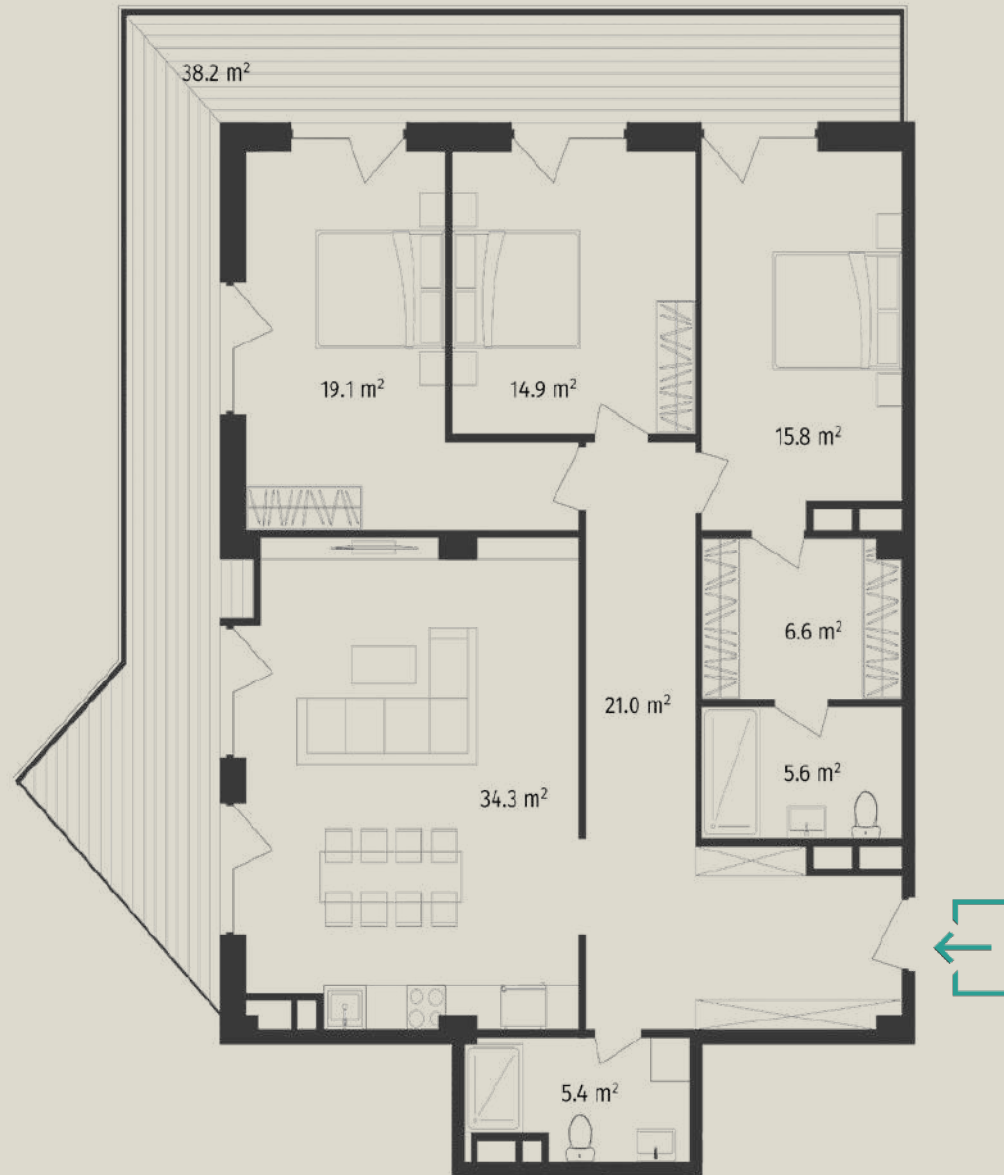


3 BEDROOM APARTMENT

- 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



PENTHOUSES

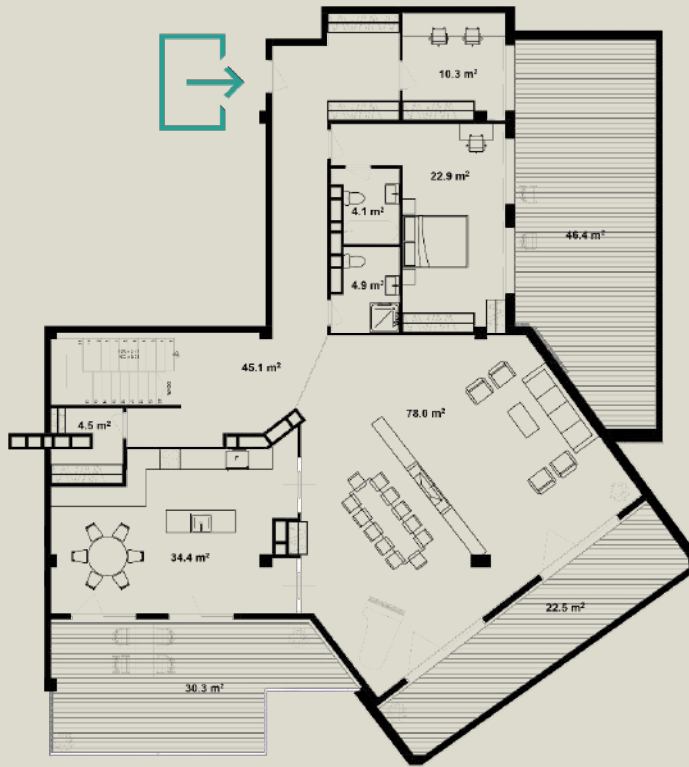


CHOOSE A PENTHOUSE IN BLOCK A FROM 754 SQ.M

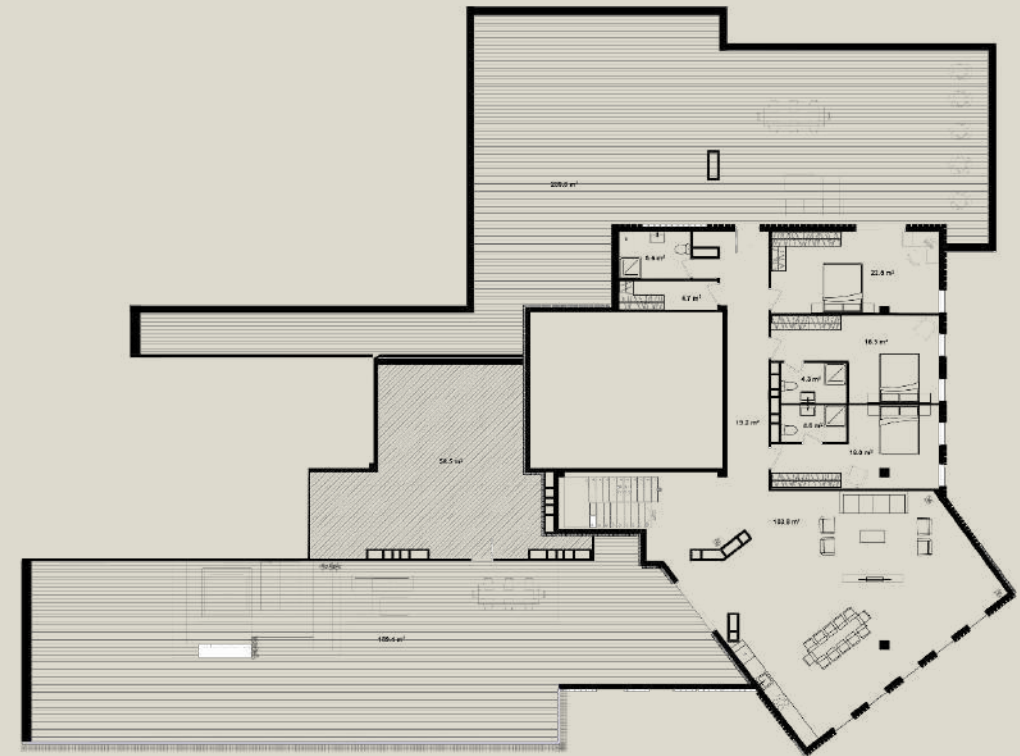


PENTHOUSE No. 96

FLOOR - 309.4 SQ.M

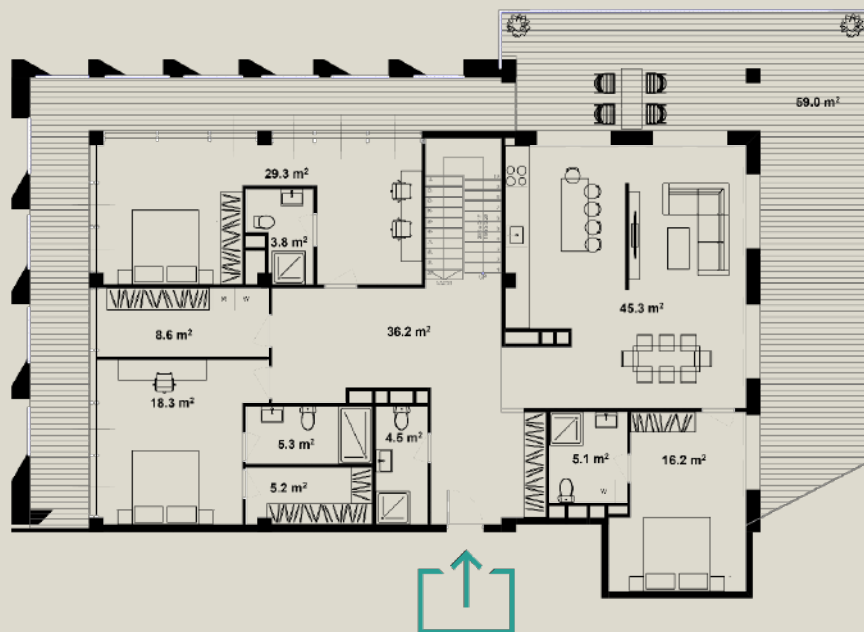


FLOOR - 604.9 SQ.M

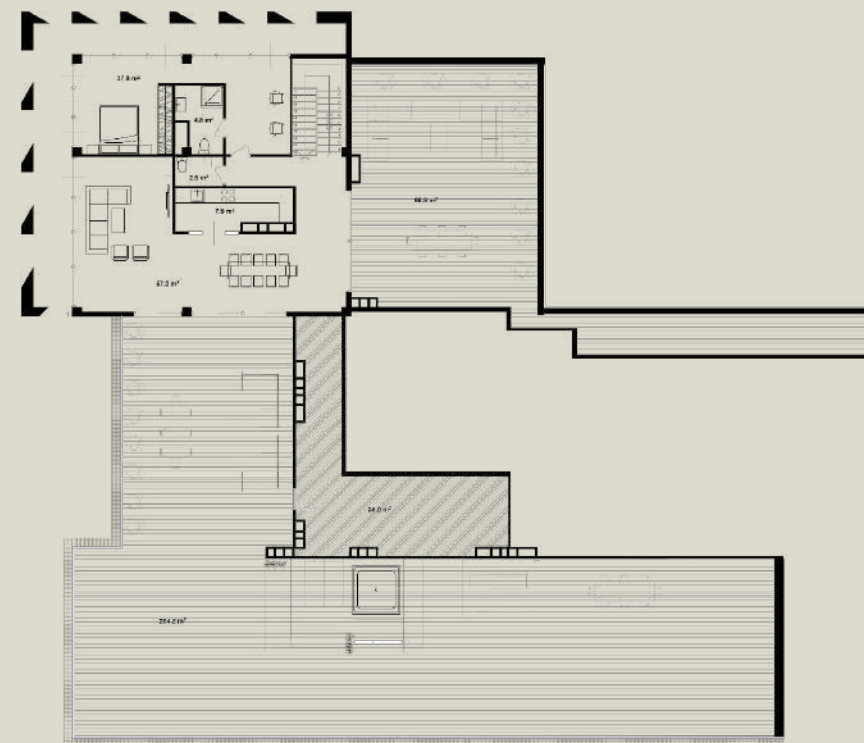


PENTHOUSE No. 105

FLOOR - 241.6 SQ.M



FLOOR - 495 SQ.M



CHOOSE AN APARTMENT IN BLOCK B

FROM **71** M²



Apartments are handed in
premium green frame
condition



FLOOR PLAN BLOCK B

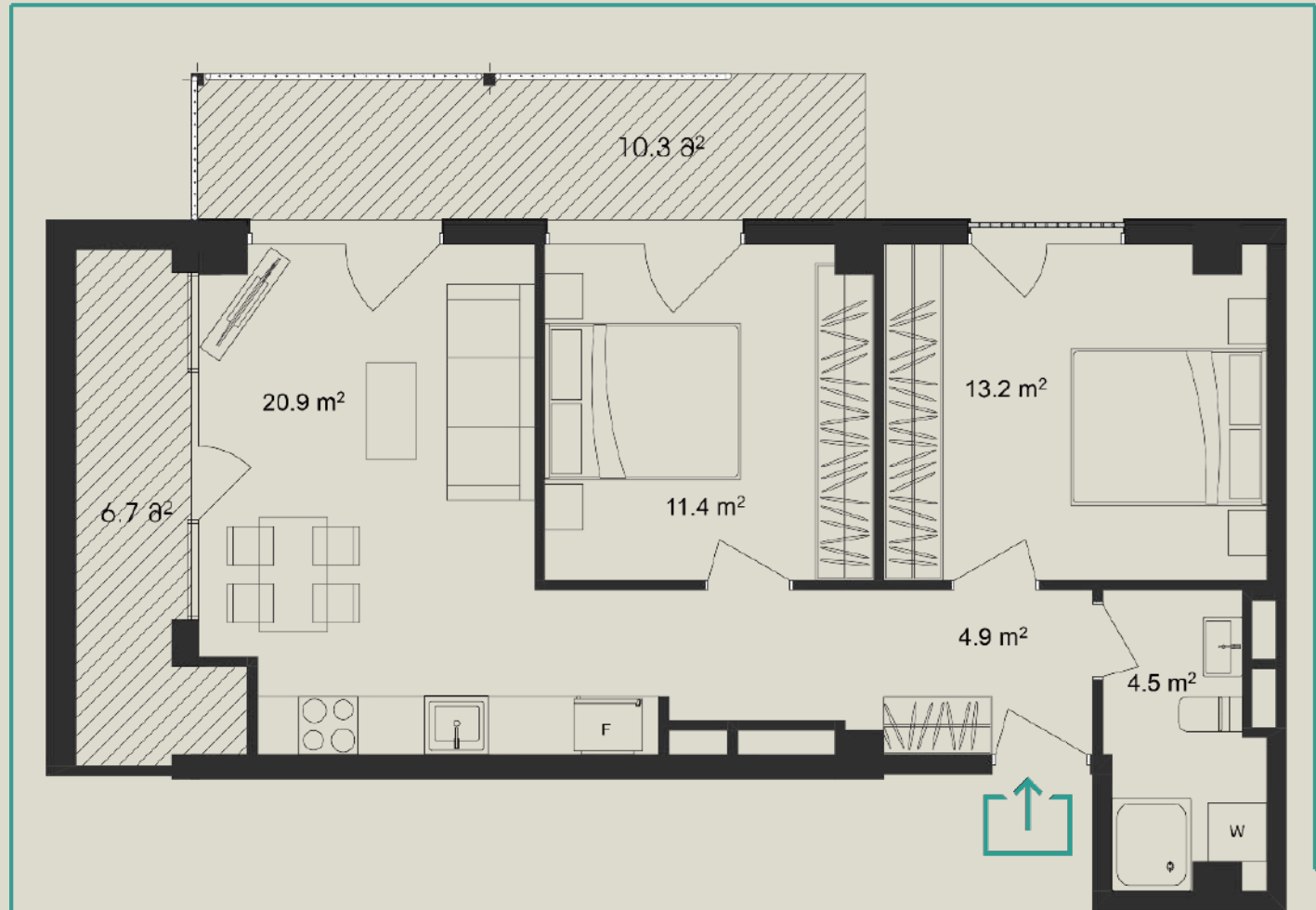


2 BEDROOM APARTMENT

- Hall - 4.9 m²
- Bedroom - 13.2 m²
- Bedroom - 11.4 m²
- Studio - 20.9 m²
- Balcony - 10.3 m²
- Balcony - 10.3 m²
- WC - 4.5 m²



TOTAL AREA: 71.7 m²

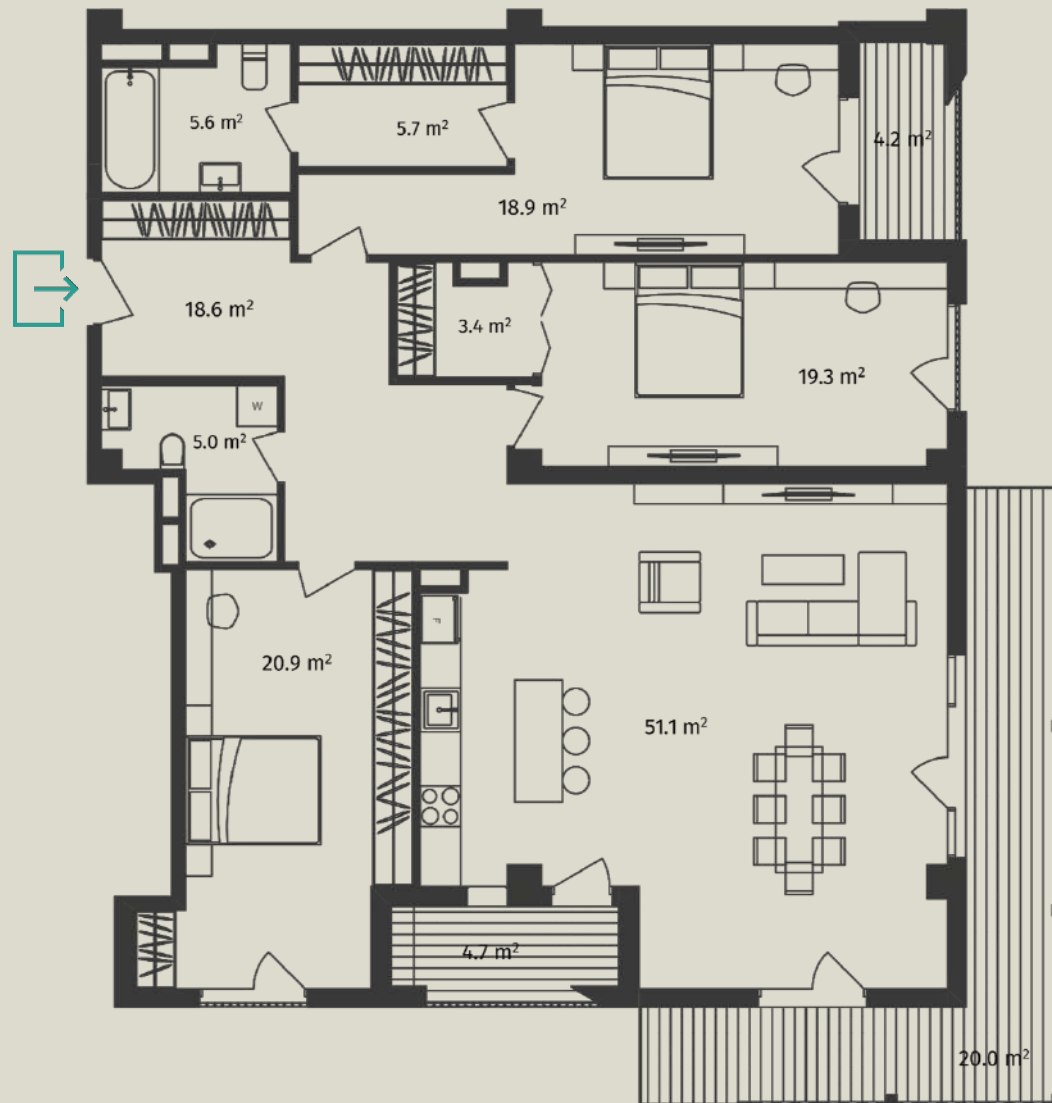


3 BEDROOM APARTMENT

- Hall - 18.6 m²
- Bedroom - 18.9 m²
- Bedroom - 19.3 m²
- Bedroom - 20.9 m²
- Studio - 51.1 m²
- Closet - 5.7 m²
- Closet - 3.4 m²
- Balcony - 20.0 m²
- Balcony - 4.2 m²
- Balcony - 4.7 m²
- WC - 5.0 m²
- WC - 5.6 m²



TOTAL AREA: 181.5 m²

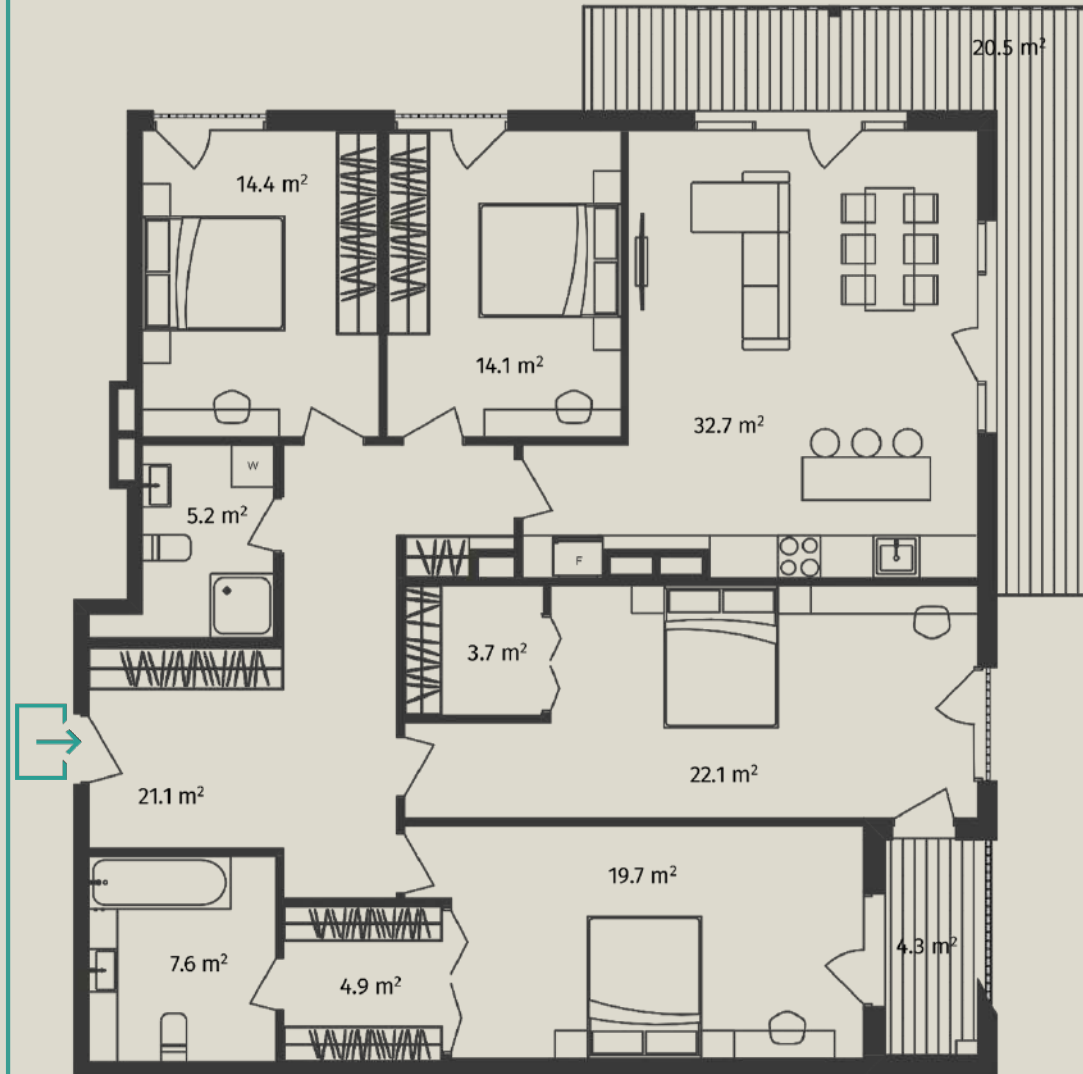


4 BEDROOM APARTMENT

- Hall - 21.1 m²
- Bedroom - 14.4 m²
- Bedroom - 14.1 m²
- Bedroom - 21.1 m²
- Bedroom - 19.7 m²
- Studio - 32.7 m²
- Closet - 3.7 m²
- Closet - 4.9 m²
- Balcony - 20.5 m²
- Balcony - 4.3 m²
- WC - 7.6 m²
- WC - 5.2 m²



TOTAL AREA: 173 m²



CHOOSE AN
APARTMENT
IN BLOCK C

FROM 47^{M²}



Apartments are handed in
premium green frame
condition



FLOOR PLAN BLOCK C

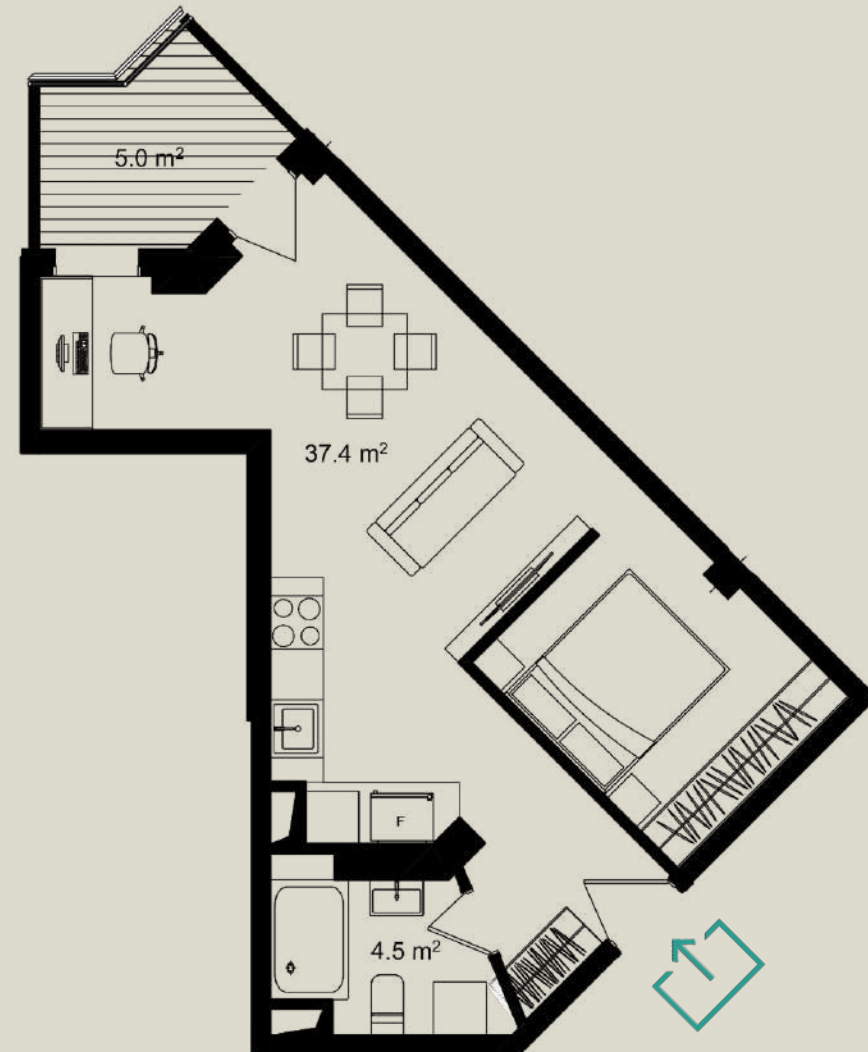


STUDIO TYPE APARTMENT

- Studio - 37.4 m²
- Balcony - 5.0 m²
- WC - 4.5 m²



TOTAL AREA: 46.7 m²

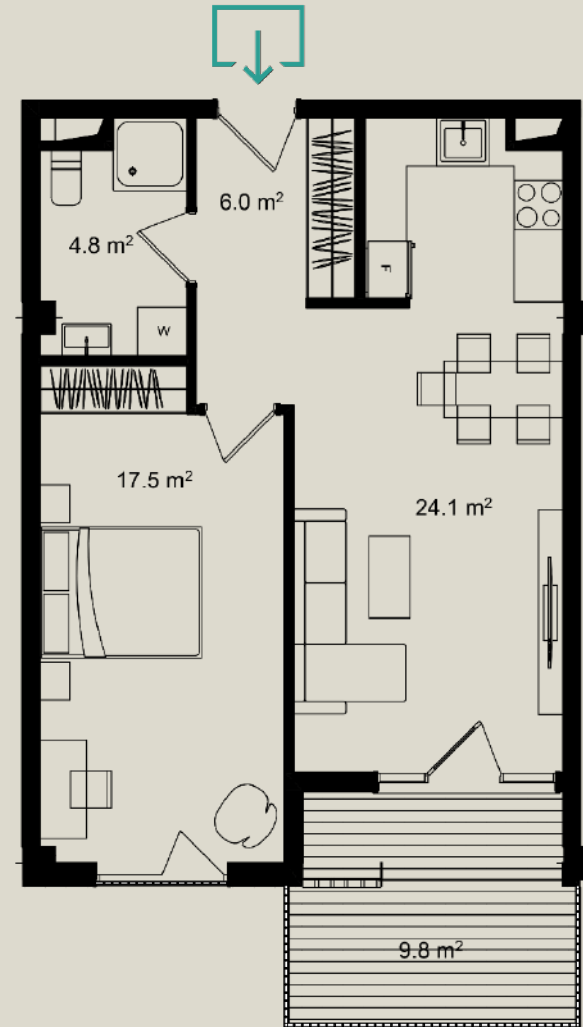


1 BEDROOM APARTMENT

- Hall - 6.0 m²
- Bedroom - 17.5 m²
- Studio - 24.1 m²
- Balcony - 9.8 m²
- WC - 4.8 m²



TOTAL AREA: 63.5 m²

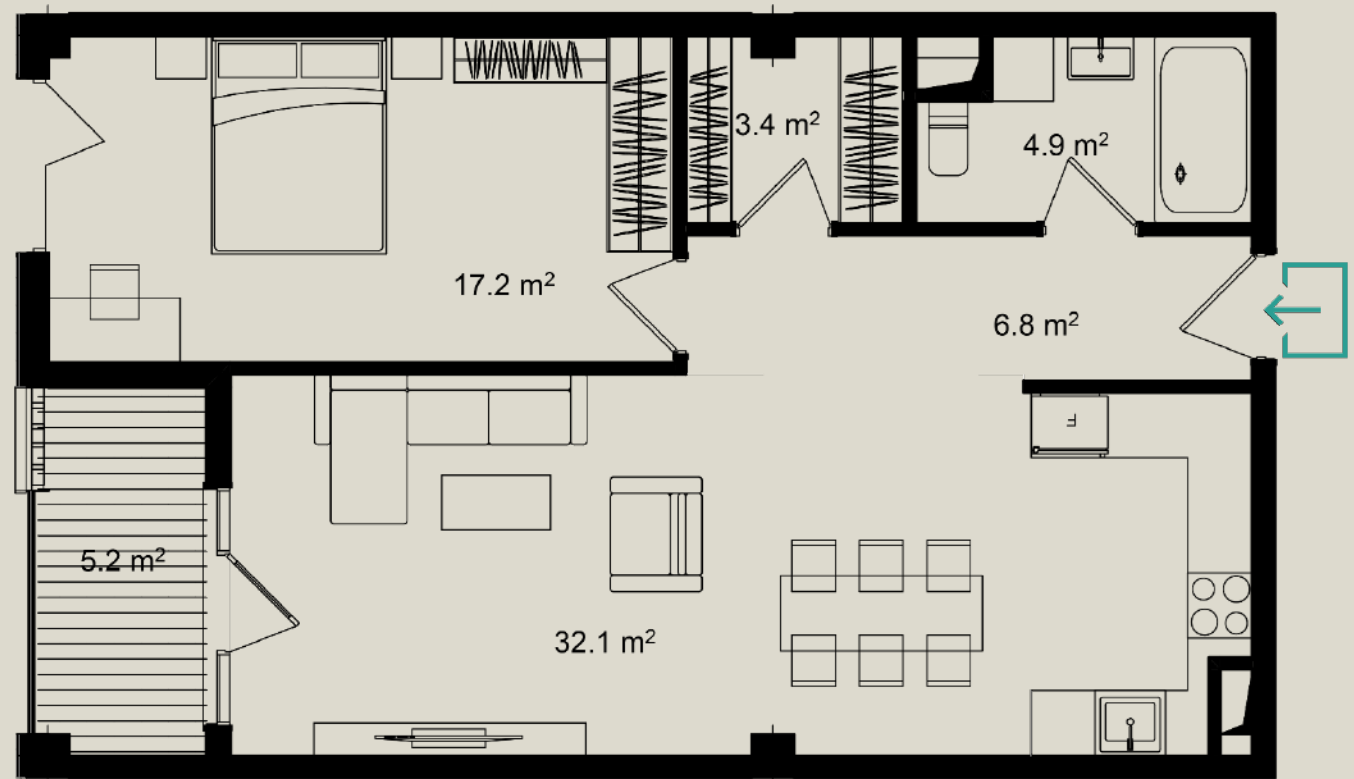


1 BEDROOM APARTMENT

- Hall - 6.8 m²
- Bedroom - 17.2 m²
- Closet - 3.4 m²
- Studio - 32.1 m²
- Balcony - 5.2 m²
- WC - 4.9 m²



TOTAL AREA: 71.1 m²

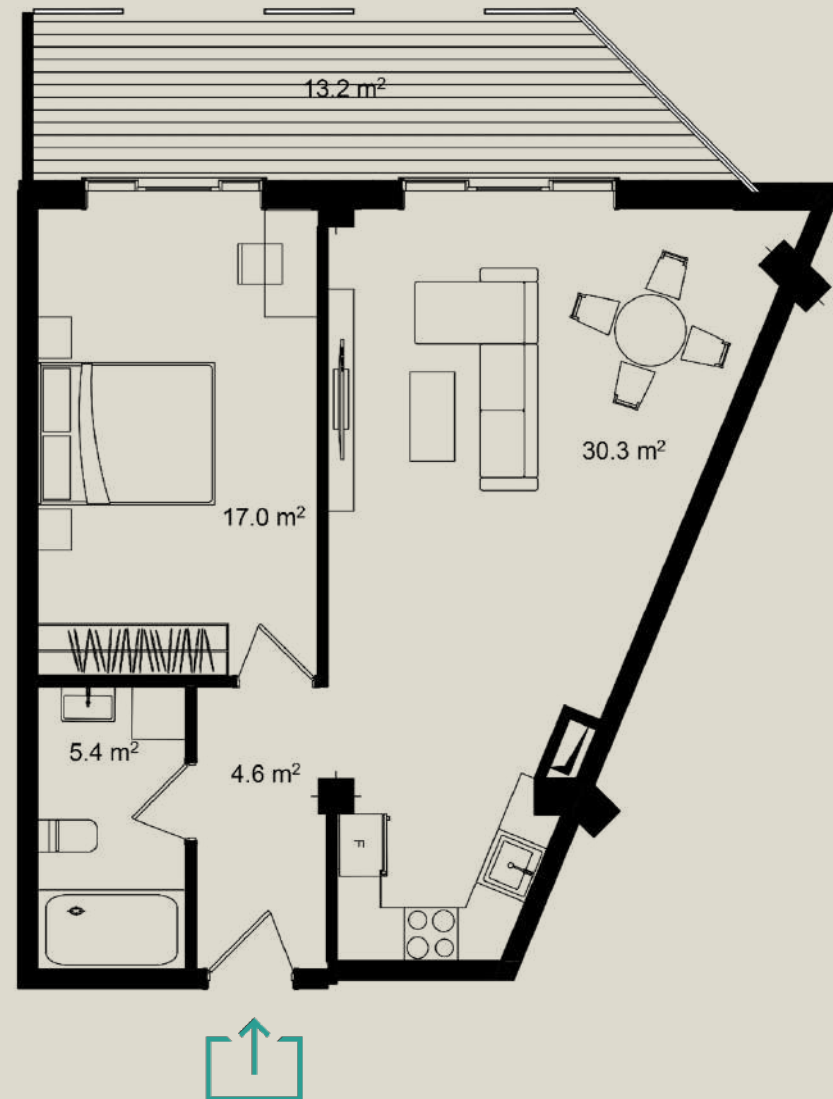


1 BEDROOM APARTMENT

- Hall - 4.6 m²
- Bedroom - 17.0 m²
- Studio - 30.3 m²
- Balcony - 13.2 m²
- WC - 5.4 m²



TOTAL AREA: 72.4 m²

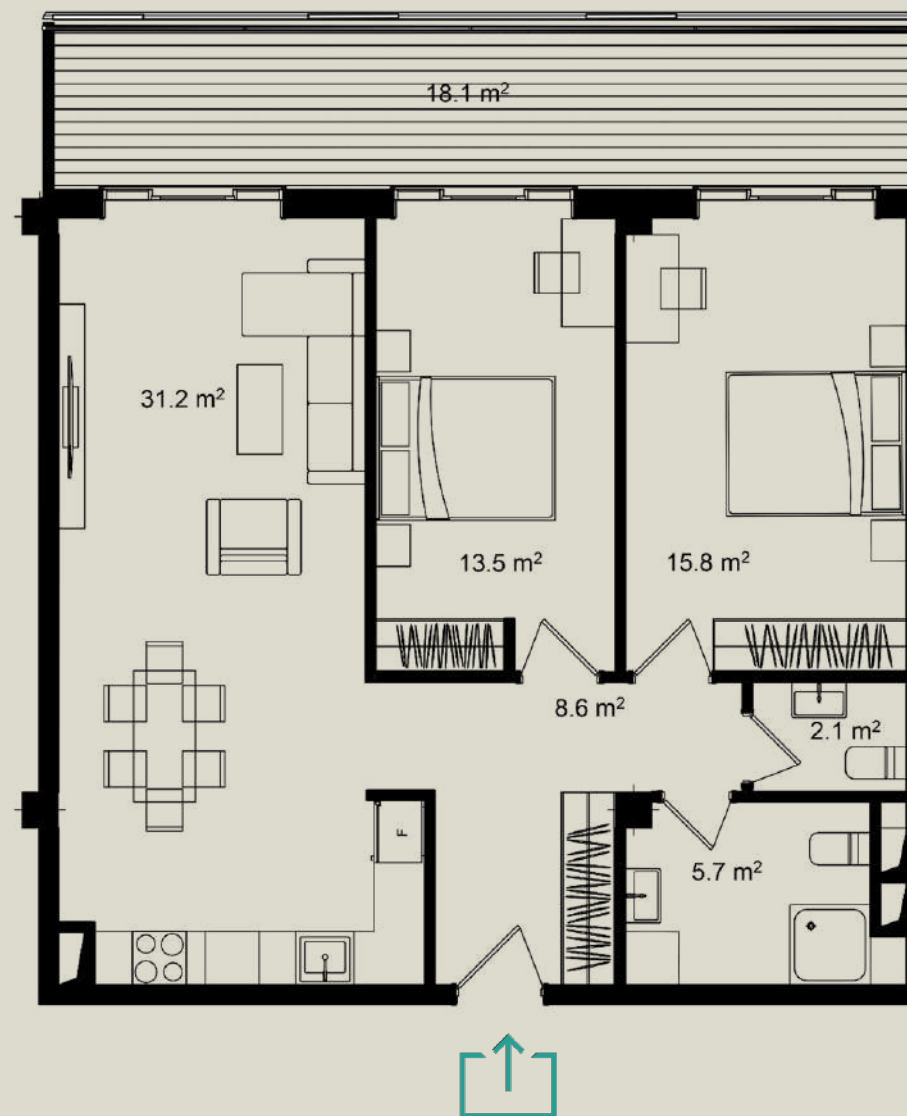


2 BEDROOM APARTMENT

- Hall - 8.6 m²
- Bedroom - 13.5 m²
- Bedroom - 15.8 m²
- Studio - 31.2 m²
- Balcony - 18.1 m²
- WC - 2.1 m²
- WC - 5.7 m²



TOTAL AREA: 97.6 m²

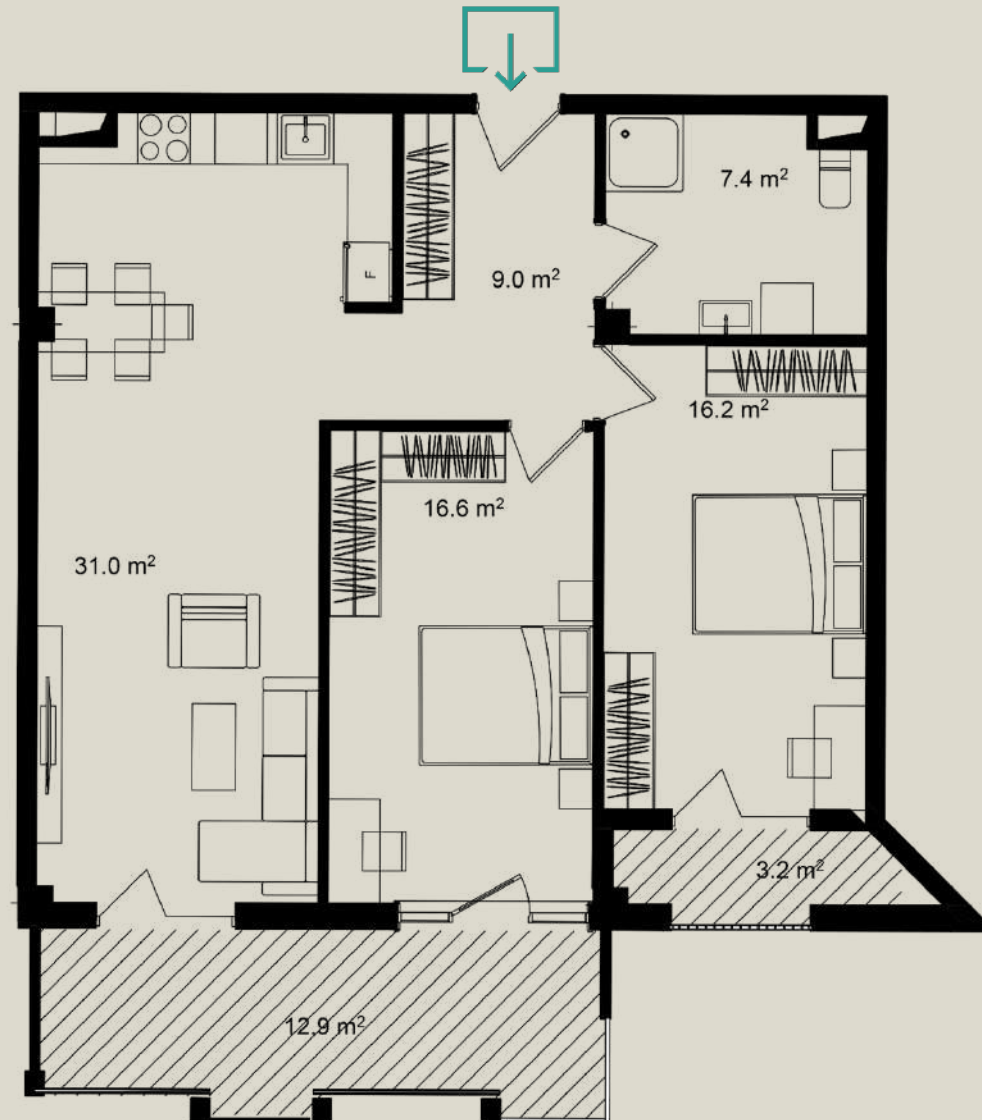


2 BEDROOM APARTMENT

- Hall - 9.0 m²
- Bedroom - 16.2 m²
- Bedroom - 16.6 m²
- Studio - 31.0 m²
- Balcony - 3.2 m²
- Balcony - 12.9 m²
- WC - 7.4 m²



TOTAL AREA: 98.5 m²

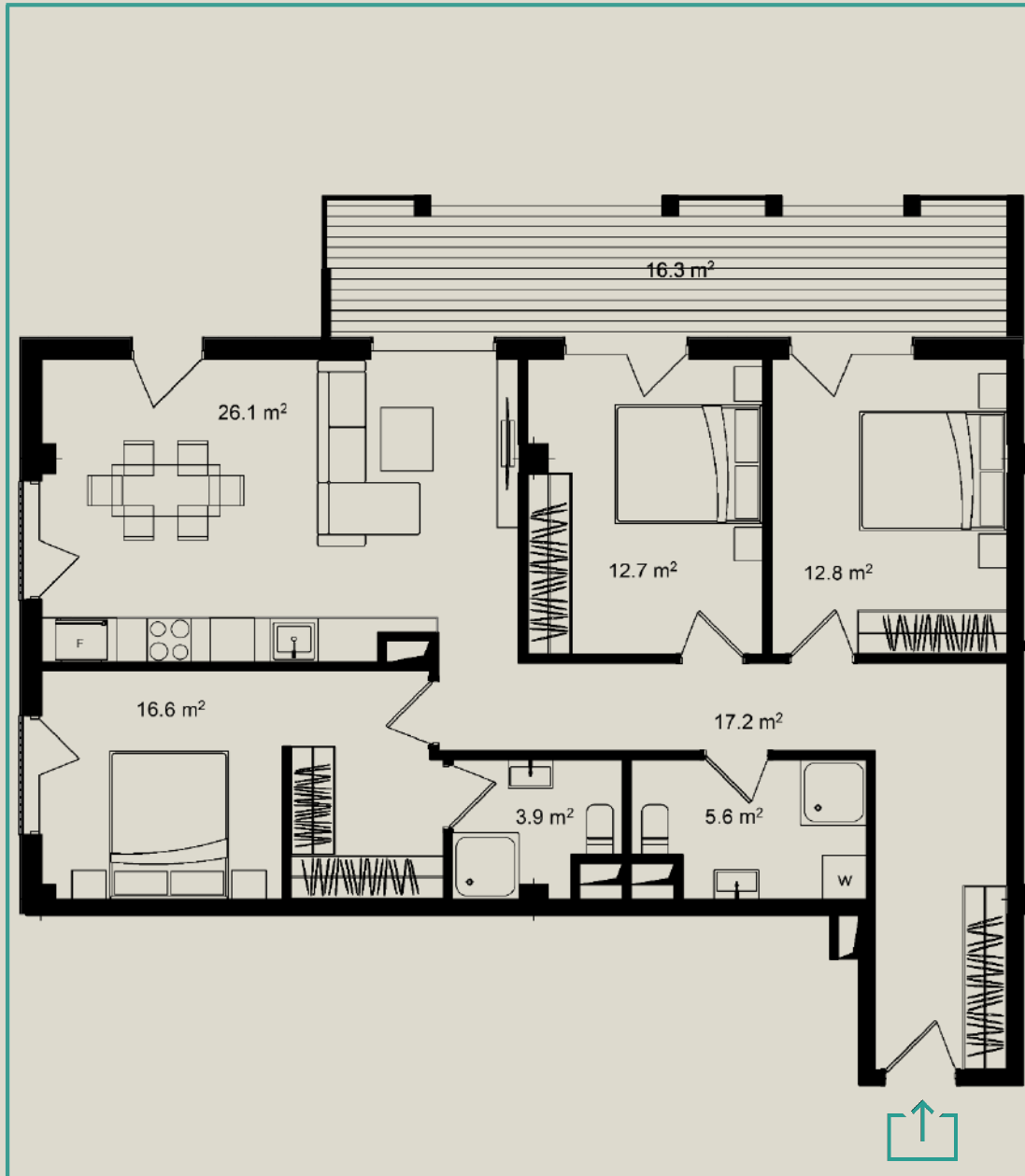


3 BEDROOM APARTMENT

- Hall - 17.2 m²
- Bedroom - 12.8 m²
- Bedroom - 12.7 m²
- Bedroom - 16.6 m²
- Studio - 26.1 m²
- Balcony - 16.3 m²
- WC - 5.6 m²
- WC - 3.9 m²



TOTAL AREA: 114 m²

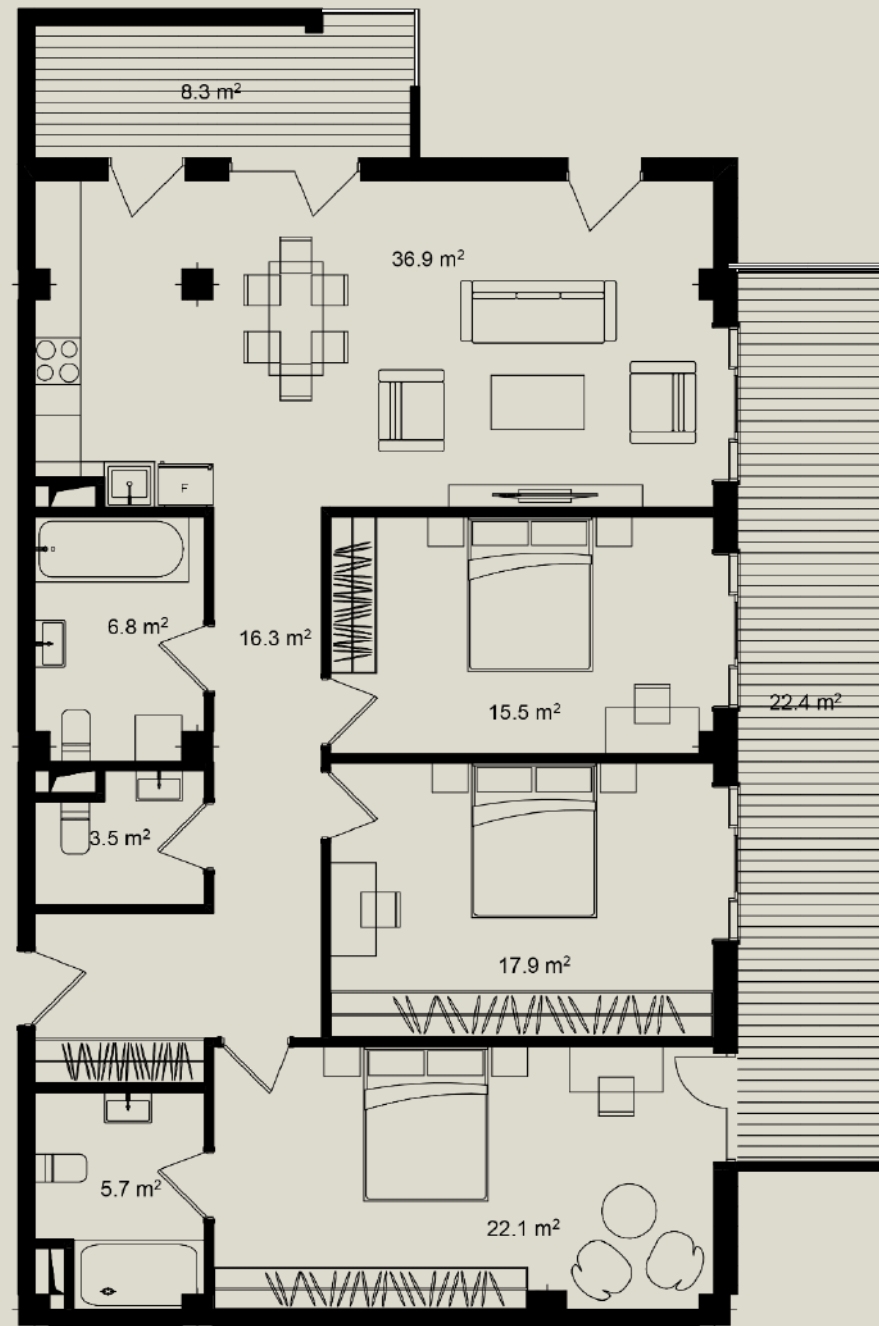


3 BEDROOM APARTMENT

- Hall - 16.3 m²
- Bedroom - 15.5 m²
- Bedroom - 17.9 m²
- Bedroom - 21.1 m²
- Studio - 32.7 m²
- Balcony - 8.3 m²
- Balcony - 22.4 m²
- WC - 5.7 m²
- WC - 3.5 m²
- WC - 6.8 m²



TOTAL AREA: 156.8 m²

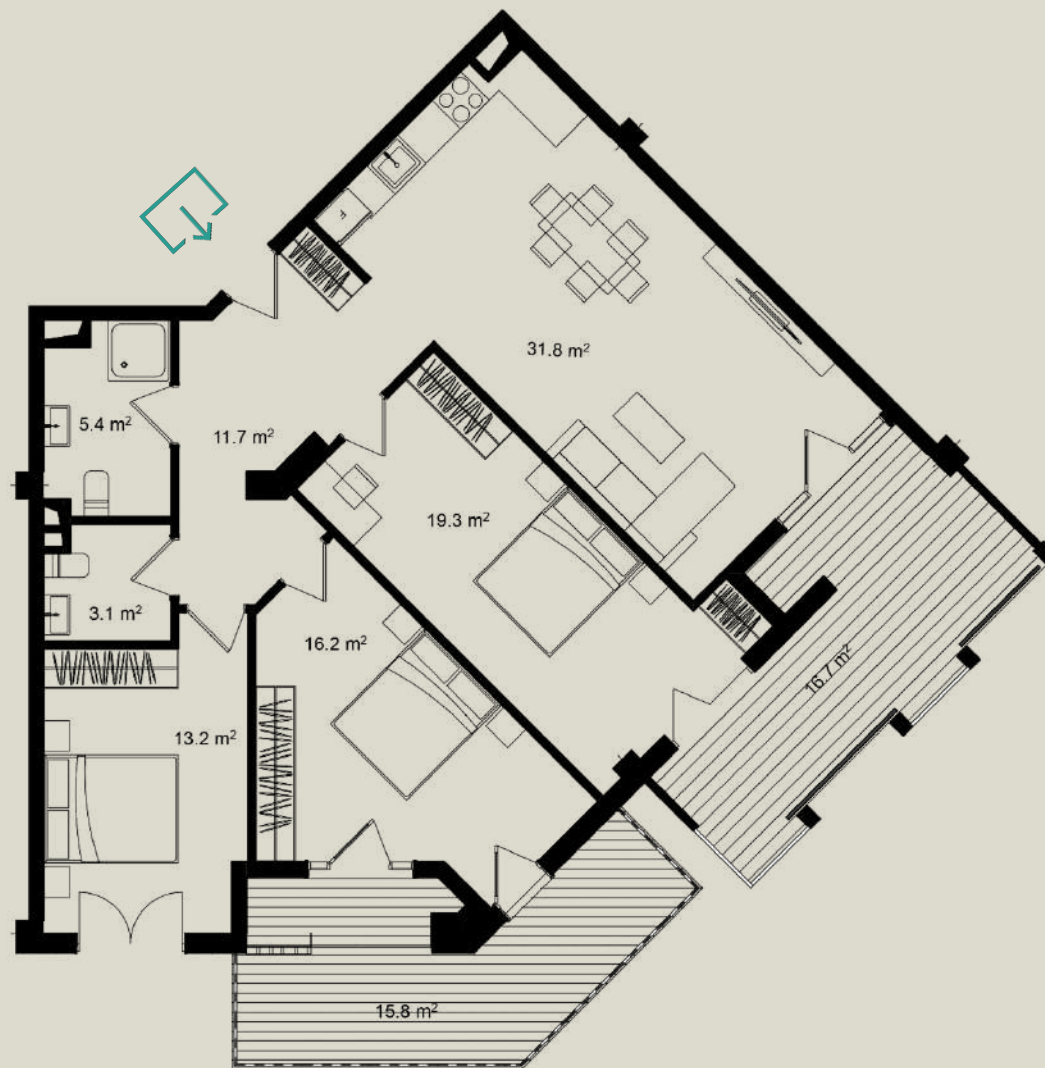


3 BEDROOM APARTMENT

- Hall - 11.7 m²
- Bedroom - 19.3 m²
- Bedroom - 16.2 m²
- Bedroom - 21.1 m²
- Bedroom - 12.2 m²
- Studio - 31.8 m²
- Balcony - 16.7 m²
- Balcony - 15.8 m²
- WC - 3.1 m²
- WC - 5.4 m²



TOTAL AREA: 136 m²



4 BEDROOM APARTMENT

- Hall - 18.8 m²
- Bedroom - 28.7 m²
- Bedroom - 15.7 m²
- Bedroom - 18.5 m²
- Bedroom - 21.4 m²
- Studio - 48.4 m²
- Balclony - 33.6 m²
- Balcony - 9.0 m²
- WC - 4.3 m²
- WC - 5.7 m²
- WC - 9.0 m²



TOTAL AREA: 218 m²



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 with smart lock;
- According to the project approved with the client, block walls on the inner perimeter of the apartment;
- Stretched floors;
- Partition walls and floor tiles between apartments are provided with sound insulation;
- Electric inputs and electric points installed in the apartment;
- Water and sewage pipes are brought to the points and connected;
- Plastered walls and stretched floors in the bathroom;
- Water and electricity meters installed;
- Central heating system;
- Water drip tray of a wall-mounted air conditioner unit;
- Tiles laid on the balconies.



SMART DOOR - Smart doors will be used in the project. In Arsenal Residence project high-class entrance doors will be installed, integrated into the overall design of the entrance halls. For the maximum comfort of the residents doors will be equipped with a smart access systems.



ELEVATOR - In Arsenal Residence project, premium-class elevators from the European brand OTIS will be installed, design of which is crafted by PORCHE brand designers. These elevators ensure smooth and comfortable transportation, enhancing the overall mobility and comfort of the residents. The design of the elevators will be seamlessly integrated into the style of the project's lobbies and the entire complex.



WINDOW - The project features aluminum window frames made from high-quality European materials, designed as double-glazed units, prioritizing thermal and energy efficiency in the apartments. Meanwhile, penthouse units will utilize sliding window systems.



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

INTERNAL INSTALMENT

- Down payment – 20%
- Installment plan up t 2 years in Block C

PARTNER BANK





WWW.AR.GE

032 2 50 22 11

KETEVAN DEDOFALI AVE. 18