




CITY CENTER
GLDANI
GEORGIA





EDEN DEVELOPMENT & THE LOFT DEVELOPMENT LAUNCHING NEW PROJECT IN **GEORGIA**





WHY GEORGIA?





WHY GEORGIA

Location	is a transcontinental country at the intersection of Eastern Europe and Western Asia. It is part of the Caucasus region, bounded by the Black Sea to the west, by Russia to the north and northeast, by Turkey to the southwest, by Armenia to the south, and by Azerbaijan to the southeast.
Easy Business	Georgia is ranked 6th in the World Bank's Ease of Doing Business Indicators.
Residence Permit	Short-Term Residence Permit (investment with >\$100k USD).
YOY fast Increase	After Ukraine conflict the monthly YOY increase was up to 100%, with demand far outstripping supply.
Cost of living	A relatively low cost of living.
Rental demand	Strong long-term rental demand.

FACTS ABOUT GEORGIA

- ▶ Interest in Georgia is growing every year and the country's tourism conquers new heights.
- ▶ In 2019, the number of visitors surpassed 9 million people. In 2021 the number of visitors increased by 20% compared to 2020, which is why Georgia is considered one of the highest potential investment and recreation destinations in the region.
- ▶ 1st place in economic reforms (World Bank).
- ▶ Association agreement with EU.
- ▶ Visa free regime with 98 countries.
- ▶ No tax on capital gain – 0% (In case property sold after 2 years of ownership).
- ▶ Ownership registration – 30 min.
- ▶ High return on investment.
- ▶ Real estate price index growth between the initial and final stages of construction 130%.
- ▶ No property tax 0%.
- ▶ GDP growth of 4% per annul between 2011 and 2021.
- ▶ Real estate market price growth from February 2022 onwards is +30%.
- ▶ Rental yields in 2022, for long term (6+ month) rental stand at 8-12%.
- ▶ Short-term rental, 15-20% depending on occupancy rates.
- ▶ Foreigners can purchase real estate assets in Georgia with 100% ownership.
- ▶ Purchase a house or an apartment remotely.
- ▶ Prices for property in Tbilisi are very competitive European capital.
- ▶ Purchasing property exceeding \$100,000 USD in value allows you and your direct family members to apply for a temporary residency permit (renewable annually) in Georgia.
- ▶ Opening a personal bank account easily.
- ▶ Getting a mortgage for real estate purchase.

TBILISI, GLDANI.

one of the most vibrant places in the Georgian capital, Tbilisi, where there are :

- ▶ All transportation and metro station
- ▶ The most famous and luxurious restaurants
- ▶ Many famous hotels
- ▶ Many international schools and universities
- ▶ The best malls in Tbilisi



GEORGIA



”MANY CULTURES IN ONE LAND”

G E O R G I A

CITY CENTER GLDANI

 CITY CENTER
GLDANI
GEORGIA

CITY CENTER GLDANI LOCATION

one of the most vibrant places in the Georgia, Gldani, where City Center Gldani is located the most of facilities are **3 mints** far away from the Project.



CITY CENTER RGLDANI





CITY CENTER GLDANI

An architectural rendering of a modern city center. The scene is dominated by a large, multi-story glass and metal building on the right. In the foreground, a lush green park features a circular fountain with water cascading down. Several people are depicted walking and sitting on benches, suggesting a vibrant, pedestrian-friendly environment. The background shows a clear blue sky with scattered white clouds and a few birds in flight. The overall atmosphere is bright and contemporary.

CITY CENTER GLDANI

CITY CENTER GLDANI

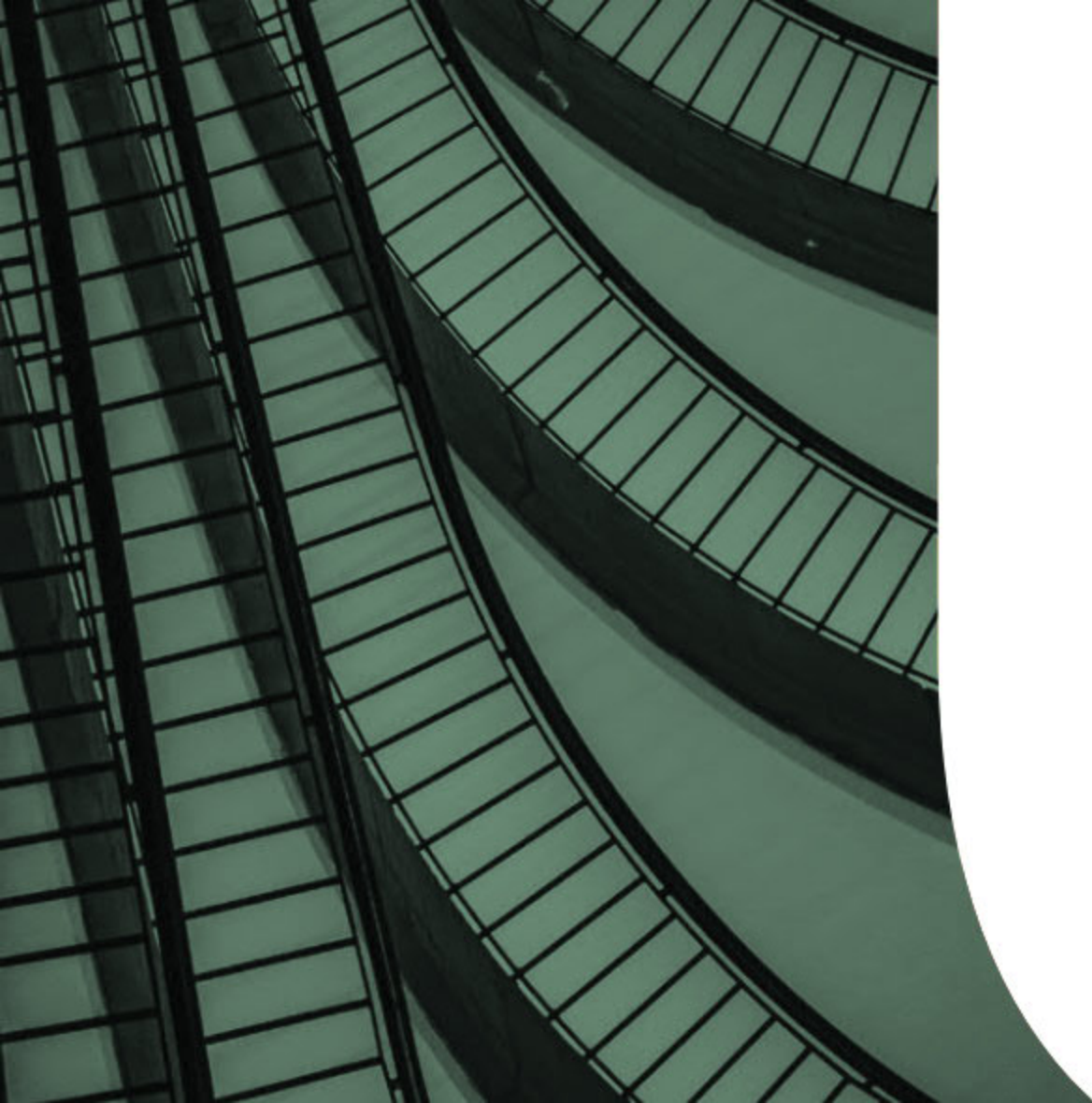


CITY CENTER ERGİLDANI



An architectural rendering of a modern, multi-story apartment building at dusk. The building features a central section with a dark grey facade and a grid of windows and balconies, flanked by two lighter-colored wings. The balconies have dark railings and some have potted plants. The interior lights are on, creating a warm glow. The sky is a mix of blue and grey, suggesting twilight. In the foreground, there are silhouettes of trees and a few small figures of people walking on a path. The overall style is clean and contemporary.

CITY CENTER GLDANI



22.600 M2

LAND AREA

45.000 M2

BUILDINGS AREA

7.000 M2

GARDENS

10.000 M2

STADIUMS

27.500 M2

RESIDENCE AREA

3.500 M2

COMMERCIAL AREA

8.500 M2

PARKING AREA

420

APARTMENTS

6.000 M2

ADMIN AREA

Many international schools and universities.



INTERNATIONAL BLACK SEA UNIVERSITY
CENTERS

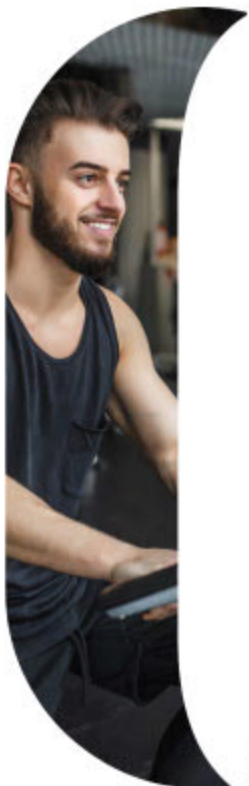
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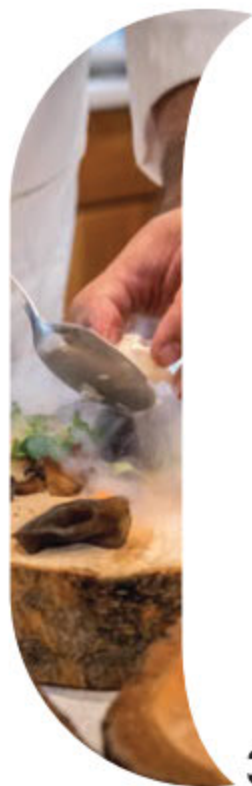
1

SWIMMING
POOL



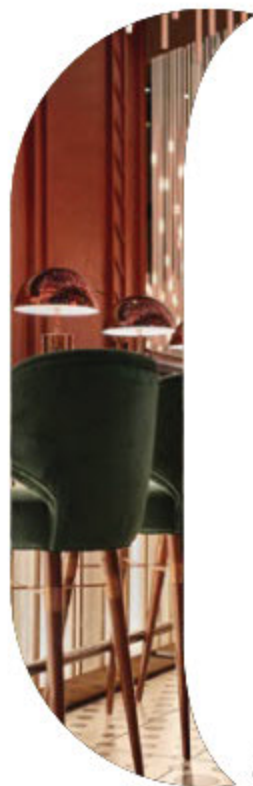
2

GYMNASIUM



3

RESTURANTS



4

LUXURIOUS
CAFE



5

SPA AREA



6

SECURITY



7

GOLF AREA

WORKING SPACES
IN GREENERY



BIKE LANE



TENNIS COURT



FOOTBALL
PITCH



HEALTHY LIFE



STUDY IN
GREEN AREAS



KIDS AREA



SHOPPING
MALL



GREEN AREAS
Sitting areas for picnics





CITY CENTER GLDANI INTERIOR







CITY CENTER GLDANI
APARTMENTS PLAN

PHASE I

CITY CENTER GOLDEN



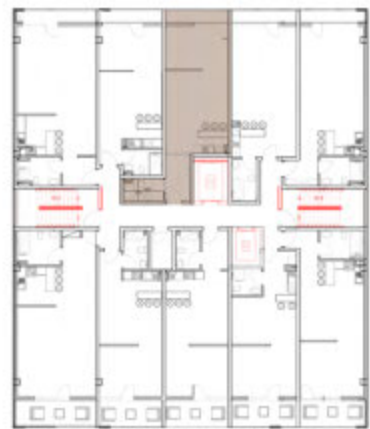
F 1 /
62M2



F 2 /
45M2



F 3 /
50M2



F 4 /
104M2



F 5 /
70M2



F 6 /
51M2



F 7 /
54M2



F 8 /
49M2



F 9 /
58M2



BUILDING
A



CENT CENTER ERGLDANI

F 1 /
91M2



F 2 /
40M2



F 3 /
50M2



F 4 /
50M2



F 5 /
52M2



F 6 /
50M2



F 7 /
57M2



F 8 /
82M2



F 9 /
52M2



F 10 /
49M2



F 1 1 /
59M2



F 1 2 /
63M2



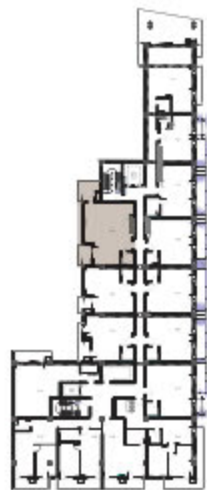
F 1 3 /
41M2



F 1 4 /
40M2



F 1 5 /
64M2





GEORGIA

SAUDI ARABIA

EGYPT

**UNITED ARAB
EMIRATES**

THANK YOU..

