TBILISI ESTD I 2012
GARDENS

TBILISI GARDENS

Cosy place to live in the middle of the park



TABLE OF CONTENTS

03 About Project

04 Imagine

05 Vicente Wolf

07 Types of Apartments

15 Prices

16 Conditions - “white frame”

17 Conditions - full fit-out

20 Benefits

21 About Company

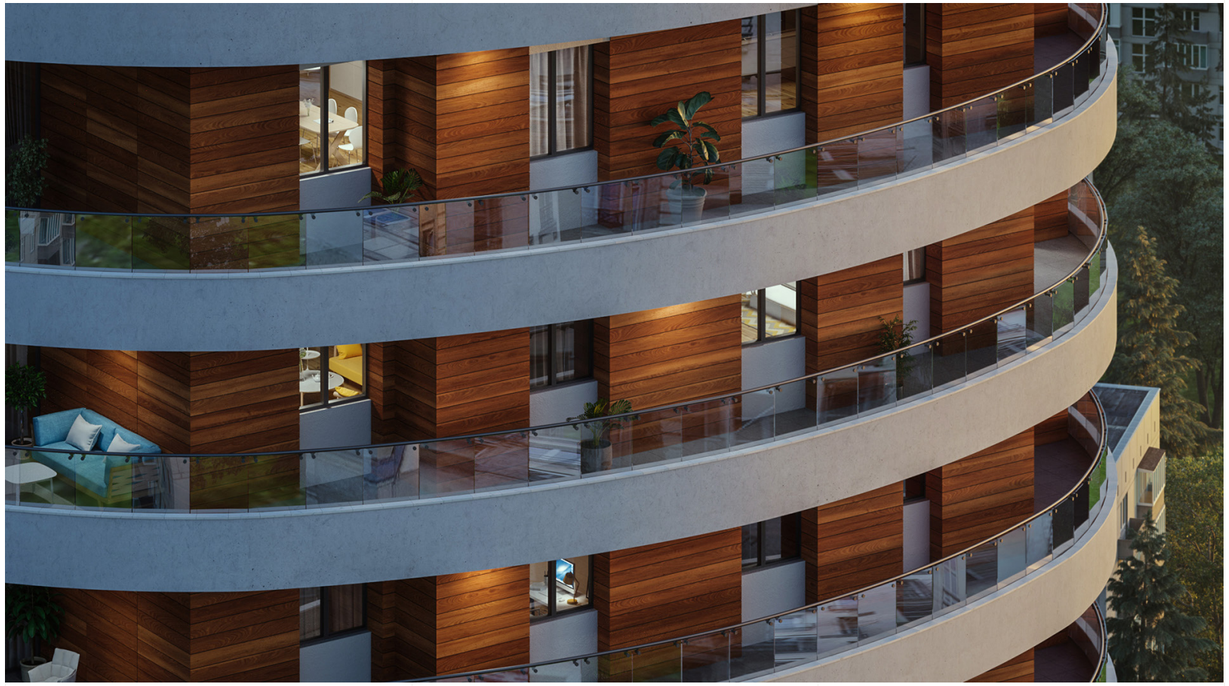
ABOUT PROJECT

The First New York Skyscraper in Tbilisi

Tbilisi Gardens, above all, is an idea - create a convenient, relaxed place in the heart of the crowded city to live your life to the fullest, without distractions. Lots of people are putting their best to make this idea your next home. We are certain when everyday problems get out of your way, life becomes more exciting and enjoyable. That's why we're building the first skyscraper in Tbilisi which fully complies with New York standards.

Build Quality

Construction process is being permanently controlled by an international team of supervisors. We use only proven and certified material for construction and support. Only copper wiring is used within the building. Energy efficient walls reduce condensation in the building.



IMAGINE

Secure area

The entire territory of Tbilisi Gardens is protected by a fence with secure access points.

Landscaping

Tbilisi Gardens skyscraper is located in the middle of 21'000 m² of green area developed by Italian landscape designers. An investment totalling $ 2'000'000 is being spent to build green infrastructure and recreational spaces.

Storages

Additional storage units are available for purchase.

Lobby

Spacious lobby is an ideal meeting point with a dedicated concierge service. The lobby space was designed by Vicente Wolf.

Fitness Center

375 m² of the fully equipped gym with experienced trainers will always be there for you 24/7. Fitness centre interior was also designed by Vicente Wolf.

Parking

Underground parking has a parking space up to two vehicles allocated per resident.

Pool

1'100 m² facility designed by Vicente Wolf brings together saunas, 25 m long and kids swimming pools to help you exercise and relax all year round.

Kindergarten

Tiniest Tbilisi Garden residents will be greeted warmly with a colorful environment and caring teachers.

Event Hall

Hall for events with the terrace awaits your noisy parties and huge gatherings.

VICENTE WOLF

New York state of interior design

His signature style is known all over the world and his company has been at the top of the Manhattan design industry for over 35 years.

Wolf's design advice, interiors and home collection continue to be featured in leading shelter and lifestyle publications both in the US and abroad. He maintains this focus throughout his many creative endeavors: interior design, product design, photography, art collection and global travel. Wolf's portfolio offers the ultimate global aesthetic, from multinational conglomerates to private homes, from hotels and restaurants to product design.



VICENTE WOLF

Elementary Design

Wolf's award winning designs has resulted in him producing five books, Learning to See (Artisan, 2002), Crossing Boundaries: A Global Vision of Design (The Monacelli Press,2006), Lifting the Curtain on Design (The Monacelli Press, 2010) and Frida Kahlo:Photographs of Myself and Others (Pointed Leaf Press, 2010) which comprises a cache of rare and never before published materials from Vicente's private collection. His fifth book, The Four Elements of Design (Rizzoli, 2016), is based on Vicente's belief that the classical elements – earth, water, air, and fire – form the basic building blocks of great interior design. Through this unique concept, Wolf proves why he is an uncontested master of luminous rooms that combine light, texture, strength, fluidity and sensuality.



More about Vicente Wolf

www.vicentewolf.com
www.vicentewolfblog.com

APARTMENTS

We carefully planned each of the 7 types of apartments with Vincent Wolf to make sure they fit perfectly into the building structure. Here you can take a look at all possible variations of flats, overview their characteristics and prices. To learn more details or visit our showroom, please get in touch with our agent.

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Hazel

59.6 m²

Flat type: B1



Bamboo

127.1 m²

Flat type: B2



Rosewood

156.4 m²

Flat type: B3



Mahogany

212 m²

Flat type: B4



Olive

81 m²

Flat type: Bla



Mulberry

126.8 m²

Flat type: B2a



Iroko

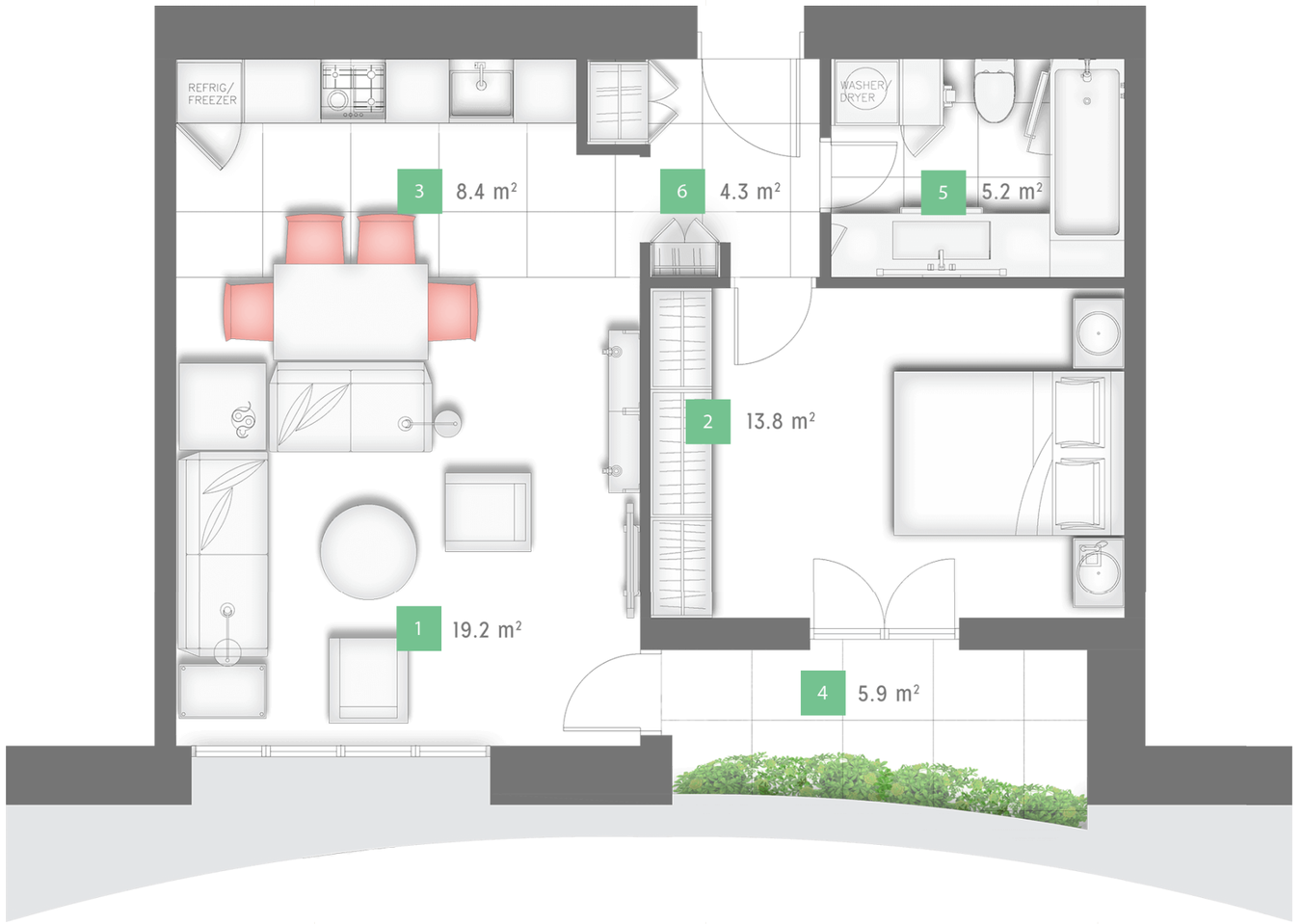
244.9 m²

Flat type: B5

OLIVE

81 m²

Flat type: Bla

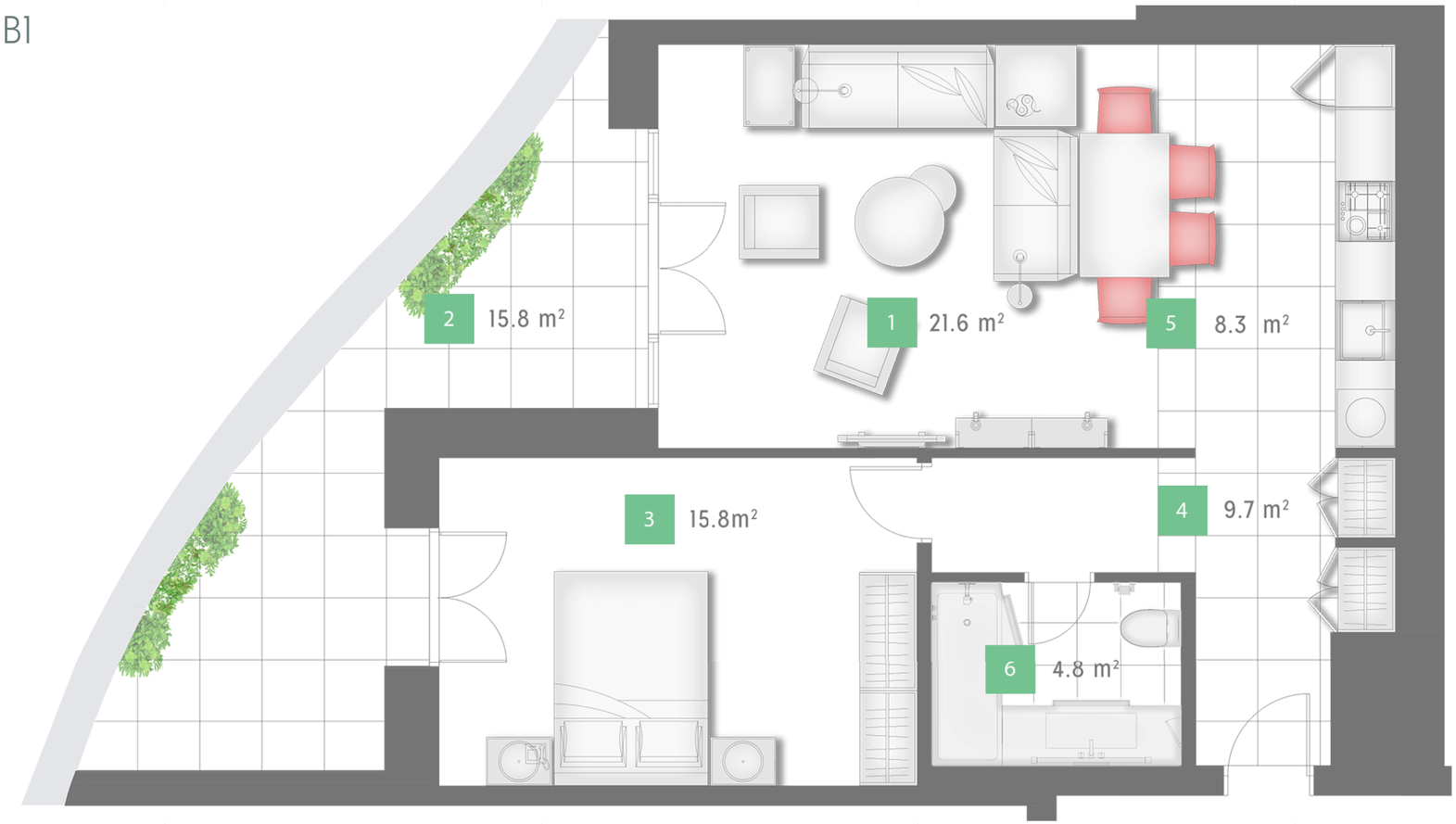


1	Living room	19.2m²
2	Bedroom	13.8m²
3	Kitchen	8.4m²
4	Terrace	5.9m²
5	WC	5.2m²
6	Hall	4.3m²

HAZEL

59.6 m²

Flat type: B1

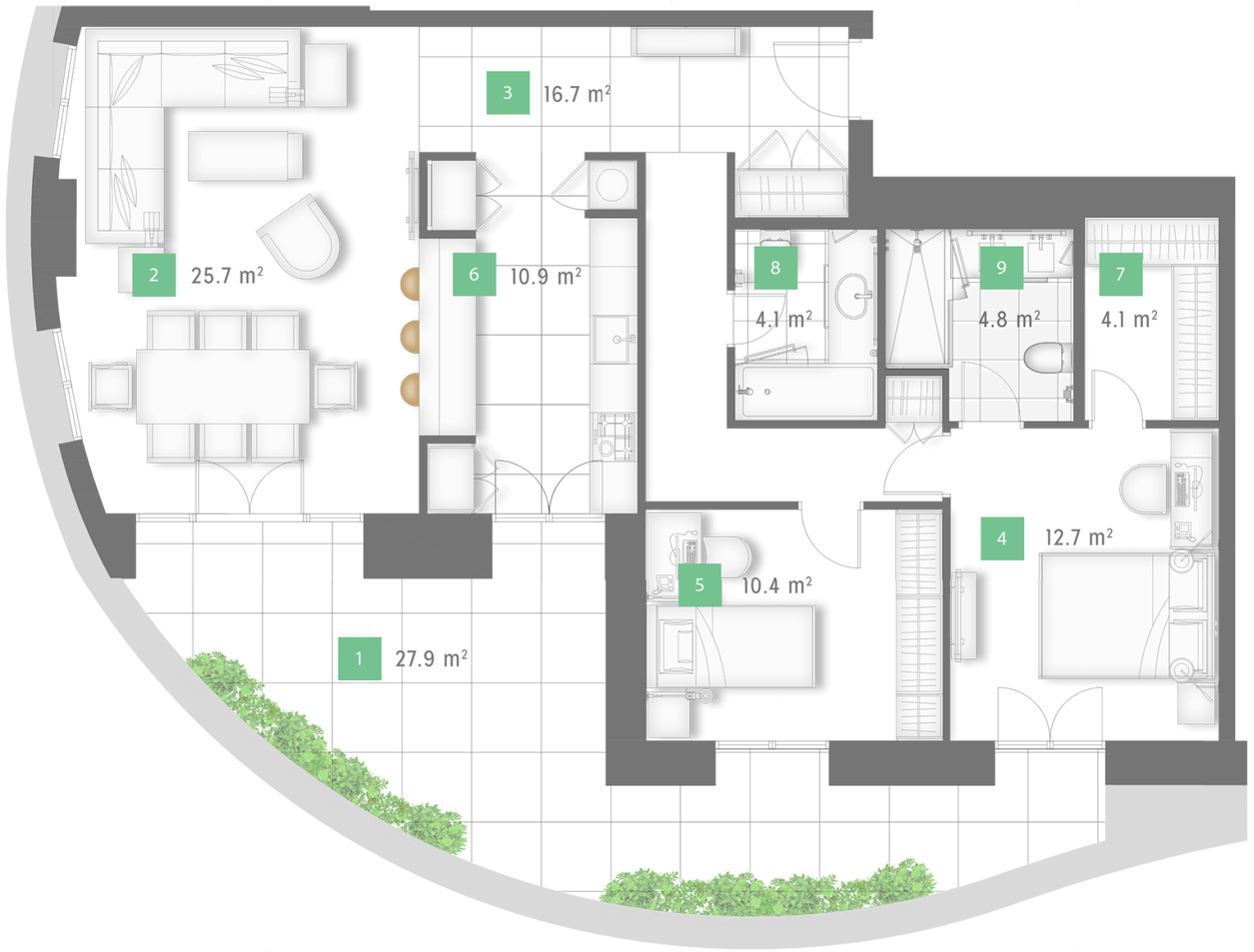


1	Living room	21.6m²
2	Bedroom	15.8m²
3	Terrace	15.8m²
4	Hall	9.7m²
5	Kitchen	8.3m²
6	WC	4.8m²

BAMBOO

127.1 m²

Flat type: B2

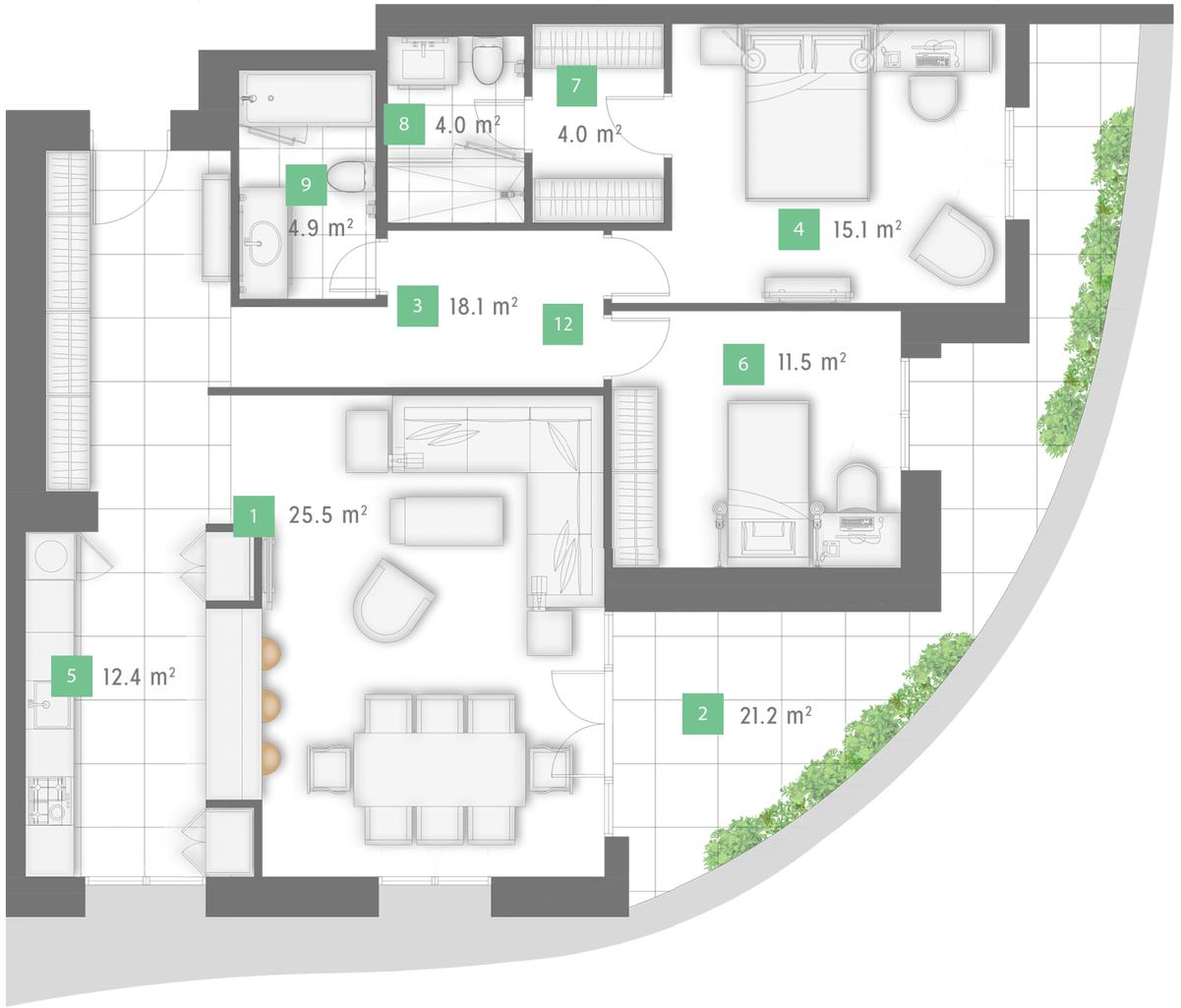


1	Terrace	27.9m²
2	Living room	25.7m²
3	Hall	6.7m²
4	Bedroom	12.7m²
5	Kitchen	10.9m²
6	Bedroom	10.4m²
7	WC	4.8m²
8	Closet	4.1m²
9	WC	4.1m²

MULBERRY

126.8 m²

Flat type: B2a

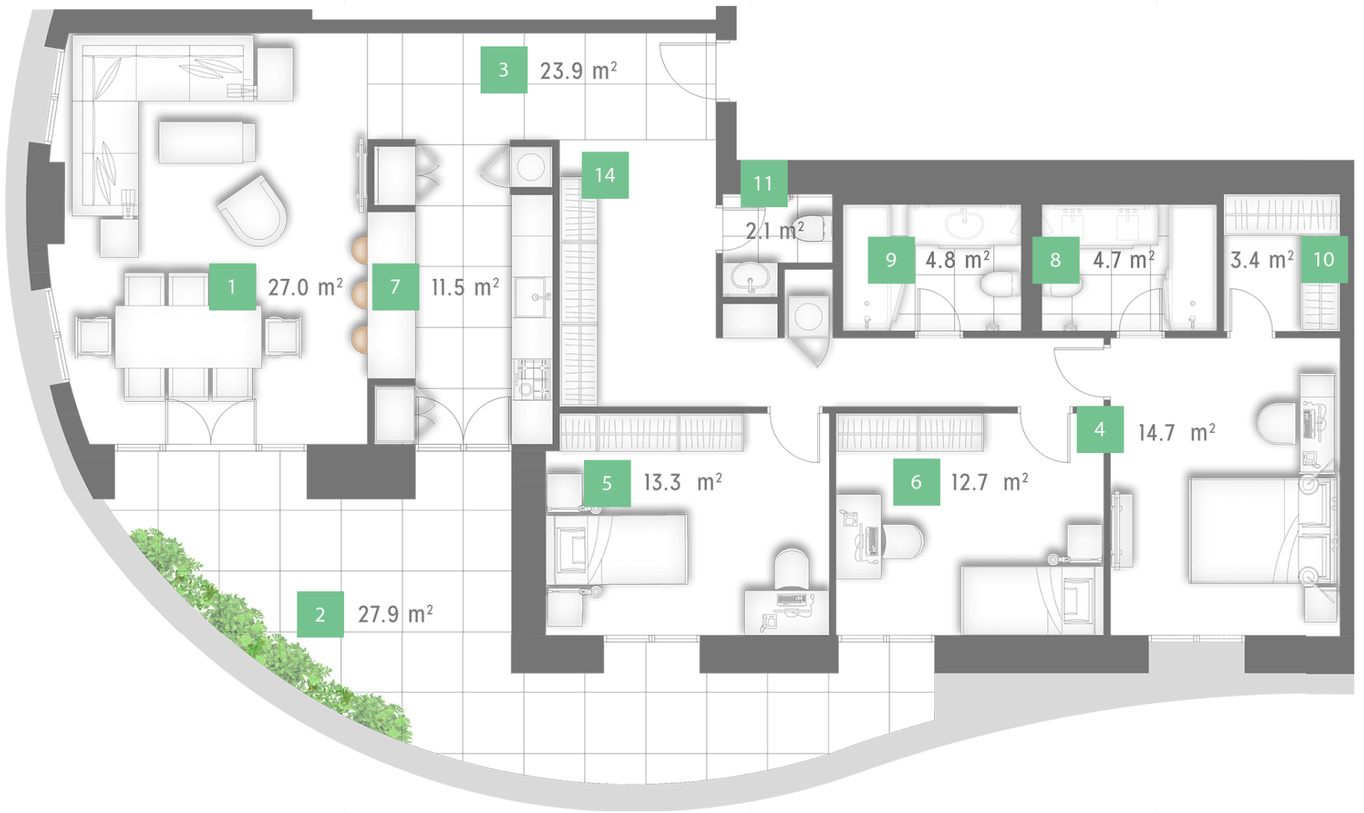


1	Living room	25.5m²
2	Terrace	21.2m²
3	Hall	18.1m²
4	Bedroom	5.1m²
5	Kitchen	12.4m²
6	Bedroom	11.5m²
7	WC	4.9m²
8	Closet	4.0m²
9	WC	4.0m²

ROSEWOOD

156.4 m²

Flat type: B3



1	Terrace	27.9m²
2	Living room	27.0m²
3	Hall	23.9m²
4	Bedroom	14.7m²
5	Bedroom	13.3m²
6	Bedroom	12.7m²
7	Kitchen	11.5m²
8	WC	4.8m²
9	WC	4.7m²
10	Closet	3.4m²
11	WC	2.1m²

MAHOGANY

212 m²

Flat type: B4

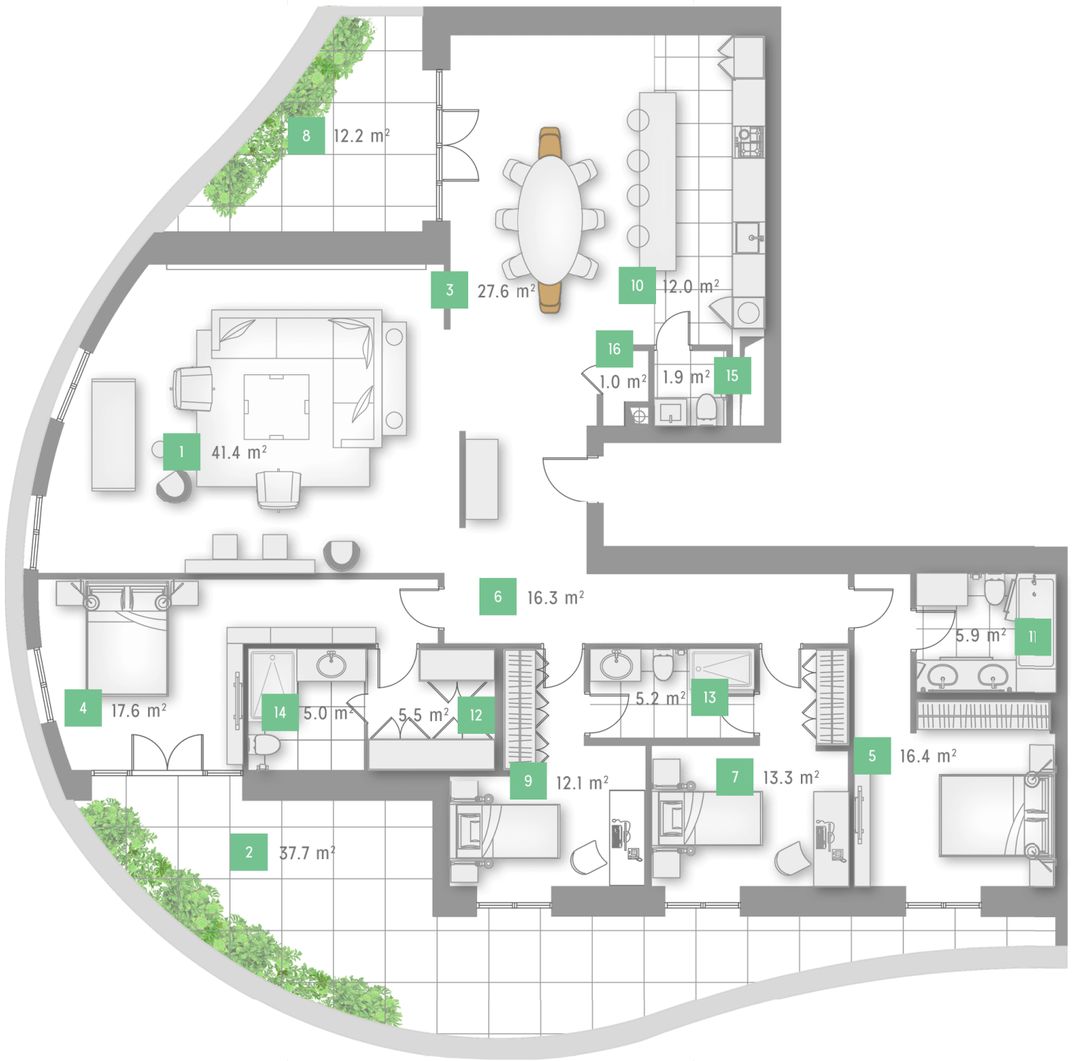


1	Terrace	33.4m²
2	Living room	33.4m²
3	Hall	20.2m²
4	Bedroom	18.1m²
5	Terrace	16.7m²
6	Bedroom	15.9m²
7	Bedroom	13.0m²
8	Bedroom	12.7m²
9	Kitchen	11.2m²
10	Closet	5.2m²
11	WC	5.2m²
12	WC	4.5m²
13	WC	3.1m²
14	WC	3.1m²

IROKO

244,9 m²

Flat type: B5



1	Living room	40.6m²
2	Terrace	37.7m²
3	Dining room	26.1m²
4	Bedroom	17.0m²
5	Hall	15.8m²
6	Bedroom	15.7m²
7	Bedroom	12.9m²
8	Terrace	12.2m²
9	Bedroom	12.1m²
10	Kitchen	11.9m²
11	WC	5.7m²
12	Closet	5.3m²
13	WC	4.8m²
14	WC	4.8m²
15	WC	1.7m²
16	Closet	1.1m²

PRICES

Apartment before indoor modifications from 2.950 GEL
Indoor modifications + 625 GEL
covering only the space inside the apartment

Terms of payment

Buy an apartment in multifunctional complex - pay only 30% of the flat, while the remaining 70% - at the time of delivery of the apartment.



CONDITIONS-“WHITE FRAME”

The Apartment

- Screed (around 10 cm) in the Apartment with the sound insulation underneath;
- Plaster or double gypsum boards on the walls;
- 2+2 layers of gypsum internal partitions as per Vincente Wolf design (standard), or the design by the Buyer until certain date;
- Metal, accoustic, fire proof, multilock entrance door;
- Balconies fully finished including external light spots;
- External aluminium windows and doors;
- No screed in bathroom, no plastering on walls, no gypsum on the ceiling;
- No putting no preparation for painting on the walls;
- No internal wooden doors.

Balconies

- Fully finished, free form engineering installations (no boiler, no air conditioner);
- Floor tiled;
- Glazed handrail;
- Walls – insulated by mineral wool, covered by aluminium cladding.

Electricity

- Main breaker box with main breaker in the Apartment;
- Cables and socket box in the walls and ceiling to the points as per Vincente Wolf design (standard), or the design by the Buyer until certain date;
- Extra connection, control or light points by the Buyer design until certain date at extra cost (Upsale option);
- Video domophone.

Sanitary

- Main for sewage installed in bathroom;
- Sewage pipe from main to kitchen connection point installed (in the screed of the Apartment);
- Hot and cold water pipes installed in the screed to the points of connection in the kitchen and to the bathroom. No distribution pipes in bathroom.
- No sewage distribution pipes in bathroom;
- No sanitary equipment.

Heating

- Pipes installed in the screed from the technical balcony to the points of radiators;
- Places for boiler installations in technical balconies;
- No gas boiler;
- No radiators;

Ventilation and Air Conditioning

- Cooper pipes installed in the screed from the technical balcony to the points of conditioner installations as per Vincente Wolf design (standard);
- Mains of ventilation installed in the bathroom and kitchen;
- Places for conditioner outside unit installations in technical balconies;
- Condensante pipes installed in the walls under the points of installation of air conditioners;
- No fans in the bathroom and kitchen.

CONDITIONS-FULL FIT-OUT

Living Areas

- Internal doors – painted white;
- All walls plastered and painted;
- Floor – multylayer parquet;
- Floor in kitchen – Vitra tiles;
- Radiators;
- All rooms air conditioned individually;
- Electrical installation as per interior design; Sockets, switches, spot lights installed.

Electricity

- Main breaker box with main breaker in the Apartment;
- Sockets and switches installed;
- LED spot lights installed;
- Video domophone.

Bathroom

- Floor and walls – tiled;
- Bathtub (Vitra) and/or shower;
- Sink (Vitra);
- All sanitary appliances installed (Vitra);
- WC installed (Vitra);
- LED Lighting installed.

Sanitary

- Sewage pipe from main to kitchen connection point installed (in the screed of the Apartment);
- Hot and cold water pipes installed in the screed to the points of connection in the kitchen;
- In the bathroom all pipes installed in the walls to the points of connections;
- Sanitary appliances installed and connected;
- Sinks for bathrooms provided in factory package (Vitra).

Balconies

- Fully finished, free form engineering installations (no boiler, no air conditioner);
- Floor tiled;
- Glazed handrail;
- Walls – insulated by mineral wool, covered by aluminium cladding.

Heating

- Gas boiler installed and connected;
- Radiators installed.

Ventilation and Air Conditioning

- Air conditioners installed;
- Fans installed in the bathrooms.




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BENEFITS

Lifts

4 high speed Mitsubishi lifts to ensure smooth transportation between the levels.

Aluminium windows and doors

All facade doors and windows are aluminium.

Sprinklers

All common spaces are sprinkler protected.

Fire alarm system

All common spaces are protected.

CO control

In the parking ventilation is installed.

Smoke exhaust

All common spaces and parking are protected.

Insulation

All facades and roofs are insulated to reduce heat loss to a bare minimum.

Beamless system

There are no structural beams in the flats so residents have extra floor space and can re-plan the apartments easily when they desire to.

No shafts in apartments

All engineering shafts are located in common spaces only not interfering with individual apartments.

Main door

All apartments come with special design acoustic and fireproof 3-way lock entrance doors.

Water tank

Drinkable water tank to avoid any water supply interruptions for the residents.

Seismic standards

The building fully complies with Eurocode 8 seismic requirements.

LED lights

All luminaries in the building are using LED technology to reduce the cost of electricity to minimum

Technical balconies

Technical balconies on each floor for boilers and air conditioners to keep resident's terraces and façades free.

Facade system

Aluminium cladded and fully insulated.

Trash chutes

Trash chute is installed within the technical balconies of the building to keep the system isolated and secure.

Emergency Generator

Diesel generator to keep all emergency systems and lifts operational at any time.

Video access

All apartments are equipped with video entry control system.

Glazing

Energy Efficient glazing allows to install bigger windows and invite more sunlight into rooms.

ABOUT COMPANY

Quadrum Global

Quadrum group is an integrated development, investment management and advisory group focused on opportunities in real estate worldwide.
Quadrum group have been investing in world class real estate since 2005.

www.quadrumglobal.com

Quadrum in Georgia

Quadrum first came to Georgia in 2012, with its first project - shopping and entertainment city East Point, opened in 2015. Multifunctional shopping complex takes the shopping experience in Tbilisi to a whole new level.
Tbilisi Gardens is the first skyscraper in Tbilisi which fully complies with New York standards. It is the second biggest project in Georgia by Quadrum Global.

www.eastpoint.ge/en



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COME TO OUR SHOWROOM

Take a look at Tbilisi Gardens model apartments, and learn more about the entire project. Get in touch as soon as possible to book your visit!

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